PC Exhibit A

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Notice is hereby given that, as Lead Agency, the City of Roseville, Development Services Department, Planning Division has prepared an Initial Study leading to a Mitigated Negative Declaration for the project referenced below. This Mitigated Negative Declaration is available for public review and comment.

Project Title/File#: INFILL PCL 86B – Rocky Ridge Apartments, File #PL23-0351

Project Address: 1995 Rocky Ridge Drive, Roseville CA 95661 (APN 469-100-013-000)
Project Applicant: Sara Lebastchi, D and S Development

Project Owner: SSL Enterprise LLC

Project Planner: Escarlet Mar, Associate Planner

Project Description: The applicant requests a Design Review Permit (DRP) for an 18-unit multi-family project on a 1.23-acre Medium Density Residential (MDR-10) parcel within the City's Infill area. The development consists of 18 units, with units ranging from one (1) to two (2) bedrooms. The proposed development also requests a density bonus of six (6) units. Of the 18 units, two (2) units will be affordable (very low-income units), and 16 units will be market rate. A total of 27 parking spaces will be provided on-site. The project also includes a Tree Permit (TP) to authorize the removal of 42 protected oak trees from the project site.

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

Document Review and Availability: The public review and comment period begins on **April 4, 2025** and ends on **April 24, 2025**. The Mitigated Negative Declaration may be reviewed online at: https://www.roseville.ca.us/environmentaldocuments (under Private Development Projects).

Written comments on the adequacy of the Mitigated Negative Declaration may be submitted to Escarlet Mar, Associate Planner at emar@roseville.ca.us or in person at 311 Vernon Street, Roseville, CA 95678 (Monday—Friday, 8 a.m. to 4 p.m.), and must be received no later than 5:00 pm on April 24, 2025.

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

Mike Isom
Development Services Director

Dated: April 4, 2025

Publish: April 4, 2025

CITY OF ROSEVILLE CALIFORNIA

DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION
311 Vernon Street, Roseville, CA 95678 (916) 774-5276

MITIGATED NEGATIVE DECLARATION

Project Title/File Number:	INFILL PCL 86B – Rocky Ridge Apartments, File #PL23-0351
Project Location:	1995 Rocky Ridge Drive, Roseville, Placer County, CA 95661 (APN 469-100-013-000)
Project Applicant:	Sara Lebastchi, D and S Development; (916) 442-4288; 1725 Capitol Avenue, Sacramento, CA 95811
Property Owner:	SSL Enterprise LLC
Lead Agency Contact Person:	Escarlet Mar, Associate Planner - City of Roseville; (916) 774-5247
Date:	April 4, 2025

Project Description:

The applicant requests a Design Review Permit (DRP) for an 18-unit multi-family project on a 1.23-acre Medium Density Residential (MDR-10) parcel within the City's Infill area. The development consists of 18 units, with units ranging from one (1) to two (2) bedrooms. The proposed development also requests a density bonus of six (6) units. Of the 18 units, two (2) units will be affordable (very low-income units), and 16 units will be market rate. A total of 27 parking spaces will be provided on-site. The project also includes a Tree Permit (TP) to authorize the removal of 42 protected oak trees from the project site.

DECLARATION

The Planning Manager has determined that the above project will not have significant effects on the environment and therefore does not require preparation of an Environmental Impact Report. The determination is based on the attached initial study and the following findings:

A. The project will not have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare or threatened species, reduce the number or restrict the range of rare or endangered plants or animals or eliminate important examples of the major periods of California history or prehistory.

B. The project will not have the potential to achieve short-term, to the disadvantage of long-term, environmental goals.

C. The project will not have impacts, which are individually limited, but cumulatively considerable.

D. The project will not have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly.

E. No substantial evidence exists that the project may have a significant effect on the environment.

F. The project incorporates all applicable mitigation measures identified in the attached initial study.

G. This Mitigated Negative Declaration reflects the independent judgment of the lead agency.

CITY OF ROSEVILLE CALIFORNIA

DEVELOPMENT SERVICES DEPARTMENT–PLANNING DIVISION

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

INITIAL STUDY & ENVIRONMENTAL CHECKLIST

Project Title/File Number:	INFILL PCL 86B – Rocky Ridge Apartments, File #PL23-0351
Project Location:	1995 Rocky Ridge Drive, Roseville CA 95661
Project Description:	The applicant requests a Design Review Permit (DRP) for an 18-unit multi-family project on a 1.23-acre Medium Density Residential (MDR-10) parcel within the City's Infill area. The development consists of 18 units, with units ranging from one (1) to two (2) bedrooms. The proposed development also requests a density bonus of six (6) units. Of the 18 units, two (2) units will be affordable (very low-income units), and 16 units will be market rate. A total of 27 parking spaces will be provided on-site. The project also includes a Tree Permit (TP) to authorize the removal of 42 protected oak trees from the project site.
Project Applicant:	Sara Lebastchi, D and S Development
Property Owner:	SSL Enterprise LLC
Lead Agency Contact:	Escarlet Mar, Associate Planner, (916) 774-5247

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

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

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

Table of Contents

Project Description **3**

City of Roseville Mitigation Ordinances, Guidelines, and Standards **4**

Other Environmental Documents Relied Upon **5**

Explanation of Initial Study Checklist **5**

Initial Study Checklist

I.	Aesthetics	**6**
II.	Agricultural & Forestry Resources	**8**
III.	Air Quality	**9**
IV.	Biological Resources	**12**
V.	Cultural Resources	**27**
VI.	Energy	**28**
VII.	Geology and Soils	**29**
VIII.	Greenhouse Gases	**32**
IX.	Hazards and Hazardous Materials	**34**
X.	Hydrology and Water Quality	**36**
XI.	Land Use and Planning	**39**
XII.	Mineral Resources	**40**
XIII.	Noise	**41**
XIV.	Population and Housing	**43**
XV.	Public Services	**44**
XVI.	Recreation	**46**
XVII.	Transportation	**46**
XVIII.	Tribal Cultural Resources	**51**
XIX.	Utilities and Service Systems	**53**
XX.	Wildfire	**56**
XXI.	Mandatory Findings of Significance	**57**

Environmental Determination **59**

Attachments **59**

PROJECT DESCRIPTION

Project Location

The Project site is located on the northeast corner of South Cirby Way and Rocky Ridge Drive, see Figure 1. The site is approximately 1.23-acres in size and located at 1995 Rocky Ridge Drive, within the Infill area of the City. The site has a General Plan land use designation of Medium Density Residential (MDR-10) and a zoning designation of Multi-Family Housing (R3). The Project site is bordered by Linda Creek to the north and east, South Cirby Way to the south, and across Rocky Ridge Drive to the west are residential dwelling units and a commercial development. The table below identifies the land use designation and uses of the site and surrounding properties.



Figure 1: Project Location

Background

Location	Zoning	General Plan Land Use	Actual Use of Property
Site	Multi-Family Housing (R3)	Medium Density Residential (MDR-10)	Vacant
North	Floodway (FW) & Single-Family Residential (R1)	Open Space/Park & Recreation/Floodplain (OS/PR/FP)	Open Space
East	FW & R1	OS/PR/FP	Open Space
South	Two-Family Residential (R2)	MDR-9.2	Duplexes
West	Planned Development (PD256)	Community Commercial	Commercial Business Center

Environmental Setting

The Project site is an irregular shaped lot approximately 1.23-acres in size bordered by Rocky Ridge Drive and South Cirby Way. The vacant lot is 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 site is undeveloped with the exception of frontage improvements along Rocky Ridge Drive. Frontage improvements consist of a sidewalk, curb and gutter, and a dedicated bike lane. According to the Pre-Development Arborist Report & Tree Inventory completed by California Tree and Landscape Consulting, Inc. on June 10, 2024, there are currently 51 trees on the site, including 42 protected native oak trees (i.e., blue oak, interior live oak, and valley oak); eight (8) of the trees inventoried were identified as having failed and being in down and dead condition. Much of the site's surface has been disturbed throughout the years, with evidence of unauthorized trails across the Project site.

Proposed Project

The applicant requests a Design Review Permit (DRP) for an 18-unit multi-family project on a 1.23-acre Medium Density Residential (MDR-10) parcel within the City's Infill area. The development consists of 18 units, with units ranging from one (1) to two (2) bedrooms. The project also requests a density bonus of six (6) units. Of the 18 units, two (2) units will be affordable (very low-income units), and 16 units will be market rate. A total of 27 parking spaces will be provided on-site. The project also includes a Tree Permit (TP) to authorize the removal of 42 protected oak trees from the project site.

CITY OF ROSEVILLE MITIGATION ORDINANCES, GUIDELINES, AND STANDARDS

For projects that are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified, CEQA Guidelines section 15183(f) allows a lead agency to rely on previously adopted development policies or standards as mitigation for the environmental effects, when the standards have been adopted by the City, with findings based on substantial evidence, that the policies or standards will substantially mitigate environmental effects, unless substantial new information shows otherwise (CEQA Guidelines §15183(f)). The City of Roseville adopted CEQA Implementing Procedures (Implementing Procedures) which are consistent with this CEQA Guidelines section. The current version of the Implementing Procedures were adopted in April 2008 (Resolution 08-172), along with Findings of Fact, and were updated in January 2021 (Resolution 21-018). The below regulations and ordinances were found to provide uniform mitigating policies and standards and are applicable to development projects. The City's Mitigating Policies and Standards are referenced, where applicable, in the Initial Study Checklist.

- Noise Regulation (RMC Ch.9.24)
- Flood Damage Prevention Ordinance (RMC Ch.9.80)
- Traffic Mitigation Fee (RMC Ch.4.44)
- Drainage Fees (Dry Creek [RMC Ch.4.49] and Pleasant Grove Creek [RMC Ch.4.48])
- City of Roseville Improvement Standards (Resolution 02-37 and as further amended)
- City of Roseville Design and Construction Standards (Resolution 01-208 and as further amended)
- Tree Preservation Ordinance (RMC Ch.19.66)

- Internal Guidance for Management of Tribal Cultural Resources and Consultation (Tribal Consultation Policy) (Resolution 20-294)
- Subdivision Ordinance (RMC Title 18)
- Community Design Guidelines
- Specific Plan Design Guidelines:
    - Development Guidelines Del Webb Specific Plan
    - Landscape Design Guidelines for North Central Roseville Specific Plan
    - North Roseville Specific Plan and Design Guidelines
    - Northeast Roseville Specific Plan (Olympus Pointe) Signage Guidelines
    - North Roseville Area Design Guidelines
    - Northeast Roseville Specific Plan Landscape Design Guidelines
    - Southeast Roseville Specific Plan Landscape Design Guidelines
    - Stoneridge Specific Plan and Design Guidelines
    - Highland Reserve North Specific Plan and Design Guidelines
    - West Roseville Specific Plan and Design Guidelines
    - Sierra Vista Specific Plan and Design Guidelines
    - Creekview Specific Plan and Design Guidelines
    - Amoruso Ranch Specific Plan and Design Guidelines
- City of Roseville 2035 General Plan

OTHER ENVIRONMENTAL DOCUMENTS RELIED UPON

- 2035 General Plan Update Final Environmental Impact Report, certified August 5, 2020 (https://www.roseville.ca.us/cms/one.aspx?portalId=7964922&pageId=8774544)

Pursuant to CEQA Guidelines Section 15183, any project which is consistent with the development densities established by zoning, a Community Plan, or a General Plan for which an EIR was certified shall not require additional environmental review, except as may be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. The 2035 General Plan Update EIR (General Plan EIR) updated all Citywide analyses, including for vehicle miles traveled, greenhouse gas emissions, water supply, water treatment, wastewater treatment, and waste disposal. The proposed project is consistent with the adopted land use designations examined within the environmental document listed above, and thus this Initial Study focuses on effects particular to the specific project site, impacts which were not analyzed within the EIR, and impacts which may require revisiting due to substantial new information. When applicable, the topical sections within the Initial Study summarize the findings within the environmental document listed above. The analysis, supporting technical materials, and findings of the environmental document are incorporated by reference, and are available for review at the Civic Center, 311 Vernon Street, Roseville, CA.

EXPLANATION OF INITIAL STUDY CHECKLIST

The California Environmental Quality Act (CEQA) Guidelines recommend that lead agencies use an Initial Study Checklist to determine potential impacts of the proposed project on the physical environment. The Initial Study Checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by this project. This section of the Initial Study incorporates a portion of Appendix G Environmental Checklist Form, contained in the CEQA Guidelines. Within each topical section (e.g. Air Quality) a description

of the setting is provided, followed by the checklist responses, thresholds used, and finally a discussion of each checklist answer.

There are four (4) possible answers to the Environmental Impacts Checklist on the following pages. Each possible answer is explained below:

1) A "Potentially Significant Impact" is appropriate if there is enough relevant information and reasonable inferences from the information that a fair argument based on substantial evidence can be made to support a conclusion that a substantial, or potentially substantial, adverse change may occur to any of the physical conditions within the area affected by the project. When one or more "Potentially significant Impact" entries are made, an EIR is required.

2) A "Less Than Significant With Mitigation" answer is appropriate when the lead agency incorporates mitigation measures to reduce an impact from "Potentially Significant" to "Less than Significant." For example, floodwater impacts could be reduced from a potentially-significant level to a less-than-significant level by relocating a building to an area outside of the floodway. The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level. Mitigation measures are identified as MM followed by a number.

3) A "Less Than significant Impact" answer is appropriate if there is evidence that one or more environmental impacts may occur, but the impacts are determined to be less than significant, or the application of development policies and standards to the project will reduce the impact(s) to a less-than-significant level. For instance, the application of the City's Improvement Standards reduces potential erosion impacts to a less-than-significant level.

4) A "No Impact" answer is appropriate where it can be demonstrated that the impact does not have the potential to adversely affect the environment. For instance, a project in the center of an urbanized area with no agricultural lands on or adjacent to the project area clearly would not have an adverse effect on agricultural resources or operations. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources cited in the Initial Study. Where a "No Impact" answer is adequately supported by the information sources cited in the Initial Study, further narrative explanation is not required. A "No Impact" answer is explained when it is based on project-specific factors as well as generous standards.

All answers must take account of the whole action involved, including off- and on-site, indirect, direct, construction, and operation impacts, except as provided for under State CEQA Guidelines.

INITIAL STUDY CHECKLIST

I. Aesthetics

The Project is located in an urbanized setting within a residential zoned area of the City. Public views of the Project site are from Rocky Ridge Drive and South Cirby Way.

Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

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

d) The project involves nighttime lighting to provide for the security and safety of project users. However, the project is already located within an urbanized setting with many existing lighting sources. Lighting is conditioned to comply with City standards (i.e. CDG) to limit the height of light standards and to require cut-off lenses and glare shields to minimize light and glare impacts. The project will not create a new source of substantial light. None of the project elements are highly reflective, and thus the project will not contribute to an increased source of glare.

II. Agricultural & Forestry Resources

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

Would the project:

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

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

III. Air Quality

The City of Roseville, along with the south Placer County area, is located in the Sacramento Valley Air Basin (SVAB). The SVAB is within the Sacramento Federal Ozone Non-Attainment Area. Under the Clean Air Act, Placer County has been designated a "serious non-attainment" area for the federal 8-hour ozone standard, “non-

attainment" for the state ozone standard, and a "non-attainment" area for the federal and state PM_{10} standard (particulate matter less than 10 microns in diameter). Within Placer County, the Placer County Air Pollution Control District (PCAPCD) is responsible for ensuring that emission standards are not violated. Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

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

Discussion of Checklist Answers:

a–c) Analyses are not included for sulfur dioxide, lead, and other constituents because there are no mass emission thresholds; these are concentration-based limits in the Federal and State Ambient Air Quality Standards which require substantial, point-source emissions (e.g. refineries, concrete plants, etc) before exceedance will occur, and the SVAB is in attainment for these constituents. Likewise, carbon monoxide is not analyzed because the SVAB is in attainment for this constituent, and it requires high localized concentrations (called carbon monoxide "hot spots") before the ambient air quality standard would be exceeded. "Hot spots" are typically associated with heavy traffic congestion occurring at high-volume roadway intersections. The General Plan EIR analysis of Citywide traffic indicated that more than 70% of signalized intersections would operate at level of service C or better—that is, they will not experience heavy traffic congestion. It further indicated that analyses of existing CO concentrations at the most congested intersections in Roseville show that CO levels are well below federal and state ambient air quality standards. The discussions below focus on emissions of ROG**,** NO_x, or PM**.** A project-level analysis has been prepared to determine whether the project will, on a singular level, exceed the established thresholds.

The PCACPD recommends that lead agencies use the California Emissions Estimator Model (CalEEMod) to quantify a project's construction and operational emissions for criteria air pollutants (NO_X, ROG, and MP). The results are then compared to the significance thresholds established by the district, as detailed above. However, the PCAPCD has performed CalEEMod analysis on a variety of project types and publishes a screening table. According to PCAPCD's published screening table for operational emissions, an apartment project with 911 units or less will not result in NO_X emissions that exceed 55 lbs/day. Typically, NO_X emissions are substantially higher than ROG and PM10; therefore, it can be assumed that projects that do not exceed the NO_X threshold will not exceed the ROG and PM10 thresholds and will not result in a significant impact related to operational emissions. The Project site is undeveloped with 51 oak trees scattered across the site. The proposed Project consists of 18 units with 27 on-site parking spaces, landscaping and lighting improvements. The proposed 18-unit project is well below the PCAPCD's modeled example and given the Project's small size; the project is not expected to result in operational emissions that would exceed the district's thresholds for significance.

The PCAPCD does not publish screening thresholds for construction emissions, but other air districts in the SVAB do. The Sacramento Metropolitan Air Quality Management District (SMAQMD) indicates in their CEQA Guide that projects of less than 35 acres will generally not exceed construction significant threshold. At 1.23 acres the Project is 97% smaller than this screening threshold. The Project is not anticipated to result in construction emissions that would exceed the PCAPCD thresholds of significance. Since the project would not exceed significance thresholds, the project would not conflict with or obstruct implementation of the *Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan* (which is the SIP) or contribute substantially to the PCAPCD's nonattainment status for ozone. In addition, because the proposed project would not produce substantial emissions of criteria air pollutants, CO, or TACs, adjacent residents would not be exposed to significant levels of pollutant concentrations during construction or operation. Therefore, implementation of the proposed project would result in less than significant impacts, and consistent with the analysis methodology outlined in the Significance Thresholds and Regulatory Setting section, cumulative impacts are less than significant.

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

e) Diesel fumes from construction equipment and delivery trucks are often found to be objectionable; however, construction is temporary and diesel emissions are minimal and regulated. Typical urban projects such

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

IV. Biological Resources

As described in the Project description, the site is dominated by annual non-native grasses with 51 oak trees scattered across the site. Based on the Biological Resources Assessment (Attachment 1), there are no wetland features within the Project site. Further, according to the Biological Resources Assessment, the site is dominated by non-native annual grassland and large areas of bare ground. The topography of the site ranges in elevation, while the drainage generally flows from the southeast corner of the site to the north into Linda Creek. There is

an unauthorized trail on the west side of the property and in between the property and Linda Creek (see Figure 1) that has been created by people walking through this area.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			X	
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X	
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

Thresholds of Significance and Regulatory Setting:

There is no ironclad definition of significance as it relates to biological resources. Thus, the significance of impacts to biological resources is defined by the use of expert judgment supported by facts, and relies on the policies, codes, and regulations adopted by the City and by regulatory agencies which relate to biological resources (as cited and described in the Discussion of Checklist Answers section). Thresholds for assessing the significance of environmental impacts are based on the CEQA Guidelines checklist items a–f, above. Consistent with CEQA Guidelines Section 15065, a project may have a significant effect on the environment if:

> The project has the potential to substantially degrade the quality of the environment*;* substantially reduce the habitat of a fish or wildlife species*;* cause a fish or wildlife population to drop below self-sustaining levels*;* threaten to eliminate a plant or animal community; [or] substantially reduce the number or restrict the range of an endangered, rare or threatened species . . .

Various agencies regulate impacts to the habitats and animals addressed by the CEQA Guidelines checklist. These include the United States Fish and Wildlife Service, National Oceanic and Atmospheric Administration–Fisheries, United States Army Corps of Engineers, Central Valley Regional Water Quality Control Board, and California Department of Fish and Wildlife. The primary regulations affecting biological resources are described in the sections below.

Checklist item a addresses impacts to special status species. A “special status” species is one which has been identified as having relative scarcity and/or declining populations. Special status species include those formally listed as threatened or endangered, those proposed for formal listing, candidates for federal listing, and those classified as species of special concern. Also included are those species considered to be “fully protected” by the California Department of Fish and Wildlife (California Fish and Wildlife), those granted “special animal” status for tracking and monitoring purposes, and those plant species considered to be rare, threatened, or endangered in California by the California Native Plant Society (CNPS). The primary regulatory protections for special status species are within the Federal Endangered Species Act, California Endangered Species Act, California Fish and Game Code, and the Federal Migratory Bird Treaty Act.

Checklist item b addresses all “sensitive natural communities” and riparian (creekside) habitat that may be affected by local, state, or federal regulations/policies while checklist item c focuses specifically on one type of such a community: protected wetlands. Focusing first on wetlands, the 1987 Army Corps Wetlands Delineation Manual is used to determine whether an area meets the technical criteria for a wetland. A delineation verification

by the Army Corps verifies the size and condition of the wetlands and other waters in question, and determines the extent of government jurisdiction as it relates to Section 404 of the Federal Clean Water Act and Section 401 of the State Clean Water Act.

The Clean Water Act protects all "navigable waters", which are defined as traditional navigable waters that are or were used for commerce, or may be used for interstate commerce; tributaries of covered waters; and wetlands adjacent to covered waters, including tributaries. Non-navigable waters are called isolated wetlands, and are not subject to either the Federal or State Clean Water Act. Thus, isolated wetlands are not subject to federal wetland protection regulations. However, in addition to the Clean Water Act, the State also has jurisdiction over impacts to surface waters through the Porter-Cologne Water Quality Control Act (Porter-Cologne), which does not require that waters be "navigable". For this reason, isolated wetlands are regulated by the State of California pursuant to Porter-Cologne. The City of Roseville General Plan also provides protection for wetlands, including isolated wetlands, pursuant to the General Plan Open Space and Conservation Element. Federal, State and City regulations/policies all seek to achieve no net loss of wetland acreage, values, or function.

Aside from wetlands, checklist item b also addresses other "sensitive natural communities" and riparian habitat, which includes any habitats protected by local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. The City of Roseville General Plan Open Space and Conservation Element includes policies for the protection of riparian areas and floodplain areas; these are Vegetation and Wildlife section Policies 2 and 3. Policy 4 also directs preservation of additional area around stream corridors and floodplain if there is sensitive woodland, grassland, or other habitat which could be made part of a contiguous open space area. Other than wetlands, which were already discussed, US Fish and Wildlife and California Department of Fish and Wildlife habitat protections generally result from species protections, and are thus addressed via checklist item a.

For checklist item d, there are no regulations specific to the protection of migratory corridors. This item is addressed by an analysis of the habitats present in the vicinity and analyzing the probable effects on access to those habitats which will result from a project.

The City of Roseville Tree Preservation ordinance (RMC Ch.19.66) requires protection of native oak trees, and compensation for oak tree removal. The Findings of the Implementing Procedures indicate that compliance with the City of Roseville Tree Preservation ordinance (RMC Ch.19.66) will prevent significant impacts related to loss of native oak trees, referenced by item e, above.

Regarding checklist item f, there are no adopted Habitat Conservation Plans within the City of Roseville.

Discussion of Checklist Answers:

a) The Project will require the removal of 42 oak trees, which could potentially provide habitat for nesting birds. Construction activities could also have the potential to disrupt offsite nesting species. A pre-construction nesting survey is required in order to ensure that nesting birds are not harmed during construction. Ground disturbing activities shall not occur during the active nesting season, if it is necessary to conduct such activities during the nesting season, pre-construction surveys and mitigation as described below would be required. Compliance with the pre-construction survey will ensure that potential impacts to nesting birds are less than significant. In addition, the Project will be required to implement the City's Design and Construction Standards for ground-disturbance activities to control short-term and long-term erosion and sedimentation effects and to restore soils and vegetation in areas affected by construction activities. Compliance with the City's Design and Construction standards will ensure the potential impacts during ground disturbance are less than significant.

Mitigation Measure BIO-1 (Nesting Bird-Pre-construction Survey): If ground disturbing activities occur during the regular bird nesting season (between February 1 and September 15), a pre-construction survey for nesting

birds shall be conducted 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.

b-c) As discussed in the Environmental Setting, the project site is located in an urbanized area. The site is surrounded by existing roadways and Linda Creek open space to the north of the project site. However, the property does not contain any sensitive natural habitat which are protected by federal, state or local policies, nor does it contain any wetlands; thus, the project will have no impact with regard to this criterion.

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.

d) The City includes an interconnected network of open space corridors and preserves located throughout the City, to ensure that the movement of wildlife is not substantially impeded as the City develops. The development of the project site will not negatively impact these existing and planned open space corridors, nor is the project site located in an area that has been designated by the City, United States Fish and Wildlife, or California Department of Fish and Wildlife as vital or important for the movement of wildlife or the use of native wildlife nursery sites.

e) As defined by the City of Roseville Zoning Ordinance (Chapter 19.66, Tree Preservation), native oak trees greater than six (6”) diameter at breast height are defined as protected. A Tree Permit is required for the removal of any protected tree, and for any regulated activity within the protected zone of a protected tree where the encroachment exceeds 20 percent. An arborist report including a tree inventory summary was provided by California Tree and Landscape Consulting, Inc., dated June 20, 2024 (Attachment 2). A total of 51 trees were identified on the property. Of the 51 trees, 42 protected oak trees with a total aggregate diameter of 443 inches are proposed for removal to facilitate development of the site (see Attachment 2 - Executive Summary). Eight (8) of the trees inventoried were identified as having failed and being in down and dead condition. Some encroachment into the dripline of several offsite trees will be required, which overhang the access drive aisle and parking areas for the project. Figure 2 shows the location of the trees on and adjacent to the Project site, with an “X” designating the trees proposed for removal and Table 1 is the inventory of trees.

The Arborist Report indicates that of the 51 trees, one (1) tree is in good condition, ten (10) are in fair condition, and the remainder are in fair-to-poor or poor condition. Staff evaluated the site plans, site, and tree locations to determine the feasibility of retaining additional trees. However, the site is significantly constrained due to its small size, irregular shape, and its location on a street corner defines where and how access must be designed into the site. There is no area of the site where a building and access roads could be located to avoid tree removal. Furthermore, the site is not level, sloping up from the street by up to 10 feet, before sloping back down toward Linda Creek. Grading is required both to create a level pad for the building and to ensure the site is designed to avoid overland drainage from improved areas directly into Linda Creek, consistent with stormwater quality regulations. All of these factors significantly limit the ability of development to avoid removal of trees on the site. For the purposes of this Initial Study, it is conservatively assumed that all protected oak trees within the project boundaries will require removal to facilitate grading, paving, utility construction, and building construction, and that trees overhanging the site will experience dripline encroachment.

Figure 2: Tree Removal Exhibit



Table 1: Arborist Inventory

Tag #	Species Common Name	Species Botanical Name	DBH (in.)	DBH Multi-Stem (in.)	Measured At (in.)	Canopy Radius (ft.)	Arborist Rating	City of Roseville Rating	Notes	Development Status
500	Valley oak	*Quercus lobata*	14		54		0-Dead		standing dead, 90% intact.	Proposed for removal
501	Valley oak	*Quercus lobata*	11		54		0-Dead		standing dead, 95% intact.	Proposed for removal
600	Almond	*Prunus dulcis*			54		666-Unprotected			
601	Almond	*Prunus dulcis*	10		6		666-Unprotected			
602	Almond	*Prunus dulcis*			6		666-Unprotected		cut stump, many small sprouts.	
603	Almond	*Prunus dulcis*			54		666-Unprotected		large decayed stump 3 feet high with small diameter sprouts.	
604	Almond	*Prunus dulcis*			54		666-Unprotected		large decayed stump with small diameter sprouts.	
605	Almond	*Prunus dulcis*			54		666-Unprotected		80% dead. stump with mature sprouts.	
6401	Valley oak	*Quercus lobata*	10		54	16	3-Minor Problems	Fair	partially buried flare, 1.5 feet from sidewalk. signs of sidewalk beginning to lift. codominant at 5 feet, fair connection. fair crown balance and density.	Proposed for removal
6402	Valley oak	*Quercus lobata*	15		15	17	3-Minor Problems	Fair	partially buried flare, 6 feet from sidewalk. signs of sidewalk beginning to lift. codominant at 2 feet, crowded connection with included bark. fair crown balance and density. low small lateral branches.	Proposed for removal
6403	Valley oak	*Quercus lobata*	21.5		12	26	3-Minor Problems	Fair	fair base on top of slope leading to drainage. fair crown balance and density. south canopy branches overlap property line by approximately 6 feet.	

6404	Interior live oak	*Quercus wislizeni*	19.5	10, 9.5	54	21	2-Major Structure or health problems	Fair to Poor	swollen codominant base grafted against adjacent almond trees base. both stems lean heavy south and west, lean low. healthy foliage.	Proposed for removal
6405	Valley oak	*Quercus lobata*	11.5	4, 4, 3.5	54	8	2-Major Structure or health problems	Fair to Poor	swollen base with staining, multi-stem with poor attachments, on slope. crowded stems. fair foliage health.	
6406	Valley oak	*Quercus lobata*	17.5		12	20	3-Minor Problems	Fair	fair flare. codominant at 2 feet with swollen/elevated inclusion. moderate small branch die-back throughout canopy. fair canopy balance and density.	
6407	Interior live oak	*Quercus wislizeni*	9.5		6	12	1-Extreme Structure or Health Problems	Poor	severe/extensive internal decay and dead bark on base and stems. unbalanced base on slope. good foliage health.	
6408	Blue oak	*Quercus douglasii*	25		54	30	4-No Apparent Problems	Good	good base, structure and vigor. low branches southwest overlap property line by approximately 20 feet.	
6409	Blue oak	*Quercus douglasii*	43	23, 20	54	29	3-Minor Problems	Fair	fair base, structure and vigor. low branches south overlap property line by approximately 25 feet. both stems lean moderately east.	
6410	Valley oak	*Quercus lobata*	19.5		54	28	3-Minor Problems	Fair	base close to property line, if i had to guess id say its 3 feet north, offsite. slightly buried flare. codominant at 11 feet, fair connection. minor small branch die-back throughout canopy.	

									fair crown balance and density. branches overlap property line by approximately 25 feet.	
6411	Valley oak	*Quercus lobata*	14.5		54	27	3-Minor Problems	Fair	fair flare. codominant at 8 feet, fair connection. south codominant stem leans heavy south. small branch die-back throughout canopy. fair vigor.	Proposed for removal
6412	Valley oak	*Quercus lobata*	8.5		54	17	2-Major Structure or health problems	Fair to Poor	slightly swollen base. high amount of branch die-back throughout, high amount of epicormic sprouts. sparse foliage. low vigor. branches overlap property line by approximately 13 feet.	
6413	Valley oak	*Quercus lobata*	6		54	16	2-Major Structure or health problems	Fair to Poor	mostly closed vertical wound in south base with visible frass. high amount of dead main branches. epicormic sprouts. unbalanced canopy southeast, poor understory structure.	Proposed for removal
6414	Valley oak	*Quercus lobata*	6		54	9	1-Extreme Structure or Health Problems	Poor	extensive/severe internal decay and dead bark throughout entire tree. sparse foliage. low vigor.	Proposed for removal
6415	Valley oak	*Quercus lobata*	6.5		54	8	1-Extreme Structure or Health Problems	Poor	extensive bark decay throughout entire tree, crumbling dead bark with staining throughout, bark disease? low vigor.	Proposed for removal
6416	Valley oak	*Quercus lobata*	13.5	5.5, 4.5, 3.5	54	8	1-Extreme Structure or Health Problems	Poor	multi-stem at grade, heavy debris, base not visible. crowded unbalanced stems. short intranodal growth and miniaturized foliage. poor structure and vigor.	Proposed for removal

6417	Valley oak	*Quercus lobata*	13	7, 6	54	7	1-Extreme Structure or Health Problems	Poor	codominant at grade, swollen bases. severe branch die-back. poor structure. low vigor.	Proposed for removal
6418	Blue oak	*Quercus douglasii*	7		54	10	1-Extreme Structure or Health Problems	Poor	50% dead bark on base and lower trunk. severe/extensive internal decay east. 60% dead branches. sparse miniaturized foliage. low vigor.	Proposed for removal
6419	Valley oak	*Quercus lobata*	7.5		10	10	1-Extreme Structure or Health Problems	Poor	60% dead bark on base and lower trunk. severe/extensive internal decay south. multi-stem at 2 feet, weak attachments. miniaturized foliage. low vigor.	Proposed for removal
6420	Valley oak	*Quercus lobata*	11		12	10	1-Extreme Structure or Health Problems	Poor	buried flare. swollen codominant union at 2 feet. west codominant stem completely dead, still standing. east codominant stem has severe bark and internal decay. sparse foliage, severe branch die-back. low vigor.	Proposed for removal
6421	Valley oak	*Quercus lobata*	6		54	9	1-Extreme Structure or Health Problems	Poor	dead 4 inch lower stem northwest. 50% dead bark around base and trunk. severe branch die-back throughout. low vigor.	Proposed for removal
6422	Valley oak	*Quercus lobata*	10		3	5	1-Extreme Structure or Health Problems	Poor	85% dead. severe/extensive decay throughout. low vigor.	Proposed for removal

6423	Valley oak	*Quercus lobata*	13		3	13	2-Major Structure or health problems	Fair to Poor	buried flare. severely crowded multi-stem union at 1.5 feet. short intranodal growth, miniaturized foliage. low vigor.	Proposed for removal
6424	Valley oak	*Quercus lobata*	12	4.5, 4, 3.5	54	11	1-Extreme Structure or Health Problems	Poor	multi-stem at grade, possible weak connections. moderate bark decay in middle stem. top half dead north stem. severe branch die-back throughout. low vigor.	Proposed for removal
6425	Valley oak	*Quercus lobata*	26	6, 6, 6, 4, 4	54	14	2-Major Structure or health problems	Fair to Poor	crowded multi-stem union at grade, weak attachments. crowded unbalanced primary stems. epicormic sprouts. small branch die-back throughout. fair/low vigor.	Proposed for removal
6426	Blue oak	*Quercus douglasii*	6.5		12	9	2-Major Structure or health problems	Fair to Poor	codominant at 2 feet, severe inclusion, open bark and staining. poor understory structure, leans southwest. sparse/small foliage. high branch die-back throughout.	Proposed for removal
6427	Valley oak	*Quercus lobata*	6		48	10	3-Minor Problems	Fair	fair base, structure and vigor. leans slightly northeast. dead small lower branches.	Proposed for removal
6428	Valley oak	*Quercus lobata*	10	6.5, 3.5	6	10	2-Major Structure or health problems	Fair to Poor	codominant at grade, crowded stems. unbalanced canopy northwest. sparse foliage. low vigor.	Proposed for removal

6429	Valley oak	*Quercus lobata*	7		6	6	1-Extreme Structure or Health Problems	Poor	severe branch die-back, 75% dead throughout. low vigor.	Proposed for removal
6430	Valley oak	*Quercus lobata*	12	6, 6	12	14	1-Extreme Structure or Health Problems	Poor	crowded/swollen codominant union at grade. swollen lower trunks with decayed open wounds. east codominant stem 80% dead. west codominant stem leans heavy. low vigor.	Proposed for removal
6431	Valley oak	*Quercus lobata*	10.5		30	16	2-Major Structure or health problems	Fair to Poor	swollen base with closed large wound south. codominant at 3.5 feet, crowded stems with included bark. moderate/severe small branch die-back throughout. epicormic sprouts. fair/low vigor.	Proposed for removal
6432	Valley oak	*Quercus lobata*	8.5	5, 3.5	54	14	1-Extreme Structure or Health Problems	Poor	codominant at 1 foot, severely unbalanced codominant stems, weakly attached, open cavity in union. unbalanced stems east. low vigor.	Proposed for removal
6433	Valley oak	*Quercus lobata*	8.5	4.5, 4	54	15	1-Extreme Structure or Health Problems	Poor	severely swollen base. codominant at 1 foot, severely unbalanced codominant stems, weakly attached. unbalanced stems northwest, understory structure. low vigor.	Proposed for removal
6434	Valley oak	*Quercus lobata*	6.5		12	9	1-Extreme Structure or Health Problems	Poor	codominant at 2 feet, severe inclusion. northwest codominant stem 80% dead. south stem 60% dead. low vigor.	Proposed for removal

6435	Valley oak	*Quercus lobata*	6		54	10	1-Extreme Structure or Health Problems	Poor	swollen base with severe bark and internal decay, open cavity east. dead lower south stem along grade. fair upper canopy structure. miniaturized foliage. low vigor.	Proposed for removal
6436	Valley oak	*Quercus lobata*	13		54	23	3-Minor Problems	Fair	fair base, structure and vigor. moderate small lateral branch die-back mostly in east canopy.	Proposed for removal
6437	Valley oak	*Quercus lobata*	26.5	13.5, 13	54	24	2-Major Structure or health problems	Fair to Poor	codominant at 1 foot, fair attachment. fair branching and crown balance. low crown density with severe small branch die-back. low vigor.	Proposed for removal
6438	Valley oak	*Quercus lobata*	10		10	15	2-Major Structure or health problems	Fair to Poor	dead 6 inch stem at grade north. swollen lower trunk south at 1 foot. weak stem attachments with included bark. small branch die-back throughout.	Proposed for removal
6439	Blue oak	*Quercus douglasii*	8		12	11	2-Major Structure or health problems	Fair to Poor	swollen base, multiple small dead branches. codominant at 3 feet, crowded stems. sparse miniaturized foliage. low vigor.	Proposed for removal
6440	Valley oak	*Quercus lobata*	12		54	18	2-Major Structure or health problems	Fair to Poor	fair base. codominant at 8 feet. severe branch die-back throughout. low vigor.	Proposed for removal
6441	Blue oak	*Quercus douglasii*	9.5		3	11	2-Major Structure or health problems	Fair to Poor	severe bark and internal decay throughout base and stems. high amount of small branch die-back. sparse foliage. low vigor.	Proposed for removal

6442	Valley oak	*Quercus lobata*	15		6	15	2-Major Structure or health problems	Fair to Poor	severely swollen lower trunk with crowded unbalanced stem attachments, bark decay, weak attachments. crowded branches and stems. moderate small branch die-back. fair/low vigor.	Proposed for removal
6443	Valley oak	*Quercus lobata*	7		54	12	1-Extreme Structure or Health Problems	Poor	open 5 inch cavity in base east. severe bark decay throughout trunk and stems. severely unbalanced canopy south, 90 degree bend with severe decay, at risk of failure. low vigor.	Proposed for removal
6444	Valley oak	*Quercus lobata*	12		10	10	2-Major Structure or health problems	Fair to Poor	multi-stem at 2 feet, fair connections. sparse foliage, severe small branch die- back throughout. low vigor.	Proposed for removal
6445	Valley oak	*Quercus lobata*	12	6, 6	10	14	1-Extreme Structure or Health Problems	Poor	severely swollen codominant union at 2 feet, severely unbalanced codominant stems, 90 degree bends. high amount of epicormic sprouts on trunks. severe small branch die-back throughout. low vigor.	Proposed for removal
6446	Valley oak	*Quercus lobata*	8.5	4.5, 4	10	9	1-Extreme Structure or Health Problems	Poor	codominant at grade, severe bark decay. high amount of epicormic sprouts on stems. moderate/severe branch die-back throughout. low vigor.	Proposed for removal
6447	Valley oak	*Quercus lobata*	18	11, 7	6	5	1-Extreme Structure or Health Problems	Poor	codominant at grade, severe bark decay throughout. 11 dbh codominant stem completely dead. tree 95% dead.	Proposed for removal

6448	Valley oak	*Quercus lobata*	13.5		12	12	3-Minor Problems	Fair	fair base. crowded multi-stem union at 2 feet. fair crown balance and density. short intranodal growth, stunted short tree. small low branches all directions.	Proposed for removal

The Project is subject to the requirements of the Tree Preservation Ordinance and includes an entitlement for a Tree Permit. Consistent with the Ordinance, the Tree Permit for the proposed Project will include regulations regarding the removal and preservation of trees on the Project site. This includes compensatory mitigation for all regulated oak trees removed and protective measures to ensure preserved trees are protected during construction. A total of up to 443 inches will require mitigation consistent with the Ordinance. As part of the findings of the CEQA Implementing Procedures, a project which is consistent with the City's Tree Ordinance will have less than significant impacts. As proposed, the project is compliant with City policies and the Tree Ordinance and therefore, impacts are less than significant.

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

V. Cultural Resources

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

Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

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

Discussion of Checklist Answers:

a–b and d) No cultural resources are known to exist on the project site per the GP EIR; however, the City's improvement standards contain standard mitigation measures which are designed to reduce impacts to cultural resources, should any be found on-site. The standard requires an immediate cessation of work, and contact with the appropriate agencies to address the resource before work can resume. The project will not result in any new impacts beyond those already discussed and disclosed in the GP EIR; project-specific impacts are less than significant.

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

VI. Energy

Would the project:

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

Thresholds of Significance and Regulatory Setting:

Established in 2002, California's Renewable Portfolio Standard (RPS) currently requires that 33 percent of electricity retail sales by served by renewable energy resources by 2020, and 50 percent by 2030. The City published a Renewables Portfolio Standard Procurement Plan in June 2018, and continues to comply with the RPS reporting and requirements and standards. There are no numeric significance thresholds to define "wasteful, inefficient, or unnecessary" energy consumption, and therefore significance is based on CEQA Guidelines checklist items a and b, above, and by the use of expert judgment supported by facts, relying on the

policies, codes, and regulations adopted by the City and by regulatory agencies which relate to energy. The analysis considers compliance with regulations and standards, project design as it relates to energy use (including transportation energy), whether the project will result in a substantial unplanned demand on the City's energy resources, and whether the project will impede the ability of the City to meet the RPS standards.

Discussion of Checklist Answers:

a & b) The project would consume energy both during project construction and during project operation. During construction, fossil fuels, electricity, and natural gas would be used by construction vehicles and equipment. However, the energy consumed during construction would be temporary, and would not represent a significant demand on available resources. There are no unusual project characteristics that would necessitate the use of construction equipment or methods that would be less energy-efficient or which would be wasteful.

The completed project would consume energy related to building operation, exterior lighting, landscape irrigation and maintenance, and vehicle trips to and from the use. In accordance with California Energy Code Title 24, the project would be required to meet the Building Energy Efficiency Standards. This includes standards for water and space heating and cooling equipment; insulation for doors, pipes, walls, and ceilings; and appliances, to name a few. The project would also be eligible for rebates and other financial incentives from both the electric and gas providers for the purchase of energy-efficient appliances and systems, which would further reduce the operational energy demand of the project. The project was distributed to both PG&E and Roseville Electric for comments and was found to conform to the standards of both providers; energy supplies are available to serve the project.

The project is consistent with the existing land use designation of Medium Density Residential (MDR-10) and has been assumed for development with a residential use in citywide environmental analyses, such as the GP EIR. The project is consistent with the existing land use designation, and therefore is consistent with the current citywide assessment of energy demand, and will not result in substantial unplanned, inefficient, wasteful, or unnecessary consumption of energy; impacts are less than significant.

VII. Geology and Soils

As described in the Safety Element of the City of Roseville General Plan, there are three inactive faults (Volcano Hill, Linda Creek, and an unnamed fault) in the vicinity, but there are no known active seismic faults within Placer County. The last seismic event recorded in the South Placer area occurred in 1908, and is estimated to have been at least a 4.0 on the Richter Scale. Due to the geographic location and soil characteristics within the City, the General Plan indicates that soil liquefaction, landslides, and subsidence are not a significant risk in the area.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:			X	

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

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
f) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?			X	

Thresholds of Significance and Regulatory Setting:

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

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

Discussion of Checklist Answers:

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

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

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

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

b) Grading activities will result in the disruption, displacement, compaction and over-covering of soils associated with site preparation (grading and trenching for utilities). Grading activities for the project will be limited to the project site. Grading activities require a grading permit from the Engineering Division. The grading permit is reviewed for compliance with the City's Improvement Standards, including the provision of proper drainage, appropriate dust control, and erosion control measures. Grading and erosion control measures will be incorporated into the required grading plans and improvement plans. Therefore, the impacts associated with disruption, displacement, and compaction of soils associated with the project are less than significant.

c, d) A review of the Natural Resources Conservation Service Soil Survey for Placer County, accessed via the Web Soil Survey (http://websoilsurvey.nrcs.usda.gov/app/), indicates that the soils on the site are Fiddyment loam, 1 to 8 percent slopes, which are not listed as geologically unstable or sensitive.

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

VIII. Greenhouse Gases

Greenhouse gases trap heat in the earth's atmosphere. The principal greenhouse gases (GHGs) that enter the atmosphere because of human activities are carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), and fluorinated gases. As explained by the United States Environmental Protection Agency[2], global average temperature has increased by more than 1.5 degrees Fahrenheit since the late 1800s, and most of the warming of the past half century has been caused by human emissions. The City has taken proactive steps to reduce greenhouse gas emissions, which include the introduction of General Plan policies to reduce emissions, changes to City operations, and climate action initiatives.

Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

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

meet the statewide emissions limits for greenhouse gases . . .". The target established in AB 32 was to reduce emissions to 1990 levels by the year 2020. CARB subsequently prepared the *Climate Change Scoping Plan* (Scoping Plan) for California, which was approved in 2008. The Scoping Plan provides the outline for actions to reduce California's GHG emissions, and has been updated twice.

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

The Placer County Air Pollution Control District (PCAPCD) recommends that thresholds of significance for GHG be related to statewide reduction goals and has adopted thresholds of significance which take into account the 2030 reduction target. The thresholds include a de minimis and a bright-line maximum threshold, as well as residential and non-residential efficiency thresholds. However, the City developed its own thresholds as part of the 2035 General Plan Update project approved in July 2020. The justification for the City's thresholds is contained within the General Plan EIR. The thresholds were developed based on statewide emissions data adjusted for relevant local conditions and land uses. The significance thresholds are shown in Table 2 below.

Table 2: GHG Significance Thresholds

	2020	2030	2035	2050
Per Capita Emissions Efficiency Targets (MT CO_2e/capita/yr)	**7.21**	**4.00**	**3.22**	**1.19**
Per Service Population Emissions Efficiency Targets (MT CO_2e/SP/yr)	**5.07**	**2.79**	**2.25**	**0.83**
Projects which use these thresholds for environmental analysis should include a brief justification of the type of efficiency target and the target year selected. Per capita is most applicable to projects which only include residential uses, or in cases where reliable data to generate a service population estimate is unavailable. Projects should generally use the 2035 target year. Note that future projects consistent with the General Plan will not require further analysis, per the tiering provisions of CEQA. Note: MMT CO_2e = million metric tons of carbon dioxide equivalent; Service Population (SP) = population + employment				

Discussion of Checklist Answers:

a–b) Per the tiering provisions of CEQA, and as explicitly stated within the City's adopted GHG significance thresholds in Table 2 (above), a project which is consistent with the General Plan is not required to provide further analysis. The Project is consistent with the General Plan, and therefore does not require greenhouse gas analysis. The consistency of the project with the General Plan EIR analysis is described below. Greenhouse gases are primarily emitted as a result of vehicle operation associated with trips to and from a project, and energy consumption from operation of the buildings.

The PCAPCD's CEQA Air Quality Handbook contains a screening table used to determine if a commercial project will exceed the long-term operational GHG emissions significance threshold (Table 2-6: Corresponding Size of a Project for De Minimis Level of 1,100 MT CO2e/yr). The screening table identifies that apartment projects consisting of 115 units or less are considered to have a less-than-significant impact related to long-term operational GHG emissions. The project proposes a total of 18 units, which is well below the published threshold

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

IX. Hazards and Hazardous Materials

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

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment though reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X

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

Thresholds of Significance and Regulatory Setting:

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

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

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

Discussion of Checklist Answers:

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

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

d) The project is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5[3]; therefore, no impact will occur.

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

- A Risk Management and Prevention Program (RMPP) is required of uses that handle toxic and/or hazardous materials in quantities regulated by the California Health and Safety Code and/or the City.

- Businesses that handle toxic or hazardous materials are required to complete a Hazardous Materials Management Program (HMMP) pursuant to local, State, or federal requirements.

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

X. Hydrology and Water Quality

As described in the Open Space and Conservation Element of the City of Roseville General Plan, the City is located within the Pleasant Grove Creek Basin and the Dry Creek Basin. Pleasant Grove Creek and its

[3] http://www.calepa.ca.gov/SiteCleanup/CorteseList/SectionA.htm

tributaries drain most of the western and central areas of the City and Dry Creek and its tributaries drain the remainder of the City. Most major stream areas in the City are located within designated open space.

Would the project:

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

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
d) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	
e) In flood hazard, tsunami, or seiches zones, risk release of pollutants due to project innundation?				X

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

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

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

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

XI. Land Use and Planning

The Project site is located within the City's Infill Area. The Project site has a General Plan land use designation of Medium Density Residential (MDR-10) and a consistent zoning designation of Multi-Family Housing (R3). Surrounding properties have a residential, commercial, or open space land use and zoning designations, as described in the Background section of this Initial Study.

Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

b) Consistent with the General Plan designation, the proposed project will create 12 new units plus an additional six (6) units pursuant to the provisions of California Government Code Sections 65915 through 65918. The Project site is consistent with the land use designation and therefore, no further environmental analysis is required.

XII. Mineral Resources

The Surface Mining and Reclamation Act (SMARA) of 1975 requires the State Geologist to classify land into Mineral Resource Zones (MRZ's) based on the known or inferred mineral resource potential of that land. The California Division of Mines and Geology (CDMG) was historically responsible for the classification and designation of areas containing—or potentially containing—significant mineral resources, though that responsibility now lies with the California Geological Survey (CGS). CDMG published Open File Report 95-10, which provides the mineral classification map for Placer County. A detailed evaluation of mineral resources has not been conducted within the City limits, but MRZ's have been identified. There are four broad MRZ categories (MRZ-1 through MRZ-4), and only MRZ-2 represents an area of known significant mineral resources. The City of Roseville General Plan EIR included Exhibit 4.1-3, depicting the location of MRZ's in the City limits. There is only one small MRZ-2 designation area, located at the far eastern edge of the City.

Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

XIII. Noise

The Project site is located in an urbanized area and is surrounded by open space and commercial uses, which typically do not generate substantial noise volumes. The Project site is bounded by open space to the north and east, South Cirby Way on the south, and Rocky Ridge Drive on the west. The nearest sensitive receptors are the existing duplexes on the south across South Cirby Way. According to the General Plan, the Project site is within the 65 dB Ldn noise contour for existing and future roadways (City of Roseville 2035, Figure IX-1 and Figure IX-2).

Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Generation of excessive ground borne vibration of ground borne noise levels?			X	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X

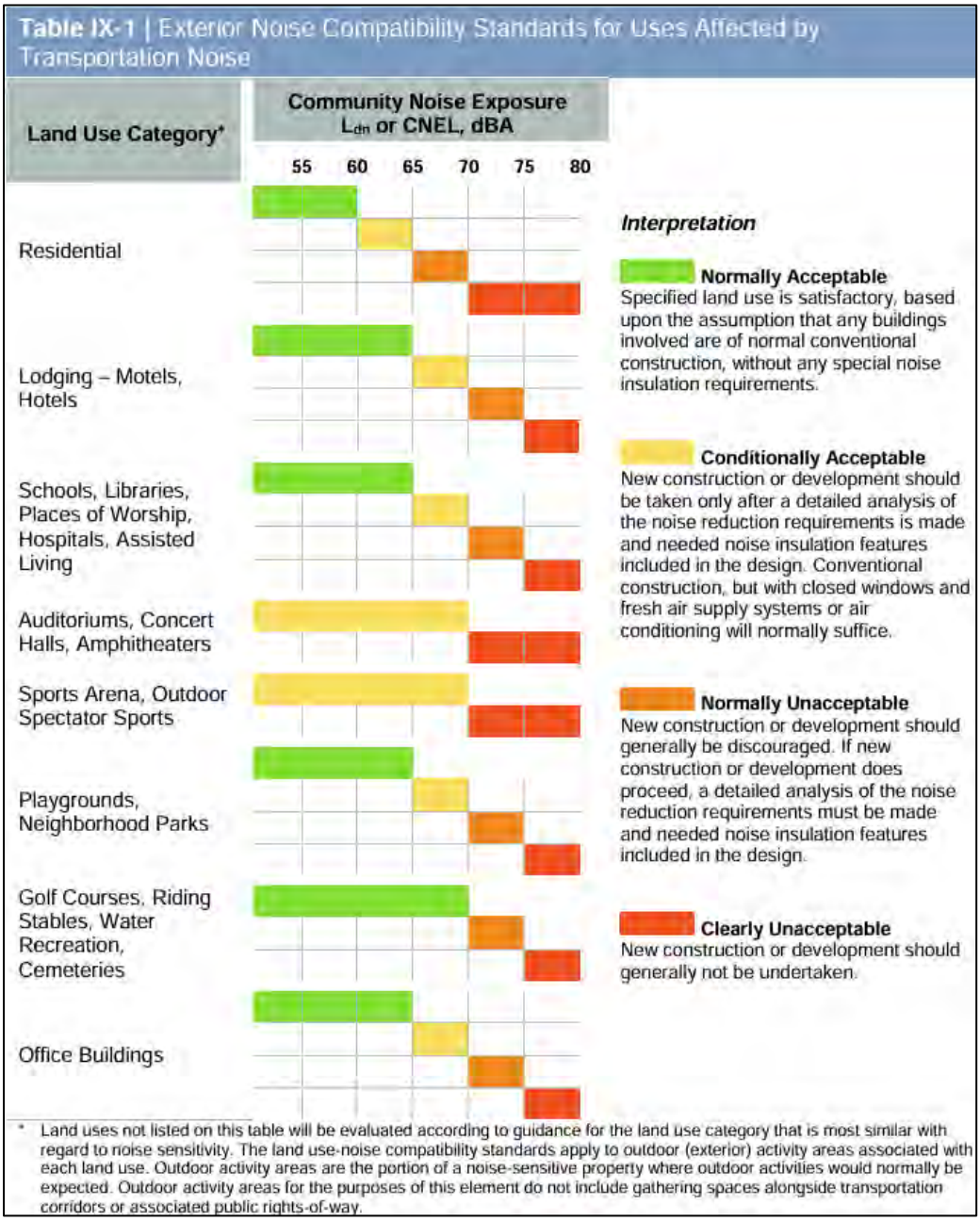
Thresholds of Significance and Regulatory Setting:

Standards for transportation noise and non-transportation noise affecting existing or proposed land uses are established within the City of Roseville General Plan Noise Element, and these standards are used as the thresholds to determine the significance of impacts related to items a and c. The significance of other noise impacts is based directly on the CEQA Guidelines checklist items b and c listed above. The Findings of the Implementing Procedures indicate that compliance with the City Noise Regulation (RMC Ch. 9.24) will prevent significant non-transportation noise as it relates to items a and b. The Ordinance establishes noise exposure standards that protect noise-sensitive receptors from a variety of noise sources, including non-transportation/fixed noise, amplified sound, industrial noise, and events on public property. The project is not within an airport land use plan, within two miles of a public or public use airport and there are also no private airstrips in the vicinity of the project area. Therefore, item c has been ruled out from further analysis.

Discussion of Checklist Answers:

a) The City of Roseville General Plan Noise Element includes Policy 7, which requires proposed fixed noise sources to be mitigated so as not to exceed the noise level performance standards contained within Noise Element Table IX-1. These standards are included in Table 3 below. Fixed noise sources are defined as noises that come from a specified area, while moving noise sources are from transportation facilities (roadway noise, train noise, etc.); the proposed project will generate fixed noise.

Table 3: Noise Element Table IX-3



The proposed project is a multi-family residential apartment complex consisting of 18 units. The project does not include any outdoor common area or any other noise generating outdoor space. An Environmental Noise Assessment was prepared for the project by Saxelby Acoustics and is included as Attachment 3. The assessment evaluates noise levels associated with traffic on Rocky Ridge Drive and South Cirby Way and compares these levels against the applicable City of Roseville standards for acceptable exterior and interior noise exposure for residential uses. The assessment concluded that the project would be exposed to future traffic noise exposure in excess of the applicable exterior noise level standards. As such, the following noise mitigation measures are recommended for this project:

Mitigation Measure NOI-1: Building facades shall include use of stucco with sheathing or cement fiber board with sheathing.

Mitigation Measure NOI-2: STC 33 minimum rated glazing shall be used on the building facades of the project.

Mitigation Measure NOI-3: Interior gypsum wallboards and gypsum ceiling shall be 5/8".

Mitigation Measure NOI-4: The mechanical ventilation penetrations for exhaust fans not face toward Cirby Way and Rocky Ridge Drive. Where feasible, these vents should be routed towards the opposite side of the building to minimize sound intrusion to sensitive areas of the buildings. Where vents must face toward Cirby Way and Rocky Ridge Drive, it is recommended that the duct work be increased in length and make as many "S" turns as feasible prior to exiting the dwelling. This separates the openings between the noise source and the living space with a long circuitous route. Each time the sound turns a corner, it is reduced slightly. Flexible duct work is preferred ducting for this noise mitigation. Where the vent exits the building, a spring-loaded flap with a gasket should be installed to reduce sound entering the duct work when the vent is not in use.

Mitigation Measure NOI-5: Mechanical ventilation shall be provided to allow occupants to keep doors and windows closed for acoustic isolation.

Mitigation Measure NOI-6: No PTAC's shall be used.

b) Surrounding uses may experience short-term increases in groundborne vibration, groundborne noise, and airborne noise levels during construction. However, these increases would only occur for a short period of time. When conducted during daytime hours, construction activities are exempt from Noise Ordinance standards, but the standards do apply to construction occurring during nighttime hours. While the noise generated may be a minor nuisance, the City Noise Regulation standards are designed to ensure that impacts are not unduly intrusive. Based on this, the impact is less than significant.

XIV. Population and Housing

The project site is located within the Infill area of the City and has a land use designation of Medium Density Residential 10 units per acre (MDR-10). The City of Roseville General Plan Table II-4 identifies the total number

of residential units and population anticipated as a result of buildout of the City, and the Specific Plan likewise includes unit allocations and population projections for the Plan Area. Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

a) The CEQA Guidelines identify several ways in which a project could have growth-inducing impacts (Public Resources Code Section 15126.2), either directly or indirectly. Growth-inducement may be the result of fostering economic growth, fostering population growth, providing new housing, or removing barriers to growth. Growth inducement may be detrimental, beneficial, or of no impact or significance under CEQA. An impact is only deemed to occur when it directly or indirectly affects the ability of agencies to provide needed public services, or if it can be shown that the growth will significantly affect the environment in some other way. The project is consistent with the land use designation of the site. Therefore, while the project in question will induce some level of growth, this growth was already identified and its effects disclosed and mitigated within the GP EIR. Therefore, the impact of the project is less than significant.

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

XV. Public Services

Fire protection, police protection, park services, and library services are provided by the City. The project is located within the Roseville Elementary School District and Roseville Joint Union High School District. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered government facilities, the construction of which

could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

b) Pursuant to the Development Agreement for the project area, the developer is required to pay fees into a Community Facilities District, which provides funding for police services. Sales taxes and property taxes resulting from the development will add revenue to the General Fund, which also serves to fund police services. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure less than significant impacts.

c) The applicant for this project is required to pay school impact fees at a rate determined by the local school districts. School fees will be collected prior to the issuance of building permits, consistent with City requirements. School sites have already been designated as part of the Specific Plan process. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure less than significant impacts.

d) Pursuant to the Development Agreement for the project area, the developer will be required to pay fees into a Community Facilities District, which provides funding for park services. Future park and recreation sites and facilities have already been identified as part of the Specific Plan process. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure less than significant impacts.

e) Pursuant to the Development Agreement for the project area, the developer will be required to pay fees into a Community Facilities District, which provides funding for the library system and other such facilities and services. In addition, the City charges fees to end-users for other services, such as garbage and greenwaste

collection, in order to fund those services. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure less than significant impacts.

XVI. Recreation

The Project site is approximately 0.25 miles from Maidu Regional Park, 0.55 miles from Crestmont Park, and adjacent to Linda Creek. A future Class 1 bike trail is also planned to the east of the Project site.

Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

a) The project could result in a minor increase in the use of the existing parks within the vicinity, but not beyond the facilities' anticipated usage. The minor increase would not result in a physical deterioration of the nearby facilities. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure less than significant impacts.

b) Park sites and other recreational facilities were identified within the Specific Plan, and the plan-level impacts of developing those facilities were addressed within the Final EIR for the Specific Plan. The project will not cause any unforeseen or new impacts related to the construction or expansion of recreational facilities.

XVII. Transportation

The Project site is bounded by Rocky Ridge Drive, a minor arterial roadway. Rocky Ridge Drive has two (2) lanes in each direction, which are separated by a center median turn lane. The Project site is also bounded by South Cirby Way on the south, a minor arterial roadway. South Cirby Way has two lanes in each direction which are separated by narrow centerline striping. Along the western property line, Rocky Ridge Drive is improved with

sidewalks, curb, and gutter. Ingress and egress for the project will be provided by both streets, Rocky Ridge Drive and S Cirby Way.

Would the project:

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

Thresholds of Significance and Regulatory Setting:

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

Future projects consistent with the General Plan will not require further VMT analysis, pursuant to the tiering provisions of CEQA. For projects which are inconsistent, CEQA Guidelines Section 15064.3(b) allows lead agencies discretion to determine, in the context of a particular project, whether to rely on a qualitative analysis or performance-based standards. CEQA Guidelines Section 15064.7(b) allows lead agencies the discretion to select their own thresholds and allow for differences in thresholds based on context.

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

- Local-serving retail and other local-serving development, which generally reduces existing trip distances by providing services in closer proximity to residential areas, and therefore reduce VMT.

- Multi-family residences, which generally have fewer trips per household than single-family residences, and therefore also produce less VMT per unit.

- Infill projects in developed areas generally have shorter trips, reduced vehicle trips, and therefore less VMT.

- Pedestrian, bicycle, transit, and electric vehicle transportation projects.

- Residential projects in low per-capita household VMT areas and office projects in low per-worker VMT areas (85 percent or less than the regional average) as shown on maps maintained by SACOG or within low VMT areas as shown within Table 4.3-8 of the General Plan EIR.

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

No qualitative VMT analysis was conducted for the proposed Project, as the development is both consistent with the General Plan land use designation and will be an infill project in a developed area.

Impacts with regard to items c and d are assessed based on the expert judgment of the City Engineer and City Fire Department, as based upon facts and consistency with the City's Design and Construction Standards.

Discussion of Checklist Answers:

a) The City of Roseville has adopted a Pedestrian Master Plan, Bicycle Master Plan, and Short-Range Transit Plan. The project was reviewed for consistency with these documents. The project will include the completion of a portion of sidewalk missing on the southern Project boundary. With this improvement, the surrounding pedestrian, transit, and bicycle facilities adjacent to the Project will be complete and the project will not decrease the performance or safety of those facilities. The project will provide pedestrian connections to the existing sidewalks along both streets and to the planned Class I bike trail to the east. The Dry Creek Greenway East trail system is also currently under construction and will be located offsite to the north of the Project, along Linda Creek. The project is consistent with these plans. In addition, the proposed project is consistent with the underlying land use designations, and does not contribute new, unanticipated trips; a cumulative conditions traffic model is not required.

b) No quantitative VMT analysis was completed for the proposed Project because it is consistent with the existing land use designation and therefore does not contribute more traffic to the roadways system than was anticipated in City wide analyses. Therefore, impacts are less than significant

c, d) The Project was reviewed by City Engineering staff and it was determined that an access and sight distance analysis was needed to evaluate the Project and the access into the site from the surrounding roadways. Fehr & Peers prepared the study for the proposed project (Attachment 4). The analysis evaluated the Project's access driveways and sight distances into and from these driveways. The study concluded that improvements would need to be constructed/addressed by the project as illustrated in Figure 3 and as outlined in the Mitigation Measures below. A driveway into the site will be constructed on Rocky Ridge Drive and on South Cirby, with

deceleration lanes provided for both driveways. The driveway on Rocky Ridge Drive will allow full access, while the driveway on Cirby Way will be limited to right-in/right-out only. Given the presence of the S-Curve in the roadway, a sight distance analysis was also performed to ensure that vehicles approaching or turning out of these driveways would be able to see oncoming traffic. City Engineering staff have reviewed the study and the proposed improvements and have determined that the design will not substantially increase hazards, conflict with the existing improvements such as the bicycle lanes, or result in inadequate emergency access.

Mitigation Measure TR-1: The applicant shall construct a SB Left-Turn lane with 200-feet of storage for traffic traveling southbound along Rocky Ridge for entry into the Project site.

Mitigation Measure TR-2: The applicant shall provide a minimum 35 foot wide, Type A7 driveway for the entry off Rocky Ridge Drive. The entry will include right turn flare per City standard ST-24. The applicant shall also provide a minimum 35’ wide A-7 driveway for the entry off Cirby Way along with a triangular median to prevent left ingress into the site.

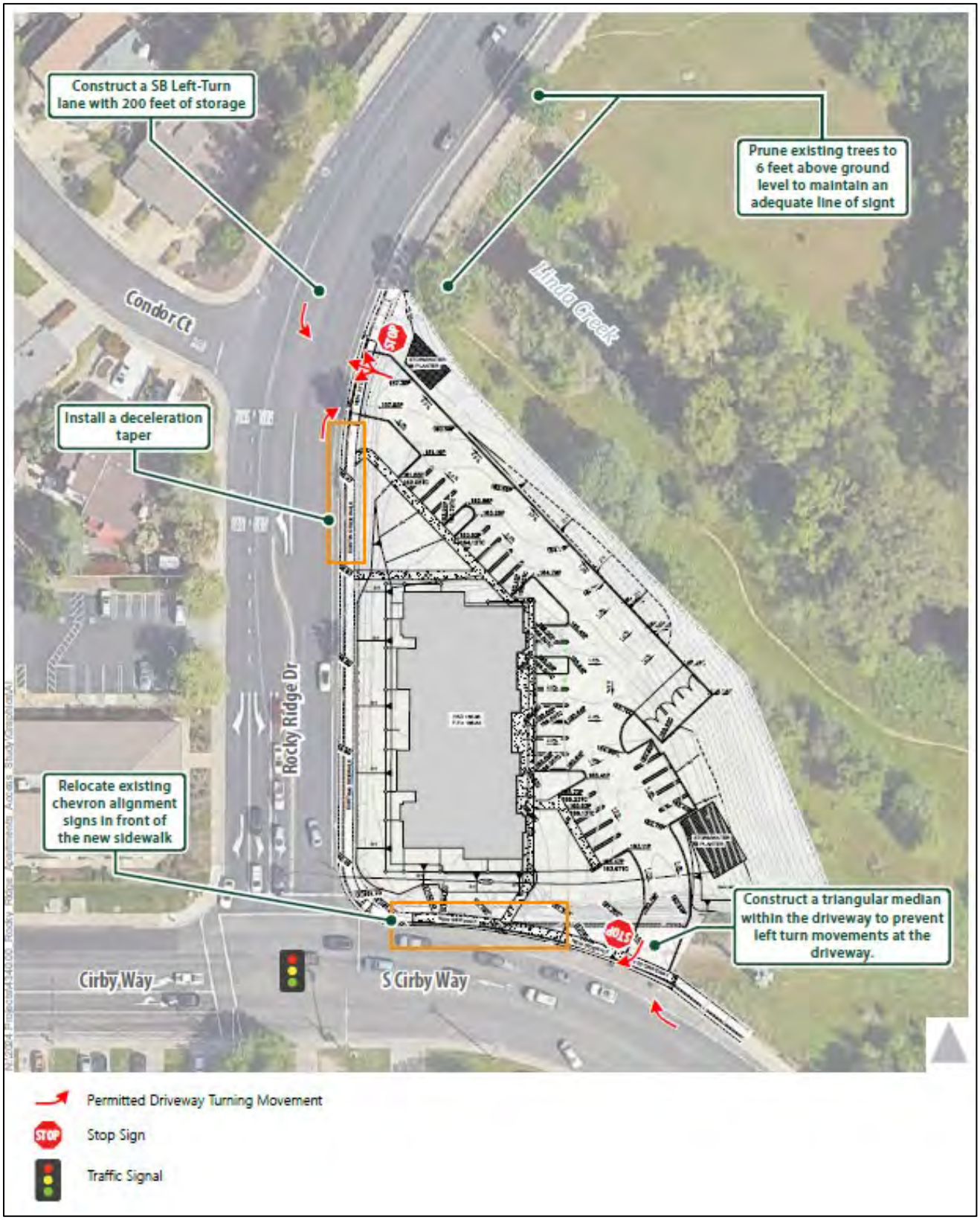
Mitigation Measure TR-3: The applicant shall prune the existing trees to a 6’ clear height along the east side of Rocky Ridge Drive, north of the proposed driveway.

Mitigation Measure TR-4: The applicant shall relocate the existing chevron signs along Cirby Way, behind the proposed back of sidewalk.

Mitigation Measure TR-5: The applicant shall maintain access to the maintenance road located on the southeast corner of the site.

Mitigation Measure TR-6: The applicant shall relocate the traffic signal appurtenances along Cirby Way as directed by Public Works – Traffic Division.

Figure 3: Fehr & Peers Recommendations



In addition to the City's Engineering Division, the project has also been reviewed by the City Fire Department and has been found to be consistent with the City's Design Standards. Furthermore, standard conditions of approval added to all City project require compliance with Fire Codes and other design standards. With the improvements listed in the project mitigation measures the impact to areas c and d are considered less than significant.

XVIII. Tribal Cultural Resources

As described within the Open Space and Conservation Element of the City of Roseville General Plan, the Roseville region was within the territory of the Nisenan (also Southern Maidu or Valley Maidu). Two large permanent Nisenan habitation sites have been identified and protected within the City's open space (in Maidu Park). Numerous smaller tribal cultural resources, such as midden deposits and bedrock mortars, have also been recorded in the City. The United Auburn Indian Community (UAIC) is a federally recognized Tribe comprised of both Miwok and Maidu (Nisenan) Tribal members who are traditionally and culturally affiliated with the project area. The UAIC has indicated that "the Tribe has deep spiritual, cultural, and physical ties to their ancestral land and are contemporary stewards of their culture and landscapes. The Tribal community represents a continuity and endurance of their ancestors by maintaining their connection to their history and culture. It is the Tribe's goal to ensure the preservation and continuance of their cultural heritage for current and future generations."

Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?			X	
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1 the lead agency shall consider the significance of the resource to a California Native American tribe.		X		

Thresholds of Significance and Regulatory Setting:

Pursuant to Assembly Bill 52 (Chapter 532, Statutes of 2014), consultation requests were sent to tribes who requested notification of proposed projects within the geographic area of the project. Notice of the proposed project was mailed to tribes which had requested such notice pursuant to AB 52 on February 2, 2024. A request for consultation was received from the United Auburn Indian Community (UAIC) on February 28, 2024.

Tribal cultural resources are defined in Public Resources Code Section 21074, as either 1) a site, feature, place, geographically-defined cultural landscape, sacred place, or object with cultural value to a California Native American Tribe, that is listed or eligible for listing on the California Register of Historical Resources, or on a local register of historical resources or as 2) a resource determined by the lead agency, supported by substantial evidence, to be significant according to the historical register criteria in Public Resources Code section 5024.1(c), and considering the significance of the resource to a California Native American Tribe.

Discussion of Checklist Answers:

a) The GP EIR included historic and cultural resources study, which included research on whether any listed or eligible sites had been documented in the project area. Consultation with Tribes included a search of culturally significant TCRs in the project area. No sites eligible for the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k) were identified. However, standard mitigation measures apply which are designed to reduce impacts to any previously undiscovered resources, should any be found on-site. The measure requires an immediate cessation of work, and contact with the appropriate agencies to address the resource before work can resume. The project will not result in any new impacts beyond those already discussed and disclosed in the GP EIR; project-specific impacts are less than significant.

b) For the identification of TCRs, UAIC conducted background research for this project which included a review of pertinent literature, historic maps, and a records search using UAIC's Tribal Historic Information System (THRIS). UAIC's THRIS database is composed of UAIC's areas of oral history, ethnographic history, and places of cultural and religious significance, including UAIC's Sacred Lands that are submitted to the Native American Heritage Commission (NAHC). The THRIS resources shown in this region also include previously recorded indigenous resources identified through the California Historic Resources Information System Center (CHRIS) as well as historic resources and survey data. UAIC Tribal Representatives Louis Mayor-Curson and Dereck Goodwin conducted a Tribal survey on March 21, 2024. No TCRs were identified.

The UAIC concluded consultation with a recommendation that standard mitigation measures be made a requirement of the project to reduce impacts to resources, should any be found on-site. The mitigation measure requires that outline post-review discovery procedures including an immediate cessation of work and contact with the appropriate agencies to address the resource before work can resume. With mitigation, impacts are less than significant.

TCR-1: If any suspected TCRs or resources of cultural significance to UAIC, including but not limited to features, anthropogenic/cultural soils, cultural belongings or objects (artifacts), shell, bone, shaped stones or bone, or ash/charcoal deposits are discovered by any person during construction activities including ground disturbing activities, all work shall pause immediately within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. Work shall cease in and within the immediate vicinity of the find regardless of whether the construction is being actively monitored by a Tribal Monitor, cultural resources specialist, or professional archaeologist.

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

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

The construction contractor(s) shall provide secure, on-site storage for culturally sensitive soils or objects that are components of TCRs that are found or recovered during construction. Only Tribal Representatives shall have access to the storage. Storage size shall be determined by the nature of the TCR and can range from a small lock box to a conex box (shipping container). A secure (locked), fenced area can also provide adequate on-site storage if larger amounts of material must be stored.

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

Any discoveries shall be documented on a Department of Parks and Recreation (DPR) 523 form within 2 weeks of the discovery and submitted to the appropriate CHRIS center in a timely manner.

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

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

XIX. Utilities and Service Systems

Water and sewer services will be provided by the City of Roseville. There are existing utilities such as water, sewer, and storm drain lines within Rocky Ridge Drive and South Cirby Way. Development on the site will require new connections to these facilities. Storm water will be collected on-site and transferred via pipe into an off-site storm drain system. Solid waste will be collected by the City of Roseville's Refuse Department. The City of Roseville will provide electric service to the site, while natural gas will be provided by PG&E. Comcast will provide cable. The project has been reviewed by the City's Engineering Division, Environmental Utilities, Roseville Electric and PG&E. Adequate services are available for the project.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?			X	
c) Result in a determination by the wastewater treatment provider which serves the project that it has adequate capacity to serve the project's projected demand in addition of the provider's existing commitments?			X	
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

a) The majority utility infrastructure to serve this area is already installed. Minor additional infrastructure will be constructed within the project site to tie the project into the major systems, but these facilities will be constructed in locations where site development is already occurring as part of the overall project; there are no additional substantial impacts specific or particular to the minor infrastructure improvements.

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

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

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

XX. Wildfire

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

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

Thresholds of Significance and Regulatory Setting:

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

Discussion of Checklist Answers:

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

XXI. Mandatory Findings of Significance

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, threatened or rare species, or eliminate important examples of the major periods of California history or prehistory?			X	
b) Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

Significance Criteria and Regulatory Setting:

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

Discussion of Checklist Answers:

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

ENVIRONMENTAL DETERMINATION:

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

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

Initial Study Prepared by:



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

Attachments:

1. Biological Resources Assessment
2. California Tree and Landscape Consulting, Inc. Arborist Report & Tree Inventory
3. Environmental Noise Assessment
4. Fehr & Peers Study
5. Mitigation Monitoring & Reporting Program
6. Plans

1401 Fulton Street, Suite 918 Fresno, CA 93721
www.soarhere.com • 559.547.8884

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
1725 Capitol Avenue.
Sacramento, CA 95811

Prepared by

1322 East Shaw Avenue, Suite 400
Fresno, CA 93710

July 19, 2024

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.

Contents

Executive Summary 1
1. Introduction 4
1.1 Project Location 5
1.2 Regulatory Setting 6
Relevant Federal Regulations (NEPA) 6
California Endangered Species Act 6
1.4 Project Description 6
2. Environmental Setting 8
3. Methods 9
3.1 Literature Review 9
3.2 Field Reconnaissance Methodology 9
4. Special-Status Species 10
4.1 Special-Status Species with Potential to Occur 17
Western Pond Turtle (*Actinemys marmorata*) 17
Western Spadefoot (*Spea hammondii*) 17
Nuttall's Woodpecker (Picoides nuttallii) 18
Oak Titmouse (Baeolophus inornatus) 18
5. Biological Assessment Results 19
6. Findings 20
6.1 Critical Habitats 20
6.2 Project Impacts 20
7. Conclusion 21
8. Recommendations 21
Mitigation Measure 1: Nesting Bird Pre-construction Survey 21
Mitigation Measure 2: Erosion and Sediment Control Plan 21
9. Study Limitations 22
Works Cited 23

Figures

Figure 1. Project Location 5
Figure 2. Site Plan 7
Figure 3. Project Location Map 8
Figure 4. CNDDB Map 10

Tables

Table 1. Potentially Occurring Listed Wildlife Species 12
Table 2. Regionally Occurring Special-Status Plant Species 15
Table 3. Wildlife Species Observed on the Project Area 19
Table 4. Plant Species Observed on the Project Area 20

Appendices

APPENDIX A: Project Site Photographs 24
APPENDIX B: United States Fish and Wildlife Service IPaC Resource List 31
APPENDIX C: California Department of Fish and Wildlife RareFind 32
APPENDIX D: California Native Plant Society Rare Plant Inventory 33
APPENDIX E: USDA: Natural Resources Conservation Service: Soil Resource Report 34
APPENDIX F: USFWS: National Wetland Inventory Map 35
APPENDIX G: Project Site Plan 36

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:

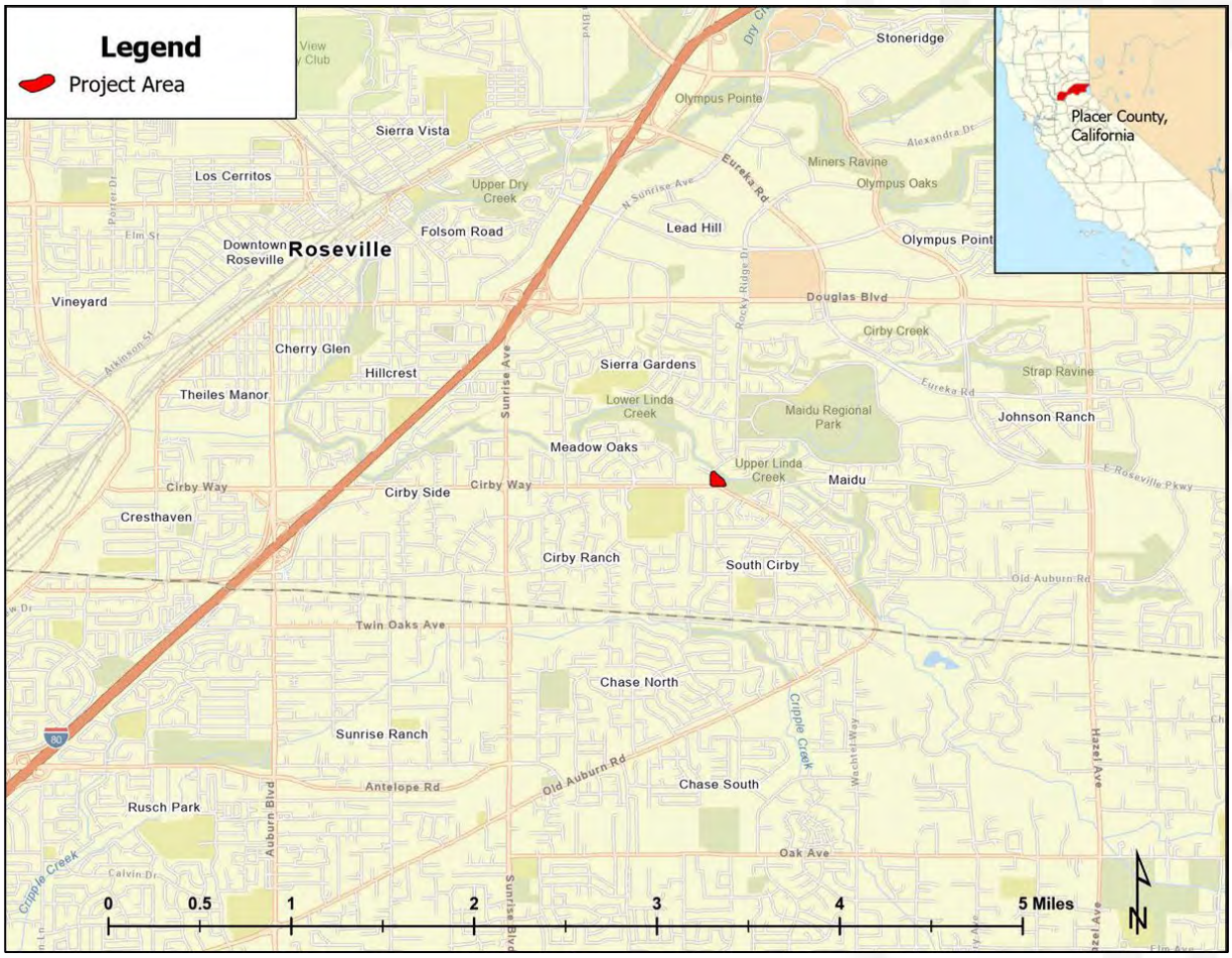
1) Western pond turtle (*Actinemys marmorata*)
2) Western spadefoot (*Spea hammondii*)
3) Nuttall's woodpecker (*Dryobates nutallii*)
4) Oak titmouse (*Baeolophus inornatus*)

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).

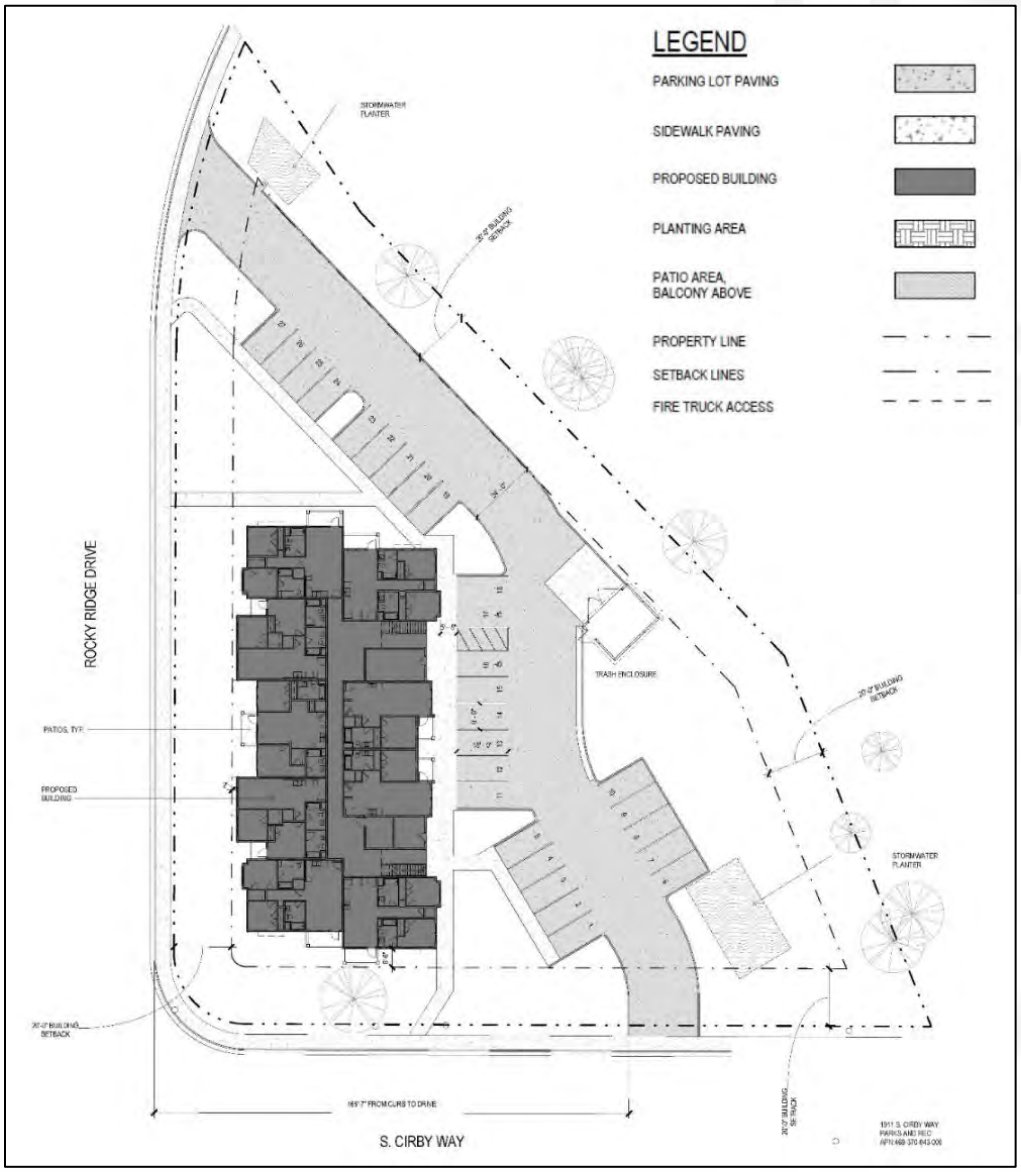
1.4 Project Description

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

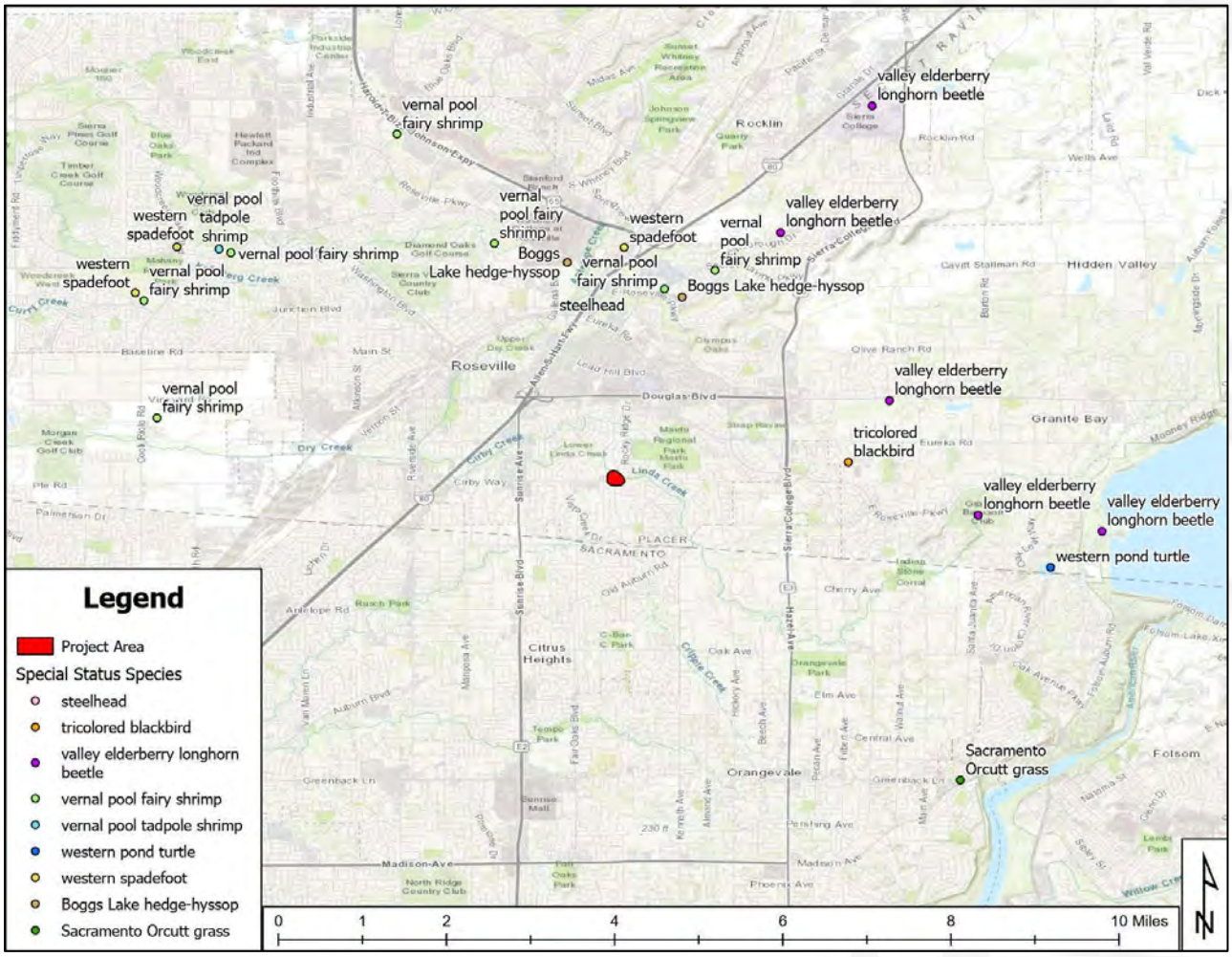
Before performing the Biological Assessment, Soar Environmental searched for threatened or endangered species that could occur near the Project area. The records search included a review of the California Natural Diversity Database (CNDDB), the United States Fish and Wildlife Service (USFWS) Information 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.

Works Cited

Robert C. Stebbins (1972) Amphibians and reptiles of California

Audubon Guide to North American Birds. (n.d.). Audubon. https://www.audubon.org

Calflora. (n.d.). *Taxon Report*. https://www.calflora.org

California Department of Fish and Wildlife. (n.d.). California Natural Diversity Database BIOS Web Application, RareFind. https://map.dfg.ca.gov/rarefind

California Native Plant Society. (n.d.). Rare Plant Inventory. https://www.rareplants.cnps.org/

Calscape. (n.d.). https://calscape.org

Center for Biological Diversity. (n.d.). https://www.biologicaldiversity.org

eBird Database. (n.d.). Cornell University Lab of Ornithology. https://ebird.org

Gary M. Fellers and Kathleen L. Freel. A Standardized Protocol for Surveying Aquatic Amphibians. Technical Report NPS/WRUC/NRTR-95-01 United States Department of the Interior National Park Service - Western Region National Biological Service - Cooperative Park Studies Unit The University of California - Davis, California. May 1995

Jennings, Mark & Hayes, Marc. (1994). Amphibian and Reptile Species of Special Concern in California.

United States Department of Agriculture. (n.d.). Natural Resources Conservation Service. https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx

United States Fish and Wildlife Service. (n.d.). Information for Planning and Consultation. https://ipac.ecosphere.fws.gov

United States Fish and Wildlife Service. (n.d.). National Wetlands Inventory: surface waters and wetlands. https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/

University of California, Berkeley. (n.d.) The Jepson Herbarium. Vascular Plants of California. Thiede 2003 in Eggli (ed.) Illus Handbook Succulent Pls 6 (Crassulaceae):85--103. Springer. https://ucjeps.berkeley.edu/eflora/eflora

APPENDIX A: Project Site Photographs

Overview of Project Area



Drone Imagery provided by Soar Environmental

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.

NOT FOR CONSULTATION

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

NOT FOR CONSULTATION

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.

---

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).

NOT FOR CONSULTATION

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

NOT FOR CONSULTATION

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.

NOT FOR CONSULTATION

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

NOT FOR CONSULTATION

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.

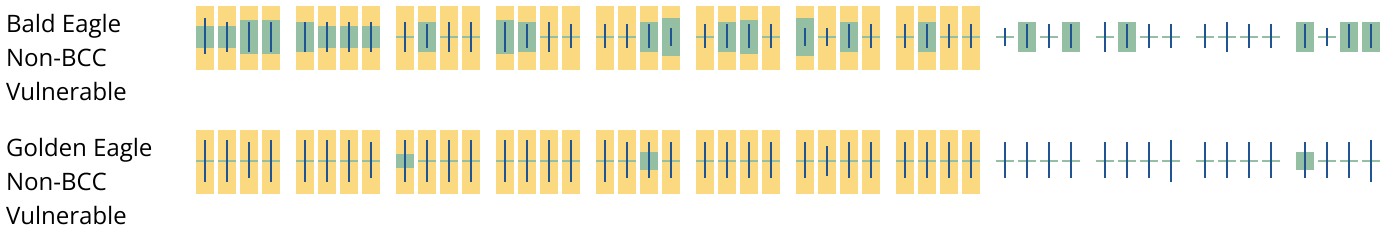
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

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.

NOT FOR CONSULTATION





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.

NOT FOR CONSULTATION

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

NOT FOR CONSULTATION

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

NOT FOR CONSULTATION

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

NOT FOR CONSULTATION

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

NOT FOR CONSULTATION

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.

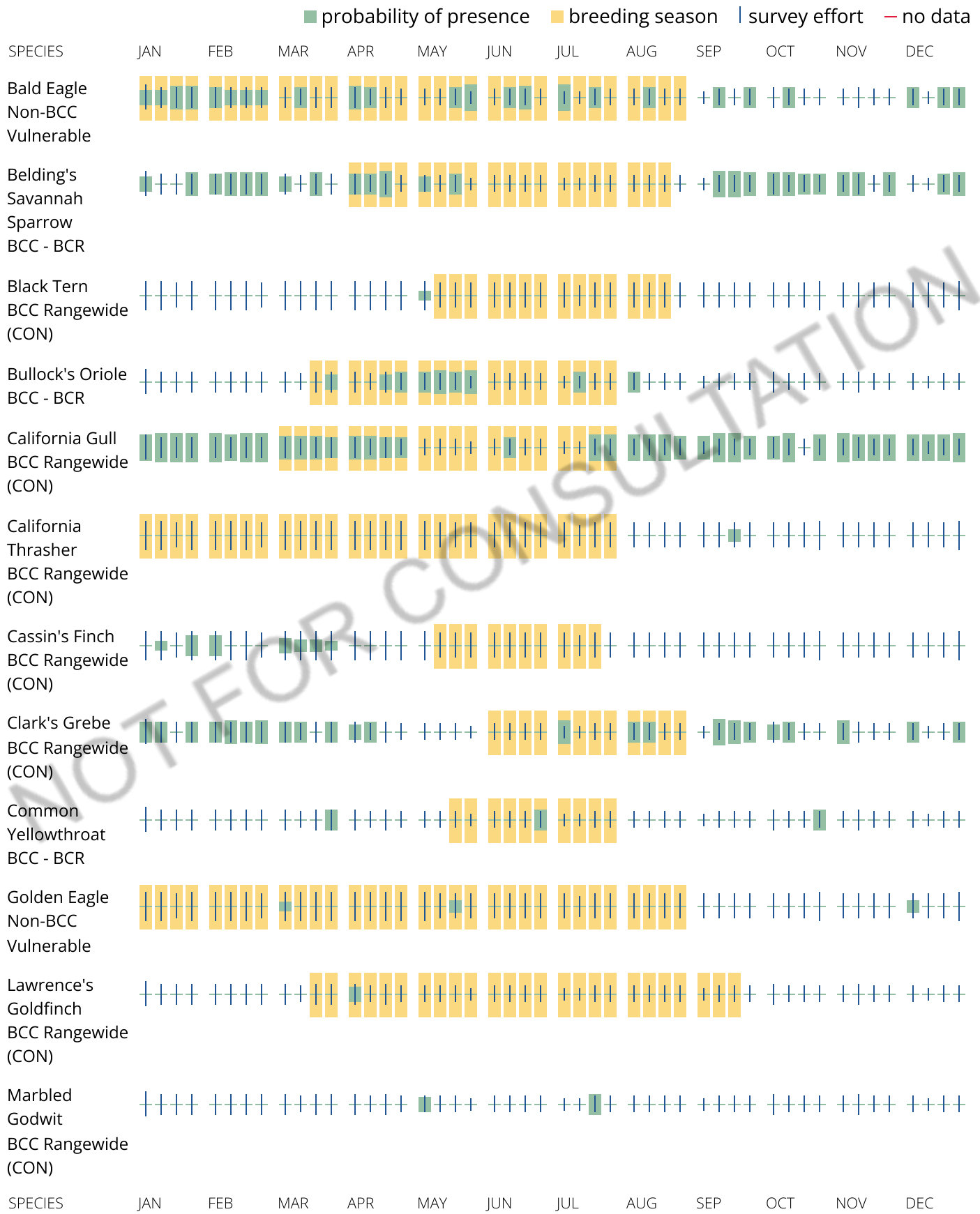
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

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

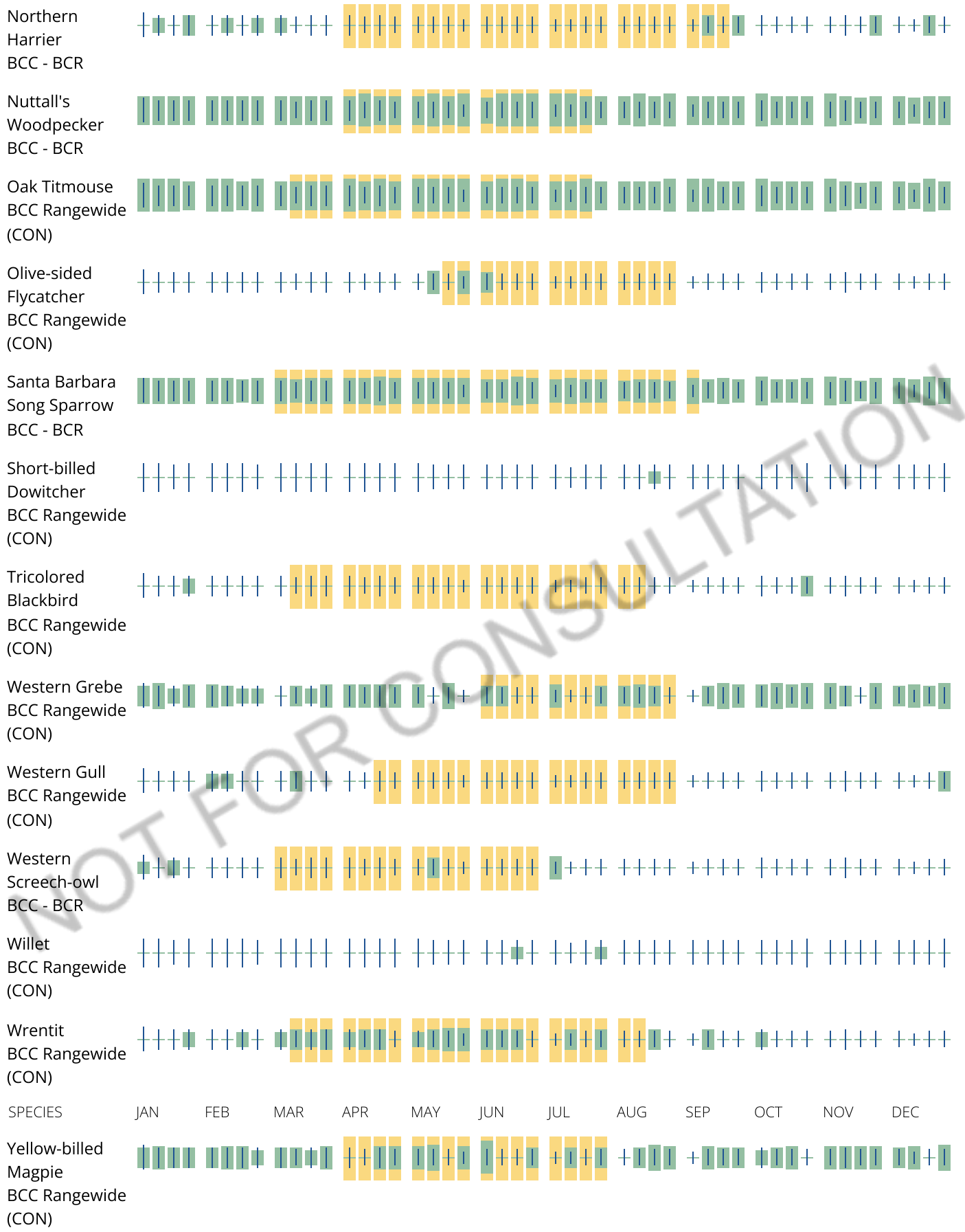
Survey Timeframe

NOT FOR CONSULTATION

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.



NOT FOR CONSULTATION



NOT FOR CONSULTATION

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);

NOT FOR CONSULTATION

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.

NOT FOR CONSULTATION

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.

NOT FOR CONSULTATION

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.

NOT FOR CONSULTATION

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

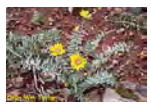
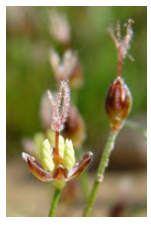
California Native Plant Society

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.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

Contents

Preface.....2
How Soil Surveys Are Made.....5
Soil Map.....8
Soil Map.....9
Legend.....10
Map Unit Legend.....11
Map Unit Descriptions.....11
Placer County, California, Western Part.....13
146—Fiddyment loam, 1 to 8 percent slopes.....13
194—Xerofluvents, frequently flooded.....14
References.....16

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

References

American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.

American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.

Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. Classification of wetlands and deep-water habitats of the United States. U.S. Fish and Wildlife Service FWS/OBS-79/31.

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. September 18, 2002. Hydric soils of the United States.

Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

National Research Council. 1995. Wetlands: Characteristics and boundaries.

Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_054262

Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service, U.S. Department of Agriculture Handbook 436. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053577

Soil Survey Staff. 2010. Keys to soil taxonomy. 11th edition. U.S. Department of Agriculture, Natural Resources Conservation Service. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053580

Tiner, R.W., Jr. 1985. Wetlands of Delaware. U.S. Fish and Wildlife Service and Delaware Department of Natural Resources and Environmental Control, Wetlands Section.

United States Army Corps of Engineers, Environmental Laboratory. 1987. Corps of Engineers wetlands delineation manual. Waterways Experiment Station Technical Report Y-87-1.

United States Department of Agriculture, Natural Resources Conservation Service. National forestry manual. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2_053374

United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf

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

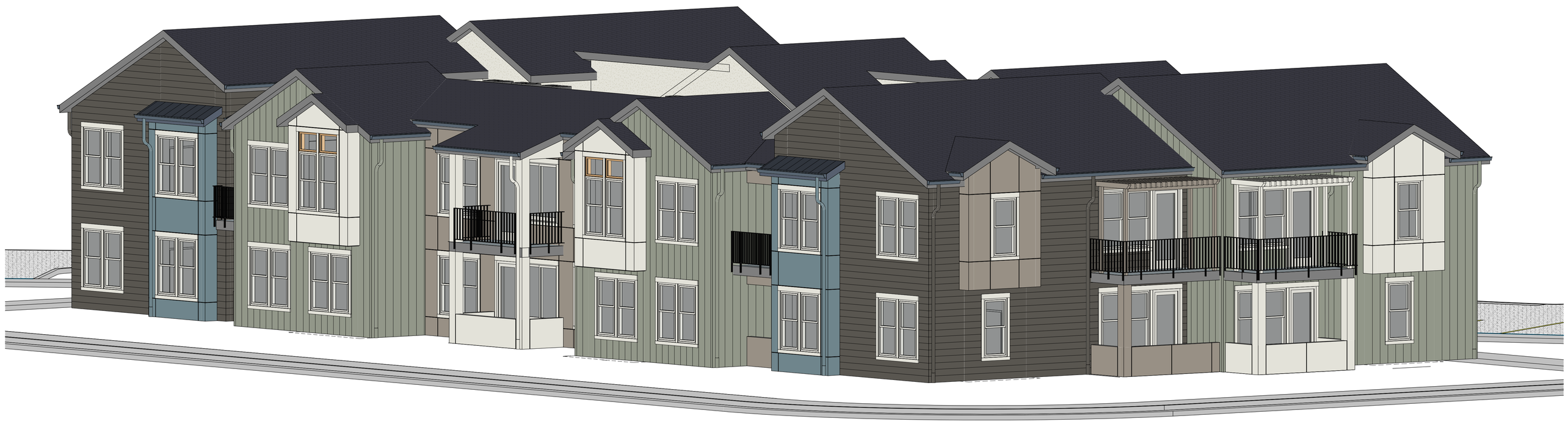
This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

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:

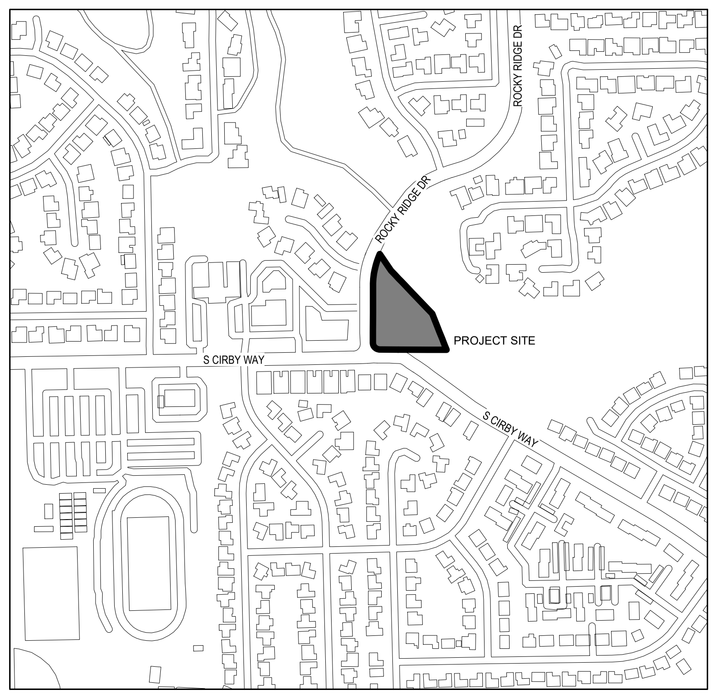
1 BEDROOM:	1 SPACE PER UNIT
2 BEDROOM:	1.5 SPACES PER UNIT

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
DEVELOPER:	D&S DEVELOPMENT 1725 CAPITOL AVE. SACRAMENTO, CA 95811 CONTACT: SARA LEBASTCHI EMAIL: SARA@DANDSDEV.COM PHONE: 916.442.4288 EXT. 102
ARCHITECT:	ARCHITECTS LOCAL 2715 K STREET, SUITE 250 SACRAMENTO, CA 95816 CONTACT: STEVE WALDRON EMAIL: STEVEW@ARCHITECTSLOCAL.COM PHONE: 916.545.2512
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

GENERAL	
G001	COVER SHEET
CIVIL	
G.1	PRELIMINARY GRADINGAND DRAINAGE PLAN
U.1	PRELIMINARY UTILITY PLAN
ARCHITECTURAL	
A101	ARCHITECTURAL SITE PLAN
A201	BUILDING PLANS
A202	ROOF PLAN
A301	EXTERIOR ELEVATIONS
A351	BUILDING SECTIONS
SITE LIGHTING	
E001	ELECTRICAL SYMBOLS, LEGEND AND NOTES
E100	LIGHTING PLAN - SITE PLAN
E101	GENERAL LIGHTING PHOTOMETRIC PLAN
LANDSCAPE	
L-1	SITE PLAN AND PLANT IMAGES
L-2	SHADE DIAGRAM AND GENERAL NOTES
L-3	DETAILS
L-4	SPECIFICATIONS

DEVELOPERS
DESIGNERS
ARCHITECTS
BUILDERS
INVESTORS

LOCAL

2715 K STREET, SUITE 250
SACRAMENTO, CA 95816
P: (916) 545-2514

WWW.ARCHITECTSLOCAL.COM

D&S DEVELOPMENT

1995 ROCKY RIDGE DRIVE, ROSEVILLE

1995 ROCKY RIDGE DRIVE
ROSEVILLE, CA 95661

NO.:	ISSUANCE/REVISION:	DATE:

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. © ARCHITECTS LOCAL 2023.

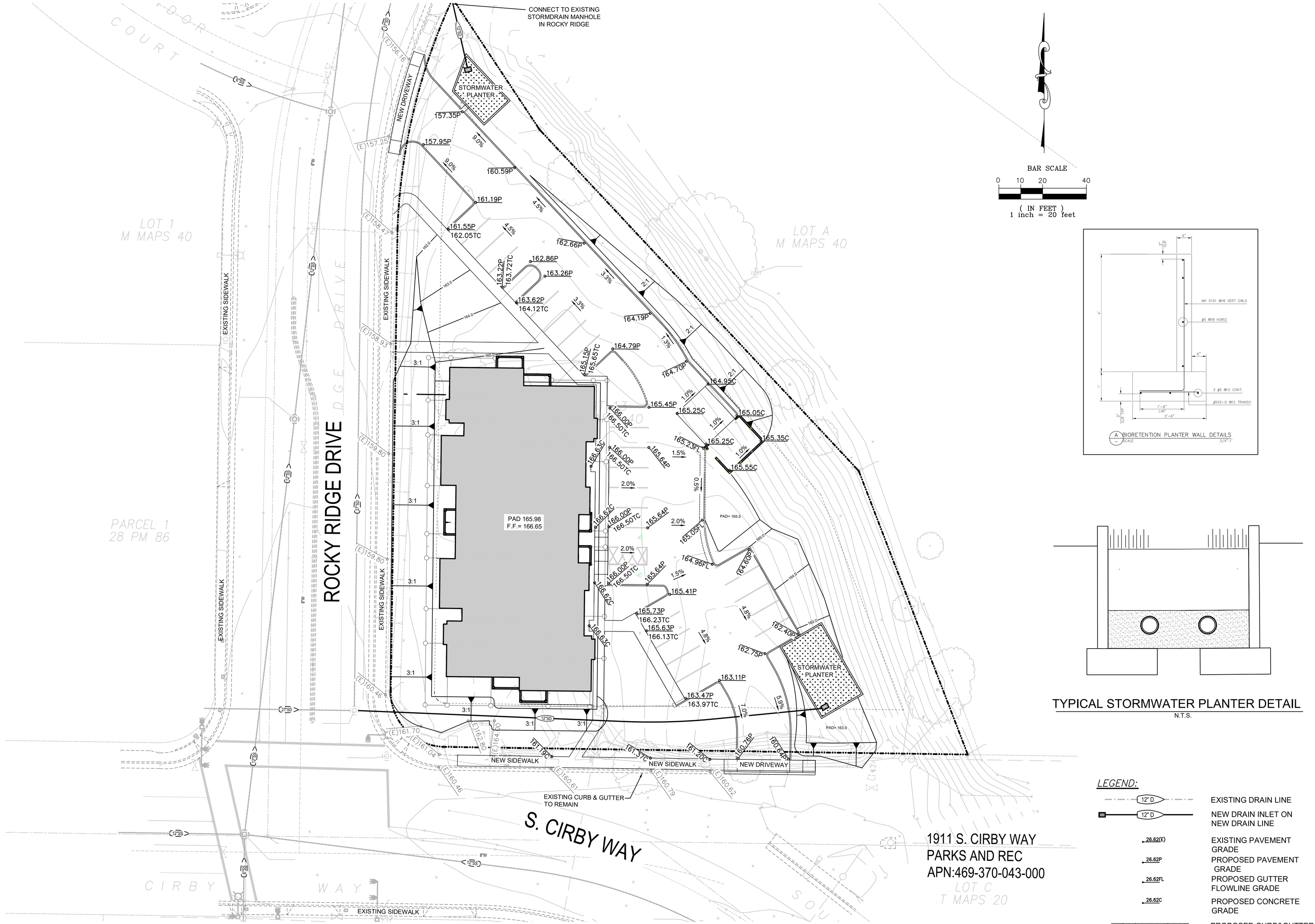
DATE: Nov. 21, 2023

AL PROJECT NUMBER: 2-232203

AHJ PROJECT NUMBER:

COVER SHEET

G001



BAR SCALE

0 10 20 40

(IN FEET)
1 inch = 20 feet

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

TYPICAL STORMWATER PLANTER DETAIL
N.T.S.

LEGEND:

- EXISTING DRAIN LINE (12" D)
- NEW DRAIN INLET ON NEW DRAIN LINE (12" D)
- 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
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	

1911 S. CIRBY WAY
PARKS AND REC
APN:469-370-043-000

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
Lic. 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"

N

DEVELOPERS
DESIGNERS
ARCHITECTS
BUILDERS
INVESTORS

LOCAL

2715 K STREET, SUITE 250
SACRAMENTO, CA 95816
P: (916) 545-2514

WWW.ARCHITECTSLOCAL.COM

D&S DEVELOPMENT

1995 ROCKY RIDGE DRIVE, ROSEVILLE

1995 ROCKY RIDGE DRIVE
ROSEVILLE, CA 95661

NO.:	ISSUANCE/REVISION:	DATE:

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. © ARCHITECTS LOCAL 2023.

DATE: Nov. 21, 2023

AL PROJECT NUMBER: 2-232203

AHJ PROJECT NUMBER:

ARCHITECTURAL SITE PLAN

A101



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



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

DEVELOPERS
DESIGNERS
ARCHITECTS
BUILDERS
INVESTORS
LOCAL
2715 K STREET, SUITE 250
SACRAMENTO, CA 95816
P: (916) 545-2514
WWW.ARCHITECTSLOCAL.COM

D&S DEVELOPMENT

1995 ROCKY RIDGE DRIVE, ROSEVILLE

1995 ROCKY RIDGE DRIVE
ROSEVILLE, CA 95661

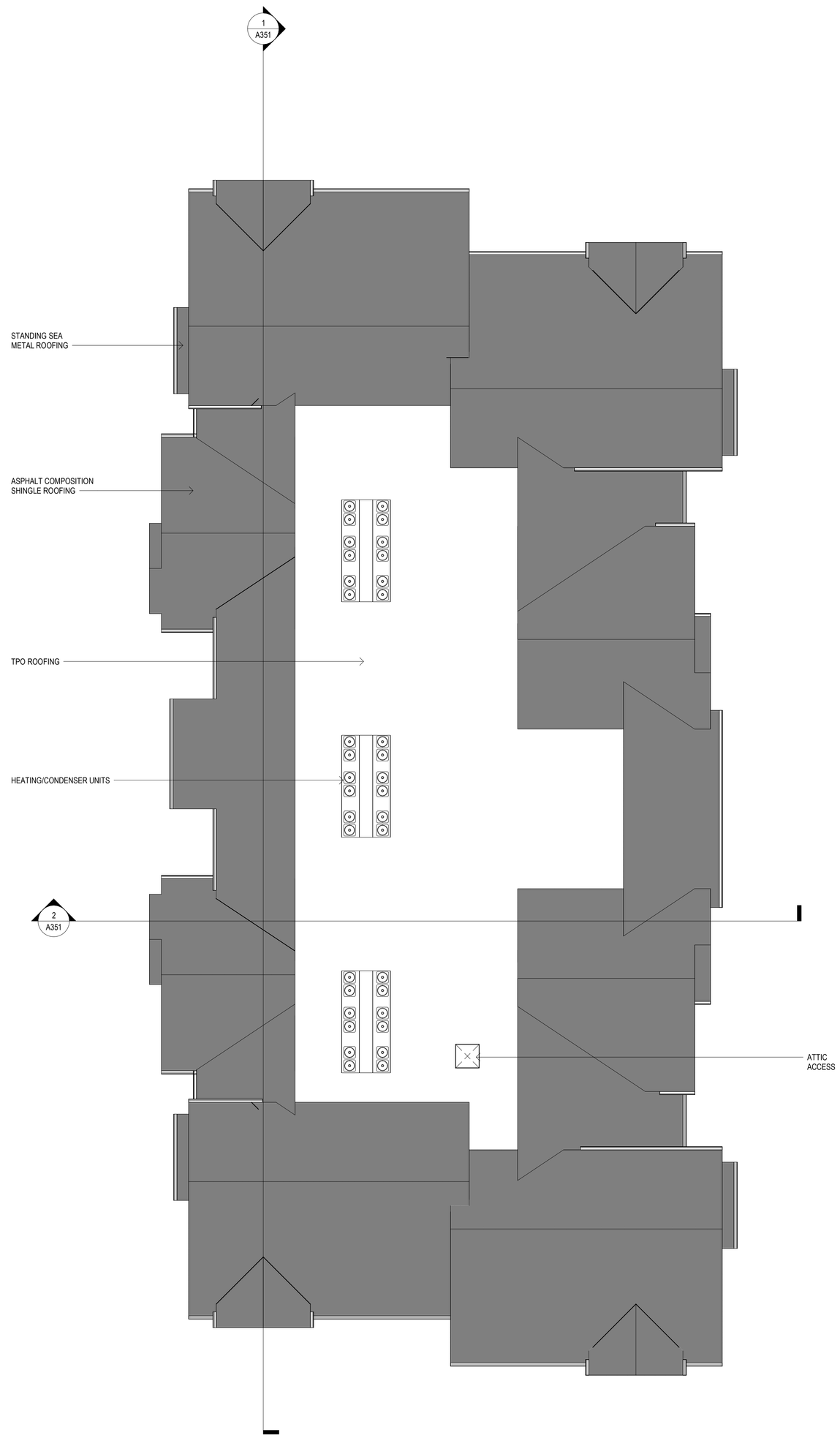
NO.:	ISSUANCE/REVISION:	DATE:

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. © ARCHITECTS LOCAL 2023.

DATE: Nov. 21, 2023
AL PROJECT NUMBER: 2-232203
AHJ PROJECT NUMBER:

BUILDING PLANS

A201



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

DEVELOPERS
DESIGNERS
ARCHITECTS
BUILDERS
INVESTORS

LOCAL

2715 K STREET, SUITE 250
SACRAMENTO, CA 95816
P: (916) 545-2514

WWW.ARCHITECTSLOCAL.COM

D&S DEVELOPMENT

1995 ROCKY RIDGE DRIVE, ROSEVILLE

1995 ROCKY RIDGE DRIVE
ROSEVILLE, CA 95661

NO.:	ISSUANCE/REVISION:	DATE:

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. © ARCHITECTS LOCAL 2023.

DATE: Nov. 21, 2023

AL PROJECT NUMBER: 2-232203

AHJ PROJECT NUMBER:

ROOF PLAN

A202

LEGEND - ELEVATIONS

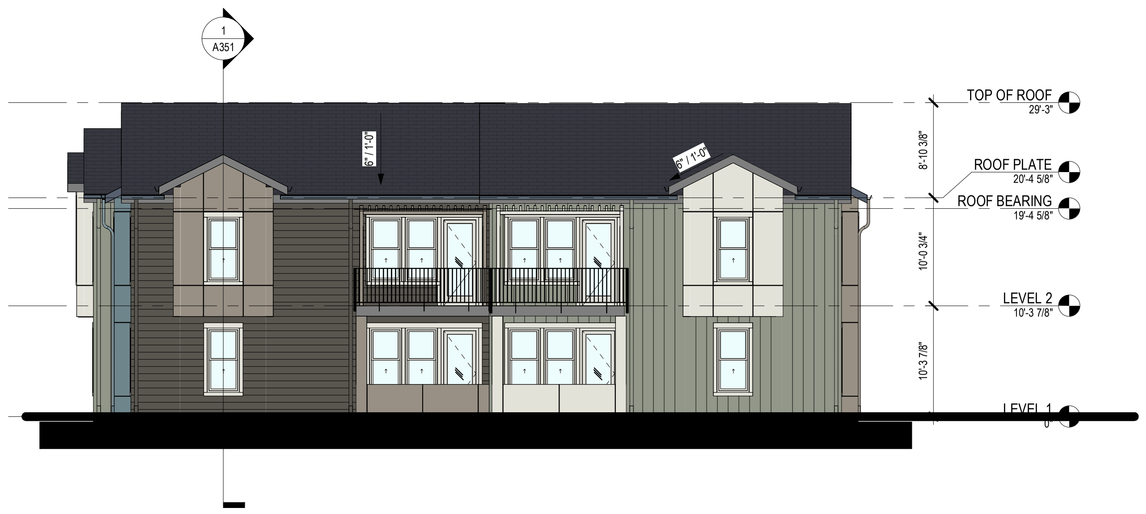
- BOARD & BATTEN - MFR: JAMES HARDIE, COLOR: DRIED EUCALYPTUS, FINISH: SMOOTH
- HORIZONTAL SIDING - MFR: JAMES HARDIE, COLOR: SLATE STEPS, FINISH: SMOOTH
- FIBER CEMENT PANEL - COLOR: ETHEREAL WHITE, FINISH: SMOOTH
- FIBER CEMENT PANEL - COLOR: BLUSTERY SKY, FINISH: SMOOTH
- FIBER CEMENT PANEL - COLOR: 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
DESIGNERS
ARCHITECTS
BUILDERS
INVESTORS

LOCAL

2715 K STREET, SUITE 250
SACRAMENTO, CA 95816
P: (916) 545-2514

WWW.ARCHITECTSLOCAL.COM

D&S DEVELOPMENT

1995 ROCKY RIDGE DRIVE, ROSEVILLE

1995 ROCKY RIDGE DRIVE
ROSEVILLE, CA 95661

NO.:	ISSUANCE/REVISION:	DATE:

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. © ARCHITECTS LOCAL 2023.

DATE: Nov. 21, 2023

AL PROJECT NUMBER: 2-232203

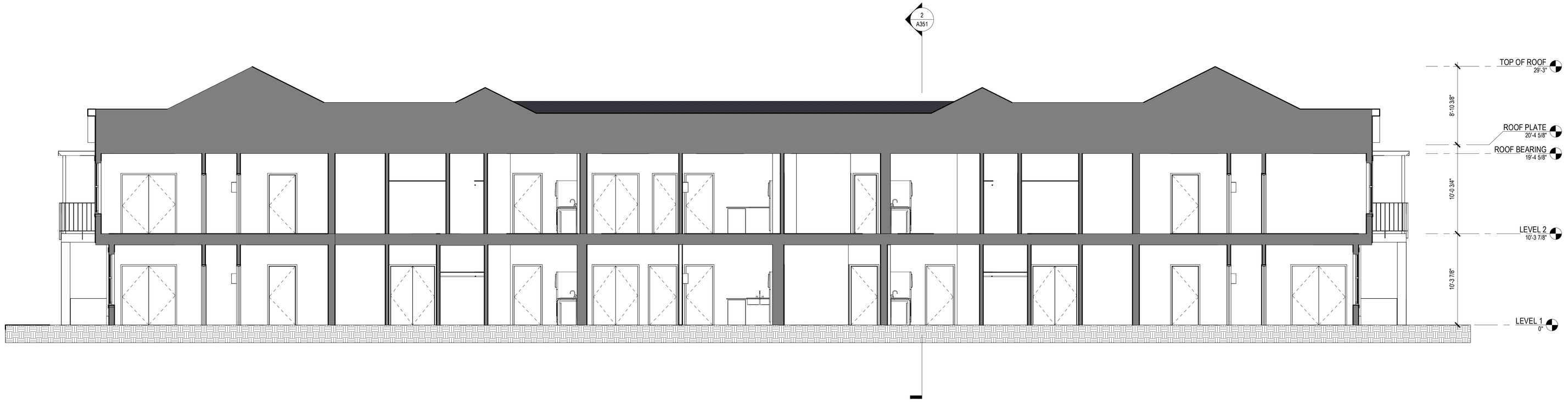
AHJ PROJECT NUMBER:

EXTERIOR ELEVATIONS

A301



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



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

DEVELOPERS
DESIGNERS
ARCHITECTS
BUILDERS
INVESTORS

LOCAL

2715 K STREET, SUITE 250
SACRAMENTO, CA 95816
P: (916) 545-2514

WWW.ARCHITECTSLOCAL.COM

D&S DEVELOPMENT

1995 ROCKY RIDGE DRIVE, ROSEVILLE

1995 ROCKY RIDGE DRIVE
ROSEVILLE, CA 95661

NO.:	ISSUANCE/REVISION:	DATE:

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. © ARCHITECTS LOCAL 2023.

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:

E-001 ELECTRICAL SYMBOLS, LEGEND AND NOTES

E-100 ELECTRICAL SITE PLAN

E-101 GENERAL LIGHTING PHOTOMETRIC PLAN

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.

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.

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.

DEVELOPERS
DESIGNERS
ARCHITECTS
BUILDERS
INVESTORS
LOCAL

2715 K STREET, SUITE 250
SACRAMENTO, CA 95816
P: (916) 545-2514

WWW.ARCHITECTSLOCAL.COM

A R B
ENGINEERING
1401 N. EL CAMINO REAL
SUITE 201
SAN CLEMENTE, CA
949-280-9743
ARBELECTRIC.COM

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:

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. © ARCHITECTS LOCAL 2023.

DATE: Nov. 08, 2023
A\ PROJECT NUMBER: 2-232203
A/D PROJECT NUMBER:

ELECTRICAL SYMBOLS, LEGENDS AND NOTES

E001



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

DEVELOPERS
DESIGNERS
ARCHITECTS
BUILDERS
INVESTORS
LOCAL
2715 K STREET, SUITE 250
SACRAMENTO, CA 95816
P: (916) 545-2514
WWW.ARCHITECTSLOCAL.COM

A R B
ENGINEERING
1401 N. EL CAMINO REAL
SUITE 201
SAN CLEMENTE, CA
949-280-9743
ARBELECTRIC.COM

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:

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. © ARCHITECTS LOCAL 2023.

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.

DEVELOPERS
DESIGNERS
ARCHITECTS
BUILDERS
INVESTORS
LOCAL
2715 K STREET, SUITE 250
SACRAMENTO, CA 95816
P: (916) 545-2514
WWW.ARCHITECTSLOCAL.COM

A R B
ENGINEERING
1401 N. EL CAMINO REAL
SUITE 201
SAN CLEMENTE, CA
949-280-9743
ARBELECTRIC.COM

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:

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. © ARCHITECTS LOCAL 2023.

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

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:

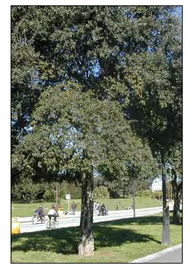
1) ALL SUBSTITUTIONS TO BE COMPARABLE WITH CHARACTERISTICS OF SPECIFIED PLANT SPECIES
2) TURF SHALL NOT EXCEED 25% OF THE LANDSCAPE AREA. TOTAL LANDSCAPE AREA - 29,093 SQ FT, TOTAL TURF AREA - 3,833 SQ FT. 13% OF LANDSCAPE AREA IS TURF.
3) SHADE TREES SHALL COVER 50% OF THE TOTAL PARKING AREA WITH TREE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

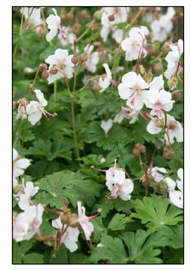

PIGEON POINT COYOTE BUSH


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

NOT FOR CONSTRUCTION

DEVELOPERS
DESIGNERS
ARCHITECTS
BUILDERS
INVESTORS
LOCAL

2715 K Street, Suite 250
Sacramento, CA 95816
P: (916) 545-2514

www.architectslocal.com

LICENSED LANDSCAPE ARCHITECT
STEVE SHERMAN 2837
6/30/24
11/22/2023
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

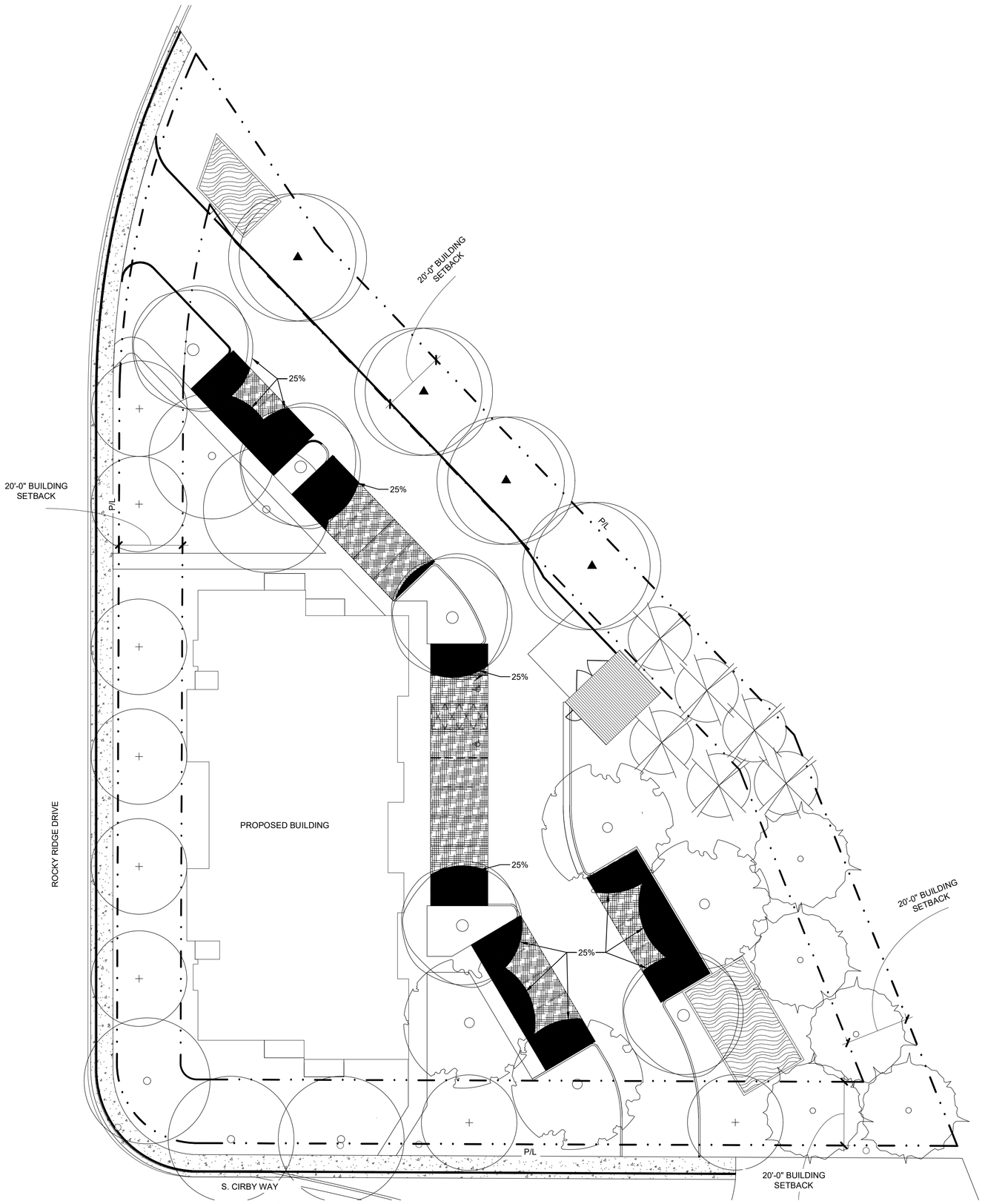
DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. © ARCHITECTS LOCAL 2021.

DATE: 11/18/2023
AL PROJECT NUMBER: 2-232203
SCALE:
AHJ PORJECT NUMBER:

CALIFORNIA LANDSCAPE TECHNOLOGIES
landscape architecture irrigation design
3685 Vista Campana N.
Unit 41, Oceanside
CA 92057
760.809.3241

SITE PLAN & PLANT IMAGES

L-1



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.

DEVELOPERS
DESIGNERS
ARCHITECTS
BUILDERS
INVESTORS

LOCAL

2715 K Street, Suite 250
Sacramento, CA 95816
P: (916) 545-2514

www.architectslocal.com

LICENSED LANDSCAPE ARCHITECT
STEVE SHERMAN 5287
6/30/24
11/22/2023
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

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

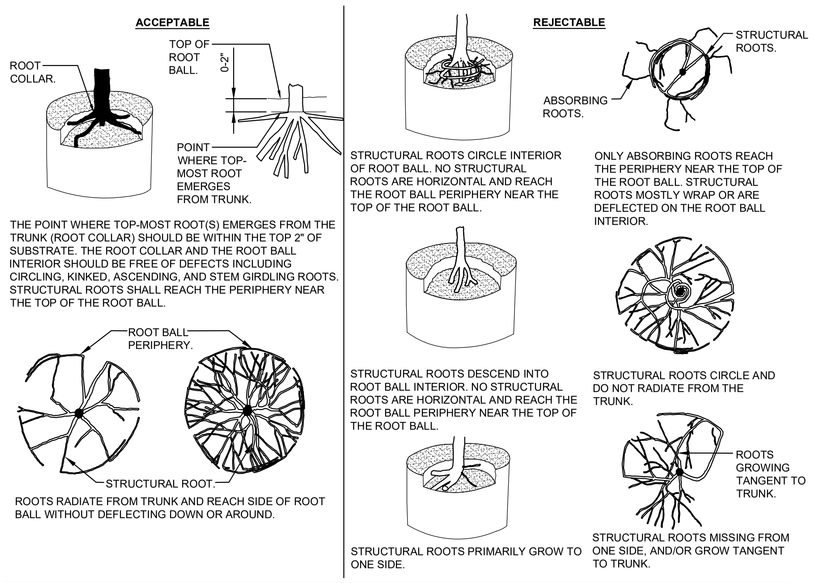
DATE: 11/18/2023
AL PROJECT NUMBER: 2-232203
SCALE:
A&J PORJECT NUMBER:

SHADE DIAGRAM & GENERAL NOTES

L-2

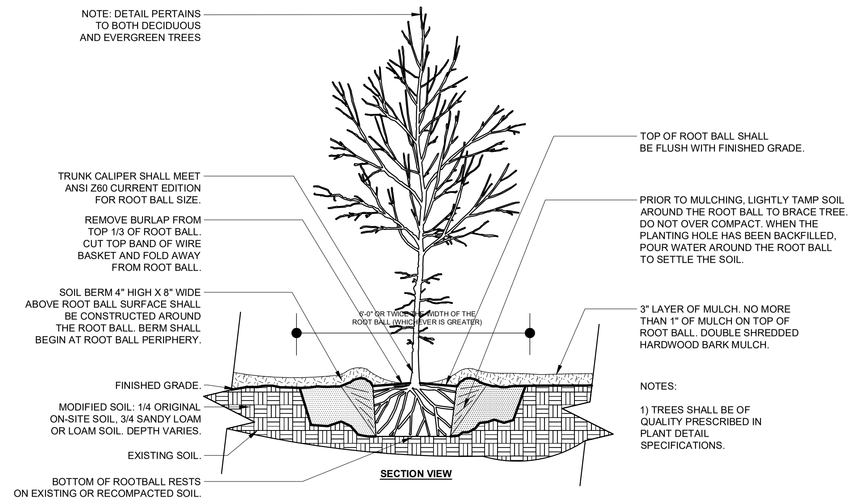
CALIFORNIA
LANDSCAPE TECHNOLOGIES
landscape architecture irrigation design
3685 Vista Campana N.
Unit 41, Oceanside
CA 92057
760.809.3241

NOT FOR CONSTRUCTION

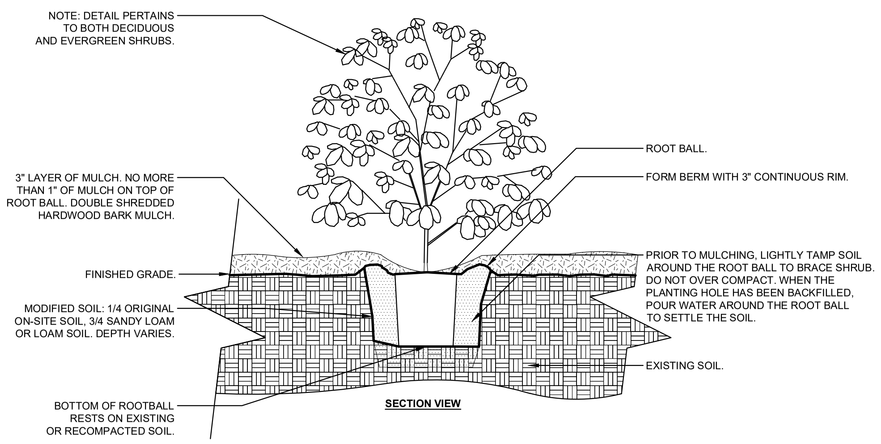


NOTES:
1-OBSERVATION OF ROOTS SHALL OCCUR PRIOR TO ACCEPTANCE. ROOTS AND SUBSTRATE MAY BE REMOVED DURING THE OBSERVATION PROCESS. SUBSTRATE/SOIL SHALL BE REPLACED AFTER OBSERVATION HAS BEEN COMPLETED.
2-SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A 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).

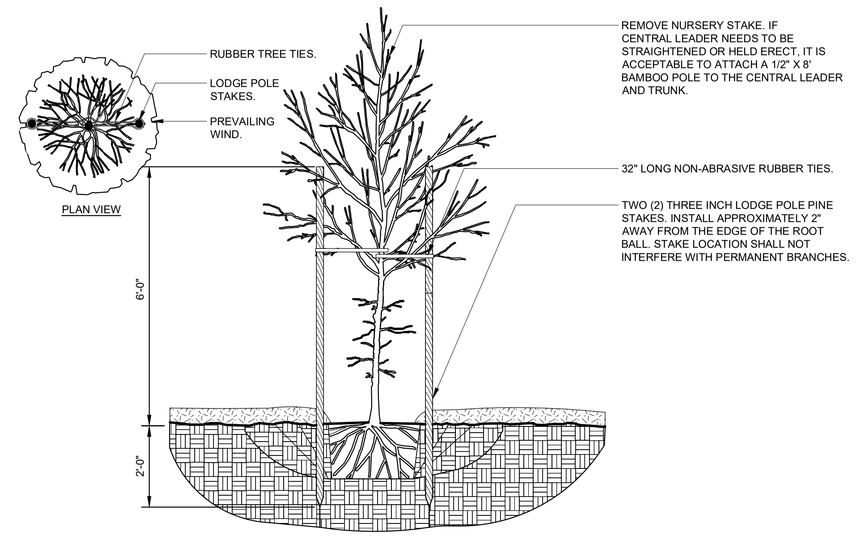
1 ROOT OBSERVATIONS DETAIL
SCALE: NO SCALE



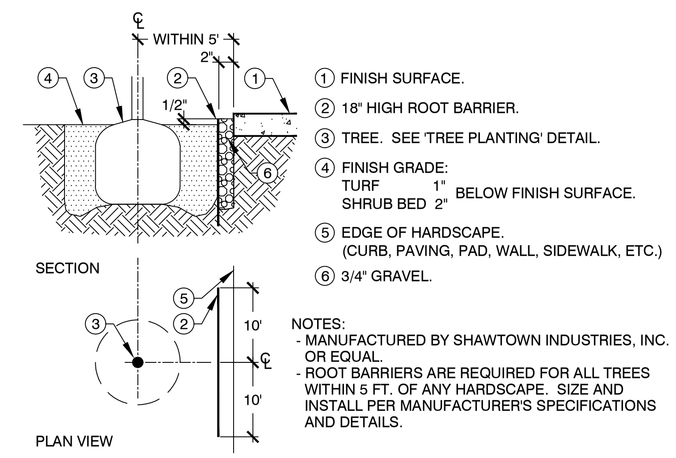
4 TREE PLANTING DETAIL
SCALE: NO SCALE



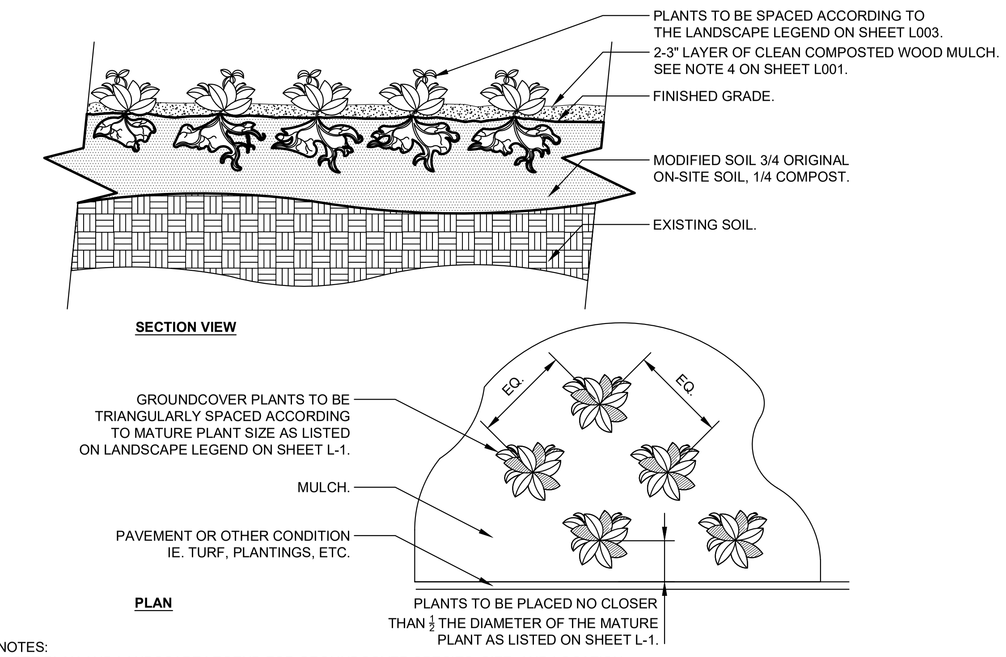
2 SHRUB/PERENNIAL PLANTING DETAIL
SCALE: NO SCALE



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



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

DEVELOPERS
DESIGNERS
ARCHITECTS
BUILDERS
INVESTORS
LOCAL
2715 K Street, Suite 250
Sacramento, CA 95816
P: (916) 545-2514
www.architectslocal.com

LICENSED LANDSCAPE ARCHITECT
STEVE SHERMAN 5287
6/30/24
11/22/2023
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

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

DATE: 11/18/2023
SCALE:
AL PROJECT NUMBER: 2-232203
AHJ PORJECT NUMBER:

DETAILS

L-3

CALIFORNIA LANDSCAPE TECHNOLOGIES
landscape architecture irrigation design
3685 Vista Campana N.
Unit 41, Oceanside
CA 92057
760.809.3241

NOT FOR CONSTRUCTION

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
DESIGNERS
ARCHITECTS
BUILDERS
INVESTORS
LOCAL
2715 K Street, Suite 250
Sacramento, CA 95816
P: (916) 545-2514
www.architectslocal.com

LICENSED LANDSCAPE ARCHITECT
STEVE SHERMAN 5287
6/30/24
11/22/2023
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

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

DATE: 11/18/2023
AL PROJECT NUMBER: 2-232203
SCALE:
AHJ PORJECT NUMBER:

SPECIFICATIONS

L-4

NOT FOR CONSTRUCTION

CALIFORNIA
LANDSCAPE TECHNOLOGIES
landscape architecture irrigation design
3685 Vista Campana N.
Unit 41, Oceanside
CA 92057
760.809.3241

California Tree and Landscape Consulting, Inc.
359 Nevada Street, #201, Auburn, CA 95614 (530) 745-4086

June 20, 2024

D&S Development
Attn: Sara Lebastchi
1725 Capitol Ave.
Sacramento, CA 95811
(916) 442-4288 x 102
(916) 765-1676
Via Email: sara@dandsdev.com

REVISED[1] PRE-DEVELOPMENT ARBORIST REPORT & TREE INVENTORY

RE: 1995 Rocky Ridge Drive, APN #469-100-013; City of Roseville Jurisdiction

Executive Summary:
Sara Lebastchi of D&S Development, on behalf of the property owner, contacted California Tree and Landscape Consulting, Inc. to inventory and evaluate the protected trees on the site or within 25' of development for purposes of evaluating the impacts to the trees from development[2]. The property is within the jurisdiction of the City of Roseville. See Supporting Information Appendix A –Tree Location Map.

Tyler Thomson, ISA Certified Arborist #WE-12751A visited the site on November 13, 2023. A total of 52 trees were evaluated on this property, 1 of which may be offsite, on the east edge of the property. 4 additional offsite trees (one at the northern tip of the property and 3 along the east edge of the property) were noted. Of the trees evaluated, 45 are protected: 6 Blue oaks *(Quercus douglasii)*, 2 Interior live oaks *(Quercus wislizeni),* and 37 Valley oaks *Quercus lobata)*.

Tree Species	Trees Inventoried	Trees located on the Parcel[3]	Protected by Code	Proposed for Removal	Mitigation Inches
Blue oak, *Quercus douglasii*	6	4	6	4	31
Interior live oak, *Quercus wislizeni*	2	2	2	1	19.5
Valley oak, *Quercus lobata*	40	38 (1 *may* be offsite)	37	35	392.5
0-Dead/666-Unprotected	8	8	0	2	0
Total	**56**	**52 (1 *may* be offsite)**	**45**	**42**	**443**

See Appendices for specific information on each tree and preservation requirements and/or restrictions

[1] This report has been revised to include removal trees. The original report was dated 11/21/2023.

[2] Plan titled 'Preliminary Demolition Plan, Sheet G.1' dated 4/26/2024.

[3] CalTLC is not a licensed land surveyor. Tree ownership was not determined. Conclusions within this report are based on existing fences or other landmarks which may not represent the actual property boundary.

© June 20, 2024
All Rights reserved

METHODS

Appendix 2 in this report is the detailed inventory and recommendations for the trees. The following terms and Table A – Ratings Description will further explain our findings.

A Level 2 – Basic Visual Assessment was performed in accordance with the International Society of Arboriculture's best management practices. This assessment level is limited to the observation of conditions and defects which are readily visible. Additional limiting factors, such as blackberries, poison oak, and/or debris piled at the base of a tree can inhibit the visual assessment.

Tree Location: The GPS location of each tree was collected using the ESRI's ArcGIS collector application on an Apple iPhone or Samsung. The data was then processed in ESRI's ArcMap to produce the tree location map.

Tree Measurements: DBH (diameter breast high) is normally measured at 4'6" (above the average ground height for "Urban Forestry"), but if that varies then the location where it is measured is noted. A steel diameter tape was used to measure the DBH. A Stanley laser distance meter was used to measure distances. Canopy radius measurements may also have been estimated due to obstructions.

Terms

Field Tag #	The pre-stamped tree number on the tag which is installed at approximately 6 feet above ground level on the north side of the tree.
Species	The species of a tree is listed by our local and correct common name and botanical name by genus (capitalized) and species (lower case). Oaks frequently cross-pollinate and hybridize, but the identification is towards the strongest characteristics.
DBH	Diameter at breast height is normally measured at 4'6" (above the average ground height for "Urban Forestry"), but if that varies then the location where it is measured is noted in the next column "measured at"
Canopy radius and Protection Zone Area	The farthest extent of the crown composed of leaves and small twigs. Most trees are not evenly balanced. This measurement represents the longest extension from the trunk to the outer canopy. The dripline measurement is from the center point of the tree and is shown on the Tree Location Map as a circle. This measurement further defines the radius of the protection zone to be specified on any development plans unless otherwise indicated in the arborist recommendations, Appendix 2.
Critical Root Zone	The radius of the critical root zone is a circle equal to the trunk diameter inches converted to feet and factored by tree age, condition and health pursuant to the industry standard. Best Management Practices: Managing Trees During Construction, the companion publication to the Approved American National Standard, provides guidance regarding minimum tree root protection zones for long term survival. In instances where a tree is multi-stemmed the protected root zone is equal to the extrapolated diameter (sum of the area of each stem converted to a single stem) factored by tree age, condition and health.
Arborist Rating	Subjective to condition and is based on both the health and structure of the tree. All of the trees were rated for condition, per the recognized national standard as set up by the Council of Tree and Landscape Appraisers and the International Society of Arboriculture (ISA) on a numeric scale of 5 (being the highest) to 0 (the worst condition, dead) as in Chart A. The rating was done in the field at the time of the measuring and inspection.

© June 20, 2024
All Rights reserved

Roseville Rating	Arborist	Rating	
Excellent	Excellent	**5**	No problems found from a visual ground inspection. Structurally, these trees have properly spaced branches and near perfect
Good	Good	**4**	The tree is in good condition and there are no apparent problems that can be seen from a visual ground inspection.
Fair	Fair	**3**	The tree is in fair condition. There are some minor structural or health problems that pose no immediate risk of death or failure. When the recommended actions in an arborist report are completed correctly the defect(s) can be minimized or eliminated and/or health can be improved.
Fair to Poor	Poor	**2**	The tree has major problems. If the option is taken to preserve the tree, additional evaluation to identify if health or structure can be improved with correct arboricultural work including, but not limited to: pruning, cabling, bracing, bolting, guying, spraying, mistletoe removal, vertical mulching, fertilization, etc. Additionally, risk should be evaluated as a tree rated 2 may have structural conditions which indicate there is a high likelihood of failure. Trees rated 2 should be removed if these additional evaluations will not be performed.
Poor	Very Poor	**1**	The problems are extreme. This rating is assigned to a tree that has structural and/or health problems that no amount of work or effort can change. The issues may or may not be considered a high risk.
Dead	Dead	**0**	This indicates the tree has no significant sign of life.

Notes: Provide notable details about each tree which are factors considered in the determination of the tree rating including: (a) condition of root crown and/or roots; (b) condition of trunk; (c) condition of limbs and structure; (d) growth history and twig condition; (e) leaf appearance; and (f) dripline environment. Notes also indicate if the standard tree evaluation procedure was not followed (for example - why dbh may have been measured at a location other than the standard 54”). Additionally, notes will list any evaluation limiting factors such as debris at the base of a tree.

Development Restrictions/Actions: Recommended actions to increase health and longevity.

Development Impacts: Projected development impacts are based solely on distance relationships between tree location and grading. Field inspections and findings during the project at the time of grading and trenching can change relative impacts. Closely followed guidelines and requirements can result in a higher chance of survival, while requirements that are overlooked can result in a dramatically lower chance of survival. Impacts are measured as follows:

Impact Term:	**Long Term Result of Impact:**
Negligible	Tree is unlikely to show any symptoms. Chance of survival post development is excellent. Impacts to the Protected Root Zone are less than 5%.

© June 20, 2024
All Rights reserved

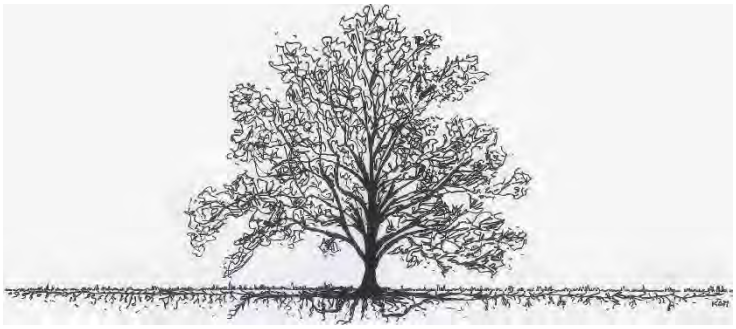
Minor	Tree is likely to show minor symptoms. Chance of survival post development is good. Impacts to the Protected Root Zone are less than 15% and species tolerance is good.
Moderate	Tree is likely to show moderate symptoms. Chance of survival post development is fair. Impacts to the Protected Root Zone are less than 35% and species tolerance is good or moderate.
Severe	Tree is likely to show moderate symptoms annually and a pattern of decline. Chance of long term survival post development is low. Impacts to the Protected Root Zone are up to 50% and species tolerance is moderate to poor.
Critical	Tree is likely to show moderate to severe symptoms annually and a pattern of decline. Chance of long term survival post development is negligible. Impacts to the Protected Root Zone are up to 80%.

Discussion

Trees need to be protected from normal construction practices if they are to remain healthy and viable on the site. Our recommendations are based on experience and the City ordinance requirements to enhance tree longevity. This requires their root zones remain intact and viable despite the use of heavy equipment to install foundations, driveways, underground utilities, and landscape irrigation systems. Simply walking and driving on soil can have serious consequences for tree health. Tree Protection measures should be incorporated into the site plans in order to protect the trees.

Root Structure

The majority of a tree's roots are contained in a radius from the main trunk outward approximately two to three times the canopy of the tree. These roots are located in the top 6" to 3' of soil. It is a common misconception that a tree underground resembles the canopy. The correct root structure of a tree is in the drawing below. All plants' roots need both water and air for survival. Poor canopy development or canopy decline in mature trees after development is often the result of inadequate root space and/or soil compaction.



The reality of where roots are generally located

Our native oak trees are easily damaged or killed by having the soil within the Protected Root Zone (PRZ) disturbed or compacted. All of the work initially performed around protected trees that will be saved should be done by people rather than by wheeled or track type tractors. Oaks are fragile giants that can take little change in soil grade, compaction, or warm season watering. Don't be fooled into believing that warm season watering has no adverse effects on native oaks. Decline and eventual death can take as long as 5-20 years with poor care and inappropriate watering. Oaks can live hundreds of years if treated properly during construction, as well as later with proper pruning, and the appropriate landscape/irrigation design.

© June 20, 2024
All Rights reserved

Arborist Classifications

There are different types of Arborists:

Tree Removal and/or Pruning Companies: These companies may be licensed by the State of California to do business, but they do not necessarily know anything about trees;

Arborists: Arborist is a broad term. It is intended to mean someone with specialized knowledge of trees but is often used to imply knowledge that is not there.

ISA Certified Arborist: An International Society of Arboriculture Certified Arborist is someone who has been trained and tested to have specialized knowledge of trees. You can look up certified arborists at the International Society of Arboriculture website: isa-arbor.org.

Consulting Arborist: An American Society of Consulting Arborists Registered Consulting Arborist is someone who has been trained and tested to have specialized knowledge of trees and trained and tested to provide high quality reports and documentation. You can look up registered consulting arborists at the American Society of Consulting Arborists website: asca-consultants.org

RECOMMENTATIONS: Summary of Tree Protection Measures for Site Planning

The Owner and/or Developer should ensure the project arborist's protection measures are incorporated into the site plans and followed. Tree specific protection measures can be found in Appendix 2 – Tree Information Data.

- **The stumps of the trees to be removed that are within the root zone of the City trees shall be removed using a backhoe or other piece of grading equipment only with supervision by the project arborist.** Roots from the other nearby trees may have intertwined and will be required to be severed and cut clean during the removal process. Pulling on the stumps with equipment will likely result in the lifting of the asphalt in the parking areas on the adjacent parcels.
- Clearance pruning should include removal of all the lower foliage that may interfere with equipment PRIOR to having grading or other equipment on site or in the access path. The Project Arborist should approve the extent of foliage elevation and oversee the pruning to be performed by a contractor who is an ISA Certified Arborist.
- Clearly designate an area on the site outside the drip line of all trees on the adjacent parcels where construction materials may be stored and parking can take place. No materials or parking shall take place within the root zones of trees to be retained.
- Sewer line installation and trenching inside the root protection zone of trees to remain on the site shall be directly supervised by the project arborist. A hydraulic or air spade may be required for digging and placement of pipes underneath the roots, or boring of deeper trenches underneath the roots.
- Follow all of the General Development Guidelines, Appendix 3, for all trees not identified as requiring special preservation measures in the summary and in Appendix 2.

Report Prepared by:

Caroline Nicholas
Arborist Assistant

Project Arborist:

Edwin E. Stirtz
Consulting Arborist
ISA Certified Arborist #WE-0510A, TRAQ

© June 20, 2024
All Rights reserved

Appendix 1A – Tree Location Map
Appendix 1B – Preliminary Demolition Plan
Appendix 2 – Tree Data and Tree Specific Recommendations
Appendix 3 – General Development Guidelines
Appendix 4 – Site Photographs

Bibliography

International Society of Arboriculture. (2015). *Glossary of Arboricultural Terms.* Champaign: International Society of Arboriculture.
L.R., C. (2003). *Reducing Infrastructure Damage by Tree Roots.* Porterville: International Society of Arboriculture.
Matheny, J. C. (1994). *Evaluation of Hazard Trees in Urban Areas, Second Edition.* Champaign: International Society of Arboriculture.
Menzer, K. (2008). *Consulting Arborist Report.*
Smiley. (2008). *Managing Trees During Construction, Best Management Practices.* Champaign: International Society of Arboriculture.
Stamen, R. (1997). *California Arboriculture Law.* Riverside: Law Offices of Randall S. Stamen.
Tree Care Industry Association. (2017). *Tree, Shrub, and Other Woody Plant Management - Standard Practices (Pruning).* Londonderry: Tree Care Industry Association.
Urban, J. (2008). *Up by the Roots.* Champaign: International Society of Arboriculture.

© June 20, 2024
All Rights reserved



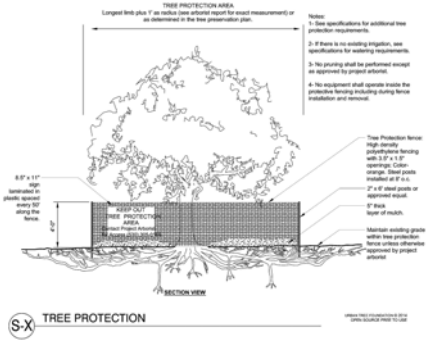
California Tree & Landscape Consulting, Inc.

359 Nevada Street, Suite 201
Auburn, CA 95603

Tree Protection General Requirements

1. The project arborist for this project is California Tree & Landscape Consulting. The primary contact information is R. Cory Kinley (916) 955-6162. The project arborist may continue to provide expertise and make additional recommendations during the construction process if and when additional impacts occur or tree response is poor. Monitoring and construction oversight by the project arborist is recommended for all projects and required when a final letter of assessment is required by the jurisdiction.

2. The project arborist should inspect the exclusionary root protection fencing installed by the contractor prior to any grading and/or grubbing for compliance with the recommended protection zones. Additionally, the project arborist shall inspect the fencing at the onset of each phase of construction. The protection zone for trees is specified as the 'canopy radius' in Appendix 2 unless otherwise specified in the preservation requirements. The location of the tree protection fencing shall be depicted on the plans pursuant to the arborist recommendations. Note 'dripline' is not an acceptable location for installation of tree protection fencing.
3. The project arborist should directly supervise any clearance pruning, irrigation, fertilization, placement of mulch and/or chemical treatments. If clearance pruning is required, the Project Arborist should approve the extent of foliage elevation and oversee the pruning to be performed by a contractor who is an ISA Certified Arborist. Clearance pruning should include removal of all the lower foliage that may interfere with equipment PRIOR to having grading or other equipment on site.
4. No trunk within the root protection zone of any trees shall be removed using a backhoe or other piece of grading equipment.
5. Clearly designate an area on the site outside the drip line of all trees where construction materials may be stored, and parking can take place. No materials or parking shall take place within the root zones of protected trees.
6. Any and all work to be performed inside the protected root zone fencing, including all grading and utility trenching, shall be approved and/or supervised by the project arborist.
7. Trenching, if required, inside the protected root zone shall be approved and/or supervised by the project arborist and may be required to be by a hydraulic or air spade, placing pipes underneath the roots, or boring deeper trenches underneath the roots.



TREE INVENTORY MAP

>Tree locat bns are approximate and were collected using apple iOS products.
>Property line informat bn was downloaded from Placer County on 11/20/2023.

Legend

Arborist Rating
- 0-Dead
- 1-Extreme structure or health problems
- 2-Major Structure or health problems
- 3-Minor Problems
- 4-No Apparent Problems
- 5- Excellent
- Unprotected

Parcels
Canopy

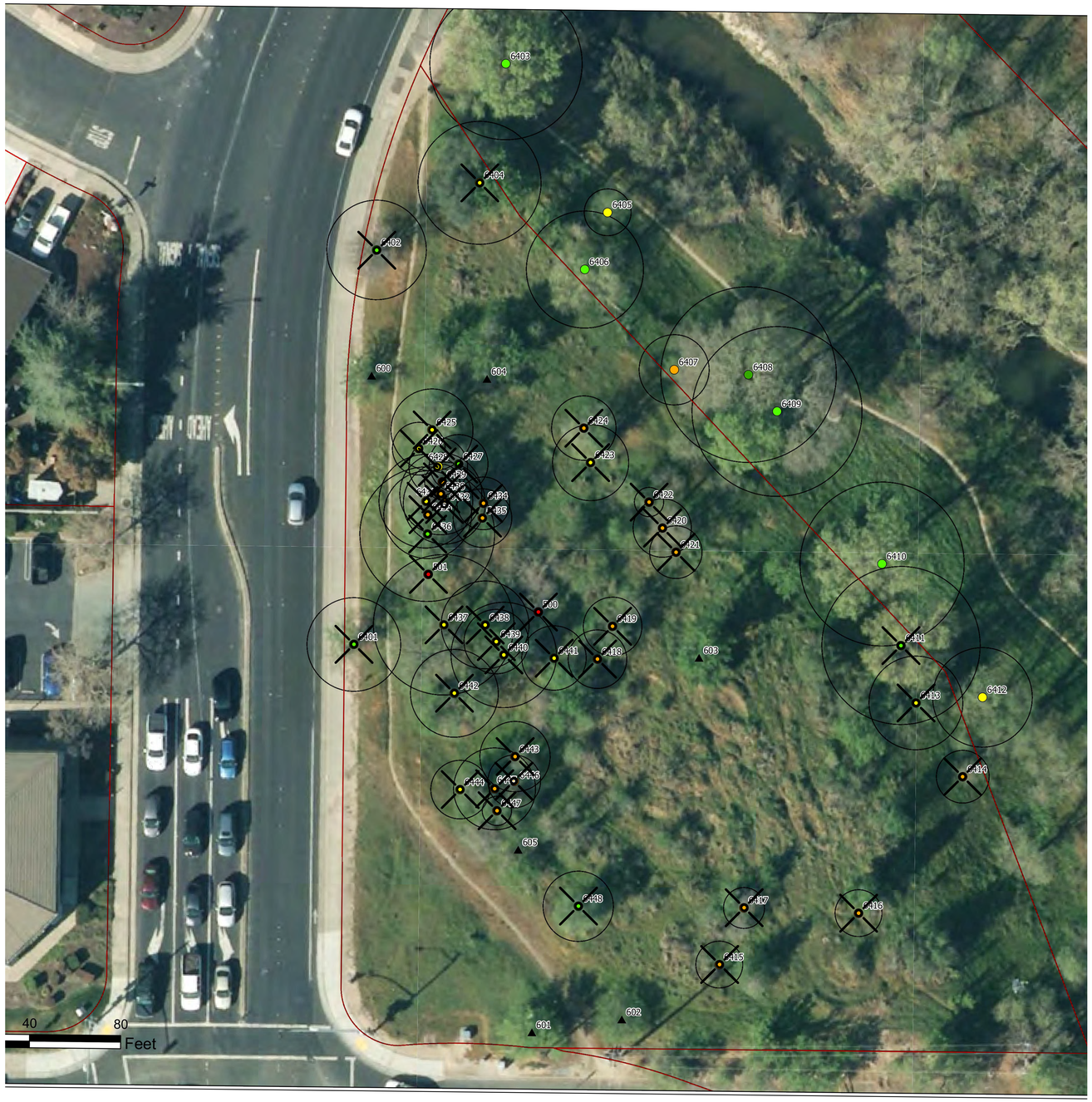
PLAC, Rocky Ridge

1995 Rocky Ridge
Roseville, Placer County, CA

Sheet No.
TPP 1.0

Prepared For: D&S Development

Date: 11/20/2023



BAR SCALE

0 10 20 40

(IN FEET)
1 inch = 20 feet

PRELIMINARY DEMOLITION PLAN

SCALE: 1'= 20'

LEGEND:

REMOVE EXISTING TREE

PEABODY TSUMURA ENGINEERING

CLIENT

PROJECT TITLE

Rocky Ridge
Apartments

1995 ROCKY RIDGE DR.
ROSEVILLE
CALIFORNIA

SHEET TITLE

PRELIMINARY
DEMOLITION PLAN

DELTA	REVISION	DATE:

DRAWN/CHK BY: MT / RP

DATE: 4/26/2024

JOB NO.: 0420.006

SHEET NUMBER

G.1

APPENDIX 2 – TREE DATA

Tag #	Old Tag #	Protected by Code	Offsite	Species Common Name	Species Botanical Name	DBH (in.)	DBH Multi-Stem (in.)	Measured At (in.)	Canopy Radius (ft.)	Arborist Rating	City of Roseville Rating	Notes	Development Status
500		No		Valley oak	*Quercus lobata*	14		54		0-Dead		standing dead, 90% intact.	Proposed for removal
501		No		Valley oak	*Quercus lobata*	11		54		0-Dead		standing dead, 95% intact.	Proposed for removal
600		No		Almond	*Prunus dulcis*			54		666-Unprotected			
601		No		Almond	*Prunus dulcis*	10		6		666-Unprotected			
602		No		Almond	*Prunus dulcis*			6		666-Unprotected		cut stump, many small sprouts.	
603		No		Almond	*Prunus dulcis*			54		666-Unprotected		large decayed stump 3 feet high with small diameter sprouts.	
604		No		Almond	*Prunus dulcis*			54		666-Unprotected		large decayed stump with small diameter sprouts.	
605		No		Almond	*Prunus dulcis*			54		666-Unprotected		80% dead. stump with mature sprouts.	
6401		Yes		Valley oak	*Quercus lobata*	10		54	16	3-Minor Problems	Fair	partially buried flare, 1.5 feet from sidewalk. signs of sidewalk beginning to lift. codominant at 5 feet, fair connection. fair crown balance and density.	Proposed for removal
6402		Yes		Valley oak	*Quercus lobata*	15		15	17	3-Minor Problems	Fair	partially buried flare, 6 feet from sidewalk. signs of sidewalk beginning to lift. codominant at 2 feet, crowded connection with included bark. fair crown balance and density. low small lateral branches.	Proposed for removal
6403		Yes	Yes	Valley oak	*Quercus lobata*	21.5		12	26	3-Minor Problems	Fair	fair base on top of slope leading to drainage. fair crown balance and density. south canopy branches overlap property line by approximately 6 feet.	

© June 20, 2024
All Rights reserved

Tag #	Old Tag #	Protected by Code	Offsite	Species Common Name	Species Botanical Name	DBH (in.)	DBH Multi-Stem (in.)	Measured At (in.)	Canopy Radius (ft.)	Arborist Rating	City of Roseville Rating	Notes	Development Status
6404		Yes		Interior live oak	*Quercus wislizeni*	19.5	10, 9.5	54	21	2-Major Structure or health problems	Fair to Poor	swollen codominant base grafted against adjacent almond trees base. both stems lean heavy south and west, lean low. healthy foliage.	Proposed for removal
6405		Yes		Valley oak	*Quercus lobata*	11.5	4, 4, 3.5	54	8	2-Major Structure or health problems	Fair to Poor	swollen base with staining, multi-stem with poor attachments, on slope. crowded stems. fair foliage health.	
6406		Yes		Valley oak	*Quercus lobata*	17.5		12	20	3-Minor Problems	Fair	fair flare. codominant at 2 feet with swollen/elevated inclusion. moderate small branch die-back throughout canopy. fair canopy balance and density.	
6407		Yes		Interior live oak	*Quercus wislizeni*	9.5		6	12	1-Extreme Structure or Health Problems	Poor	severe/extensive internal decay and dead bark on base and stems. unbalanced base on slope. good foliage health.	
6408	4	Yes	Yes	Blue oak	*Quercus douglasii*	25		54	30	4-No Apparent Problems	Good	good base, structure and vigor. low branches southwest overlap property line by approximately 20 feet.	
6409	3	Yes	Yes	Blue oak	*Quercus douglasii*	43	23, 20	54	29	3-Minor Problems	Fair	fair base, structure and vigor. low branches south overlap property line by approximately 25 feet. both stems lean moderately east.	
6410	2	Yes	Unknown	Valley oak	*Quercus lobata*	19.5		54	28	3-Minor Problems	Fair	base close to property line, if i had to guess id say its 3 feet north, offsite. slightly buried flare. codominant at 11 feet, fair connection. minor small branch die-back throughout canopy. fair crown balance and density. branches overlap property line by approximately 25 feet.	
6411	1	Yes		Valley oak	*Quercus lobata*	14.5		54	27	3-Minor Problems	Fair	fair flare. codominant at 8 feet, fair connection. south codominant stem	Proposed for removal

© June 20, 2024
All Rights reserved

Tag #	Old Tag #	Protected by Code	Offsite	Species Common Name	Species Botanical Name	DBH (in.)	DBH Multi-Stem (in.)	Measured At (in.)	Canopy Radius (ft.)	Arborist Rating	City of Roseville Rating	Notes	Development Status
												leans heavy south. small branch die-back throughout canopy. fair vigor.	
6412		Yes	Yes	Valley oak	*Quercus lobata*	8.5		54	17	2-Major Structure or health problems	Fair to Poor	slightly swollen base. high amount of branch die-back throughout, high amount of epicormic sprouts. sparse foliage. low vigor. branches overlap property line by approximately 13 feet.	
6413		Yes		Valley oak	*Quercus lobata*	6		54	16	2-Major Structure or health problems	Fair to Poor	mostly closed vertical wound in south base with visible frass. high amount of dead main branches. epicormic sprouts. unbalanced canopy southeast, poor understory structure.	Proposed for removal
6414		Yes		Valley oak	*Quercus lobata*	6		54	9	1-Extreme Structure or Health Problems	Poor	extensive/severe internal decay and dead bark throughout entire tree. sparse foliage. low vigor.	Proposed for removal
6415		Yes		Valley oak	*Quercus lobata*	6.5		54	8	1-Extreme Structure or Health Problems	Poor	extensive bark decay throughout entire tree, crumbling dead bark with staining throughout, bark disease? low vigor.	Proposed for removal
6416		Yes		Valley oak	*Quercus lobata*	13.5	5.5, 4.5, 3.5	54	8	1-Extreme Structure or Health Problems	Poor	multi-stem at grade, heavy debris, base not visible. crowded unbalanced stems. short intranodal growth and miniaturized foliage. poor structure and vigor.	Proposed for removal
6417		Yes		Valley oak	*Quercus lobata*	13	7, 6	54	7	1-Extreme Structure or Health Problems	Poor	codominant at grade, swollen bases. severe branch die-back. poor structure. low vigor.	Proposed for removal
6418		Yes		Blue oak	*Quercus douglasii*	7		54	10	1-Extreme Structure or Health Problems	Poor	50% dead bark on base and lower trunk. severe/extensive internal decay east. 60% dead branches. sparse miniaturized foliage. low vigor.	Proposed for removal

© June 20, 2024
All Rights reserved

Tag #	Old Tag #	Protected by Code	Offsite	Species Common Name	Species Botanical Name	DBH (in.)	DBH Multi-Stem (in.)	Measured At (in.)	Canopy Radius (ft.)	Arborist Rating	City of Roseville Rating	Notes	Development Status
6419		Yes		Valley oak	*Quercus lobata*	7.5		10	10	1-Extreme Structure or Health Problems	Poor	60% dead bark on base and lower trunk. severe/extensive internal decay south. multi-stem at 2 feet, weak attachments. miniaturized foliage. low vigor.	Proposed for removal
6420		Yes		Valley oak	*Quercus lobata*	11		12	10	1-Extreme Structure or Health Problems	Poor	buried flare. swollen codominant union at 2 feet. west codominant stem completely dead, still standing. east codominant stem has severe bark and internal decay. sparse foliage, severe branch die-back. low vigor.	Proposed for removal
6421		Yes		Valley oak	*Quercus lobata*	6		54	9	1-Extreme Structure or Health Problems	Poor	dead 4 inch lower stem northwest. 50% dead bark around base and trunk. severe branch die-back throughout. low vigor.	Proposed for removal
6422		Yes		Valley oak	*Quercus lobata*	10		3	5	1-Extreme Structure or Health Problems	Poor	85% dead. severe/extensive decay throughout. low vigor.	Proposed for removal
6423		Yes		Valley oak	*Quercus lobata*	13		3	13	2-Major Structure or health problems	Fair to Poor	buried flare. severely crowded multi-stem union at 1.5 feet. short intranodal growth, miniaturized foliage. low vigor.	Proposed for removal
6424		Yes		Valley oak	*Quercus lobata*	12	4.5, 4, 3.5	54	11	1-Extreme Structure or Health Problems	Poor	multi-stem at grade, possible weak connections. moderate bark decay in middle stem. top half dead north stem. severe branch die-back throughout. low vigor.	Proposed for removal
6425		Yes		Valley oak	*Quercus lobata*	26	6, 6, 6, 4, 4	54	14	2-Major Structure or health problems	Fair to Poor	crowded multi-stem union at grade, weak attachments. crowded unbalanced primary stems. epicormic sprouts. small branch die-back throughout. fair/low vigor.	Proposed for removal
6426		Yes		Blue oak	*Quercus douglasii*	6.5		12	9	2-Major Structure or	Fair to Poor	codominant at 2 feet, severe inclusion, open bark and staining. poor	Proposed for removal

© June 20, 2024
All Rights reserved

Tag #	Old Tag #	Protected by Code	Offsite	Species Common Name	Species Botanical Name	DBH (in.)	DBH Multi-Stem (in.)	Measured At (in.)	Canopy Radius (ft.)	Arborist Rating	City of Roseville Rating	Notes	Development Status
										health problems		understory structure, leans southwest. sparse/small foliage. high branch die-back throughout.	
6427		Yes		Valley oak	*Quercus lobata*	6		48	10	3-Minor Problems	Fair	fair base, structure and vigor. leans slightly northeast. dead small lower branches.	Proposed for removal
6428		Yes		Valley oak	*Quercus lobata*	10	6.5, 3.5	6	10	2-Major Structure or health problems	Fair to Poor	codominant at grade, crowded stems. unbalanced canopy northwest. sparse foliage. low vigor.	Proposed for removal
6429		Yes		Valley oak	*Quercus lobata*	7		6	6	1-Extreme Structure or Health Problems	Poor	severe branch die-back, 75% dead throughout. low vigor.	Proposed for removal
6430		Yes		Valley oak	*Quercus lobata*	12	6, 6	12	14	1-Extreme Structure or Health Problems	Poor	crowded/swollen codominant union at grade. swollen lower trunks with decayed open wounds. east codominant stem 80% dead. west codominant stem leans heavy. low vigor.	Proposed for removal
6431		Yes		Valley oak	*Quercus lobata*	10.5		30	16	2-Major Structure or health problems	Fair to Poor	swollen base with closed large wound south. codominant at 3.5 feet, crowded stems with included bark. moderate/severe small branch die-back throughout. epicormic sprouts. fair/low vigor.	Proposed for removal
6432		No		Valley oak	*Quercus lobata*	8.5	5, 3.5	54	14	1-Extreme Structure or Health Problems	Poor	codominant at 1 foot, severely unbalanced codominant stems, weakly attached, open cavity in union. unbalanced stems east. low vigor.	Proposed for removal
6433		No		Valley oak	*Quercus lobata*	8.5	4.5, 4	54	15	1-Extreme Structure or Health Problems	Poor	severely swollen base. codominant at 1 foot, severely unbalanced codominant stems, weakly attached. unbalanced stems northwest, understory structure. low vigor.	Proposed for removal

© June 20, 2024
All Rights reserved

Tag #	Old Tag #	Protected by Code	Offsite	Species Common Name	Species Botanical Name	DBH (in.)	DBH Multi-Stem (in.)	Measured At (in.)	Canopy Radius (ft.)	Arborist Rating	City of Roseville Rating	Notes	Development Status
6434		Yes		Valley oak	*Quercus lobata*	6.5		12	9	1-Extreme Structure or Health Problems	Poor	codominant at 2 feet, severe inclusion. northwest codominant stem 80% dead. south stem 60% dead. low vigor.	Proposed for removal
6435		Yes		Valley oak	*Quercus lobata*	6		54	10	1-Extreme Structure or Health Problems	Poor	swollen base with severe bark and internal decay, open cavity east. dead lower south stem along grade. fair upper canopy structure. miniaturized foliage. low vigor.	Proposed for removal
6436		Yes		Valley oak	*Quercus lobata*	13		54	23	3-Minor Problems	Fair	fair base, structure and vigor. moderate small lateral branch die-back mostly in east canopy.	Proposed for removal
6437		Yes		Valley oak	*Quercus lobata*	26.5	13.5, 13	54	24	2-Major Structure or health problems	Fair to Poor	codominant at 1 foot, fair attachment. fair branching and crown balance. low crown density with severe small branch die-back. low vigor.	Proposed for removal
6438		Yes		Valley oak	*Quercus lobata*	10		10	15	2-Major Structure or health problems	Fair to Poor	dead 6 inch stem at grade north. swollen lower trunk south at 1 foot. weak stem attachments with included bark. small branch die-back throughout.	Proposed for removal
6439		Yes		Blue oak	*Quercus douglasii*	8		12	11	2-Major Structure or health problems	Fair to Poor	swollen base, multiple small dead branches. codominant at 3 feet, crowded stems. sparse miniaturized foliage. low vigor.	Proposed for removal
6440		Yes		Valley oak	*Quercus lobata*	12		54	18	2-Major Structure or health problems	Fair to Poor	fair base. codominant at 8 feet. severe branch die-back throughout. low vigor.	Proposed for removal
6441		Yes		Blue oak	*Quercus douglasii*	9.5		3	11	2-Major Structure or health problems	Fair to Poor	severe bark and internal decay throughout base and stems. high amount of small branch die-back. sparse foliage. low vigor.	Proposed for removal
6442		Yes		Valley oak	*Quercus lobata*	15		6	15	2-Major Structure or	Fair to Poor	severely swollen lower trunk with crowded unbalanced stem	Proposed for removal

© June 20, 2024
All Rights reserved

Tag #	Old Tag #	Protected by Code	Offsite	Species Common Name	Species Botanical Name	DBH (in.)	DBH Multi-Stem (in.)	Measured At (in.)	Canopy Radius (ft.)	Arborist Rating	City of Roseville Rating	Notes	Development Status
										health problems		attachments, bark decay, weak attachments. crowded branches and stems. moderate small branch die-back. fair/low vigor.	
6443		Yes		Valley oak	*Quercus lobata*	7		54	12	1-Extreme Structure or Health Problems	Poor	open 5 inch cavity in base east. severe bark decay throughout trunk and stems. severely unbalanced canopy south, 90 degree bend with severe decay, at risk of failure. low vigor.	Proposed for removal
6444		Yes		Valley oak	*Quercus lobata*	12		10	10	2-Major Structure or health problems	Fair to Poor	multi-stem at 2 feet, fair connections. sparse foliage, severe small branch die-back throughout. low vigor.	Proposed for removal
6445		Yes		Valley oak	*Quercus lobata*	12	6, 6	10	14	1-Extreme Structure or Health Problems	Poor	severely swollen codominant union at 2 feet, severely unbalanced codominant stems, 90 degree bends. high amount of epicormic sprouts on trunks. severe small branch die-back throughout. low vigor.	Proposed for removal
6446		No		Valley oak	*Quercus lobata*	8.5	4.5, 4	10	9	1-Extreme Structure or Health Problems	Poor	codominant at grade, severe bark decay. high amount of epicormic sprouts on stems. moderate/severe branch die-back throughout. low vigor.	Proposed for removal
6447		Yes		Valley oak	*Quercus lobata*	18	11, 7	6	5	1-Extreme Structure or Health Problems	Poor	codominant at grade, severe bark decay throughout. 11 dbh codominant stem completely dead. tree 95% dead.	Proposed for removal
6448		Yes		Valley oak	*Quercus lobata*	13.5		12	12	3-Minor Problems	Fair	fair base. crowded multi-stem union at 2 feet. fair crown balance and density. short intranodal growth, stunted short tree. small low branches all directions.	Proposed for removal

© June 20, 2024
All Rights reserved

APPENDIX 3 – GENERAL PRACTICES FOR TREE PROTECTION

Definitions

Root zone: The roots of trees grow fairly close to the surface of the soil, and spread out in a radial direction from the trunk of tree. A general rule of thumb is that they spread 2 to 3 times the radius of the canopy, or 1 to 1 ½ times the height of the tree. It is generally accepted that disturbance to root zones should be kept as far as possible from the trunk of a tree.

Inner Bark: The bark on large valley oaks and coast live oaks is quite thick, usually 1" to 2". If the bark is knocked off a tree, the inner bark, or cambial region, is exposed or removed. The cambial zone is the area of tissue responsible for adding new layers to the tree each year, so by removing it, the tree can only grow new tissue from the edges of the wound. In addition, the wood of the tree is exposed to decay fungi, so the trunk present at the time of the injury becomes susceptible to decay. Tree protection measures require that no activities occur which can knock the bark off the trees.

Methods Used in Tree Protection:

No matter how detailed Tree Protection Measures are in the initial Arborist Report, they will not accomplish their stated purpose unless they are applied to individual trees and a Project Arborist is hired to oversee the construction. The Project Arborist should have the ability to enforce the Protection Measures. The Project Arborist should be hired as soon as possible to assist in design and to become familiar with the project. He must be able to read and understand the project drawings and interpret the specifications. He should also have the ability to cooperate with the contractor, incorporating the contractor's ideas on how to accomplish the protection measures, wherever possible. It is advisable for the Project Arborist to be present at the Pre-Bid tour of the site, to answer questions the contractors may have about Tree Protection Measures. This also lets the contractors know how important tree preservation is to the developer.

Root Protection Zone (RPZ): Since in most construction projects it is not possible to protect the entire root zone of a tree, a Root Protection Zone is established for each tree to be preserved. The minimum Root Protection Zone is the area underneath the tree's canopy (out to the dripline, or edge of the canopy), plus 10'. The Project Arborist must approve work within the RPZ.

Irrigate, Fertilize, Mulch: Prior to grading on the site near any tree, the area within the Tree Protection fence should be fertilized with 4 pounds of nitrogen per 1000 square feet, and the fertilizer irrigated in. The irrigation should percolate at least 24 inches into the soil. This should be done no less than 2 weeks prior to grading or other root disturbing activities. After irrigating, cover the RPZ with at least 12" of leaf and twig mulch. Such mulch can be obtained from chipping or grinding the limbs of any trees removed on the site. Acceptable mulches can be obtained from nurseries or other commercial sources. Fibrous or shredded redwood or cedar bark mulch shall not be used anywhere on site.

Fence: Fence around the Root Protection Zone and restrict activity therein to prevent soil compaction by vehicles, foot traffic or material storage. The fenced area shall be off limits to all construction equipment, unless there is express written notification provided by the Project Arborist, and impacts are discussed and mitigated prior to work commencing.

No storage or cleaning of equipment or materials, or parking of any equipment can take place within the fenced off area, known as the RPZ.

© June 20, 2024
All Rights reserved

The fence should be highly visible, and stout enough to keep vehicles and other equipment out. I recommend the fence be made of orange plastic protective fencing, kept in place by t-posts set no farther apart than 6'.

In areas of intense impact, a 6' chain link fence is preferred.

In areas with many trees, the RPZ can be fenced as one unit, rather than separately for each tree.

Where tree trunks are within 3' of the construction area, place 2" by 4" boards vertically against the tree trunks, even if fenced off. Hold the boards in place with wire. Do not nail them directly to the tree. The purpose of the boards is to protect the trunk, should any equipment stray into the RPZ.

Elevate Foliage: Where indicated, remove lower foliage from a tree to prevent limb breakage by equipment. Low foliage can usually be removed without harming the tree, unless more than 25% of the foliage is removed. Branches need to be removed at the anatomically correct location in order to prevent decay organisms from entering the trunk. For this reason, a contractor who is an ISA Certified Arborist should perform all pruning on protected trees.[4]

Expose and Cut Roots: Breaking roots with a backhoe, or crushing them with a grader, causes significant injury, which may subject the roots to decay. Ripping roots may cause them to splinter toward the base of the tree, creating much more injury than a clean cut would make. At any location where the root zone of a tree will be impacted by a trench or a cut (including a cut required for a fill and compaction), the roots shall be exposed with either a backhoe digging radially to the trunk, by hand digging, or by a hydraulic air spade, and then cut cleanly with a sharp instrument, such as chainsaw with a carbide chain. Once the roots are severed, the area behind the cut should be moistened and mulched. A root protection fence should also be erected to protect the remaining roots, if it is not already in place. Further grading or backhoe work required outside the established RPZ can then continue without further protection measures.

Protect Roots in Deeper Trenches: The location of utilities on the site can be very detrimental to trees. Design the project to use as few trenches as possible, and to keep them away from the major trees to be protected. Wherever possible, in areas where trenches will be very deep, consider boring under the roots of the trees, rather than digging the trench through the roots. This technique can be quite useful for utility trenches and pipelines.

Protect Roots in Small Trenches: After all construction is complete on a site, it is not unusual for the landscape contractor to come in and sever a large number of "preserved" roots during the installation of irrigation systems. The Project Arborist must therefore approve the landscape and irrigation plans. The irrigation system needs to be designed so the main lines are located outside the root zone of major trees, and the secondary lines are either laid on the surface (drip systems), or carefully dug with a hydraulic or air spade, and the flexible pipe fed underneath the major roots.

Design the irrigation system so it can slowly apply water (no more than ¼" to ½" of water per hour) over a longer period of time. This allows deep soaking of root zones. The system also needs to accommodate infrequent irrigation settings of once or twice a month, rather than several times a week.

Monitoring Tree Health During and After Construction: The Project Arborist should visit the site at least twice a month during construction to be certain the tree protection measures are being followed, to monitor the

[4] International Society of Arboriculture (ISA), maintains a program of Certifying individuals. Each Certified Arborist has a number and must maintain continuing education credits to remain Certified.

All Rights reserved

health of impacted trees, and make recommendations as to irrigation or other needs. After construction is complete, the arborist should monitor the site monthly for one year and make recommendations for care where needed. If longer term monitoring is required, the arborist should report this to the developer and the planning agency overseeing the project.

© June 20, 2024
All Rights reserved

APPENDIX 4 – SITE PHOTOGRAPHS by Tyler Thomson, November 13, 2023



Photo #1, Shows Tree #6401, 1.5 feet from sidewalk



Photo #2, Shows Tree #6402, 6 feet from sidewalk

© June 20, 2024
All Rights reserved

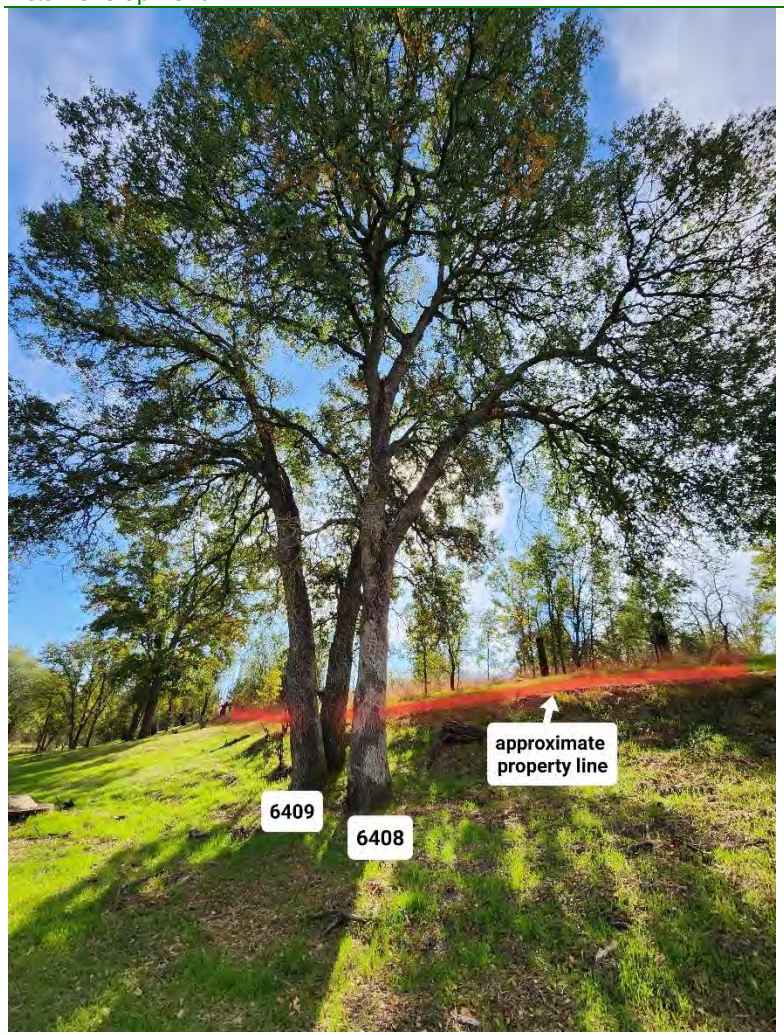


Photo #3, Shows offsite Trees #6409 & #6408, from left to right, and approximate property line



Photo #4, Shows Trees #6418 & #6419, from left to right

© June 20, 2024
All Rights reserved



Photo #5, Shows Tree #6419, with dead bark and severe/ extensive internal decay



Photo #6, Shows Tree #6420, with dead codominant stem and sparse foliage

© June 20, 2024
All Rights reserved



Photo #7, Shows Tree #6423, with severely crowded multi-stem union at 1.5 feet



Photo #8, Shows Tree #6437

© June 20, 2024
All Rights reserved



Photo #9, Shows Trees #6431 & #6432, from left to right



Photo #10, Shows Tree #6442, with crowded unbalanced stem attachments and bark decay

© June 20, 2024
All Rights reserved



Photo #11, Shows Trees #6443, #6446, #6445 & #6444, from left to right

© June 20, 2024
All Rights reserved

Environmental Noise Assessment

Rocky Ridge Apartments

City of Roseville, California

June 14, 2024

Project #240505

Prepared for:

D&S Development
1725 Capital Avenue
Sacramento, California 95811

Prepared by:

Saxelby Acoustics LLC

Luke Saxelby, INCE Bd. Cert.
Principal Consultant
Board Certified, Institute of Noise Control Engineering (INCE)

(916) 760-8821
www.SaxNoise.com | Luke@SaxNoise.com
915 Highland Pointe Drive, Suite 250
Roseville, CA 95678

INTRODUCTION

The Rocky Ridge Apartments Project is located in the City of Roseville, California. The proposed project consists of the construction of a single 18-unit apartment building. Single family residential uses are located around the project site. The purpose of this analysis is to predict the noise generation associated with these uses and to achieve compliance with the applicable City of Roseville noise level standards.

Figure 1 shows the project site plan. **Figure 2** shows an aerial photo of the project site and noise measurement locations.

ENVIRONMENTAL SETTING

BACKGROUND INFORMATION ON NOISE

Fundamentals of Acoustics

Acoustics is the science of sound. Sound may be thought of as mechanical energy of a vibrating object transmitted by pressure waves through a medium to human (or animal) ears. If the pressure variations occur frequently enough (at least 20 times per second), then they can be heard and are called sound. The number of pressure variations per second is called the frequency of sound, and is expressed as cycles per second or Hertz (Hz).

Noise is a subjective reaction to different types of sounds. Noise is typically defined as (airborne) sound that is loud, unpleasant, unexpected or undesired, and may therefore be classified as a more specific group of sounds. Perceptions of sound and noise are highly subjective from person to person.

Measuring sound directly in terms of pressure would require a very large and awkward range of numbers. To avoid this, the decibel scale was devised. The decibel scale uses the hearing threshold (20 micropascals), as a point of reference, defined as 0 dB. Other sound pressures are then compared to this reference pressure, and the logarithm is taken to keep the numbers in a practical range. The decibel scale allows a million-fold increase in pressure to be expressed as 120 dB, and changes in levels (dB) correspond closely to human perception of relative loudness.

The perceived loudness of sounds is dependent upon many factors, including sound pressure level and frequency content. However, within the usual range of environmental noise levels, perception of loudness is relatively predictable, and can be approximated by A-weighted sound levels. There is a strong correlation between A-weighted sound levels (expressed as dBA) and the way the human ear perceives sound. For this reason, the A-weighted sound level has become the standard tool of environmental noise assessment. All noise levels reported in this section are in terms of A-weighted levels, but are expressed as dB, unless otherwise noted.



Rocky Ridge Apartments

City of Roseville, California

Figure 1

Project Site Plan



SAXELBY ACOUSTICS
Acoustics · Noise · Vibration



Rocky Ridge Apartments

City of Rocklin, California

Figure 2

Noise Measurement Sites

Legend

- Project Site
- Noise Measurement Site - Long Term

50 ft 150 ft 250 ft

Projection: Mercator / GOOGLE / meters
Rev. Date: 06/05/2024

SAXELBY ACOUSTICS
Acoustics · Noise · Vibration

The decibel scale is logarithmic, not linear. In other words, two sound levels 10-dB apart differ in acoustic energy by a factor of 10. When the standard logarithmic decibel is A-weighted, an increase of 10-dBA is generally perceived as a doubling in loudness. For example, a 70-dBA sound is half as loud as an 80-dBA sound, and twice as loud as a 60 dBA sound.

Community noise is commonly described in terms of the ambient noise level, which is defined as the all-encompassing noise level associated with a given environment. A common statistical tool is the average, or equivalent, sound level (L_{eq}), which corresponds to a steady-state A-weighted sound level containing the same total energy as a time varying signal over a given time period (usually one hour). The L_{eq} is the foundation of the composite noise descriptor, L_{dn}, and shows very good correlation with community response to noise.

The day/night average level (L_{dn}) is based upon the average noise level over a 24-hour day, with a +10-decibel weighing applied to noise occurring during nighttime (10:00 p.m. to 7:00 a.m.) hours. The nighttime penalty is based upon the assumption that people react to nighttime noise exposures as though they were twice as loud as daytime exposures. Because L_{dn} represents a 24-hour average, it tends to disguise short-term variations in the noise environment.

Table 1 lists several examples of the noise levels associated with common situations. **Appendix A** provides a summary of acoustical terms used in this report.

TABLE 1: TYPICAL NOISE LEVELS

Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
	--110--	Rock Band
Jet Fly-over at 300 m (1,000 ft.)	--100--	
Gas Lawn Mower at 1 m (3 ft.)	--90--	
Diesel Truck at 15 m (50 ft.), at 80 km/hr. (50 mph)	--80--	Food Blender at 1 m (3 ft.) Garbage Disposal at 1 m (3 ft.)
Noisy Urban Area, Daytime Gas Lawn Mower, 30 m (100 ft.)	--70--	Vacuum Cleaner at 3 m (10 ft.)
Commercial Area Heavy Traffic at 90 m (300 ft.)	--60--	Normal Speech at 1 m (3 ft.)
Quiet Urban Daytime	--50--	Large Business Office Dishwasher in Next Room
Quiet Urban Nighttime	--40--	Theater, Large Conference Room (Background)
Quiet Suburban Nighttime	--30--	Library
Quiet Rural Nighttime	--20--	Bedroom at Night, Concert Hall (Background)
	--10--	Broadcast/Recording Studio
Lowest Threshold of Human Hearing	--0--	Lowest Threshold of Human Hearing

Source: Caltrans, Technical Noise Supplement, Traffic Noise Analysis Protocol. September, 2013.

Effects of Noise on People

The effects of noise on people can be placed in three categories:

- Subjective effects of annoyance, nuisance, and dissatisfaction
- Interference with activities such as speech, sleep, and learning
- Physiological effects such as hearing loss or sudden startling

Environmental noise typically produces effects in the first two categories. Workers in industrial plants can experience noise in the last category. There is no completely satisfactory way to measure the subjective effects of noise or the corresponding reactions of annoyance and dissatisfaction. A wide variation in individual thresholds of annoyance exists and different tolerances to noise tend to develop based on an individual's past experiences with noise.

Thus, an important way of predicting a human reaction to a new noise environment is the way it compares to the existing environment to which one has adapted: the so-called ambient noise level. In general, the more a new noise exceeds the previously existing ambient noise level, the less acceptable the new noise will be judged by those hearing it.

With regard to increases in A-weighted noise level, the following relationships occur:

- Except in carefully controlled laboratory experiments, a change of 1-dBA cannot be perceived;
- Outside of the laboratory, a 3-dBA change is considered a just-perceivable difference;
- A change in level of at least 5-dBA is required before any noticeable change in human response would be expected; and
- A 10-dBA change is subjectively heard as approximately a doubling in loudness, and can cause an adverse response.

Stationary point sources of noise – including stationary mobile sources such as idling vehicles – attenuate (lessen) at a rate of approximately 6-dB per doubling of distance from the source, depending on environmental conditions (i.e. atmospheric conditions and either vegetative or manufactured noise barriers, etc.). Widely distributed noises, such as a large industrial facility spread over many acres, or a street with moving vehicles, would typically attenuate at a lower rate.

EXISTING AMBIENT NOISE LEVELS

The existing noise environment in the project area is defined primarily by traffic on Rocky Ridge Drive and Cirby Way.

To quantify the existing ambient noise environment in the project vicinity, Saxelby Acoustics conducted continuous (24-hr.) noise level measurements at two locations on the project site. Noise measurement locations are shown on **Figure 2**. A summary of the noise level measurement survey results is provided in **Table 2**. **Appendix B** contains the complete results of the noise monitoring.

The sound level meters were programmed to record the maximum, median, and average noise levels at each site during the survey. The maximum value, denoted L_{max}, represents the highest noise level measured. The average value, denoted L_{eq}, represents the energy average of all of the noise received by the sound level meter microphone during the monitoring period. The median value, denoted L_{50}, represents the sound level exceeded 50 percent of the time during the monitoring period.

Larson Davis Laboratories (LDL) model 820 precision integrating sound level meters were used for the ambient noise level measurement survey. The meters were calibrated before and after use with a CAL 200 acoustical calibrator to ensure the accuracy of the measurements. The equipment used meets all pertinent specifications of the American National Standards Institute for Type 1 sound level meters (ANSI S1.4).

TABLE 2: SUMMARY OF EXISTING BACKGROUND NOISE MEASUREMENT DATA

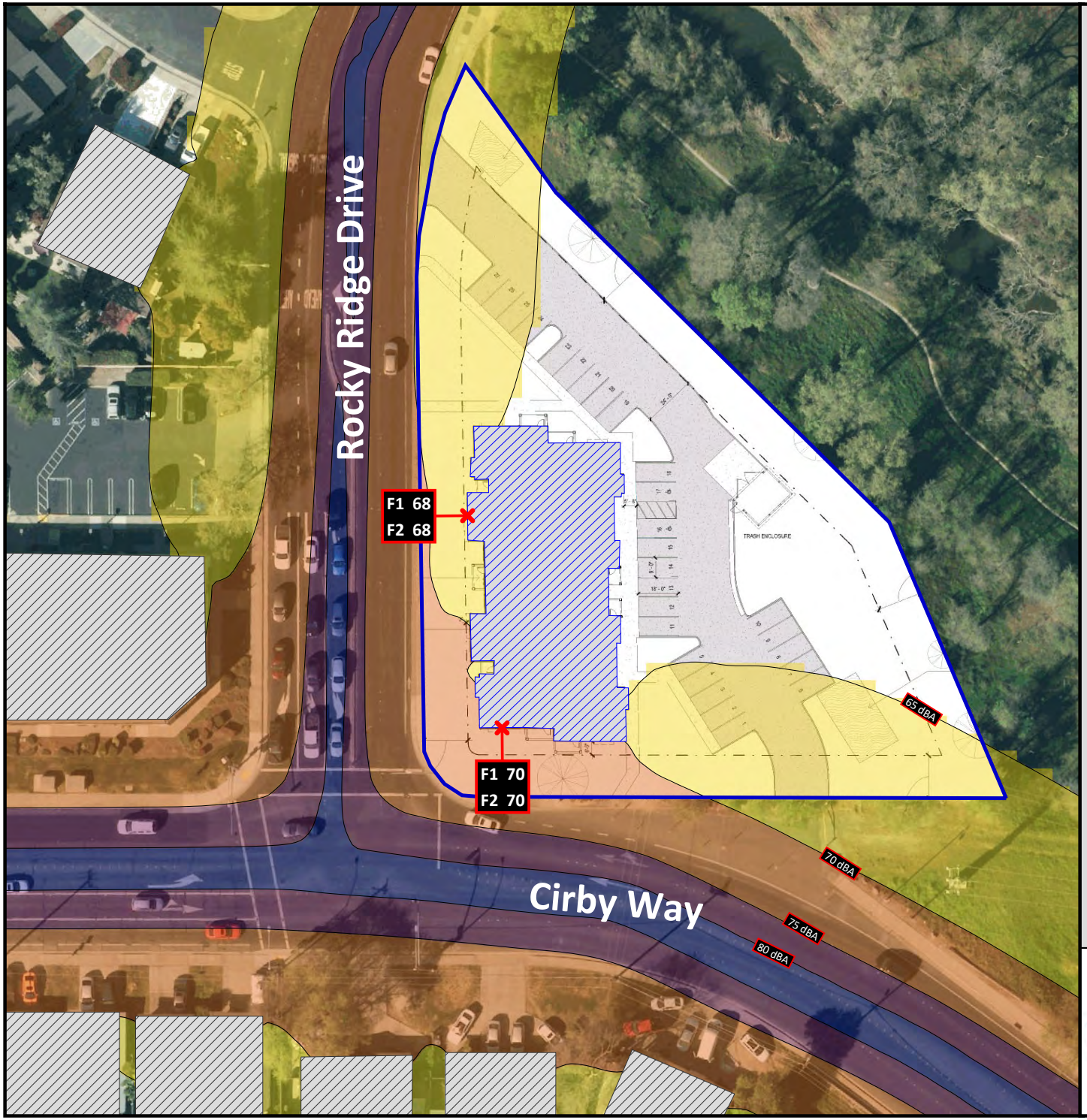
Location	Date	L_{dn}	Daytime L_{eq}	Daytime L_{50}	Daytime L_{max}	Nighttime L_{eq}	Nighttime L_{50}	Nighttime L_{max}
LT-1: 85 ft. to CL of Cirby Way	5/31/2024	66	63	60	83	58	50	76
	6/1/2024	65	63	60	84	58	49	76
	6/2/2024	64	63	59	83	55	46	74
LT-2: 70ft. to CL of Rocky Ridge Dr.	5/31/2024	65	63	60	84	56	48	76
	6/1/2024	63	62	59	82	55	46	77
	6/2/2024	63	61	58	83	54	46	76

Notes:

- *All values shown in dBA*
- *Daytime hours: 7:00 a.m. to 10:00 p.m.*
- *Nighttime Hours: 10:00 p.m. to 7:00 a.m.*
- *Source: Saxelby Acoustics 2024*

EVALUATION OF FUTURE TRANSPORTATION NOISE ON PROJECT SITE

Saxelby Acoustics used the SoundPLAN noise model to calculate traffic noise levels at the proposed residential uses due to traffic on Rocky Ridge Drive. Inputs to the SoundPLAN noise model include topography, existing structures, roadway elevations, and the proposed building pad elevations. It was estimated that existing noise levels would increase by +1 dBA based upon an assumed 1% per year increase in traffic volumes on Rocky Ridge Drive. The results of this analysis are shown graphically on **Figure 3**.



Rocky Ridge Apartments

City of Roseville, California

Figure 3

Future Transportaton Noise Contours
Ldn, dB(A)

Noise Level, dB(A)

65 <	<=	70
70 <	<=	75
75 <	<=	80
80 <		

Legend

- Existing Building
- Project Site
- Sound Wall
- Project Building

Scale 1:80

0 15 30 60 90 120 feet

N

SAXELBY ACOUSTICS
Acoustics · Noise · Vibration

REGULATORY CONTEXT

FEDERAL

There are no federal regulations related to noise that apply to the Proposed Project.

STATE

There are no state regulations related to noise that apply to the Proposed Project.

LOCAL

City of Roseville General Plan

Policy N1.1 The City's exterior noise compatibility standards for uses affected by transportation noise sources are included as Table IX-1 **(Figure 4)**. Exterior noise levels shall be mitigated to the extent feasible using site planning, building orientation, and/or other construction techniques or design features. Noise barriers should only be used after other feasible noise reduction strategies are exhausted, and not where they would interrupt existing or future community pedestrian or bicycle connectivity.

Policy N1.2 The City's interior noise compatibility standards for uses affected by transportation noise sources are 45 dBA L_{dn} for noise-sensitive uses such as residences, lodging, hospitals, assisted living facilities, and other places where people normally sleep. For noise-sensitive uses where people do not sleep, such as offices, schools, and uses with similar noise sensitivity, noise levels should be no greater than 45 dBA L_{eq}. Proposed projects should incorporate noise reduction strategies, if necessary, to achieve these interior noise levels.

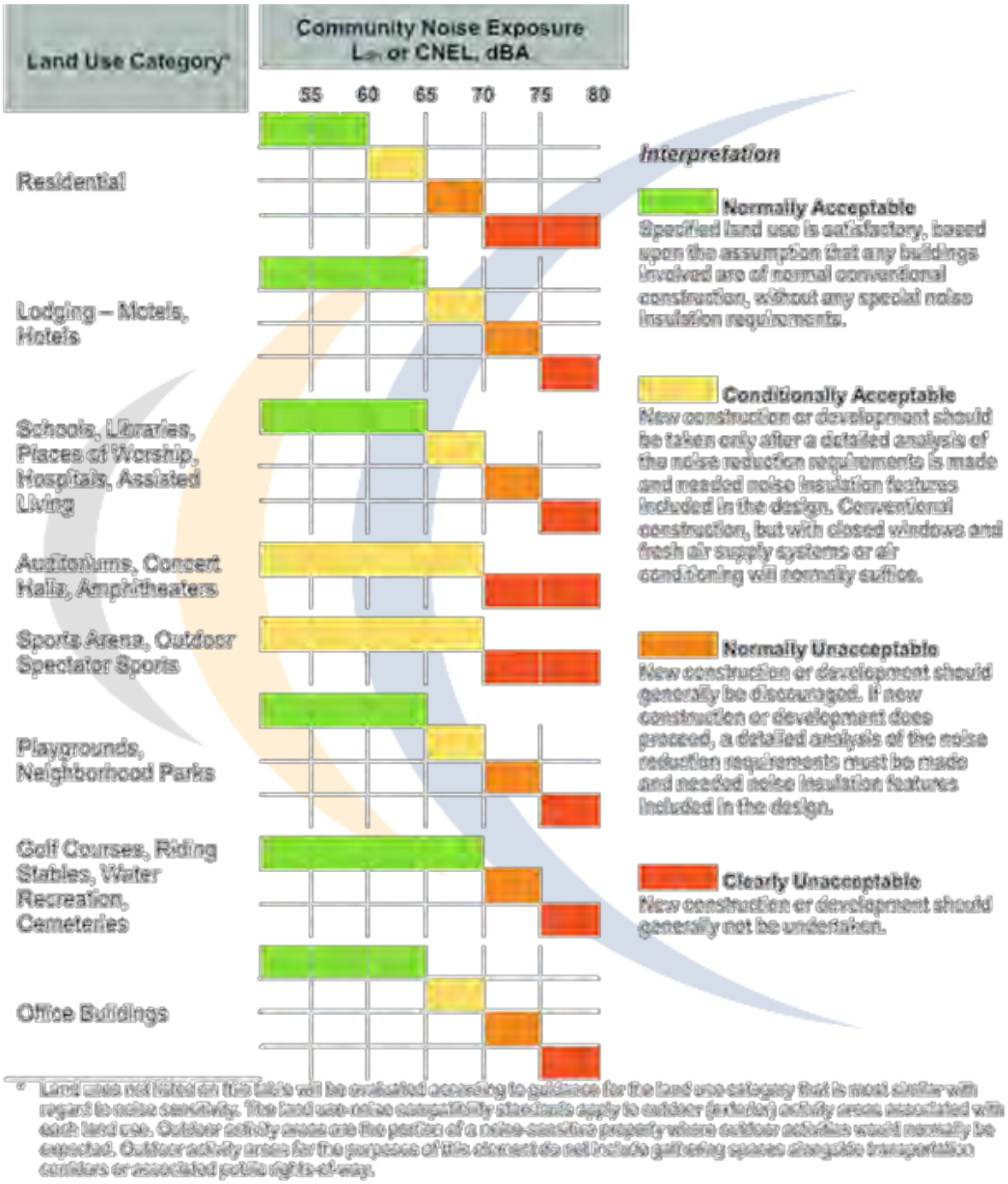
Policy N1.5 If existing noise levels exceed the noise compatibility standards in Table IX-1 **(Figure 4)** or Policy N1.2, then feasible methods of reducing noise to levels consistent with standards should be considered, but are not required. However, if existing noise levels exceed noise compatibility standards and a project result in a significant increase in noise (as defined below), then feasible methods of reducing noise to avoid a significant noise increase should be applied. In no case should a project result in a Clearly Unacceptable noise level according to Table IX-1 **(Figure 4)**.

- Where existing exterior noise is less than 60 dB, a ≥ 5 dBA increase in noise is significant.
- Where existing exterior noise is between 60 and 65 dBA, a ≥ 3 dB increase in noise is significant.
- Where existing exterior noise is greater than 65 dB a ≥ 1.5 dBA increase in noise is significant.

Policy N1.6 In order to facilitate reinvestment and economic development, if noise mitigation is found to be infeasible or in conflict with other City policies regarding community design, the City may elect to allow noise levels that exceed the noise standards identified in Table IX-1 **(Figure 4)**, although in no case should application of this policy result in a Clearly Unacceptable noise level according to Table IX-1 **(Figure 4)**.

Policy N1.9 Construction-related noise that is consistent with the City's Noise Ordinance is exempt from the noise standards outlined in this Element.

FIGURE 4: EXTERIOR NOISE COMPATIBILITY STANDARDS FOR USES AFFECTED BY TRANSPORTATION NOISE



TRANSPORTATION NOISE ON PROJECT SITE

EXTERIOR TRANSPORTATION NOISE

As shown on **Figure 3**, the proposed project is predicted to be exposed to exterior transportation noise levels up to 70 dBA L_{dn}. This would fall within the City of Roseville "normally unacceptable" noise level range of 65 – 70 dBA L_{dn}. There are no practical noise control strategies to reduce exterior transportation noise levels at the first and second floor facades closest to Cirby Way and Rocky Ridge Drive. According to the City of Roseville standards, a detailed noise analysis of interior noise levels shall be conducted to show compliance to the interior noise standard of 45 dBA L_{dn}.

INTERIOR TRANSPORTATION NOISE

As shown on **Figure 3,** exterior noise levels are predicted to be up to 70 dBA L_{dn} at the second story of the buildings closest to Cirby Way. An exterior to interior noise level reduction would be required to meet the City of Roseville interior noise level standard of 45 dBA $L_{dn.}$

ANALYSIS OF INTERIOR NOISE CONTROL MEASURES

In order to calculate interior noise levels for the actual project construction, it is necessary to determine the noise reduction provided by the residential building facades. This may be calculated by using a measured A-weighted noise frequency spectrum for arterial road traffic. The composite transmission loss and resulting noise level in the receiving room is first determined. After correcting for room absorption, the overall noise level in the room is calculated.

Based upon the exterior transportation noise levels along Cirby Way of 70 dBA L_{dn}, an exterior-to-interior noise level reduction of 25 dBA would be required to meet the City of Roseville standards of 45 dBA L_{dn}. **Figure 5** shows the required interior noise control measures. **Appendix C** shows the complete exterior-to-interior noise calculations.

Rocky Ridge Apartments

City of Roseville, California

Figure 5

Interior Noise Control Measures



Interior Noise Control Measures
(Required for Indicated Facades of Proposed Building)

- *Glazing shall have a sound transmission class (STC) rating of 33 minimum;*
- *Exterior finish shall be stucco with sheathing;*
- *Interior gypsum at exterior walls shall be 5/8";*
- *Ceiling gypsum shall be 5/8";*
- *Mechanical ventilation shall be installed in all residential uses to allow residents to keep doors and windows closed, as desired for acoustical isolation;*
- *No PTAC's shall be used.*

Legend

Facades Needing Acoustic Upgrades

SAXELBY ACOUSTICS
Acoustics · Noise · Vibration

CONCLUSIONS

The proposed project is predicted to meet City of Roseville exterior and interior noise level standards assuming the following requirements are incorporated into design for the new residential building portions of the project:

- The building facades of the project indicated on **Figure 5** shall include the following noise control measures**:**
    - Building facades shall include use of stucco with sheathing or cement fiber board with sheathing;
    - STC 33 minimum rated glazing shall be used;
    - Interior gypsum wallboards and gypsum ceiling shall be 5/8";
    - Saxelby Acoustics recommends that mechanical ventilation penetrations for exhaust fans not face toward Cirby Way and Rocky Ridge Drive. Where feasible, these vents should be routed towards the opposite side of the building to minimize sound intrusion to sensitive areas of the buildings.

      Where vents must face toward Cirby Way and Rocky Ridge Drive, it is recommended that the duct work be increased in length and make as many "S" turns as feasible prior to exiting the dwelling. This separates the openings between the noise source and the living space with a long circuitous route. Each time the sound turns a corner, it is reduced slightly. Flexible duct work is preferred ducting for this noise mitigation. Where the vent exits the building, a spring-loaded flap with a gasket should be installed to reduce sound entering the duct work when the vent is not in use.
    - Mechanical ventilation shall be provided to allow occupants to keep doors and windows closed for acoustic isolation;
    - No PTAC's shall be used;
    - In lieu of these measures, an interior noise control report may be prepared by a qualified acoustic engineer demonstrating that the proposed building construction would achieve the City of Roseville interior noise level requirement of 45 dBA L_{dn}.

REFERENCES

American National Standards Institute. (1998). *[Standard] ANSI S1.43-1997 (R2007): Specifications for integrating-averaging sound level meters*. New York: Acoustical Society of America.

American Standard Testing Methods, *Standard Guide for Measurement of Outdoor A-Weighted Sound Levels, American Standard Testing Methods (ASTM) E1014-08*, 2008.

ASTM E1014-12. *Standard Guide for Measurement of Outdoor A-Weighted Sound Levels*. ASTM International. West Conshohocken, PA. 2012.

ASTM E1780-12. *Standard Guide for Measuring Outdoor Sound Received from a Nearby Fixed Source.* ASTM International. West Conshohocken, PA. 2012.

Barry, T M. (1978). *FHWA highway traffic noise prediction model* (FHWA-RD-77-108). Washington, DC: U.S. Department of transportation, Federal highway administration, Office of research, Office of environmental policy.

California Department of Transportation (Caltrans), *Technical Noise Supplement, Traffic Noise Analysis Protocol*, September 2013.

California Department of Transportation (Caltrans), *Traffic Noise Analysis Protocol*, May 2011.

Egan, M. D. (1988). Architectural acoustics. United States of America: McGraw-Hill Book Company.

Federal Highway Administration. *FHWA Roadway Construction Noise Model User's Guide.* FHWA-HEP-05-054 DOT-VNTSC-FHWA-05-01. January 2006.

Hanson, Carl E. (Carl Elmer). (2006). *Transit noise and vibration impact assessment*. Washington, DC: U.S. Department of Transportation, Federal Transit Administration, Office of Planning and Environment.

International Electrotechnical Commission. Technical committee 29: Electroacoustics. International Organization of Legal Metrology. (2013). *Electroacoustics: Sound level meters*.

International Organization for Standardization. (1996). *Acoustic - ISO 9613-2: Attenuation of sound during propagation outdoors. Part 2: General methods of calculation*. Ginevra: I.S.O.

Miller, L. N., Bolt, Beranek, & and Newman, Inc. (1981). *Noise control for buildings and manufacturing plants*. Cambridge, MA: Bolt, Beranek and Newman, Inc.

SoundPLAN. SoundPLAN GmbH. Backnang, Germany. http://www.soundplan.eu/english/

Appendix A: Acoustical Terminology

Acoustics	The science of sound.
Ambient Noise	The distinctive acoustical characteristics of a given space consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.
ASTC	Apparent Sound Transmission Class. Similar to STC but includes sound from flanking paths and correct for room reverberation. A larger number means more attenuation. The scale, like the decibel scale for sound, is logarithmic.
Attenuation	The reduction of an acoustic signal.
A-Weighting	A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.
Decibel or dB	Fundamental unit of sound, A Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared. A Decibel is one-tenth of a Bell.
CNEL	Community Noise Equivalent Level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 - 10 p.m.) weighted by +5 dBA and nighttime hours weighted by +10 dBA.
DNL	See definition of Ldn.
IIC	Impact Insulation Class. An integer-number rating of how well a building floor attenuates impact sounds, such as footsteps. A larger number means more attenuation. The scale, like the decibel scale for sound, is logarithmic.
Frequency	The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz (Hz).
Ldn	Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.
Leq	Equivalent or energy-averaged sound level.
Lmax	The highest root-mean-square (RMS) sound level measured over a given period of time.
L(n)	The sound level exceeded a described percentile over a measurement period. For instance, an hourly L50 is the sound level exceeded 50% of the time during the one-hour period.
Loudness	A subjective term for the sensation of the magnitude of sound.
NIC	Noise Isolation Class. A rating of the noise reduction between two spaces. Similar to STC but includes sound from flanking paths and no correction for room reverberation.
NNIC	Normalized Noise Isolation Class. Similar to NIC but includes a correction for room reverberation.
Noise	Unwanted sound.
NRC	Noise Reduction Coefficient. NRC is a single-number rating of the sound-absorption of a material equal to the arithmetic mean of the sound-absorption coefficients in the 250, 500, 1000, and 2,000 Hz octave frequency bands rounded to the nearest multiple of 0.05. It is a representation of the amount of sound energy absorbed upon striking a particular surface. An NRC of 0 indicates perfect reflection; an NRC of 1 indicates perfect absorption.
RT60	The time it takes reverberant sound to decay by 60 dB once the source has been removed.
Sabin	The unit of sound absorption. One square foot of material absorbing 100% of incident sound has an absorption of 1 Sabin.
SEL	Sound Exposure Level. SEL is a rating, in decibels, of a discrete event, such as an aircraft flyover or train pass by, that compresses the total sound energy into a one-second event.
SPC	Speech Privacy Class. SPC is a method of rating speech privacy in buildings. It is designed to measure the degree of speech privacy provided by a closed room, indicating the degree to which conversations occurring within are kept private from listeners outside the room.
STC	Sound Transmission Class. STC is an integer rating of how well a building partition attenuates airborne sound. It is widely used to rate interior partitions, ceilings/floors, doors, windows and exterior wall configurations. The STC rating is typically used to rate the sound transmission of a specific building element when tested in laboratory conditions where flanking paths around the assembly don't exist. A larger number means more attenuation. The scale, like the decibel scale for sound, is logarithmic.
Threshold of Hearing	The lowest sound that can be perceived by the human auditory system, generally considered to be 0 dB for persons with perfect hearing.
Threshold of Pain	Approximately 120 dB above the threshold of hearing.
Impulsive	Sound of short duration, usually less than one second, with an abrupt onset and rapid decay.
Simple Tone	Any sound which can be judged as audible as a single pitch or set of single pitches.

Appendix B: Continuous Long-Term Ambient Noise Measurement Results

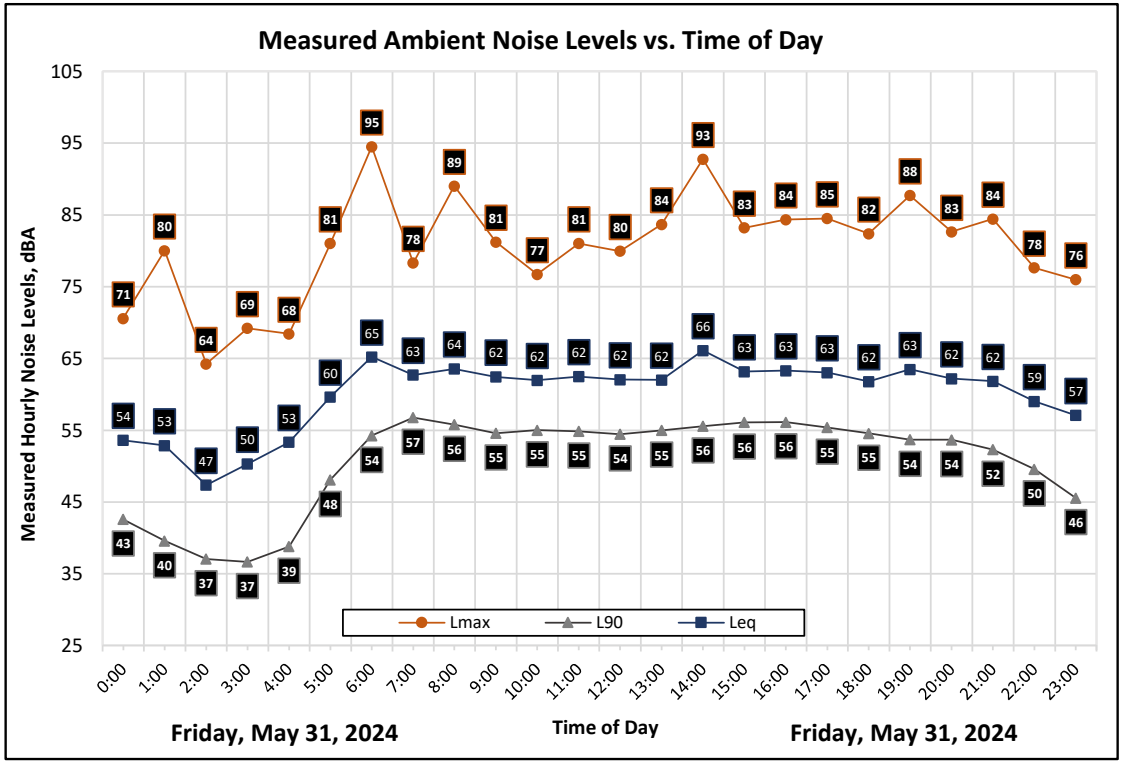


Appendix B1a: Continuous Noise Monitoring Results

Site: LT-1
Project: Rocky Ridge Apartments
Location: Southern Project Boundary
Coordinates: (38.7296884, -121.2551217)
Meter: LDL 820-1
Calibrator: CAL200

Date	Time	Measured Level, dBA			
		L_{eq}	L_{max}	L_{50}	L_{90}
Friday, May 31, 2024	0:00	54	71	48	43
Friday, May 31, 2024	1:00	53	80	44	40
Friday, May 31, 2024	2:00	47	64	41	37
Friday, May 31, 2024	3:00	50	69	42	37
Friday, May 31, 2024	4:00	53	68	46	39
Friday, May 31, 2024	5:00	60	81	56	48
Friday, May 31, 2024	6:00	65	95	60	54
Friday, May 31, 2024	7:00	63	78	61	57
Friday, May 31, 2024	8:00	64	89	60	56
Friday, May 31, 2024	9:00	62	81	60	55
Friday, May 31, 2024	10:00	62	77	60	55
Friday, May 31, 2024	11:00	62	81	60	55
Friday, May 31, 2024	12:00	62	80	60	54
Friday, May 31, 2024	13:00	62	84	60	55
Friday, May 31, 2024	14:00	66	93	61	56
Friday, May 31, 2024	15:00	63	83	61	56
Friday, May 31, 2024	16:00	63	84	61	56
Friday, May 31, 2024	17:00	63	85	60	55
Friday, May 31, 2024	18:00	62	82	60	55
Friday, May 31, 2024	19:00	63	88	59	54
Friday, May 31, 2024	20:00	62	83	59	54
Friday, May 31, 2024	21:00	62	84	58	52
Friday, May 31, 2024	22:00	59	78	56	50
Friday, May 31, 2024	23:00	57	76	54	46

Statistics	Leq	Lmax	L50	L90
Day Average	63	83	60	55
Night Average	58	76	50	44
Day Low	62	77	58	52
Day High	66	93	61	57
Night Low	47	64	41	37
Night High	65	95	60	54
Ldn	66	Day %		82
CNEL	66	Night %		18



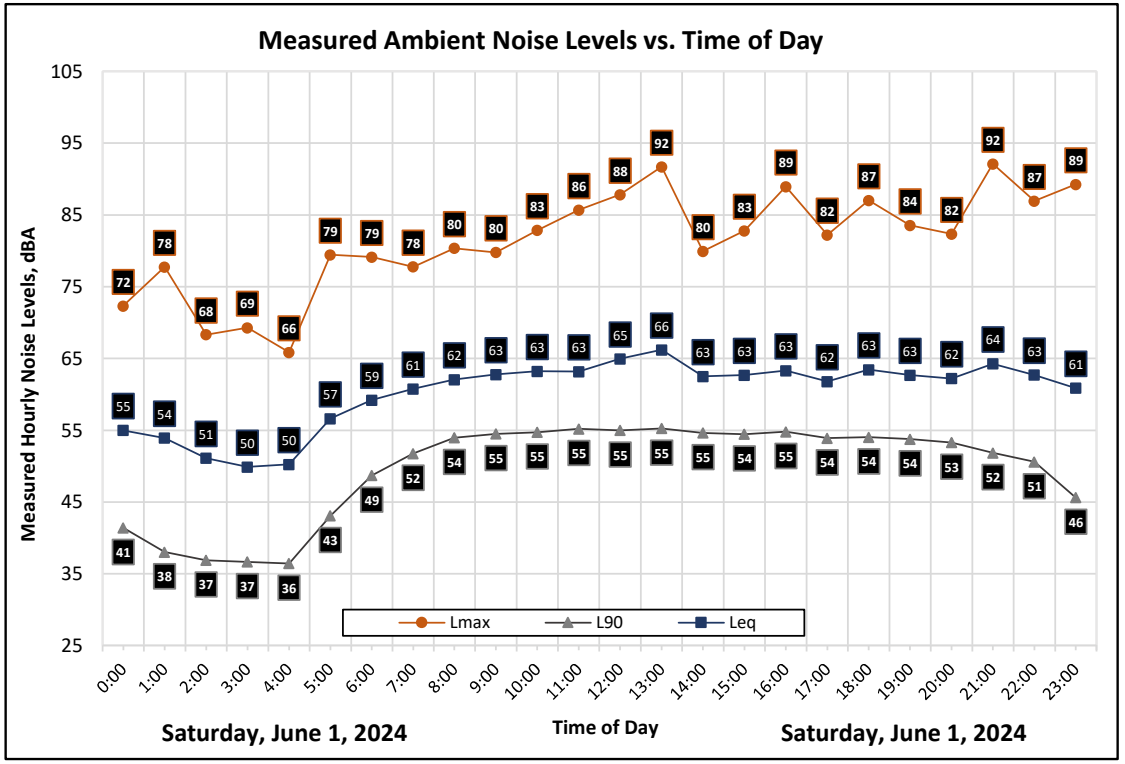


Appendix B1b: Continuous Noise Monitoring Results

Site: LT-1
Project: Rocky Ridge Apartments
Location: Southern Project Boundary
Coordinates: (38.7296884, -121.2551217)
Meter: LDL 820-1
Calibrator: CAL200

Date	Time	Measured Level, dBA			
		L_{eq}	L_{max}	L_{50}	L_{90}
Saturday, June 1, 2024	0:00	55	72	49	41
Saturday, June 1, 2024	1:00	54	78	46	38
Saturday, June 1, 2024	2:00	51	68	44	37
Saturday, June 1, 2024	3:00	50	69	42	37
Saturday, June 1, 2024	4:00	50	66	42	36
Saturday, June 1, 2024	5:00	57	79	50	43
Saturday, June 1, 2024	6:00	59	79	56	49
Saturday, June 1, 2024	7:00	61	78	58	52
Saturday, June 1, 2024	8:00	62	80	60	54
Saturday, June 1, 2024	9:00	63	80	60	55
Saturday, June 1, 2024	10:00	63	83	60	55
Saturday, June 1, 2024	11:00	63	86	61	55
Saturday, June 1, 2024	12:00	65	88	61	55
Saturday, June 1, 2024	13:00	66	92	61	55
Saturday, June 1, 2024	14:00	63	80	60	55
Saturday, June 1, 2024	15:00	63	83	60	54
Saturday, June 1, 2024	16:00	63	89	60	55
Saturday, June 1, 2024	17:00	62	82	60	54
Saturday, June 1, 2024	18:00	63	87	60	54
Saturday, June 1, 2024	19:00	63	84	59	54
Saturday, June 1, 2024	20:00	62	82	59	53
Saturday, June 1, 2024	21:00	64	92	57	52
Saturday, June 1, 2024	22:00	63	87	57	51
Saturday, June 1, 2024	23:00	61	89	54	46

Statistics	Leq	Lmax	L50	L90
Day Average	63	84	60	54
Night Average	58	76	49	42
Day Low	61	78	57	52
Day High	66	92	61	55
Night Low	50	66	42	36
Night High	63	89	57	51
Ldn	65	Day %		86
CNEL	66	Night %		14



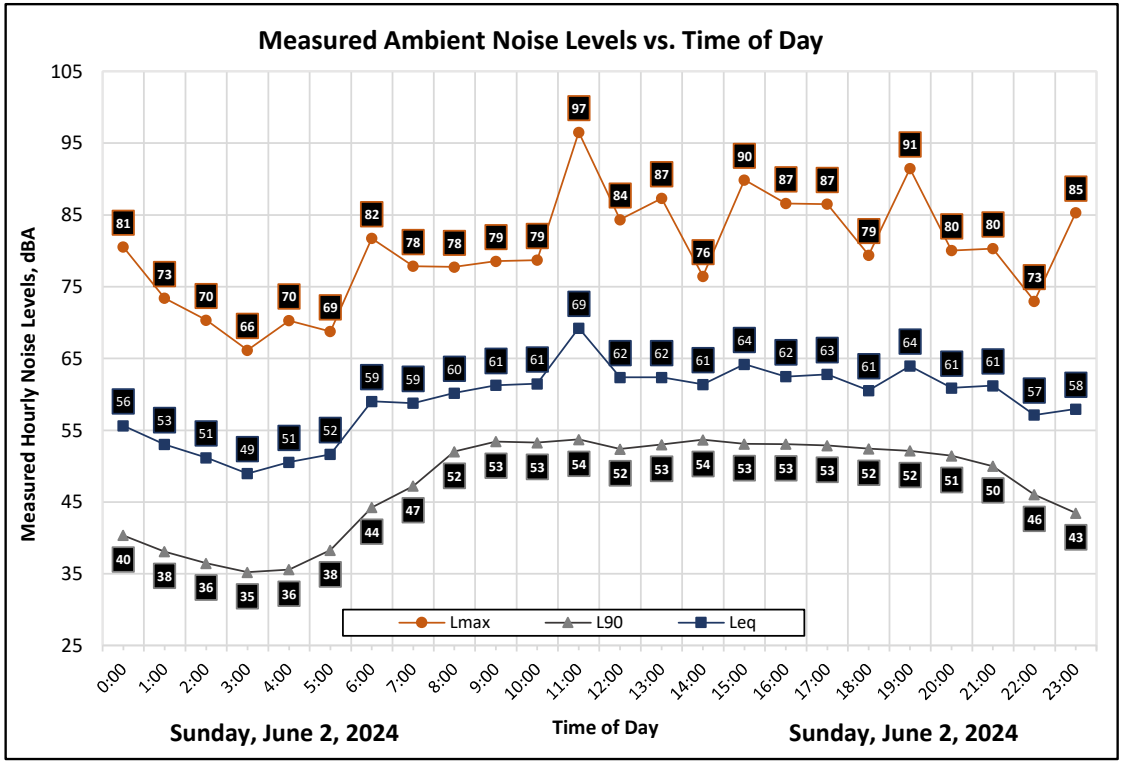


Appendix B1c: Continuous Noise Monitoring Results

Site: LT-1
Project: Rocky Ridge Apartments
Location: Southern Project Boundary
Coordinates: (38.7296884, -121.2551217)
Meter: LDL 820-1
Calibrator: CAL200

Date	Time	Measured Level, dBA			
		L_{eq}	L_{max}	L_{50}	L_{90}
Sunday, June 2, 2024	0:00	56	81	49	40
Sunday, June 2, 2024	1:00	53	73	45	38
Sunday, June 2, 2024	2:00	51	70	42	36
Sunday, June 2, 2024	3:00	49	66	40	35
Sunday, June 2, 2024	4:00	51	70	41	36
Sunday, June 2, 2024	5:00	52	69	45	38
Sunday, June 2, 2024	6:00	59	82	53	44
Sunday, June 2, 2024	7:00	59	78	55	47
Sunday, June 2, 2024	8:00	60	78	58	52
Sunday, June 2, 2024	9:00	61	79	59	53
Sunday, June 2, 2024	10:00	61	79	59	53
Sunday, June 2, 2024	11:00	69	97	60	54
Sunday, June 2, 2024	12:00	62	84	59	52
Sunday, June 2, 2024	13:00	62	87	59	53
Sunday, June 2, 2024	14:00	61	76	60	54
Sunday, June 2, 2024	15:00	64	90	59	53
Sunday, June 2, 2024	16:00	62	87	59	53
Sunday, June 2, 2024	17:00	63	87	59	53
Sunday, June 2, 2024	18:00	61	79	58	52
Sunday, June 2, 2024	19:00	64	91	58	52
Sunday, June 2, 2024	20:00	61	80	58	51
Sunday, June 2, 2024	21:00	61	80	56	50
Sunday, June 2, 2024	22:00	57	73	53	46
Sunday, June 2, 2024	23:00	58	85	50	43

Statistics	Leq	Lmax	L50	L90
Day Average	63	83	59	52
Night Average	55	74	46	40
Day Low	59	76	55	47
Day High	69	97	60	54
Night Low	49	66	40	35
Night High	59	85	53	46
Ldn	64	Day %		91
CNEL	65	Night %		9



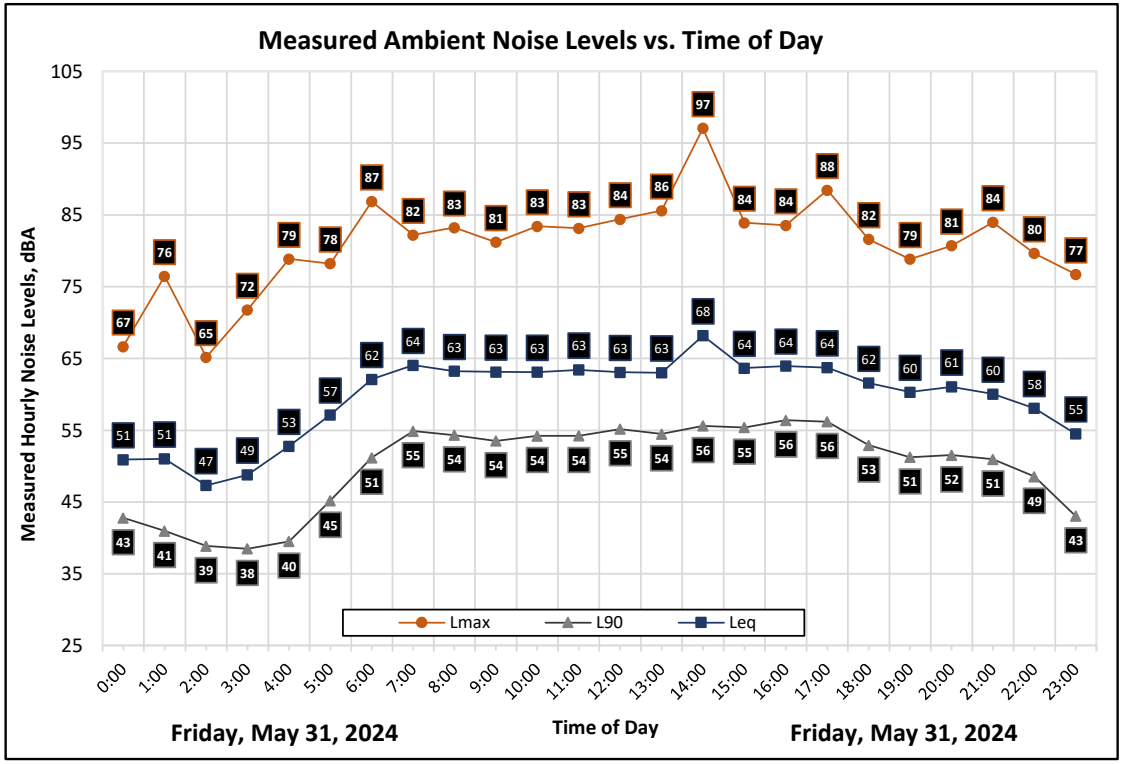


Appendix B2a: Continuous Noise Monitoring Results

Site: LT-2
Project: Rocky Ridge Apartments
Location: Western Project Boundary
Coordinates: (38.7302178, -121.2556412)
Meter: LDL 820-5
Calibrator: CAL200

Date	Time	Measured Level, dBA			
		L_{eq}	L_{max}	L_{50}	L_{90}
Friday, May 31, 2024	0:00	51	67	46	43
Friday, May 31, 2024	1:00	51	76	44	41
Friday, May 31, 2024	2:00	47	65	43	39
Friday, May 31, 2024	3:00	49	72	42	38
Friday, May 31, 2024	4:00	53	79	44	40
Friday, May 31, 2024	5:00	57	78	52	45
Friday, May 31, 2024	6:00	62	87	58	51
Friday, May 31, 2024	7:00	64	82	62	55
Friday, May 31, 2024	8:00	63	83	61	54
Friday, May 31, 2024	9:00	63	81	61	54
Friday, May 31, 2024	10:00	63	83	61	54
Friday, May 31, 2024	11:00	63	83	61	54
Friday, May 31, 2024	12:00	63	84	61	55
Friday, May 31, 2024	13:00	63	86	61	54
Friday, May 31, 2024	14:00	68	97	61	56
Friday, May 31, 2024	15:00	64	84	61	55
Friday, May 31, 2024	16:00	64	84	62	56
Friday, May 31, 2024	17:00	64	88	61	56
Friday, May 31, 2024	18:00	62	82	59	53
Friday, May 31, 2024	19:00	60	79	58	51
Friday, May 31, 2024	20:00	61	81	58	52
Friday, May 31, 2024	21:00	60	84	57	51
Friday, May 31, 2024	22:00	58	80	54	49
Friday, May 31, 2024	23:00	55	77	50	43

Statistics	Leq	Lmax	L50	L90
Day Average	63	84	60	54
Night Average	56	76	48	43
Day Low	60	79	57	51
Day High	68	97	62	56
Night Low	47	65	42	38
Night High	62	87	58	51
Ldn	65	Day %		90
CNEL	65	Night %		10



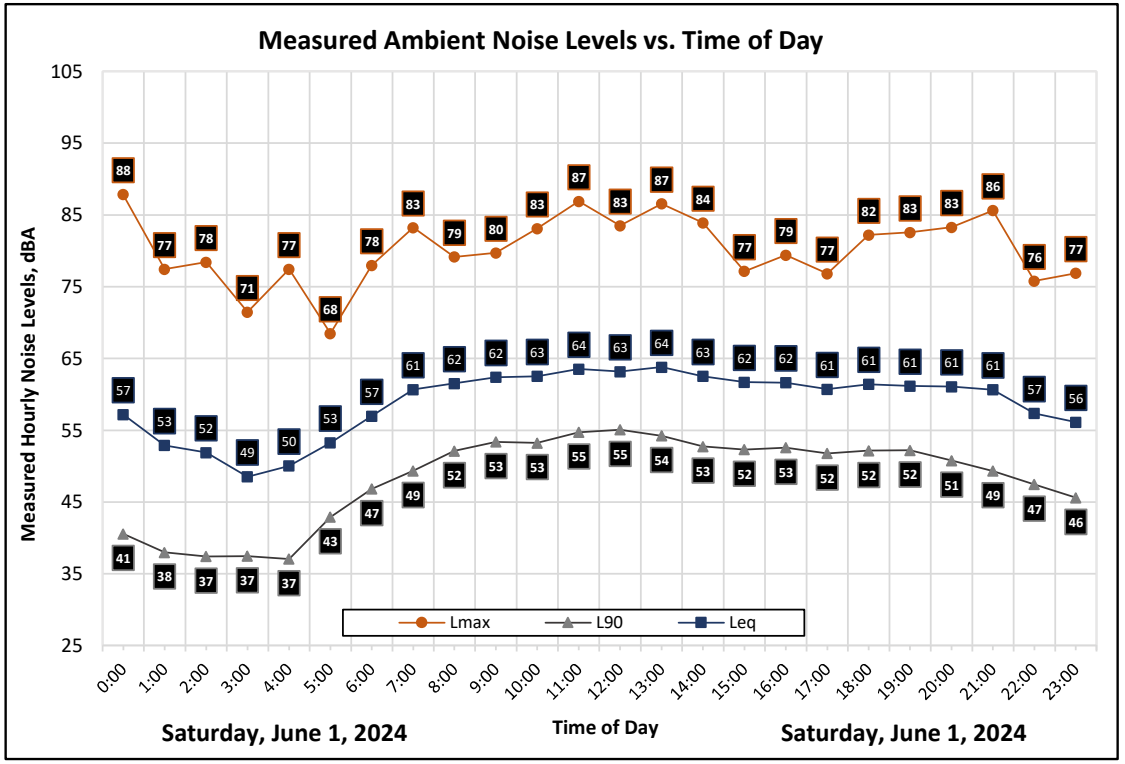


Appendix B2b: Continuous Noise Monitoring Results

Site: LT-2
Project: Rocky Ridge Apartments
Location: Western Project Boundary
Coordinates: (38.7302178, -121.2556412)
Meter: LDL 820-5
Calibrator: CAL200

Date	Time	Measured Level, dBA			
		L_{eq}	L_{max}	L_{50}	L_{90}
Saturday, June 1, 2024	0:00	57	88	47	41
Saturday, June 1, 2024	1:00	53	77	43	38
Saturday, June 1, 2024	2:00	52	78	41	37
Saturday, June 1, 2024	3:00	49	71	41	37
Saturday, June 1, 2024	4:00	50	77	40	37
Saturday, June 1, 2024	5:00	53	68	48	43
Saturday, June 1, 2024	6:00	57	78	52	47
Saturday, June 1, 2024	7:00	61	83	56	49
Saturday, June 1, 2024	8:00	62	79	59	52
Saturday, June 1, 2024	9:00	62	80	60	53
Saturday, June 1, 2024	10:00	63	83	60	53
Saturday, June 1, 2024	11:00	64	87	61	55
Saturday, June 1, 2024	12:00	63	83	61	55
Saturday, June 1, 2024	13:00	64	87	61	54
Saturday, June 1, 2024	14:00	63	84	60	53
Saturday, June 1, 2024	15:00	62	77	60	52
Saturday, June 1, 2024	16:00	62	79	60	53
Saturday, June 1, 2024	17:00	61	77	59	52
Saturday, June 1, 2024	18:00	61	82	59	52
Saturday, June 1, 2024	19:00	61	83	58	52
Saturday, June 1, 2024	20:00	61	83	57	51
Saturday, June 1, 2024	21:00	61	86	55	49
Saturday, June 1, 2024	22:00	57	76	53	47
Saturday, June 1, 2024	23:00	56	77	50	46

Statistics	Leq	Lmax	L50	L90
Day Average	62	82	59	52
Night Average	55	77	46	41
Day Low	61	77	55	49
Day High	64	87	61	55
Night Low	49	68	40	37
Night High	57	88	53	47
Ldn	63	Day %		90
CNEL	64	Night %		10



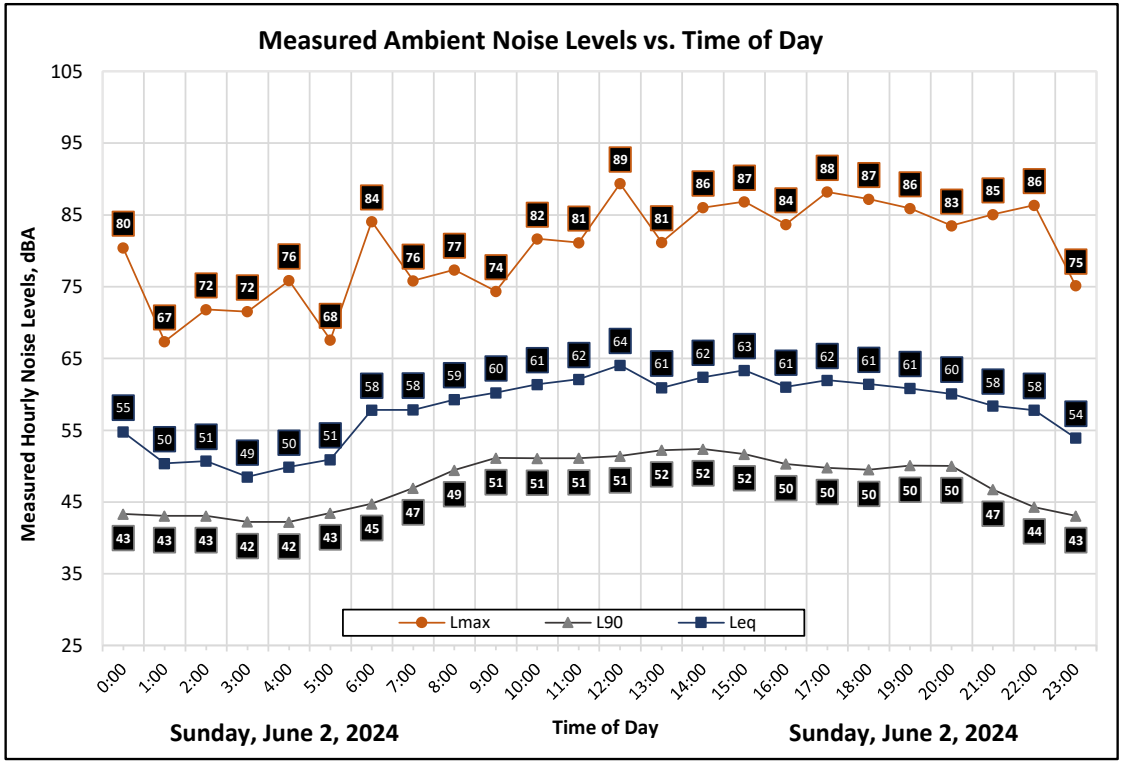


Appendix B2c: Continuous Noise Monitoring Results

Site: LT-2
Project: Rocky Ridge Apartments
Location: Western Project Boundary
Coordinates: (38.7302178, -121.2556412)
Meter: LDL 820-5
Calibrator: CAL200

Date	Time	Measured Level, dBA			
		L_{eq}	L_{max}	L_{50}	L_{90}
Sunday, June 2, 2024	0:00	55	80	47	43
Sunday, June 2, 2024	1:00	50	67	45	43
Sunday, June 2, 2024	2:00	51	72	45	43
Sunday, June 2, 2024	3:00	49	72	44	42
Sunday, June 2, 2024	4:00	50	76	44	42
Sunday, June 2, 2024	5:00	51	68	46	43
Sunday, June 2, 2024	6:00	58	84	49	45
Sunday, June 2, 2024	7:00	58	76	53	47
Sunday, June 2, 2024	8:00	59	77	56	49
Sunday, June 2, 2024	9:00	60	74	58	51
Sunday, June 2, 2024	10:00	61	82	59	51
Sunday, June 2, 2024	11:00	62	81	59	51
Sunday, June 2, 2024	12:00	64	89	60	51
Sunday, June 2, 2024	13:00	61	81	59	52
Sunday, June 2, 2024	14:00	62	86	59	52
Sunday, June 2, 2024	15:00	63	87	59	52
Sunday, June 2, 2024	16:00	61	84	59	50
Sunday, June 2, 2024	17:00	62	88	58	50
Sunday, June 2, 2024	18:00	61	87	57	50
Sunday, June 2, 2024	19:00	61	86	57	50
Sunday, June 2, 2024	20:00	60	83	56	50
Sunday, June 2, 2024	21:00	58	85	53	47
Sunday, June 2, 2024	22:00	58	86	50	44
Sunday, June 2, 2024	23:00	54	75	47	43

Statistics	Leq	Lmax	L50	L90
Day Average	61	83	58	50
Night Average	54	76	46	43
Day Low	58	74	53	47
Day High	64	89	60	52
Night Low	49	67	44	42
Night High	58	86	50	45
Ldn	63	Day %		90
CNEL	63	Night %		10





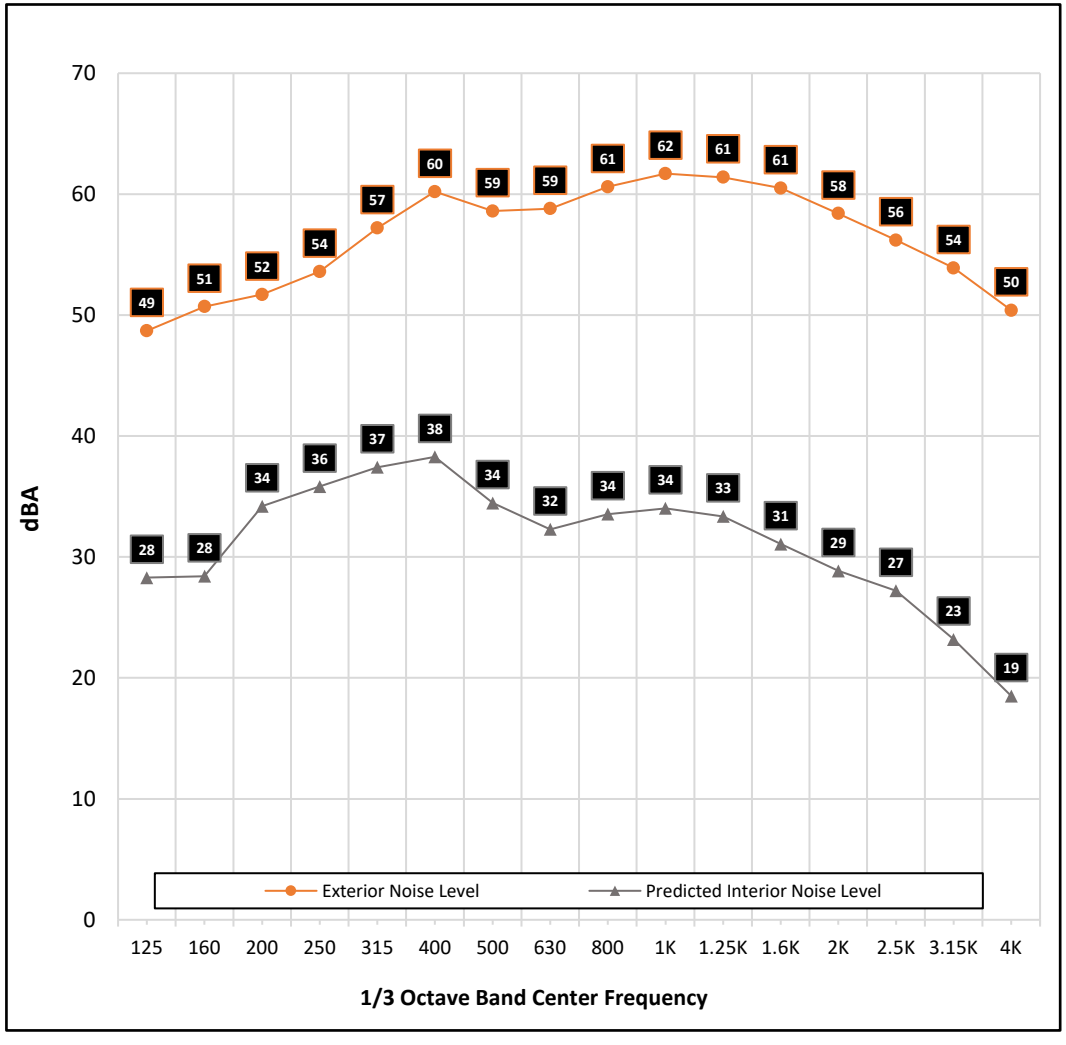
Appendix C: Exterior to Interior Noise Reduction Calculations

Appendix C1: Interior Noise Calculation Sheet

Project: Rocky Ridge Apartments
Room Description: Unit B6 - Bedroom

Inputs		
Parallel Exterior level, dBA:	70.0	Ldn
Correction Factor, dBA:	5.0	
Noise Source:	Arterial Traffic	
Room Length, ft:	11.0	
Room Width, ft:	11.0	
Room Height, ft:	9.0	
Transmitting Panel Length, ft:	21.0	
Glazing Area, ft:	54.0	
Ceiling Finish:	Gyp Board	
Ceiling, sf:	121	
Wall Finish 1:	Gyp Board	
Wall Finish 1, sf:	342	
Wall Finish 2:	Glass	
Wall Finish 2, sf:	54	
Floor:	Vinyl Plank	
Floor, sf:	121	
Misc. Finish:	Soft Furnishings	
Misc. Finish, sf:	25	
Transmitting Element 1:	Wall - 1-Coat Stucco, 5/8" gyp INSUL	
Element 1, sf:	135	
Transmitting Element 2:	Glazing - STC 33	
Element 2, sf:	54	
Transmitting Element 3:		
Element 3, sf:		
Transmitting Element 4:		
Element 4, sf:		

Predicted Interior Noise Level, dBA: 45
Noise Reduction, dBA: -25



SAXELBY ACOUSTICS
Acoustics · Noise · Vibration

Appendix C2: Interior Noise Calculation Sheet

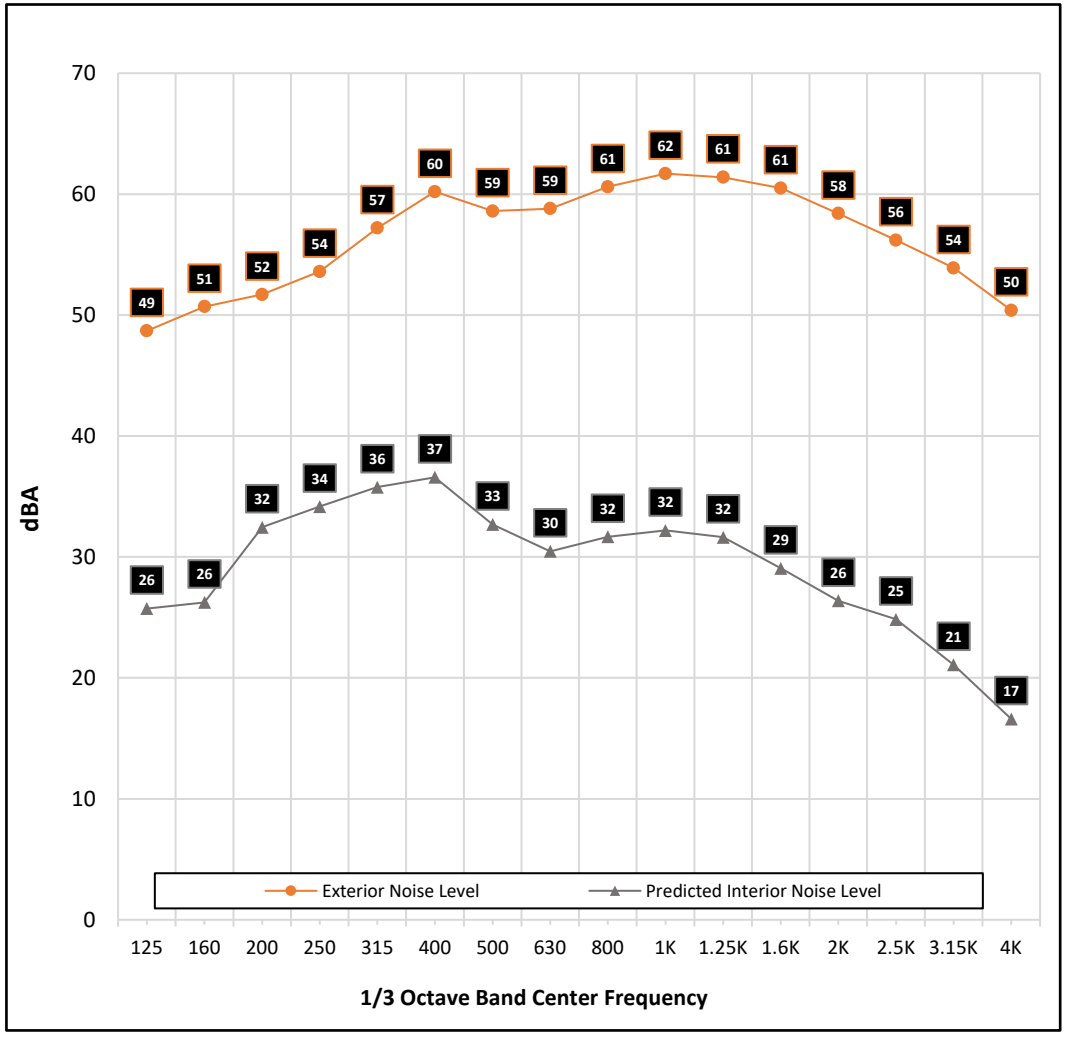
Project: Rocky Ridge Apartments

Room Description: Unit B8 - Bedroom

Inputs		
Parallel Exterior level, dBA:	70.0	Ldn
Correction Factor, dBA:	5.0	
Noise Source:	Arterial Traffic	
Room Length, ft:	11.0	
Room Width, ft:	11.0	
Room Height, ft:	9.0	
Transmitting Panel Length, ft:	11.0	
Glazing Area, ft:	37.0	
Ceiling Finish:	Gyp Board	
Ceiling, sf:	121	
Wall Finish 1:	Gyp Board	
Wall Finish 1, sf:	359	
Wall Finish 2:	Glass	
Wall Finish 2, sf:	37	
Floor:	Vinyl Plank	
Floor, sf:	121	
Misc. Finish:	Soft Furnishings	
Misc. Finish, sf:	25	
Transmitting Element 1:	Wall - 1-Coat Stucco, 5/8" gyp INSUL	
Element 1, sf:	62	
Transmitting Element 2:	Glazing - STC 33	
Element 2, sf:	37	
Transmitting Element 3:		
Element 3, sf:		
Transmitting Element 4:		
Element 4, sf:		

Predicted Interior Noise Level, dBA: 44

Noise Reduction, dBA: -26



Appendix C3: Interior Noise Calculation Sheet

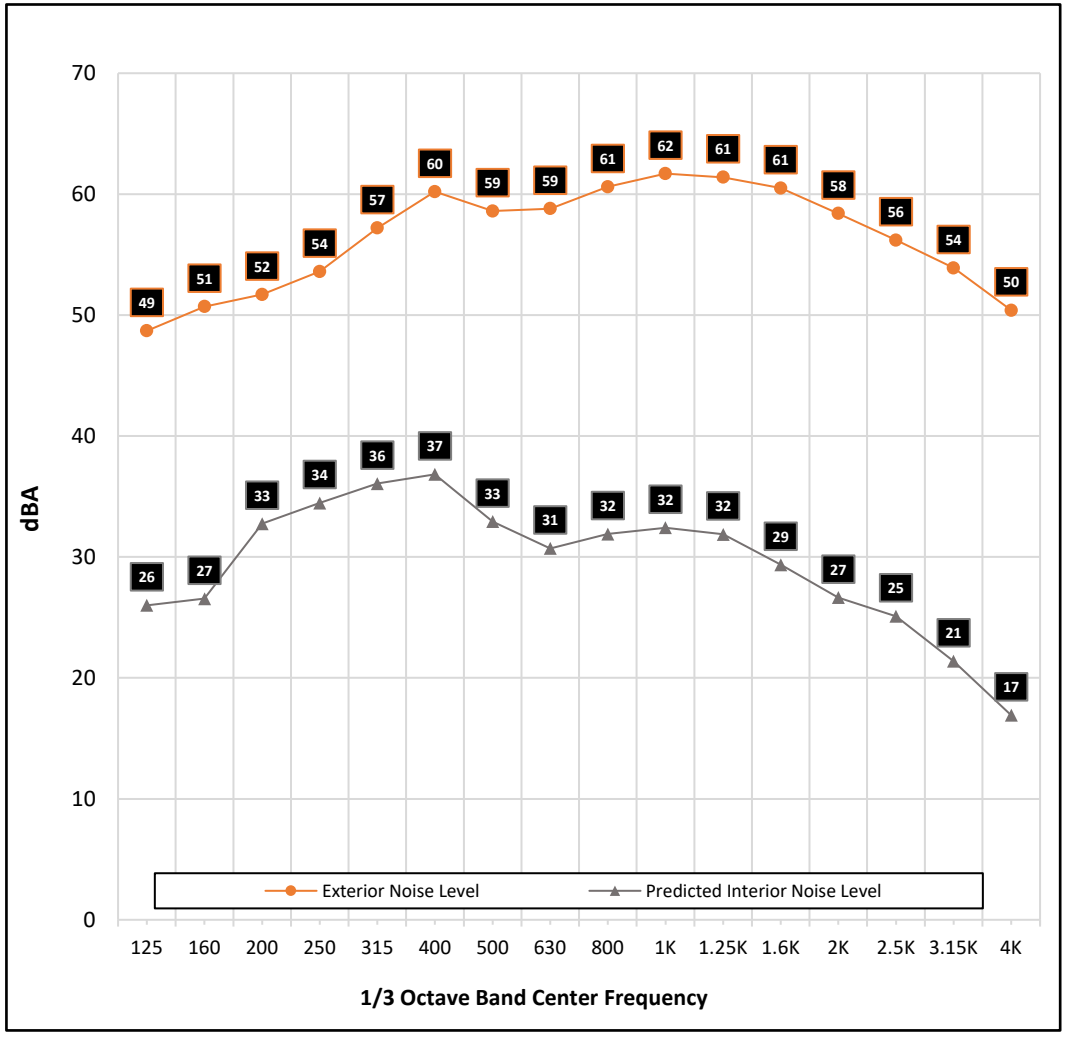
Project: Rocky Ridge Apartments

Room Description: Unit B7 - Bedroom

Inputs		
Parallel Exterior level, dBA:	70.0	Ldn
Correction Factor, dBA:	5.0	
Noise Source:	Arterial Traffic	
Room Length, ft:	11.0	
Room Width, ft:	10.0	
Room Height, ft:	9.0	
Transmitting Panel Length, ft:	11.0	
Glazing Area, ft:	38.0	
Ceiling Finish:	Gyp Board	
Ceiling, sf:	110	
Wall Finish 1:	Gyp Board	
Wall Finish 1, sf:	340	
Wall Finish 2:	Glass	
Wall Finish 2, sf:	38	
Floor:	Vinyl Plank	
Floor, sf:	110	
Misc. Finish:	Soft Furnishings	
Misc. Finish, sf:	25	
Transmitting Element 1:	Wall - 1-Coat Stucco, 5/8" gyp INSUL	
Element 1, sf:	61	
Transmitting Element 2:	Glazing - STC 33	
Element 2, sf:	38	
Transmitting Element 3:		
Element 3, sf:		
Transmitting Element 4:		
Element 4, sf:		

Predicted Interior Noise Level, dBA: 44

Noise Reduction, dBA: -26



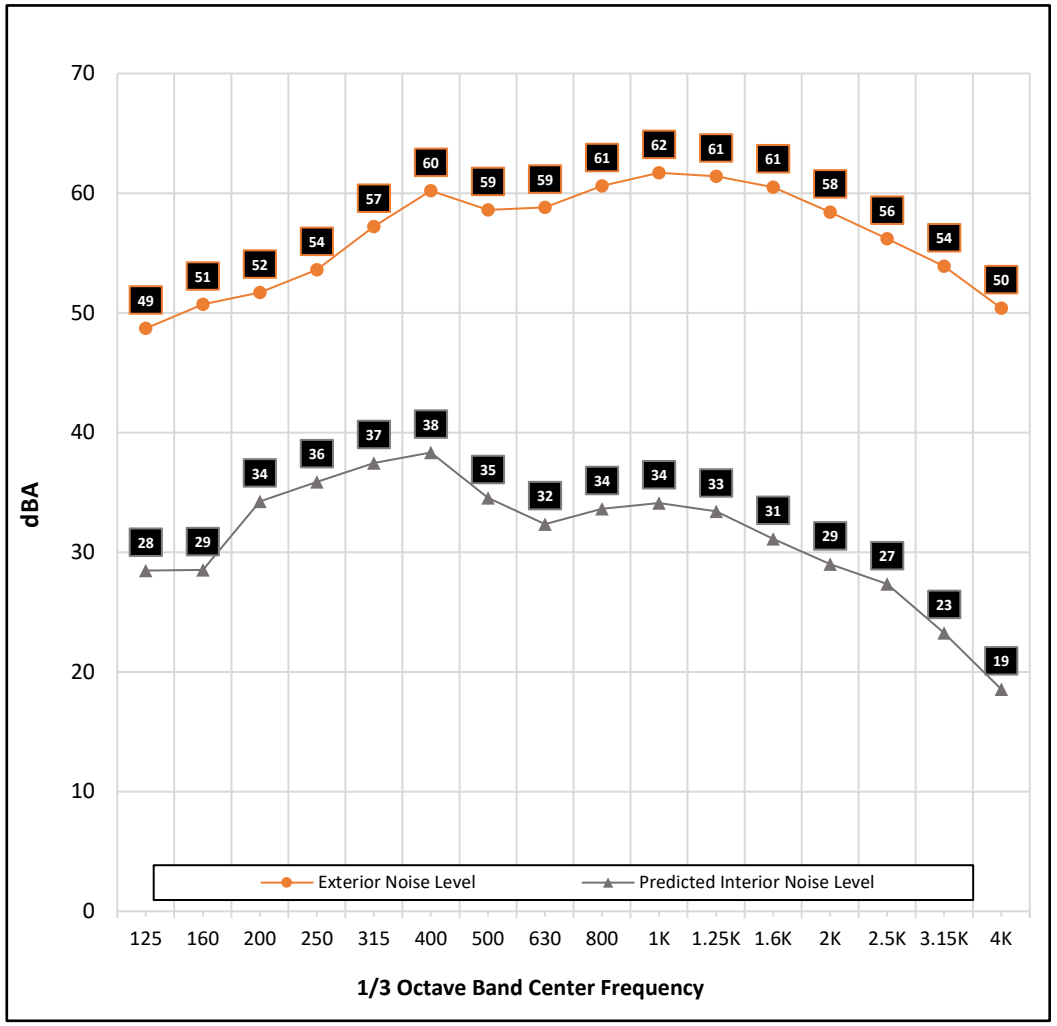
Appendix C4: Interior Noise Calculation Sheet

Project: Rocky Ridge Apartments
Room Description: Unit B5 - Bedroom

Inputs

Parallel Exterior level, dBA:	70.0	**Ldn**
Correction Factor, dBA:	5.0	
Noise Source:	Arterial Traffic	
Room Length, ft:	12.0	
Room Width, ft:	10.0	
Room Height, ft:	9.0	
Transmitting Panel Length, ft:	22.0	
Glazing Area, ft:	54.0	
Ceiling Finish:	Gyp Board	
Ceiling, sf:	120	
Wall Finish 1:	Gyp Board	
Wall Finish 1, sf:	342	
Wall Finish 2:	Glass	
Wall Finish 2, sf:	54	
Floor:	Vinyl Plank	
Floor, sf:	120	
Misc. Finish:	Soft Furnishings	
Misc. Finish, sf:	25	
Transmitting Element 1:	Wall - 1-Coat Stucco, 5/8" gyp INSUL	
Element 1, sf:	144	
Transmitting Element 2:	Glazing - STC 33	
Element 2, sf:	54	
Transmitting Element 3:		
Element 3, sf:		
Transmitting Element 4:		
Element 4, sf:		

Predicted Interior Noise Level, dBA: 45
Noise Reduction, dBA: -25



SAXELBY ACOUSTICS
Acoustics · Noise · Vibration

FEHR PEERS

Memorandum

Date: April 1, 2024

To: Jack Varozza, PE, City of Roseville

From: Mary Ramones and John Gard, TE, Fehr & Peers

Subject: Access Study for Rocky Ridge Apartments

RS24-4340

This memorandum presents the data collection, analysis, and recommendations of our access study of the Rocky Ridge Apartments project, which would be situated at 1995 Rocky Ridge Drive in the City of Roseville.

Project Site Setting

According to the project site plan (*Rocky Ridge Apartments*, Peabody Tsumura Engineering, September 2023), the site would consist of an approximately 17,600 square foot apartment complex with 18 multi-family dwelling units and 27 parking spaces. Refer to **Figure 1** for the project site plan.

Access would be provided by the following driveways (see Figure 1):

- Driveway 1 on Rocky Ridge Drive would be 35 feet wide and located directly opposite Condor Court. It is assumed (for analysis purposes) that it would permit all turning movements.
- Driveway 2 on Cirby Way would be 25 feet wide and restricted to right-turns in and right-turns out only. The driveway would be located about 125 feet east of Rocky Ridge Drive.[1]

[1] Driveway distance is measured from the driveway center line to the near curb return.

Existing Conditions

Roadway Network

The project site is located on an undeveloped parcel in the northeast corner of the Cirby Way/Rocky Ridge Drive intersection. The project site is located at the junction of two roadways featuring horizontal curvature. Cirby Way is an east-west minor arterial roadway within the study area. It begins at Roseville Road in the west and extends to Old Auburn Road in the east. Along the project frontage, Cirby Way has two lanes in each direction, which are separated by narrow centerline striping. The posted speed limit on Cirby Way is 40 miles per hour (MPH) in the project vicinity, however, an advisory 30 MPH sign is located in the westbound direction of Cirby Way east of Rocky Ridge Drive to alert motorists to an upcoming horizontal curve (along the project frontage). Similarly, an advisory 25 MPH speed sign is situated in advance of the curve for eastbound vehicles approaching Rocky Ridge Drive. There is a road providing gated utility access at the horizontal curve on Cirby Way, adjacent to the proposed project driveway location.

Rocky Ridge Drive is a north-south minor arterial roadway within the study area. The roadway begins at Cirby Way and extends northerly, terminating at Roseville Parkway. Along the project frontage, Rocky Ridge Drive has two lanes in each direction, which are separated by a center median turn lane. The posted speed limit is 40 MPH. The following advisory speed signs are present on Rocky Ridge Drive to advise motorists of horizontal curves:

- Northbound 30 MPH sign situated immediately south of Condor Court
- Northbound 30 MPH sign situated immediately south of Mallard Lane
- Southbound 30 MPH sign situated immediately south of McLaren Lane

Figure 2 shows the horizontal curves and advisory speed limit signs in the project vicinity.

Bicycle Network

Westbound on Cirby Way, a Class II bike lane begins at Old Auburn Road and extends 0.8 mile to Rocky Ridge Drive. It then becomes a Class III bike route west of Rocky Ridge Drive. Eastbound on Cirby Way, a Class II bike lane begins 240 feet east of Rocky Ridge Drive and extends 0.8 mile to Old Auburn Road.

Northbound on Rocky Ridge Drive, a Class II bike lane begins at Cirby Way and extends 0.8 mile to Hackamore Drive. There are no designated bikeway facilities north of Hackamore Drive to Douglas Boulevard. Southbound on Rocky Ridge Drive, a Class II bike lane begins at Professional Drive and extends 0.9 mile to Condor Court. There are no designated bikeway facilities between Condor Court and Cirby Way.

Pedestrian Network

A sidewalk begins on the east side of Rocky Ridge Drive at Cirby Way and is continuous across the project frontage and over the adjacent Linda Creek Bridge. There is an approximate 150-foot gap in the sidewalk along the project's Cirby Way frontage, as shown in Image 1. Just east of the project site, a sidewalk is continuous on the north side of Cirby Way for 0.75 mile to Old Auburn Road.



Image 1: Sidewalk gap and advisory chevron alignment signs on Cirby Way.

The signalized Cirby Way/Rocky Ridge Drive intersection features crosswalks with push-button pedestrian actuation on the west and north legs. A crosswalk is not provided on the east leg.

Project Travel Characteristics

Trip Generation

The trip generation of the Rocky Ridge Apartments was estimated using the *Trip Generation Manual, 11th Edition* (Institute of Transportation Engineers, 2021). **Table 1** shows the estimated daily, weekday AM peak hour, and PM peak hour trip generation. As shown, the project would generate 121 new daily trips, 7 new AM peak hour vehicle trips, and 9 new PM peak hour vehicle trips.

Table 1: Project Trip Generation

Land Use	ITE Code	Quantity	Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Multifamily Housing (Low-Rise)	220[1]	18	121	2	5	7	6	3	9

Notes:

[1]ITE Trip Generation land use category (220) Multifamily Housing (Low-Rise) Not Close to Rail Transit (Adj Streets, 7-9A, 4-6P)

Daily: T=6.74(X)
AM Peak Hour: T = 0.40(X) (20% in, 80% out)
PM Peak Hour: T = 0.51(X) (65% in, 35% out)

Sources: *Trip Generation Manual, 11th Edition* (Institute of Transportation Engineers, 2021); Fehr & Peers, 2024.

Trip Distribution

Table 2 displays the project's estimated distribution of new trips. The trip distribution percentages were estimated by adding the project to the City's base year (2020) travel demand model and performing a select zone traffic assignment to track the directions of travel of project trips.

Table 2: Project Trip Distribution

Trip Distribution	Percentage
Cirby Way to/from I-80 (West)	40%
Cirby Way to/from Old Auburn Road (East)	10%
Rocky Ridge Drive to/from Douglas Boulevard (North)	50%
Total	100%

Source: City of Roseville Travel Demand Model; Fehr & Peers, 2024.

Trip Assignment

Trips generated by the proposed apartments were assigned to the two project driveways assuming the Rocky Ridge Drive driveway permits all movements and the Cirby Way driveway permits right-turns only. As shown in Table 1, total peak hour trips generated by the project are modest, indicating that no movement into and out of either project driveway would exceed five vehicles per hour. Project trips would not have a significant effect on existing roadway operations or volumes.

Project Access Review

The project access review focuses on the access and design of both project driveways relative to standards established in the *City of Roseville Design and Construction Standards* (2023). Additionally, this review addresses potential modifications to the Cirby Way project frontage.

Recommendations resulting from the project access review are summarized in **Figure 3.**

Rocky Ridge Drive Driveway

Driveway Location & Permitted Turning Movements

The Rocky Ridge Drive Driveway (Driveway 1) would be situated directly opposite Condor Court. The City requires that driveways on arterials meet the minimum offset requirements of 600 feet for right hand offsets and 400 feet for left hand offsets (refer to Section 5-7 and ST-47). Therefore, Driveway 1 would meet the City's minimum offset requirements.

Driveway 1 would be located approximately 250 feet north of the Cirby Way/Rocky Ridge Drive intersection, as measured from the intersection near curb return to the driveway centerline. The driveway would be full access and allow all turning movements. The City establishes the following standards for the location of driveways relative to adjacent upstream arterial-arterial intersections and their associated permitted turning movements (refer to Section 5-3, Section 5-8, and ST-46)

- Zone 1 (0 to 240 feet) – No driveways allowed
- Zone 2 (240 to 370 feet) – Driveways allowed but outbound left turns prohibited
- Zone 3 (Over 370 feet) – Driveways allowed and all turning movement permitted

While the location of Driveway 1 would be allowed within Zone 2, the accommodation of all turning movements would not meet the City's driveway permitted turning movement requirements. It would not be possible to relocate Driveway 1 further to the north (i.e., within Zone 3) as it would not connect to the project site. The concept of prohibiting outbound left turns was also explored, but dismissed because it would cause severe challenges for project access and potentially result in other undesired movements (e.g., u-turns within the Rocky Ridge Drive S Curve). Thus, while Driveway 1 would not meet this standard, it is noted that its necessary

placement opposite full-access Condor Court is the primary issue resulting in this conclusion. Refer to the corner sight distance analysis below for additional information regarding potential line of sight implications associated with accommodating outbound left turns at Driveway 1 at the proposed location.

Fehr & Peers conducted field observations at the proposed Driveway 1 location to verify that motorists simultaneously turning left from Rocky Ridge Drive into the project site and into Condor Court would have an adequate light of sight of oncoming traffic. Image 2 shows the view of a southbound vehicle turning left into Driveway 1 from near the edge of the recommended southbound left turn lane. Given the slight lane offset resulting from the horizontal curve on Rocky Ridge Drive, vehicles making simultaneous left turns would have an unobstructed view of oncoming traffic.



Image 2: View from southbound left turn into the proposed Driveway 1 on Rocky Ridge Drive.

Need for Deceleration Lanes/Tapers at Driveway (5-5 and 5-6)

The City requires that a right turn deceleration lane be provided for a driveway if all of the following conditions are met (refer to Section 5-5):

A. The driveway is located on an arterial or expressway.
B. Right turn ingress volume is expected to exceed fifty (50) during peak hour flows on the roadway. For right turn ingress volumes between ten (10) and fifty (50) a right turn curb taper shall be constructed in conformance with the Standard Drawings.
C. There is ample room and frontage to fit a deceleration lane as determined by the City Engineer.
D. The travel speed of the roadway, as determined by the City Engineer, equals or exceeds 45 mph.

While Driveway 1 is located on an arterial, it does not meet the remaining criteria to warrant a right turn deceleration lane. Therefore, no right turn deceleration lane is recommended at Driveway 1. However, based on conversations with City of Roseville staff, a right-turn deceleration taper has been recommended given the volume of traffic on Rocky Ridge Drive and the presence of the S Curve immediately beyond the driveway.

The City requires that left turn deceleration lanes be provided for driveways on arterials where left turns in are permitted. The City allows for this to be provided in the form of a continuous two-way left-turn lane (TWLTL) on a four-lane road. Inbound left-turn vehicles would use the existing open median on Rocky Ridge Drive. To achieve consistency with City standards, Fehr & Peers recommends that the project install a 200-foot southbound left turn lane into Driveway 1. Alternatively, the City could consider the installation of a TWLTL on Rocky Ridge Drive to accommodate two-stage left turn movements at Driveway 1 and Condor Court (note that this modification would affect existing northbound left-turn movements into Condor Court by introducing southbound vehicles exiting the project site, as these vehicles would physically mix in the TWLTL).

Corner Sight Distance

Fehr & Peers analyzed corner sight distance for outbound left turns from Driveway 1 onto Rocky Ridge Drive. To determine an appropriate design speed for sight distance analysis of approaching vehicles coming around the horizontal curves, Fehr & Peers retained NDS to conduct a speed survey of southbound traffic on Rocky Ridge Drive at a location just south of Mallard Lane. The advisory speed limit around the curves is 30 MPH. The speed survey, which was conducted during non-peak hours with dry road conditions during daylight hours, revealed an 85th percentile speed for southbound traffic of 38 MPH. A design speed of 40 MPH was therefore selected for analysis of corner sight distance at Driveway 1.

Figure 4 shows the sight distance analysis results. As shown, from an aerial imagery perspective, there are several trees that appear to block the line of sight of southbound vehicles on Rocky Ridge Drive.

Fehr & Peers visited the project site on Tuesday, February 27, 2024, to conduct field observations and evaluate sight distance and corner time gap at the project driveway. Image 3 shows the view from a driver's eye level (exiting Driveway 1) looking towards the right at Rocky Ridge Drive. As shown, while there are tree branches that temporarily block part of the view of an approaching motorist, it was apparent to the engineers present at the site that oncoming traffic traveling southbound on Rocky Ridge Drive was detected well in advance of reaching Driveway 1. In fact, Fehr & Peers measured the elapsed time that a southbound vehicle on Rocky Ridge Drive is visible before passing the proposed Driveway 1 location. Oncoming traffic was visible, on average, for 13 seconds before reaching the driveway.

Table 405.1A in the *Highway Design Manual* (HDM), Caltrans, 2020, indicates that the unsignalized intersection passenger car corner sight distance time gap for vehicles making a left turn from stop is 7.5 seconds. This value should be adjusted for vehicles making a left turn onto a two-way major road with more than two lanes, adding 0.5 s for passenger cars for each additional lane to be crossed. Vehicles making the outbound left turn at Driveway 1 would have to cross 3 lanes, resulting in a corner sight distance time gap of 9 seconds. The 13 second time gap measured in the field exceeds the 9 seconds corner sight distance time gap specified by the HDM. Therefore, vehicles making the outbound left turn at Driveway 1 have ample time to complete the turn. Using the corner sight distance time gap of 9 seconds and a design speed of 40 MPH, the minimum corner sight distance was calculated to be 530 feet. Therefore, Driveway 1 would have adequate corner sight distance for outbound left turning vehicles.

Given that this photo was taken at a time when there were no leaves on the trees, it is possible that the line of sight may be impacted when the trees begin to bloom. Therefore, the pruning of trees located north of the project site adjacent to the sidewalk is recommended to ensure that a motorist exiting the driveway would have an adequate line of sight of oncoming traffic.[2]

[2] Sight distance adequacy determined using a 40 MPH design speed and applying the methodology related to corner sight distance outlined in 405.1 of the Highway Design Manual, Caltrans, 2020. See Figure 4.



Image 3: View of southbound Rocky Ridge Drive from the proposed Driveway 1 location.

Fehr & Peers visited the project site during the evening due to concerns of potential headlight visibility restrictions given the curvature on Rocky Ridge Drive. As shown in Image 4, vehicle headlights are clearly visible at the Driveway 1 location and adequate corner sight distance would be maintained during nighttime conditions.



Image 4: View of southbound Rocky Ridge Drive from the proposed Driveway 1 location under evening conditions.

Cirby Way Driveway

Driveway Location & Permitted Turning Movements

The Cirby Way Driveway (Driveway 2) would be located approximately 125 east of Rocky Ridge Drive, as measured from the intersection near curb return to the driveway centerline. The driveway would accommodate right-in/right-out access only. Under existing conditions, there is no median or barrier separating vehicles traveling on Cirby Way. The site plan does not show pavement markings, signage, or physical improvements at Driveway 2 that would prevent left turn movements. The site plan also does not show any proposed physical changes to Cirby Way to prevent eastbound left turns into Driveway 2 or southbound left turns out of Driveway 2.

Accordingly, Fehr & Peers recommends that the project construct a raised, triangular median at Driveway 2 to limit vehicular movements to right-in/right-out access only. This would maintain access for the residential driveways on the south side of Cirby Way and meets the City's turning movement restriction standard. The low travel demand generated at Driveway 2 suggests that many of the vehicles using the driveway would be users familiar with the project and the driveway restrictions. Additionally, the project's address of 1995 Rocky Ridge Drive indicates that any delivery drivers would be directed to enter the project site at Driveway 1, further limiting the number of vehicles that are unfamiliar with the project site and driveway restrictions. Given that Driveway 2 is proposed to be 25 ft wide, the driveway may need to be widened to accommodate the raised, triangular median. City Engineering staff will work with the applicant on a design that works to prohibit left ingress/egress while not conflicting with the existing bike lane.

Need for Deceleration Lanes/Tapers at Driveway

According to the project trip generation estimates, westbound right turns at Driveway 2 would be modest (less than 10 vehicles per hour). Thus, no additional deceleration or right turn curb taper is required per City standards at Driveway 2. However, in conjunction with the construction of the raised, triangular median, driveway widening would be necessary which could provide opportunities for partial deceleration (i.e., a short taper) approaching the driveway on westbound Cirby Way.

Modifications to Cirby Way Project Frontage

Chevron Alignment Signs

There are five existing chevron alignment signs (W1-8) located along project frontage on the westbound Cirby Way approach to the Rocky Ridge Drive intersection. Image 5 shows these signs and their location on the edge of the roadway.

If the signs were to remain in their current location, they would likely either be situated in the Class II bike lane or be co-located with the new sidewalk. Fehr & Peers spoke to City of Roseville staff about the placement of these signs, which were posted in 2020 as a result of an engineering and traffic study that assessed and considered a curve warning for Cirby Way at Rocky Ridge Drive. City staff indicated that the signs were installed due to vehicle collisions with the signal controller, which has been hit at least three times over the last 10 years. The City requests that the signal controller be relocated with the project to beyond the back of sidewalk. Additionally, City staff recommends the applicant work with City staff in determining the final location of the chevron alignment signs.

Gated Utility Access Road

Aerial imagery shows an existing gate connection that appears to provide vehicle access to the utility towers located east of the project site on Cirby Way. The site plan does not indicate that this connection would remain once Driveway 2 is constructed. Fehr & Peers recommends that the project site be modified to maintain the connection to the utility towers and that this connection restricts access via a gate.



Image 5: Existing gate on Cirby Way at the proposed location of Driveway 2.

Cirby Way/Rocky Ridge Drive Intersection Signage

With the right-in/right-out restriction at Driveway 2, vehicles exiting the project site at Driveway 2 could be encouraged to u-turn at the intersection to continue eastbound on Cirby Way. Fehr & Peers recommends that the project install a no U-turn regulatory sign (R3-4) at the westbound approach of the Cirby Way/Rocky Ridge Drive intersection to restrict this movement and reduce potential conflicts.



N:\2024 Projects\4340.00_Rocky_Ridge_Apartments_Access_Study\Graphics\AI

Permitted Driveway Turning Movement

Stop Sign

Traffic Signal

Figure 1

Project Site Plan



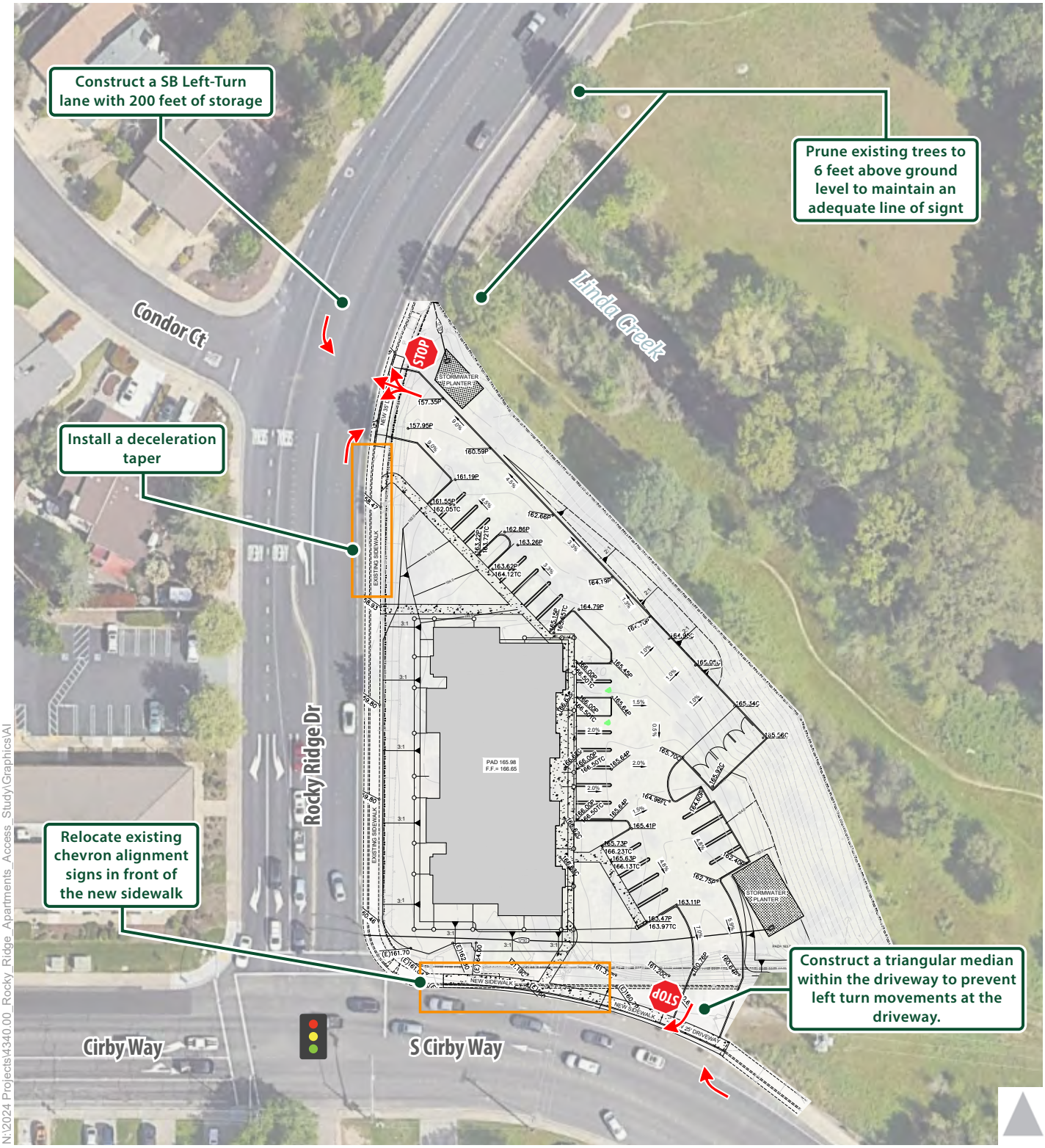
Signalized Intersection

Advisory Speed Limit

40 MPH Posted Speed Limit

Figure 2

Project Location



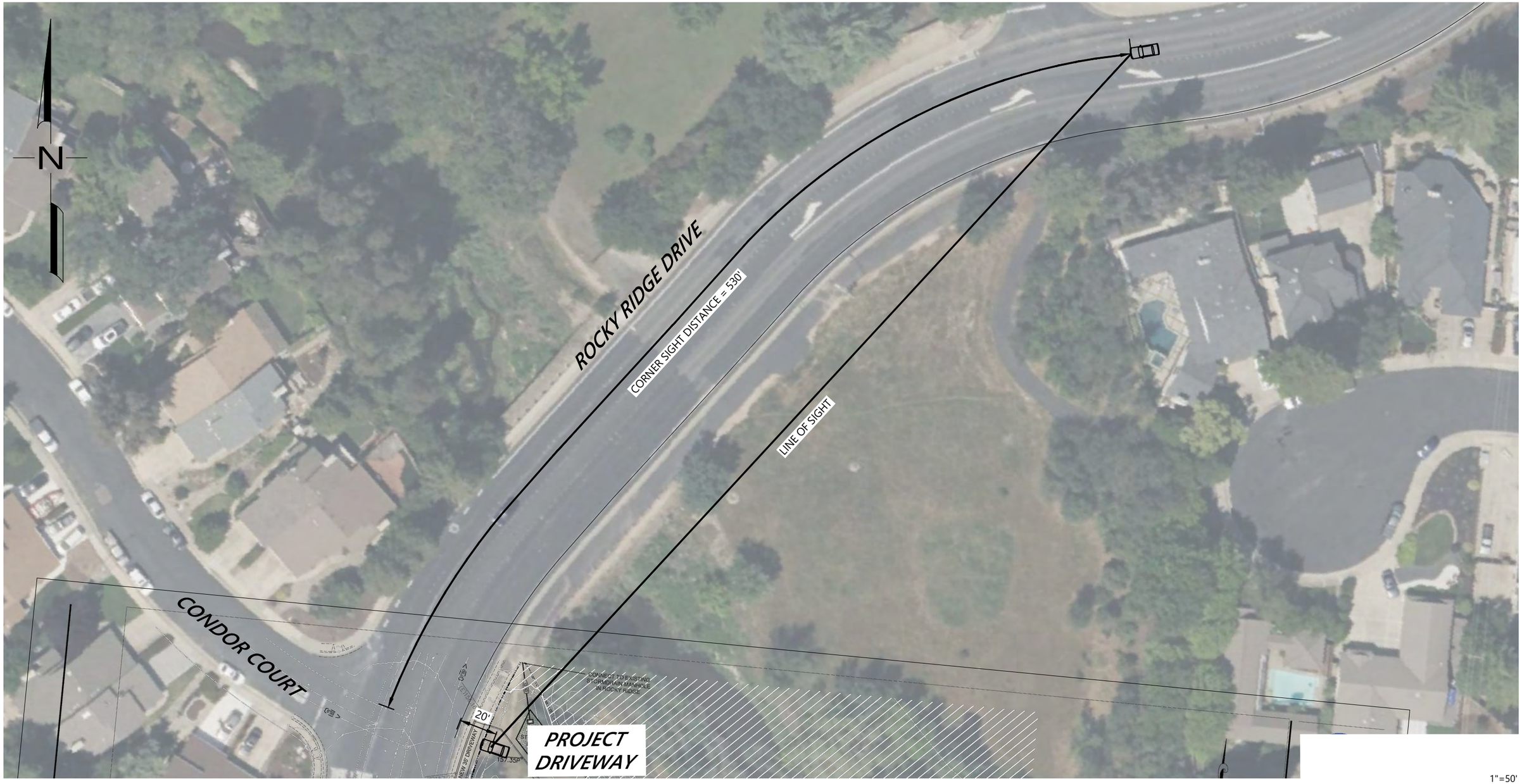
Permitted Driveway Turning Movement

Stop Sign

Traffic Signal

Figure 3

Recommendations



LEGEND:

DESIGN SPEED:

ROCKY RIDGE DRIVE - 40 MPH
(BASED ON SPEED SURVEY PERFORMED BY NDS ON 2/22/2024)

CORNER SIGHT DISTANCE:

CORNER SIGHT DISTANCE = 530' CALCULATED PER
HIGHWAY DESIGN MANUAL TOPIC 405.1(2)

50 0 50 100
1"=50' GRAPHIC SCALE

Figure 4
Sight Distance Analysis
Project Driveway at Rocky Ridge Drive

Spot Speed Study

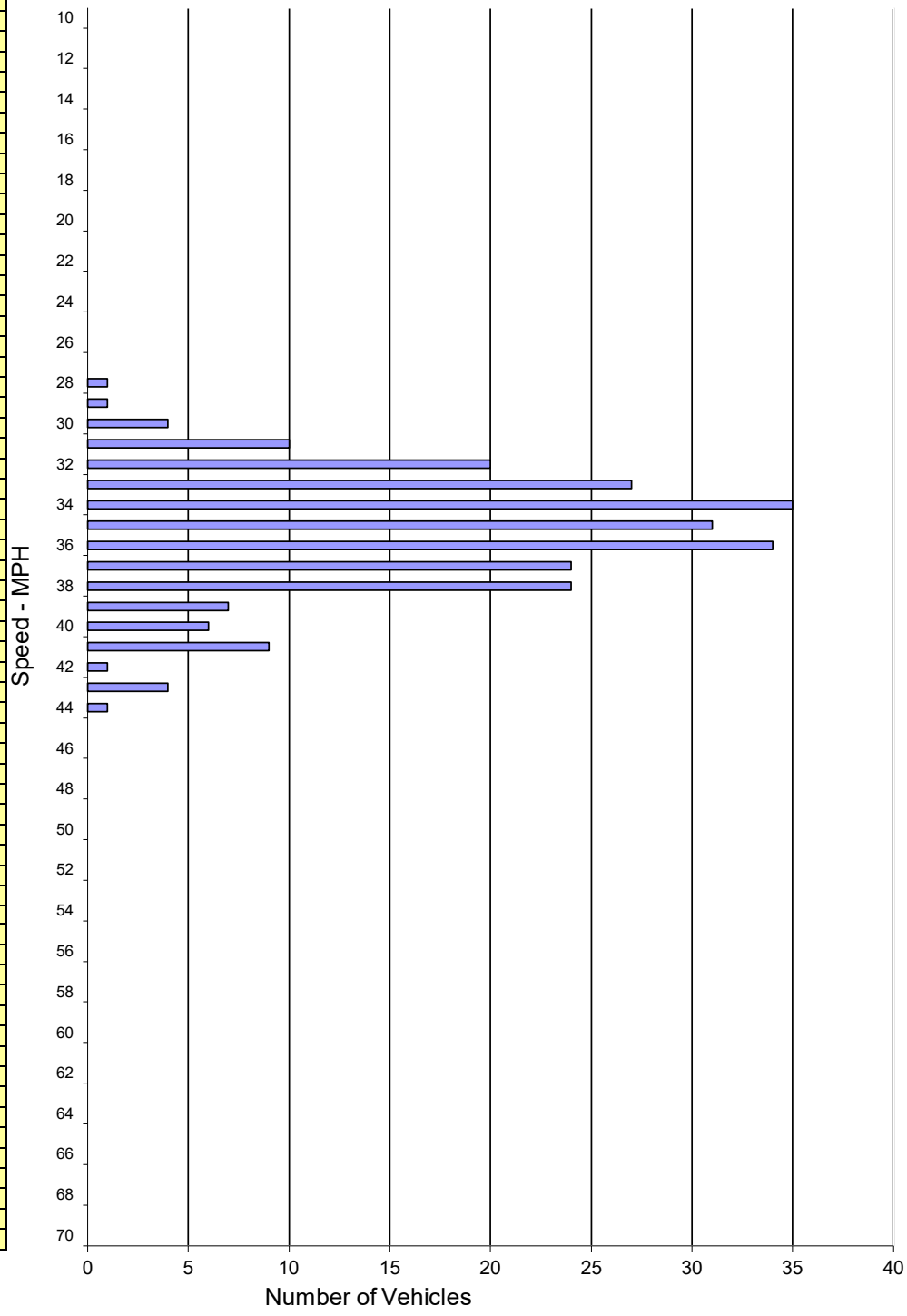
Prepared by: National Data & Surveying Services

City of Roseville

DATE: 2/22/2024 **Location:** Rocky Ridge Dr N/O Cirby Way
TIME: 13:20-15:20 **Posted Speed:** 30 MPH Clear/Dry **Project #:** 24-070038-001

Northbound & Southbound Spot Speeds

Speed mph	ALL Vehicles
<=10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	**1**
29	**1**
30	**4**
31	**10**
32	**20**
33	**27**
34	**35**
35	**31**
36	**34**
37	**24**
38	**24**
39	**7**
40	**6**
41	**9**
42	**1**
43	**4**
44	**1**
45	
46	
47	
48	
49	
50	
51	
52	
53	
54	
55	
56	
57	
58	
59	
60	
61	
62	
63	
64	
65	
66	
67	
68	
69	
>=70	



SPEED PARAMETERS									
Class	Count	Range	50th Percentile	85th Percentile	10 MPH Pace	# in Pace	Percent in Pace	% / # Below Pace	% / # Above Pace
ALL	239	28 - 44	35 mph	38 mph	31 - 40	218	91%	2% / 6	7% / 15

CITY OF ROSEVILLE CALIFORNIA

DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION
311 Vernon Street, Roseville, CA 95678 (916) 774-5276

MITIGATION MONITORING AND REPORTING PROGRAM

Project Title/File Number:	INFILL PCL 86B – Rocky Ridge Apartments, File #PL23-0351
Project Location:	1995 Rocky Ridge Drive, Roseville, Placer County, CA 95661 (APN 469-100-013-000)
Project Description:	The applicant requests a Design Review Permit (DRP) for an 18-unit multi-family project on a 1.23-acre Medium Density Residential (MDR-10) parcel within the City's Infill area. The development consists of 18 units, with units ranging from one (1) to two (2) bedrooms. The proposed development also requests a density bonus of six (6) units. Of the 18 units, two (2) units will be affordable (very low-income units), and 16 units will be market rate. A total of 27 parking spaces will be provided on-site. The project also includes a Tree Permit (TP) to authorize the removal of 42 protected oak trees from the project site.
Environmental Document	Mitigated Negative Declaration
Project Applicant:	Sara Lebastchi, D and S Development
Property Owner:	SSL Enterprise LLC
Lead Agency Contact Person:	Escarlet Mar, Associate Planner; Phone (916) 774-5247

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

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

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

TABLE OF MITIGATION MEASURES

Mitigation Measure	Implementation	Timing	Reviewing Party	Documents to be Submitted to City	Staff Use Only
Mitigation Measure BIO-1: Nesting Bird-Pre-construction Survey If ground disturbing activities occur during the regular bird nesting season (between February 1 and September 15), a pre-construction survey for nesting birds shall be conducted 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.	Results of preconstruction surveys shall be submitted prior to the issuance of a grading permit or Improvement Plans. Applicable construction restrictions shall be reflected within plans.	Pre-Construction and Construction: Surveys required prior to construction. If surveys are positive for birds, then remainder of mitigation steps are required prior to construction. Add as note on Improvement Plans and Building Plans.	Engineering and Planning	Nesting bird surveys	
Mitigation Measure NOI-1 Building facades shall include use of stucco with sheathing or cement fiber board with sheathing.	These measures shall be included on building plans. The Chief Building Inspector shall review plans for inclusion of these measures prior to issuance of building permits.	Prior to approval of building permits. Add as note on Building Plans.	Planning and Building	Building Plans	
Mitigation Measure NOI-2 STC 33 minimum rated glazing shall be used on the building facades of the project.	These measures shall be included on building plans. The Chief Building Inspector shall review plans for inclusion of these measures prior to issuance of building permits.	Prior to approval of building permits. Add as note on Building Plans.	Planning and Building	Building Plans	
Mitigation Measure NOI-3 Interior gypsum wallboards and gypsum ceiling shall be 5/8''.	These measures shall be included on building plans. The Chief Building Inspector shall review plans for inclusion of these measures prior to issuance of building permits.	Prior to approval of building permits. Add as note on Building Plans.	Planning and Building	Building Plans	
Mitigation Measure NOI-4 The mechanical ventilation penetrations for exhaust fans not face toward Cirby Way and Rocky Ridge Drive. Where feasible, these vents should be routed towards the opposite side of the building to minimize sound intrusion to sensitive areas of the buildings. Where vents must face toward Cirby Way and Rocky Ridge Drive, it is recommended that the duct work be increased in length and make as many "S" turns as feasible prior to exiting the dwelling. This separates the openings between the noise source and the living space with a long circuitous route. Each time the sound turns a corner, it is reduced slightly. Flexible duct work is preferred ducting for this noise mitigation. Where the vent exits the building, a spring-loaded flap with a gasket should be installed to reduce sound entering the duct work when the vent is not in use.	These measures shall be included on building plans. The Chief Building Inspector shall review plans for inclusion of these measures prior to issuance of building permits.	Prior to approval of building permits. Add as note on Building Plans.	Planning and Building	Building Plans	
Mitigation Measure NOI-5 Mechanical ventilation shall be provided to allow occupants to keep doors and windows closed for acoustic isolation.	These measures shall be included on building plans. The Chief Building Inspector shall review plans for inclusion of these measures prior to issuance of building permits.	Prior to approval of building permits. Add as note on Building Plans.	Planning and Building	Building Plans	
Mitigation Measure NOI-6 No PTAC's shall be used.	These measures shall be included on building plans. The Chief Building Inspector shall review plans for inclusion of these measures prior to issuance of building permits.	Prior to approval of building permits. Add as note on Building Plans.	Planning and Building	Building Plans	
Mitigation Measure TR-1 The applicant shall construct a SB Left-Turn lane with 200-feet of storage for traffic traveling southbound along Rocky Ridge for entry into the Project site.	Project plans will be reviewed for compliance.	Prior to approval of improvement plans.	Engineering	Improvement Plans	
Mitigation Measure TR-2 The applicant shall provide a minimum 35 foot wide, Type A7 driveway for the entry off Rocky Ridge Drive. The entry will include right turn flare per City standard ST-24. The	Project plans will be reviewed for compliance.	Prior to approval of improvement plans.	Engineering	Improvement Plans	

applicant shall also provide a minimum 35' wide A-7 driveway for the entry off Cirby Way along with a triangular median to prevent left ingress into the site.					
Mitigation Measure TR-3 The applicant shall prune the existing trees to a 6' clear height along the east side of Rocky Ridge Drive, north of the proposed driveway.	Project plans will be reviewed for compliance.	Prior to approval of improvement plans.	Engineering	Improvement Plans	
Mitigation Measure TR-4 The applicant shall relocate the existing chevron signs along Cirby Way, behind the proposed back of sidewalk.	Project plans will be reviewed for compliance.	Prior to approval of improvement plans.	Engineering	Improvement Plans	
Mitigation Measure TR-5 The applicant shall maintain access to the maintenance road located on the southeast corner of the site.	Project plans will be reviewed for compliance.	Prior to approval of improvement plans.	Engineering	Improvement Plans	
Mitigation Measure TR-6 The applicant shall relocate the traffic signal appurtenances along Cirby Way as directed by Public Works – Traffic Division.	Project plans will be reviewed for compliance.	Prior to approval of improvement plans.	Engineering	Improvement Plans	
Mitigation Measure TCR-1 If any suspected TCRs or resources of cultural significance to UAIC, including but not limited to features, anthropogenic/cultural soils, cultural belongings or objects (artifacts), shell, bone, shaped stones or bone, or ash/charcoal deposits are discovered by any person during construction activities including ground disturbing activities, all work shall pause immediately within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. Work shall cease in and within the immediate vicinity of the find regardless of whether the construction is being actively monitored by a Tribal Monitor, cultural resources specialist, or professional archaeologist. A Tribal Representative and the City shall be immediately notified, and the Tribal Representative in coordination with the City shall determine if the find is a TCR (PRC §21074) and the Tribal Representative shall make recommendations for further evaluation and treatment as necessary.	This condition shall be reflected in all construction and building plans, and construction site workers shall be advised by the site manager of this measure.	Construction: Measure applies if resources are discovered during construction. Add as note on Improvement Plans and Building Plans.	Engineering and Building	None	
Mitigation Measure TCR-2 The culturally affiliated Tribe shall consult with the City to (1) identify the boundaries of the new TCR and (2) if feasible, identify appropriate preservation in place and avoidance measures, including redesign or adjustments to the existing construction process, and long-term management, or 3) if avoidance is infeasible, a reburial location in proximity of the find where no future disturbance is anticipated. Permanent curation of TCRs will not take place unless approved in writing by the culturally affiliated Tribe. The construction contractor(s) shall provide secure, on-site storage for culturally sensitive soils or objects that are components of TCRs that are found or recovered during construction. Only Tribal Representatives shall have access to the storage. Storage size shall be determined by the nature of the TCR and can range from a small lock box to a conex box (shipping container). A secure (locked), fenced area can also provide adequate on-site storage if larger amounts of material must be stored. The construction contractor(s) and City shall facilitate the respectful reburial of the culturally sensitive soils or objects. This includes providing a reburial location that is consistent with the Tribe's preferences, excavation of the reburial location, and assisting with the reburial, upon request. Any discoveries shall be documented on a Department of Parks and Recreation (DPR) 523 form within 2 weeks of the discovery and submitted to the appropriate CHRIS center in a timely manner. Work at the TCR discovery location shall not resume until authorization is granted by the City in coordination with the culturally affiliated Tribe. If articulated or disarticulated human remains, or human remains in any state of	This condition shall be reflected in all construction and building plans, and construction site workers shall be advised by the site manager of this measure.	Construction: Measure applies if resources are discovered during construction. Add as note on Improvement Plans and Building Plans.	Engineering and Building	None	

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

CITY OF ROSEVILLE CALIFORNIA

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

MITIGATION VERIFICATION SUBMITTAL COVER SHEET

Project Title/Planning File #	INFILL PCL 86B – Rocky Ridge Apartments, File #PL23-0351
Project Address	1995 Rocky Ridge Drive, Roseville, Placer County, CA 95661 (APN 469-100-013-000)
Property Owner	SSL Enterprise LLC
Planning Division Contact	Escarlet Mar, Associate Planner; Phone (916) 774-5247

SUMMARY OF VERIFICATION MATERIALS INCLUDED IN THIS SUBMITTAL

Mitigation Measure	Supporting Attachments Included	Date Complete

I HAVE ATTACHED THE FOLLOWING REQUIRED ITEMS:

☐ Table of Applicable Mitigation Measures

☐ Mitigation Verification Form(s)

☐ Specific supporting documentation required by measure(s), if applicable (e.g. biologist's report)

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

Signature and Date _____ Print Name _____ Contact Number _____

MITIGATION VERIFICATION FORM

Mitigation Measure

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

INSTRUCTIONS

COVER SHEET:

A Cover Sheet for the project/development is prepared by City staff, with the top portion filled out. Each time Mitigation Verification Forms(s) are being submitted, a Cover Sheet completed by the Developer, Contractor, or Designee is required. An example of a completed summary table is provided below. The signature on the Cover Sheet must be *original wet ink*.

EXAMPLE MITIGATION VERIFICATION SUBMITTAL COVER SHEET

Project Title/Planning File #	New Coffee Shop, PL15-0000
Project Address	10 Justashort Street
Property Owner	Jane Owner
Planning Division Contact	Joe Planner, Associate Planner, (916) 774-####

SUMMARY OF VERIFICATION MATERIALS INCLUDED IN THIS SUBMITTAL

Mitigation Measure	Supporting Attachments Included	Date Complete
MM-3	Copy of survey report signed by biologist	5/10/2016
MM-4	All information included in Mitigation Verification Form	5/12/2016
MM-5	E-mail from Air District approving Dust Control Plan	5/05/2016

MITIGATION VERIFICATION FORM:

A Mitigation Verification Form is provided by City staff, along with the Cover Sheet and Table of Applicable Mitigation Measures. A form is filled in and submitted for each mitigation measure by the Developer, Contractor, or Designee. The form needs only the mitigation number to be filled in, along with the Description of Monitoring and Verification Work Performed. Multiple forms may be submitted simultaneously, under one cover sheet. It is also permissible to submit a form for each part of a measure, on separate dates. For instance, in the example measure MM-4 in the table above, the actual mitigation requires informing construction workers *and* retaining a qualified archeologist if resources are uncovered. Thus, a developer may submit a form in May certifying that construction workers have been informed, and also submit a second copy of the form in July because resources were discovered and additional actions had to be undertaken.

Each mitigation measure specifies the type of supporting documentation required; this must be submitted in order for the City to accept the mitigation as complete. An example of a completed Mitigation Verification Form is provided below.

EXAMPLE
MITIGATION VERIFICATION FORM

Mitigation Measure MM3

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

The mitigation measure text is included on the Improvement Plans General Notes page (Improvement Plan EN15-0001). On May 4, 2016, prior to any ground-disturbing activities (the pre-construction phase), a site meeting was held. At this meeting, workers on the site were informed of the potential to unearth remains, and were instructed to cease work and notify their supervisor immediately if any resources were observed.

DEVELOPER
DESIGNER
ARCHITECTS
BUILDERS
INVESTOR
S

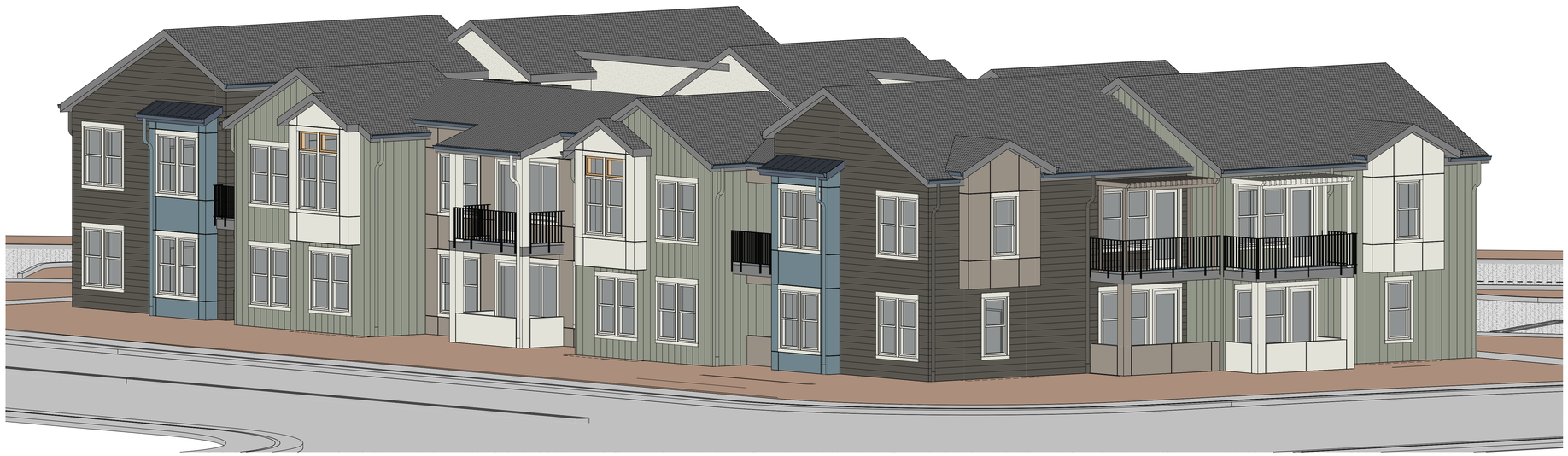
LOCAL

2715 K STREET, SUITE 250
SACRAMENTO, CA 95816
P: (916) 545-2514

WWW.ARCHITECTSLOCAL.COM

ROCKY RIDGE APARTMENTS

1995 ROCKY RIDGE DRIVE
ROSEVILLE, CA



D&S
DEVELOPMENT

1995 ROCKY
RIDGE DRIVE,
ROSEVILLE

1995 ROCKY RIDGE DRIVE
ROSEVILLE, CA 95661

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

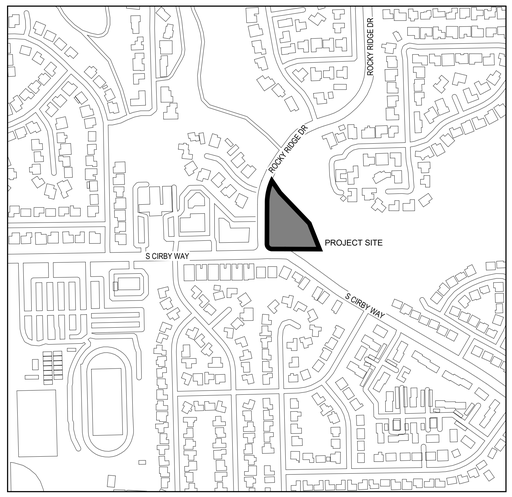
PARKING PROVIDED:

	27 SPACES
	2 ACCESSIBLE SPACES

EV SPACES:

40% EV	12 SPACES
10% EV READY =	3 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
DEVELOPER:	D&S DEVELOPMENT 1725 CAPITOL AVE. SACRAMENTO, CA 95811 CONTACT: SARA LEBASTCHI EMAIL: SARA@DANDSDEV.COM PHONE: 916.442.4288 EXT. 102
ARCHITECT:	ARCHITECTS LOCAL 2715 K STREET, SUITE 250 SACRAMENTO, CA 95816 CONTACT: STEVE WALDRON EMAIL: STEVEW@ARCHITECTSLOCAL.COM PHONE: 916.545.2512
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

GENERAL	
G001	COVER SHEET
CIVIL	
G.1	PRELIMINARY GRADINGAND DRAINAGE PLAN
U.1	PRELIMINARY UTILITY PLAN
ARCHITECTURAL	
A101	ARCHITECTURAL SITE PLAN
A201	BUILDING PLANS
A202	ROOF PLAN
A301	EXTERIOR ELEVATIONS
A351	BUILDING SECTIONS
SITE LIGHTING	
E001	ELECTRICAL SYMBOLS, LEGEND AND NOTES
E100	LIGHTING PLAN - SITE PLAN
E101	GENERAL LIGHTING PHOTOMETRIC PLAN
LANDSCAPE	
L-1	SITE PLAN AND PLANT IMAGES
L-2	SHADE DIAGRAM AND GENERAL NOTES
L-3	DETAILS
L-4	SPECIFICATIONS
ARCHITECTURAL SUPPLEMENT	
A411	FLOOR & ROOF PLAN - TRASH ENCLOSURE
A412	SECTIONS & ELEVATIONS - TRASH ENCLOSURE
A901	FINISH SCHEDULE
CIVIL SUPPLEMENT	
D.1	PRELIMINARY DEMO PLAN
S.1	STRIPING PLAN

NO.:	ISSUANCE/REVISION:	DATE:

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. © ARCHITECTS LOCAL 2023.

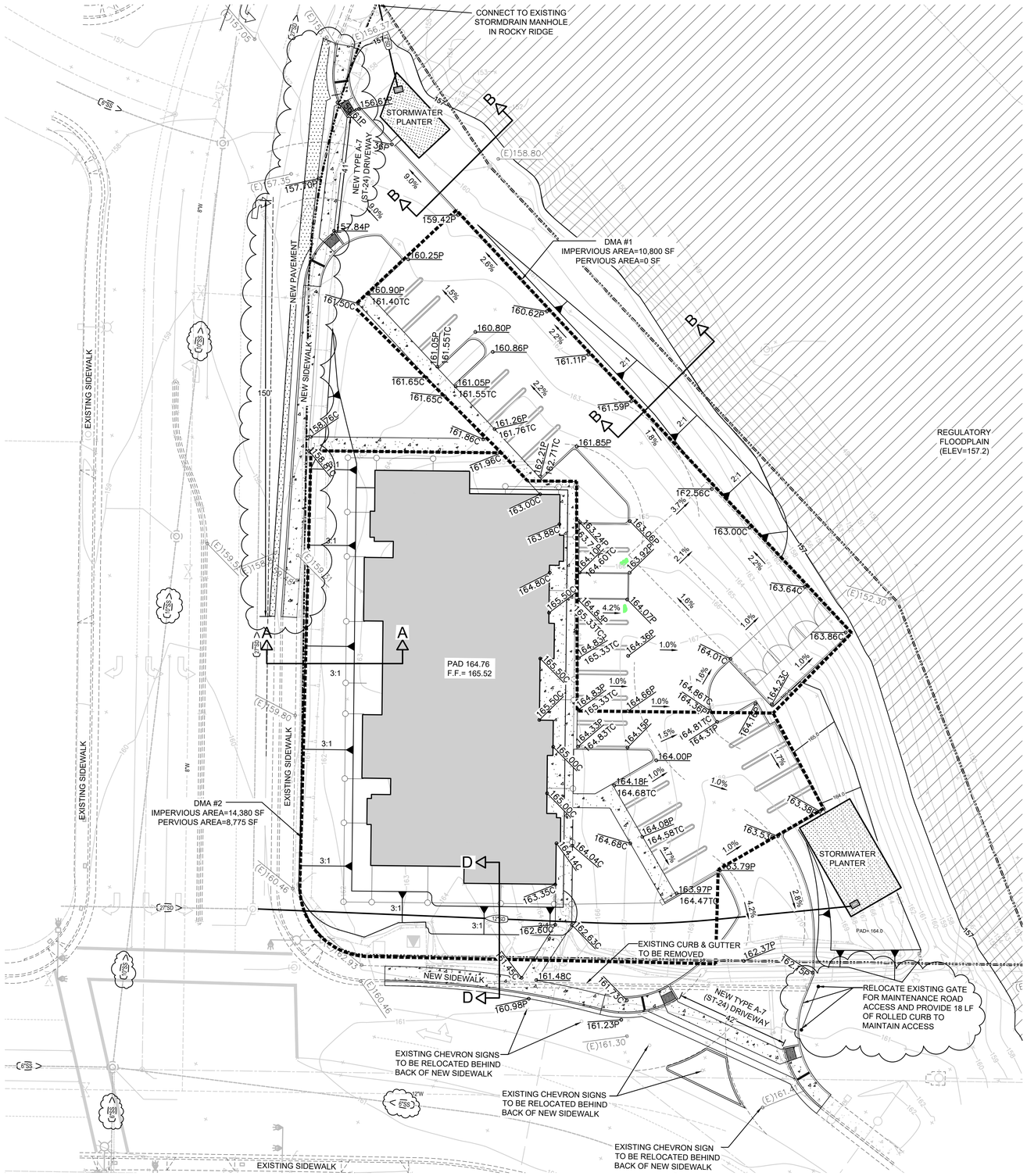
DATE: JUNE 19, 2024

AL PROJECT NUMBER: 2-232203

AHJ PROJECT NUMBER:

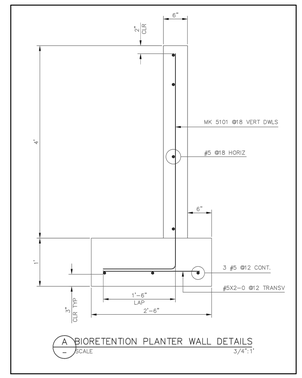
COVER SHEET

G001

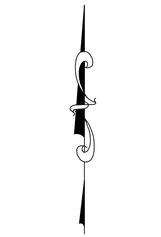


PRELIMINARY GRADING & DRAINAGE PLAN

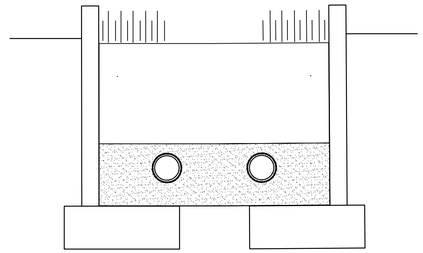
SCALE: 1'= 20'



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

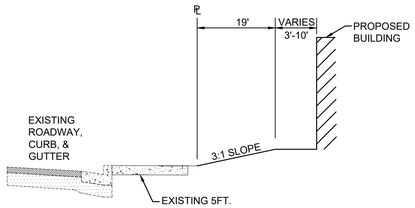


BAR SCALE
0 10 20 40
(IN FEET)
1 inch = 20 feet



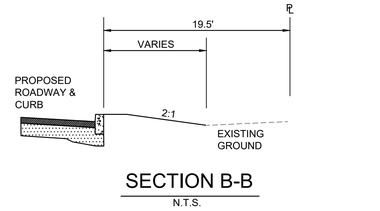
TYPICAL STORMWATER PLANTER DETAIL

N.T.S.



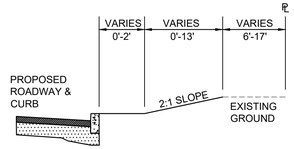
SECTION A-A

N.T.S.



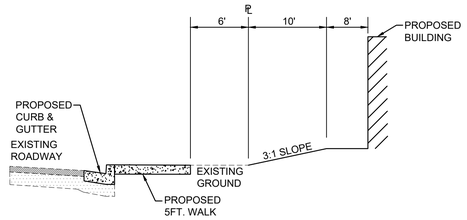
SECTION B-B

N.T.S.



SECTION C-C

N.T.S.



SECTION D-D

N.T.S.

100-YEAR WATER SURFACE ELEVATION REQUIREMENTS:

PER FEMA FLOOD INSURANCE STUDY 06061CV003A, THE BASE FLOOD ELEVATION (BFE) OF THIS SITE IS 157.2.

THE PAD ELEVATION FOR PROPOSED BUILDINGS ON THIS SITE IS REQUIRED TO BE SET AT A MINIMUM OF 2 FEET ABOVE THE BFE (159.2). THE PROPOSED BUILDING FOR THIS PROJECT IS SET AT ELEVATION 167.78, THUS SATISFYING THE MINIMUM PAD ELEVATION REQUIREMENT.

ALL PARKING LOTS AND STORAGE AREAS ARE REQUIRED TO BE NO MORE THAN 1.5 FEET BELOW THE BFE. ALL PARKING LOT AND STORAGE GRADES ARE SET AT A MINIMUM OF 158.00, THUS SATISFYING THIS REQUIREMENT.

ALL GRADES SHOWN ON THIS PLAN ARE ON NAVD 88 DATUM.

NOTE: EMERGENCY VEHICLE ACCESS SHALL BE DESIGNED PER CITY OF ROSEVILLE FIRE DEPARTMENT FIRE & LIFE SAFETY STANDARDS.

LEGEND:

- EXISTING DRAIN LINE (12" D)
- NEW DRAIN INLET ON NEW DRAIN LINE (12" D)
- EXISTING PAVEMENT GRADE (26.62(E))
- PROPOSED PAVEMENT GRADE (26.62P)
- PROPOSED GUTTER FLOWLINE GRADE (26.62FL)
- PROPOSED CONCRETE GRADE (26.62C)
- PROPOSED CURB&GUTTER
- PROPOSED POURED IN PLACE CURB

PEABODY TSUMURA ENGINEERING

REGISTERED PROFESSIONAL ENGINEER R. 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:

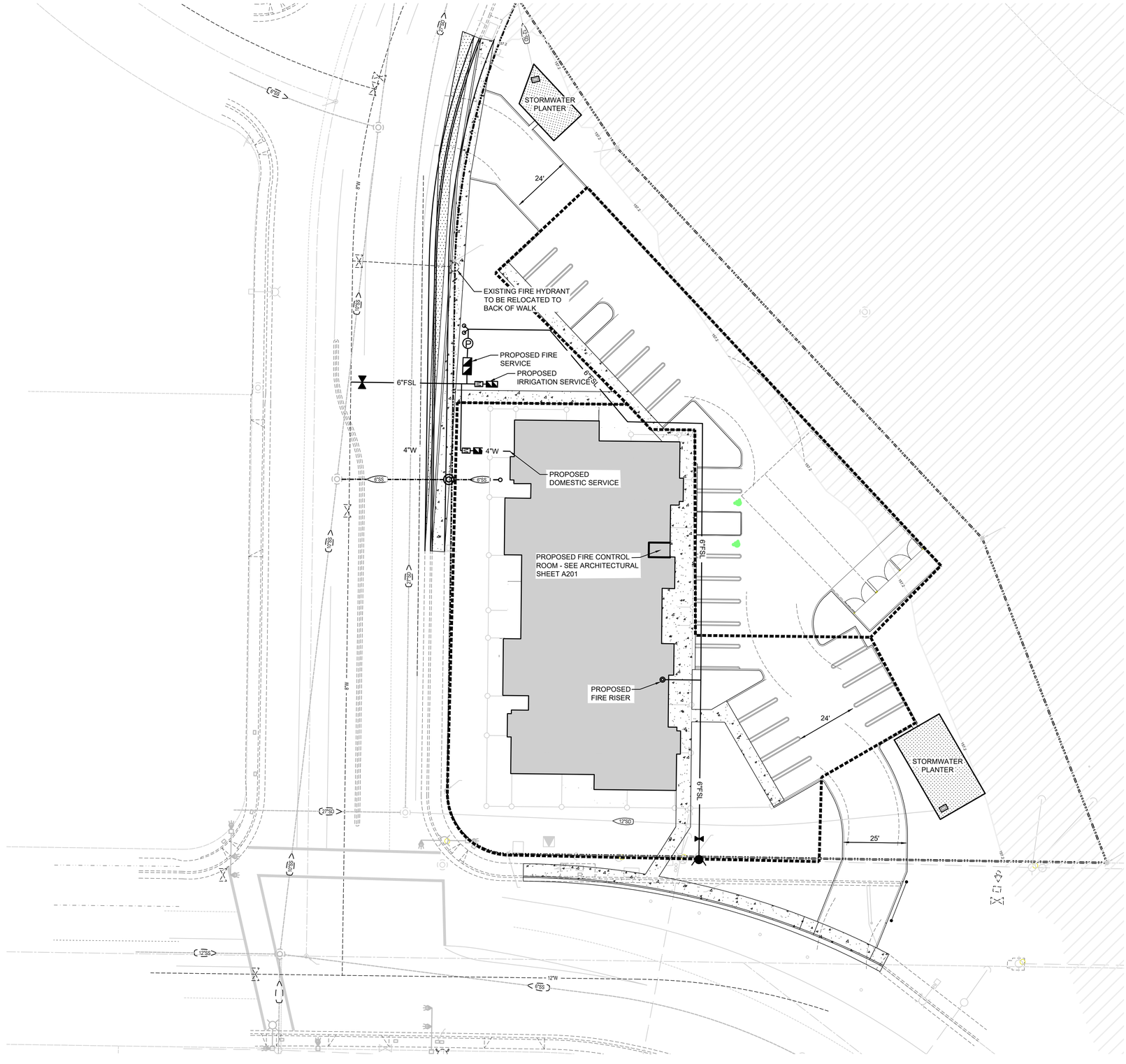
DRAWN/CHK BY: MT / RP

DATE: 8/5/2024

JOB NO.: 0420.006

SHEET NUMBER

G.1



PRELIMINARY UTILITY PLAN

SCALE: 1'= 20'



NOTE: EMERGENCY VEHICLE ACCESS SHALL BE DESIGNED PER CITY OF ROSEVILLE FIRE DEPARTMENT FIRE & LIFE SAFETY STANDARDS.

LEGEND:

PROPOSED		EXISTING
	SEWER MANHOLE	
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	

FIRE TURN RADIUS (30' INNER, 50' OUTER)

PEABODY TSUMURA ENGINEERING

REGISTERED PROFESSIONAL ENGINEER R. 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 UTILITY PLAN

DELTA	REVISION	DATE:

DRAWN/CHK BY: MT / RP

DATE: 6/24/2024

JOB NO.: 0420.006

SHEET NUMBER

U.1



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

LEGEND

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

DEVELOPER
DESIGNERS
ARCHITECTS
BUILDERS
INVESTORS

LOCAL

2715 K STREET, SUITE 250
SACRAMENTO, CA 95816
P: (916) 545-2514

WWW.ARCHITECTSLOCAL.COM

D&S DEVELOPMENT

1995 ROCKY RIDGE DRIVE, ROSEVILLE

1995 ROCKY RIDGE DRIVE
ROSEVILLE, CA 95661

NO.:	ISSUANCE/REVISION:	DATE:

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. © ARCHITECTS LOCAL 2023.

DATE: JULY 2024

AL PROJECT NUMBER: 2-232203

AHJ PROJECT NUMBER:

ARCHITECTURAL SITE PLAN

A101



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

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

PER CITY OF ROSEVILLE FIRE DEPARTMENT STANDARDS

FIRE CONTROL ROOM: AN APPROVED FIRE CONTROL ROOM SHALL BE PROVIDED FOR ALL BUILDINGS PROTECTED BY AN AUTOMATIC FIRE EXTINGUISHING SYSTEM.
FIRE CONTROL ROOMS SHALL MEET THE FOLLOWING REQUIREMENTS:

1. FIRE CONTROL ROOMS SHALL CONTAIN ONLY FIRE SYSTEM CONTROL VALVES, FIRE ALARM CONTROL PANELS AND OTHER RELATED FIRE SYSTEM EQUIPMENT.

2. THE LOCATION OF THE FIRE CONTROL ROOM SHALL BE APPROVED BY THE FIRE CODE OFFICIAL.

3. FIRE CONTROL ROOMS SHALL HAVE MINIMUM DIMENSIONS OF FIVE FEET BY SEVEN FEET.

4. FIRE CONTROL ROOMS SHALL BE CONSTRUCTED WITH A ONE-HOUR FIRE RATING.

5. FIRE CONTROL ROOMS SHALL BE PROVIDED WITH AN EXTERIOR ACCESS DOOR APPROVED BY THE FIRE CODE OFFICIAL.

6. DURABLE SIGNAGE SHALL BE PROVIDED ON THE EXTERIOR SIDE OF THE ACCESS DOOR. "FIRE CONTROL ROOM"

7. STORAGE OF MATERIALS IN FIRE CONTROL ROOMS IS PROHIBITED.

DEVELOPER
DESIGNERS
ARCHITECTS
BUILDERS
INVESTORS
LOCAL
2715 K STREET, SUITE 250
SACRAMENTO, CA 95816
P: (916) 545-2514

WWW.ARCHITECTSLOCAL.COM

D&S DEVELOPMENT

1995 ROCKY RIDGE DRIVE, ROSEVILLE

1995 ROCKY RIDGE DRIVE
ROSEVILLE, CA 95661

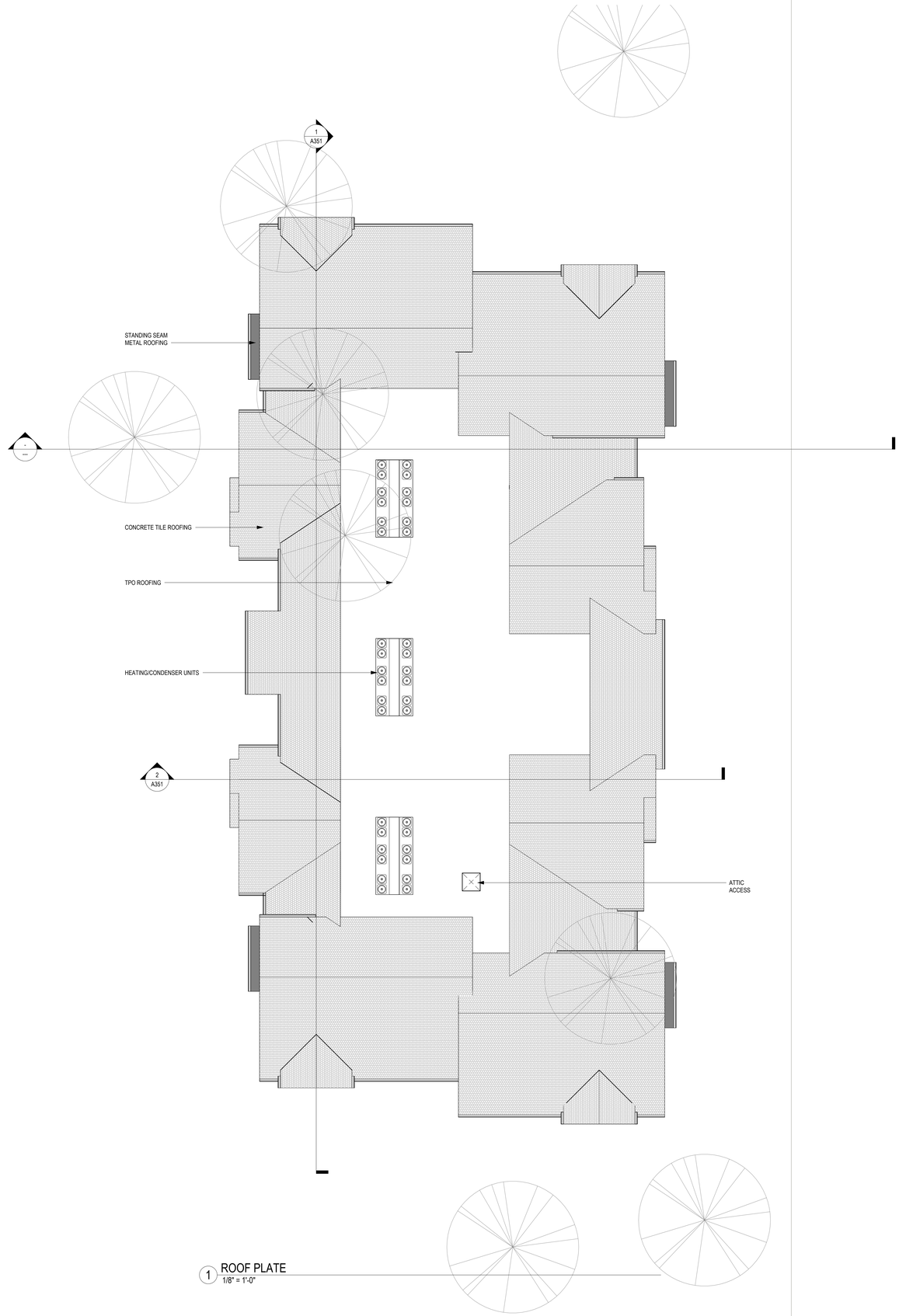
NO.:	ISSUANCE/REVISION:	DATE:

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. © ARCHITECTS LOCAL 2023.

DATE: JULY 2024
AL PROJECT NUMBER: 2-232203
AHJ PROJECT NUMBER:

BUILDING PLANS

A201



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

DEVELOPERS
DESIGNERS
ARCHITECTS
BUILDERS
INVESTORS

LOCAL

2715 K STREET, SUITE 250
SACRAMENTO, CA 95816
P: (916) 545-2514

WWW.ARCHITECTSLOCAL.COM

D&S DEVELOPMENT

1995 ROCKY RIDGE DRIVE, ROSEVILLE

1995 ROCKY RIDGE DRIVE
ROSEVILLE, CA 95661

NO.:	ISSUANCE/REVISION:	DATE:

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. © ARCHITECTS LOCAL 2023.

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
- CONCRETE TILE ROOFING
- METAL ROOFING - 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
DESIGNERS
ARCHITECTS
BUILDERS
INVESTORS

LOCAL

2715 K STREET, SUITE 250
SACRAMENTO, CA 95816
P: (916) 545-2514

WWW.ARCHITECTSLOCAL.COM

D&S DEVELOPMENT

1995 ROCKY RIDGE DRIVE, ROSEVILLE

1995 ROCKY RIDGE DRIVE
ROSEVILLE, CA 95661

NO.:	ISSUANCE/REVISION:	DATE:

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. © ARCHITECTS LOCAL 2023.

DATE: Nov. 21, 2023

AL PROJECT NUMBER: 2-232203

AHJ PROJECT NUMBER:

EXTERIOR ELEVATIONS

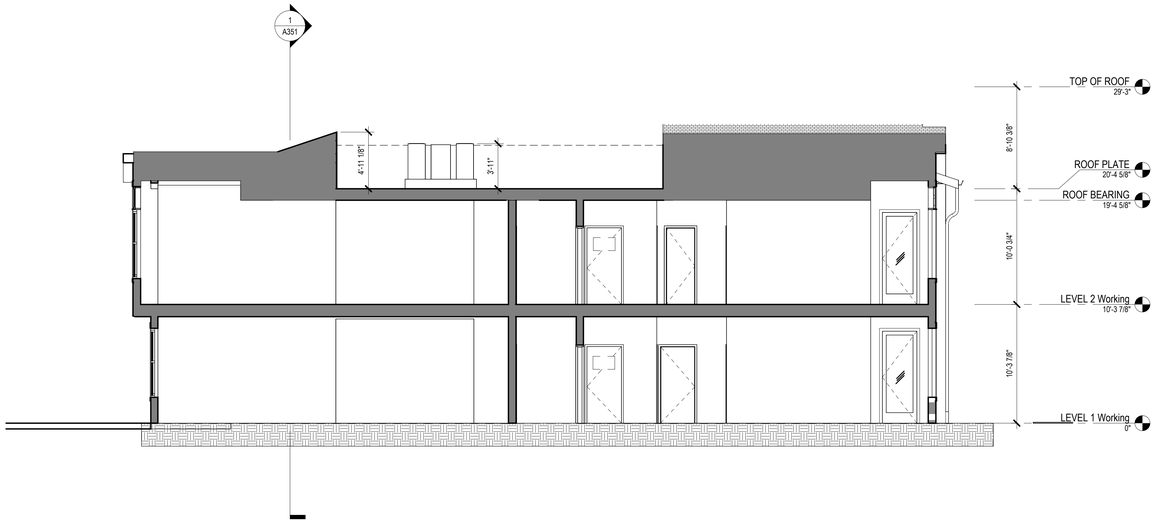
A301

DEVELOPERS
DESIGNERS
ARCHITECTS
BUILDERS
INVESTORS

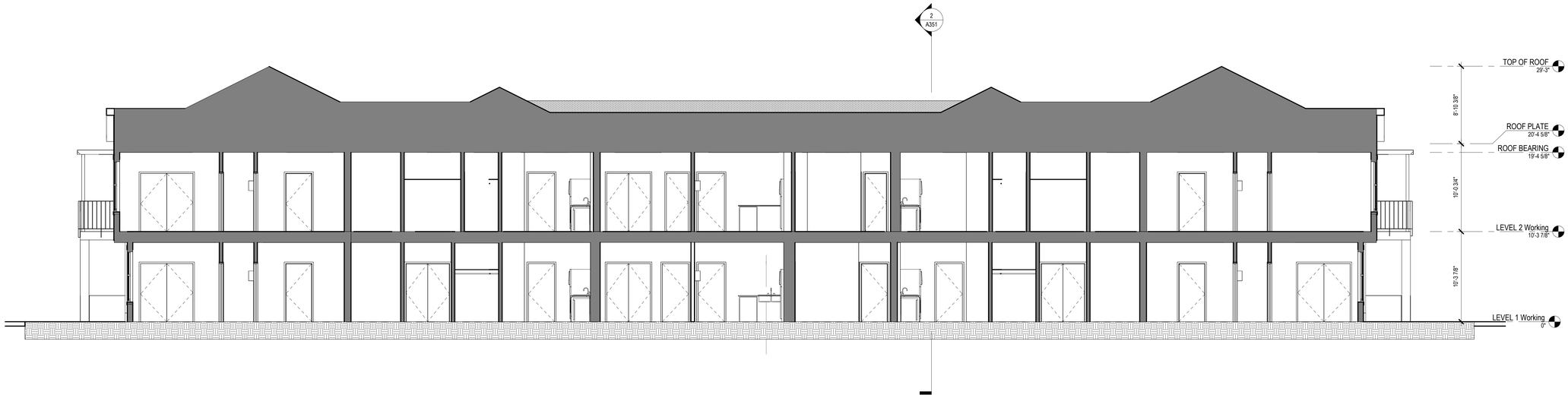
LOCAL

2715 K STREET, SUITE 250
SACRAMENTO, CA 95816
P: (916) 545-2514

WWW.ARCHITECTSLOCAL.COM



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



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

D&S DEVELOPMENT

1995 ROCKY RIDGE DRIVE, ROSEVILLE

1995 ROCKY RIDGE DRIVE
ROSEVILLE, CA 95661

NO.:	ISSUANCE/REVISION:	DATE:

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. © ARCHITECTS LOCAL 2023.

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:

E-001 ELECTRICAL SYMBOLS, LEGEND AND NOTES
E-100 ELECTRICAL SITE PLAN
E-101 GENERAL LIGHTING PHOTOMETRIC PLAN

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.

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.

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.

DEVELOPERS
DESIGNERS
ARCHITECTS
BUILDERS
INVESTORS
LOCAL
2715 K STREET, SUITE 250
SACRAMENTO, CA 95816
P: (916) 545-2514

WWW.ARCHITECTSLOCAL.COM

A R B
ENGINEERING
1401 N. EL CAMINO REAL
SUITE 201
SAN CLEMENTE, CA
949-280-9743
ARBELECTRIC.COM

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:

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. © ARCHITECTS LOCAL 2023.

DATE: Nov. 08, 2023
AI PROJECT NUMBER: 2-232203
A/O PROJECT NUMBER:

ELECTRICAL SYMBOLS, LEGENDS AND NOTES

E001



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

DEVELOPERS
DESIGNERS
ARCHITECTS
BUILDERS
INVESTORS
LOCAL
2715 K STREET, SUITE 250
SACRAMENTO, CA 95816
P: (816) 545-2514
WWW.ARCHITECTSLOCAL.COM

A R B
ENGINEERING
1401 N. EL CAMINO REAL
SUITE 201
SAN CLEMENTE, CA
949-280-9743
ARBELECTRIC.COM

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

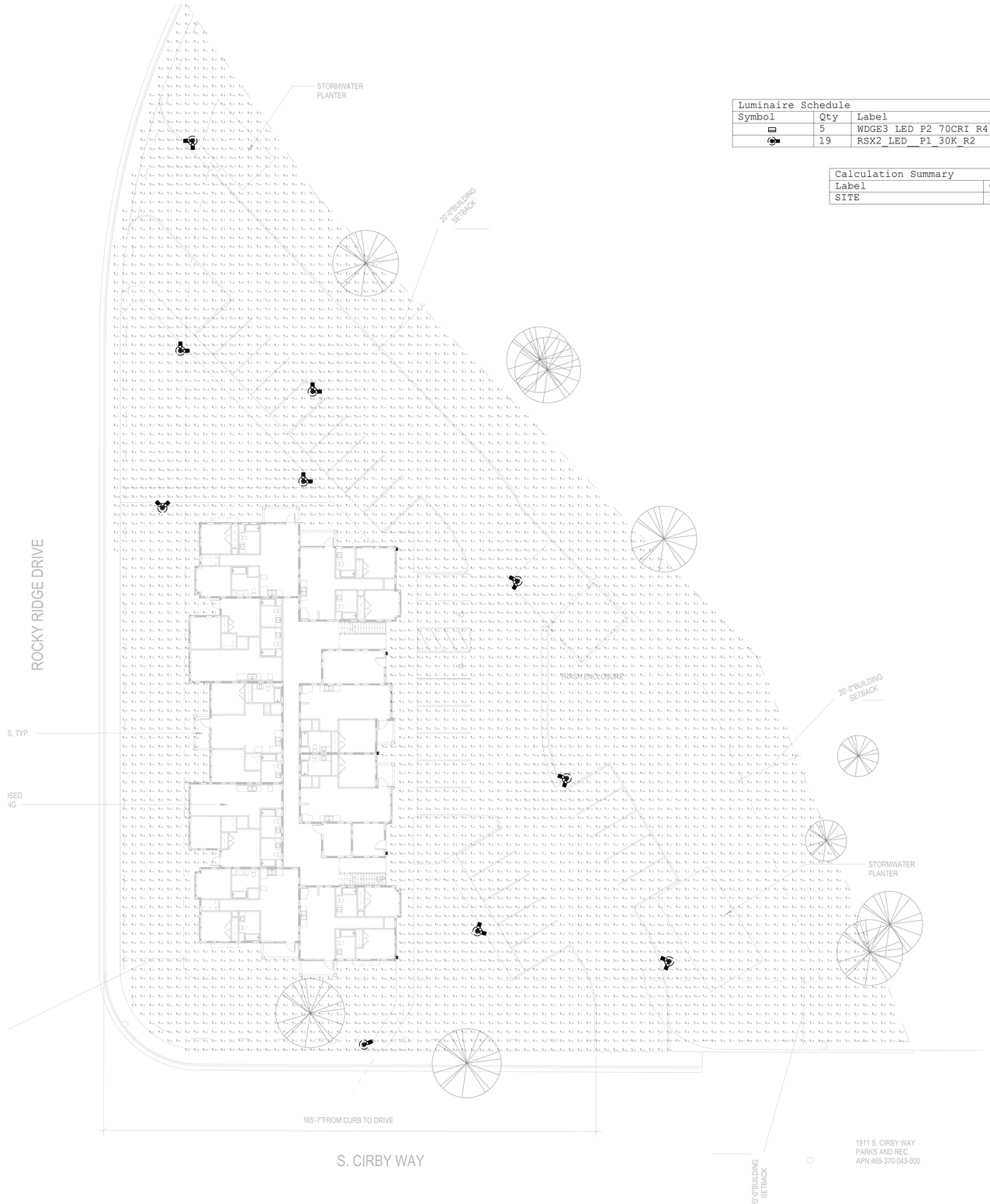
NO.:	ISSUANCE/REVISION:	DATE:

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. © ARCHITECTS LOCAL 2023.

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

DEVELOPERS
DESIGNERS
ARCHITECTS
BUILDERS
INVESTORS
LOCAL
2715 K STREET, SUITE 250
SACRAMENTO, CA 95816
P: (916) 545-2514
WWW.ARCHITECTSLOCAL.COM

A R B
ENGINEERING
1401 N. EL CAMINO REAL
SUITE 201
SAN CLEMENTE, CA
949-280-9743
ARBELECTRIC.COM

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

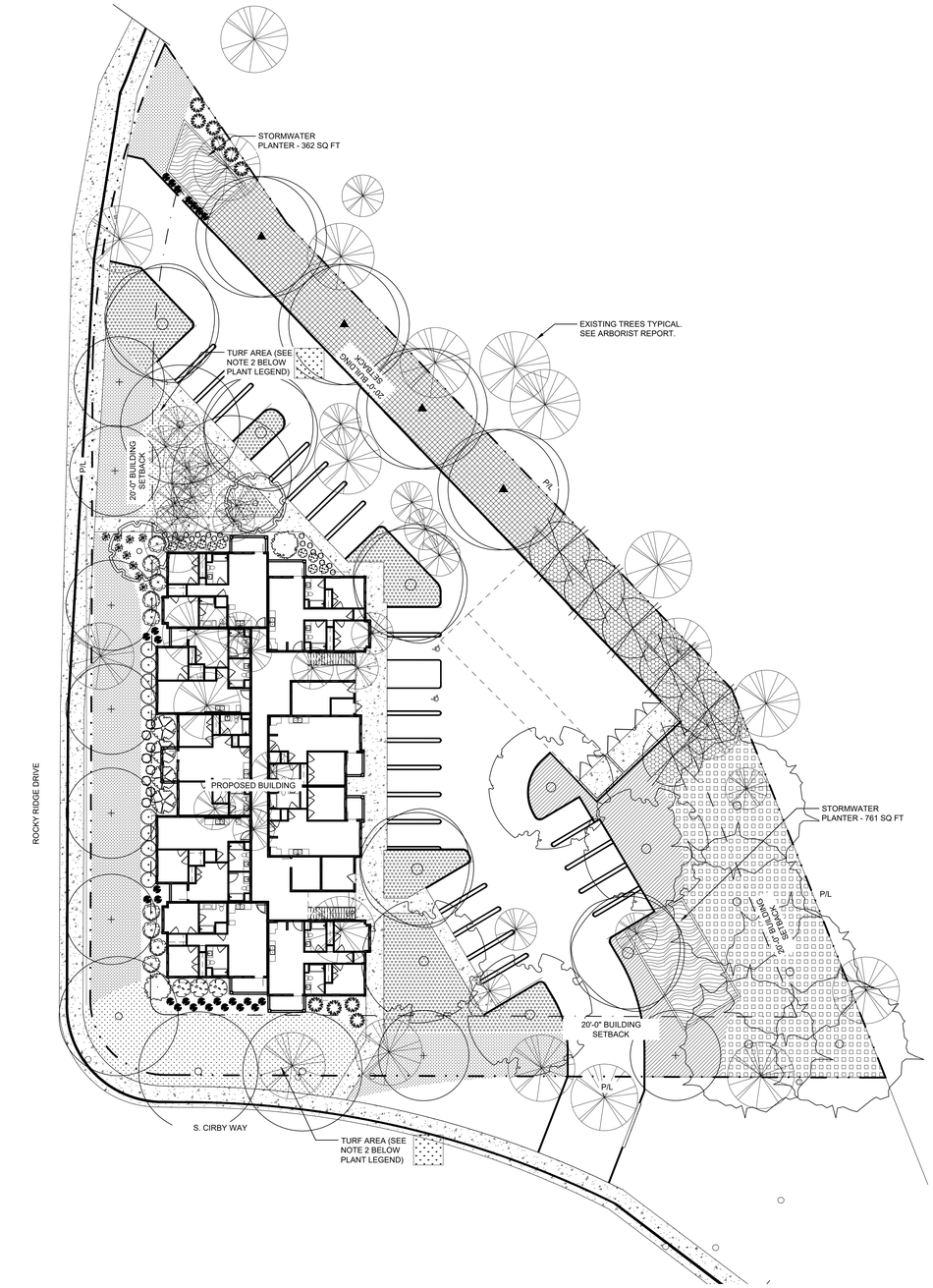
NO.:	ISSUANCE/REVISION:	DATE:

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. © ARCHITECTS LOCAL 2023.

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

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'	97	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'	80	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	142	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, &	516	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	172 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 GERANUM


BRAKELIGHTS HESPERALOE


DEER GRASS


ACHILLEA MILLEFOLIUM


SALVIA MARGARITA BOP


SOFT RUSH


COMMON YARROW


SCARLET MONKEY FLOWER

NOT FOR CONSTRUCTION

DEVELOPERS
DESIGNERS
ARCHITECTS
BUILDERS
INVESTORS
LOCAL

2715 K Street, Suite 250
Sacramento, CA 95816
P: (916) 545-2514

www.architectslocal.com

LICENSED LANDSCAPE ARCHITECT
STEVE SHERMAN 2837
6/30/24
7/10/2024
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

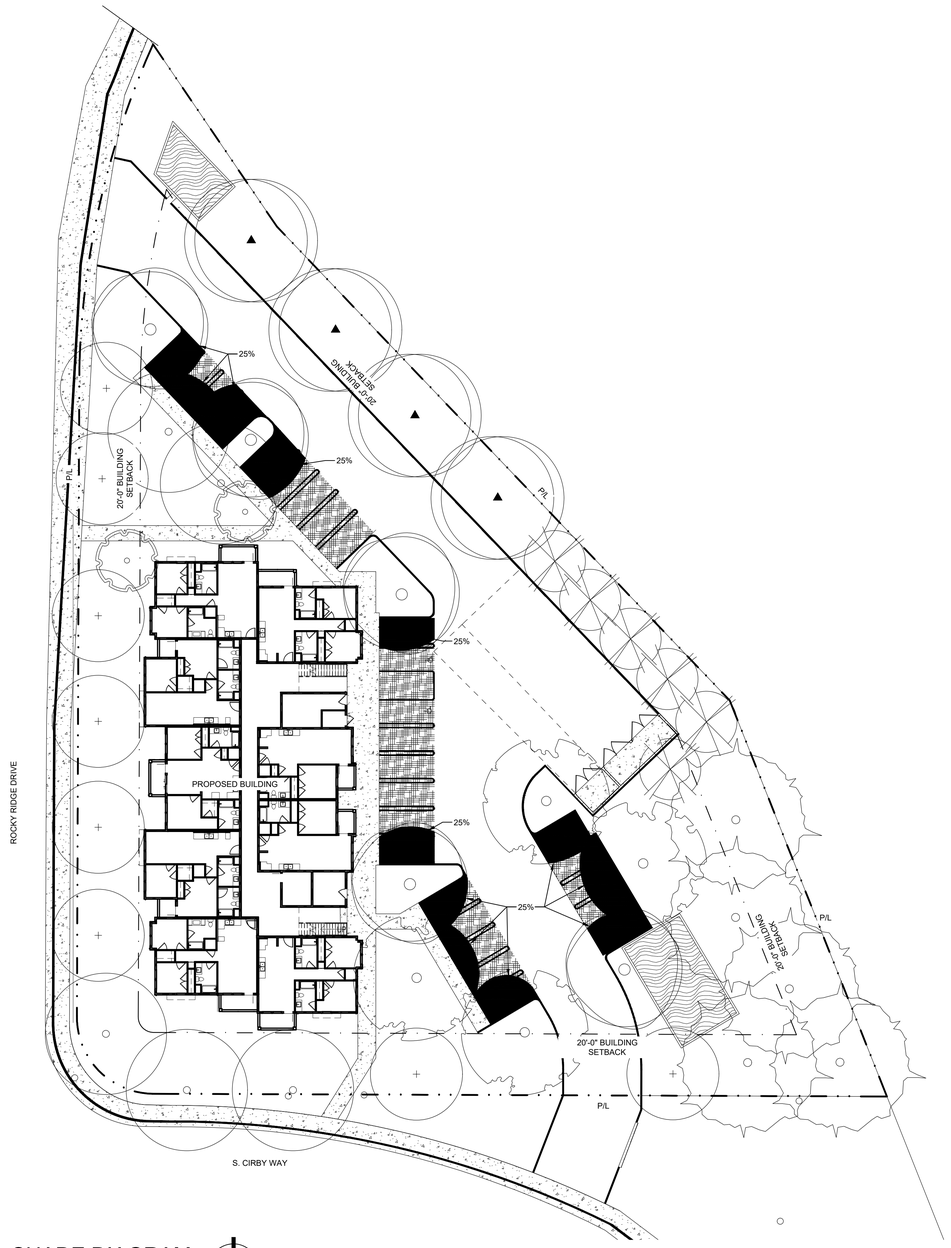
DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. © ARCHITECTS LOCAL 2021.

DATE: July 2024
AL PROJECT NUMBER: 2-232203
SCALE:
AHJ PORJECT NUMBER:

SITE PLAN & PLANT IMAGES

L-1

CALIFORNIA
LANDSCAPE TECHNOLOGIES
landscape architecture irrigation design
3685 Vista Campana N.
Unit 41, Oceanside
CA 92057
760.809.3241



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.

DEVELOPERS
DESIGNERS
ARCHITECTS
BUILDERS
INVESTORS
LOCAL
2715 K Street, Suite 250
Sacramento, CA 95816
P: (916) 545-2514
www.architectslocal.com

LICENSED LANDSCAPE ARCHITECT
STEVE SHERMAN 5287
6/30/24
Expiration Date
7/10/2024
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

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

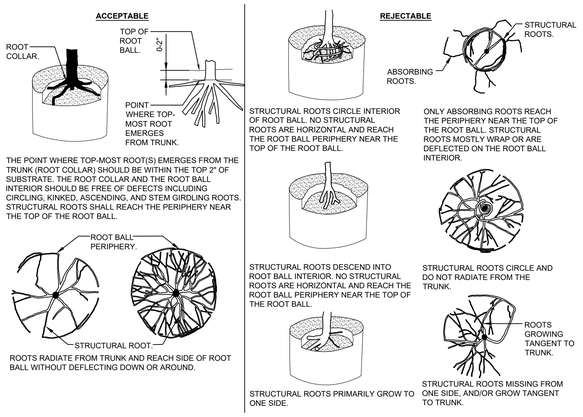
DATE: July 2024
AL PROJECT NUMBER: 2-232203
SCALE:
AHJ PORJECT NUMBER:

SHADE DIAGRAM & GENERAL NOTES

L-2

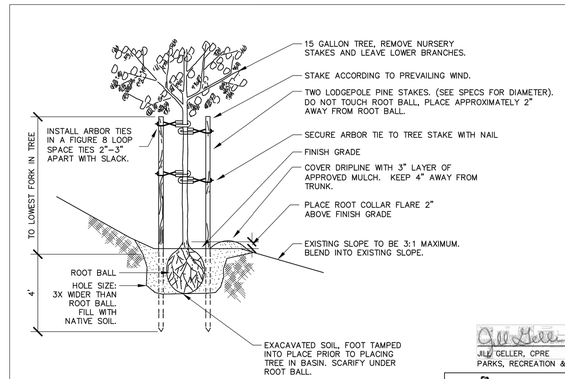
NOT FOR CONSTRUCTION

CALIFORNIA
LANDSCAPE TECHNOLOGIES
landscape architecture irrigation design
3685 Vista Campana N.
Unit 41, Oceanside
CA 92057
760.809.3241



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 CONTAINER 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



NOTES
1. SCORE ROOT BALL AND CUT GIRDLING ROOTS ON ALL FOUR SIDES OF ROOT BALL.
2. TREES FURNISHED IN #15 NURSERY CONTAINERS REQUIRE 2" DIA. STAKES. TREES LESS THAN 8' IN HEIGHT REQUIRE AN 8' STAKE. TREES 8' OR GREATER IN HEIGHT REQUIRE A 10' STAKE. TREES FURNISHED IN 24" BOXES REQUIRE 3" DIA. BY 10' LONG STAKES.
3. INSTALL 2 ARBOR TIES, AT 2/3 OF TREE HEIGHT AND 2 ARBOR TIES AT 1/2 OF TREE HEIGHT.
4. TREE STAKES SHOULD BE INSERTED INTO THE GROUND TO A MINIMUM DEPTH OF 18".
5. TREES TO BE STRUCTURALLY PRUNED BEFORE PLANTING. ESTABLISH CENTRAL LEADER AND REDUCE OR REMOVE CODOMINANT LEADERS.

JILL GELLER, CPRE
PARKS, RECREATION & LIBRARIES DIRECTOR

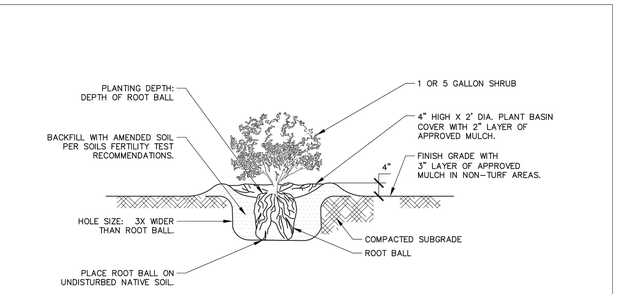
CITY OF ROSEVILLE CALIFORNIA — PARKS, RECREATION, & LIBRARIES DEPARTMENT

TREES ON SLOPES

SCALE: NONE
REVISED: JULY 2023
REVIEWED BY: T. GEE
APPROVED BY: J. GELLER

PK-21

4 TREES PLANTING ON SLOPE DETAIL
SCALE: NO SCALE



NOTES
1. AMENDMENT SHALL BE CONSISTENT WITH SOILS FERTILITY TEST.
2. PLANTING AREAS SHALL BE TREATED WITH PRE-EMERGENT AFTER PLANTING IS COMPLETE AND PRIOR TO MULCH INSTALLATION.
3. SCORE ROOT BALL IN VARIOUS LOCATIONS.

JILL GELLER, CPRE
PARKS, RECREATION & LIBRARIES DIRECTOR

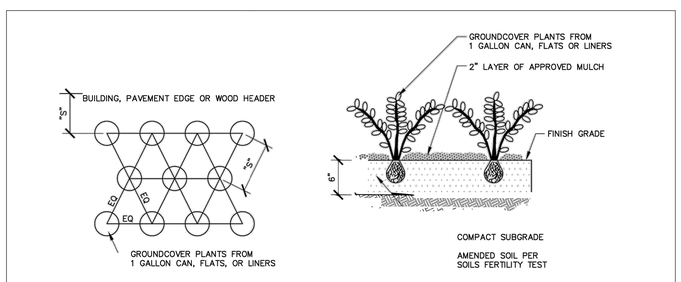
CITY OF ROSEVILLE CALIFORNIA — PARKS, RECREATION, & LIBRARIES DEPARTMENT

SHRUB PLANTING

SCALE: NONE
REVISED: JULY 2023
REVIEWED BY: T. GEE
APPROVED BY: J. GELLER

PK-18

6 SHRUB PLANTING DETAIL
SCALE: NO SCALE



PLAN SECTION

JILL GELLER, CPRE
PARKS, RECREATION & LIBRARIES DIRECTOR

CITY OF ROSEVILLE CALIFORNIA — PARKS, RECREATION, & LIBRARIES DEPARTMENT

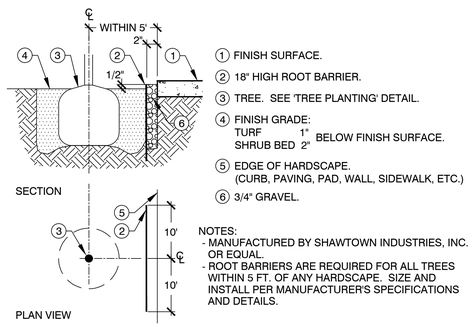
GROUNDCOVER PLANTING

NOTES
1. "S" REFERS TO PLANT SPACING, SEE PLANT TABLE ON CONSTRUCTION DOCUMENTS.

SCALE: NONE
REVISED: JULY 2023
REVIEWED BY: T. GEE
APPROVED BY: J. GELLER

PK-17

2 GROUNDCOVER PLANTING DETAIL
SCALE: NO SCALE



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. SCORE ROOT BALL AND CUT GIRDLING ROOTS ON ALL FOUR SIDES OF ROOT BALL.
2. FOR LAWN AREAS: PROVIDE A 3' DIA. AREA FREE OF TURF.
3. TREES FURNISHED IN #15 NURSERY CONTAINERS REQUIRE 2" DIA. STAKES. TREES LESS THAN 8' IN HEIGHT REQUIRE AN 8' STAKE. TREES 8' OR GREATER IN HEIGHT REQUIRE A 10' STAKE. TREES FURNISHED IN 24" BOXES REQUIRE 3" DIA. BY 10' LONG STAKES.
4. INSTALL 2 ARBOR TIES, AT 2/3 OF TREE HEIGHT AND 2 ARBOR TIES AT 1/2 OF TREE HEIGHT.
5. TREE STAKES SHOULD BE INSERTED INTO THE GROUND TO A MINIMUM DEPTH OF 18".
6. TREES TO BE STRUCTURALLY PRUNED BEFORE PLANTING. ESTABLISH A CENTRAL LEADER AND REDUCE OR REMOVE CODOMINANT LEADERS.

JILL GELLER, CPRE
PARKS, RECREATION & LIBRARIES DIRECTOR

CITY OF ROSEVILLE CALIFORNIA — PARKS, RECREATION, & LIBRARIES DEPARTMENT

TREE PLANTING

SCALE: NONE
REVISED: JULY 2023
REVIEWED BY: T. GEE
APPROVED BY: J. GELLER

PK-20

5 TREES PLANTING DETAIL
SCALE: NO SCALE

NOTES
1. PLANTER AREAS SHALL BE TREATED WITH PRE-EMERGENT HERBICIDE AFTER PLANTING IS COMPLETE AND PRIOR TO MULCH INSTALLATION.
2. BUBBLERS TO BE PLACED ON UPHILL SIDE OF SHRUB.
3. SCORE ROOT BALL IN VARIOUS LOCATIONS.

JILL GELLER, CPRE
PARKS, RECREATION & LIBRARIES DIRECTOR

CITY OF ROSEVILLE CALIFORNIA — PARKS, RECREATION, & LIBRARIES DEPARTMENT

SHRUBS ON SLOPES

SCALE: NONE
REVISED: JULY 2023
REVIEWED BY: T. GEE
APPROVED BY: J. GELLER

PK-19

7 SHRUB PLANTING ON SLOPE DETAIL
SCALE: NO SCALE

NOT FOR CONSTRUCTION

DEVELOPERS
DESIGNERS
ARCHITECTS
BUILDERS
INVESTORS
LOCAL
2715 K Street, Suite 250
Sacramento, CA 95816
P: (916) 545-2514
www.architectslocal.com

LICENSED LANDSCAPE ARCHITECT
STEVE SHERMAN 5287
6/30/24
7/10/2024
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

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

DATE: July 2024
AL PROJECT NUMBER: 2-232203
SCALE:
AHJ PORJECT NUMBER:

DETAILS

L-3

CALIFORNIA
LANDSCAPE TECHNOLOGIES
landscape architecture irrigation design
3685 Vista Campana N.
Unit 41, Oceanside
CA 92057
760.809.3241

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
DESIGNERS
ARCHITECTS
BUILDERS
INVESTORS
LOCAL
2715 K Street, Suite 250
Sacramento, CA 95816
P: (916) 545-2514
www.architectslocal.com

LICENSED LANDSCAPE ARCHITECT
STEVE SHERMAN 5287
6/30/24
Expiration
7/10/2024
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

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

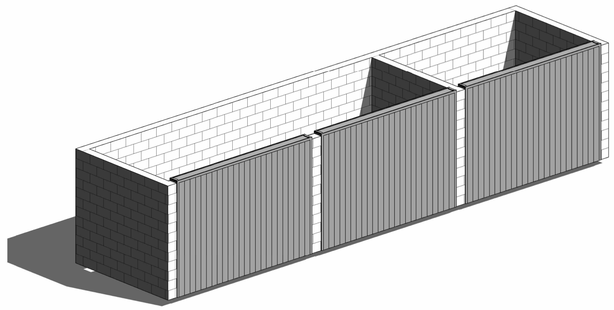
DATE: July 2024
AL PROJECT NUMBER: 2-232203
SCALE:
AHJ PORJECT NUMBER:

SPECIFICATIONS

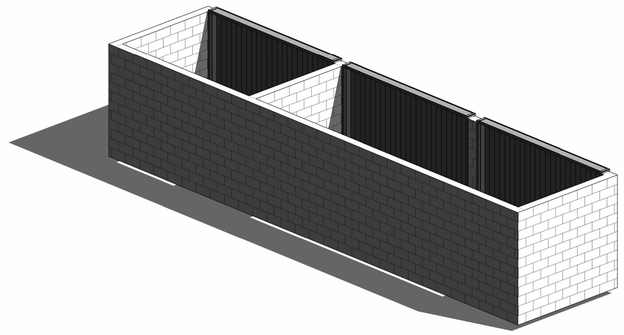
L-4

NOT FOR CONSTRUCTION

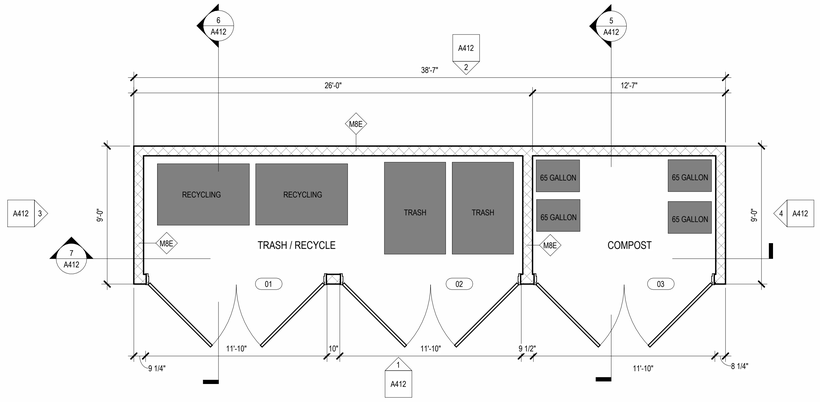
CALIFORNIA
LANDSCAPE TECHNOLOGIES
landscape architecture irrigation design
3685 Vista Campana N.
Unit 41, Oceanside
CA 92057
760.809.3241



3 ARIAL 1 - TRASH ENCLOSURE



4 ARIAL 2 - TRASH ENCLOSURE



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

W5X –Expanded Galv. Steel Screen on 1-Hr Wood Stud
W5W- Wood Slat on 1-Hr Wood Stud
M8E – Steel Rope Trellis on CMU – Staggered Running Bond
M8X – Expanded Galv Steel Screen on CMU –Running Bond
S8X - Expanded Galv Steel Screen On Tube Steel Frame

LEGEND - WALLS

M8E — STEEL ROPE TRELLIS ON CMU – OFFSET RUNNING BOND
PAINTED - SHERWIN WILLIAMS - "HAVEN" SW6437

KEYNOTE LEGEND

DOOR SCHEDULE - TRASH ENCLOSURE							
		DOOR					
MARK	TYPE	WIDTH	HEIGHT	THICKNESS	MATERIAL	FINISH	Description
01	EE	11'-6"	8'-0"	2"			LOCKABLE SWING GATE, SLATTED COMPOSITE BATTENS
02	EE	11'-6"	8'-0"	2"			LOCKABLE SWING GATE, SLATTED COMPOSITE BATTENS
03	EE	11'-6"	8'-0"	2"			LOCKABLE SWING GATE, SLATTED COMPOSITE BATTENS

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
- CONCRETE TILE ROOFING
- METAL ROOFING - MFR: TBD, COLOR: CHARCOAL

DEVELOPER
DESIGNERS
ARCHITECTS
BUILDERS
INVESTORS

LOCAL

2715 K STREET, SUITE 250
SACRAMENTO, CA 95816
P: (916) 545-2514

WWW.ARCHITECTSLOCAL.COM

D&S DEVELOPMENT

1995 ROCKY RIDGE DRIVE, ROSEVILLE

1995 ROCKY RIDGE DRIVE
ROSEVILLE, CA 95661

NO.:	ISSUANCE/REVISION:	DATE:

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. © ARCHITECTS LOCAL 2023.

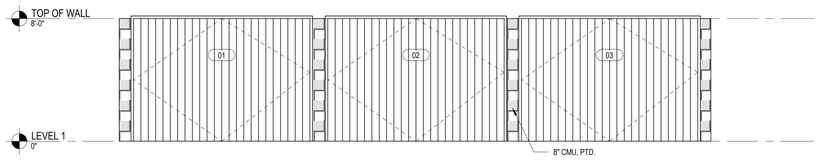
DATE: JULY 2024

AL PROJECT NUMBER: 2-232203

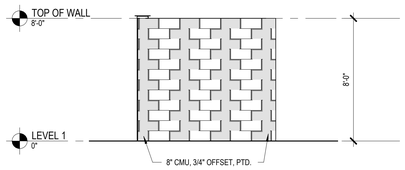
AHJ PROJECT NUMBER:

FLOOR & ROOF PLAN - TRASH ENCLOSURE

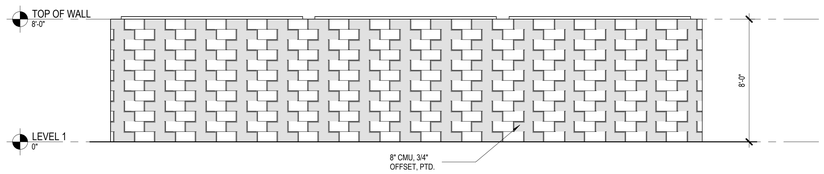
A411



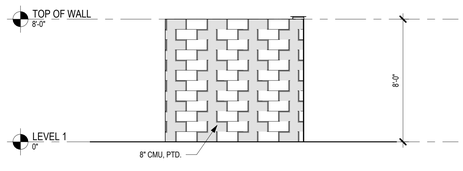
1 ELEVATION 1
1/4" = 1'-0"



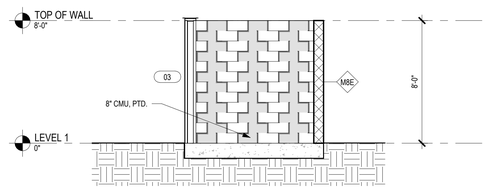
4 ELEVATION 2
1/4" = 1'-0"



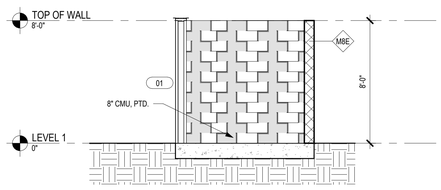
2 ELEVATION 3
1/4" = 1'-0"



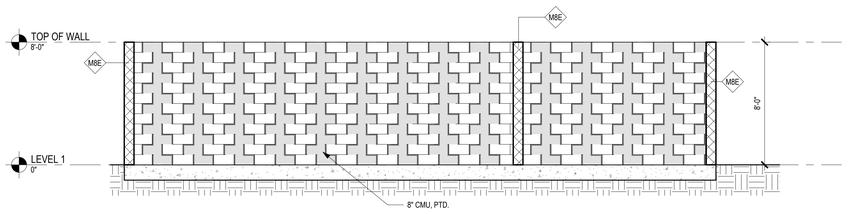
3 ELEVATION 4
1/4" = 1'-0"



5 SECTION 1
1/4" = 1'-0"



6 SECTION 2
1/4" = 1'-0"



7 SECTION 3
1/4" = 1'-0"

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
- CONCRETE TILE ROOFING
- METAL ROOFING - MFR: TBD, COLOR: CHARCOAL

LEGEND - WALLS

M8E — STEEL ROPE TRELLIS ON CMU – OFFSET RUNNING BOND
PAINTED - SHERWIN WILLIAMS - "HAVEN" SW6437

DEVELOPERS
DESIGNERS
ARCHITECTS
BUILDERS
INVESTORS

LOCAL

2715 K STREET, SUITE 250
SACRAMENTO, CA 95816
P: (916) 545-2514

WWW.ARCHITECTSLOCAL.COM

D&S DEVELOPMENT

1995 ROCKY RIDGE DRIVE, ROSEVILLE

1995 ROCKY RIDGE DRIVE
ROSEVILLE, CA 95661

NO.:	ISSUANCE/REVISION:	DATE:

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. © ARCHITECTS LOCAL 2023.

DATE: JULY 2024
AL PROJECT NUMBER: 2-232203
AHJ PROJECT NUMBER:

SECTIONS & ELEVATIONS - TRASH ENCLOSURE

A412

Hardie® Trim Batten Boards







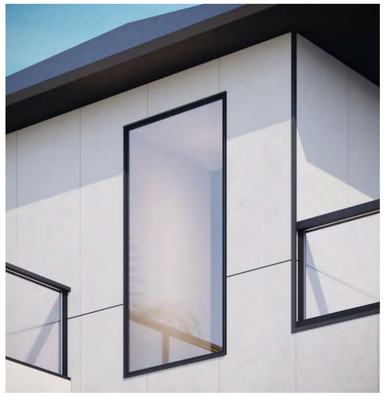
Hardie® Plank



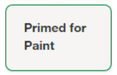


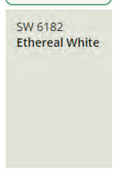


Hardie® Architectural Panel

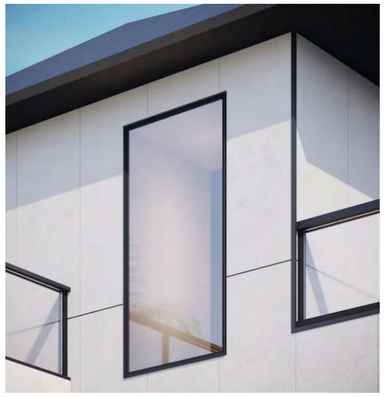




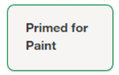




Hardie® Architectural Panel

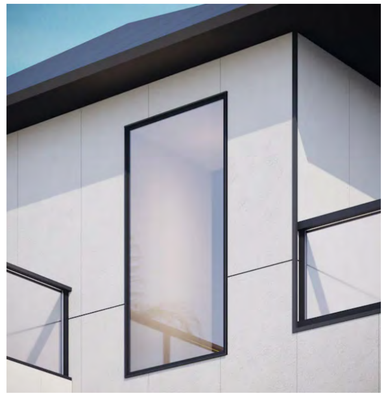




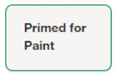




Hardie® Architectural Panel









Texas Signature Series

Roof Tiles



THUNDERSTORM BLEND

Custom Blend

CROWN ROOF TILES

Windsor Slate

Western Lock® Standing Seam Roofing Panels



Standing Seam - Charcoal Gray

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
- CONCRETE TILE ROOFING
- METAL ROOFING - MFR: TBD, COLOR: CHARCOAL

DEVELOPERS
DESIGNERS
ARCHITECTS
BUILDERS
INVESTORS

LOCAL

2715 K STREET, SUITE 250
SACRAMENTO, CA 95816
P: (916) 545-2514

WWW.ARCHITECTSLOCAL.COM

D&S DEVELOPMENT

1995 ROCKY RIDGE DRIVE, ROSEVILLE

1995 ROCKY RIDGE DRIVE
ROSEVILLE, CA 95661

NO.:	ISSUANCE/REVISION:	DATE:

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. © ARCHITECTS LOCAL 2023.

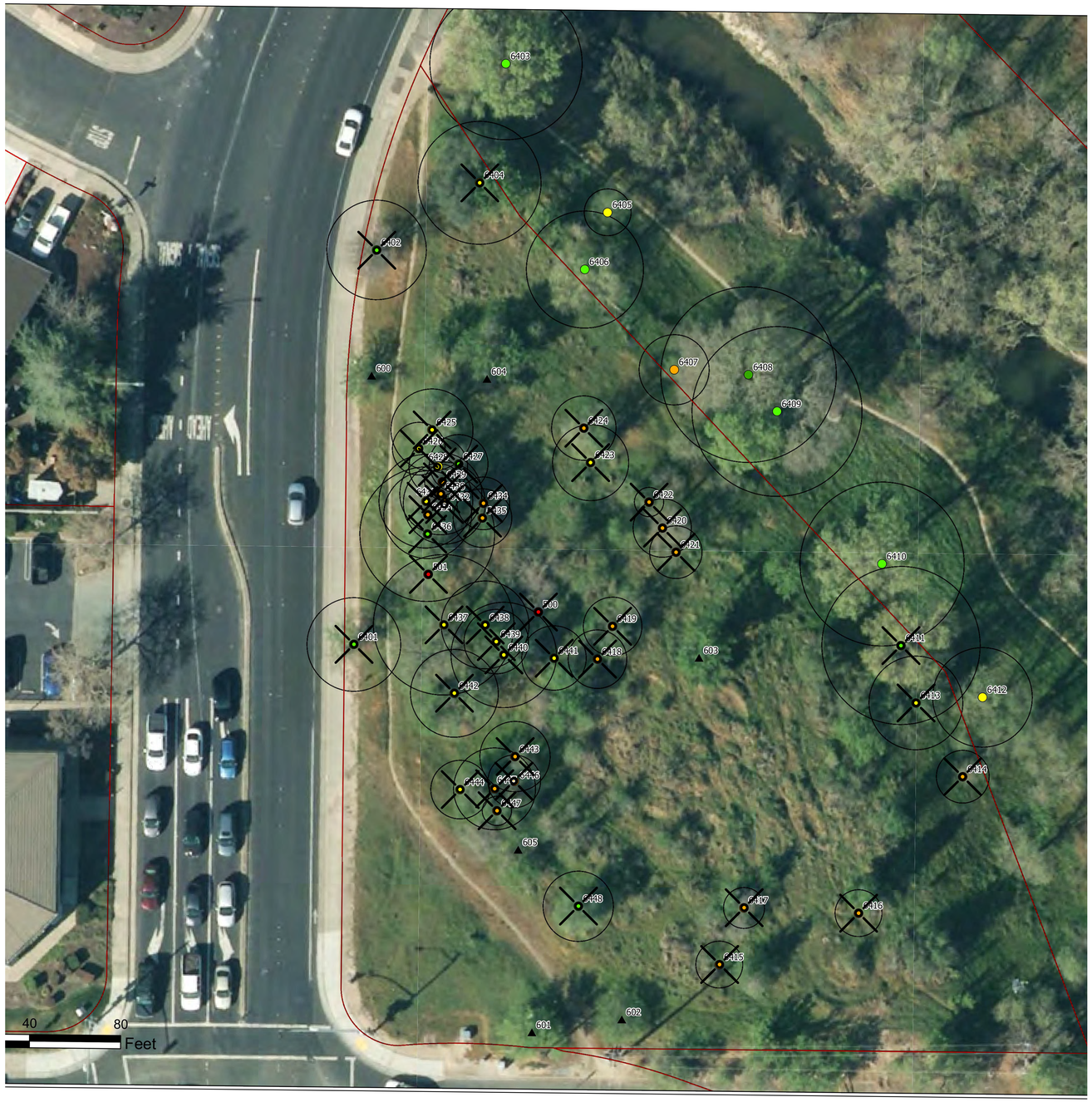
DATE: Nov. 21, 2023

AL PROJECT NUMBER: 2-232203

AHJ PROJECT NUMBER:

FINISH SCHEDULE

A901



PRELIMINARY DEMOLITION PLAN

SCALE: 1'= 20'

BAR SCALE

0 10 20 40

(IN FEET)
1 inch = 20 feet

LEGEND:

REMOVE EXISTING TREE

PEABODY TSUMURA ENGINEERING

CLIENT

PROJECT TITLE

Rocky Ridge
Apartments

1995 ROCKY RIDGE DR.
ROSEVILLE
CALIFORNIA

SHEET TITLE

PRELIMINARY
DEMOLITION PLAN

DELTA	REVISION	DATE:

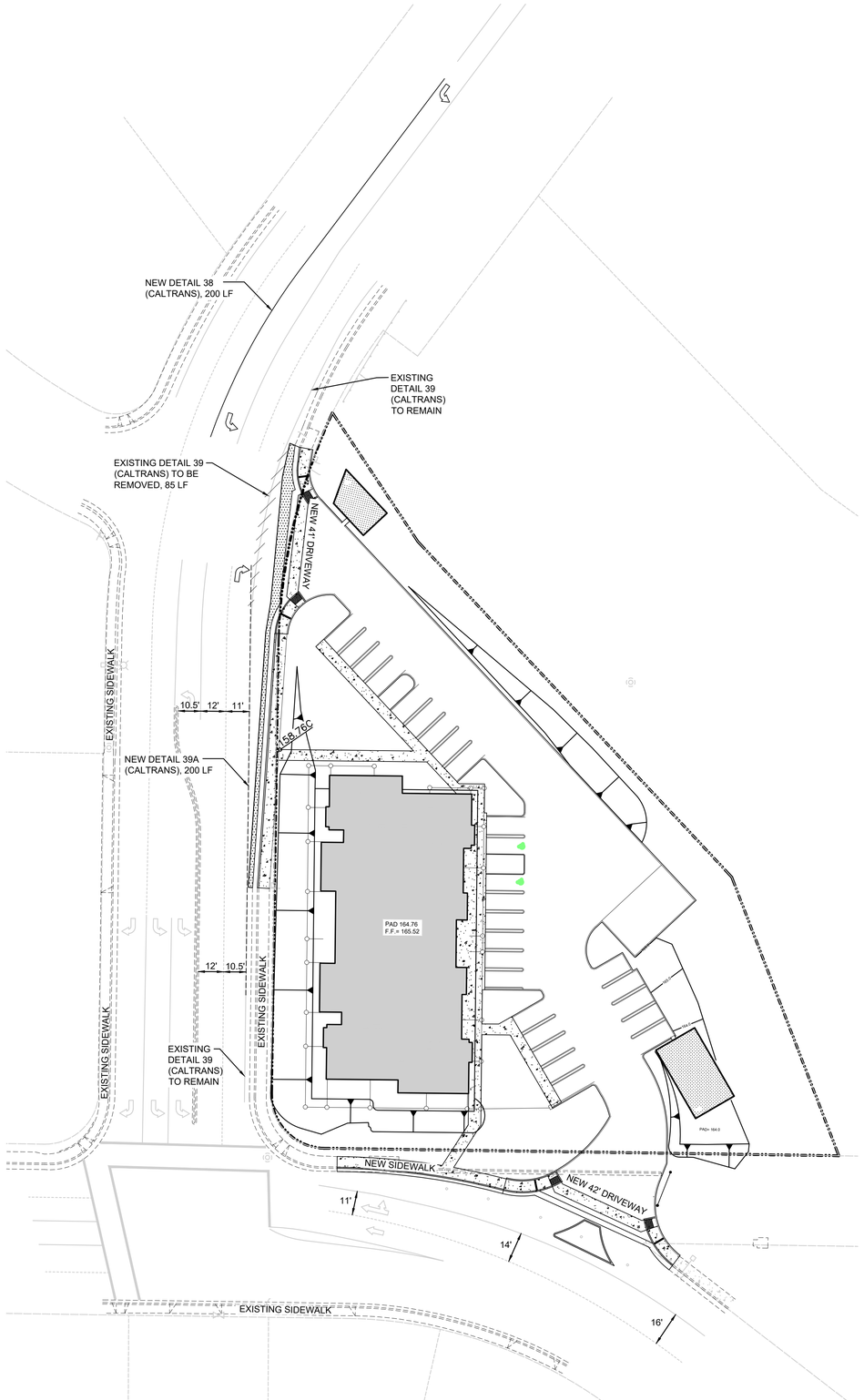
DRAWN/CHK BY: MT / RP

DATE: 6/24/2024

JOB NO.: 0420.006

SHEET NUMBER

D.1



BAR SCALE

0 15 30 60

(IN FEET)
1 inch = 30 feet

PRELIMINARY STRIPING PLAN

SCALE: 1'=30'

LEGEND:

12" D	EXISTING DRAIN LINE
12" D	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

PEABODY TSUMURA ENGINEERING

REGISTERED PROFESSIONAL ENGINEER
R. PEABODY
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
STRIPING PLAN

DELTA	REVISION	DATE:

DRAWN/CHK BY: MT / RP

DATE: 8/5/2024

JOB NO.: 0420.006

SHEET NUMBER

S.1