

Permit #:	BD22-1577	Status:	Issued with Revisions
Permit Type:	Commercial Multi-Family New	Applied:	3/17/2022
Description:	Bldg 2- New 3 Story MFD- Prospera @ Fiddymment Ranch Apartments- Type 1- 10 Units	Issued:	7/28/2023
Subdivision:		Finalized:	
Situs:	2801 N HAYDEN PW, BLDG 2	Expired:	
Parcel #:	492-012-088-000	Valuation:	\$1,245,137.22
Land Use:	HDR	Square Feet:	
Plan Area:	WR	Stated Value:	\$49,900,000.00

Applicant Information

Applicant: JEFFREY WALKER

Owner Information

Owner: JEN CALIFORNIA 15 LLC

Contractor Information

Contractor: BROWN CONSTRUCTION INC

Address: P O BOX 980700

License #: 396120

WEST SACRAMENTO, CA 957980700

Phone:

Building Admin Fee:	\$4,199.85
City/County TMF - West Roseville North - Fiddymment:	\$6,796.69
Neighborhood Parks Fee - WR - Fiddymment:	\$26,610.00
Sierra College Blvd Fee - WRSP:	\$750.00
SPRTA - West Roseville North - Fiddymment:	\$7,681.80
Additional Consultants Fee:	\$1,650.00
Building Permit Fee:	\$6,125.78
Building Standards Fee:	\$50.00
Commercial Regional Sewer Connection Fee:	\$96,640.00
Consultant Deposit Account:	\$7,799.73
Drainage Mitigation High Density - PGC - WRSP:	\$5,170.00
Planning Plan Check:	\$1,799.94

SPRTA - West Roseville North Credit - Fiddymment:	(\$198.40)
Citywide Parks Fee - WR - Fiddymment:	\$30,300.00
Placer County Capital Facilities MFD:	\$19,080.30
Placer County TMF - Fiddymment Ranch:	\$1,103.35
Solid Waste Impact / Unit:	\$1,390.00
Strong Motion Tax:	\$348.64
Technology Fee - Issuance:	\$183.77
Bike Trail Fee - WR Fiddymment:	\$6,870.00
Commercial Local Sewer Connection Fee:	\$4,470.00
Commercial Water Connection Fee:	\$46,440.00
General Plan Update Fee:	\$623.00
HWY65JPA - West Roseville North - Fiddymment:	\$2,514.53
Technology Fee - Admin Fee:	\$413.99
<hr/> Total Payments:	<hr/> \$278,812.97

SAMPLE



**Development Services Department
Building Division**
311 Vemon Street
Roseville, California 95678-2649
(916) 774-5332 • Fax (916) 774-5394

Contractor Declarations

PROJECT INFORMATION
Property Address: 2801 North Hayden Parkway, Roseville CA 95747
Name of Property Owner: Fiddymment Workforce Partners L.P. and Fiddymment Affordable Partners L.P.
Phone Number of Property Owner:
Email Address of Property Owner:
Work Description: The Project is a low-income housing tax credit ("LIHTC") mixed-income multi-family subject to the regulations established by the California Tax Credit Allocation Committee ("CTCAC") and California Debt Limit Allocation Committee ("CDLAC") on approximately 8.44 acres, approximately One Hundred Ninety-Eight (198) apartments comprised of (94) Affordable apartments and (104) Workforce apartments, a combination of garage and surface parking for approximately Three Hundred Sixty-One (361) cars, a swimming pool and a community clubhouse.

LEAD BASED PAINT

WARNING: Structures built prior to 1978 may contain lead-based paint. The Owner/Contractor understands and agrees that an EPA Certified Firm shall be used for the disturbance of any painted surfaces or materials.

PERMIT HOLDER OF RECORD

This permit is to be issued in the name of the Licensed Contractor as the permit holder of record.

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Company Name: Brown Construction

Phone: _____

Email Address: _____

License Class: B License Number: 396120 Expiration Date: 12/31/24

City of Roseville Business License Number: 00803121

Signature of Contractor: Anthony J. Malone Date: 1/12/23

DECLARATION REGARDING CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Section 8172, Civil Code).

Lender's Name: RedStone Branch Designation: New York

Lender's Address: 350 Fifth Avenue, 48th Floor, Suite 4830 New York NY 10118

WORKERS' COMPENSATION DECLARATION (Please only check one box)

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

I hereby affirm under penalty of perjury one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers' compensation, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

Policy Number: _____

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: Zurich American

Carrier Policy Number: WC02130406 Expiration Date: ~~12/31/24~~ 3/1/23

Name of Agent: Craig Houck - Interwest Phone Number: _____

I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

For any of the boxes checked in the Workers Compensation above (only check one box) please sign here:

Signature of Applicant: Kathryn T McGuire Date: 1/12/23

APPLICANT'S DECLARATION (Please check all four boxes)

By my signature below, I certify to each of the following:

- I am the property owner or authorized to act on the property owner's behalf.
- I have read this application and the information I have provided is correct.
- I agree to comply with all applicable city and county ordinances and state laws relating to building construction.
- I authorize representatives of this city or county to enter the above-identified property for inspection purposes.

Signature of Property Owner or Authorized Agent: Charles Peters Digitally signed by Charles Peters Date: 2023.01.05 09:48:59 -08'00' Date: 1/5/23

SAVE AS

CLEAR

PRINT



Development Services Department
311 Vernon Street
Roseville, California 95678-2649
(916) 774-5332 • Fax (916) 774-5394

Electronic/Digital Signature Disclosure

I understand and agree that (i) electronically signing and submitting any document(s) to the City of Roseville legally binds me in the same manner as if I had signed in a non-electronic or non-digital form, and (ii) the electronically stored copy of my signature, any written instruction or authorization and any other document provided to me by the City of Roseville, is considered to be the true, accurate and legally enforceable record in any proceeding to the same extent as if such documents were originally generated and maintained in printed form. I agree not to contest the admissibility or enforceability of the City of Roseville's electronically stored copy of any other documents.

By using the system to electronically sign and submit any document, I agree to the terms and conditions of this Electronic/Digital Signature Disclosure

Signature:

Kathryn T. McGuire

Date:

1/12/23

**Placer County Air Pollution Control District
Air Quality Supplemental Questionnaire
For City of Roseville
Commercial (Non-Residential) Construction**

Placer County Air Pollution Control District

110 Maple Street, Auburn, CA 95603
(530) 745-2330
Fax (530) 745-2373
www.placer.ca.gov/apcd

State law requires that an applicant for a non-residential building permit or Certificate of Occupancy provide information indicating whether a permit is required from the Air Pollution Control District. The law further prohibits a City or County from issuing a Certificate of Occupancy, unless a business has complied with provisions of the laws that are administered by the Air Pollution Control District.

To determine whether your business is subject to these requirements, please complete this questionnaire.

1. Facility Information

Applicant Name _____ **Email** _____
Greg Gossard on behalf of The Hampstead Companies _____
Mailing Address _____

Project / Business / Facility Address _____
Prospera at Fiddymt Ranch, 2801 N. Hayden Parkway Roseville CA _____
Telephone _____ **Fax** _____

APN _____
APN 492-012-088-000, F6B _____

2. Type of Business

Check Appropriate Boxes

Manufacturing **Retail/Sales** **Other (Describe):** Affordable Housing

Name of Business / Facility / Project _____
Prospera at Fiddymt Ranch _____

3. Will the business/facility/operation have the potential to emit any air pollutant, or is it a new or modified source of hazardous air emissions, such that an Air District permit may be required? Examples include; dust, soot, odors, fumes, vapors (including those from volatile organic compounds), or pollutants from combustion processes? YES NO

If YES, an Authority to Construct or Permit to Operate from the Placer County Air Pollution Control District may be required. The District will contact you for more information. To determine if a permit will be required you may complete the *Permitting Requirements/Do You Need a Permit?* Questionnaire available on the District web site, www.placer.ca.gov/apcd, if you answer yes to any question you should also answer yes to Question #3. You may contact the District at (530) 745-2330 for more information.

4. If number 3 is YES, is the project area within 1000 feet of a school or a school site? YES NO

If YES, please list schools within 1000 feet. _____

APPLICANT SIGNATURE

I declare under penalty of perjury, to the best of my knowledge and beliefs, the responses made herein are true and correct.	
Applicant Signature	Date 3/10/22



City of Roseville
UNIFIED PROGRAM BUSINESS ACTIVITIES

311 Vernon St, Roseville, CA 95678
 Phone (916) 774-5800 Fax (916) 774-5819



Date: _____ **BD #:** _____

Project Name: _____

Project Address: _____

The City of Roseville Fire Department services as the CUPA for the City of Roseville. For information on required submittals to the California Environmental Reporting System (CERS) please contact CUPA@roseville.ca.us.

WILL YOUR BUSINESS CONDUCT ANY OF THE FOLLOWING REGULATED ACTIVITIES?

Hazardous Materials / Hazardous Waste Inventory:

Does your facility store, use or handle hazardous materials at or above 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet for compressed gasses?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Does your facility store, use or handle carbon dioxide over the threshold of 114 pounds (1000 cubic feet)?	<input type="checkbox"/> Yes <input type="checkbox"/> No

UST: Underground Storage Tank(s):

Does your facility own or operate underground storage tanks?	<input type="checkbox"/> Yes <input type="checkbox"/> No
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HW: Hazardous Waste:

HW Generator: Does your facility generate Hazardous Waste?	<input type="checkbox"/> Yes <input type="checkbox"/> No
HW Treatment: Does your facility treat Hazardous Waste on-site?	<input type="checkbox"/> Yes <input type="checkbox"/> No

APSA: Aboveground Petroleum Storage Act:

Does your facility own or operate aboveground petroleum storage tanks or containers and have a total aboveground petroleum storage capacity of 1,320 gallons or more, OR one or more petroleum tanks in an underground area?	<input type="checkbox"/> Yes <input type="checkbox"/> No
--	--

CalARP: California Accidental Release Program:

Does your facility store Regulated Substances in quantities greater than the threshold quantities established by the California Accidental Release Prevention Program (CalARP)?	<input type="checkbox"/> Yes <input type="checkbox"/> No
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Electronic / Digital Signature Disclosure

I understand and agree that (i) electronically signing and submitting any document(s) to the City of Roseville legally binds me in the same manner as if I had signed in a non-electronic or non-digital form, and (ii) the electronically stored copy of my signature, any written instruction or authorization and any other document provided to me by the City of Roseville, is considered to be the true, accurate and legally enforceable record in any proceeding to the same extent as if such documents were originally generated and maintained in printed form. I agree not to contest the admissibility or enforceability of the City of Roseville's electronically stored copy of any other documents.

By using the system to electronically sign and submit any document, I agree to the terms and conditions of this Electronic/Digital Signature Disclosure

Applicant's Signature:	Date:	
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CERTIFICATION OF DEVELOPMENT FEES

 **Roseville City School District**
400 Derek Pl. Ste-G
Roseville, CA 95678
916-782-5289

 **Roseville Joint Union High School District**
2 Tiger Way #2
Roseville, CA 95678
(916) 782 4707

 **Center Joint Unified School District**
8408 Watt Ave.
Antelope, CA 95843
916-338-6309


 **Dry Creek Joint Elementary School District**
8849 Cook Riolo Rd.
Roseville, CA 95747
916-770-8800

 **Eureka Union School District**
5455 Eureka Rd.
Granite Bay, CA 95746
916-791-4939

Please contact the applicable school districts to pay school development fees.

PROPERTY LOCATION		
Property Address:	2801 N. Hayden Parkway, Roseville CA	Lot/Suite Number: F6-B
Subdivision Name:	Prospera at Fiddymont Ranch	
APN: 492,012,088,000		

PROPERTY OWNER INFORMATION	
Property Owner:	The Hampstead Companies
Address:	

APPLICANT INFORMATION	
Contact Name:	Greg Gossard
Company Name:	The Hampstead Companies
Address:	
Phone Number:	Email Address:
Applicant Signature: 	Date: 3/10/2022

PROJECT INFORMATION COMPLETED BY CITY OF ROSEVILLE	
Building Type:	Notes:
Residential <input type="checkbox"/> SFD <input type="checkbox"/> Duplex/Halfplex/Condo <input type="checkbox"/> Multifamily - ___ units <input type="checkbox"/> Addition <input type="checkbox"/> Mobile Home Master Plan <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Exempt (Remodel/Addition - 500 sq.ft. or less) Age Restricted <input type="checkbox"/> Yes <input type="checkbox"/> No Commercial <input type="checkbox"/> New Specific Plan: <input type="text" value="Choose One"/>	
Square Feet of Chargeable Area: <input type="text"/>	Record/Permit Number: <input type="text"/>
Staff Signature: <input type="text"/>	Date: <input type="text"/>

TO BE COMPLETED BY SCHOOL DISTRICT			
Residential Fee (SF or DU)	(A) Square Feet <input type="text"/>	X \$ <input type="text"/>	Per Sq. Ft. = \$ <input type="text" value="0.00"/>
	(B) DU's <input type="text"/>	X \$ <input type="text"/>	DU's = \$ <input type="text" value="0.00"/>
Commercial/Industrial Fee:	(A) Square Feet <input type="text"/>	X \$ <input type="text"/>	Per Sq. Ft. = \$ <input type="text" value="0.00"/>
Study Area: <input type="text"/>	Paid <input type="checkbox"/> <input type="text" value="Choose One"/>	<input type="text"/>	District Permit No. <input type="text"/>
91 RCSD <input type="text" value="Choose One"/>	92 EUSD <input type="text" value="Choose One"/>	93 DCJSD <input type="text" value="Choose One"/>	

Notice to Applicant: Pursuant to Chapter 549, statutes of 1996, this will serve to notify you that the 90-day approval period in which you may protest any imposed fees, description of dedications, reservations or other exactions will begin to run from the approved date as indicated on the building permit which describes the fees, description of dedications, reservations or other exactions.

This certification covers only the amount of square footage or number of dwelling units indicated above. Any modifications to this project will require an amendment to the Mitigation Release. As the authorized school district official, I hereby certify that the requirements of Government Code Section 65995 have been complied with by the above signed applicant.

District Signature: <input type="text"/>	Date: <input type="text"/>																																																
Account Codes:	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>FD</th> <th>RESC</th> <th>Y</th> <th>OBJT</th> <th>TY</th> <th>GOAL</th> <th>FUNC</th> <th>SCH</th> <th>L1</th> <th>L2</th> <th>L3</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>25</td> <td>8800</td> <td>0</td> <td>8681</td> <td>98</td> <td></td> <td>0000</td> <td></td> <td>00</td> <td>000</td> <td>00</td> <td></td> </tr> <tr> <td>25</td> <td>8800</td> <td>0</td> <td>8681</td> <td>99</td> <td></td> <td>0000</td> <td></td> <td>00</td> <td>000</td> <td>00</td> <td></td> </tr> <tr> <td>25</td> <td></td> <td>0</td> <td>8681</td> <td></td> <td></td> <td>0000</td> <td></td> <td>00</td> <td>000</td> <td>00</td> <td></td> </tr> </tbody> </table>	FD	RESC	Y	OBJT	TY	GOAL	FUNC	SCH	L1	L2	L3	Amount	25	8800	0	8681	98		0000		00	000	00		25	8800	0	8681	99		0000		00	000	00		25		0	8681			0000		00	000	00	
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ABBREVIATIONS table with columns for symbol, description, and material/finish.

SYMBOLS table with columns for symbol, description, and material/finish.

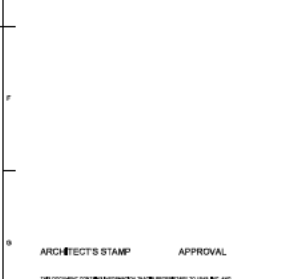
PROJECT CODE SUMMARY table with sections: MAINTENANCE, CONSTRUCTION TYPE, FIRE SPRINKLERS, ALLOWABLE STORES, BASE ALLOWABLE AREAS, BUILDING AREAS, FINISHES, and FINISHES PER FLOOR.

PROJECT TEAM table with columns for role (OWNER, ARCHITECT, LANDSCAPE ARCHITECT, CIVIL ENGINEER, JOINT TENANT, VICINITY MAP, APPLICABLE CODES, DEFERRED SUBMITTALS, GENERAL INFORMATION) and company name.

PROSPERA AT FIDDYMENT RANCH THE HAMPSTEAD COMPANIES

NO. ISSUE DATE 1 PCI RESUBMITTAL 05/22/2022

ARCHITECT'S STAMP APPROVAL



APPLICABLE CODES list including 2019 CALIFORNIA BUILDING CODE, 2019 CALIFORNIA MECHANICAL CODE, 2019 CALIFORNIA ELECTRICAL CODE, 2019 CALIFORNIA FIRE CODE, 2019 CALIFORNIA ENERGY CODE, 2019 CALIFORNIA GREEN BUILDING STANDARDS (CAL GREEN), and NEPA 13 STANDARD FOR PORTABLE ELECTRIC VEHICLES.

DEFERRED SUBMITTALS list including 1. PRE-MANUFACTURED ROOFTRUSSES, 2. FIRE SPRINKLER SYSTEM, 3. ALARM SYSTEM, 4. STORAGE BATTERIES, and 5. ELECTRIC VEHICLE CHARGING STATIONS.

GENERAL INFORMATION section with PROJECT NO: 13764001, DATE: 07/22/2022, and SHEET NO: G0.02.

GENERAL NOTES section with numbered notes 1 through 15 regarding construction requirements, materials, and safety.

DEFERRED SUBMITTALS table with columns for item number, description, and status.

PROSPERA AT FIDDYMENT RANCH

THE HAMPSTEAD COMPANIES

2801 N HAYDEN PARKWAY
ROSEVILLE, CALIFORNIA

NOTES

1. A DROP-OFF IS NOT INCLUDED IN THIS SCOPE OF WORK.
2. PATH OF TRAVEL (P.O.T.): ARCHITECT HAS SURVEYED/INSPECTED THE PATH OF TRAVEL AS INDICATED ON THE PLANS AND HAS FOUND IT TO BE, OR HAS INDICATED ON THE PLANS REMEDIAL WORK WHICH WOULD CAUSE IT TO BE A BARRIER-FREE.

ACCESSIBLE ROUTE:

- AT LEAST 48" IN WIDTH; OR AS APPROVED BY CODE.
- WITHOUT ABRUPT LEVEL CHANGES EXCEEDING 1/2" IF BEVELED AT 1:2 MAX. SLOPE, OR VERT. LEVEL CHANGES EXCEEDING 1/4"
- WITH A FIRM, STABLE, AND SLIP RESISTANT WALKING SURFACE
- WITH A RUNNING SLOPE OF 1:20 OR LESS, UNLESS OTHERWISE INDICATED, AND A CROSS SLOPE OF 1/50 OR LESS
- IS FREE OF OVERHEAD OBSTRUCTIONS WITHIN 80" ABOVE THE WALKING SURFACE, AND
- IS FREE OF OBJECTS WHICH PROTRUDE MORE THAN 4" BETWEEN THE HEIGHTS OF 27" AND 80" ABOVE THE WALKING SURFACE

3. THE PATH OF TRAVEL (P.O.T.) IDENTIFIED IN THESE CONSTRUCTION DOCUMENTS IS COMPLIANT WITH THE CURRENT APPLICABLE CALIFORNIA BUILDING CODE ACCESSIBILITY PROVISIONS FOR PATH OF TRAVEL REQUIREMENTS FOR ALTERATIONS, ADDITIONS AND STRUCTURAL REPAIRS. AS PART OF THE DESIGN OF THIS PROJECT, THE POT WAS EXAMINED AND ANY ELEMENTS, COMPONENTS OR PORTIONS OF THE P.O.T. THAT WERE DETERMINED TO BE NON-COMPLIANT 1) HAVE BEEN IDENTIFIED AND 2) THE CORRECTIVE WORK NECESSARY TO BRING THEM INTO COMPLIANCE HAVE BEEN INCLUDED WITHIN THE SCOPE OF THIS PROJECT'S WORK THROUGH DETAILS, DRAWINGS AND SPECIFICATIONS INCORPORATED INTO THESE CONSTRUCTION DOCUMENTS. ANY NON-COMPLIANT ELEMENTS, COMPONENTS OR PORTIONS OF THE POT THAT WILL NOT BE CORRECTED BY THIS PROJECT BASED ON VALUATION THRESHOLD LIMITATIONS OR A FINDING OF UNREASONABLE HARDSHIP ARE SO INDICATED IN THESE CONSTRUCTION DOCUMENTS.

DURING CONSTRUCTION, IF POT ITEMS WITHIN THE SCOPE OF THE PROJECT REPRESENTED AS CODE COMPLIANT ARE FOUND TO BE NON-COMPLYING BEYOND REASONABLE CONSTRUCTION TOLERANCES, THEY SHALL BE BROUGHT INTO COMPLIANCE WITH THE CBC AS A PART OF THIS PROJECT BY MEANS OF A CONSTRUCTION CHANGE DOCUMENT.

SITE ACCESS COMPLIANCE NOTES F5

Building Numbers



SITE ACCESS COMPLIANCE PLAN K4

LEGEND K1

FIRE TRUCK TURNING RADIUS 25'/50'

EXISTING FIRE HYDRANT

PATH OF TRAVEL (P.O.T.)
CROSS SLOPE SHALL NOT EXCEED 2%.
SEE NOTES D1 ON THIS SHEET

ARCHITECT'S STAMP

APPROVAL

THIS DOCUMENT CONTAINS INFORMATION THAT IS PROPRIETARY TO LPAS, INC. AND IS FURNISHED FOR THE PURPOSES OF REVIEW, BIDDING OR CONSTRUCTION OF THE PROJECT LISTED IN THE JOB TITLE BOX ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE OR RELEASED TO ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF LPAS, INC. INFORMATION CONTAINED HEREIN IS AN INSTRUMENT OF PROFESSIONAL SERVICES AND SHALL REMAIN THE PROPERTY OF LPAS, INC. ALL RIGHTS RESERVED COPYRIGHT © 2009.

THIS DRAWING IS NOT FINAL OR TO BE USED FOR CONSTRUCTION UNTIL IT IS SIGNED BY THE ARCHITECT AND ENGINEER.

CONSULTANT

SITE ACCESS COMPLIANCE PLAN

PROJECT NO: 1376-0001

DATE: 05.06.2022

SHEET NO:

PROSPERA AT FIDDYMENT RANCH

ROSEVILLE, CA

THE HAMPSTEAD COMPANIES

NO. ISSUE DATE
 1 PC1 RESUBMITTAL 05.06.2022

ARCHITECT'S STAMP APPROVAL

CODE GENERAL NOTES

- FIRE EXTINGUISHERS WITH A MINIMUM RATING OF 2-A-10-B-C SHALL BE PROVIDED SUCH THAT NO POINTS IN THE BUILDINGS ARE FURTHER THAN A 75-FOOT TRAVEL DISTANCE TO AN EXTINGUISHER. EXTINGUISHERS SHALL BE MOUNTED ON THE WALL OR IN CABINETS, SUCH THAT THE TOP OF THE EXTINGUISHER IS NO MORE THAN FIVE FEET ABOVE FLOOR LEVEL.
- EXIT SIGNS SHALL BE INSTALLED AT ALL REQUIRED EXITS AND WHERE OTHERWISE NECESSARY IN ORDER TO INDICATE THE DIRECTION OF EGRESS. SIGNS ARE TO BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED. THE EXIT SIGN SYSTEM IS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ELECTRICAL CODE.
- KNOXBOXES SHALL BE PROVIDED ON LOCATIONS AS INDICATED BY THE FIRE CODE SECTION 506, AND AS APPROVED BY THE FIRE INSPECTOR. THE KNOX BOX SHALL BE FLUSH MOUNTED NO HIGHER THAN FIVE FEET ABOVE THE FINISHED FLOOR CONTAINING APPROPRIATE KEYS FOR EMERGENCY FIRE DEPARTMENT ACCESS. THE MINIMUM SIZE OF THE BOX IS THE 3200 SERIES WITH A HINGED DOOR AND RECESSED MOUNTING KEY. KEYS FOR THE KNOX BOX ENTRY SYSTEM SHALL BE ATTACHED TO DURABLE TAGS WITH PERMANENT MARKINGS, SUCH AS "MASTER" OR "MECHANICAL ROOM", IDENTIFYING THE DOORS OR LOCKS.
- RESIDENTIAL BREEZEWAY EXIT ACCESS SURROUNDED BY 1HR FIRE BARRIER PER 1023.2, REFERENCED BY 1027.6 EXTERIOR EXIT STAIRWAY PROTECTION.

CODE REFERENCES - R2

EGRESS
 TABLE 1004.1.2 OCCUPANT LOAD
 RESIDENTIAL = 200 SF GROSS / PER OCCUPANT
 BUSINESS = 150 SF GROSS / PER OCCUPANT
 ASSEMBLY (UNCONG.) = 15 SF NET / PER OCCUPANT
 STORAGE/UTILITY = 300 SF GROSS / PER OCCUPANT

SECTION 1006.7.1: EXIT AND EXIT ACCESS DOORWAYS
 GROUP R-2, UP TO 20 OCCUPANTS:
 EXCEPTION #1:
 - IN GROUP R-2 ONE MEANS OF EGRESS IS PERMITTED WITHIN AND FROM INDIVIDUAL DWELLING UNITS WITH A MAXIMUM OCCUPANT LOAD OF 20 WHERE THE DWELLING IS EQUIPPED THROUGHOUT WITH A NFPA 13 OR 13R AUTOMATIC SPRINKLER SYSTEM.

SECTION / TABLE 1006.3.2(1): ONE EXIT
 CONDITION 1: ONE EXIT PER STORY PERMITTED IF OCCUPANT LOAD, NUMBER OF DWELLING UNITS AND ACCESS TRAVEL DISTANCE DO NOT EXCEED THE VALUES IN TABLE 1006.3.2(1).
 - MAX. NUMBER DWELLING UNITS PER STORY: 4
 - MAX. EXIT ACCESS TRAVEL DISTANCE: 125'
 (AKA: 'COMMON PATH OF TRAVEL')
 BASED ON: SPRINKLERED W/ NFPA 13 OR 13R.

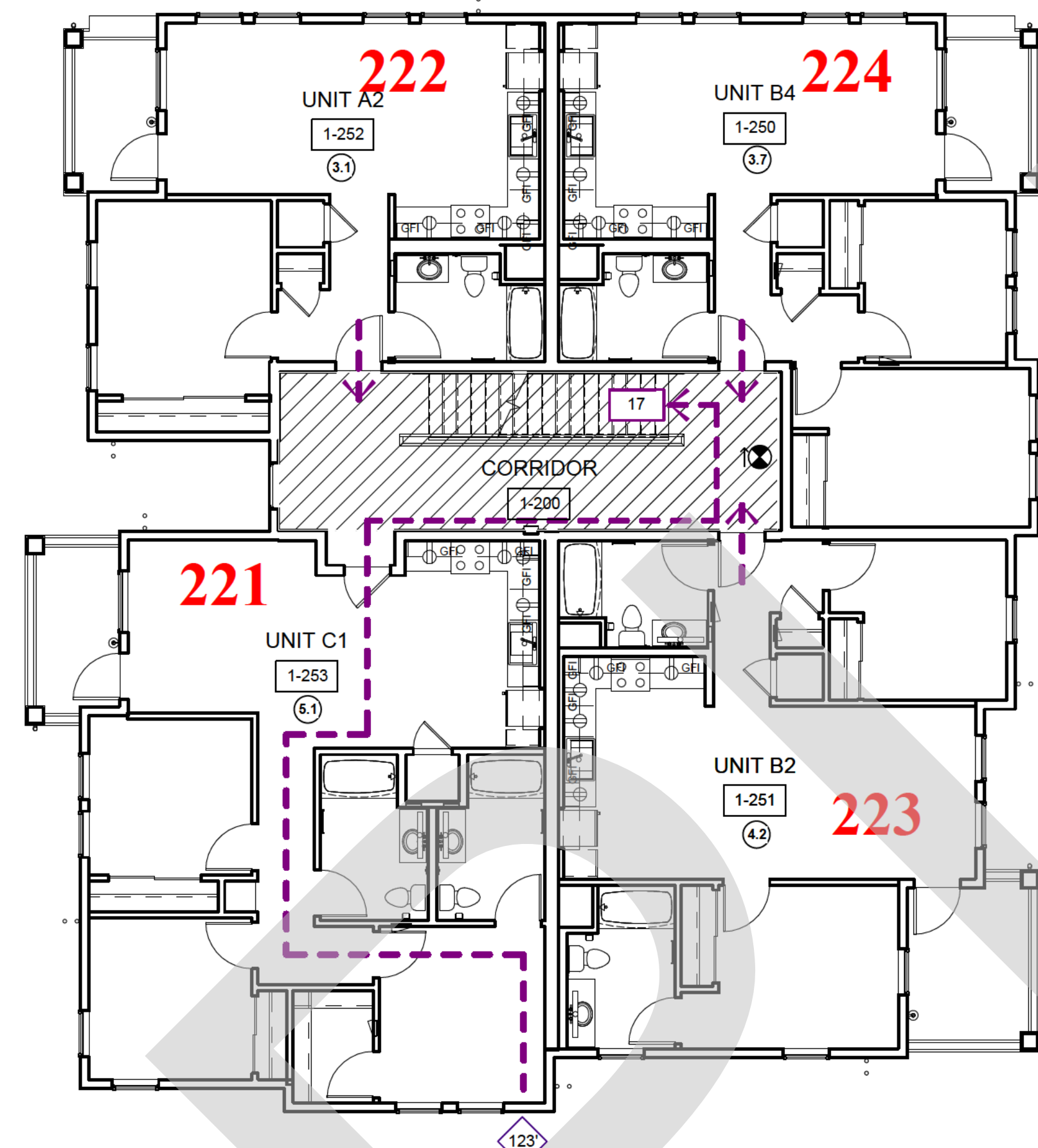
SECTION 1017: EXIT ACCESS DISTANCE
 PER TABLE 1017.2, THE MAX. EXIT ACCESS DISTANCE FOR BUILDINGS WITH TWO EXITS IS:
 - MAX. EXIT ACCESS TRAVEL DISTANCE: 250'
 BASED ON: SPRINKLERED W/ NFPA 13 OR 13R.

ACCESSIBILITY
SECTION 1104A.1
 ALL GROUND FLOOR DWELLING UNITS IN NON-ELEVATOR BUILDINGS TO BE ADAPTABLE AND ON AN ACCESSIBLE ROUTE.

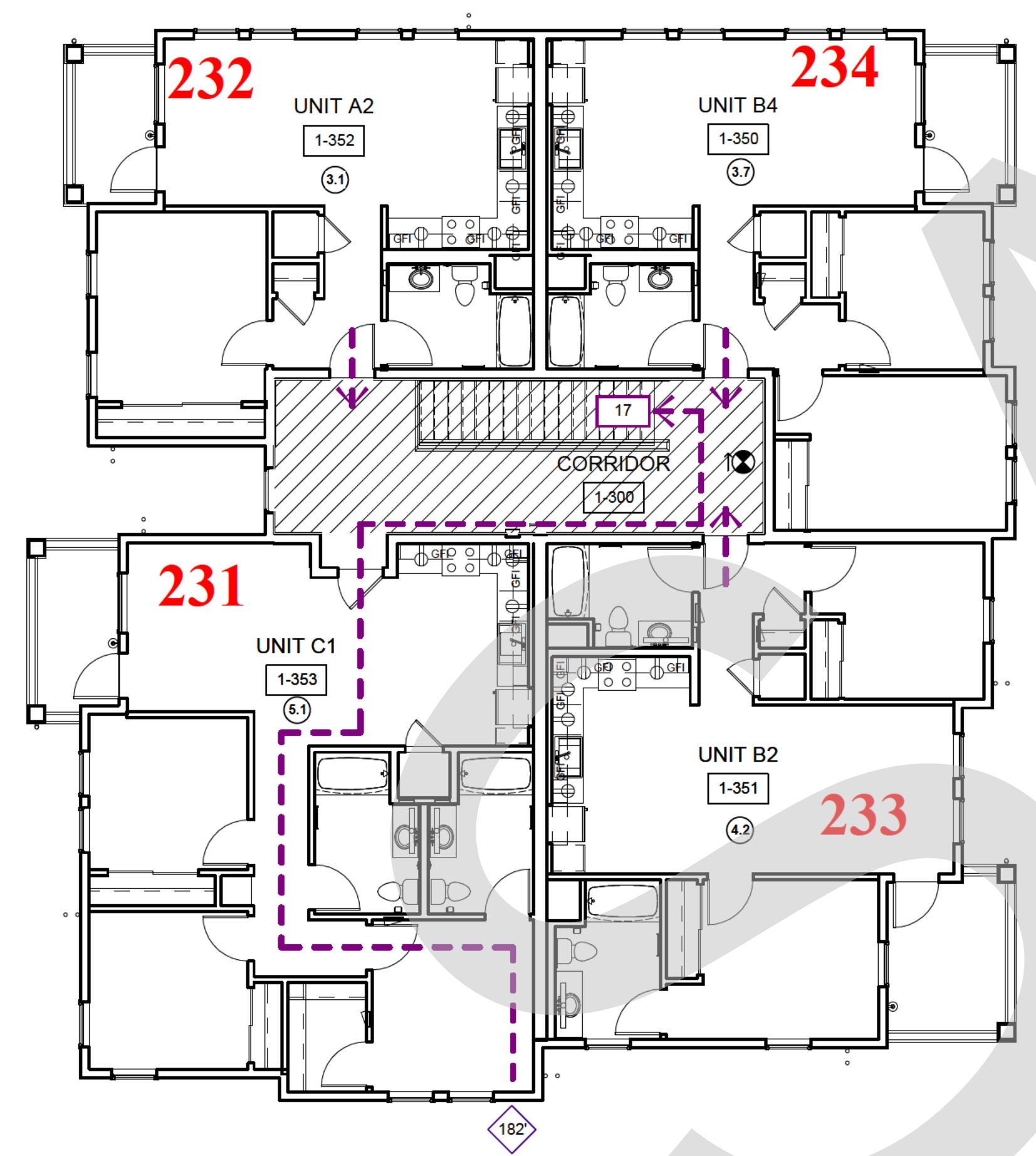
SECTION 1132A.4: LEVEL FLOOR OR LANDING
 1. THE FLOOR OR LANDING AT EXTERIOR LANDINGS OF IMPERVIOUS CONSTRUCTION SERVING PRIMARY ENTRY DOORS SHALL NOT BE MORE THAN 1/2 INCH LOWER THAN THE TOP OF THE THRESHOLD OF THE DOORWAY.

3-4. SECONDARY EXTERIOR DOORS ONTO DECKS, PATIOS, BALCONIES MAY HAVE A CHANGE IN HEIGHT UP TO 4", PROVIDED THAT ANY CHANGE GREATER THAN 1/2" SHALL BE ACCOMPLISHED BY MEANS OF A RAMP.

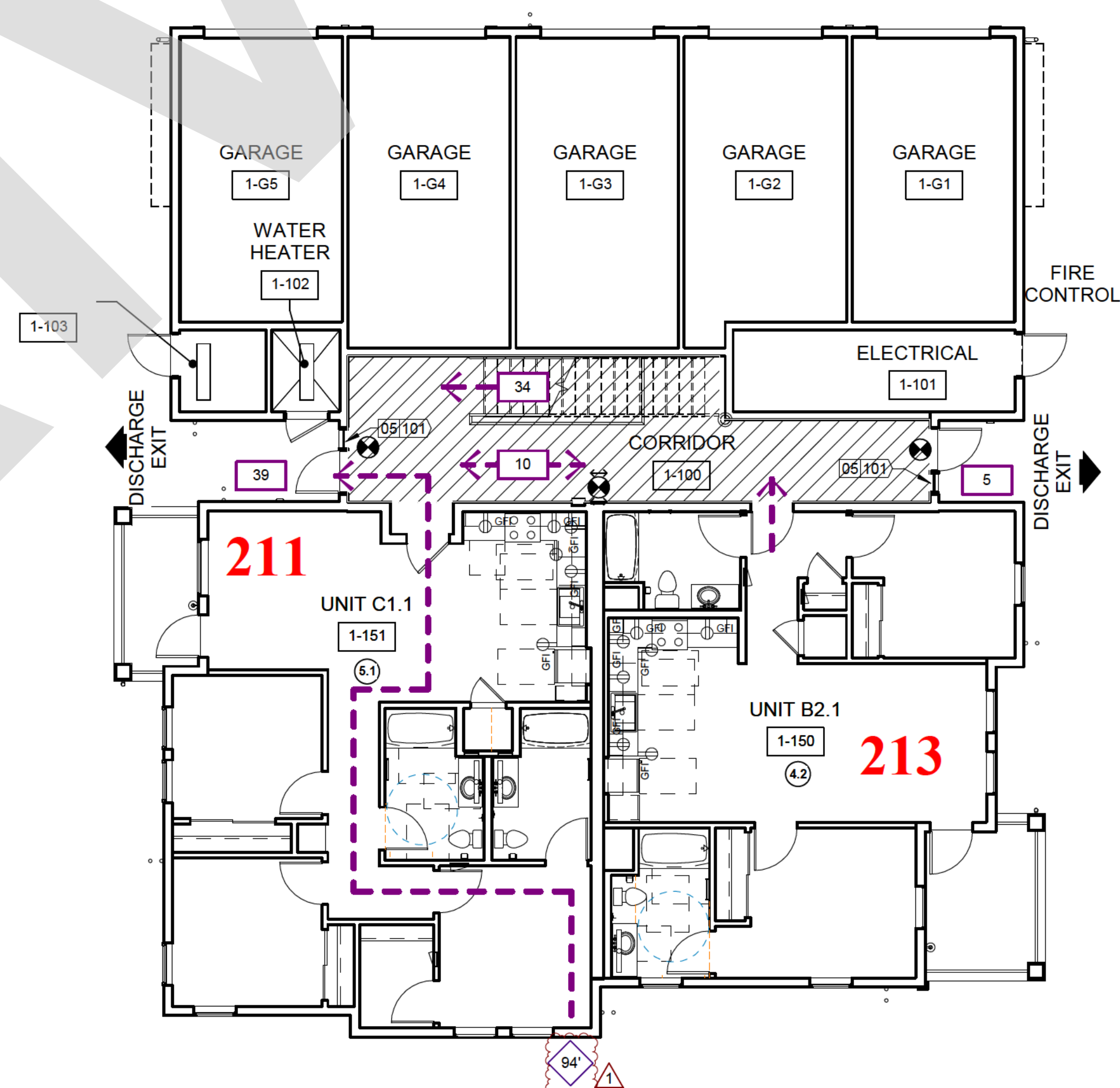
SECTION 1132A.4.1: THRESHOLDS
 THRESHOLDS AT PRIMARY AND INTERIOR DOORS SHALL BE NO HIGHER THAN 1/2"
 THRESHOLDS AT SECONDARY EXTERIOR DOORS, INCLUDING SLIDING DOOR TRACKS, SHALL BE NO HIGHER THAN 3/4"



BUILDING TYPE 1 - SECOND FLOOR PLAN
 1/8" = 1'-0" E3



BUILDING TYPE 1 - THIRD FLOOR PLAN
 1/8" = 1'-0" K8



BUILDING TYPE 1 - FIRST FLOOR PLAN
 1/8" = 1'-0" K3

SYMBOL LEGEND

- (O) OCCUPANT LOAD OF ROOM OR AREA
- (#) CUMULATIVE OCCUPANT LOAD
- ASSUMED PROPERTY LINE
- > PATH AND DIRECTION OF EGRESS (EVERY ARROW POINTING TO AN EXTERIOR DOOR IS AN EXIT)
- ◆ LENGTH OF EXIT ACCESS TRAVEL DISTANCE
- ▨ EXIT ACCESS
- (101) (05) TACTILE EXIT SIGN
- ⊗ ILLUMINATED EXIT SIGN W/ BATTERY BACK UP

Building 2



Prospera at Fiddymment Ranch for LPAS

to be constructed in Roseville, CA

Structural Calculations per 2019 CBC

Harris & Sloan Job # HS20439

Initial Submittal Date: 02/28/2022
PC #2 Resubmittal Date: 06/15/2022



Development Services Department
Building Inspection Division
 311 Vernon Street
 Roseville, California 95678-2649
 (916)774-5332 * Fax(916)774-5394

DATE
Hayden Parkway Apts
PROJECT TITLE
2801 N Hayden PW.
PROJECT ADDRESS

SPECIAL INSPECTION AND TESTING AGREEMENT

To applicants of projects requiring special inspection or testing as per Section 1704 of the **State of California Building Code**, please review the information below, acknowledge an understanding of the information by signing below, and return this form to the City.

BEFORE A PERMIT CAN BE ISSUED: The Project Engineer or Architect, shall complete, sign, and submit to this Department for review and approval the attached "Structural Tests and Inspection Schedule."

The Owner and General Contractor, where applicable, shall also acknowledge the following conditions applicable to Special Inspection and/or Testing.

1. Contractor is responsible for proper notification to the Inspecting or Testing Agency for items listed.
2. Testing laboratory only should take samples and transport them to their laboratory.
3. Copies of all laboratory reports and inspections are to be sent directly to the City by the Testing Agency.
4. Inspection Agency to submit names and qualifications of on-site Special Inspectors to the City for approval.
5. Special Inspectors shall provide appropriate reports to this department of all inspection activity.
6. It is the responsibility of the Contractor to review City approved plans for additional inspection or testing requirements that may be noted.
7. **BEFORE A CERTIFICATE OF OCCUPANCY PERMIT CAN BE ISSUED:** the Inspection Agency shall submit a statement that all items requiring testing and inspection have been fulfilled and reported. Those items not tested and/or inspected shall be noted in this statement. Copy of statement to be maintained at the job site for City's Building Inspector's review prior to final inspections.

ACKNOWLEDGMENTS

Charles Peters - The Hampstead Companies

 OWNER NAME (PRINTED)

Brown Construction, Inc

 GENERAL CONTRACTOR FIRM NAME (PRINTED)

Will Hunter, S.E.

 PROJECT ENGINEER OR ARCHITECT FIRM NAME (PRINTED)

Mid Pacific Engineering

 SPECIAL INSPECTION AGENCY NAME (PRINTED)

Mid Pacific Engineering

 TESTING LABORATORY NAME (PRINTED)

Charles Peters

 OWNER SIGNATURE

Steve Grider

 GENERAL CONTRACTOR SIGNATURE

WAH

 PROJECT ENGINEER OR ARCHITECT SIGNATURE

D. East

 SPECIAL INSPECTION AGENCY REP. SIGNATURE

D. East

 G LABORATORY REP. SIGNATURE

SPECIAL INSPECTION AND TESTING SCHEDULE

Hayden Parkway Apts
PROJECT NAME

2801 N Hayden PW.
PROJECT ADDRESS

Mid Pacific Engineering
TESTING LABORATORY

Mid Pacific Engineering
INSPECTION AGENCY OR SPECIAL INSPECTOR

REINFORCED CONCRETE, GUNITE, GROUT AND MORTAR:

CONCRETE	GUNITE	GROUT	MORTAR	
				AGGREGATE TESTS FOR MIX DESIGN
				REINFORCING TEST
X				MIX DESIGN-WEIGHMSTR CERT.*
X				REINFORCING PLACEMENT
				CONTINUOUS BATCH PLANT INSP
X				INSPECT PLACING
				CAST SAMPLES
X				SAMPLES (PICKUP/DELIVERED)
				COMPRESSION TESTS*

STRUCTURAL STEEL/WELDING

- Sample and test (list specific members below) ♦
- Shop material identification (mill cert.)
- Welding inspection shop field
- Ultrasonic inspection shop field
- High-strength bolting shop field
- A325 N F
- A490 N F
- Metal deck welding inspection
- Reinforcing steel welding inspection
- Reinforcing steel mill certificate
- Metal stud welding inspection
- Concrete insert welding inspection
- Moment resisting steel frames

PRECAST/PRE-STRESSED CONCRETE:

PILES	POST-TENS	PRE-TENS	CLADDING	
				AGGREGATE TESTS
				REINFORCING TESTS
	X			TENDON TEST
	X			MIX DESIGNS*
	X			REINFORCING PLACEMENT
	X			INSERT PLACEMENT
	X			CONCRETE BATCHING
	X			CONCRETE PLACEMENT
				INSTALLATION INSPECTION
				CASE SAMPLES
	X			PICK-UP SAMPLES
				COMPRESSION TESTS*

FIREPROOFING:

- Placement inspection
- Density tests
- Thickness tests
- Inspect batching

INSULATING CONCRETE:

- Sample and test
- Placement inspection
- Unit weights

SMOKE CONTROL:

- Leakage testing
- Control verification

FILL MATERIAL:

- Acceptance tests * 1500 PSF
- Placement inspection/continuous
- Field density

STRUCTURAL WOOD:

- Shear wall/diaphragm nailing inspection
- Shear wall/diaphragm anchors
- Inspection of Glu-lam fab. * T/C psi
- Inspection of truss joist fab.
- Sample and test components
- Fabrication welding of steel accessories

MASONRY:

- Special inspection stresses used * f'm f'g
- Preliminary acceptance tests (masonry units, wall prisms)
- Subsequent tests (mortar, grout, field wall prisms)
- Placement inspection of units
- Masonry, mortar, grout, and reinforcing steel certificates

PERIODIC TESTING:

- Reinforcing steel placement
- Pre-stressing tendons
- Welding of reinforcing steel
- Structural welding ♦

POST INSTALLED ANCHORS:

- Observation of installation (select one)
 - Periodic Continuous
- Testing required
(Describe testing parameters below if required)

ADDITIONAL INSTRUCTIONS, OTHER TESTS, AND INSPECTIONS:

♦ LIST OF STRUCTURAL STEEL MEMBERS TO BE INSPECTED

* See Slab Specifications schedule for concrete Mix Design specifications

(IS THIS LIST CONTINUED ON AN ATTACHED SHEET? YES NO)

* PROVIDE STRENGTH REQUIRED BY ARCHITECT OR ENGINEER OR LOCATION OF VALUES IN CONTRACT DOCUMENT

♦ LIST SPECIFIC MEMBERS TO BE TESTED OR PERIODICALLY INSPECTED

Form completed by: Will Hunter, S.E. Title: Principal, H&S Telephone # Date: 5/5/22

Geotechnical Engineering Report Update

FIDDYMENT RANCH – PHASE 3

Roseville, California

MPE No. 02525-33

MPE

MID PACIFIC ENGINEERING, INC.

September 9, 2019



MID PACIFIC ENGINEERING, INC.

REDDING OFFICE
530-246-9499 ph

SACRAMENTO OFFICE
916-927-7000 ph

GEOTECHNICAL ENGINEERING | EARTHWORK TESTING | MATERIALS ENGINEERING AND TESTING | CONSTRUCTION INSPECTION

Charles Peters
The Hamstead Companies

January 14, 2022

Supplemental Foundation Recommendation Letter

FIDDYMENT RANCH F6B – HAYDEN PARKWAY APARTMENTS

North Hayden Parkway & Crawford Parkway
Roseville, California
MPE No. 02525-64

As requested by representatives of The Hamstead Companies, Mid Pacific Engineering, Inc. has prepared this letter providing supplemental post-tension (PT) concrete foundation design recommendations for the proposed buildings associated with the apartment project to be located at Village F6B within the greater Fiddymment Ranch development project in Roseville, California. Our office previously prepared a *Geotechnical Engineering Report* (MPE No. 02525-64, dated November 12, 2021).

To assist with the preparation of this letter, we have visited the site to collect representative bulk samples of the near-surface soils; performed laboratory testing on the collected bulk samples; and, we have discussed the design requirements with representatives of Harris & Sloan Structural Engineers.

CONCLUSIONS & RECOMMENDATIONS

FOUNDATION DESIGN

We are providing design soil values for the analysis of the foundations, and suggested minimums, but only from a Geotechnical Engineering perspective. The project Structural Engineer should determine final foundation design width and depth dimensions, concrete strength and reinforcing requirements, based on their specific structural design which should include an appropriate factor of safety applied to the overall design.

Areas adjacent to the structures should be covered by irrigated landscaping or covered by flatwork to maintain more uniform soil moisture conditions adjacent to and under the structures. Areas adjacent to structures should not be allowed to remain fallow due to the

CERTIFICATE OF COMPLIANCE

CF1R-PRF-01E

Project Name: BUILDING TYPE 1 - RES

Calculation Date/Time: 2022-02-24T10:08:52-08:00

(Page 1 of 26)

Calculation Description: Title 24 Analysis

Input File Name: BUILDING TYPE 1 - RES.ribd19

GENERAL INFORMATION					
01	Project Name	BUILDING TYPE 1 - RES			
02	Run Title	Title 24 Analysis			
03	Project Location	HAYDEN PARKWAY APARTMENTS			
04	City	ROSEVILLE, CA	05	Standards Version	2019
06	Zip code	95747	07	Software Version	CBECC-Res 2019.2.0
08	Climate Zone	11	09	Front Orientation (deg/ Cardinal)	AllOrientations
10	Building Type	Multifamily	11	Number of Dwelling Units	10
12	Project Scope	NewConstruction	13	Number of Bedrooms	21
14	Addition Cond. Floor Area (ft ²)	0	15	Number of Stories	3
16	Existing Cond. Floor Area (ft ²)	n/a	17	Fenestration Average U-factor	0.3
18	Total Cond. Floor Area (ft ²)	9050	19	Glazing Percentage (%)	16.35%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Is Natural Gas Available?	Yes			

COMPLIANCE RESULTS	
01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

Registration Number:

222-P010036475A-000-000-0000000-0000

Registration Date/Time:

2022-02-25 13:06:15

HERS Provide

CA Building Energy Efficiency Standards - 2019 Residential Compliance

Report Version: 2019.2.000

Report Gener

Schema Version: rev 20200901

Nonresidential Building Commissioning

NRCC-CXR-E (Created 03/2021)

CALIFORNIA ENERGY COMMISSION



CERTIFICATE OF COMPLIANCE

NRCC-CXR-E

This document is used to demonstrate compliance with mandatory commissioning requirements in §120.8 for nonresidential buildings and hotel/motel or high-rise residential buildings with nonresidential spaces. This document does not demonstrate compliance with commissioning requirements within Title 24, Part 11, which need to be documented separately if they apply.

Project Name: Prospera Apartments at Fiddymont Ranch Clubhouse

Report Page:

Page 1 of 6

Project Address: Roseville, CA

Date Prepared:

2022-04-25

A. GENERAL INFORMATION

01	Project Location (city)	Roseville	04	Building Size (ft ²)	3,667
02	Occupancy Type	Nonresidential	05	Nonresidential Conditioned Floor Area (ft ²)	< 10,000 ft ²
03	Project Type	Newly constructed	06	HVAC System Type	Unitary or packaged equipment each serving one zone

B. PROJECT SCOPE

Table Instructions: Based on project information provided in Table A, Table B indicates which commissioning related requirements apply per §120.8. Table B is not editable by the user.

Commission Requirements per §120.8

01	Table F: Design Review Kickoff	§120.8(d)1 and §120.8(d)2	The design review kickoff meeting establishes who will play the role of the design reviewer, the project schedule and identify owner's requirements. This meeting should be conducted during schematic design.
02	Table G: Owner's Project Requirements (OPR)	§120.8(b)	This requirement does not apply.
03	Table H: Basis of Design (BOD)	§120.8(c)	This requirement does not apply.
04	Table I: Design Review	§120.8(d) and §120.8(e)	The design reviewer(s) reviews the construction documents for clarity, completeness, and adherence to the owner's goals. Commissioning measures must be included in the construction documents to facilitate the design review and commissioning process. For projects with ≥ 10,000 ft ² of nonresidential conditioned floor area, the design review is for adherence with the Owner's Project Requirements (OPR) and Basis of Design (BOD). This should be conducted during design.
05	Table J: Commissioning Plan	§120.8(f)	This requirement does not apply.
06	Table K: Functional Performance Testing	§120.8(g)	This requirement does not apply.
07	Table L: Documentation and Training	§120.8(h)	This requirement does not apply.
08	Table M: Commissioning Report	§120.8(i)	This requirement does not apply.

Project Name:	Clubhouse	NRCC-PRF-01-E	Page 1 of 12
Project Address:	HAYDEN PARKWAY ROSEVILLE 95747	Calculation Date/Time:	09:25, Thu, Feb 24, 2022
Input File Name:	Clubhouse-Update.cibd19x		

A. GENERAL INFORMATION

1	Project Location (city)	ROSEVILLE	8	Standards Version	Compliance2019
2	CA Zip Code	95747	9	Compliance Software (version)	EnergyPro 8.2
3	Climate Zone	11	10	Weather File	MARYSVILLE-BEALE-AFB_724837_CZ2010.epw
4	Total Conditioned Floor Area in Scope	3,667 ft ²	11	Building Orientation (deg)	(S) 180 deg
5	Total Unconditioned Floor Area	120 ft ²	12	Permitted Scope of Work	NewEnvelopeAndMechanical
6	Total # of Stories (Habitable Above Grade)	1	13	Building Type(s)	Nonresidential
7	Total # of dwelling units	0	14	Gas Type	NaturalGas

B. PROJECT SUMMARY

Table Instructions: Table B shows which building components are included in the performance calculation. If indicated as not included, the project must show compliance prescriptively if within permit application.

Building Components Complying via Performance				Building Components Complying Prescriptively				
Envelope (see Table G)	<input checked="" type="checkbox"/>	Performance	Covered Process: Commercial Kitchens	<input type="checkbox"/>	Performance	<i>The following building components are ONLY eligible for prescriptive compliance and should be documented on the NRCC form listed if within the scope of the permit application (i.e. compliance will not be shown on the NRCC-PRF-E).</i>		
	<input type="checkbox"/>	Not Included		<input checked="" type="checkbox"/>	Not Included			
Mechanical (see Table H)	<input checked="" type="checkbox"/>	Performance	Covered Process: Computer Rooms	<input type="checkbox"/>	Performance	Indoor Lighting (Unconditioned)§140.6	NRCC-LTI-E	
	<input type="checkbox"/>	Not Included		<input checked="" type="checkbox"/>	Not Included	Outdoor Lighting §140.7	NRCC-LTO-E	
Domestic Hot Water (see Table I)	<input checked="" type="checkbox"/>	Performance	Covered Process: Laboratory Exhaust	<input type="checkbox"/>	Performance	Sign Lighting §140.8	NRCC-LTS-E	
	<input type="checkbox"/>	Not Included		<input checked="" type="checkbox"/>	Not Included	Mandatory Measures		
Lighting (Indoor Conditioned, see Table K)	<input type="checkbox"/>	Performance	<i>Electrical power systems, commissioning, solar ready, elevator and escalator requirements are mandatory and should on the NRCC form listed if applicable (i.e. compliance will not be shown on the NRCC-PRF-E.)</i>					
	<input checked="" type="checkbox"/>	Not Included					Electrical Power Distribution S110.11	NRCC-ELC-E
Solar Thermal Water Heating (see Table I)	<input type="checkbox"/>	Performance					Commissioning S120.8	NRCC-CXR-E
	<input checked="" type="checkbox"/>	Not Included					Solar Ready S110.10	NRCC-SRA-E

Solar Ready Areas

NRCC-SRA-E (Created 11/19)



CERTIFICATE OF COMPLIANCE

NRCC-SRA-E

This document is used to demonstrate compliance with mandatory requirements in §110.10 for newly constructed buildings which are either high-rise multifamily ten stories or fewer, hotel/motel ten stories or fewer or all other nonresidential buildings three stories or fewer. It is also used to demonstrate compliance for additions to these building types which add more than 2,000 ft² of roof area. Alterations or additions of less than 2,000 ft² of roof area are not required to comply with §110.10.

Project Name: Prospera Apartments at Fiddymont Ranch Clubhouse	Report Page: Page 1 of 5
Project Address: Roseville, CA	Date Prepared: 2022-05-05

A. GENERAL INFORMATION

01	Project Location (city)	Roseville	04	Building Type	Residential bldg 3 stories or fewer
02	Climate Zone	12	05	Construction	New Construction
03	<input type="checkbox"/> Roof is designed for vehicle traffic, parking or for heliport				

B. PROJECT SCOPE

Table Instructions: Select the compliance path the project is using to comply per §110.10(b)1B.

My project consists of (check one):

<input checked="" type="checkbox"/>	Provide Solar Ready Area no exceptions	The project has allocated a solar zone on the roof plan per requirements in §110.10(b), as documented in Table F.
<input type="checkbox"/>	Exception to Solar Ready Area: Installed Solar Photovoltaic System	The project includes a permanently installed solar electric system having a nameplate DC power rating, measured under Standard Test Conditions, of no less than one watt per square foot of roof area, as documented in Table G.
<input type="checkbox"/>	Exception to Solar Ready Area: Installed Solar Water Heating System	The project is a hotel/motel or high-rise multifamily occupancy and includes a permanently installed domestic solar water-heating system complying with §150.1(c)8Biii and Reference Residential Appendix RA4, as documented in Table H.
<input type="checkbox"/>	Exception to Solar Ready Area: Smart Thermostat and Alternative Energy Efficiency Measure	The project is a high-rise multifamily occupancy where all thermostats in each dwelling unit comply with §110.12(a) AND at least one additional measure listed in Exception 4 to §110.10(b)1B is installed, as documented in Table I.

C. COMPLIANCE RESULTS

Table Instructions: If any cell on this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D. for guidance or see the applicable Table referenced below

Allocated Solar Zone		Installed PV System		Installed SWH System		Smart Tstat and Alternative EE Measure		Compliance Results
01	02	03	04	05	06	07	08	09
Required Minimum Area (ft ²)	≤ Designated Area (ft ²)	OR	Required Minimum DC Power Rating (Watts) ≤ Designed DC Power Rating (Watts)	OR	Required Minimum Solar Savings Fraction ≤ Designed/Rated Solar Savings Fraction	OR	JA5 Compliant Thermostat Specified?	Alternative Energy Efficiency Measure
(See Table F)		(See Table G)		(See Table H)		(See Table I)		
550.05	≤ 551	OR		OR		OR		

E2.32 Location in construction documents showing the location for inverters and metering equipment and a pathway for routing of conduit/ plumbing to the electrical service/ water heating system per §110.10(c).



DEVELOPMENT SERVICES – PLANNING DIVISION
311 Vernon Street
Roseville, California 95678-2649

September 7, 2021

Hampstead Development Partners
c/o Greg Gossard

RE: Objective Design Standards Certification Letter (PL21-0188) – 2801 N. Hayden Pw.

Dear Mr. Gossard:

Thank you for your recent application to verify consistency with the City's Objective Design Standards (ODS) for the proposed development at 2801 N. Hayden Pw. (APN 492-012-088-000). The proposed project is a qualified affordable housing project that meets the requirements for a streamlined, ministerial review process. This letter verifies that City staff has reviewed the self-certification documentation provided by the applicant and found the project development plan to be consistent with the ODS.

The above referenced property is located within the West Roseville Specific Plan (WRSP) on Parcel F-6B. The parcel has a land use designation of HDR (High Density Residential) and a zoning designation of R3 (Multi-Family Housing). The unit allocation for Parcel F-6B is 195 affordable units, according to the Affordable Housing Allocation Table 5.3 in the WRSP.

The project development proposes a 198-unit affordable apartment complex with a clubhouse, playground, pool area, and other site amenities on 8.44 acres. The project proponent has indicated that 94 units will be tax credit units, with the remaining 104 units identified as workforce units. This will be consistent with requirements of the Affordable Rental Housing Agreement. The development will contain a mix of one, two, and three-bedroom units ranging from 638 square feet to 1,130 square feet. Additionally, the site includes a total of 353 parking spaces, achieved through a combination of 55 garages and 298 surface parking spaces.

At 198 units, the proposed project exceeds the 195 units allocated to Parcel F-6B, and requests a density bonus of three units. The applicant has provided a justification letter for the requested density bonus (Attachment 1) and requested a minor deviation from the required setback standards consistent with the Density Bonus provisions outlined in Section 19.28.060 of the Zoning Ordinance. Staff has reviewed the request and found it to be consistent with the density bonus incentives provisions in the referenced section.

The project plans and density bonus cover letter, as well as the ODS application, and self-certification documentation are included as Attachments 1-3 of this letter. As a courtesy, a list of advisory conditions are included in Attachment 4 to assist in the development of your construction documents. Please include a copy of this letter with your building and engineering permit application submittals.