

## 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 285 - March Road Self Storage and RV Storage; File # PL21-0303

**Project Location:** 2170 March Road, Roseville, Placer County, CA; 473-100-043-000

**Project Owner:** Jujhar Singh Kaile, Third Street Investments LP; (916) 600-4378

**Project Applicant:** Jujhar Singh Kaile, Third Street Investments LP; (916) 600-4378

**Project Planner:** Anna Quan, Assistant Planner - City of Roseville; (916) 774-5279

**Project Description:** The applicant requests a Design Review Permit, Administrative Permit and Voluntary Merger to allow the construction of a self-storage facility with an 800-square-foot office and manager's apartment above the office and a 440-square-foot garage. The proposal would allow the construction of approximately 41,120 sf of self-storage units and allow one acre to be used for RV storage.

**Document Review and Availability:** The public review and comment period begins on **March 28, 2022** and ends on **April 18, 2022**. The Mitigated Negative Declaration may be reviewed during normal business hours (8:00 am to 5:00 pm) at the Planning Division offices, located at 311 Vernon Street. It may also be viewed online at

[https://www.roseville.ca.us/government/departments/development\\_services/planning/environmental\\_documents\\_public\\_notices](https://www.roseville.ca.us/government/departments/development_services/planning/environmental_documents_public_notices)

**Written comments on the adequacy of the Mitigated Negative Declaration may be submitted to Anna Quan, Planning Division, 311 Vernon Street, Roseville, CA 95678, and must be received no later than 5:00 pm on April 18, 2022.**

This project will be scheduled for a public hearing before the City's Design Committee. At this hearing, the Design Committee will consider the Mitigated Negative Declaration and associated project entitlements. The tentative hearing date is **April 21, 2022**.

Mike Isom  
Development Services Director

## MITIGATED NEGATIVE DECLARATION

**Project Title/File Number:** INFILL PCL 285 – March Road Self Storage and RV Storage / PL21-0303

**Project Location:** 2170 March Road, Roseville, Placer County, CA  
APN: 473-100-043-000

**Project Applicant:** Jujhar Singh Kaile, Third Street Investments LP; (916) 600-4378

**Property Owner:** Jujhar Singh Kaile, Third Street Investments LP; (916) 600-4378

**Lead Agency Contact Person:** Anna Quan, Assistant Planner - City of Roseville; (916) 774-5279

**Date:** March 23, 2022

### Project Description:

The applicant requests a Design Review Permit, Administrative Permit and Voluntary Merger to allow the construction of a self-storage facility with an 800-square-foot office and manager's apartment above the office and a 440-square-foot garage. The proposal would allow the construction of approximately 41,120 sf of self-storage units and allow one acre to be used for RV storage.

### DECLARATION

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

- A. *The project will not have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare or threatened species, reduce the number or restrict the range of rare or endangered plants or animals or eliminate important examples of the major periods of California history or prehistory.*
- B. *The project will not have the potential to achieve short-term, to the disadvantage of long-term, environmental goals.*
- C. *The project will not have impacts, which are individually limited, but cumulatively considerable.*
- D. *The project will not have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly.*
- E. *No substantial evidence exists that the project may have a significant effect on the environment.*
- F. *The project incorporates all applicable mitigation measures identified in the attached initial study.*
- G. *This Mitigated Negative Declaration reflects the independent judgment of the lead agency.*

---

## INITIAL STUDY & ENVIRONMENTAL CHECKLIST

---

<b>Project Title/File Number:</b>	INFILL PCL 285 – March Road Self Storage / PL21-0303
<b>Project Location:</b>	2170 March Road, Roseville, Placer County, CA APN: 473-100-043-000
<b>Project Description:</b>	The applicant requests a Design Review Permit, Administrative Permit and Voluntary Merger to allow the construction of a self-storage facility with an 800-square-foot office and manager's apartment above the office, and 440-square-foot garage. The proposal would allow the construction of approximately 41,120 sf of self-storage units and allow one acre to be used for RV storage.
<b>Project Applicant:</b>	Jujhar Singh Kaile
<b>Property Owner:</b>	Third Street Investments LP
<b>Lead Agency Contact:</b>	Anna Quan, Assistant Planner, (916) 774-5279

---

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

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

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

# Table of Contents

<b>Project Description</b> .....	<b>3</b>
<b>City of Roseville Mitigation Ordinances, Guidelines, and Standards</b> .....	<b>4</b>
<b>Other Environmental Documents Relied Upon</b> .....	<b>5</b>
<b>Explanation of Initial Study Checklist</b> .....	<b>5</b>
<b>Initial Study Checklist</b>	
<b>I.</b> Aesthetics .....	<b>6</b>
<b>II.</b> Agricultural & Forestry Resources .....	<b>8</b>
<b>III.</b> Air Quality .....	<b>9</b>
<b>IV.</b> Biological Resources .....	<b>11</b>
<b>V.</b> Cultural Resources .....	<b>17</b>
<b>VI.</b> Energy .....	<b>19</b>
<b>VII.</b> Geology and Soils .....	<b>20</b>
<b>VIII.</b> Greenhouse Gases .....	<b>21</b>
<b>IX.</b> Hazards and Hazardous Materials .....	<b>23</b>
<b>X.</b> Hydrology and Water Quality .....	<b>27</b>
<b>XI.</b> Land Use and Planning .....	<b>29</b>
<b>XII.</b> Mineral Resources .....	<b>29</b>
<b>XIII.</b> Noise .....	<b>31</b>
<b>XIV.</b> Population and Housing .....	<b>32</b>
<b>XV.</b> Public Services .....	<b>33</b>
<b>XVI.</b> Recreation .....	<b>35</b>
<b>XVII.</b> Transportation / Traffic .....	<b>35</b>
<b>XVIII.</b> Tribal Cultural Resources .....	<b>37</b>
<b>XIX.</b> Utilities and Service Systems .....	<b>40</b>
<b>XX.</b> Wildfire .....	<b>42</b>
<b>XXI.</b> Mandatory Findings of Significance .....	<b>43</b>
<b>Environmental Determination</b> .....	<b>45</b>
<b>Attachments</b> .....	<b>45</b>

## PROJECT DESCRIPTION

### Project Location

The project site is located at 2170 March Road, within the City's Infill Planning Area (Figure 1). The site is zoned M2 (General Industrial) and is currently undeveloped. The site is surrounded by industrial uses. Please refer to Table 1 for the land use designations and uses of the subject and surrounding properties.



Figure 1. Project Location

Table 1. Site and Vicinity Land Use Designations

Location	Zoning	General Plan Land Use	Actual Use of Property
Site	M2	IND	Vacant Land
North	M2	IND	Recycling, scrap and dismantling yard
South	M2	IND	Vacant Land
East	M2	IND	Vacant Land
West	M2	IND	Recycling, scrap and dismantling yard

### Background

A previous Initial Study/ Mitigated Negative Declaration was prepared for the March Industrial Park (Unit 2) (SUBD 00-08, TP 00-67) on June 11, 2001. The prior project analyzed the Tentative Subdivision Map for the

March Industrial Park on the south side of PFE Road, and subdivided two parcels totaling 29.4 acres into 13 parcels, as well as one 4.96 acre remainder parcel. The project also analyzed grading and installation of improvements associated with the Tentative Map. A Tree Permit was also processed to permit the removal of one native oak tree and permit construction impacts within the protected zones of several others. Mitigation Measures BIO -1, 2, 3, and 4 were included with the March Industrial Park Mitigated Negative Declaration (Prior MND) to reduce impacts related to biological resources to less than significant levels.

### **Environmental Setting**

The project is located on three parcels, on the west side of March Rd. within the March Industrial Park (Unit 2) Subdivision. The site is currently undeveloped, bounded by an auto dismantling facility to the north and west, March Road with vacant parcels beyond to the east, and vacant parcels to the south. A large drainage basin, which contains native oak trees, has been constructed on the northern portion of the site, totaling approximately 1.6 acres in area. The area where the storage project will be constructed is populated by annual grasses and weeds.

Curb, gutter, and sidewalk are provided along March Rd., which fronts onto the project site. The project site is considered infill parcels, and although the surrounding parcels are currently vacant, they are zoned for industrial development.

### **Proposed Project**

The project consists of the development of three parcels, which is outside of the drainage basin described above. The project will include the installation of approximately 41,120 square feet of self-storage units and the creation of one acre of parking spaces for RV storage. In addition, the project entails the construction of a 1,240-square-foot building, which will encompass a ground-floor office, manager's apartment above the office, and a 440-square-foot garage. To accommodate staff and patrons, five parking spaces will be provided. Security measures include a chain link fence along the western boundary and a masonry wall along the northern, eastern and southern boundaries. A minimum of twenty feet of landscaping will be provided along March Road. The project includes a Design Review Permit to evaluate the proposed office building and site design, an Administrative Permit to establish the caretaker / employee housing, and a Voluntary Merger to merge the three parcels that comprise the site. Please refer to Attachment 2 to view the proposed plans.

## **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, along with Findings of Fact, as Resolution 08-172. 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.

- City of Roseville 2035 General Plan
- City of Roseville Zoning Ordinance (RMC Title 19)
- City of Roseville Design and Construction Standards (Resolution 16-75)

- Subdivision Ordinance (RMC Title 18)
- Noise Regulation (RMC Ch.9.24)
- Flood Damage Prevention Ordinance (RMC Ch.9.80)
- Drainage Fees (Dry Creek [RMC Ch.4.49] and Pleasant Grove Creek [RMC Ch.4.48])
- West Placer Stormwater Quality Design Manual (Resolution 16-152)
- Urban Stormwater Quality Management and Discharge Control Ordinance (RMC Ch. 14.20)
- Traffic Mitigation Fee (RMC Ch.4.44)
- Highway 65 Joint Powers Authority Improvement Fee (Resolution 2008-02)
- South Placer Regional Transportation Authority Transportation and Air Quality Mitigation Fee (Resolution 09-05)
- Tree Preservation Ordinance (RMC Ch.19.66)
- Community Design Guidelines (Resolution 95-347)
- Specific Plan Design Guidelines:
  - North Roseville Area Design Guidelines (Resolution 92-226)

## **OTHER ENVIRONMENTAL DOCUMENTS RELIED UPON**

---

- Amoruso Ranch Specific Plan Final Environmental Impact Report

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 Amoruso Ranch Specific Plan EIR updated the City's General Plan to 2035, and updated Citywide analyses of traffic, water supply, water treatment, wastewater treatment, and waste disposal. The proposed project is consistent with the adopted land use designations examined within the environmental documents listed above, and thus this Initial Study focuses on effects particular to the specific project site, impacts which were not analyzed within the EIR, and impacts which may require revisiting due to substantial new information. When applicable, the topical sections within the Initial Study summarize the findings within the environmental documents listed above. The analysis, supporting technical materials, and findings of the environmental document are incorporated by reference, and are available for review at the Civic Center, 311 Vernon Street, Roseville, CA.

## **EXPLANATION OF INITIAL STUDY CHECKLIST**

---

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

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

- 1) A "Potentially Significant Impact" is appropriate if there is enough relevant information and reasonable inferences from the information that a fair argument based on substantial evidence can be made to

support a conclusion that a substantial, or potentially substantial, adverse change may occur to any of the physical conditions within the area affected by the project. When one or more “Potentially significant Impact” entries are made, an EIR is required.

- 2) A “Less Than Significant With Mitigation” answer is appropriate when the lead agency incorporates mitigation measures to reduce an impact from “Potentially Significant” to “Less than Significant.” For example, floodwater impacts could be reduced from a potentially-significant level to a less-than-significant level by relocating a building to an area outside of the floodway. The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level. Mitigation measures are identified as MM followed by a number.
- 3) A “Less Than Significant Impact” answer is appropriate if there is evidence that one or more environmental impacts may occur, but the impacts are determined to be less than significant, or the application of development policies and standards to the project will reduce the impact(s) to a less-than-significant level. For instance, the application of the City’s Improvement Standards reduces potential erosion impacts to a less-than-significant level.
- 4) A “No Impact” answer is appropriate where it can be demonstrated that the impact does not have the potential to adversely affect the environment. For instance, a project in the center of an urbanized area with no agricultural lands on or adjacent to the project area clearly would not have an adverse effect on agricultural resources or operations. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources cited in the Initial Study. Where a “No Impact” answer is adequately supported by the information sources cited in the Initial Study, further narrative explanation is not required. A “No Impact” answer is explained when it is based on project-specific factors as well as generous standards.

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

## INITIAL STUDY CHECKLIST

### I. Aesthetics

The project site is located within an industrially zoned area of the city. The site is currently vacant. An auto dismantling facility lies to the north and west of the project site. Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X



Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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 industrial setting, and as a result, it 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 that are visual assets 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 proposed buildings and structures on the site have been evaluated using criteria in the CDG document. 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 industrial setting with many existing lighting sources. Lighting is conditioned to

comply with City standards (i.e. CDG) to limit the height of light standards and to require cut-off lenses and glare shields to minimize light and glare impacts. The project will not create a new source of substantial light. None of the project elements are highly reflective, and thus the project will not contribute to an increased source of glare.

**II. Agricultural & Forestry Resources**

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

Would the project:

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

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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<sub>10</sub> 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	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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<sub>x</sub>) 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 Amoruso Ranch EIR analysis of Citywide traffic indicated that 198 out of 226 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 discussion below focus on emissions of ROG, NO<sub>x</sub>, or PM. A project-level analysis has been prepared to determine whether the project will, on a singular level, exceed the established thresholds.

Clearing, grading, and construction activities on the 4-acre site (1.6-acre-drainage basin will remain as is) will result in emissions of criteria pollutants for which the area is in non-attainment. According to PCAPCD's published screening table, General Commercial projects smaller than 249,099 square feet will not result in NO<sub>x</sub> emissions that exceed 55 lbs. /day. Typically, NO<sub>x</sub> emissions are substantially higher than ROG and PM<sub>10</sub>; therefore, it can be assumed that projects that do not exceed the NO<sub>x</sub> threshold will not exceed the ROG and PM<sub>10</sub> thresholds and will not result in a significant impact related to operational emissions.

At full build out of the site, there will be approximately 800 total square feet of office / residential space, 440 square feet of garage, as well as 41,120 square feet of self-storage units. The entire site, which contains a large drainage basin to the north, is less than 243,936 square feet. The entire area of the project site is well below PCAPCD's modeled example. Given its small size, the project is not expected to result in construction or operational emissions that would exceed the District's thresholds of significance.

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

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

d) 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

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
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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” that may be affected by local, state, or federal regulations/policies while checklist item c focuses specifically on one type of such a community: federally-protected wetlands. Focusing first on wetlands, there are two questions to be posed in examining wet habitats: the first is whether the wetted area meets the technical definition of a wetland, making it subject to checklist item b, and the second is whether the wetland is subject to federal jurisdiction, making it subject to checklist item c. 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,” 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 (streamside habitat) 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 site is located within the Roseville, CA United States Geological Survey (USGS) 7.5 minute quadrangle. There are nine special status plant species and 22 special status wildlife species known to occur within the quadrangle. All of the identified special status species are associated with habitat types that are not present on the project site.

An analysis of the project area as potential habitat for special status species was conducted with the March Industrial Park Unit 2 MND. Although the project site has been previously graded and portions of adjacent properties are currently occupied (e.g. auto dismantling yard), the project site has trees within the drainage basin, which can be used as nesting or roosting habitat for two special status species: the Cooper’s hawk and the Red-shouldered hawk. Both raptor species have been known to nest in Roseville. Disturbance or loss of an active raptor nest could occur due to construction activities if those activities occurred during sensitive periods (i.e. during or close to the nesting cycle). Disturbing an active raptor nest would violate Sections 3503 and 3503.5 of the Department of Fish and Game Code and would be considered a potentially significant impact. Implementation of mitigation measure **BIO-1** would reduce this impact to less than significant.

### **BIO-1: Implement Measures to Protect Migratory Birds and Raptors**



If development activities occur during the nesting season, then a qualified biologist shall conduct a nesting bird survey to determine the presence of any active nests within the Study Area. Additionally, the surrounding 500 feet of the Study Area should be surveyed for active raptor nests, where accessible, and with binoculars as necessary. The nesting bird survey should be conducted no more than 14 days prior to commencement of ground-disturbing or other development activities. If the nesting bird survey shows that there is no evidence of active nests, then a letter report shall be prepared to document the survey and provided to the City of Roseville, and no additional measures are recommended. If development does not commence within 14 days of the nesting bird survey, or halts for more than 14 days, then an additional survey is required prior to starting or resuming work.

If active nests are found, then the qualified biologist shall mark species-specific buffer zones in the field to prohibit development activities and minimize nest disturbance until the young have successfully fledged or the biologist determines that a nest is no longer active. Buffer distances may range from 20 feet for some songbirds up to 250 to 500 feet for most raptors. Nest monitoring may also be warranted during certain phases of development to ensure nesting birds are not adversely impacted by adjacent construction. If active nests are found within any trees slated for removal, then an appropriate buffer should be established around the tree and all trees within the buffer shall not be removed until a qualified biologist determines that the nest has successfully fledged and is no longer active.

In addition, a qualified biologist shall conduct an environmental awareness training for all construction personnel for the potential of nesting birds to occur onsite prior to the initiation of work. This training shall follow the same guidelines as for special-status bats. As applicable, the pre-construction survey and environmental training may be combined with other recommended surveys and trainings.

A nesting bird survey and associated environmental training for nesting birds are not required if construction occurs outside of the nesting bird season (September 1 to January 31).

- b) No riparian habitat or other sensitive communities are located on the subject property.
- c) A wetland delineation study was prepared by Gibson & Skordal for the March Industrial Park Unit 2 MND. For the prior tentative map as a whole, there are approximately 0.19 acres of waters of the United States, including 0.09 acres of seasonal wetlands, 0.07 acres of wet swales, and 0.03 acres of ephemeral channels.

The policies of the General Plan are to 1) avoid the wetlands if feasible; 2) reconstruct the wetlands; or 3) provide mitigation for the wetlands off site. Additionally, Section 404 of the United States Clean Water Act restricts the excavation or placement of fill within jurisdictional wetlands except by permit from the United States Army Corps of Engineers. Compensation as mitigation for the loss of wetlands is a fundamental component of Section 404. The General Plan EIR assumes that wetlands will be lost to new development in infill areas. With the March Industrial Park Unit 2 MND, the environmental consultant (Gibson & Skordal) indicated that the applicant would provide off-site mitigation through the purchase of mitigation credits from an acceptable wetland mitigation bank. City records reflect that, prior to grading and the installation of site improvements, mitigation credits were purchased and therefore prior mitigation has been satisfied.

The project site has previously been graded, and no apparent wetland features exist on site with the exception of the existing drainage basin. The drainage basin will not be impacted by the proposed project. As previous mitigation on the project site has been satisfied and no new wetlands have been identified, impacts to wetland features are less than significant.

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

California Department of Fish and Wildlife as vital or important for the movement of wildlife or the use of native wildlife nursery sites.

e) The project will not encroach upon or remove the trees within the existing detention system, which are north of the existing retaining wall.

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-d) No cultural or paleontological resources are known to exist on the project site; however, the standard mitigation measure, **CUL-1**, as detailed in the Tribal Cultural Resources section of this Initial Study, apply which are designed to reduce impacts to cultural resources, should any be found on-site. The measure requires an immediate cessation of work, and contact with the appropriate agencies to address the resource before work can resume. With mitigation, project-specific impacts are less than significant.

**CUL-1: Implement Measures to Protect Previously Unidentified Cultural Resources** Should any cultural resources, such as structural features, any amount of bone or shell, artifacts, human remains, or architectural remains, be encountered during any subsurface development activities, work shall be suspended within 100-feet of the find. The City of Roseville Planning and Public Works Staff shall be immediately notified. At that time, as deemed necessary by the City, the developer shall retain a qualified archaeologist to assess the resource and provide proper management recommendations should potential impacts to the resources be found to be significant. All work by the archeologist shall be completed in consultation with and subject to the approval of City Planning. The archeologist shall also coordinate with and consult potentially-affected tribal representatives. Possible management recommendations for important resources could include resource avoidance or preservation in place. The contractor shall implement any measures deemed feasible and necessary by City staff, in consultation with the archaeologists, to avoid or minimize significant effects to the cultural resources. In addition, pursuant to Section 5097.98 or the State Public Resources Code, and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.

## VI. Energy

Roseville Electric provides electrical power in the City and Pacific Gas and Electric (PG&E) provides natural gas. The City purchases wholesale electrical power from both the Western Area Power Administration (WAPA), which is generated by the federal government's Central Valley Project, which produces 100 percent hydroelectric energy sources from a system of dams, reservoirs, and power plants within central and northern California. In addition, up to 50 percent of the City's power is generated at the City-owned Roseville Energy Park (REP). The REP is a 160 megawatt natural-gas-fired power plant that uses a combined cycle gas turbine technology. The City also owns the 48 megawatt combustion-turbine Roseville Power Plant 2 (REP 2), which is used for peaking energy. The City's electric power mix varies from year-to-year, but according to the most recent Citywide energy analysis (the Amoruso Ranch Environmental Impact Report), the mix in 2013/2014 was 25% eligible renewable

(geothermal, small hydroelectric, and wind), 14% hydroelectric, 48% natural gas, and 13% from other sources (power purchased by contract).

Would the project:

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

**Thresholds of Significance and Regulatory Setting:**

Established in 2002, California’s Renewable Portfolio Standard (RPS) currently requires that 33 percent of electricity retail sales be served by renewable energy resources by 2020, and 50 percent by 2030. The City published a Renewables Portfolio Standard Procurement Plan in June 2018, and continues to comply with the RPS reporting, 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 proposes development of a 42,360-square-foot self-storage project, which includes the manager’s office and living quarters, and garage. 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.

**VII. Geology and Soils**

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

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:			X	
i) Ruptures of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
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	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?			X	
f) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?			X	

**Thresholds of Significance and Regulatory Setting:**

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

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

**Discussion of Checklist Answers:**

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

i–iii) According to United States Geological Service mapping and literature, active faults are largely considered to be those which have had movement within the last 10,000 years (within the Holocene or Historic time periods)<sup>1</sup> and there are no major active faults in Placer County. The California Geological Survey has

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

prepared a map of the state which shows the earthquake shaking potential of areas throughout California based primarily on an area's distance from known active faults. The map shows that the City lies in a relatively low-intensity ground-shaking zone. Commercial, institutional, and residential buildings as well as all related infrastructure are required, in conformance with Chapter 16, *Structural Design Requirements*, Division IV, *Earthquake Design* of the California Building Code, to lessen the exposure to potentially damaging vibrations through seismic-resistant design. In compliance with the Code, all structures in the Project area would be well-built to withstand ground shaking from possible earthquakes in the region; impacts are less than significant.

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

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

c, d) A review of the Natural Resources Conservation Service Soil Survey for Placer County, accessed via the Web Soil Survey (<http://websoilsurvey.nrcs.usda.gov/app/>), indicates that the soils on the site are cometa-fiddyment complex, which are not listed as geologically unstable or sensitive.

f) No paleontological resources are known to exist on the project site per the General Plan 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 General Plan 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<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), and fluorinated gases. As explained by the United States Environmental Protection Agency<sup>2</sup>, 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

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

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

Would the project:

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

**Thresholds of Significance and Regulatory Setting:**

In Assembly Bill 32 (the California Global Warming Solutions Act), signed by Governor Schwarzenegger of California in September 2006, the legislature found that climate change resulting from global warming was a threat to California, and directed that “the State Air Resources Board design emissions reduction measures to meet the statewide emissions limits for greenhouse gases . . .”. The target established in AB 32 was to reduce emissions to 1990 levels by the year 2020. CARB subsequently prepared the *Climate Change Scoping Plan* (Scoping Plan) for California, which was approved in 2008. The Scoping Plan provides the outline for actions to reduce California’s GHG emissions. CARB’s updated August 2011 Scoping Plan calculated a reduction needed of 21.7% from future “Business As Usual” (BAU) conditions in the year 2020. The current Scoping Plan (adopted May 2014) indicates that statewide emissions of GHG in 1990 amounted to 431 million metric tons, and that the 2020 “Business As Usual” (BAU) scenario is estimated as 509<sup>3</sup> million metric tons, which would require a reduction of 15.3% from 2020 BAU. In addition to this, Senate Bill 32 was signed by the Governor on September 8, 2016, to establish a reduction target of 40 percent below 1990 levels by 2030. The Air Resources Board is currently updating the Scoping Plan to reflect this target.

The Placer County Air Pollution Control District (PCAPCD) recommends that thresholds of significance for GHG be related to AB 32 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. Any project emitting less than 1,100 metric tons of carbon dioxide equivalents per year (MT CO<sub>2</sub>e/yr) during construction or operation results in less than significant impacts. The PCAPCD considers any project with emissions greater than the bright-line cap of 10,000 MT CO<sub>2</sub>e/yr to have significant impacts. For projects exceeding the de minimum threshold but below the bright-line threshold, comparison to the appropriate efficiency threshold is recommended. The significance thresholds are shown in Table 3 below.

<sup>3</sup> Includes Pavely and Renewables Portfolio Standard reduction



**Table 3: GHG Significance Thresholds**

<b>Bright-line Threshold 10,000 MT CO<sub>2</sub>e/yr</b>			
<b>Residential Efficiency (MT CO<sub>2</sub>e/capita<sup>1</sup>)</b>		<b>Non-Residential Efficiency (MT CO<sub>2</sub>e/ksf<sup>2</sup>)</b>	
<b>Urban</b>	<b>Rural</b>	<b>Urban</b>	<b>Rural</b>
4.5	5.5	26.5	27.3
<b>De Minimis Threshold 1,100 MT CO<sub>2</sub>e/yr</b>			
1. Per Capita = per person			
2. Per ksf = per 1,000 square feet of building			

**Discussion of Checklist Answers:**

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

The proposed project includes a self-storage facility, which is a typical non-residential use with low traffic generation proposed in an infill area. As discussed, the project would not be anticipated to increase VMT, since it provides services in closer proximity to developed residential areas of the City. The entire site, which is also encumbered by a large drainage basin, is less than 243,936 square feet. The area of the project site is well below PCAPCD’s modeled example. Given its size, the project is not expected to result in construction or operational emissions that would exceed the District’s thresholds of significance. Additionally, the use may be subject to additional permitting requirements with the PCAPCD. Thus, project-generated GHG emissions would not conflict with, and are consistent with, the State goals listed in AB32 and policies and regulation adopted by the California Air Resources Board pursuant to AB32. This impact is considered less than significant.

**IX. Hazards and Hazardous Materials**

There are no listed hazardous sites within the project vicinity and the proposed use does not involve the use of hazardous materials. Asbestos and lead, which can be present in older buildings, are not onsite as the site is currently undeveloped.

Would the project:

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

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

**Thresholds of Significance and Regulatory Setting:**

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

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

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

**Discussion of Checklist Answers:**

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

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

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

d) The project is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5<sup>4</sup>; therefore, no impact will occur.

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

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

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

**X. Hydrology and Water Quality**

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

Would the project:

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

<sup>4</sup> <http://www.calepa.ca.gov/SiteCleanup/CorteseList/SectionA.htm>

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

### Thresholds of Significance and Regulatory Setting:

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

### Discussion of Checklist Answers:

a, c (i), d, e) The project will involve the disturbance of on-site soils and the construction of impervious surfaces, such as asphalt paving. 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 Water Supply Assessment of the Amoruso Ranch Specific Plan EIR, which included a Citywide water analysis. The proposed project is consistent with the General Plan land use designation, and is thus consistent with the citywide Water Supply Assessment. 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 has a General Plan Designation of IND (General Industrial) and is zoned M2 (General Industrial). It is not located within a Specific Plan area.

Would the project:

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

**Thresholds of Significance and Regulatory Setting:**

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

**Discussion of Checklist Answers:**

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

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

**XII. Mineral Resources**

The Surface Mining and Reclamation Act (SMARA) of 1975 requires the State Geologist to classify land into Mineral Resource Zones (MRZ’s) based on the known or inferred mineral resource potential of that land. The California Division of Mines and Geology (CDMG) was historically responsible for the classification and designation of areas containing—or potentially containing—significant mineral resources, though that responsibility now lies with the California Geological Survey (CGS). CDMG published Open File Report 95-10, which provides the mineral classification map for Placer County. A detailed evaluation of mineral resources has not been conducted within the City limits, but MRZ’s have been identified. There are four broad MRZ categories

(MRZ-1 through MRZ-4), and only MRZ-2 represents an area of known significant mineral resources. The City of Roseville General Plan EIR included Exhibit 4.1-3, depicting the location of MRZ's in the City limits. There is only one small MRZ-2 designation area, located at the far eastern edge of the City.

Would the project:

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

**Thresholds of Significance and Regulatory Setting:**

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

**Discussion of Checklist Answers:**

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

**XIII. Noise**

The project site is located within an industrial subdivision. The project site is surrounded by industrial uses, including the auto dismantling yard to the north and west, and additional industrial uses that generate large truck traffic. Automobiles typical of residential neighborhoods will access the site. The nearest single-family residence to the project site is located to the east of the Union Pacific Railroad property, approximately 2,500 feet from the project site.



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 Table IX-1 and IX-3, 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 proposed project includes construction of a self-storage facility. Self-storage facilities produce very low noise levels, which include sounds produced by people talking, moving items into/out of storage, and driving vehicles. Overall, the proposed use is not considered to be a substantial noise-generating source. The project will not generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of City standards; thus, impacts are less than significant.

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

**XIV. Population and Housing**

The project site is not located within a Specific Plan area and is zoned General Industrial (M2) for industrial uses. The City of Roseville General Plan Table II-4 identifies the total number of residential units and population anticipated as a result of buildout of the City, and the Specific Plan likewise includes unit allocations and population projections for the Plan Area.

Would the project:

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

**Thresholds of Significance and Regulatory Setting:**

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

**Discussion of Checklist Answers:**

a) The CEQA Guidelines identify several ways in which a project could have growth-inducing impacts (Public Resources Code Section 15126.2), either directly or indirectly. Growth-inducement may be the result of fostering economic growth, fostering population growth, providing new housing, or removing barriers to growth. Growth inducement may be detrimental, beneficial, or of no impact or significance under CEQA. An impact is only deemed to occur when it directly or indirectly affects the ability of agencies to provide needed public services, or if it can be shown that the growth will significantly affect the environment in some other way. The project is consistent with the land use designation of the site. Therefore, while the project in question will induce some level of growth, this growth was already identified and its effects disclosed and mitigated within the General Plan 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 City’s General Plan addressed the level of public services which would be needed to serve the planned growth within the City. 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. Commercial and industrial projects, such as this, do not generate student, parkland, or library service demands; therefore, no discussion is provided for checklist questions c, d, or e.

**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.

**XVI. Recreation**

There are no existing or planned parks or other recreation facilities adjacent to the 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, b) Commercial and industrial projects do not generate park demand or park users, and the project does not include any recreation facilities. Therefore, there are no impacts with respect to these criteria.

**XVII. Transportation**

The project is located within the existing March Industrial Park subdivision, which is accessed via March Rd. and Lendell Ln. from PFE Rd. The project site is on the west side of March Rd., across from the intersection of Lendell Ln. and March Rd. One driveway is proposed along the project frontage, which would allow vehicles to enter and exit onto March Rd.

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	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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:**

CEQA Guidelines Section 15064.3 indicates that a project’s effect on automobile delay cannot be considered a significant impact, and directs transportation system analysis to focus on vehicle miles traveled (VMT), per checklist item b. However, the CEQA Guidelines also include consistency with a program, plan, or policy addressing transportation systems as an area of potential environmental effects (checklist item a). The City has adopted the following plans, ordinances, or policies applicable to this checklist item: Pedestrian Master Plan, Bicycle Master Plan, and Short-Range Transit Plan, and General Plan Circulation Element. The project is evaluated for consistencies with these plans and the policies contained within them, which includes an analysis of delay. The Circulation Element of the General Plan establishes Level of Service C or better as an acceptable operating condition at all signalized intersections during a.m. and p.m. peak hours. Exceptions to this policy may be made by the City Council, but a minimum of 70% of all signalized intersections must maintain LOS C. The Findings of the Implementing Procedures indicate that compliance with the Traffic Mitigation Fee (RMC Ch. 4.44) will fund roadway projects and improvements necessary to maintain the City’s Level of Service standards for projects consistent with the General Plan and related Specific Plan. An existing plus project conditions (short-term) traffic impact study may be required for projects with unique trip generation or distribution characteristics, in areas of local traffic constraints, or to study the proposed project access. A cumulative plus project conditions (long-term) study is required if a project is inconsistent with the General Plan or Specific Plan and would generate more than 50 pm peak-hour trips. The guidelines for traffic study preparation are found in the City of Roseville Design and Construction Standards–Section 4.

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). Projects within one-half mile of either an existing major transit stop<sup>5</sup> or a stop along an existing high quality transit corridor<sup>6</sup> should be presumed to have less than significant impacts, as should any project which will decrease VMT when compared with the existing conditions. VMT may be analyzed qualitatively if existing models or methods are not available to estimate VMT for a particular project; this will generally be appropriate for discussions of construction traffic VMT.

<sup>5</sup> A site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. (Public Resources Code Section 21064.3)

<sup>6</sup> A corridor with fixed route bus service at service intervals of 15 minutes or less during peak commute hours.

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. All facilities identified in these plans for this area are already installed, and the project does not impact or conflict with these planning documents. 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. After review by City Engineering, it was also determined that an access and circulation analysis was not needed, as there are no peculiar or challenging characteristics to either the project or the existing circulation system. The project is consistent with the most recent Citywide traffic analysis within the Amoruso Ranch Specific Plan EIR, and will not result in any new or unanticipated impacts with respect to the City's Level of Service policy.

A five-foot-wide sidewalk is shown along March Rd. on the project frontage. The project area (March Rd.) is considered unsuitable for bicycle facilities, per the Bicycle Master Plan, and no bicycle facilities are shown on the site plan. The area is industrial in nature and not located within close proximity to residential uses. There are no impacts to pedestrian, transit, and bicycle facilities or plans.

b) Traffic analyses focus on the number of trips traveling in specified areas during peak periods, in order to quantify impacts as specific intersections. However, there is no direct relationship between the number of trips and the amount of VMT generated by a use. Projects which substantially increase trips to a specific area may in fact decrease VMT in the City. As an example, if a new grocery store is added to an area, customers who go to that store were already going to a grocery store elsewhere, and are most likely to choose the new store because it is closer to home or on their way to another location (e.g. work). So while the store would generate substantial new trips, it would lower Citywide VMT. Unless a project includes unique characteristics, non-residential projects do not increase VMT; they divert existing trips into a similar or more efficient pathway.

The proposed project is a non-residential development of an infill property, surrounded by existing development. The project does not include any unique characteristics which would draw in regional traffic, or which would prompt longer trips. The project would locate services and employment in proximity to existing developed areas, and would therefore have a neutral or positive impact on vehicle miles traveled; impacts are less than significant.

In addition, a traffic analysis was prepared for the entire subdivision with the March Industrial Park Unit 2 MND (prepared by David Evans and Associates). The traffic analysis found that, assuming all parcels were developed with light industrial uses, an estimated 435 trips per day with 56 PM peak hour trips would be generated. Additionally, the analysis found that the project would not significantly impact the roadways or intersections surrounding the project site, and all of the roadways would continue to operate at acceptable levels of service. The City Engineering Division reviewed the study and found that the traffic analysis was adequate.

The self-storage facility is consistent with the light industrial uses that were evaluated as part of the prior traffic analysis. Therefore, impacts to circulation and level of service are less than significant.

c, d) The project has been reviewed by the City Engineering and City Fire Department staff, and has been found to be consistent with the City's Design Standards. Furthermore, standard conditions of approval added to all City project require compliance with Fire Codes and other design standards. Compliance with existing regulations ensure that impacts are less than significant.

**XVIII. Tribal Cultural Resources**

As described within the Open Space and Conservation Element of the City of Roseville General Plan, the Roseville region was within the territory of the Nisenan (also Southern Maidu or Valley Maidu). Two large permanent Nisenan habitation sites have been identified and protected within the City’s open space (in Maidu Park). Numerous smaller cultural resources, such as midden deposits and bedrock mortars, have also been recorded in the City. A majority of documented sites within the City are located in areas designated for open space uses.

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

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

**Thresholds of Significance and Regulatory Setting:**

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

---

## Discussion of Checklist Answers:

a) The General Plan EIR included a historic and cultural resources study, which included research on whether any listed or eligible sites had been documented in the project area. No such sites were found. In addition, the area has been previously graded, and frontage improvements have been installed. However, the standard mitigation measure **TCR-3** applies, which is designed to reduce impacts to any previously undiscovered resources, should any be found on-site. The measure outlines inadvertent discovery procedures, which includes an immediate cessation of work and contact with the appropriate agencies to address the resource before work can resume. The measure **TCR-3** is listed below. The project will not result in any new impacts beyond those already discussed and disclosed in the General Plan EIR; project-specific impacts are less than significant.

b) Notice of the proposed project was mailed to tribes which had requested such notice pursuant to AB 52. The United Auburn Indian Community (UAIC) responded and has declined to consult on this project. As discussed in item a, above, no significant resources are known to occur in the area. However, the standard mitigation measure **TCR-3** applies, which is designed to reduce impacts to resources, should any be found on-site. The measure outlines post-review discovery procedures including 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 General Plan EIR; project-specific impacts are less than significant.

**TCR-1: Inadvertent Discoveries.** If potentially significant Tribal Cultural Resources (TCRs), cultural or archaeological resources (“resources”) are discovered by an on-site Tribal Monitor during ground disturbing construction activities, all work shall cease within 100 feet of the find. The Tribal Monitor will immediately notify the appropriate Tribal Representatives who will make recommendations for further evaluation and treatment, as necessary.

A qualified cultural resources specialist meeting the Secretary of Interior’s Standards and Qualifications for Archaeology, may also assess the significance of the find in joint consultation with Native American Representatives to ensure that Tribal values are considered. Work shall remain suspended or slowed within 100 feet of the find until the resource is evaluated, which shall occur within one day, but no more than two days, of the find.

The project applicant shall coordinate with a UAIC Tribal Representative all necessary investigation and evaluation of the discovery under the requirements of the CEQA, including AB 52. Preservation in place is the preferred alternative under CEQA and UAIC protocols, and every effort must be made to preserve the resources in place, including through project design.

The contractor shall implement any measures deemed by the CEQA lead agency to be necessary and feasible to preserve in place, avoid, or minimize impacts to the resource, including, but not limited to, facilitating the appropriate Tribal treatment of the find, as necessary.

## **XIX. Utilities and Service Systems**

Public facilities, including roadways, sewer lines, and stormwater treatment facilities were installed with the improvements for the previously approved March Industrial Park Tentative Subdivision Map. A large detention basin exists on the site and will function as the stormwater treatment facility for the proposed 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 project will involve minor storm water infrastructure to be constructed within the project site. However, these facilities will be constructed in locations where site development was expected to occur and existing drainage facilities are adequately sized to accommodate the storm water flows from the project site. There are no additional impacts to the storm drain improvements.

b) The City of Roseville 2015 Urban Water Management Plan (UWMP), adopted May 2016, estimates water demand and supply for the City through the year 2040, based on existing land use designations and population projections. In addition, the Amoruso Ranch Water Supply Assessment (AR WSA, Appendix E of the Amoruso Ranch FEIR), dated May 2016, 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 AR WSA. The UWMP indicates that existing water supply sources are sufficient to meet all near term needs, estimating an annual water demand of 45,475 acre-feet per year (AFY) by the year 2020 and existing surface and recycled water supplies in the amount of 70,421 AFY. The AR WSA estimates a Citywide buildout demand of 64,370 AFY when including recycled water, and of 59,657 AFY of potable water. The AR WSA indicates that surface water supply is sufficient to meet demand during normal rainfall years, but is insufficient during single- and multiple-dry years. However, the City's UWMP establishes mandatory water conservation measures and the use of groundwater to offset reductions in surface water supplies. Both the UWMP and AR WSA indicate that these measures, in combination with additional purchased water sources, will ensure that supply meets projected demand. The project, which is consistent with existing land use designations, would not require new or expanded water supply entitlements.

c) The proposed project would be served by the Pleasant Grove Wastewater Treatment Plant (PGWWTP). The Central Valley Regional Water Quality Control Board (RWQCB) regulates water quality and quantity of effluent discharged from the City's wastewater treatment facilities. The Pleasant Grove WWTP has the capacity<sup>7</sup> to treat 12 million gallons per day (mgd) and is currently treating 7.0<sup>8</sup> mgd. 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 Amoruso Ranch Specific Plan FEIR, 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, including the most recent Amoruso Ranch Specific Plan. 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.

---

<sup>7</sup> Waste Discharge Requirements/Monitoring & Reporting Program/NPDES Permit No. CA0079502, Adopted on 28 March 2014

<sup>8</sup> Dave Samuelson, City of Roseville Environmental Utilities, Personal communication, July 6, 2016.

**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 utilities and service systems 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) Therefore, 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 General Plan EIR, and mitigation measures have already been incorporated via the General 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:***

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:



Anna Quan, Assistant Planner  
City of Roseville, Development Services – Planning Division

## **Attachments:**

---

1. Mitigation Monitoring and Reporting Program
2. Plans



## DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION

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

# MITIGATION MONITORING AND REPORTING PROGRAM

<b>Project Title/File Number:</b>	PL21-0303 INFILL PCL 285 – March Road Self-Storage and RV Storage
<b>Project Location:</b>	2170 March Road
<b>Project Description:</b>	Request for a Design Review Permit, Administrative Permit and Voluntary Merger to allow the construction of a self-storage facility with an 800-square-foot office and manager's apartment above the office and a 440-square-foot garage. The proposal would allow the construction of approximately 41,120 sf of self-storage units and allow one acre to be used for RV storage.
<b>Environmental Document</b>	Mitigated Negative Declaration
<b>Project Applicant:</b>	Jujhar Kaile
<b>Property Owner:</b>	Third Street Investments LP
<b>Lead Agency Contact Person:</b>	Anna Quan, Assistant Planner

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
<p><b>BIO-1: Implement Measures to Protect Migratory Birds and Raptors</b></p> <p>If development activities occur during the nesting season, then a qualified biologist shall conduct a nesting bird survey to determine the presence of any active nests within the Study Area. Additionally, the surrounding 500 feet of the Study Area should be surveyed for active raptor nests, where accessible, and with binoculars as necessary. The nesting bird survey should be conducted no more than 14 days prior to commencement of ground-disturbing or other development activities. If the nesting bird survey shows that there is no evidence of active nests, then a letter report shall be prepared to document the survey and provided to the City of Roseville, and no additional measures are recommended. If development does not commence within 14 days of the nesting bird survey, or halts for more than 14 days, then an additional survey is required prior to starting or resuming work.</p> <p>If active nests are found, then the qualified biologist shall mark species-specific buffer zones in the field to prohibit development activities and minimize nest disturbance until the young have successfully fledged or the biologist determines that a nest is no longer active. Buffer distances may range from 20 feet for some songbirds up to 250 to 500 feet for most raptors. Nest monitoring may also be warranted during certain phases of development to ensure nesting birds are not adversely impacted by adjacent construction. If active nests are found within any trees slated for removal, then an appropriate buffer should be established around the tree and all trees within the buffer shall not be removed until a qualified biologist determines that the nest has successfully fledged and is no longer active.</p> <p>In addition, a qualified biologist shall conduct an environmental awareness training for all construction personnel for the potential of nesting birds to occur onsite prior to the initiation of work. This training shall follow the same guidelines as for special-status bats. As applicable, the pre-construction survey and environmental training may be combined with other recommended surveys and trainings.</p> <p>A nesting bird survey and associated environmental training for nesting birds are not required if construction occurs outside of the nesting bird season (September 1 to January 31).</p>	<p>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.</p>	<p>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.</p> <p>Add as note on Improvement Plans.</p>	<p>Planning and Engineering</p>	<p>Survey Results</p>	
<p><b>CUL-1: Implement Measures to Protect Previously Unidentified Cultural Resources</b></p> <p>Should any cultural resources, such as structural features, any amount of bone or shell, artifacts, human remains, or architectural remains, be encountered during any subsurface development activities, work shall be suspended within 100-feet of the find. The City of Roseville Planning and Public Works Staff shall be immediately notified. At that time, as deemed necessary by the City, the developer shall retain a qualified archaeologist to assess the resource and provide proper management recommendations should potential impacts to the resources be found to be significant. All work by the archeologist shall be completed in consultation with and subject to the approval of City Planning. The archeologist shall also coordinate with and consult potentially-affected tribal representatives. Possible management recommendations for important resources could include resource avoidance or preservation in place. The contractor shall implement any measures deemed</p>	<p>The applicant shall notify the Planning Division of the pre-construction meeting date.</p>	<p>Prior to and During Construction</p>	<p>Planning</p>		



<p>feasible and necessary by City staff, in consultation with the archaeologists, to avoid or minimize significant effects to the cultural resources. In addition, pursuant to Section 5097.98 or the State Public Resources Code, and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.</p>					
<p><b>TCR-1: Inadvertent Discoveries.</b></p> <p>If potentially significant Tribal Cultural Resources (TCRs), cultural or archaeological resources (“resources”) are discovered by an on-site Tribal Monitor during ground disturbing construction activities, all work shall cease within 100 feet of the find. The Tribal Monitor will immediately notify the appropriate Tribal Representatives who will make recommendations for further evaluation and treatment, as necessary.</p> <p>A qualified cultural resources specialist meeting the Secretary of Interior’s Standards and Qualifications for Archaeology, may also assess the significance of the find in joint consultation with Native American Representatives to ensure that Tribal values are considered. Work shall remain suspended or slowed within 100 feet of the find until the resource is evaluated, which shall occur within one day, but no more than two days, of the find.</p> <p>The project applicant shall coordinate with a UAIC Tribal Representative all necessary investigation and evaluation of the discovery under the requirements of the CEQA, including AB 52. Preservation in place is the preferred alternative under CEQA and UAIC protocols, and every effort must be made to preserve the resources in place, including through project design.</p> <p>The contractor shall implement any measures deemed by the CEQA lead agency to be necessary and feasible to preserve in place, avoid, or minimize impacts to the resource, including, but not limited to, facilitating the appropriate Tribal treatment of the find, as necessary.</p>	<p>Project Applicant/ Contractor/ UAIC/ Tribal Representative</p>	<p>Prior to and During Construction</p>	<p>City of Roseville</p>		



MITIGATION VERIFICATION SUBMITTAL COVER SHEET

Project Title/Planning File #
Project Address
Property Owner
Planning Division Contact

SUMMARY OF VERIFICATION MATERIALS INCLUDED IN THIS SUBMITTAL

Table with 3 columns: 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

<b>Project Title/Planning File #</b>	New Coffee Shop, PL15-0000
<b>Project Address</b>	10 Justashort Street
<b>Property Owner</b>	Jane Owner
<b>Planning Division Contact</b>	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**

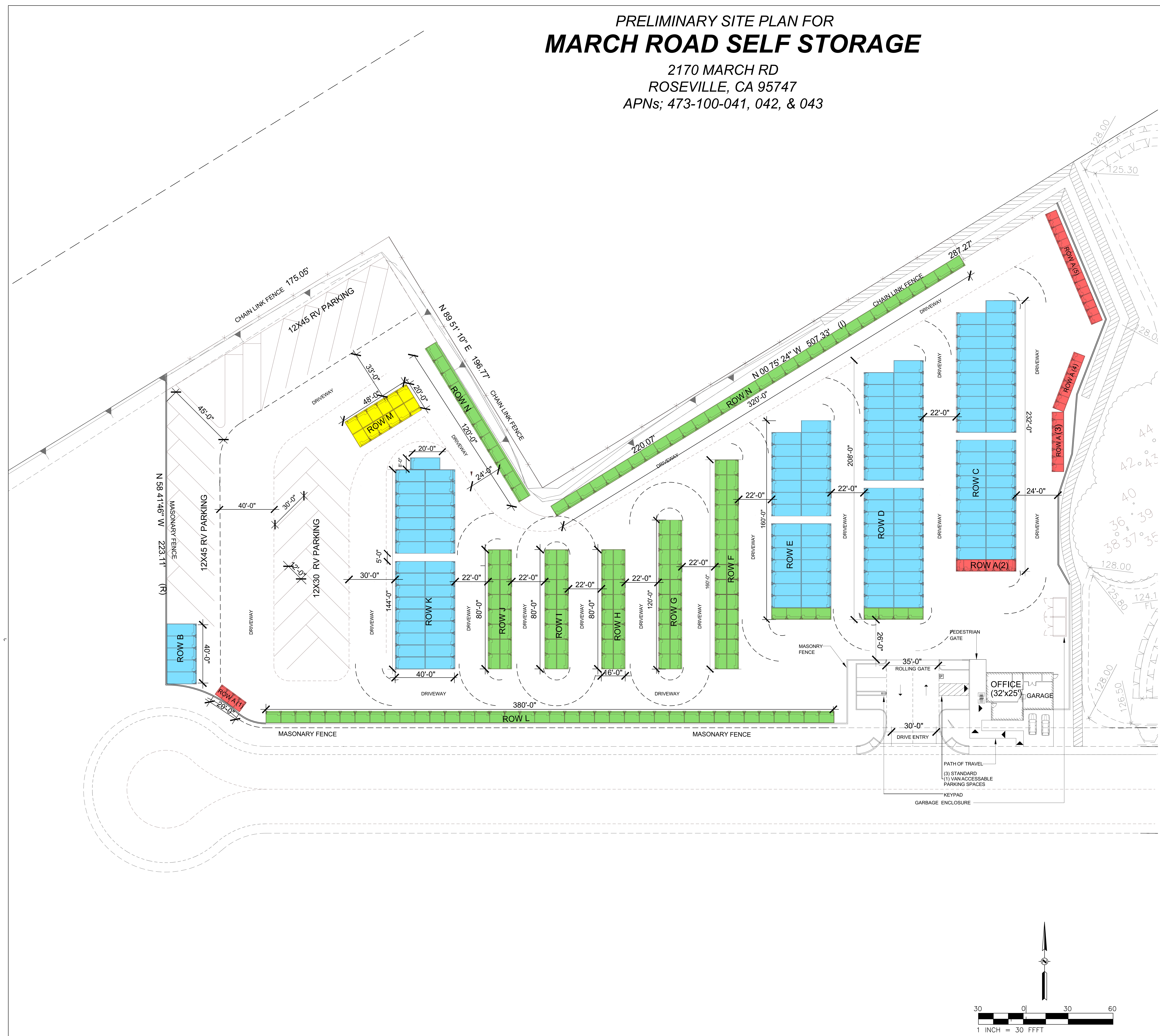
Mitigation Measure MM3

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.

PRELIMINARY SITE PLAN FOR  
**MARCH ROAD SELF STORAGE**

2170 MARCH RD  
ROSEVILLE, CA 95747  
APNs; 473-100-041, 042, & 043



**UNIT SCHEDULE**

NAME	UNIT AREA	AREA	UNIT COUNT	UNIT %
<b>STORAGE</b>				
8'X5'	40 SQFT	1,760 SQFT	44	11.3%
8'X10'	80 SQFT	960 SQFT	12	3.1%
8'X10'	80 SQFT	14,880 SQFT	186	47.8%
8'X20'	160 SQFT	23,520 SQFT	147	37.8%
<b>GRAND TOTAL</b>		<b>41,120 SQFT</b>	<b>389</b>	<b>100%</b>

**LOT SIZE** 241,863 SQFT (5.55 ACRES)  
**STORAGE:** 41,120 SQFT (0.94 ACRES)  
**STORAGE/LOT RATIO:**

**F.A.R. STORAGE** 41,120 / 241,863 = 17.01% COVERAGE

**RV PARKING SPACES**

12'X30'	15
12'X45'	15

**GRAND TOTAL: 30**

**UNIT LEGEND**

- 8'X5'
- 8'X10'
- 8'X10'
- 8'X20'

**BUILDING AREAS**

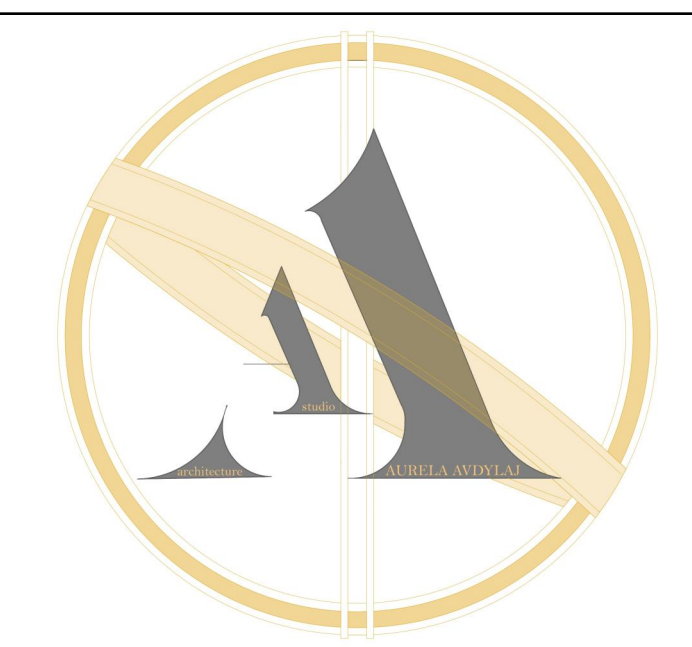
<b>Structures</b>	
OFFICE/RESIDENCE	800 SQFT
GARAGE	440 SQFT

<b>STORAGE</b>	
ROW A	1,760 SQFT
ROW B	800 SQFT
ROW C	6,560 SQFT
ROW D	6,560 SQFT
ROW E	4,960 SQFT
ROW F	2,240 SQFT
ROW G	1,600 SQFT
ROW H	1,280 SQFT
ROW I	1,280 SQFT
ROW J	1,280 SQFT
ROW K	5,280 SQFT
ROW L	3,040 SQFT
ROW M	960 SQFT
ROW N	3,520 SQFT
<b>TOTAL</b>	<b>42,360 SQFT</b>

**F.A.R.** 42,360 / 241,863 = 17.53% COVERAGE

**PARKING INFORMATION**

<b>BUSINESS PARKING</b>		
PARKING	REQUIRED	PROVIDED
9' X 20' ADA	1	1
9' X 20' STANDARD	3	4
<b>GRAND TOTAL: 5</b>		



Project Name  
**MARCH ROAD SELF STORAGE**  
Project Address  
2170 MARCH ROAD  
ROSEVILLE, CA 95747

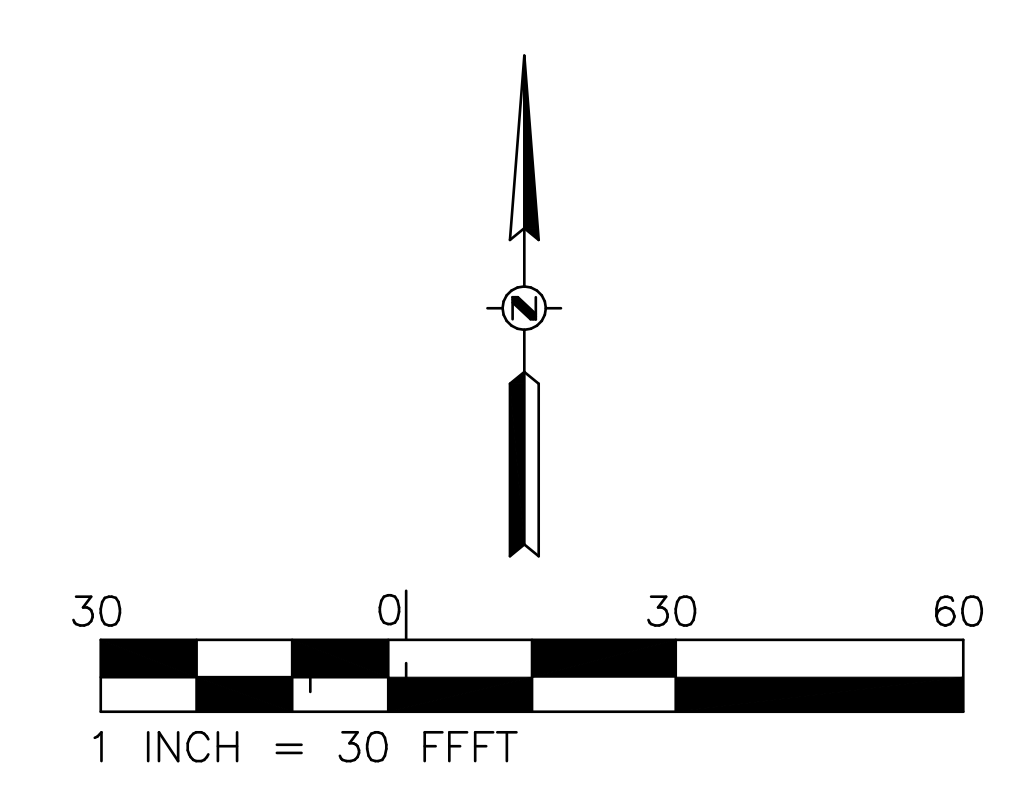
Owner  
**JUJHAR KAILE**

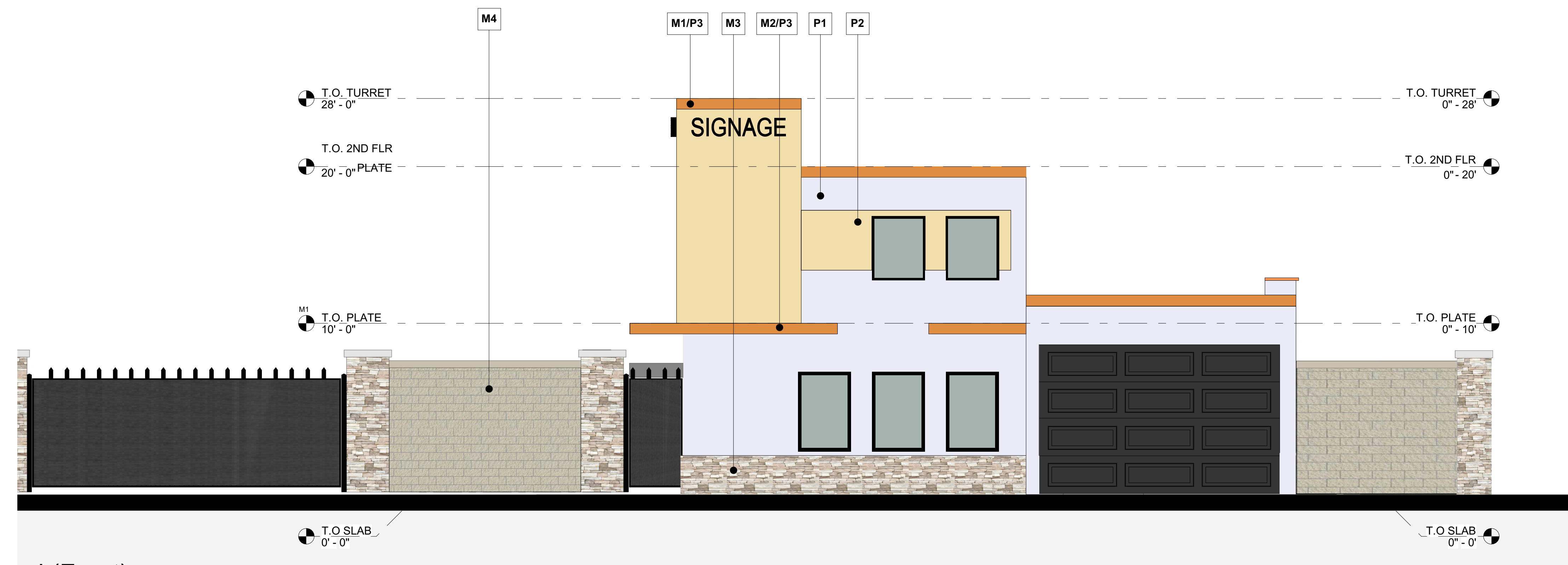
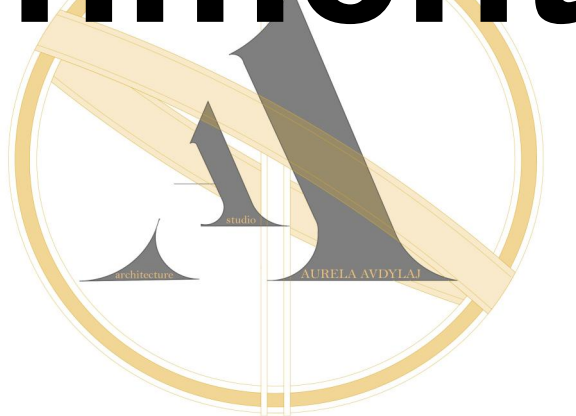
Sheet Description  
**SITE PLAN**

Project Number **2022.426**

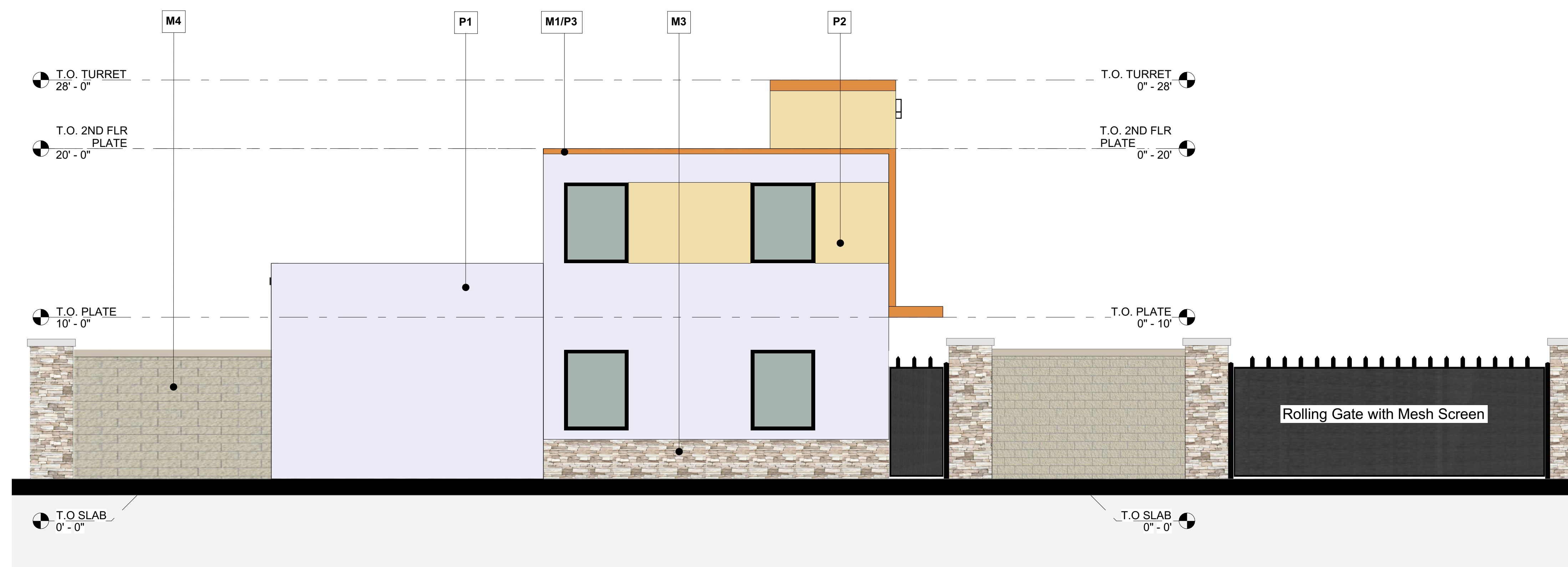
Date  
Drawn By **AUTHOR**  
Checked By **CHECKER**

**A102**  
Scale **As indicated**

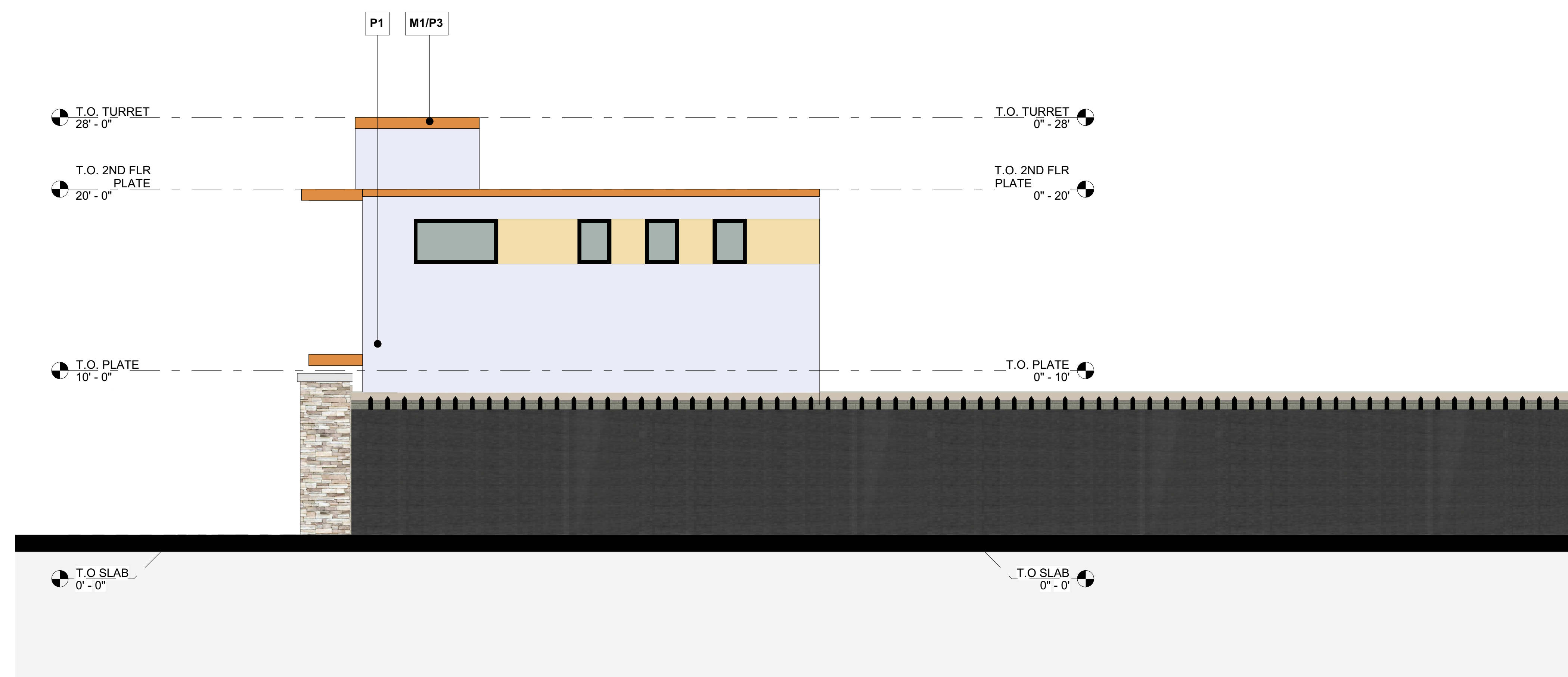




1 ELEVATION - March Road (Front)



2 ELEVATION - March Road (Back)



3 ELEVATION - Lendell Drive

### COLORS & MATERIALS

<b>M1</b>	- Metal Roofing - MBCI	<b>P1</b>	Body- Sherwin-Williams White Sand - SW 9582
<b>M2</b>	- Metal Trim - MBCI	<b>P2</b>	Trim- Sherwin-Williams Butter Up- SW 6681
<b>M3</b>	- Stone Veneer - Thompson Building Materials - East West Stone- Mountain Peak	<b>P3</b>	Accent- Sherwin-Williams Carnival - SW 6892
<b>M4</b>	- Basalt Concrete Products (C.M.U) - 8x16- Stock 225 Split Face - Gabble Cap		

Stamp

Project Name

**MARCH ROAD  
SELF STORAGE**

Project Address

2170 MARCH ROAD  
ROSEVILLE, CA 95747

Owner

**JUJHAR KAILE**

Sheet Description

**ELEVATIONS**

Project Number

Drawn By **AUTHOR**

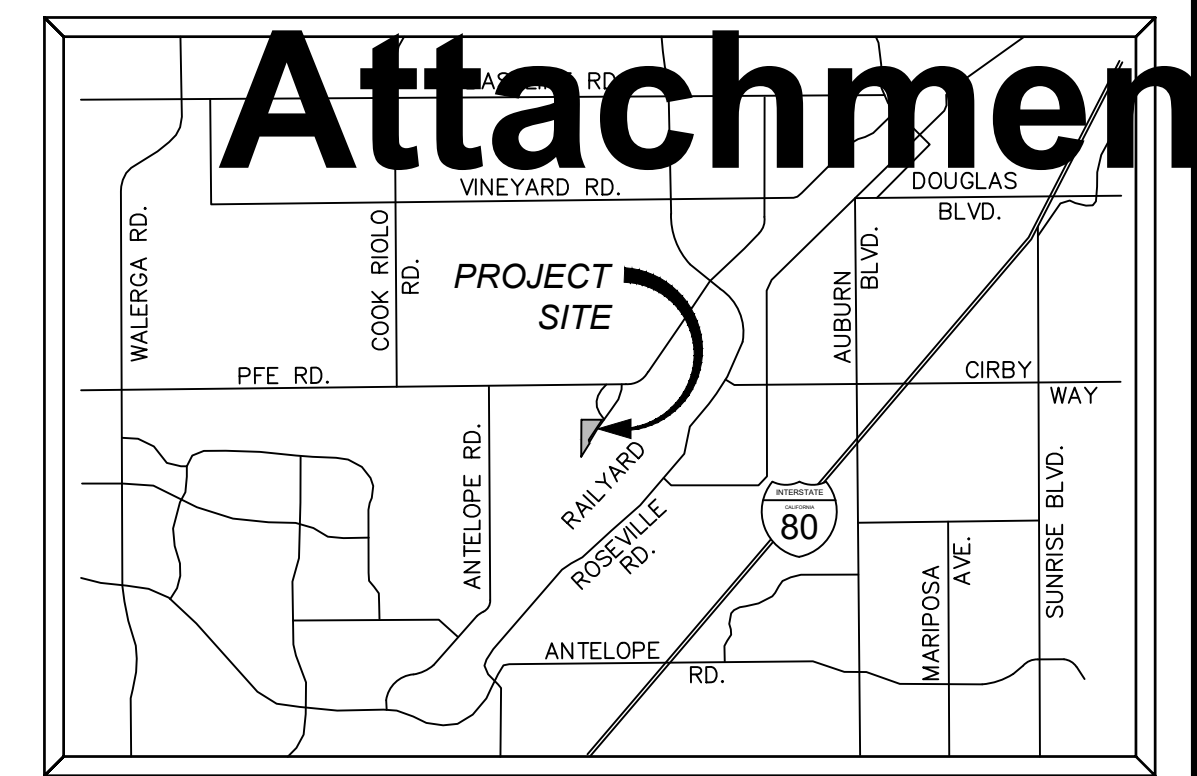
Checked By **CHECKER**

**A102**

Scale **As indicated**

# PRELIMINARY IMPROVEMENT PLANS FOR MARCH ROAD SELF STORAGE

2170 MARCH RD  
ROSEVILLE, CA 95747  
APNs; 473-100-041, 042, & 043



**VICINITY MAP**  
NOT TO SCALE

**SHEET INDEX:**

- C1 PRELIMINARY SITE PLAN
- C2 PRELIMINARY GRADING, DRAINAGE, AND PAVING PLAN
- C3 PRELIMINARY WATER AND SANITARY SEWER PLAN

**BOUNDARY & TOPOGRAPHIC SURVEY:**

THE EXISTING TOPOGRAPHIC INFORMATION USED AND SHOWN ON THESE PLANS IS FROM THE PLANS TITLED "IMPROVEMENT PLANS FOR MARCH ROAD INDUSTRIAL PARK", DESIGNED BY JACOBS WITH CITY PROJECT NO EN16-0611 AND DATED 02-13-2017. THE BENCHMARK AND BASIS OF BEARINGS BELOW ARE FROM SAID IMPROVEMENT PLANS.

**BENCHMARK:**

CITY OF ROSEVILLE BENCHMARK STAMPED: BM42  
3" BRASS DISC STAMPED LS 5696, AUG. 1992 SET IN THE TOP OF CURB ON THE WEST SIDE OF THE DROP INLET AT THE SOUTHEAST CURB RETURN AT THE NORTHEAST CORNER OF FOOTHILLS BOULEVARD AND VINEYARD ROAD.  
ELEVATION: 142.427 FEET

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS IS IDENTICAL TO THE CENTERLINE OF PFE ROAD, N 89°51'00"E, AS SHOWN ON BOOK 4 OF SURVEYS, PAGE 94, ORPC.

**FLOOD PLAIN:**

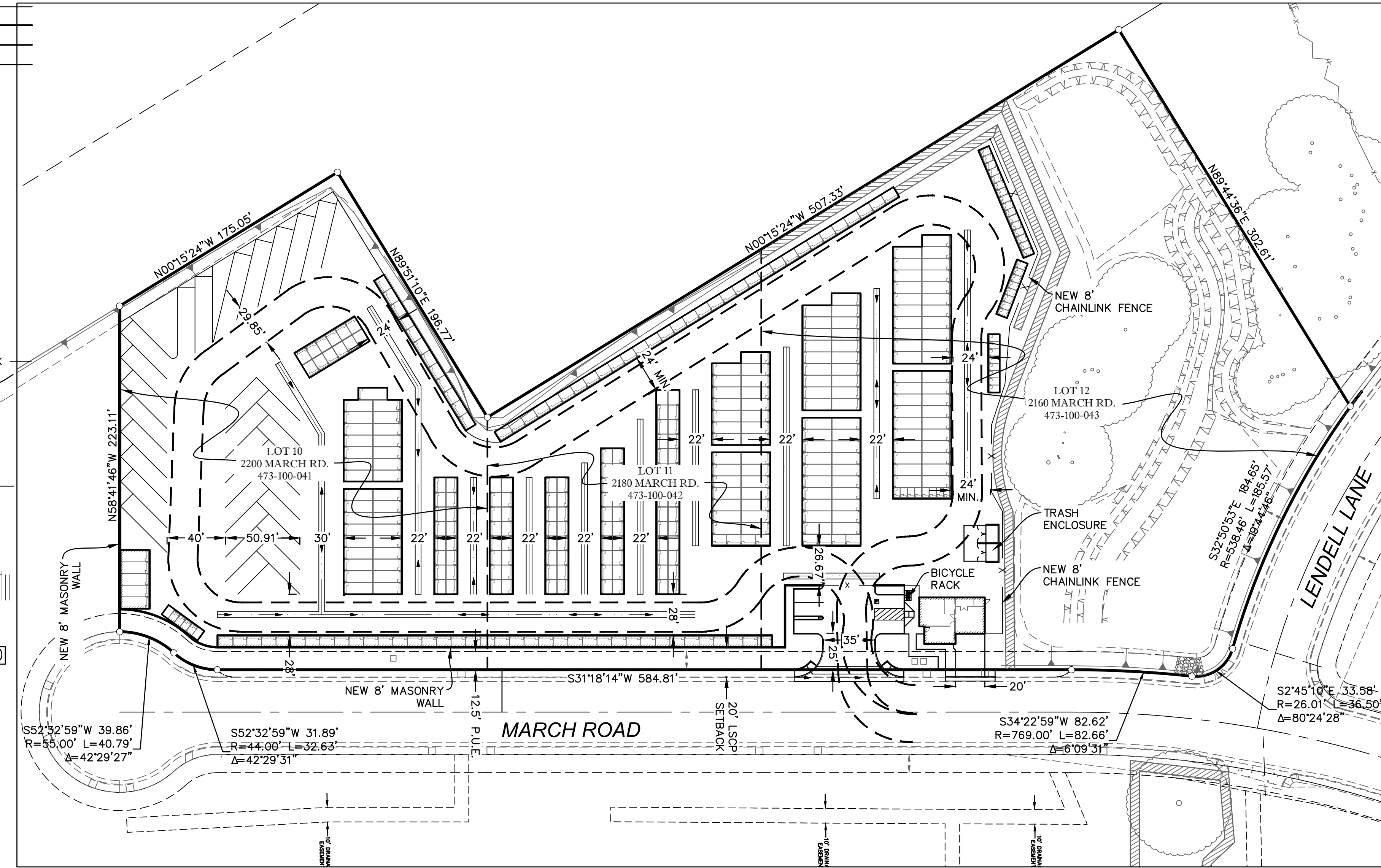
SUBJECT PROPERTY IS LOCATED WITHIN ZONE X WHICH IS AN AREA OF MINIMAL FLOOD HAZARD.  
FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.: 06061C1027H  
DATED: 11/02/2018

**JURISDICTION:**

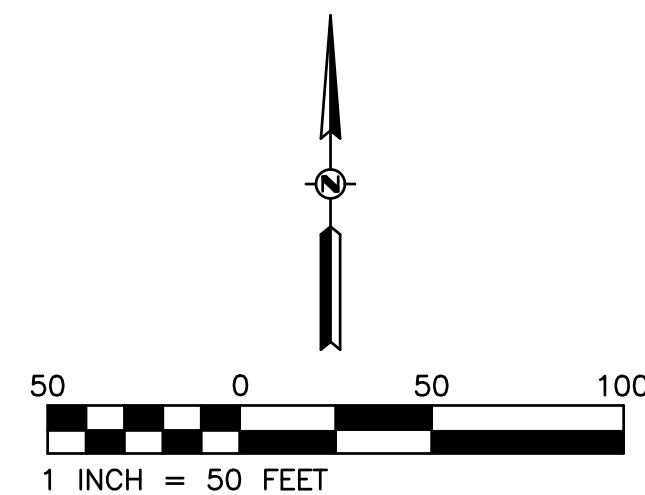
CITY OF ROSEVILLE

**PROPERTY OWNER / DEVELOPER:**

THIRD STREET INVESTMENTS, LP  
P.O. BOX 591  
MARYSVILLE, CA 95901  
CONTACT: JUJHAR KAILE  
(916) 717-3299



**SITE PLAN**



Know what's below.  
Call before you dig.  
or (800) 227-2600

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE	---	---
ROW	---	---
EASEMENT	---	---
LOT LINE	---	---
CENTERLINE	---	---
SW, CURB & GUTTER	---	---
DITCH / FLOWLINE	---	---
EP	---	---
STORM DRAIN	XX"SD	XX"SD
SANITARY SEWER	XX"SS	XX"SS
WATER	XX"W	XX"W
SDMH	---	---
DRAINAGE INLET	---	---
DIRECTION OF SURFACE FLOW	---	---
OVERLAND RELEASE PATH	---	---
SSMH	---	---
SSCO	---	---
FIRE HYDRANT	---	---
WATER VALVE	---	---
WATER METER	---	---
REDUCED PRINCIPAL PRESSURE ASSEMBLY	---	---
STREET LIGHT	---	---
FENCE	X	X
INDEX CONTOUR	25	25
INTERMEDIATE CONTOURS	---	---
JUNCTION/PULL BOX	PB	PB
SIGN	---	---
GRADE BREAK LINE	GB	GB
TREE & DRIP	---	---
PIPE CAP	---	---
HANDICAP RAMP	---	---
CONTROL POINT	---	---
FINISH FLOOR ELEVATION	FF: 123.00	FF: 123.00
SPOT ELEVATION (ASPHALT CONCRETE)	157.01 AC	13.34 AC
MATCH (E) GRADE ELEVATION	---	---
TRUNCATED DOMES	---	---
BUILDING	---	---
DOOR	---	---
FIRE TRUCK TURNING TEMPLATE	---	---

**ABBREVIATIONS:**

AB	AGGREGATE BASE	FG	FINISHED GROUND	PUE	PUBLIC UTILITY EASEMENT
AC	ASPHALT CONCRETE	FH	FIRE HYDRANT	R	RADIUS
ARV	AIR RELEASE VALVE	FL	FLOW LINE	RC	RELATIVE COMPACTION
BC	BEGIN CURVE	FS	FIRE SPRINKLER	RCP	REINFORCED CONCRETE PIPE
BLDG	BUILDING	GB	GRADE BREAK	ROW	RIGHT-OF-WAY
BOC	BACK OF CURB	GR	GRATE ELEVATION	RT	RIGHT TURN OR RIGHT
BOW	BACK-OF-WALK	GV	GATE VALVE	RPPA	REDUCED PRESSURE
BW	BOTTOM OF WALL	HDPE	HIGH DENSITY POLYETHYLENE	PCA	PRINCIPLE ASSEMBLY
CONC	CONCRETE	HP	HIGH POINT	SDMH	STORM DRAIN MANHOLE
C&G	CURB & GUTTER	IRR	IRRIGATION	SD	STORM DRAIN
CG&S	CURB, GUTTER & SIDEWALK	INV	INVERT	SS	SANITARY SEWER
CL	CENTERLINE	JP	JOINT POLE	SSCO	SANITARY SEWER CLEAN OUT
CHB	CHORD BEARING	L	LENGTH	SSMH	SANITARY SEWER MANHOLE
CHD	CHORD DISTANCE	LF	LINEAL FEET	SWCT	SAWCUT
CMP	CORRUGATED METAL PIPE	LIP	LIP OF GUTTER	SW	SIDEWALK OR SOUTHWEST
CR	CURB RETURN	MAX	MAXIMUM	STA	STATION
CTV	CABLE TV	MH	MAINTENANCE HOLE	STD	STANDARD
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY	MIN	MINIMUM	TC	TOP OF CURB
DI	DRAIN / DROP INLET	NE	NORTHEAST	TP	TOP OF PAVEMENT
DWG	DRAWING	NW	NORTHWEST	TS	TOP OF SIDEWALK
DS	DOWN SPOUT	OC	ON CENTER	TW	TOP OF WALL
(E)	EXISTING	OH	OVERHEAD	UNO	UNLESS NOTED OTHERWISE
EC	END CURVE	OHTE	OVERHEAD TELEPHONE & ELECTRIC	W	WATER
EP	EDGE OF PAVEMENT	(P)	PROPOSED	WM	WATER METER
EV	ELECTRIC VEHICLE	PCC	PORTLAND CEMENT CONCRETE	WV	WATER VALVE
FDC	FIRE DEPARTMENT CONNECTION	PV	POST INDICATOR VALVE	WVF	WELDED WIRE FABRIC
FF	FINISH FLOOR	PL	PROPERTY LINE	VCP	VITRIFIED CLAY PIPE
		POC	POINT OF CONNECTION	VIF	VERIFY-IN-FIELD

ITEM	EXISTING	PROPOSED
PERVIOUS AREA	243,936 SF	92,268 SF
IMPERVIOUS AREA	0	151,668 SF
% IMPERVIOUS	0.00%	62.18%

LOCATION:	2170 MARCH RD. ROSEVILLE, CA 95678	
APN:	473-100-041, 042, & 043 (WILL BE MERGED TO ONE LOT)	
PARCEL AREA:	5.6 ACRES (INCLUSIVE OF ALL THREE LOTS)	
ZONING:	M2 - GENERAL INDUSTRIAL	
USE:	COMMERCIAL - SELF STORAGE	
ITEM	REQUIREMENTS	PROVIDED
MINIMUM FRONT SETBACK	XX'	20'
MINIMUM INTERIOR SIDE SETBACK	XX'	
MINIMUM STREET SIDE SETBACK	XX'	
MINIMUM REAR SETBACK	XX'	9'
MAXIMUM BUILDING HEIGHT	50'	
REFERENCE IS MADE TO THE CITY OF ROSEVILLE MUNICIPAL CODE		

<b>PRELIMINARY RAW EARTHWORK SUMMARY</b>
CUT: 3,770 CY
FILL: 2,050 CY
NET: 1,720 CY (EXPORT)
NOTE: EARTHWORK QUANTITIES ARE ESTIMATED TO SUBGRADE AND DO NOT TAKE INTO ACCOUNT SHRINKAGE. EXCESS MATERIALS FROM TRENCHING AND MISC. UNKNOWN STRUCTURAL SECTIONS. CONTRACTOR SHOULD VERIFY EARTHWORK QUANTITIES.

**UNDERGROUND UTILITY NOTE:**

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

UTILITY	UTILITY CO.	CONTACT	PHONE
U.S.A.			1-800-227-2600
GAS	PACIFIC GAS & ELECTRIC		(916) 889-3269
ELECTRIC	ROSEVILLE ELECTRIC UTILITY	JOSEPH MCKINNEY	(916) 774-5691
FIRE	ROSEVILLE FIRE DEPT.	JASON RIZZI	(916) 774-5802
WATER & SEWER	CITY OF ROSEVILLE DEPT. OF ENVIRONMENTAL UTILITIES	DAVE SAMUELSON	(916) 774-5442
DRAINAGE	DEVELOPMENT SERVICES ENGINEERING CONSOLIDATED COMMUNICATIONS	JACK VAROZZA	(916) 746-1344
COMMUNICATIONS	COMCAST	MIKE SMUIN	(800) 720-1682 (888) 824-8219

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_ REVISION: \_\_\_\_\_

CHECK NO. \_\_\_\_\_

BY: \_\_\_\_\_ CHECK: \_\_\_\_\_

DESIGN: \_\_\_\_\_ DRAWN: \_\_\_\_\_ QUANT.: \_\_\_\_\_

0 1 2

ORIGINAL SCALE IS IN INCHES

**PROFESSIONAL ENGINEER**  
No. 00888  
**RFE ENGINEERING, INC.**  
Civil Engineers - Planners - Surveyors  
2260 Douglas Blvd., Suite 200, Roseville, CA 95661  
PH: 916.717.3299  
WWW.RFEENGINEERING.COM

**THIRD STREET INVESTMENTS, LP**  
P.O. BOX 591  
MARYSVILLE, CA 95901  
CONTACT: JUJHAR KAILE  
(916) 717-3299

**MARCH ROAD SELF STORAGE**  
2170 MARCH RD  
ROSEVILLE, CA 95747

**PRELIMINARY SITE PLAN**

Sheet  
**C1**  
1 of 3  
02-15-2022

RFE PROJECT #21-192 - MARCH ROAD SELF STORAGE, ROSEVILLE, CA



# PRELIMINARY IMPROVEMENT PLANS FOR MARCH ROAD SELF STORAGE

2170 MARCH RD  
ROSEVILLE, CA 95747  
APNs; 473-100-041, 042, & 043

# Attachment 2

### PAVING LEGEND

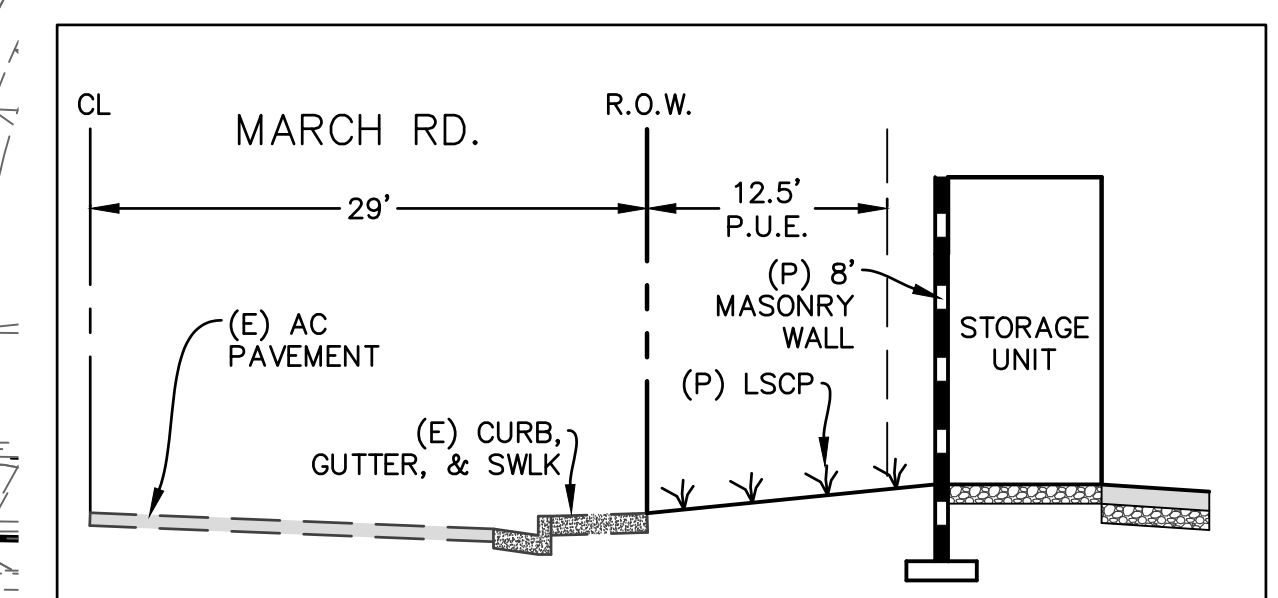
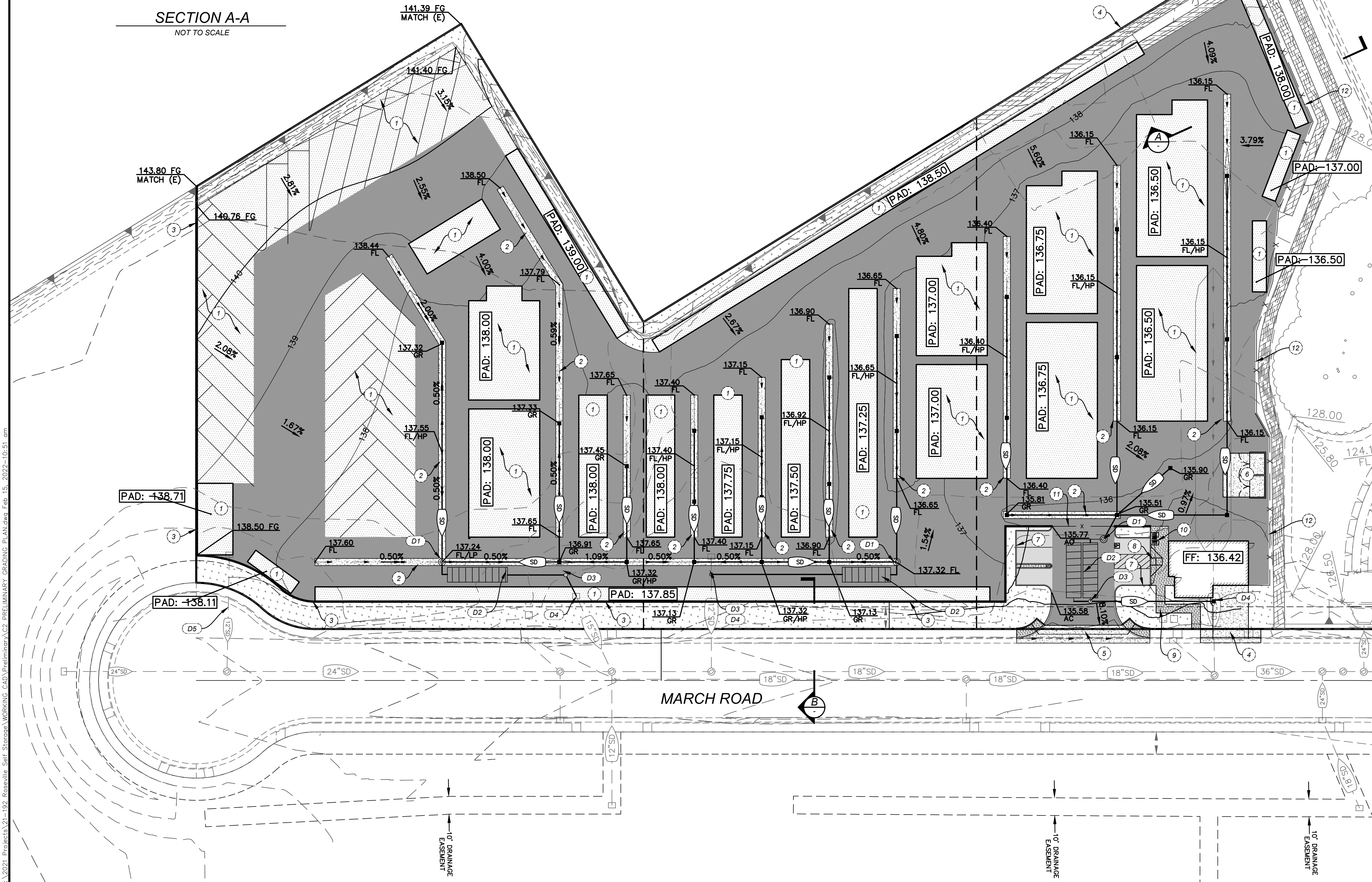
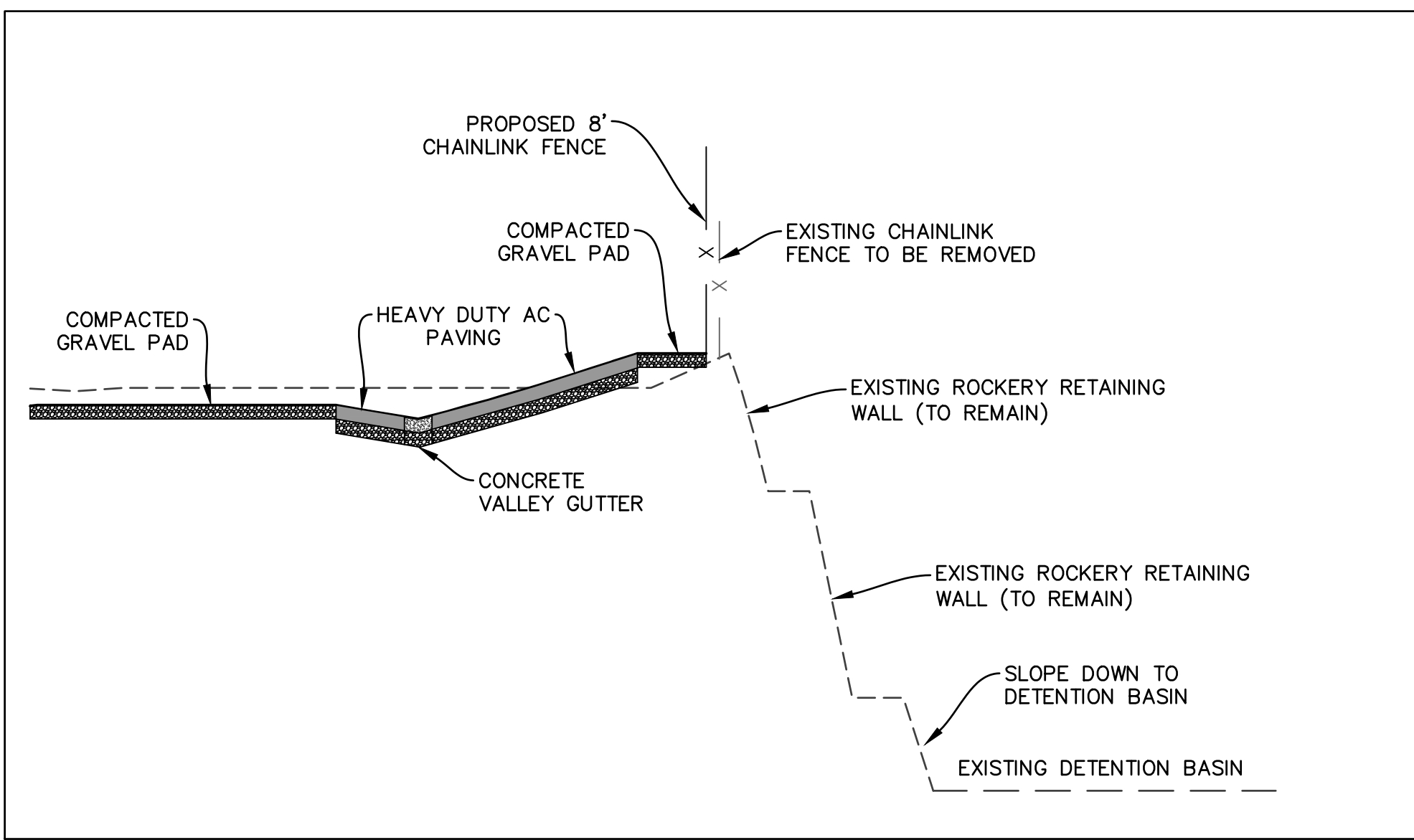
HEAVY DUTY AC	[Pattern]	STORM DRAIN MANHOLE	[Symbol]
LIGHT DUTY AC	[Pattern]	CONTECH CDS UNIT (WATER QUALITY)	[Symbol]
HEAVY DUTY PCC	[Pattern]	STORM DRAIN PIPE	[Symbol]
PEDESTRIAN PCC	[Pattern]	ADS STORMCHAMBERS	[Symbol]
COMPACTED GRAVEL	[Pattern]		
LANDSCAPING (SEE LANDSCAPE PLANS)	[Pattern]		
SURFACE FLOW DIRECTION	[Arrow]		
OVERLAND RELEASE	[Arrow]		

### GRADING CONSTRUCTION KEYNOTES

- 1 COMPACTED GRAVEL PAD FOR SELF STORAGE UNIT OR RV PARKING.
- 2 REINFORCED CONCRETE VALLEY GUTTER.
- 3 8-FOOT TALL MASONRY WALL
- 4 TYPE S DRIVEWAY APRON PER CITY OF ROSEVILLE STDs.
- 5 INSTALL COMMERCIAL TYPE A-7 DRIVEWAY PER CITY OF ROSEVILLE STDs.
- 6 TRASH ENCLOSURE WITH REINFORCED CONCRETE APRON
- 7 BARRIER CURB
- 8 ACCESSIBLE FLARED RAMP
- 9 CONCRETE SIDEWALK
- 10 BICYCLE RACKS
- 11 GATE
- 12 8' CHAINLINK FENCE

### STORM DRAIN CONSTRUCTION KEYNOTES

- D1 INSTALL CONTECH CDS STORMWATER TREATMENT UNIT. (WATER QUALITY AND BASELINE HYDROMODIFICATION)
- D2 INSTALL ADS STORMTECH CHAMBERS. (REGULATED HYDROMODIFICATION)
- D3 STORM DRAIN MANHOLE WITH WEIR FOR OUTFLOW METERING.
- D4 CONNECT TO EXISTING STORM DRAIN
- D5 ABANDONED EXISTING STORM DRAIN.



BY	DATE	REVISION
CHECK	NO.	
DESIGN	TSM	DESIGN
DRAWN	TSM	DRAWN
QUANT.		QUANT.
0	1	2
ORIGINAL SCALE IS IN INCHES		

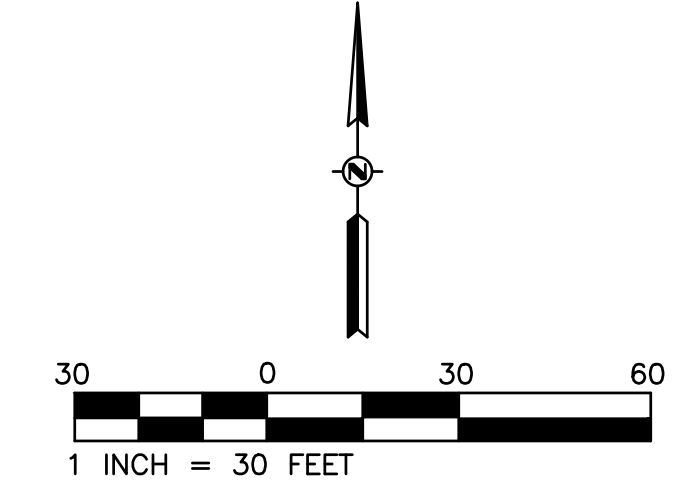
**REGISTERED PROFESSIONAL ENGINEER**  
**ANTHONY S. MCCREARY**  
 No. C90888  
**PRELIMINARY**  
**NOT FOR CONSTRUCTION**  
**OF CALL**

**RFE ENGINEERING, INC.**  
 RFE Engineers - Planners - Surveyors  
 2260 Douglas Blvd, Suite 160, Roseville, CA 95661  
 Ph: www.rfeengineering.com

**THIRD STREET INVESTMENTS, LP**  
 P.O. BOX 591  
 MARYSVILLE, CA 95901  
 CONTACT: JUHAR KAILE  
 PH: (916) 717-3299

**MARCH ROAD SELF STORAGE**  
 2170 MARCH RD.  
 ROSEVILLE, CA 95747  
**PRELIMINARY GRADING, DRAINAGE, AND PAVING PLAN**

Sheet  
**C2**  
 2 of 3  
 02-15-2022



**811**  
 Know what's below.  
 Call before you dig.  
 or (800) 227-2600

2.15.2021 Projects\21-192 Roseville Self Storage\Working CAD\Preliminary\GP PRELIMINARY GRADING PLAN.dwg, Feb. 15, 2022-10:51 am



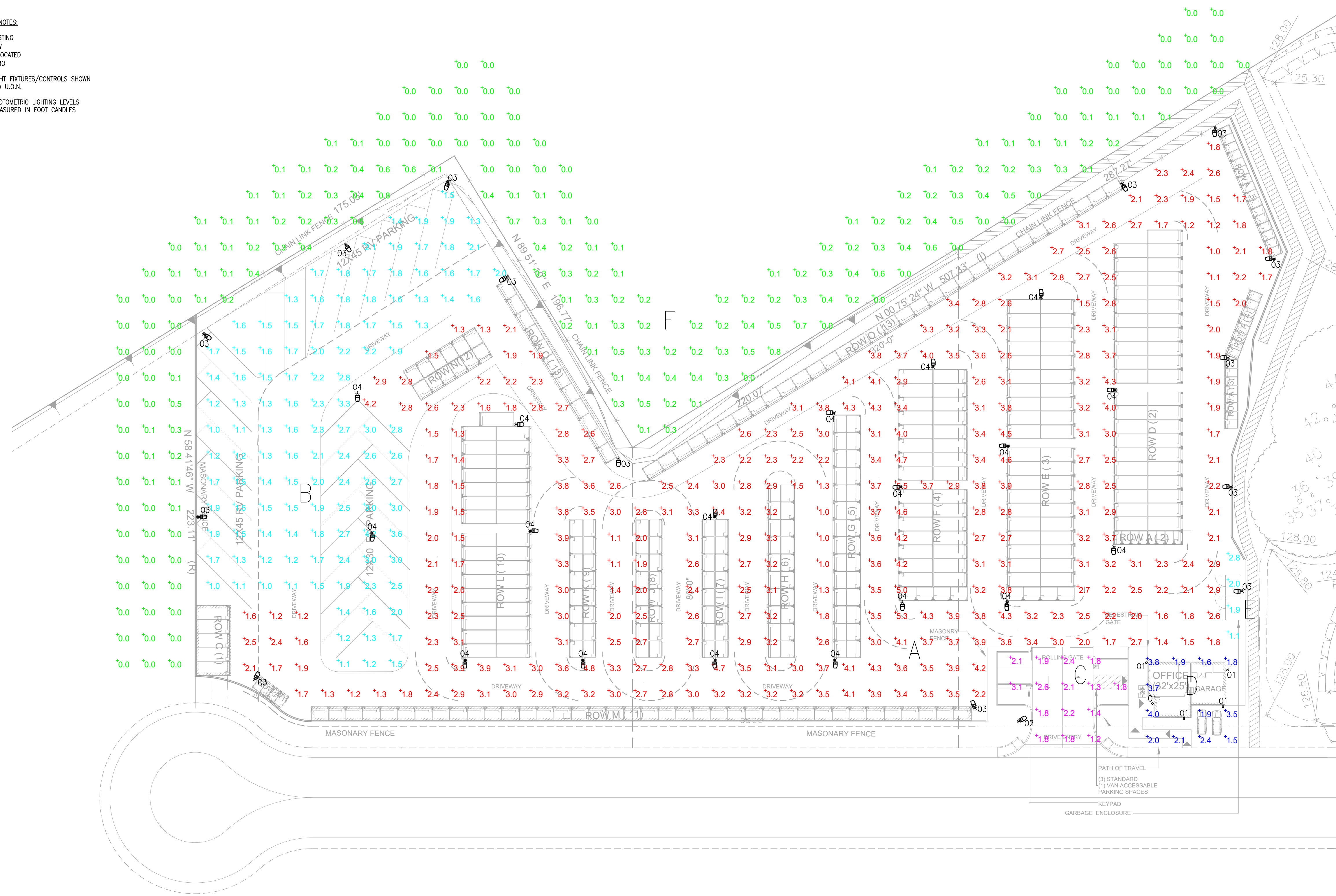
LIGHTING FIXTURE SCHEDULE												
TAG	TYPE	MANU.	SERIES	MODEL	QTY.	MOUNTING	VOLT.	WATTAGE	SOURCE	LUMENS	CCT	REMARKS
01	OUTDOOR SCONCE	EATON	MCGRAW-EDISON	ISS-SA1-A-740-U-T3	5	WALL @6' ABOVE GRADE	120	20.1	LED	2778	4000K	
02	OUTDOOR POLE	COOPER	LUMARK	PRV-PA1A-740-U-13-HSS	1	POLE @16' ABOVE GRADE	120	54	LED	5093	4000K	INSTALL WITH ACCESSORY HOUSE SIDE SHIELD
03	OUTDOOR POLE	COOPER	LUMARK	PRV-PA1A-740-U-13-HSS	14	POLE @20' ABOVE GRADE	120	54	LED	5093	4000K	INSTALL WITH ACCESSORY HOUSE SIDE SHIELD
04	OUTDOOR POLE	COOPER	LUMARK	PRV-PA2B-740-U-SWD	18	POLE @20' ABOVE GRADE	120	151	LED	18,517	4000K	

NOTES: COORDINATE ALL ARCHITECTURAL TRIM AND ACCESSORY OPTIONS WITH OWNER  
EQUIVALENT FIXTURES ACCEPTABLE CONTINGENT ON OWNER APPROVAL.

LIGHTING ZONE STATISTICS				
ZONE	NAME	AVERAGE FC	MAXIMUM FC	MINIMUM FC
A	STORAGE AREA	2.8	5.5	1.0
B	RV LOT	1.8	4.2	1.0
C	PARKING LOT	2.0	3.1	1.2
D	OFFICE BUILDING	2.5	4.0	1.5
E	TRASH ENCLOSURE	1.9	2.8	1.1
F	ADJACENT PROPERTY 50' FROM PROPERTY LINE	0.1	0.8	0.0

**SHEET NOTES:**

- (E) EXISTING  
(N) NEW  
(R) RELOCATED  
(D) DEMO
- ALL LIGHT FIXTURES/CONTROLS SHOWN ARE (N) U.O.N.
- ALL PHOTOMETRIC LIGHTING LEVELS ARE MEASURED IN FOOT CANDLES



**A** ELECTRICAL PLAN - SITE  
SCALE: 1/16"=1'-0"

DESCRIPTION

REVISION

JOB NO. 22013

DRAWN: ANA

CHECKED:

DATE: 02-10-2022

REGISTERED PROFESSIONAL ENGINEER  
ALEXANDRE M. JANTZEN  
No. E23735  
EXP. 12-31-2023  
STATE OF CALIFORNIA

ISSUED FOR: PERMIT

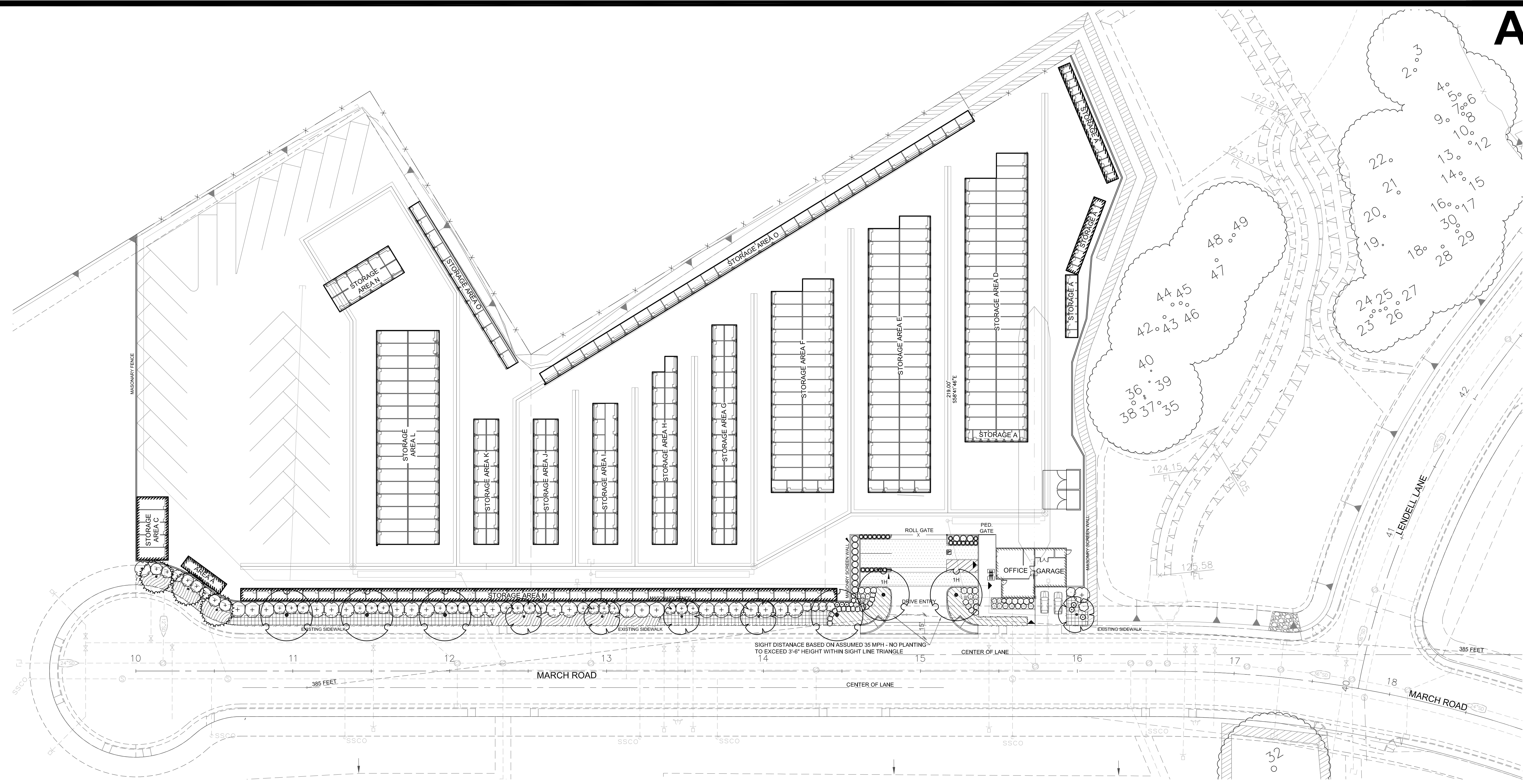
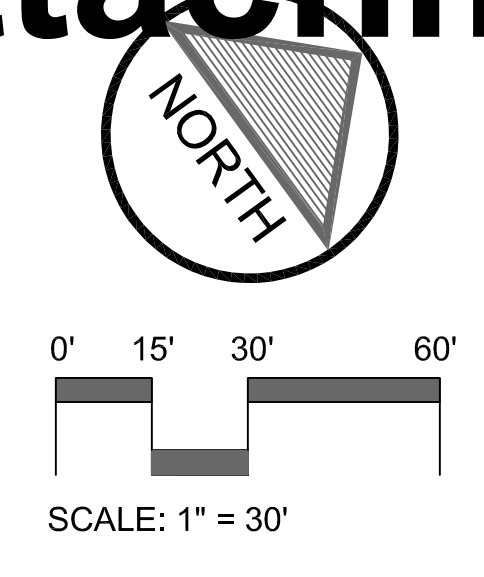
DATE: 02-10-2022

**OPTIMIZEDENERGY**  
& FACILITIES CONSULTING, INC.  
5734 Loretta Boulevard, Roseville, CA 95775  
Office: (916) 606-5518 www.oefcinc.com

**ROSEVILLE SELF STORAGE**  
2200 MARCH ROAD  
ROSEVILLE, CA 95747

SHEET TITLE: ELECTRICAL PLAN SITE

SHEET NO: E0



**PRELIMINARY DESIGN NOTES:**

- ALL NEW LANDSCAPING WILL BE DESIGNED TO MEET ROSEVILLE'S LANDSCAPE GUIDELINE REQUIREMENTS, THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE REQUIREMENTS, AND THE ELECTRICAL DEPARTMENT'S LANDSCAPE REQUIREMENTS AND WORK CLEARANCES, PLUS THE STATE OF CALIFORNIA AB1001 WATER USE ORDINANCE.
- THE PRELIMINARY LANDSCAPE DESIGN IS BASED ON THE PRELIMINARY SITE DESIGN. DURING THE CONSTRUCTION DRAWINGS PHASE, COORDINATION WITH CHANGES TO THE SITE PLAN FROM ARCHITECTURAL AND ENGINEERING IMPROVEMENTS, INCLUDING SITE UTILITIES, MAY CAUSE CHANGES TO THE LANDSCAPE AREAS AND REQUIRE CHANGES TO THIS PROPOSED DESIGN.
- THERE ARE NO EXISTING TREES ON THE PROJECT SITE.
- DURING THE CONSTRUCTION DOCUMENT PHASE, AN IRRIGATION PLAN WILL BE PROVIDED THAT WILL IRRIGATE THE PLANTING AREAS WITH AN AUTOMATIC IRRIGATION SYSTEM USING LOW FLOW DRIP AND BUBBLER IRRIGATION SYSTEMS. WHERE POSSIBLE, THE TREES WILL BE ON AN INDEPENDENT IRRIGATION VALVE SEPARATE FROM SHRUB AND GROUND COVER AREAS.
- PLANTING BED SOIL SHALL BE AMENDED TO CORRECT IN-PLACE SOIL DEFICIENCIES TO SUPPORT THE NEEDS OF THE SPECIFIED PLANTS PER THE SOIL'S REPORT PROVIDED FOR DURING THE CONSTRUCTION DOCUMENTS PHASE.
- ALL SHRUB BEDS SHALL HAVE A THREE-INCH LAYER OF BARK MULCH DRESSING (NOT SHREDDED).
- REFER TO THE CIVIL ENGINEER'S PLANS FOR SITE DESIGN AND IMPROVEMENTS.

**PRELIMINARY WATER EFFICIENT LANDSCAPE WORKSHEET**

REFERENCE EVAPOTRANSPIRATION (ETO): **52.2**

HYDROZONE # PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PFIE)	LANDSCAPE AREA (SQ. FT.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU) IN GALLONS/YEAR
<b>REGULAR LANDSCAPE AREAS</b>							
MED. W.U.	0.5	DRIP	0.81	0.62	150	93	3,010
LOW W.U.	0.2	DRIP	0.81	0.25	9,713	2,428	78,588
HIGH W.U.	0.8	SPRAY	0.75	1.07	0	0	0
MED. W.U.	0.5	SPRAY	0.75	0.67	0	0	0
VERY LOW W.U.	0.1	DRIP	0.81	0.12	0	0	0
<b>TOTALS:</b>						9,863	2,521
<b>ETWU TOTAL:</b>							81,598
<b>MAXIMUM APPLIED WATER ALLOWANCE (MAWA):</b>							143,643

WHERE MAWA = (ETO) (0.62) (ETAF x LA)  
 MAWA: (52.2) (0.62) (0.45 x 11,485) = 167,265

**ETAF CALCULATIONS**

REGULAR LANDSCAPE AREAS	TOTAL ETAF x AREA	TOTAL AREA	AVERAGE ETAF
	2,521	9,863	0.26

NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS IS 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.

**PRELIMINARY PLANT SCHEDULE**

TREES	BOTANICAL NAME	COMMON NAME	CONT.	WATER USE	MATURE SIZE	
	ELAEOCARPUS DEGIPIENS (STANDARD)	JAPANESE BLUEBERRY TREE	15 GAL	MEDIUM	30-60'/20-30'	
	PINUS ELDPARICA	AFGHAN PINE	15 GAL	LOW	30-80'/15-25'	
	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	15 GAL	MEDIUM	40-80'/30-40'	
<b>SHRUBS</b>						
	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN VINE HILL MANZANITA	5 GAL	LOW	5-6'/6-7'	
	DIETES VEGETA	AFRICAN IRIS	5 GAL	LOW	HT. 4'/SP. 3'	
	DODONAEA VISCOSEA 'PURPUREA'	PURPLE HOPSEED BUSH	5 GAL	LOW	10-15'/8-12'	
	GREVILLEA X 'NOELLII'	GREVILLEA	5 GAL	LOW	HT. 5'/SP. 5'	
	NANDINA DOMESTICA 'COMPACTA'	DWARF HEAVENLY BAMBOO	5 GAL	LOW	4-5'/3'	
	NERIUM OLEANDER 'LITTLE RED'	LITTLE RED OLEANDER	5 GAL	LOW	HT. 4'/SP. 4'	
	NERIUM OLEANDER 'RED'	RED OLEANDER	5 GAL	LOW	8-12'/8-12'	
	PHORMIUM TENAX 'BRONZE BABY'	BRONZE BABY NEW ZEALAND FLAX	1 GAL	LOW	3-4'/3-4'	
	PHORMIUM TENAX 'YELLOW WAVE'	NEW ZEALAND FLAX	5 GAL	LOW	HT. 4'/SP. 4'	
	RHAPHIOLEPIS UMBELLATA 'MINOR'	YEDDA HAWTHORN	5 GAL	LOW	HT. 4'/SP. 4'	
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	5 GAL	LOW	HT. 5'/SP. 3'	
	XYLOSMA CONGESTUM	SHINY XYLOSMA	5 GAL	LOW	7-10'/7-10'	
<b>GROUND COVERS</b>						
	CISTUS 'SUNSET'	SUNSET ROCKROSE	1 GAL	LOW	2'/6-8'	60" o.c.
	COTONEASTER DAMMERI 'CORAL BEAUTY'	CORAL BEAUTY COTONEASTER	1 GAL	LOW	6'/10'	72" o.c.
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL	LOW	1-2'/4-8'	60" o.c.

NOTE: PLANT WATER USE VALUES ARE PER THE "WATER USE CLASSIFICATION OF LANDSCAPE SPECIES" (WUCOLS)

**PRELIMINARY PARKING LOT SHADE CALCULATION**

TREE NUMBER AND SIZE	QUANTITY @ FULL (100%) F	QUANTITY @ 3/4 (75%) TQ	QUANTITY @ 1/2 (50%) H	QUANTITY @ 1/4 (25%) Q	TOTAL SQ. FT.
1 - 30' PLUS SPREAD PLATANUS	0 x (962) = 0	+ 0 x (722) = 0	+ 2 x (481) = 962	+ 0 x (240) = 0	= 962
2 - 25' TO 30' SPREAD	0 x (706) = 0	+ 0 x (530) = 0	+ 0 x (354) = 0	+ 0 x (177) = 0	= 0
3 - 20' TO 25' SPREAD	0 x (491) = 0	+ 0 x (368) = 0	+ 0 x (246) = 0	+ 0 x (123) = 0	= 0
4 - 15' TO 20' SPREAD	0 x (314) = 0	+ 0 x (236) = 0	+ 0 x (157) = 0	+ 0 x (79) = 0	= 0
<b>CALCULATED TOTAL TREE SHADE:</b>					<b>962</b>
<b>REQUIRED TOTAL</b>					
AREA OF PAVING (SHADED ON PLAN)	1,845	SQ. FT. OF SHADED AREA ON PLAN			
AREA REQUIRED TO BE SHADED	1,845	SQ. FT. x 50% = <b>922.5</b>			
CALCULATED SHADE PROVIDED	962	SQ. FT.			
PERCENT SHADE PROVIDED	52	%			

SEE PLAN FOR TREE SHADE CREDIT. EXAMPLE: 2H IS A 25' TO 30' PERIMETER (50%) TREE.

REV.	DATE	REVISIONS

**PRELIMINARY LANDSCAPE PLAN**

SELF STORAGE AND RV PARKING  
 2200 MARCH ROAD, ROSEVILLE, CA

Sierra Design Group  
 Landscape Architects  
 10100 Rockwood Drive, Suite 100  
 Roseville, California 95678  
 (916) 782-8822  
 www.sierradesigngroup.com

DRAWN	DATE
DFM	2-9-22
CAD FILE NAME	PRELIM
DATE	2-9-22
SCALE	1"=30'
DWG. NO.	C-103-21
SHEET	1