



LEGEND

 Project Boundary

 Sierra Vista Specific Plan Area Boundary

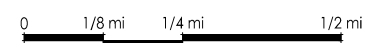
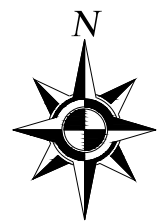
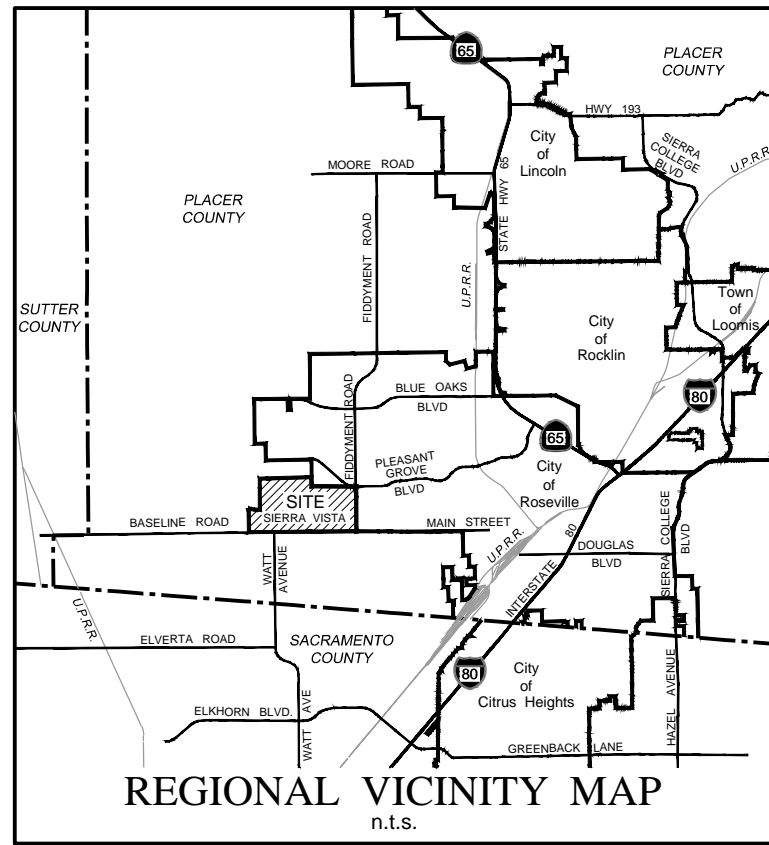
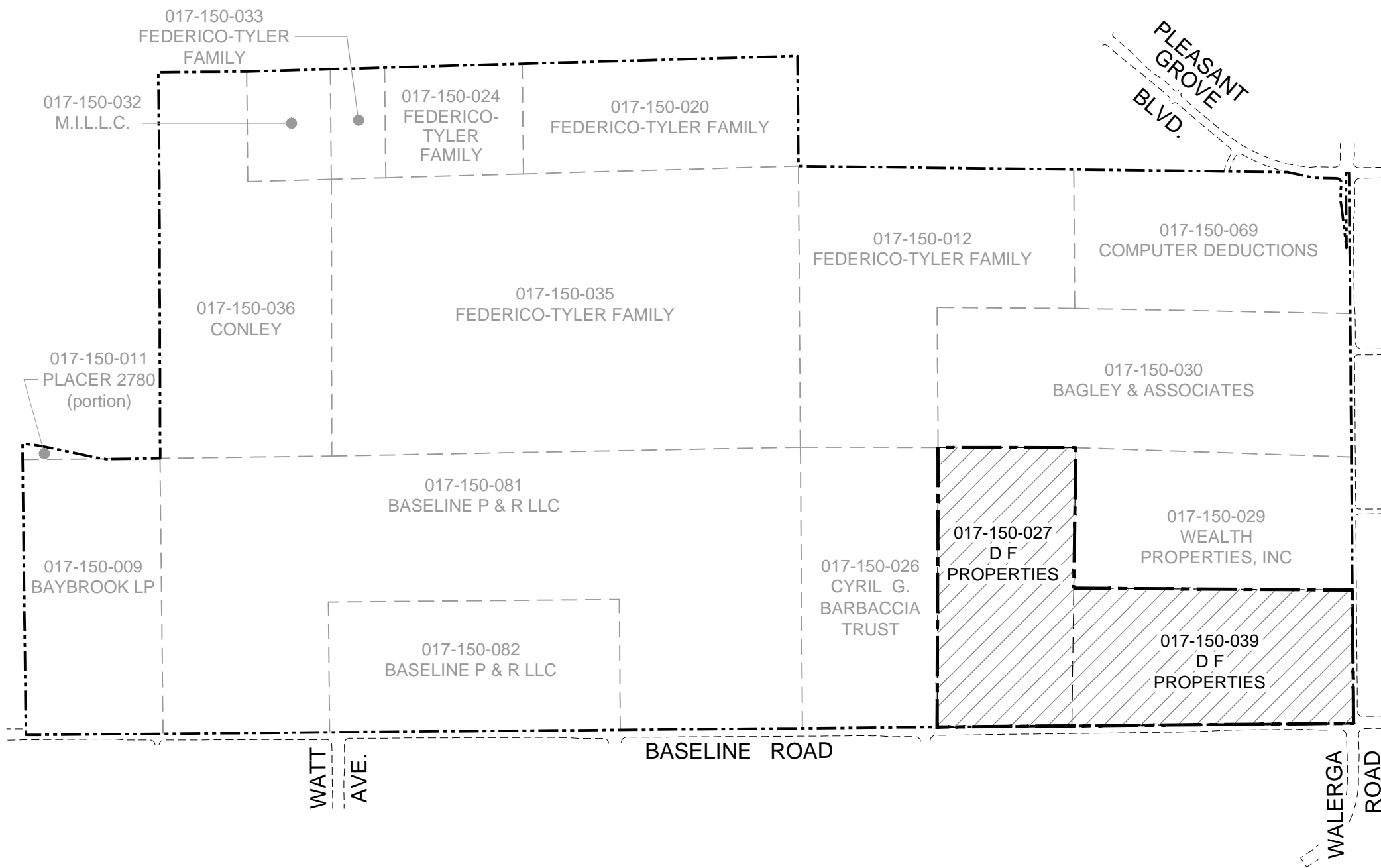


Figure 1
**LANDS OF D F PROPERTIES
VICINITY MAP**

Sierra Vista

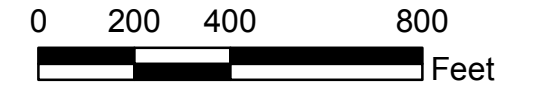
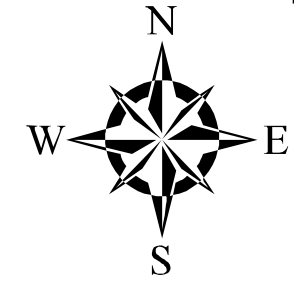
Roseville, California May 31, 2012

5-31-2012 09:34:31 bborger P:\B254\GIS\Files\Owner\Application\VICMAP-Demo.dwg There are no references in this drawing

Wetland ID	Area (Acres)	Wetland Type
17	0.0067	Perennial Stream
20	0.0082	Perennial Stream
20	0.0061	Perennial Stream
22	0.4743	Perennial Stream
23	0.0652	Perennial Stream
26	0.0033	Perennial Stream
29	0.0150	Perennial Stream
31	0.0180	Perennial Stream
33	0.1004	Perennial Stream
33	0.0173	Perennial Stream
306	0.0389	Vernal Pool
307	0.0553	Vernal Pool
308	0.0233	Vernal Pool
309	0.1263	Vernal Pool
310	0.0431	Vernal Pool
311	0.4201	Vernal Pool
312	0.1191	Vernal Pool
313	0.0214	Vernal Pool
314	0.0456	Vernal Pool
315	0.1995	Vernal Pool
494	0.0573	Seasonal Wetland
496	0.0200	Seasonal Wetland
498	0.0449	Seasonal Wetland
499	0.0107	Seasonal Wetland
500	0.0145	Seasonal Wetland
501	0.0245	Seasonal Wetland
502	0.0162	Seasonal Wetland
503	0.0274	Seasonal Wetland
504	0.2299	Seasonal Wetland
505	0.0459	Seasonal Wetland
506	0.0058	Seasonal Wetland
507	0.0178	Seasonal Wetland
508	0.0279	Seasonal Wetland
509	0.0492	Seasonal Wetland
510	0.0276	Seasonal Wetland
511	0.1857	Seasonal Wetland
511	0.0506	Seasonal Wetland
634	0.0137	Wetland Swale
636	0.0111	Wetland Swale
638	0.0024	Wetland Swale
641	0.0291	Wetland Swale
644	0.3078	Wetland Swale
650	1.0844	Wetland Swale
650	0.0716	Wetland Swale
650	0.1421	Wetland Swale
650	0.1736	Wetland Swale
654	0.0534	Wetland Swale
655	0.2637	Wetland Swale
655	0.0673	Wetland Swale
656	0.1111	Wetland Swale
656	0.0098	Wetland Swale
665	0.0003	Wetland Swale
769	0.0649	Intermittent Stream
770	0.0649	Wetland Swale
777	0.0303	Intermittent Stream
778	0.0303	Wetland Swale
779	0.0000	Intermittent Stream
780	0.0000	Perennial Stream
787	0.0001	Perennial Stream
788	0.0001	Wetland Swale
789	0.0003	Perennial Stream
790	0.0003	Seasonal Wetland
791	0.0000	Perennial Stream
792	0.0000	Wetland Swale
793	0.0000	Perennial Stream
794	0.0000	Seasonal Wetland
795	0.0000	Perennial Stream
796	0.0000	Wetland Swale
809	0.0000	Vernal Pool
810	0.0000	Wetland Swale
823	0.0001	Seasonal Wetland
824	0.0001	Wetland Swale
825	0.0000	Seasonal Wetland
826	0.0000	Wetland Swale
827	0.0000	Seasonal Wetland
828	0.0000	Wetland Swale
829	0.0000	Seasonal Wetland
830	0.0000	Wetland Swale
831	0.0000	Seasonal Wetland
832	0.0000	Wetland Swale
833	0.0000	Seasonal Wetland
834	0.0000	Wetland Swale
847	0.0000	Intermittent Stream
848	0.0000	Vernal Pool
849	0.0000	Wetland Swale
850	0.0000	Intermittent Stream
851	0.0000	Vernal Pool
852	0.0000	Wetland Swale

Federico

Bagley



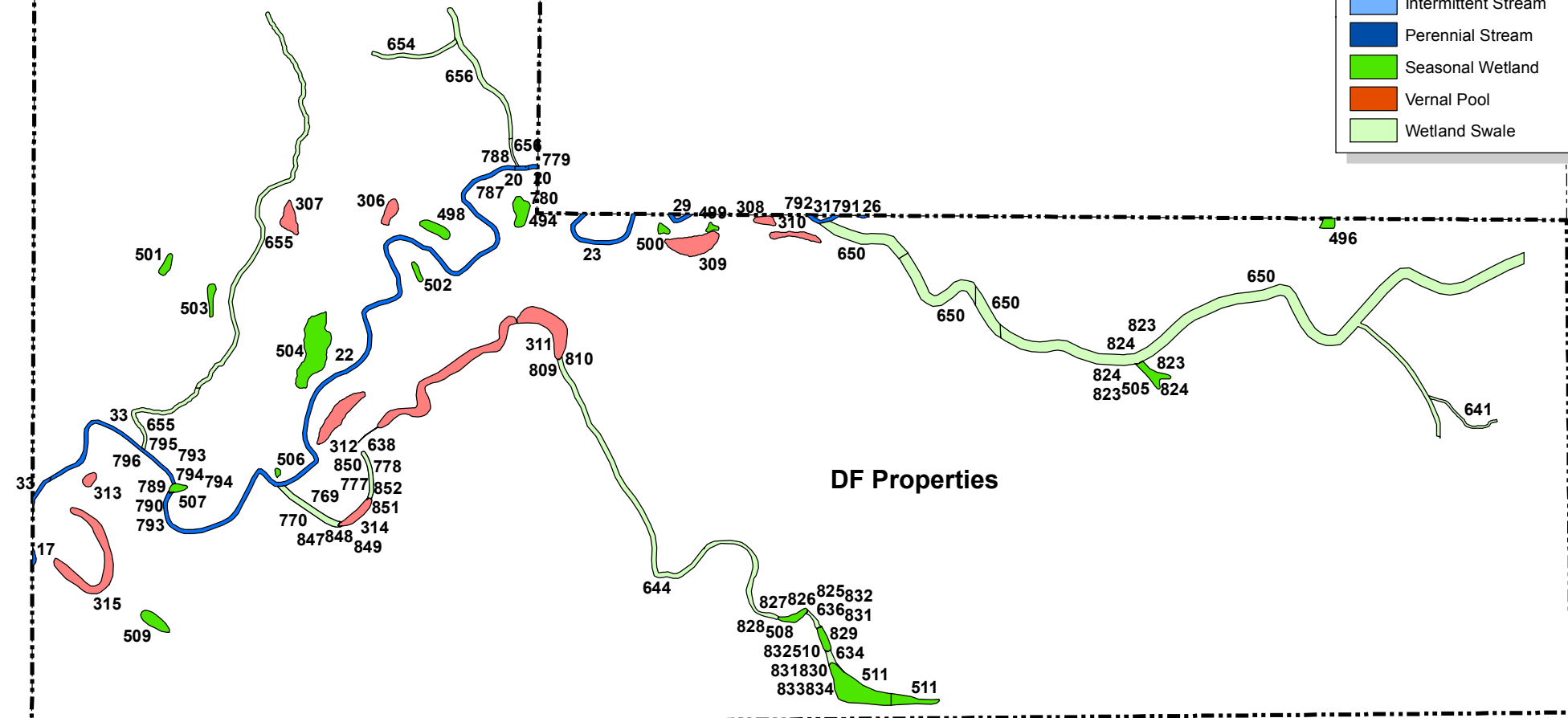
Legend

- Ownership Boundaries
- Wetland Features**
- Intermittent Stream
- Perennial Stream
- Seasonal Wetland
- Vernal Pool
- Wetland Swale

CGB

Wealth Properties

DF Properties



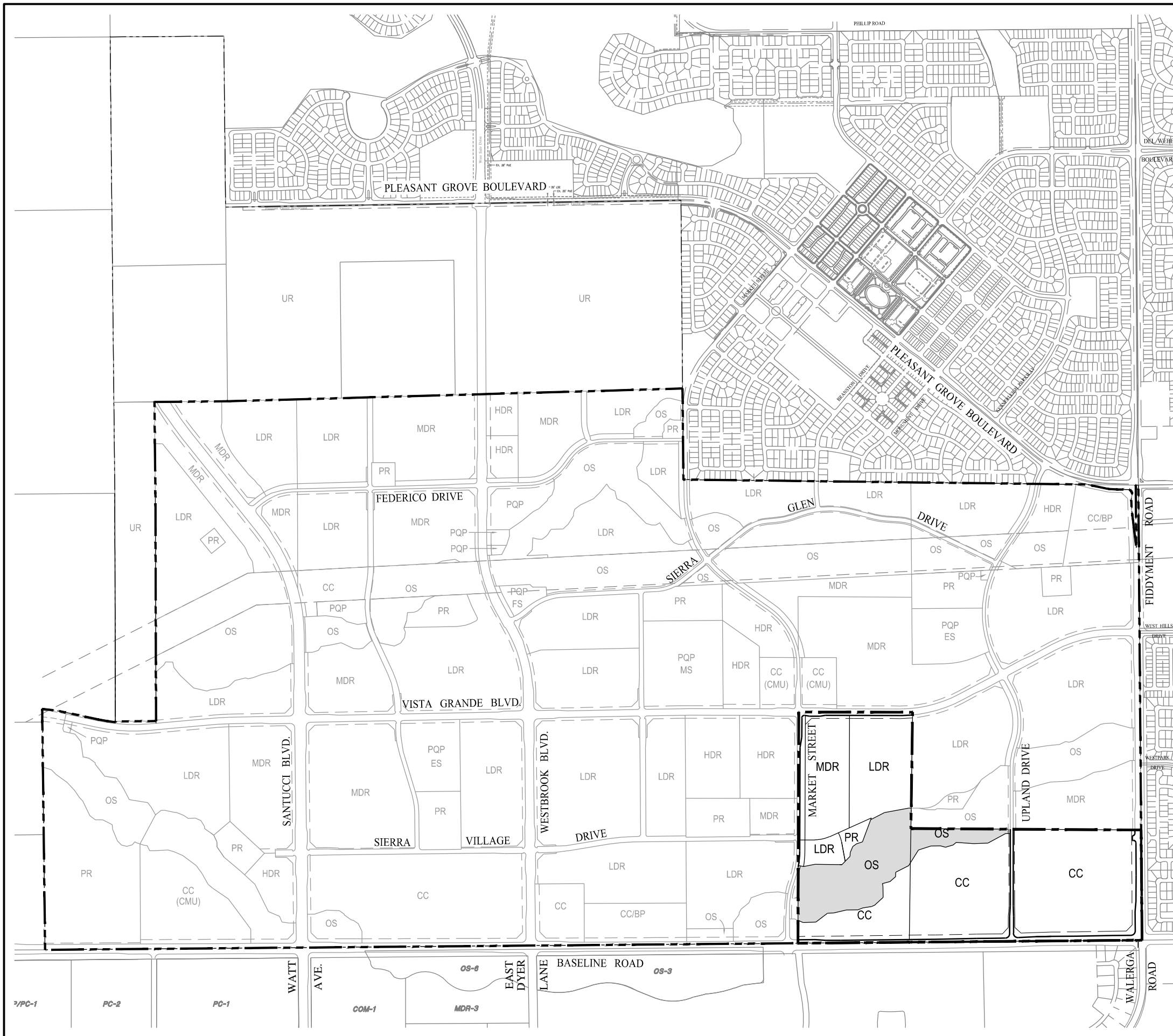
Wetland Area Summary	
Wetland Type	Total
Intermittent Stream	0.0952
Perennial Stream	0.7151
Seasonal Wetland	0.8564
Vernal Pool	1.0927
Wetland Swale	2.4368
Grand Total	5.1962

Figure 2
Existing Waters of the U.S.
Lands of D F Properties
Sierra Vista

Scale: 1" = 400'

Roseville, California

June 2, 2015



LAND USE SUMMARY TABLE

LAND USE	ACRES	DENSITY (du/ac.)	DU
Residential			
LDR Low Density Residential	23.5	5.0	117
MDR Medium Density Residential	14.5	7.8	113
HDR High Density Residential	0	-	0
sub-total	38.0		
Commercial			
CC Community Commercial	82.1		
PR Park	1.8		
OS Open Space	26.3		
Landscape Corridor/Paseo	4.2		
Major Roads	7.9		
sub-total	40.2		
Total Project Area (D F Properties)	160.3±		230 du

LEGEND

PROPOSED PROJECT
 SIERRA VISTA SPECIFIC PLAN AREA BOUNDARY

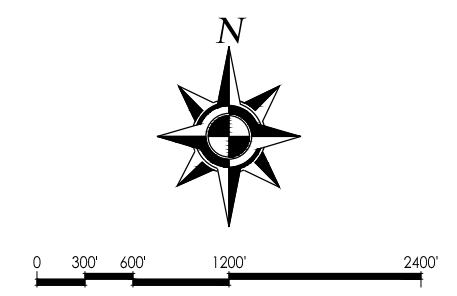
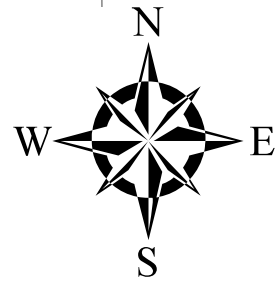


Figure 3
**LANDS OF D F PROPERTIES
 PROPOSED PROJECT**

Sierra Vista

 Scale: 1"=1200' Roseville, California May 31, 2012
 Sheet 3 of 4



Open Space Summary	
Open Space Type	Area (acres)
Primary Open Space	21.2
Secondary Open Space	4
Non-COE Open Space	1.1
Grand Total	26.3

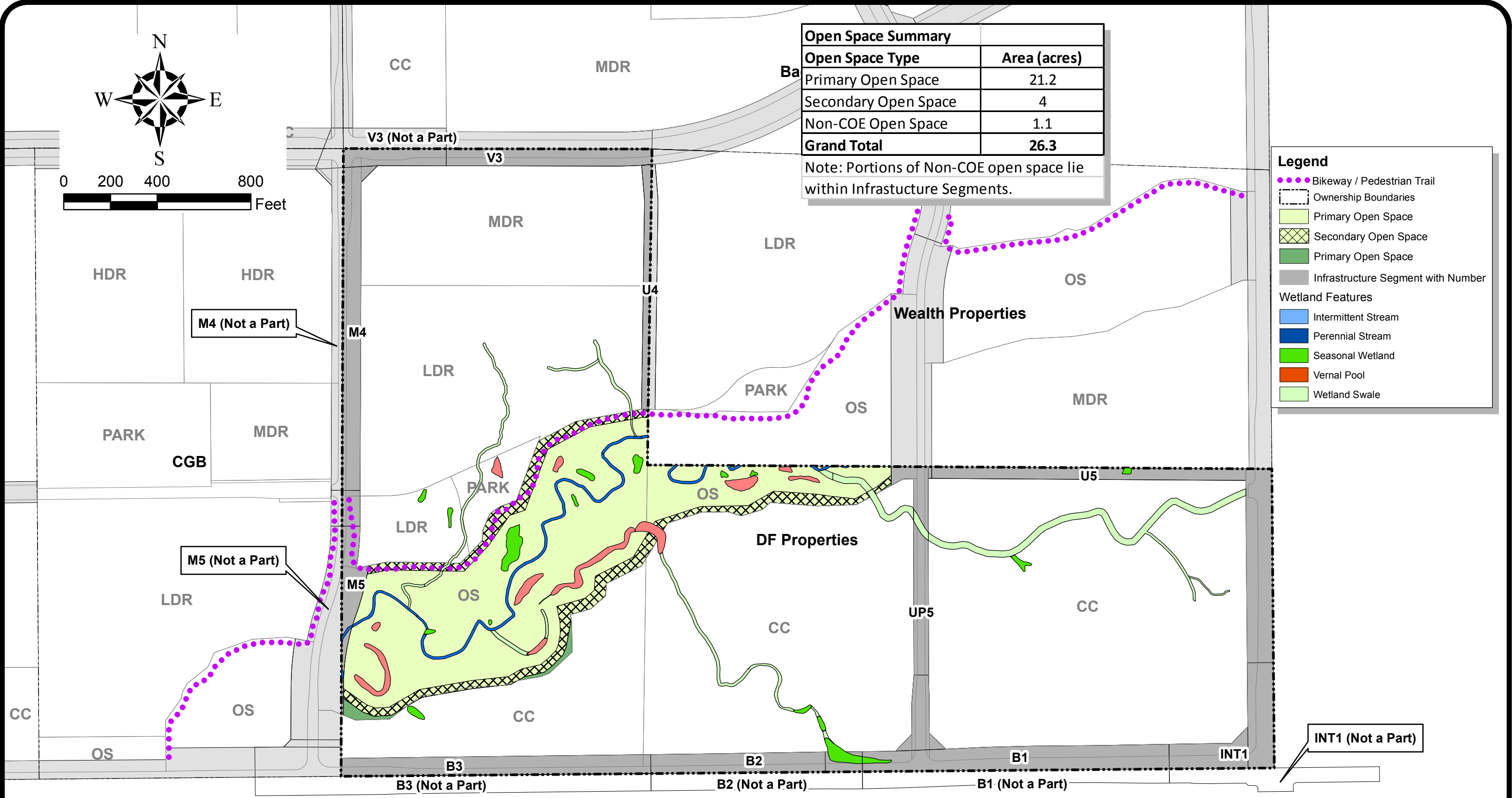
Note: Portions of Non-COE open space lie within Infrastructure Segments.

Legend

- Bikeway / Pedestrian Trail
- Ownership Boundaries
- Primary Open Space
- Secondary Open Space
- Primary Open Space
- Infrastructure Segment with Number

Wetland Features

- Intermittent Stream
- Perennial Stream
- Seasonal Wetland
- Vernal Pool
- Wetland Swale



Wetland Area Summary	Development Area						Infrastructure Impact Total	Non-Infrastructure Impacted	Total Project Impacts	Total Project Avoided	Grand Total
	B1 Impacted	B2 Impacted	M4 Impacted	M5 Impacted	U5 Impacted	UP5 Impacted					
Intermittent Stream							0.00		0.00	0.10	0.10
Perennial Stream				0.02			0.02		0.02	0.69	0.72
Seasonal Wetland	0.05	0.19			0.02		0.26	0.20	0.46	0.40	0.86
Vernal Pool							0.00	0.48	0.48	0.62	1.09
Wetland Swale			0.00			0.07	0.07	2.05	2.12	0.32	2.44
Grand Total	0.05	0.19	0.00	0.02	0.02	0.07	0.35	2.73	3.08	2.12	5.20

Figure 4
Impact Map
 Lands of D F Properties
Sierra Vista
Scale: 1" = 400' Roseville, California June 9, 2016
 Sheet 4 of 4