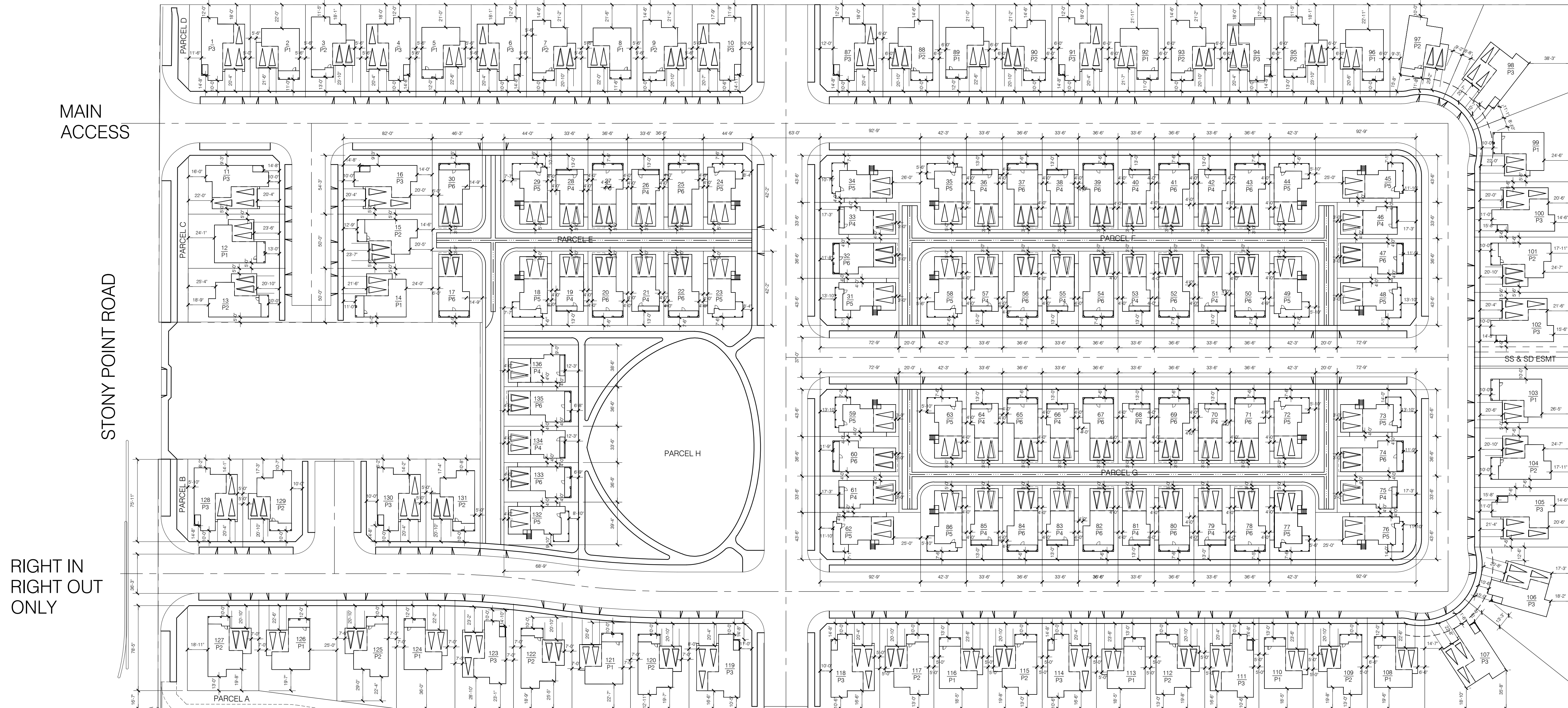


**Figure 1: Grove Village Site Plan**



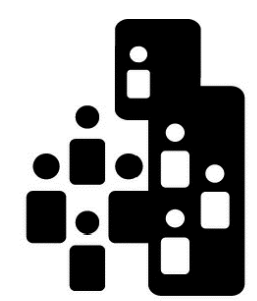
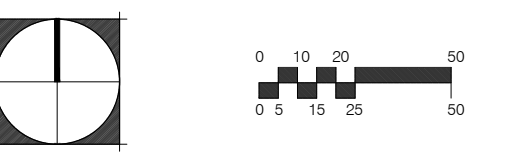
**PROJECT SUMMARY:**

**SETBACKS:**

INTERIOR	PERIMETER
FRONT 4'-9" - 17'-3" TO PORCH 10'-11" - 17'-3" TO LIVING SPACE	FRONT 20'-4" TO GARAGE 10'-0" - 15'-8" TO LIVING SPACE 18'-8" - 29'-2" TO 2ND STORY
SIDE 4'-0" - 19'-0" TO LIVING SPACE	SIDE 5'-0" - 30'-0" TO LIVING SPACE 5'-0" - 15'-0" TO 2ND STORY
REAR 3'-0" - 26'-0" TO GARAGE	REAR 10'-0" - 38'-0" TO LIVING SPACE

**UNIT COUNT:**

PERIMETER:	
PLAN 1 UNIT (P1)-	17
PLAN 2 UNIT (P2)-	22
PLAN 3 UNIT (P3)-	22
INTERIOR:	
PLAN 4 UNIT (P4)	26
PLAN 5 UNIT (P5) (UNIT W/ SECONDARY DWELLING UNIT)	21
PLAN 6 UNIT (P6)	28
<b>TOTAL</b>	<b>136</b>



City Ventures

**GROVE VILLAGE**  
CITY VENTURES, INC.  
2860-2894 STONY POINT ROAD  
SANTA ROSA, CALIFORNIA

SITE DEVELOPMENT

0.4

SCALE: 1" = 50'-0"  
DATE: 11.17.2015  
PROJECT: 317024

Figure 2:

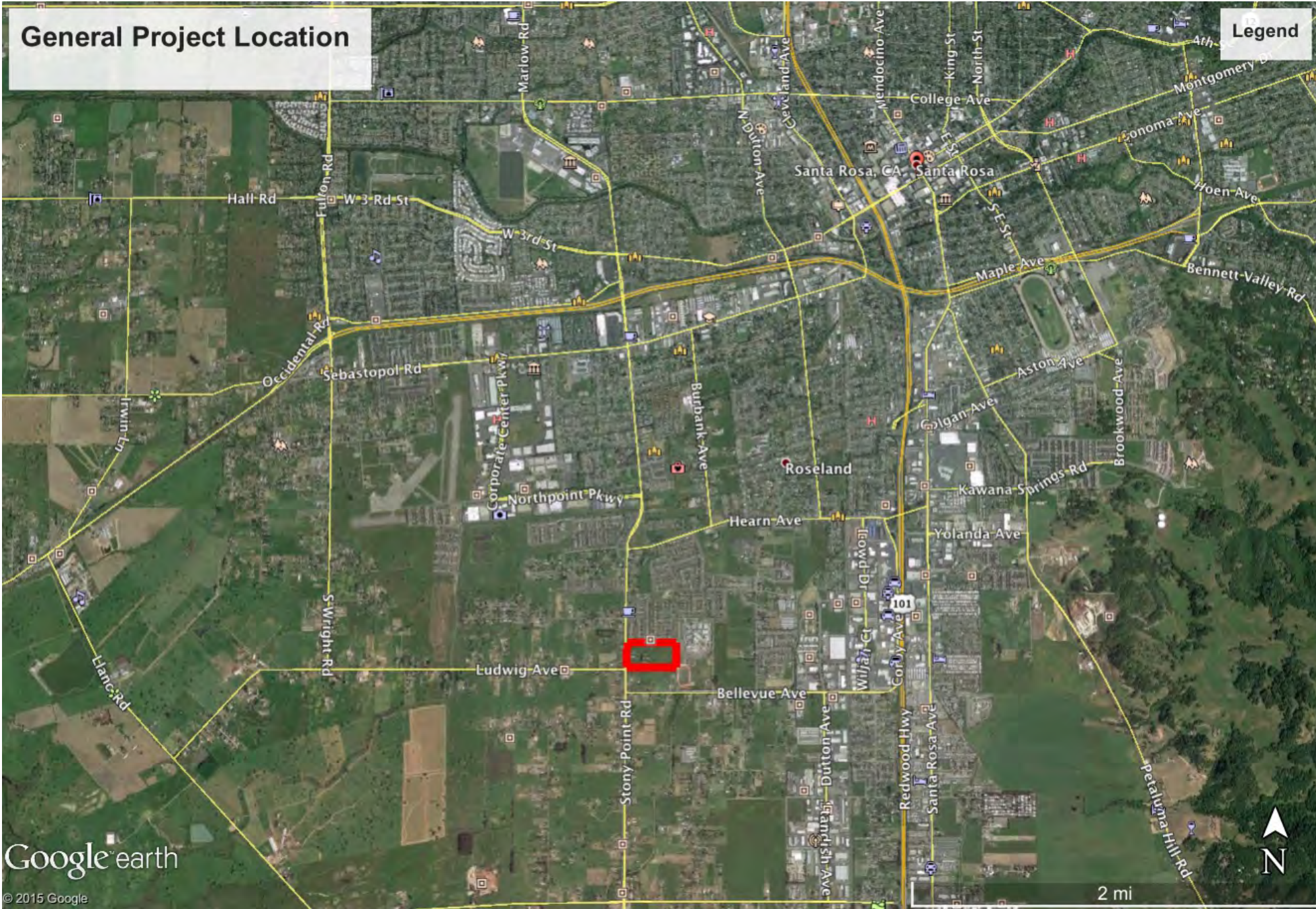


Figure 3: Project Site and Vicinity

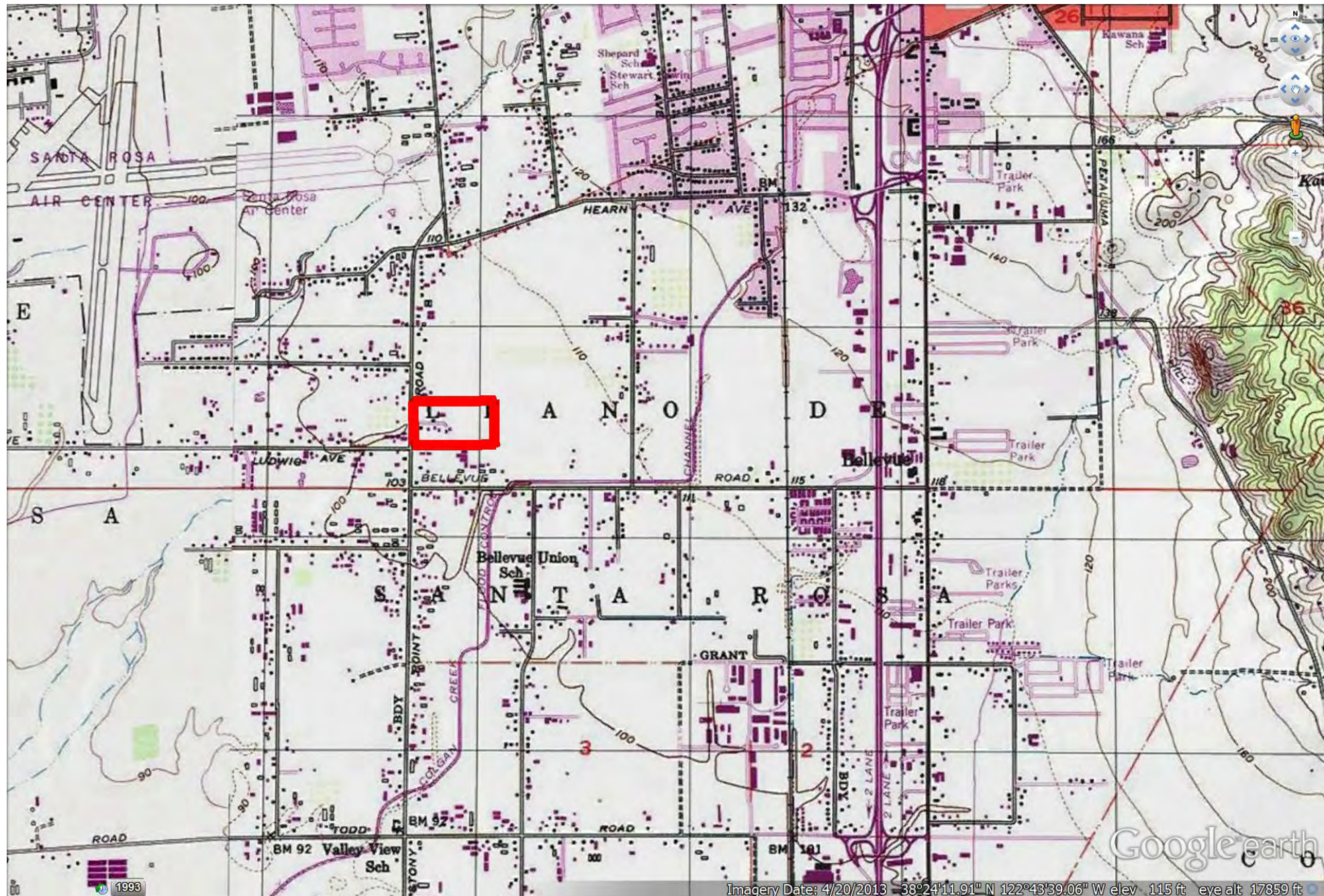
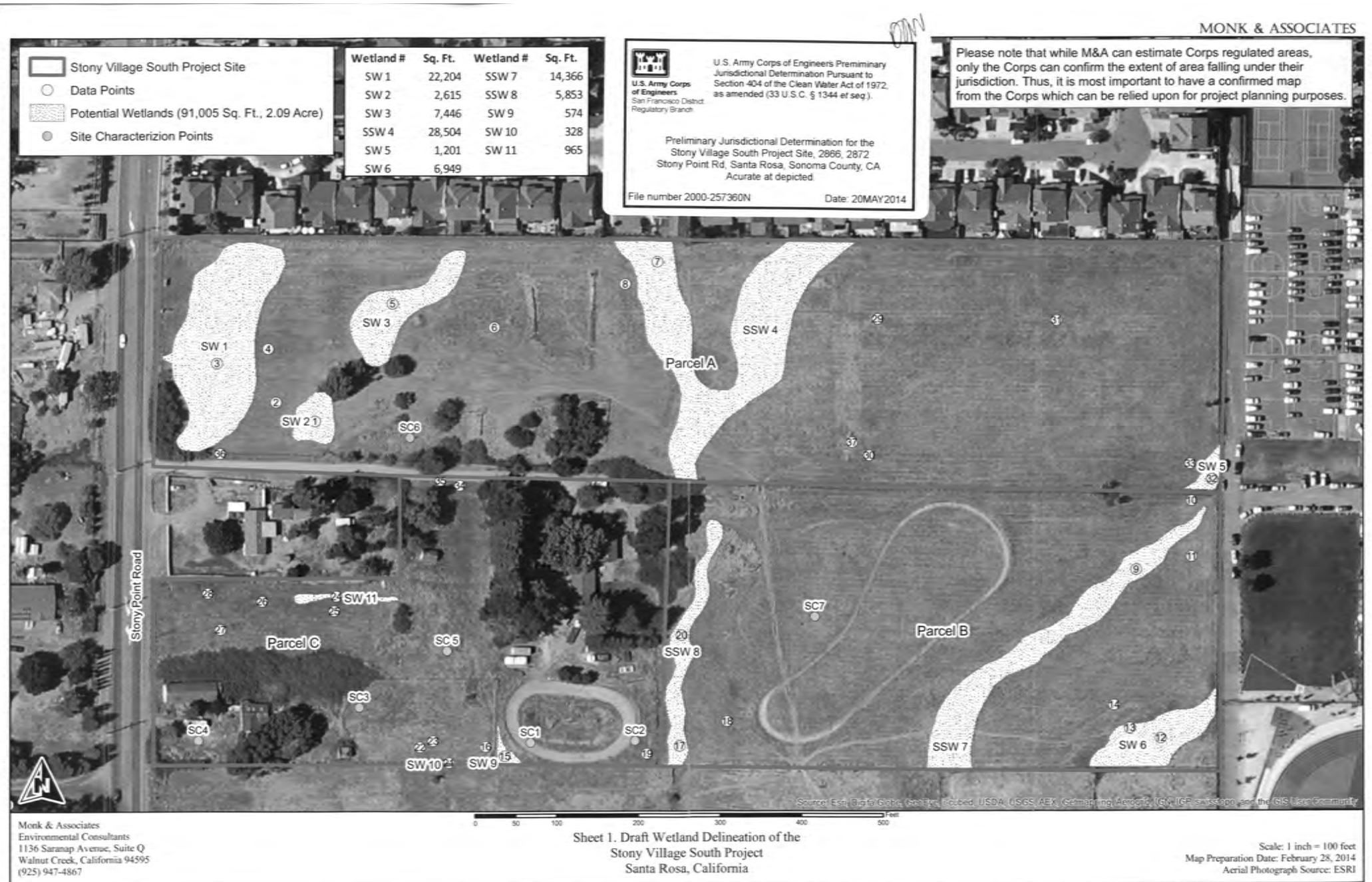


Figure 4: Grove Village Verified Jurisdictional Determination Map

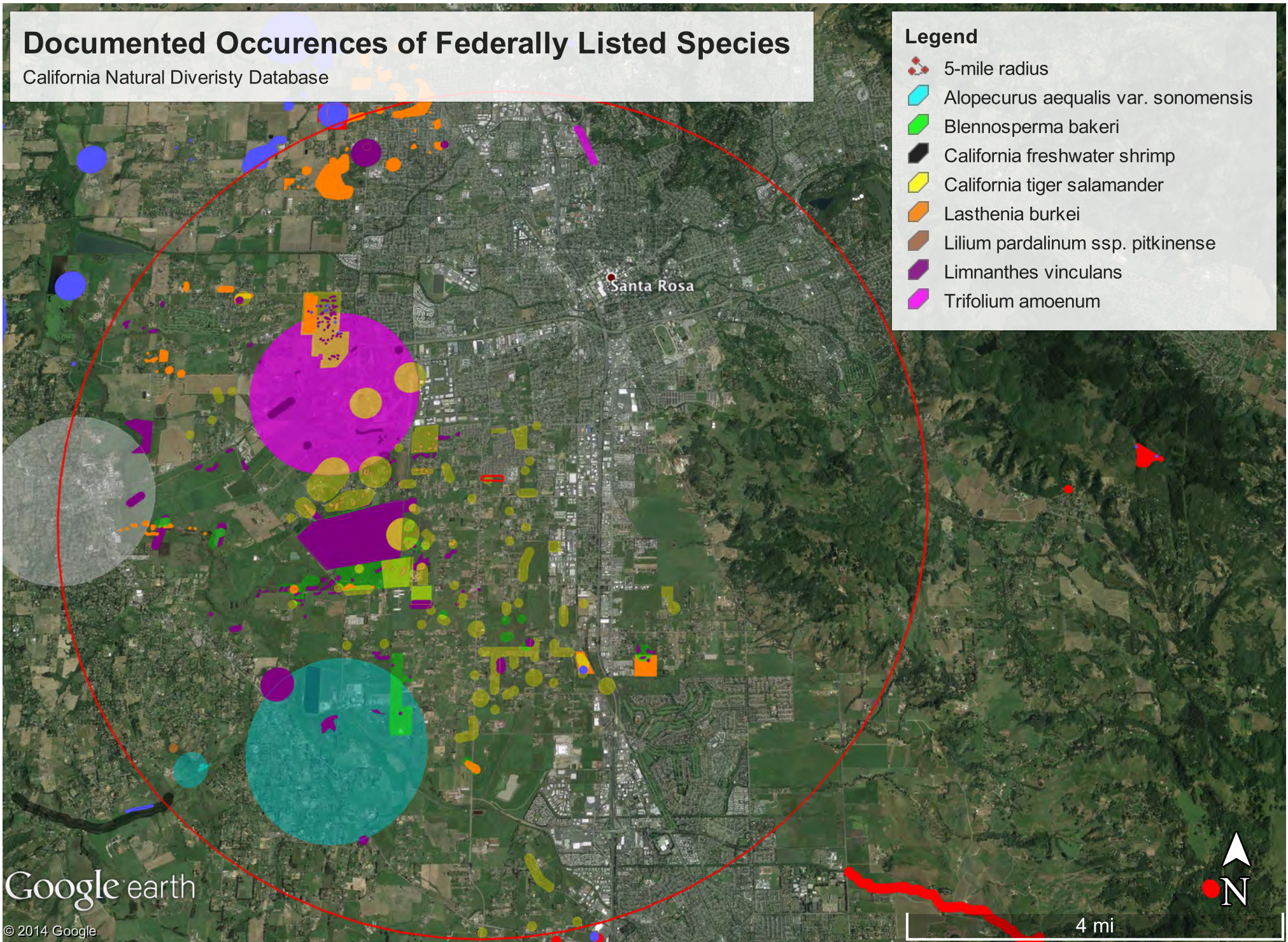


# Documented Occurrences of Federally Listed Species

California Natural Diversity Database

## Legend

- 5-mile radius
- Alopecurus aequalis* var. *sonomensis*
- Blennosperma bakeri*
- California freshwater shrimp
- California tiger salamander
- Lasthenia burkei*
- Lilium pardalinum* ssp. *pitkinense*
- Limnanthes vincularis*
- Trifolium amoenum*



Google earth

© 2014 Google

Figure 5: Grove Village California Natural Diversity Database Map

# Off-site alternatives

Stony Village 404(b)1 Alternatives

Legend

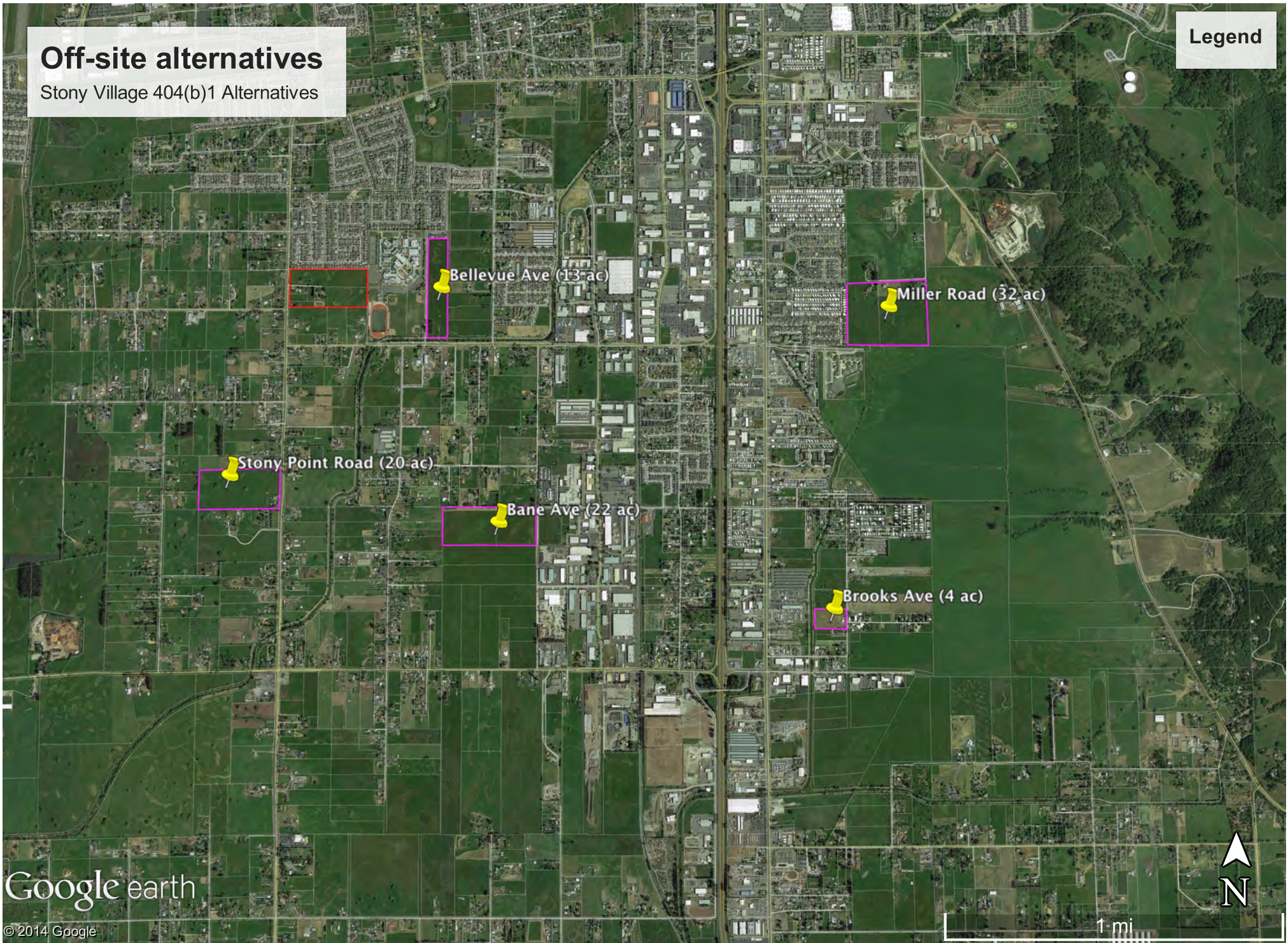
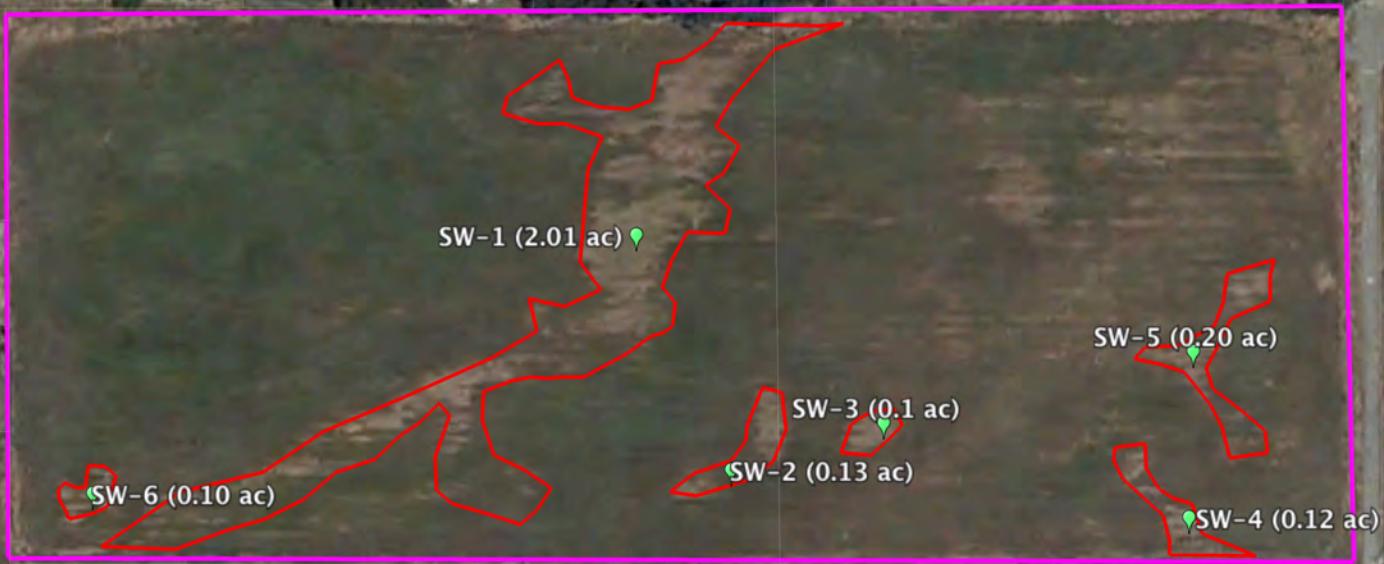


Figure 6: Off-Site Alternative Locations

# Bane Ave Alternative (22 acres)

2.66 acres of possible waters of U.S.  
Aerial Photo: Google Earth, 9/15/2010

Legend



Google earth

Image USDA Farm Service Agency




800 ft

Figure 7: Bane Avenue Alternative Possible Waters of the U.S. Map

# Bane Avenue - Listed Species

Documented occurrences of federally listed species within 0.5 mile radius of site

## Legend

 California tiger salamander

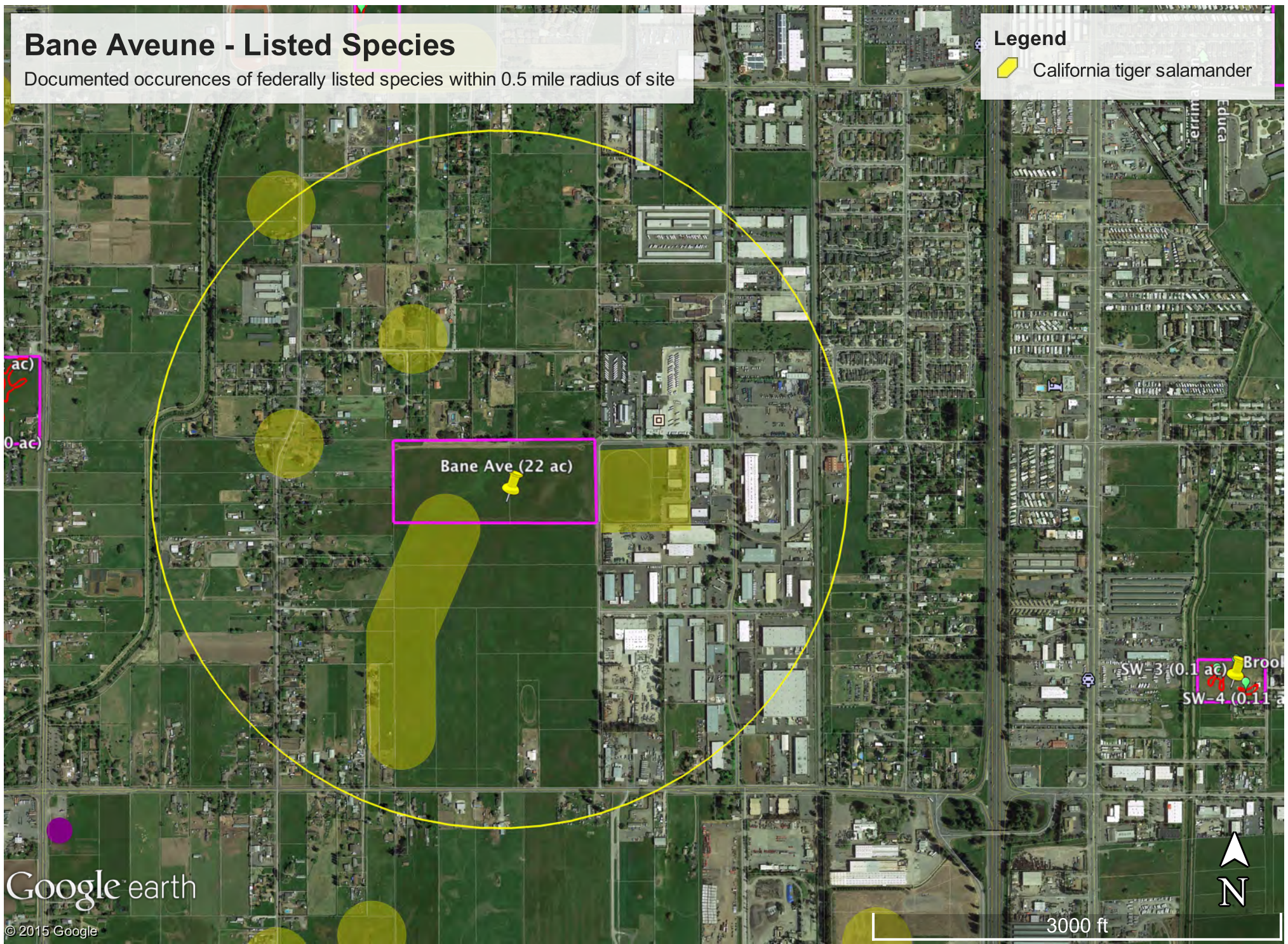


Figure 8: Bane Avenue Alternative California Natural Diversity Database Map



# Bellevue Avenue Alternative (13 acres)

3.21 acres of possible wetland  
Aerial Photo: Google Earth, 7/2/11

Legend

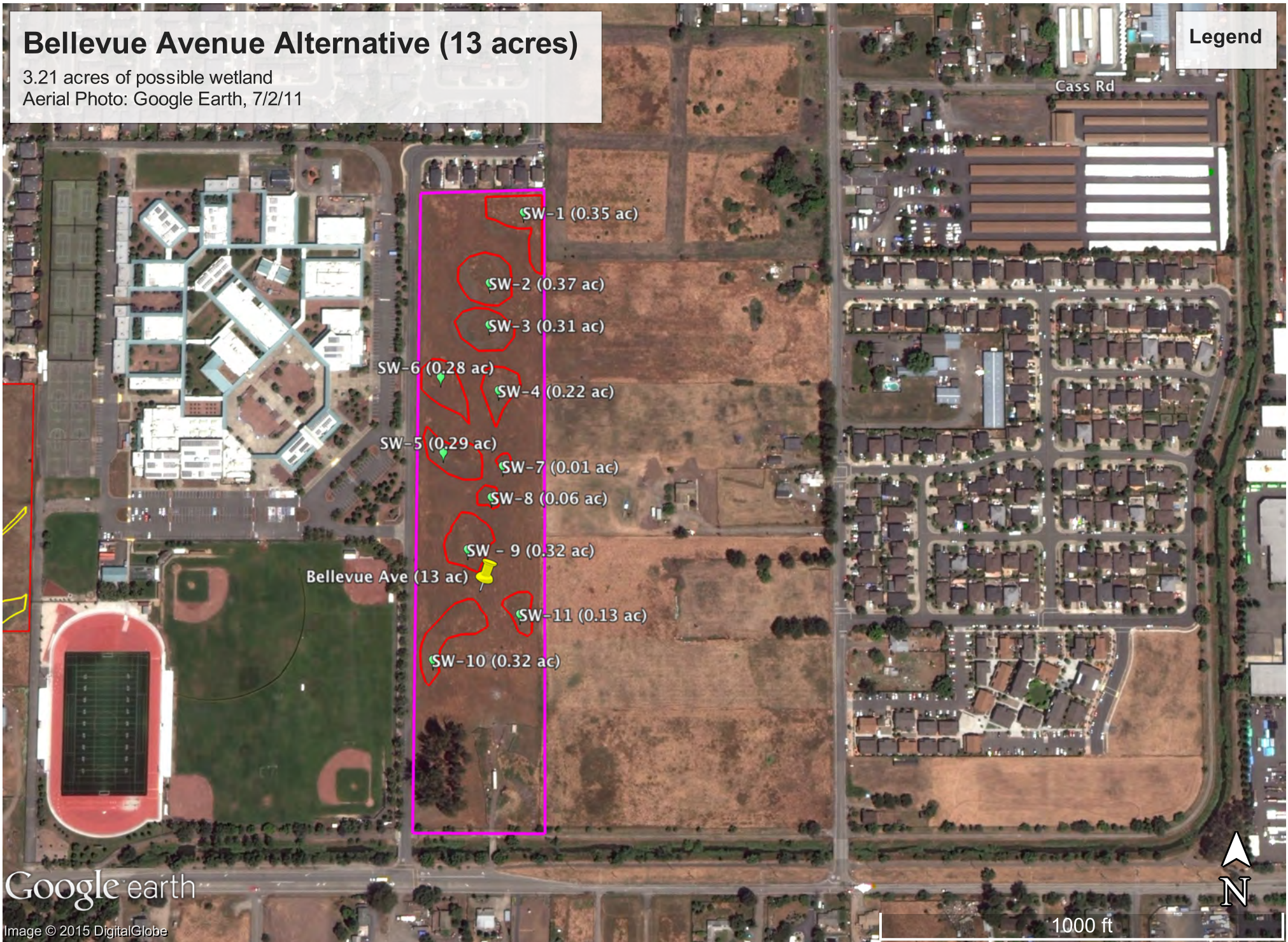



Figure 9: Bellevue Avenue Alternative Possible Waters of the U.S. Map

# Bellevue Avenue - Listed Species

Documented occurrences of federally listed species within 0.5 mile radius of site

## Legend

 California tiger salamander

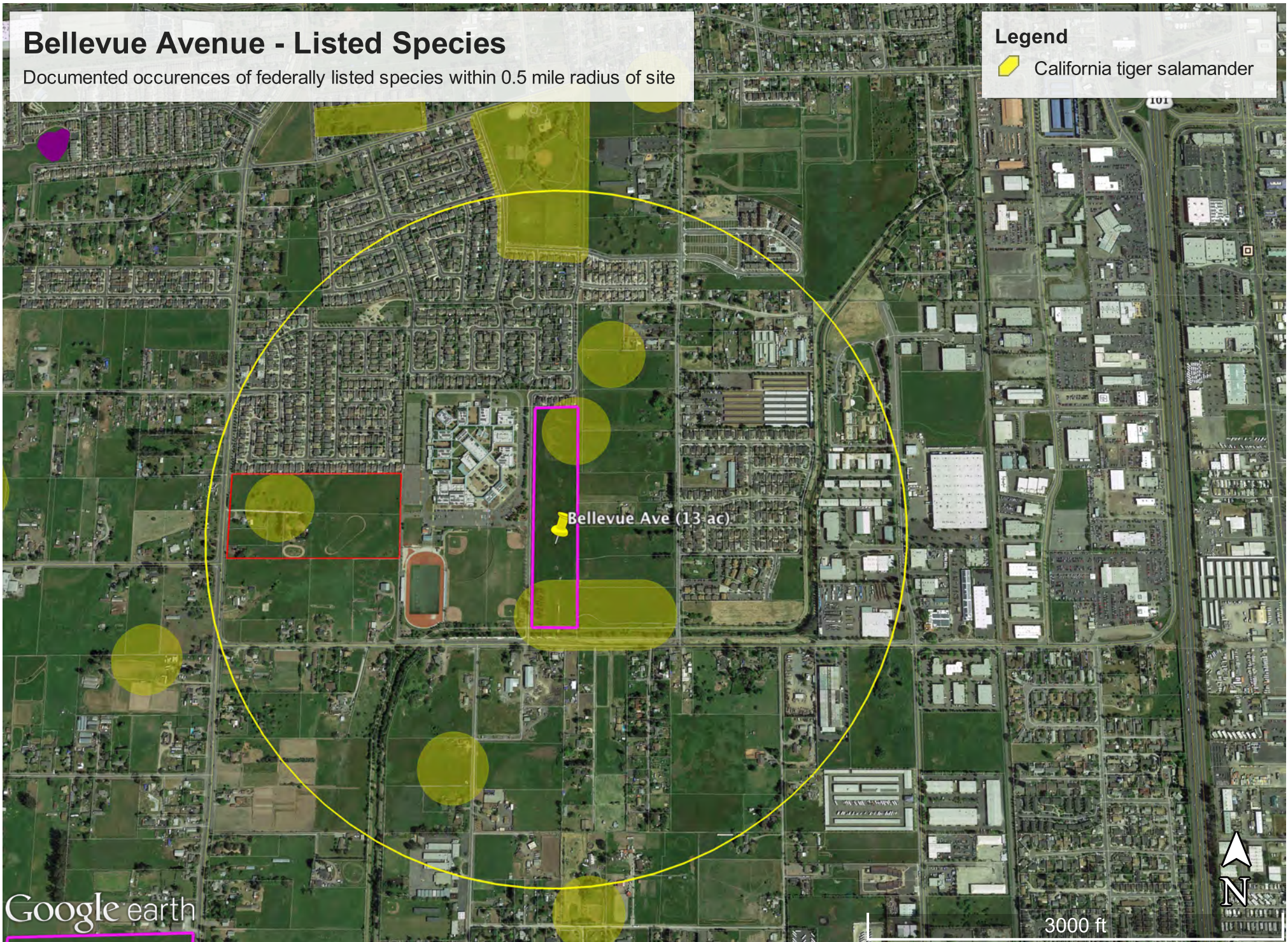


Figure 10: Bellevue Avenue Alternative California Natural Diversity Database Map

# Brooks Road Alternative (4 acres)

0.51 acres of possible wetland  
Aerial Photo: Google Earth, 7/2/11

Legend



Google earth

Image © 2014 DigitalGlobe


200 ft

Figure 11: Brooks Road Alternative Possible Waters of the U.S. Map

# Brooks Road - Listed Species

Documented occurrences of federally listed species within 0.5 mile radius of site

## Legend

 California tiger salamander

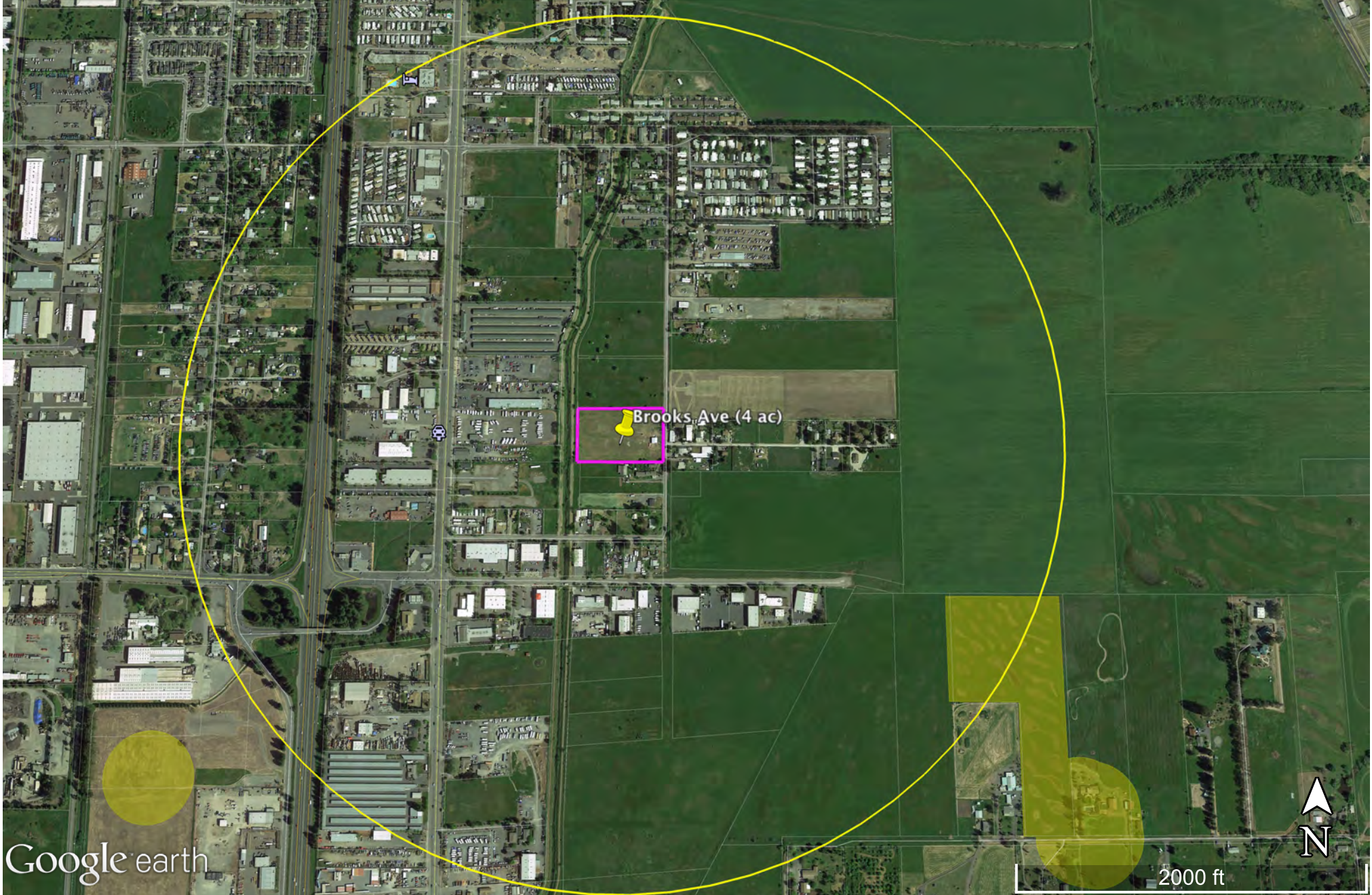


Figure 12: Brooks Road Alternative California Natural Diversity Database Map

# Miller Road Alternative (32 acres)

4.38 acres of possible wetland and 1,145 linear feet of other waters for the U.S.  
Aerial Photo: Google Earth, 11/15/2011

Legend



Figure 13: Miller Road Alternative Possible Waters of the U.S. Map

# Miller Road - Listed Species

Documented occurrences of federally listed species within 0.5 mile radius of site

Legend

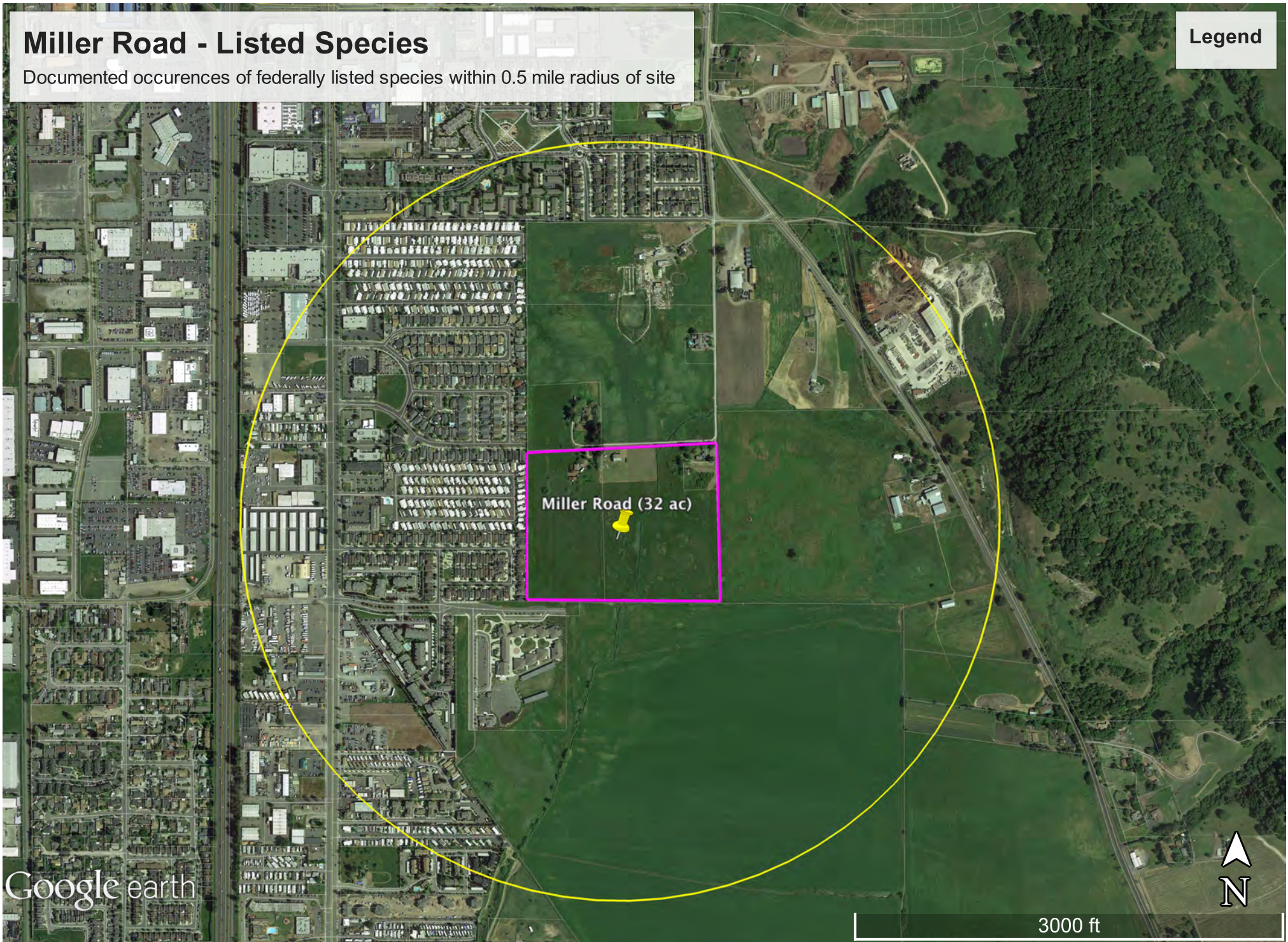


Figure 14: Miller Road Alternative California Natural Diversity Database Map

# Stony Point Road Alternative (20 acres)

3.61 acres of possible waters of U.S.  
Aerial Photo: Google Earth, 9/15/2010

Legend

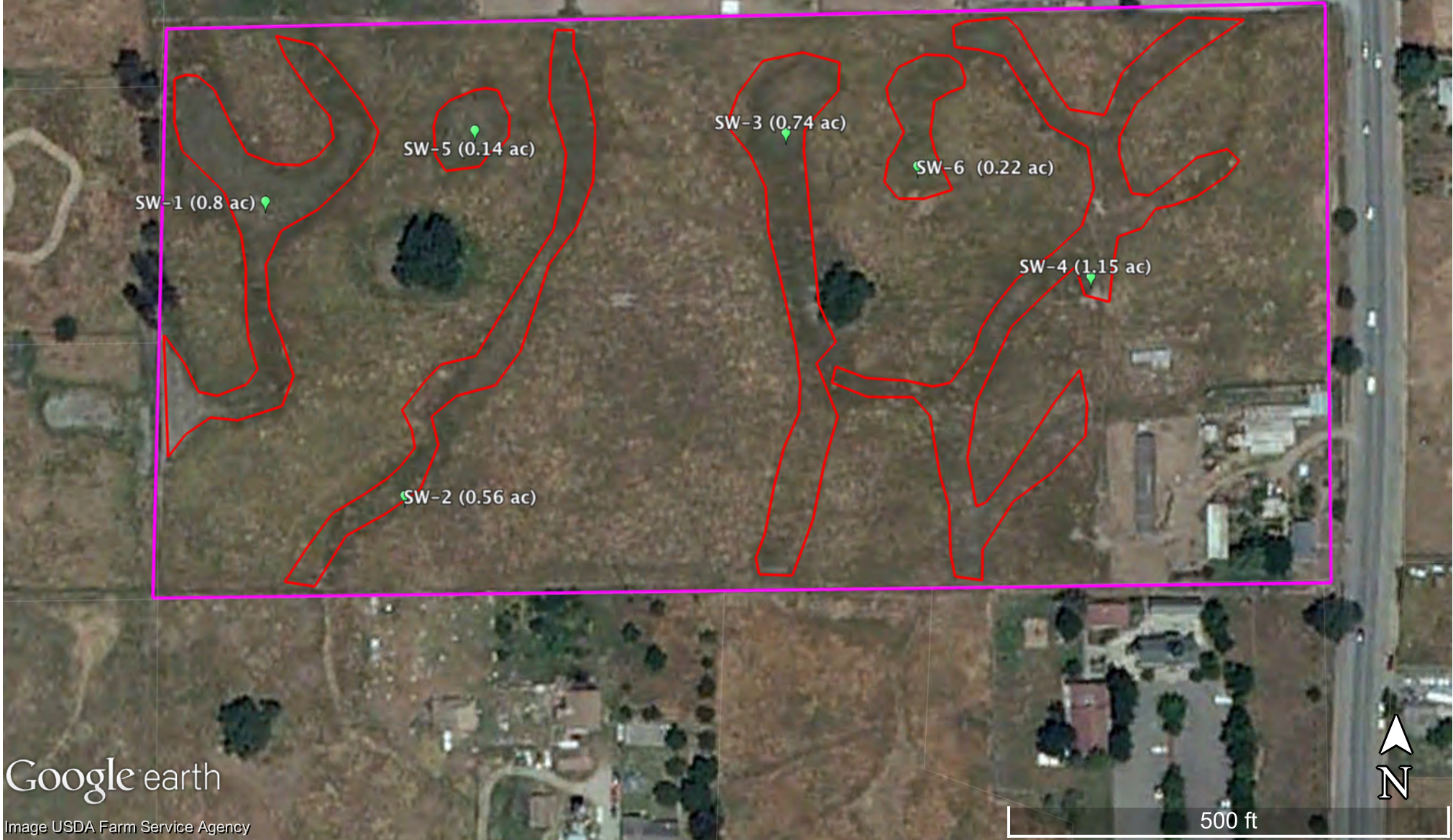





Figure 15: Stony Point Road Alternative Possible Waters of the U.S. Map

# Stony Point Road - Listed Species

Documented occurrences of federally listed species within 0.5 mile radius of site

**Legend**

-  *Blennosperma bakeri*
-  California tiger salamander
-  *Limnanthes vinculans*

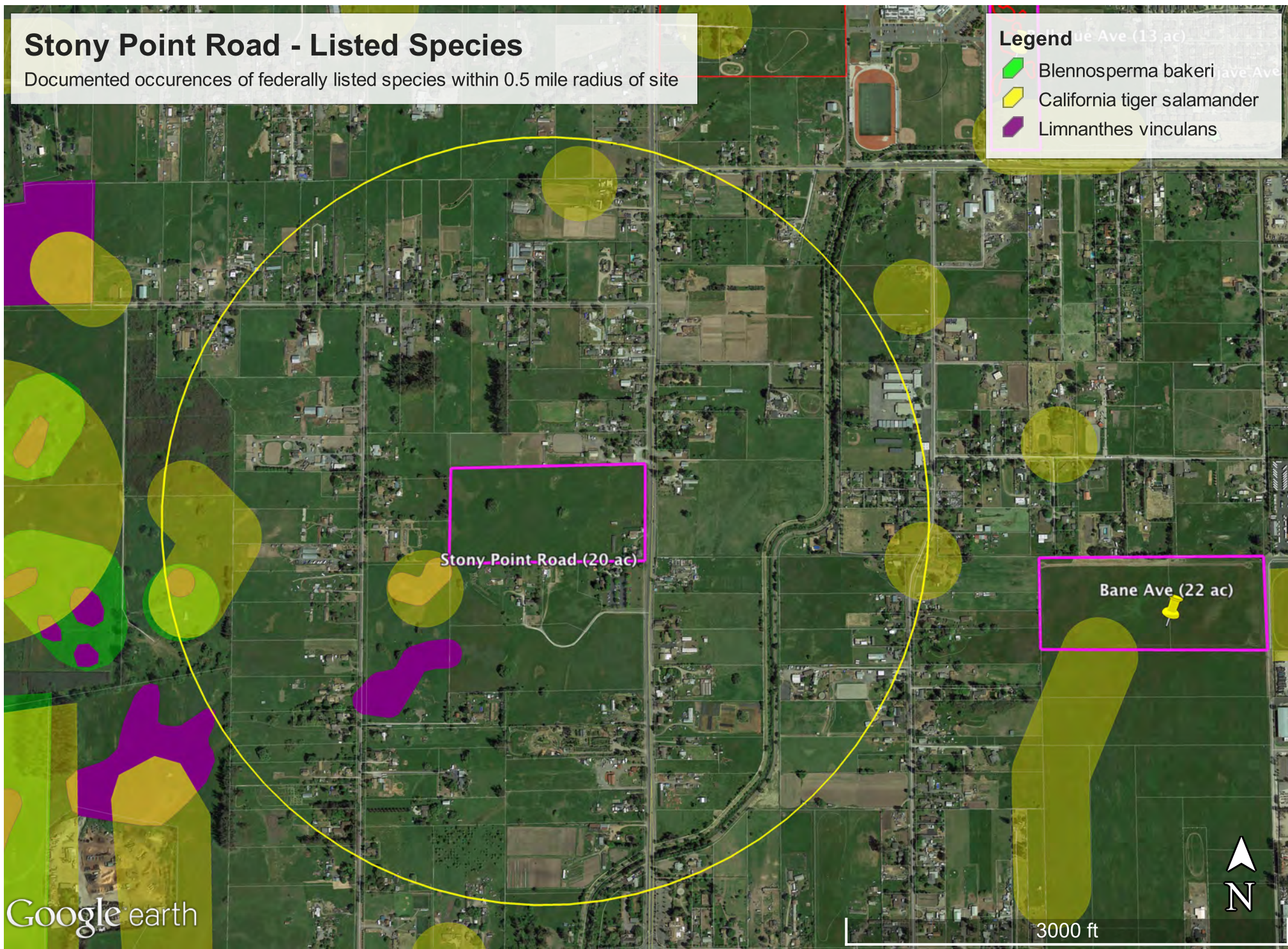


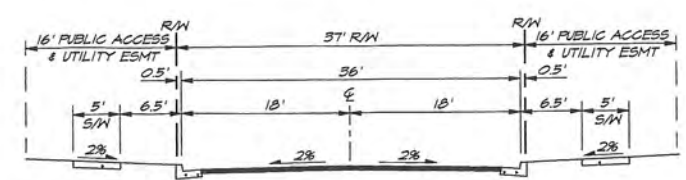
Figure 16: Stony Point Road Alternative California Natural Diversity Database Map



Figure 17: Northwest Preserve On-Site Alternative



ALT. 2

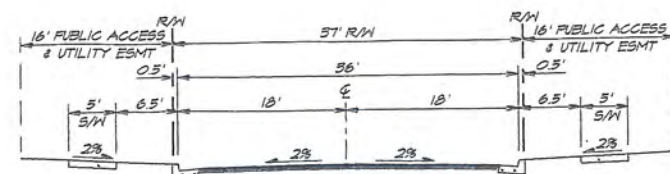


PRELIMINARY LOT LAYOUT E  
**STONY VILLAGE SOUTH**  
 SANTA ROSA, CALIFORNIA

Figure 18: Northwest Bisected Preserve On-Site Alternative



ALT. 6



PRELIMINARY LOT LAYOUT E  
**STONY VILLAGE SOUTH**  
 SANTA ROSA, CALIFORNIA

Figure 19: Southeast Small Preserve On-Site Alternative



ALT. 4

PRELIMINARY LOT LAYOUT E  
**STONY VILLAGE SOUTH**  
 SANTA ROSA, CALIFORNIA

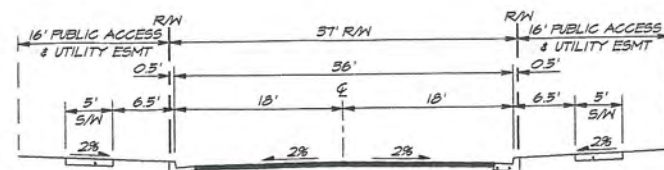


Figure 20: Southeast Large Preserve On-Site Alternative



ALT. 5

PRELIMINARY LOT LAYOUT E  
**STONY VILLAGE SOUTH**  
 SANTA ROSA, CALIFORNIA

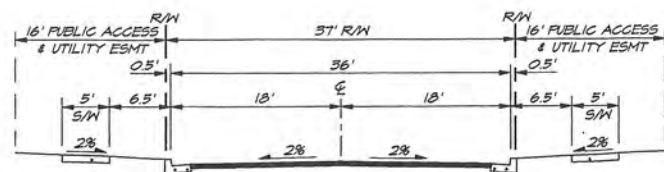
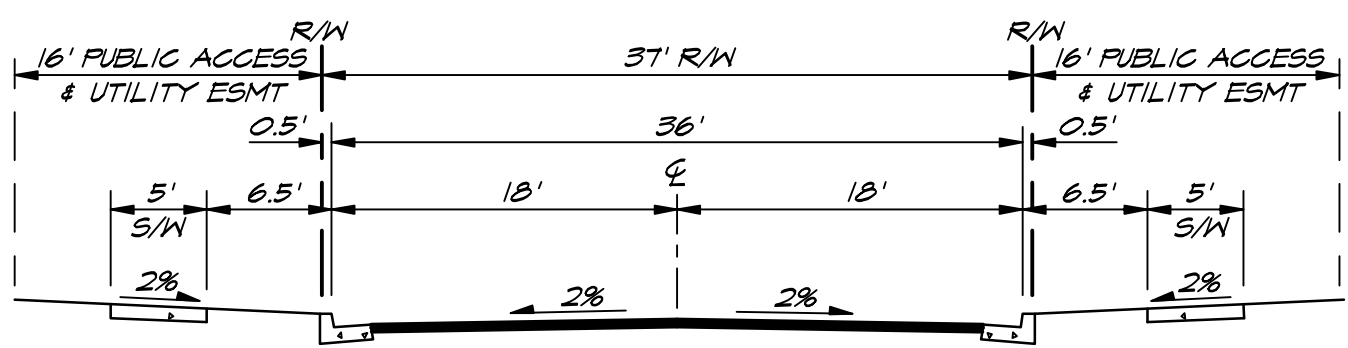
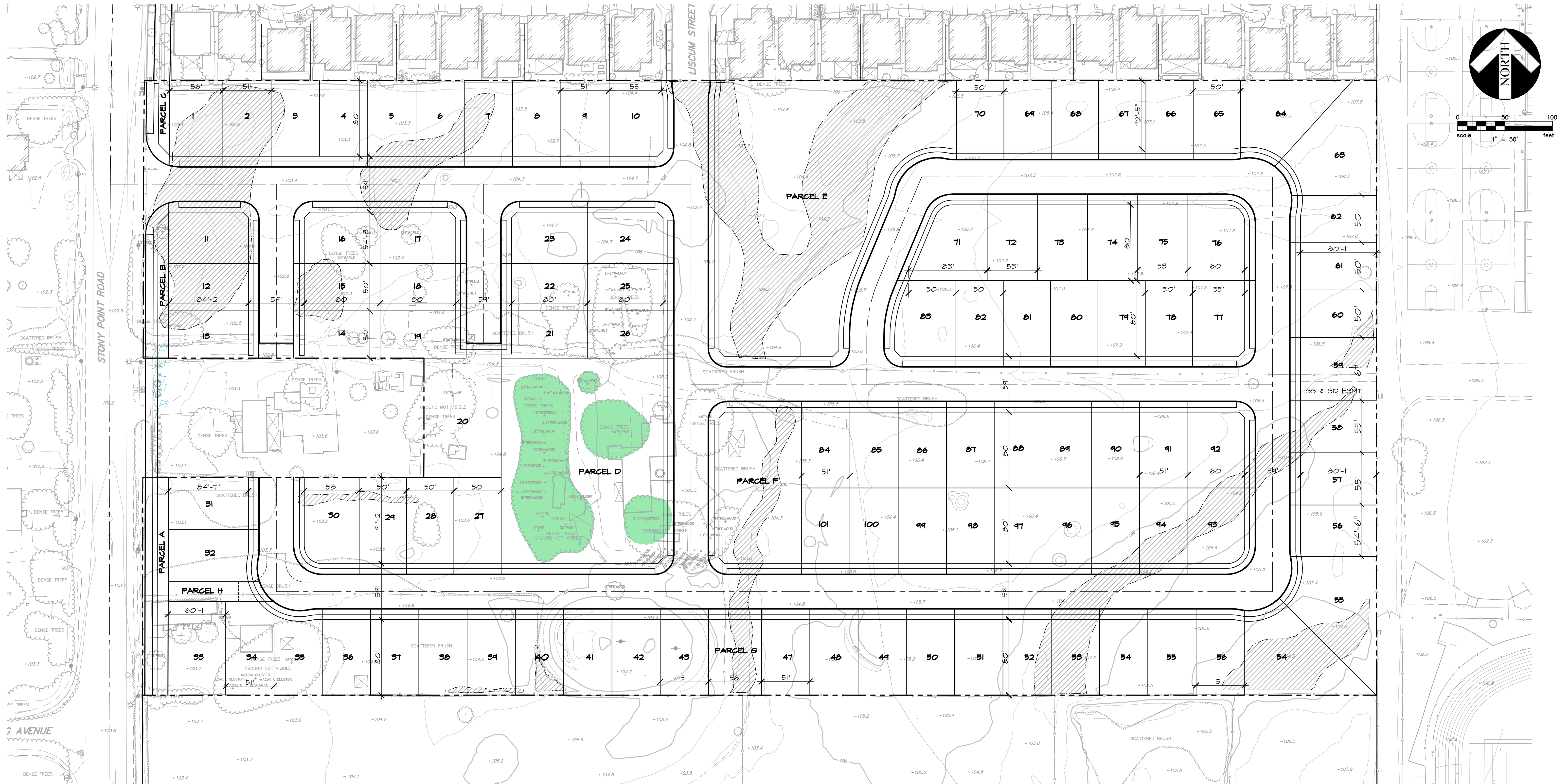


Figure 21: Central Preserve On-Site Alternative



PRELIMINARY LOT LAYOUT E  
**STONY VILLAGE SOUTH**  
 SANTA ROSA, CALIFORNIA

DECEMBER 5, 2014

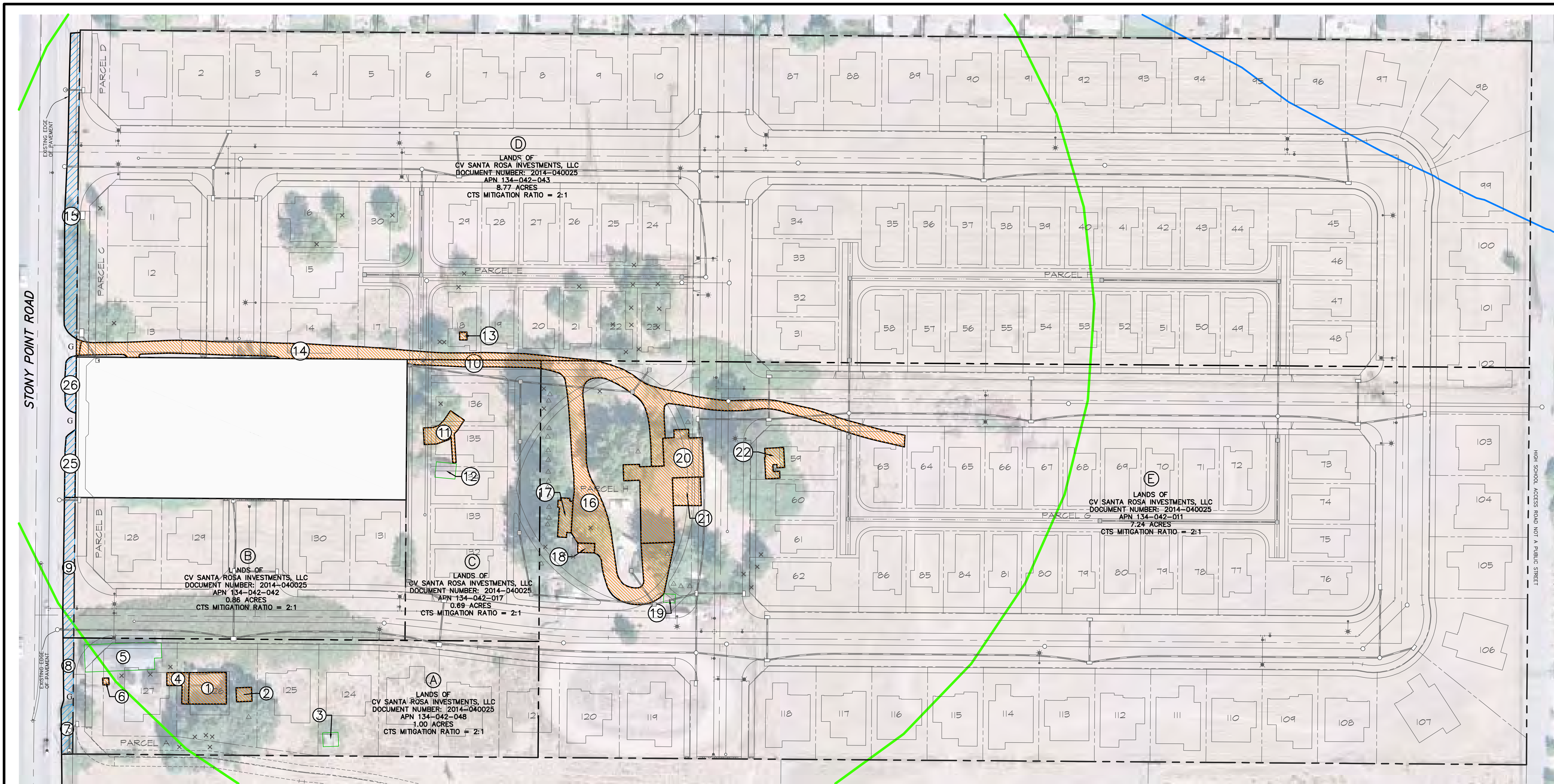


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 15 THIRD STREET, SANTA ROSA, CA 95401  
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CITY OF SANTA ROSA  
 MINOR STREET SECTION  
 NTS

12/5/2014 3:23:11 PM C:\p1\13013029\Drawings\Concept\Sheet\13029-045.dwg  
 [User: rmc - TP: 317022-STONY VILLAGE SOUTH-SP, PotentialRelease: 13029-RNDY]

Figure 6: CTS Mitigation Exhibit



**NOTES**  
 CTS MITIGATION AREAS AND RATIOS SHOWN HEREIN ARE CALCULATED FROM THE FOLLOWING DOCUMENTS:  
 • TOPOGRAPHIC MAP AND RECORD BOUNDARY DATED FEBRUARY 26, 2013 BOTH PROVIDED BY CARLILE MACY AND DESIGNATED AS JOB NO. 2013029.  
 • ENCLOSURE 1 OF THE PROGRAMMATIC BIOLOGICAL OPINION FOR U.S. ARMY CORPS OF ENGINEERS PERMITTED PROJECTS THAT MAY AFFECT SPECIES ON THE SANTA ROSA PLAIN, CALIFORNIA (2007). U.S. DEPARTMENT OF THE INTERIOR REFERENCE NUMBER 81420-2008-F-0261.  
 • FIGURE 3 (2007) OF THE FINAL SANTA ROSA PLAIN CONSERVATION STRATEGY.

AERIAL IMAGES SHOWN HEREIN WERE PROVIDED BY THE CITY OF SANTA ROSA INFORMATION TECHNOLOGY DEPARTMENT DATED SEPTEMBER 2013.

MAJORITY OF AGGREGATE PROPERTY IS IN CTS MITIGATION 2:1 MITIGATION RATIO ZONE PER SAID ENCLOSURE 1.

**LEGEND**

- AREA OUTSIDE OF SUBJECT PROPERTY BOUNDARY REQUIRING CTS MITIGATION
- AREA OF EXISTING HARDSCAPE ONSITE
- SUBJECT PROPERTY BOUNDARY
- EXISTING GRAVEL OR HARD-PACKED DIRT DRIVEWAY OR ACCESS

**(A) APN 134-042-048 SUBJECT PARCEL AREA 43,437 SQ. FT. (1.00 ACRE)**

SEGMENT	DESCRIPTION	AREA (SQ. FT.)	RATIO	REQUIRED MITIGATION UNITS
	GROSS SUBJECT PARCEL AREA	43,437	2:1	86,874 SQ. FT. (2.00 ACRES)
1	EXISTING BUILDING WITH CONCRETE FOUNDATION	-946	2:1	-1,892 SQ. FT. (0.04 ACRES)
2	EXISTING AREA ONSITE NOT TO BE DISTURBED	-172	2:1	-344 SQ. FT. (0.00 ACRES)
3	EXISTING HORSE STALL DIRT FLOOR	0	N/A	0 SQ. FT. (0.00 ACRES)
4	EXISTING CONCRETE DRIVEWAY AND WALKWAY	-328	2:1	-656 SQ. FT. (0.01 ACRES)
5	EXISTING HOUSE ON PIERS DIRT FLOOR	0	N/A	0 SQ. FT. (0.00 ACRES)
6	EXISTING CONCRETE WALKWAY	-33	2:1	-66 SQ. FT. (0.00 ACRES)
7	AREA TO BE DISTURBED BETWEEN PARCEL BOUNDARY AND EXISTING EDGE OF PAVEMENT (OFFSITE)	446	N/A	892 SQ. FT. (0.02 ACRES)
8		433	2:1	866 SQ. FT. (0.02 ACRES)
TOTAL ONSITE AREA REQUIRED CTS MITIGATION		41,958	2:1	83,916 SQ. FT. (1.93 ACRES)
TOTAL OFFSITE AREA REQUIRED CTS MITIGATION		879	2:1	1,758 SQ. FT. (0.04 ACRES)
<b>(A) TOTAL REQUIRED CTS MITIGATION UNITS: 85,674 SQ. FT. (1.97 ACRES)</b>				

**(C) APN 134-042-017 SUBJECT PARCEL AREA 30,240 SQ. FT. (0.69 ACRE)**

SEGMENT	DESCRIPTION	AREA (SQ. FT.)	RATIO	REQUIRED MITIGATION UNITS
	GROSS SUBJECT PARCEL AREA	37,412	2:1	74,824 SQ. FT. (1.72 ACRES)
10	EXISTING GRAVEL OR HARD PACKED DIRT DRIVEWAY	-702	2:1	-1,404 SQ. FT. (0.03 ACRES)
11	EXISTING CONCRETE DRIVEWAY AND WALKWAY	-644	2:1	-1,288 SQ. FT. (0.03 ACRES)
12	EXISTING HOUSE ON PIERS DIRT FLOOR	0	N/A	0 SQ. FT. (0.00 ACRES)
TOTAL AREA REQUIRED CTS MITIGATION		36,066	2:1	72,132 SQ. FT. (1.65 ACRES)
<b>(C) TOTAL REQUIRED CTS MITIGATION UNITS: 72,132 SQ. FT. (1.65 ACRES)</b>				

**(D) APN 134-042-043 SUBJECT PARCEL AREA 381,949 SQ. FT. (8.77 ACRE)**

SEGMENT	DESCRIPTION	AREA (SQ. FT.)	RATIO	REQUIRED MITIGATION UNITS
	GROSS SUBJECT PARCEL AREA	381,949	2:1	763,898 SQ. FT. (17.54 ACRES)
13	EXISTING BUILDING WITH CONCRETE FOUNDATION	-46	2:1	-92 SQ. FT. (0.00 ACRES)
14	EXISTING GRAVEL OR HARD PACKED DIRT DRIVEWAY	-4,343	2:1	-8,686 SQ. FT. (0.20 ACRES)
15	AREA TO BE DISTURBED BETWEEN PARCEL BOUNDARY AND EXISTING EDGE OF PAVEMENT (OFFSITE)	2,866	2:1	5,732 SQ. FT. (0.13 ACRES)
TOTAL ONSITE AREA REQUIRED CTS MITIGATION		377,560	2:1	755,120 SQ. FT. (17.33 ACRES)
TOTAL OFFSITE AREA REQUIRED CTS MITIGATION		2,866	2:1	5,732 SQ. FT. (0.13 ACRES)
<b>(D) TOTAL REQUIRED CTS MITIGATION UNITS: 760,852 SQ. FT. (17.47 ACRES)</b>				

**(E) APN 134-042-011 SUBJECT PARCEL AREA 315,602 SQ. FT. (7.24 ACRE)**

SEGMENT	DESCRIPTION	AREA (SQ. FT.)	RATIO	REQUIRED MITIGATION UNITS
	GROSS SUBJECT PARCEL AREA	315,602	2:1	631,204 SQ. FT. (14.49 ACRES)
16	EXISTING GRAVEL OR HARD PACKED DIRT DRIVEWAY	-702	2:1	-1,404 SQ. FT. (0.03 ACRES)
17	EXISTING CONCRETE DRIVEWAY AND WALKWAY	-644	2:1	-1,288 SQ. FT. (0.03 ACRES)
18	EXISTING GRAVEL OR HARD PACKED DIRT DRIVEWAY	0	N/A	0 SQ. FT. (0.00 ACRES)
19	EXISTING BUILDING WITH CONCRETE FOUNDATION	-81	2:1	-162 SQ. FT. (0.00 ACRES)
20	EXISTING BUILDING WITH CONCRETE FOUNDATION	-3,510	2:1	-7,020 SQ. FT. (0.16 ACRES)
21	EXISTING CONCRETE PATIO	-627	2:1	-1,254 SQ. FT. (0.03 ACRES)
22	EXISTING STRUCTURE WITH CONCRETE FOUNDATION	-397	2:1	-794 SQ. FT. (0.03 ACRES)
TOTAL AREA REQUIRED CTS MITIGATION		309,641	2:1	619,282 SQ. FT. (14.22 ACRES)
<b>(E) TOTAL REQUIRED CTS MITIGATION UNITS: 309,641 SQ. FT. (14.22 ACRES)</b>				

**(F) OFFSITE AREA REQUIRING MITIGATION**

SEGMENT	DESCRIPTION	AREA (SQ. FT.)	RATIO	REQUIRED MITIGATION UNITS
25	SIDEWALK IMPROVEMENTS ALONG STONY POINT ROAD ADJOINING APN 134-042-049 (NOT A PART OF PROJECT)	538	2:1	1,076 SQ. FT. (0.02 ACRES)
26		467	2:1	934 SQ. FT. (0.02 ACRES)
TOTAL OFFSITE AREA REQUIRED CTS MITIGATION		1,005	2:1	2,010 SQ. FT. (0.05 ACRES)
<b>(F) TOTAL REQUIRED CTS MITIGATION UNITS: 2,010 SQ. FT. (0.05 ACRES)</b>				

**(B) APN 134-042-042 SUBJECT PARCEL AREA 37,412 SQ. FT. (0.86 ACRE)**

SEGMENT	DESCRIPTION	AREA (SQ. FT.)	RATIO	REQUIRED MITIGATION UNITS
	GROSS SUBJECT PARCEL AREA	37,412	2:1	74,824 SQ. FT. (1.72 ACRES)
9	AREA TO BE DISTURBED BETWEEN PARCEL BOUNDARY AND EXISTING EDGE OF PAVEMENT (OFFSITE)	1,234	2:1	2,468 SQ. FT. (0.04 ACRES)
TOTAL AREA REQUIRED CTS MITIGATION		38,646	2:1	77,292 SQ. FT. (1.77 ACRES)
<b>(B) TOTAL REQUIRED CTS MITIGATION UNITS: 77,292 SQ. FT. (1.77 ACRES)</b>				

TOTAL AREA REQUIRING CTS MITIGATION		REQUIRED MITIGATION UNITS
<b>(A) NET AREA REQUIRING MITIGATION</b>	42,837 SQ. FT. @ 2:1	85,674 SQ. FT. (1.97 ACRES)
<b>(B) NET AREA REQUIRING MITIGATION</b>	38,646 SQ. FT. @ 2:1	77,292 SQ. FT. (1.77 ACRES)
<b>(C) NET AREA REQUIRING MITIGATION</b>	36,066 SQ. FT. @ 2:1	72,132 SQ. FT. (1.65 ACRES)
<b>(D) NET AREA REQUIRING MITIGATION</b>	380,426 SQ. FT. @ 2:1	760,852 SQ. FT. (17.47 ACRES)
<b>(E) NET AREA REQUIRING MITIGATION</b>	309,641 SQ. FT. @ 2:1	619,282 SQ. FT. (14.22 ACRES)
<b>(F) NET AREA REQUIRING MITIGATION</b>	1,005 SQ. FT. @ 2:1	2,010 SQ. FT. (0.05 ACRES)
<b>NET AREA TOTALS</b>		<b>808,621 SQ. FT. @ 2:1</b>
<b>(G) TOTAL REQUIRED CTS MITIGATION UNITS</b>		<b>1,617,242 SQ. FT. (37.13 ACRES)</b>

GRAPHIC SCALE  
 (IN FEET)  
 1 inch = 50 ft.

PRELIMINARY  
 FOR STUDY PURPOSES ONLY  
 DATE : 4/25/2016

Job Name:	CITY VENTURES - GROVE VILLAGE	DRAWN BY: MDD	CHECKED BY: JMD
Description:	CALIFORNIA TIGER SALAMANDER MITIGATION EXHIBIT	SCALE: 1" = 40'	SHEET: 1 OF 1
		DATE: Apr 25, 2016	JOB NUMBER: 7087-15
		TIME: 4:41pm	

**CINQUINI & PASSARINO, INC.**  
 LAND SURVEYING  
 1360 N. Dutton Ave. #150 Santa Rosa, Ca. 95401  
 Phone: (707) 542-6268 Fax: (707) 542-2106  
 WWW.CINQUINIPASSARINO.COM



**NOTES**

CTS MITIGATION AREAS AND RATIOS SHOWN HEREIN ARE CALCULATED FROM THE FOLLOWING DOCUMENTS:

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- ENCLOSURE 1 OF THE PROGRAMMATIC BIOLOGICAL OPINION FOR U.S. ARMY CORPS OF ENGINEERS PERMITTED PROJECTS THAT MAY AFFECT SPECIES ON THE SANTA ROSA PLAIN, CALIFORNIA (2007). U.S. DEPARTMENT OF THE INTERIOR REFERENCE NUMBER 81420-2008-F-0261.
- FIGURE 3 (2007) OF THE FINAL SANTA ROSA PLAIN CONSERVATION STRATEGY.

AERIAL IMAGES SHOWN HEREIN WERE PROVIDED BY THE CITY OF SANTA ROSA INFORMATION TECHNOLOGY DEPARTMENT DATED SEPTEMBER 2013.

MAJORITY OF AGGREGATE PROPERTY IS IN CTS MITIGATION 2:1 MITIGATION RATIO ZONE PER SAID ENCLOSURE 1.

**LEGEND**

- AREA OUTSIDE OF SUBJECT PROPERTY BOUNDARY REQUIRING CTS MITIGATION
- AREA OF EXISTING HARDSCAPE ONSITE
- SUBJECT PROPERTY BOUNDARY
- EXISTING GRAVEL OR HARD-PACKED DIRT DRIVEWAY OR ACCESS

**(A) APN 134-042-048 SUBJECT PARCEL AREA 43,437 SQ. FT. (1.00 ACRE)**

SEGMENT	DESCRIPTION	AREA (SQ. FT.)	RATIO	REQUIRED MITIGATION UNITS
	GROSS SUBJECT PARCEL AREA	43,437	2:1	86,874 SQ. FT. (2.00 ACRES)
1	EXISTING BUILDING WITH CONCRETE FOUNDATION	-946	2:1	-1,892 SQ. FT. (0.04 ACRES)
2	EXISTING AREA ONSITE NOT TO BE DISTURBED	-172	2:1	-344 SQ. FT. (0.00 ACRES)
3	EXISTING HORSE STALL DIRT FLOOR	0	N/A	0 SQ. FT. (0.00 ACRES)
4	EXISTING CONCRETE DRIVEWAY AND WALKWAY	-328	2:1	-656 SQ. FT. (0.01 ACRES)
5	EXISTING HOUSE ON PIERS DIRT FLOOR	0	N/A	0 SQ. FT. (0.00 ACRES)
6	EXISTING CONCRETE WALKWAY	-33	2:1	-66 SQ. FT. (0.00 ACRES)
7	AREA TO BE DISTURBED BETWEEN PARCEL BOUNDARY AND EXISTING EDGE OF PAVEMENT (OFFSITE)	446	N/A	892 SQ. FT. (0.02 ACRES)
8		433	2:1	866 SQ. FT. (0.02 ACRES)
TOTAL ONSITE AREA REQUIRED CTS MITIGATION		41,958	2:1	83,916 SQ. FT. (1.93 ACRES)
TOTAL OFFSITE AREA REQUIRED CTS MITIGATION		879	2:1	1,758 SQ. FT. (0.04 ACRES)
<b>(A) TOTAL REQUIRED CTS MITIGATION UNITS: 85,674 SQ. FT. (1.97 ACRES)</b>				

**(C) APN 134-042-017 SUBJECT PARCEL AREA 30,240 SQ. FT. (0.69 ACRE)**

SEGMENT	DESCRIPTION	AREA (SQ. FT.)	RATIO	REQUIRED MITIGATION UNITS
	GROSS SUBJECT PARCEL AREA	37,412	2:1	74,824 SQ. FT. (1.72 ACRES)
10	EXISTING GRAVEL OR HARD PAVED DIRT DRIVEWAY	-702	2:1	-1,404 SQ. FT. (0.03 ACRES)
11	EXISTING CONCRETE DRIVEWAY AND WALKWAY	-644	2:1	-1,288 SQ. FT. (0.03 ACRES)
12	EXISTING HOUSE ON PIERS DIRT FLOOR	0	N/A	0 SQ. FT. (0.00 ACRES)
TOTAL AREA REQUIRED CTS MITIGATION		36,066	2:1	72,132 SQ. FT. (1.65 ACRES)
<b>(C) TOTAL REQUIRED CTS MITIGATION UNITS: 72,132 SQ. FT. (1.65 ACRES)</b>				

**(E) APN 134-042-011 SUBJECT PARCEL AREA 315,602 SQ. FT. (7.24 ACRE)**

SEGMENT	DESCRIPTION	AREA (SQ. FT.)	RATIO	REQUIRED MITIGATION UNITS
	GROSS SUBJECT PARCEL AREA	315,602	2:1	631,204 SQ. FT. (14.49 ACRES)
16	EXISTING GRAVEL OR HARD PAVED DIRT DRIVEWAY	-702	2:1	-1,404 SQ. FT. (0.03 ACRES)
17	EXISTING CONCRETE DRIVEWAY AND WALKWAY	-644	2:1	-1,288 SQ. FT. (0.03 ACRES)
18	EXISTING GRAVEL OR HARD PAVED DIRT DRIVEWAY	0	N/A	0 SQ. FT. (0.00 ACRES)
19	EXISTING BUILDING WITH CONCRETE FOUNDATION	-81	2:1	-162 SQ. FT. (0.00 ACRES)
20	EXISTING BUILDING WITH CONCRETE FOUNDATION	-3,510	2:1	-7,020 SQ. FT. (0.16 ACRES)
21	EXISTING CONCRETE PATIO	-627	2:1	-1,254 SQ. FT. (0.03 ACRES)
22	EXISTING STRUCTURE WITH CONCRETE FOUNDATION	-397	2:1	-794 SQ. FT. (0.03 ACRES)
TOTAL AREA REQUIRED CTS MITIGATION		309,641	2:1	619,282 SQ. FT. (14.22 ACRES)
<b>(E) TOTAL REQUIRED CTS MITIGATION UNITS: 309,641 SQ. FT. (14.22 ACRES)</b>				

**(F) OFFSITE AREA REQUIRING MITIGATION**

SEGMENT	DESCRIPTION	AREA (SQ. FT.)	RATIO	REQUIRED MITIGATION UNITS
25	SIDEWALK IMPROVEMENTS ALONG STONY POINT ROAD ADJOINING APN 134-042-049 (NOT A PART OF PROJECT)	538	2:1	1,076 SQ. FT. (0.02 ACRES)
26		467	2:1	934 SQ. FT. (0.02 ACRES)
TOTAL OFFSITE AREA REQUIRED CTS MITIGATION		1,005	2:1	2,010 SQ. FT. (0.05 ACRES)
<b>(F) TOTAL REQUIRED CTS MITIGATION UNITS: 2,010 SQ. FT. (0.05 ACRES)</b>				

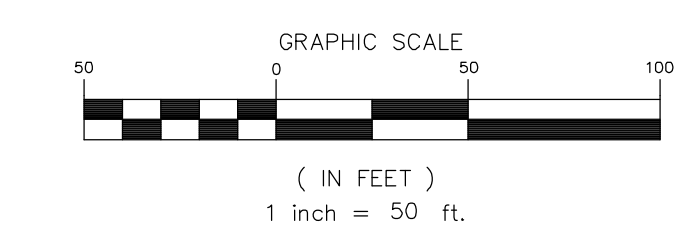
**(D) APN 134-042-043 SUBJECT PARCEL AREA 381,949 SQ. FT. (8.77 ACRE)**

SEGMENT	DESCRIPTION	AREA (SQ. FT.)	RATIO	REQUIRED MITIGATION UNITS
	GROSS SUBJECT PARCEL AREA	381,949	2:1	763,898 SQ. FT. (17.54 ACRES)
13	EXISTING BUILDING WITH CONCRETE FOUNDATION	-46	2:1	-92 SQ. FT. (0.00 ACRES)
14	EXISTING GRAVEL OR HARD PAVED DIRT DRIVEWAY	-4,343	2:1	-8,686 SQ. FT. (0.20 ACRES)
15	AREA TO BE DISTURBED BETWEEN PARCEL BOUNDARY AND EXISTING EDGE OF PAVEMENT (OFFSITE)	2,866	2:1	5,732 SQ. FT. (0.13 ACRES)
TOTAL ONSITE AREA REQUIRED CTS MITIGATION		377,560	2:1	755,120 SQ. FT. (17.33 ACRES)
TOTAL OFFSITE AREA REQUIRED CTS MITIGATION		2,866	2:1	5,732 SQ. FT. (0.13 ACRES)
<b>(D) TOTAL REQUIRED CTS MITIGATION UNITS: 760,852 SQ. FT. (17.47 ACRES)</b>				

**(B) APN 134-042-042 SUBJECT PARCEL AREA 37,412 SQ. FT. (0.86 ACRE)**

SEGMENT	DESCRIPTION	AREA (SQ. FT.)	RATIO	REQUIRED MITIGATION UNITS
	GROSS SUBJECT PARCEL AREA	37,412	2:1	74,824 SQ. FT. (1.72 ACRES)
9	AREA TO BE DISTURBED BETWEEN PARCEL BOUNDARY AND EXISTING EDGE OF PAVEMENT (OFFSITE)	1,234	2:1	2,468 SQ. FT. (0.04 ACRES)
TOTAL AREA REQUIRED CTS MITIGATION		38,646	2:1	77,292 SQ. FT. (1.77 ACRES)
<b>(B) TOTAL REQUIRED CTS MITIGATION UNITS: 77,292 SQ. FT. (1.77 ACRES)</b>				

TOTAL AREA REQUIRING CTS MITIGATION		REQUIRED MITIGATION UNITS
<b>(A) NET AREA REQUIRING MITIGATION</b>	42,837 SQ. FT. @ 2:1	85,674 SQ. FT. (1.97 ACRES)
<b>(B) NET AREA REQUIRING MITIGATION</b>	38,646 SQ. FT. @ 2:1	77,292 SQ. FT. (1.77 ACRES)
<b>(C) NET AREA REQUIRING MITIGATION</b>	36,066 SQ. FT. @ 2:1	72,132 SQ. FT. (1.65 ACRES)
<b>(D) NET AREA REQUIRING MITIGATION</b>	380,426 SQ. FT. @ 2:1	760,852 SQ. FT. (17.47 ACRES)
<b>(E) NET AREA REQUIRING MITIGATION</b>	309,641 SQ. FT. @ 2:1	619,282 SQ. FT. (14.22 ACRES)
<b>(F) NET AREA REQUIRING MITIGATION</b>	1,005 SQ. FT. @ 2:1	2,010 SQ. FT. (0.05 ACRES)
<b>NET AREA TOTALS</b>		<b>808,621 SQ. FT. @ 2:1 1,617,242 SQ. FT. (37.13 ACRES)</b>
<b>(G) TOTAL REQUIRED CTS MITIGATION UNITS</b>	1,617,242 SQ. FT. @ 2:1	3,234,484 SQ. FT. (74.26 ACRES)



PRELIMINARY  
FOR STUDY PURPOSES ONLY  
DATE : 4/25/2016

Job Name:	CITY VENTURES - GROVE VILLAGE	DRAWN BY: MDD	CHECKED BY: JMD
Description:	CALIFORNIA TIGER SALAMANDER MITIGATION EXHIBIT	SCALE: 1" = 40'	SHEET: 1 OF 1 JOB NUMBER: 7087-15
		DWG. FILE: D:\D01\7087\dwg\7087-CTS-Grove Village C	DATE: Apr 25, 2016
		TIME: 4:39pm	

**CINQUINI & PASSARINO, INC.**  
LAND SURVEYING

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- ▲ BOUNDARY
- ▲ TOPOGRAPHIC
- ▲ CONSTRUCTION
- ▲ SUBDIVISIONS