

ITEM 6.2: General Plan Amendment, Design Review Permit, Tentative Subdivision Map, and Tree Permit – INFILL PCL 246 – Roseville Old Town Lofts – 241 Nevada Avenue – File # PL18-0178

REQUEST

The project consists of the construction of 23 attached single-family dwelling units. The project includes a request for a General Plan Amendment to change the land use designation of the property from Business Professional (BP) to High Density Residential (HDR), a Design Review Permit for construction of 23 single-family units and to modify the development standards of the existing Attached Housing (R3) zone, a Tentative Subdivision Map, and a Tree Permit.

Applicant – Phil Harvey, Kuchman Architects
Property Owner – Robert Pegos

SUMMARY RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

- A. Adopt the Roseville Old Town Lofts Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program;
- B. Recommend the City Council approve the General Plan Amendment (Text and Land Use Map);
- C. Adopt the four (4) findings of fact and approve the Design Review Permit subject to sixty-eight (68) conditions of approval;
- D. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to sixty-eight (68) conditions of approval; and
- E. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty-one (21) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

The proposed project has generated opposition from several nearby residents. The most common neighborhood concerns regarding the project are related to parking, traffic, and density. Further discussion and evaluation is provided in the Design Review Permit and Public Outreach sections of this report.

BACKGROUND

The 0.89-acre project site is located at 241 Nevada Avenue, on the northeast corner of Nevada Avenue and Douglas Boulevard (see Figure 1). The subject property is located on Parcel 246 of the City's Infill planning area and has a zoning designation of Attached Housing (R3) and a General Plan land use designation of Business Professional (BP). The project site is developed with a ±1,000 square-foot single-family dwelling and ±360 square-foot detached garage. The structures are located near the southeast portion of the property.

The current request is to construct 23 single-family residences, which includes a General Plan Amendment to change the land use designation from BP to High Density Residential (HDR), a Design Review Permit to review the site design and architecture, and a Tentative Subdivision Map to subdivide the 0.89-acre parcel into 23 lots. The project description on the public hearing notice included a request

for a Rezone to add a special area (SA) overlay to the R3 zone to modify the development standards. However, Section 19.10.030(A) of the Zoning Ordinance states that the R3 development standards may be modified through approval of a Design Review Permit. Therefore, staff determined a Rezone is not required and the modified development standards will be evaluated with the Design Review Permit. The applicant proposes to modify the R3 development standards to allow for smaller lot sizes, reduced setbacks, and greater lot coverage.

The units will be three-story buildings designed as row houses (see Figure 2). Each unit will be approximately 1,900 square feet and will consist of two bedrooms and three bathrooms, a two-car garage, and a useable roof deck. Eight (8) of the units will front onto Douglas Boulevard with garage access located behind the units, and the remaining fifteen (15) units will face one another across a paseo. Frontage landscaping will be provided along both Douglas Boulevard and Nevada Avenue. A proposed 20-foot driveway off of Douglas Boulevard will provide vehicle access to the site, which will be restricted to ingress movements only. In addition, the site will be accessed by a proposed 40-foot driveway off of Nevada Avenue (a one-way road), which will restrict egress onto Nevada Avenue and only allow motorists to travel in a south-bound direction.

As part of the proposed project, the existing residential structures on the property will be demolished and the site will be completely graded. Development of the project will impact several protected oak trees on the site; therefore, the applicant is requesting a Tree Permit to remove 12 oak trees.

Figure 1: Project Location



SITE INFORMATION

Location: 241 Nevada Avenue; APN 013-192-036-000

Total Size: 0.89 acres

Topography and Setting: The site is relatively flat and consists of non-native grasses and several native oak trees. The site is currently developed with a single-family dwelling on the southeast corner of the parcel. The site fronts onto Douglas Boulevard (a four-lane arterial roadway at this location) and is surrounded by residential development to the north, business professional and residential uses to the west, business professional uses to the east, and Douglas Boulevard to the south.

EVALUATION: GENERAL PLAN AMENDMENT

As mentioned previously, staff noticed the project to include a request for a Rezone to add a special area (SA) overlay to the R3 zone to modify the development standards. However, Section 19.10.030 of the Zoning Ordinance states that the general development standards for the R3 zone district may be modified through approval a Design Review Permit, so a Rezone is not required for the project. Further discussion is provided in the Design Review Permit section of this report. The following is an evaluation on the General Plan Amendment. Approval of the land use amendments would require updates to the City's General Plan land use maps and associated land use tables. Exhibit B includes the General Plan Amendment exhibit and Exhibit C includes the General Plan change pages.

The project site is currently zoned for residential uses, however the land use designation is Business Professional (BP). According to Section 19.02.030.B. of the Zoning Ordinance, where there are inconsistencies between the land use and zoning of a property, the zoning prevails. The General Plan does not currently allocate any residential units to the proposed site; therefore, there is a request for a General Plan Amendment to amend the land use to High Density Residential (HDR) to allow the site to be developed with 23 units (at approximately 26 units per acre). In addition, by aligning the zoning and land use of the property, inconsistency will be eliminated and help with administration of zoning standards in the future. Proposed amendments to the General Plan are analyzed for consistency with the goals and policies of the respective plans. The General Plan identifies the Attached Housing (R3) zone district as an implementing zone for the HDR land use. Furthermore, the Zoning Ordinance definition for the R3 zone district states it is intended for multiple-family housing, including apartments, condominiums, townhomes, and similar and related compatible uses.

The City adopted Guidelines for Conversion of Non-Residential Land Uses (Attachment 1), to guide proposed land use changes from non-residential to residential uses. The guidelines state:

1. Infill properties are identified as those properties located within the City's infill planning area as designated on the City's Zoning Map.
2. Parks obligation to include payment of citywide and neighborhood park fees. Neighborhood Park fees are to be applied to infill neighborhood park improvements as identified on an infill park CIP projects list. Where the Parks Department demonstrates a park need a Parkland dedication or in-lieu park fee for land dedication may be negotiated and evaluated on a project by project basis, based on the nature of the project and the benefit to the City.
3. Encourage the use of private passive open space in-lieu of land dedication for infill projects.
4. Off site utilities (e.g. water, sewer, electric) that serve more than the specific project are not the sole responsibility of the project. Over-sizing of improvements or upgrading to City standards may be available for City reimbursement. The City may develop a CIP for off-site improvements for which a project may pay an impact fee in lieu of constructing the improvement. Each project shall be reviewed on a case-by-case basis and shall be conditioned accordingly.
5. School impacts shall be mitigated through new impact agreements executed to reflect the payment of the City's existing infill school impact fees.
6. New housing development shall meet the City's 10% goal (4% affordable to very low, 4%affordable to low, and 2% affordable to middle income) except redevelopment areas shall provide 15%. (Of those 40% affordable to very low income and the balance affordable to low/middle income).
7. A land use change on the Placer County Fair Grounds shall require a master plan.
8. Encourage higher density residential mixed-use projects with consideration to the relaxing of any one guideline or multiple guidelines to promote and provide incentives for innovative higher density residential mixed-use projects.

The City's building permit process includes the assessment of all applicable and appropriate fees, which will ensure the project conforms to the guidelines addressing impact fees. Consistent with City housing policy, the project will provide two (2) affordable units reserved for middle-income buyers. The applicant is required to enter into the City's current Affordable Purchase Housing Agreement prior to approval of the final map. Conditions 51 through 53 of the Tentative Subdivision Map reflect these requirements.

The project is not mixed use, but is a high-density residential project, and is consistent with the intent of the City's guidelines for the Infill area to "encourage and emphasize reinvestment and revitalization." Per the General Plan, HDR land use sites should be located along arterial streets, transit linkages, and in close proximity to commercial services. The site is located along Douglas Boulevard (an arterial roadway), which provides transit linkages throughout Roseville and the region. Additionally, the site is located approximately 0.2 miles from the nearest established commercial center (Roseville Square), which consists of uses such as grocery stores, personal services, and restaurants.

The General Plan contains a Community Form component that includes goals and policies intended to identify elements that will result in a certain development "character." The Community Form component includes general policies that apply to all City areas, as well as policies specifically relating to retaining, enhancing, and preserving existing neighborhoods. Policies applicable to the proposed project are included below.

Community Form – General (G)

Policy #4: Promote a diversity of residential living options (e.g. density ranges, housing types, affordability ranges) while ensuring community compatibility and well-designed residential development.

Community Form – Downtown, Neighborhoods (DN)

Policy #3: Consider accommodating a portion of the overall projected population and economic growth in areas having the potential for revitalization.

Policy #4: Support the revitalization of areas that are in decline or economically underutilized.

Policy #5: Encourage infill development and rehabilitation that:

- upgrades the quality and enhances the character of existing areas;
- enhances public transit use and pedestrian access;
- efficiently utilizes and does not overburden existing services and infrastructure; and
- results in land use patterns and densities that provide the opportunity for the construction of household types affordable to all income groups.

The proposed high-density project will help provide a broad range of housing options in the City, while ensuring community compatibility and well-designed residential development through application of the City's Community Design Guidelines. The project will revitalize an underutilized R3 infill parcel and will enhance the character of the existing area. The site is located within close proximity to transit stops and established commercial centers, which will enhance public transit use and pedestrian access. Consistent with the intent of the HDR land use, the project will provide a transition between the surrounding commercial areas and lower density areas. Overall, the project is consistent with the Non-Residential Conversion Guidelines and is also consistent with the goals and policies of the General Plan.

EVALUATION: DESIGN REVIEW PERMIT

Section 19.78.060(B) of the City of Roseville Zoning Ordinance requires four findings of fact be made in order to approve a Design Review Permit. The four findings for approval of the Design Review Permit are listed below and are followed by an evaluation.

- 1. The project as approved preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and water courses, provides adequate drainage for the project, and allows beneficial use to be made of the site for development.***
- 2. The project site design as approved provides open space, access, vehicle parking, vehicle, pedestrian and bicycle circulation, pedestrian walks and links to alternative modes of transportation, loading areas, landscaping and irrigation and lighting which results in a safe, efficient, and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the applicable specific plan and/or applicable design guidelines.***
- 3. The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site, as approved is harmonious with other development and buildings in the vicinity and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the applicable specific plan and/or applicable design guidelines.***
- 4. The design of the public services, as approved, including, but not limited to, trash enclosures and service equipment are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors and landscaping that are harmonious with the site and the building designs.***

Guidelines for compact residential development projects are included within the Community Design Guidelines (CDG). The guidelines include recommendations for site planning, circulation, architecture, and other aspects of site development. The following discussions provide an evaluation with respect to the applicable design guidelines in the CDG. Exhibits D through J include the proposed development standards, site plan, floor plans, elevations, landscape plan, grading plan, and utility plan.

Architecture and Site Design: The project consists of three-story, “rowhouse” style homes, with three rows of buildings consisting of 7 to 8 units each. The homes located along Douglas Boulevard will face the roadway, and will have paved walkways extending from the front door to the sidewalk along the street; the garages on these units will be located on the rear of the home. The remainder of the units will face one another across paseos. The overall architectural theme of the project is contemporary with colors and materials that complement the surrounding neighborhood. The project includes four color schemes consisting of warm tones. The project materials include brick veneer on the first floor, horizontal lap siding, cement plaster, metal awnings over windows and doors, and metal railings for the second-story balconies. The proposed color scheme and materials provides a variety of textures that create visual interest and depth in the façade, consistent with the CDG.

The rooflines of the homes are flat, however the buildings will range in height from 36 feet to 44 feet to allow for variation. The project will feature useable rooftop decks that will be accessible by a stairway on the third floor. The buildings also include wall plane variation such as building projections and inset walls that will generally provide for an engaging and activated streetscape. Mechanical equipment will be located on the roof deck and will be visually screened by the roof parapets, which measure approximately 5 feet tall. The roof parapets will also help to screen the rooftop patios and buffer noise from these areas.

Figure 2: Site Plan

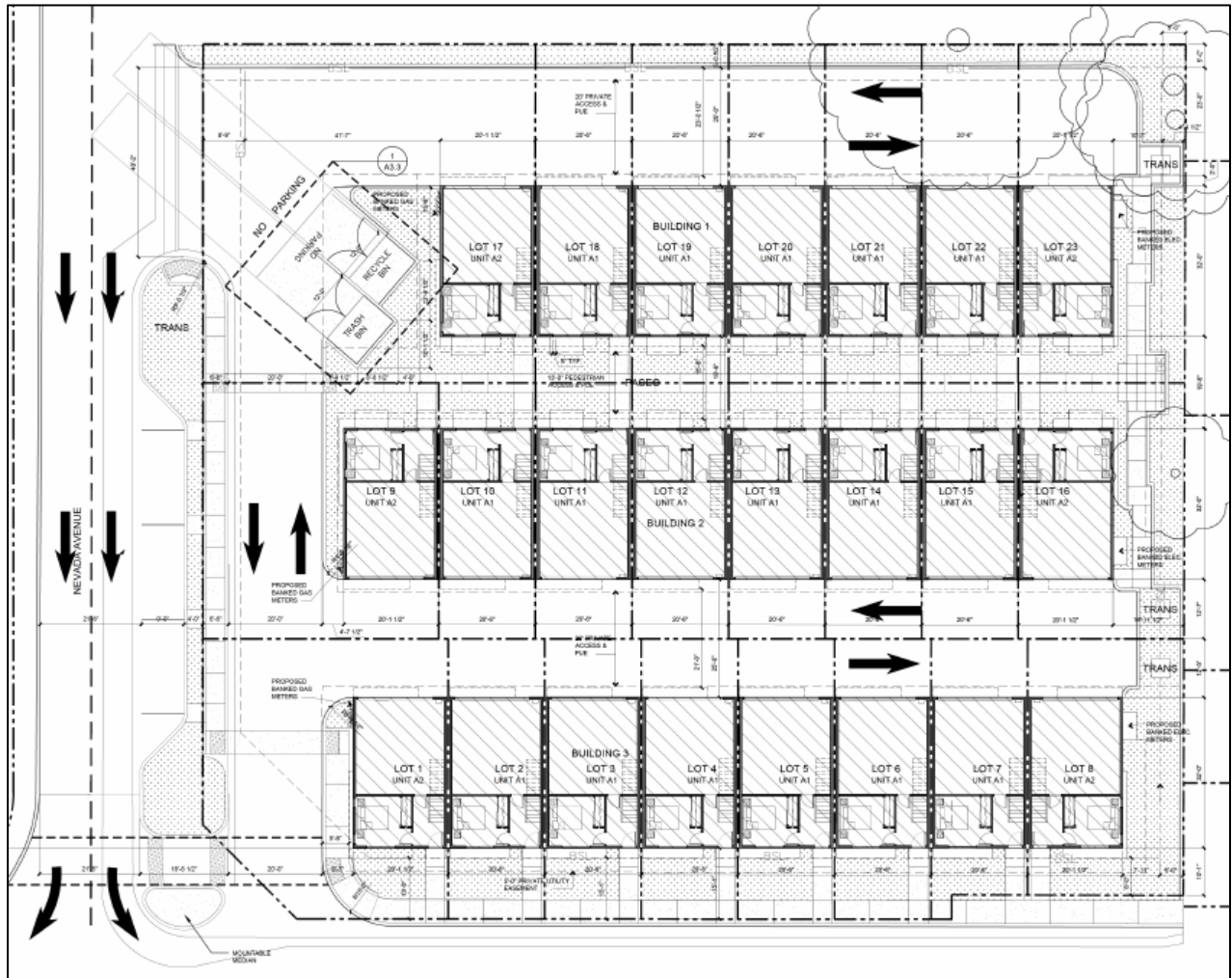


Figure 3: Rendering



Modification of Development Standards: Section 19.10.030(A) of the Zoning Ordinance allows for modifications to the R3 zone district through approval of a Design Review Permit. The project specific development standards are detailed in Table 1, below, and included as Exhibit D. The proposed standards allow for smaller lot sizes, a reduction in the minimum setback requirements, and greater lot coverage. No deviations from the existing height standard is requested.

Table 1: Proposed Development Standards

Development Feature	Existing R3 Development Standard	Proposed R3/DS Standard
Minimum lot area (square feet)		
Interior	6,000	1,112
Corner	7,500	1,159
Minimum lot width		
Interior	60'	20'-6"
Corner	75'	21'-4 ½"
Residential Density	As provided by General Plan	26 units per acre
Setbacks (minimum)		
Front	20' minimum on all street frontages	7'-5" for interior lot; 20' for corner lot
Sides	5' interior; 20' minimum on all street frontages	0'-3" interior; 20' street side on corner
Rear	20'; 20' minimum on all street frontages	10'
Maximum lot coverage	50%	60%
Height (maximum)	45 feet	45 feet

The proposed lot sizes are sufficient in size and shape to accommodate the proposed attached single-family product. Although reductions in setbacks are requested, the setbacks on the majority of the lots exceed the proposed standards. For example, the row of units along the north property line have a front yard setback of approximately 10 feet and a rear yard setback of approximately 25 feet.

Parking, Vehicle Access and Circulation: The Zoning Ordinance requires two (2) parking spaces for each single-family residential dwelling unit. Based on this, the total number of required parking spaces for the project is 46 spaces. The project meets this requirement as each dwelling unit will include a two-car garage. A condition of approval has been placed on the project requiring the CC&Rs to include a clause prohibiting storage in the garages that displaces vehicle parking (Condition 50e). Three (3) parallel public parking spaces will also be provided on Nevada Avenue to the west of the project site.

The project site will be accessed by a new, modified Type A-7 driveway measuring 20 feet wide along Douglas Boulevard, on the southwest corner of the site, and will be restricted to ingress movements only. A modified Type A-7 driveway measuring approximately 40 feet wide will also be constructed on Nevada Avenue, on the northwest portion of the site. This driveway will restrict egress movements to left turn only, however it will allow for vehicles to enter the site from Nevada Avenue. A condition of approval has been added requiring onsite signage be provided to identify restricted movements at each driveway. Nevada Avenue will be improved with a road width of 20 feet and will include three (3) parallel parking spaces on the east side of Nevada Avenue with five (5)-foot wide sidewalks constructed along the limits of the property. Nevada Avenue will be wide enough to provide space for two (2) vehicles to egress onto Douglas Boulevard; this improves circulation and minimizes vehicles queuing at the intersection by allowing for a left and right turn lane.

Additionally, the proposed site design includes a 20-foot travel lane within the subdivision, allowing for appropriate circulation throughout the site, as the main drive aisle will be wide enough for two-way traffic.

The internal drive aisles to the units will also be 20 feet wide. 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.

The City's Engineering Division prepared a trip generation estimate and estimated the project will generate 12 PM peak-hour trips. Since the project will not generate more than 50 pm peak-hour trips, a traffic study is not required, and it can be concluded that the project will be consistent with the City's Level of Service (LOS) standards. The site design provides for appropriate circulation into, out of, and throughout the site.

Landscaping: The landscaping for each lot will consist of layered plantings, including a mix of flowering plants/shrubs and groundcover, and trees of varying heights that will provide texture and color. The lots facing Douglas Boulevard will include Armstrong red maple trees and a mix of shrubs and groundcover that will provide a visually engaging streetscape and strengthen the pedestrian scale. A 5-foot wide planter will be added along the northern property line and an approximate 12-foot wide planter will be added on the eastern property line to provide landscape buffering and screening from the adjacent uses. These planters will consist of species such as red tip photinia, which is an evergreen that can grow 18 feet high and nearly as wide. Existing native oak trees on the northeastern corner of the site will be retained. Consistent with the CDG, trees will be placed along the proposed parking stalls along Nevada Avenue to provide parking lot shading and buffering of pedestrian walkways from the street. Landscape buffering is also provided for the proposed trash enclosure which will consist of concrete block walls screened with shrubs and Armstrong red maple trees. As proposed and conditioned, staff finds the landscape plan meets the intent of the CDG and is consistent with the City's Water Efficient Landscape Ordinance.

Design Review Permit Conclusion

Based on the analysis contained in this staff report and with the project conditions, staff finds that the required findings for approval can be made for the proposed Design Review Permit. The project has been designed with consideration of the design concepts of the existing neighborhood and in a manner consistent with the General Plan and the Community Design Guidelines. The project provides adequate vehicle access and circulation, variation in color and materials, landscaping, and building design that enhances and engages the streetscape. The project will not be detrimental to the public health and safety, or be materially detrimental to the public welfare.

EVALUATION: TENTATIVE SUBDIVISION MAP

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made to approve or conditionally approve a Tentative Subdivision Map. The three findings are listed below in *italicized, bold* text and are followed by an evaluation of the map in relation to the findings.

- 1. The size, design, character, grading, location, orientation and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the general plan or any applicable specific plan for the area, whichever is more restrictive, and the design standards of Title 18 (Subdivision Ordinance) of the Roseville Municipal Code.***
- 2. The subdivision will result in lots which can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or, some other physical condition of the area.***
- 3. The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, pursuant to Division 7 of the Water Code.***

The proposed subdivision will result in the creation of 23 lots (Exhibit K). Lots 1 through 8 will front onto Douglas Boulevard with garage access located behind the units, and Lots 9 through 23 will face one another across paseos. The minimum lot size is 1,112 square feet for an interior lot, while the lots located on corners are as large as 5,063 square feet. The Map Act and Subdivision Ordinance do not contain any maximum or minimum lot sizes. As further discussed in the Design Review Permit section of the staff report, the lots are large enough to adequately allow for the proposed development on the parcels.

The proposed lot sizes, depths, and widths conform to the proposed development standards for the project, and the design of the proposed improvements have been reviewed by all City divisions and departments and have been found to conform to City standards. The applicant has included a lotting plan (Exhibit L), which shows the lots can be used and built upon. There are no watercourses or other natural features on the site that would impede development. Approval of the project will not result in significant increases in demands on sewage services; there will be no impacts to the existing requirements established by the Regional Water Quality Control Board.

EVALUATION – TREE PERMIT

Pursuant to Zoning Ordinance Section 19.66.030, a Tree Permit is required for any removal of native oak trees or for more than 20% encroachment into the dripline of a native oak tree. The proposed project will result in the removal of 12 protected oak trees. The required findings to approve a Tree Permit are listed below.

- 1. Approval of the Tree Permit will not be detrimental to the public health, safety or welfare, and approval of the Tree Permit is consistent with the provisions of Chapter 19.66.***
- 2. Measures have been incorporated into the project or permit to mitigate impacts to remaining trees or to provide replacement for trees removed.***

An arborist report was prepared for the site by Abacus Consulting Arborists, dated September 11, 2018 and updated on April 8, 2019 (Exhibit M). The report identifies 19 protected oak trees that are either located on or overhanging the site. The project includes a Tree Preservation Plan (Exhibit N) that identifies 12 trees are proposed for removal to accommodate development of the site. Six (6) trees will be impacted by development activities such as grading and excavation for retaining wall footings. The anticipated encroachment for the six (6) impacted trees is detailed in Chart C of the Arborist Report, and includes recommendations to reduce the amount of encroachment. The encroachment percentage represents the direct impact to the tree's protected zone, which is defined by the Zoning Ordinance as the largest radius of the tree's dripline plus one (1) foot.

The protected oak trees proposed for removal have a total of 265 aggregate diameter inches. However, the arborist report identifies that impacts to tree numbers 6261 and 6264 (located along the east property line) may cause early demise due to the current health of the trees and amount of encroachment. As such, the project arborist will be onsite during utility placement, trenching, and grading activities to ensure protective measures have been met. Additionally, the arborist report identifies that tree numbers 6265 and 6270 (located in the northeast corner of the site) will sustain significant encroachment and their ultimate survivability cannot be determined at this time. The final determination for removal of these trees will occur prior to and during grading activities once the arborist has inspected the retaining wall footings and impacts to the tree's roots. A condition of approval has been added requiring these trees be monitored by the project arborist for a period of five years. If it is determined the trees need to be removed, a Tree Permit Modification would be required and would require approval by the City.

The applicant has proposed to comply with the compensation requirements of the City's Tree Preservation Ordinance. Mitigation will be completed with a combination of on-site planting and payment into the City's in-lieu fee program. A total of 44 inches will be mitigated with onsite planting of non-native species. The remaining 221 inches will mitigated through payment of in-lieu fees. These funds are used

for the replanting and preservation of trees throughout the City. Mitigation fees are calculated at \$118 per inch of tree removed when measured at the tree's diameter at breast height (DBH). The tree mitigation fees for the project equate to \$26,078 and are required to be paid prior to the removal of the trees.

The Tree Permit contains all of the standard conditions of approval, which includes a requirement to follow all of the recommendations of the Arborist Report. The removal of these trees will not be detrimental to the public health, safety, or welfare, and measures have been incorporated to mitigate impacts.

PUBLIC OUTREACH

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. A notice of the public hearing was published on April 26, 2019 and a notice of hearing was also distributed to all property owners within 300 feet of the site, and to all interested persons who had requested such notices. The notice was also distributed to the Roseville Coalition of Neighborhood Associations. In addition, the property owner installed a sign on the project site for the purpose of notifying the public of the intended land use change.

A neighborhood meeting was held for the project on January 7, 2019. Approximately 15 residents were in attendance. Those in attendance raised concerns that were focused on the project's impacts to traffic and parking. A previous iteration of the project proposed narrowing Nevada Ave. to provide angled on-street parking. However, residents expressed concerns that narrowing the road would limit the ability to have vehicles turning both left and right onto Douglas Blvd. and would result in vehicle stacking. In response to these concerns, the project was redesigned with parallel parking spaces and Nevada Ave. at a width of 21.5 feet to allow space for both a left turn and right turn lane.

As of May 1st, 2019, eleven (11) comment letters have been received following distribution and publication of the public hearing notice. Concerns raised by residents are generally focused on parking, traffic, and the density of the project. A separate memorandum will be provided following publication of the staff report, which will include responses to: 1.) comments received related to the Initial Study/Mitigated Negative Declaration prepared for the project; and 2.) comments received related to the overall project.

ENVIRONMENTAL DETERMINATION

As required by the California Environmental Quality Act (CEQA), the City of Roseville, acting as Lead Agency, prepared an Initial Study/Mitigated Negative Declaration (IS/MND) to evaluate the environmental effects of the project. The document was released for a 20-day public comment period, which began on April 10, 2019 and ended on April 30, 2019. The document analyzed the potential for environmental impacts due to project implementation and determined that potentially significant impacts related to Biological Resources and Cultural Resources could be reduced to less than significant with mitigation. The Mitigated Negative Declaration and associated Mitigation Monitoring Program is included as Exhibit A. Written comments on the adequacy of the document were received. As mentioned in the Public Outreach section, these comments will be included and addressed in a separate memorandum that will be provided following publication of the staff report.

Similar to the public hearing notice, the project description contained in the CEQA document states that the project includes a request for a Rezone to modify the R3 development standards. However, after further review, it was determined a Rezone is not required for the project. The Zoning Ordinance states development standards may be modified through approval of a Design Review Permit. The environmental impacts analyzed in the IS/MND remain unchanged.

RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

- A. Adopt the **Roseville Old Town Lofts Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program**;
- B. Recommend the City Council approve the **GENERAL PLAN AMENDMENT (TEXT AND LAND USE MAP) – 241 NEVADA AVENUE – INFILL PCL 246 – ROSEVILLE OLD TOWN LOFTS – PL18-0178**.
- C. Adopt the four (4) findings of fact as stated in the staff report and approve the **DESIGN REVIEW PERMIT – 241 NEVADA AVENUE – INFILL PCL 246 – ROSEVILLE OLD TOWN LOFTS – PL18-0178** subject to sixty-eight (68) conditions of approval.
- D. Adopt the three (3) findings of fact as stated in the staff report and approve the **TENTATIVE PARCEL MAP – 241 NEVADA AVENUE – INFILL PCL 246 – ROSEVILLE OLD TOWN LOFTS – PL18-0178** subject to sixty-eight (68) conditions of approval.
- E. Adopt the two (2) findings of fact as stated in the staff report and approve the **TREE PERMIT – 241 NEVADA AVENUE – INFILL PCL 246 – ROSEVILLE OLD TOWN LOFTS – PL18-0178** subject to twenty-one (21) conditions of approval.

CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT (FILE #PL18-0178)

1. The Design Review Permit application shall not be deemed approved until the actions on the General Plan Amendment are approved and become effective. (Planning)
2. This design review permit approval shall be effectuated within a period of two (2) years from **May 9, 2019** and if not effectuated shall expire on **May 9, 2021**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **May 9, 2022**. (Planning)
3. The project is approved as shown in Exhibits D-L, and as conditioned or modified below. (Planning)
4. The project shall comply with all required environmental mitigation identified in the Roseville Old Town Lofts Initial Study/Mitigated Negative Declaration, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
5. The project shall be addressed as 241 Nevada Avenue. All projects with multi-tenants or buildings must submit a site plan with building footprint(s) to the Development Services Department (Business Services – Addressing) for building/suite addressing. (Business Services)
6. Within new subdivisions that are compact in development (i.e. parcels that are roughly less than 3000 sq ft), all interior roads that are 20 ft. in width, and classified as alleys or not clearly classified as roads, must be identified as a road with the classification type of Place. In these compact development subdivisions, houses will be addressed off of roads within the development. Generally, if the front doors of the houses within the subdivision face interior streets, they will be addressed off the front doors first. Where the front doors of the houses are facing walkways, common areas, or to streets outside the subdivision, the houses will be addressed off of the street the garage is facing. In all of these developments, the developer is required to provide signage on both front and back sides of the house identifying the Street Number and Street Name the houses are addressed off of. This signage will be a size of 1 1/4" with 1/4" stroke. (Business Services)
7. The applicant shall submit a street name application with proposed street names. After city review, the applicant will receive the application identifying approved or rejected street names. If enough street names are approved, the applicant shall submit a map with the approved street names to receive a

stamp and to be used as the approved street name exhibit. This shall be included in the submittal for improvement plans. (Business Services)

8. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)
9. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
10. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans have been submitted for review and are approved with grading and/or encroachment permits issued by the Department of Development Services – Engineering Division (Engineering)
11. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Finance)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

12. Parking lot design shall conform to the City's design standards, including the following minimum standards for parking stalls:
 - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall have a 6-inch raised curb or concrete bumper. (Planning)
 - b. Standard – 9 feet x 18 feet; Compact – 9 feet x 16 feet; Accessible – 14 feet x 18 feet (a 9-foot-wide parking area plus a 5-foot-wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible – 17 feet x 18 feet (9-foot-wide parking area plus an 8-foot-wide loading area). (Planning)
13. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
14. The plans submitted to the Building Division for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
15. The project Landscape Plans shall comply with the following:
 - a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines; backflow preventers; fire department connections; and public water, sewer, and storm drain facilities. (Planning, Fire, Environmental Utilities, Electric, Public Works)
 - b. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)

- c. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
 - d. The landscape plan shall comply with the City of Roseville Water Efficient Landscape Ordinance. (Planning, Environmental Utilities)
 - e. All landscaping in areas containing electrical service equipment shall conform to the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
 - f. Slopes within landscape planters shall be no more than 3:1. A two-foot flat bench located at back-of-walk shall be included in the landscape area to slow or allow absorption of nuisance run-off from the planters. (Parks, Recreation, and Libraries)
 - g. All landscaping shall conform to the standards of crime prevention through environmental design with the intent to create natural surveillance, controlling access, and territorial reinforcement to property boundaries. (Police)
16. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
 17. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the proposed addressing for the building and dwelling unit numbers. The Building Official, or the designee, shall approve said plan prior to building permit approval. Refer to the *City of Roseville Addressing Guidelines*. (Building)
 18. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code–CGBCS, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)
 19. The building foundation for Lot 9 shall be designed such that future repair and trenching of the existing 36-inch storm drain pipe that runs along Nevada Street does not negatively impact the building foundation. (Building, Engineering)
 20. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Public Works prior to approval of any plans. (Public Works)
 21. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Public Works, Fire, Environmental Utilities, Electric)
 22. A note shall be added to the grading plans that states:

*“Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.”* (Public Works)

23. The applicant shall dedicate all necessary rights-of-way or Public Utility Easement for the widening of any streets or transfer of public utilities across and over any portion of the property as required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Public Works)
24. Nevada Street shall be improved with a reduced road width consisting of 20-feet of pavement and standard curb and gutter at the intersection of Douglas Boulevard. This segment of Nevada Street will be signed for no parking on the west side of the street. Parallel parking shall be provided on the east side of Nevada Street per the approved tentative map. Five (5) foot wide sidewalk shall be constructed along the limits of the property. (Engineering)
25. The site shall be accessed by modified A-7 driveways located on Nevada Street and Douglas Boulevard. The Nevada Street driveway shall be 20-feet wide and restricted to ingress movements only. The Nevada Street driveway shall restrict egress movements to left turn only. Onsite signage shall be provided to identify restricted movements at each driveway. (Engineering)
26. The property owner shall be responsible for the maintenance of the Nevada frontage landscape located within the public Right of Way. Prior to permit issuance, the property owner shall enter into a landscape maintenance agreement with the City. (Engineering)
27. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Engineering)
28. Prior to the issuance of any permits, the property owner shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the property owner during the pre-construction meeting. (Engineering)
29. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)
30. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
31. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
32. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Public Works will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Engineering)

33. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
34. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Public Works)
35. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan-view and in profile-view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)
36. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
37. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - b. Water, sewer and recycled mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions of approval.
 - c. All sewer manholes shall have all-weather, 10-ton vehicle access unless otherwise authorized by these conditions of approval. (Environmental Utilities)
38. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)
39. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)
40. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)
41. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
42. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting. (Fire)

43. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
- a. one (1) set of improvement plans
 - b. load calculations
 - c. electrical panel one-line drawings
44. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas and pedestrian walkways shall provide a maintained minimum of one (1) foot-candle, and 0.5 foot-candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning, Police)
45. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

46. Any backflow preventers visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventers shall be screened with landscaping and shall comply with the following criteria:
- a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventer to the landscaping.
 - b. For maintenance purposes, the landscaping shall only be installed on three sides and the plant material shall not have thorns.
 - c. The control valves and the water meter shall be physically unobstructed.
 - d. The backflow preventer shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)
47. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
- a. A 20-foot-wide public utilities easement along all interior roads.
 - b. Water, sewer, and reclaimed water easements.
 - c. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
 - d. A public drain easement along the existing 36-inch storm drain pipe that runs along the north and western boundaries of the project. The easement width will vary with proximity to property lines. (Electric, Engineering, Environmental Utilities)
48. Easement widths shall comply with the City's Improvement Standards and Construction Standards. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Public Works, Environmental Utilities, Electric)
49. Inspection of the potable water supply system on new commercial/industrial/office projects shall be as follows:

- a. The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventer.
 - b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventer to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.
 - c. The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)
50. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
51. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)
52. Water, sewer and reclaimed water shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
53. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
54. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
55. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)
56. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
57. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)
58. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:
- a. Locate the metered service panel on the outside of the building.
 - b. Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry. (Electric)
59. One ¾-inch conduit with a 2-pair phone line shall be installed from the building's telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)

60. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

OTHER CONDITIONS OF APPROVAL:

61. A Sign Permit is required for all project signs. (Planning)
62. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed-free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)
63. The City reserves the right to restrict vehicle turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. (Engineering)
64. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)
65. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. (Fire)
66. The location and design of the gas service shall be determined by PG&E. The design of the gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
67. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance, project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday, provided that all construction equipment shall be fitted with factory installed muffling devices and be maintained in good working order. (Building)
68. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Division Field Inspector at the time of or prior to the foundation inspection. (Building)

CONDITIONS OF APPROVAL FOR THE TENTATIVE SUBDIVISION MAP (FILE #PL18-0178)

1. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)
2. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
3. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans have been submitted for review and are approved with grading and/or

encroachment permits issued by the Department of Development Services – Engineering Division (Engineering)

4. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Finance)
5. The project shall comply with all required environmental mitigation identified in the Roseville Old Town Lofts Initial Study/Mitigated Negative Declaration, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)

PRIOR TO ISSUANCE OF A GRADING PERMIT AND/OR IMPROVEMENT PLANS:

6. Landscape Plans for all landscape corridors and all landscaped common areas shall be approved with the improvement plans. Landscaping shall be installed for Substantial Completion of the subdivision improvements. Landscape corridors shall also successfully complete the required establishment period. The landscape plan shall comply with the City of Roseville Water Efficient Landscape Ordinance. (Planning, Engineering, Parks, Fire, Environmental Utilities)
7. Grading around the native oak trees shall be as shown on the tentative map or as approved in these conditions. (Planning)
8. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
 - a. Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
 - b. Grading shall comply with the City grading ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore modification of the erosion control plan may be warranted during wet weather conditions.
 - c. A rough grading permit may be approved by the Engineering Department prior to approval of the improvement plans.
 - d. Standard Accessible ramps shall be installed at all curb returns per City Standards. (Engineering)
9. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to the Engineering Division prior to approval of any plans. (Engineering)
10. The applicant shall apply for and obtain an encroachment permit from the Engineering Division prior to any work conducted within the City right-of-way. (Engineering)
11. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During site inspection Engineering will designate the exact areas to be reconstructed. (Engineering)

12. All Lots/Parcels shall conform to Class 1 drainage, pursuant to the adopted City of Roseville Improvement Standards, except as shown on the tentative map or as approved in these conditions. (Engineering)
13. The following note shall be added to the Grading and/or Improvement Plans:

To minimize dust/grading impacts during construction the applicant shall:

 - a. *Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day.*
 - b. *Use tarpaulins or other affective covers on all stockpiled earth material and on all haul trucks.*
 - c. *Sweep the adjacent streets frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.*
 - d. *Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off site.*
 - e. *The City shall have the authority to stop all grading operations, if in the opinion of city staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. (Engineering)*
14. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
15. A note shall be added to the grading plans that states:

*"Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified." (Engineering)*
16. Nevada Avenue shall be improved with a reduced road width consisting of 20-feet of pavement and standard curb and gutter at the intersection of Douglas Boulevard. This segment of Nevada Avenue will be signed for no parking on the west side of the street. Parallel parking shall be provided on the east side of Nevada Avenue per the approved tentative map. Five (5) foot wide sidewalk shall be constructed along the limits of the property. (Engineering)
17. The site shall be accessed by modified A-7 driveways located on Nevada Avenue and Douglas Boulevard. The Douglas Boulevard driveway shall be 20-feet wide and restricted to ingress movements only. The Nevada Avenue driveway shall restrict egress movements to left turn only. Onsite signage shall be provided to identify restricted movements at each driveway. (Engineering)
18. The property owner shall be responsible for the maintenance of the Nevada Street frontage landscape located within the public Right of Way. Prior to permit issuance, the property owner shall enter into a landscape maintenance agreement with the City. (Engineering)
19. The applicant shall dedicate all necessary rights-of-way for the widening of any streets required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)

20. The grading plans for the site shall be accompanied with a shed map that defines that area tributary to this site. All drainage facilities shall be designed to accommodate the tributary flow. All on-site storm drainage shall be collected on site and shall be routed to the nearest existing storm drain stub of natural drainage coarse. (Engineering)
21. All storm drainage, including roof drains, shall be collected on site and shall be routed to the nearest storm drain system or natural drainage facility. Prior to discharge from the site, the storm water shall be treated with appropriate storm water pollution treatment device(s). The storm drain system shall be a private system and shall be maintained by the property owner or Home Owners Association. (Engineering)
22. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater than 4 feet in height. All retaining walls shall be of either split faced masonry units, keystone type construction, or cast in place concrete with fascia treatment. (Engineering)
23. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)
24. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
25. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
26. **Prior to the approval of the Improvement Plans**, the project proponent shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the project proponent during the pre-construction meeting. (Engineering)
27. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan-view and in profile-view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)
28. Water and sewer infrastructure shall be designed and constructed pursuant to the adopted City of Roseville Improvement Standards and Construction Standards and shall reflect the following:
 - a. Sewer and water service laterals shall not be allowed off of water and sewer mains larger than 12 inches in diameter.
 - b. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - c. Water and sewer mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions.

- d. All sewer manholes shall have all-weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)
29. Any backflow preventers visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventers shall be screened with landscaping and shall comply with the following criteria:
 - a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventer to the landscaping.
 - b. For maintenance purposes, the landscaping shall be installed on a maximum of three sides and the plant material shall not have thorns.
 - c. The control valves and the water meter shall be physically unobstructed.
 - d. The backflow preventer shall be covered with a green cover that will provide insulation. (Environmental Utilities)
30. A note shall be added to the Improvement Plans stating that all water backflow devices shall be tested and approved by the Environmental Utilities Department prior to the Notice of Completion for the improvements. (Environmental Utilities)
31. In cases where water and sewer services are less than 10' apart, the sewer material shall be DIP with permashield 431 lining.
32. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
33. Minimum fire flow is 1,500 gallons per minute with 20 pounds of residual pressure. The fire flow and residual pressure may be increased, as determined by the Fire Marshall, where the project utility lines will serve non-residential uses. (Fire)
34. The fire department access road shall meet the City's requirements for width and turning radii of 30 and 50 as noted on the fire department standards for access. This designated access road shall also maintained 20 feet wide unobstructed and 13 feet 6 inches vertical clearance. These provisions will be enforced at the time plan are submitted for review, Additional information can be found on the City's web site www.roseville.ca.us or contact Patrick Chew, Senior Fire Inspector, at 916-774-5823 or pchew@roseville.ca.us with the Fire and Life Safety Division for information. (Fire)
35. The required turning radii shall be met for each approach for every dead-end alleys. (Fire)
36. Cross-sectional view "C" on page TM-05 shall be 20 feet clear fire lanes without obstructions in accordance with the California Fire Code. (Fire)
37. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)
38. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)
39. The design for electrical service for this project will begin when the Electric Department has received a full set of improvement plans for the project. (Electric)

40. All landscaping in areas containing electrical service equipment shall conform to the “Electric Department Landscape Design Requirements” as outlined in Section 7.00 of the Electric Department’s “Specifications for Residential Trenching.” (Electric)
41. The location and design of the gas service shall be determined by PG&E. The design of gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
42. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)
43. Prior to submitting for an Improvement Plan for the subdivision, the applicant is required to submit a street name application for all of the streets within the subdivision. (Business Services)
44. Within new subdivisions that are compact in development (i.e. parcels that are roughly less than 3000 sq ft), all interior roads that are 20 ft. in width, and classified as alleys or not clearly classified as roads, must be identified as a road with the type of Place. In these compact development subdivisions, houses will be addressed off of roads *within* the development. If the front doors of the houses within the subdivision face interior streets, they will be addressed off the front doors first. Where the front doors of the houses are facing walkways, common areas, or to streets outside the subdivision, the houses will be addressed off of the street the garage is facing. In all of these developments, the developer is required to provide signage on both front and back sides of the house identifying the Street Number and Street Name the houses are addressed off of. (Business Services)

PRIOR TO OR UPON RECORDATION OF FINAL/PARCEL MAP:

45. The following easements shall be provided and shown on the Final Map or by separate instrument, unless otherwise provided for in these conditions:
 - a. A 20-foot wide public utilities easement along all interior roads, includes water and sewer;
 - b. A public drain easement along the existing 36-inch storm drain pipe that runs along the north and western boundaries of the project. The easement width will vary with proximity to property lines. (Engineering)
46. Easement widths shall comply with the City’s Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
47. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
48. Separate document easements required by the City shall be prepared in accordance with the City’s “Policy for Dedication of Easements to the City of Roseville”. All legal descriptions shall be prepared by a licensed land Surveyor. (Environmental Utilities, Electric, Engineering)
49. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with the Final/Parcel Map. The CC&Rs shall include the following items: (Attorney, Planning)
 - a. A clause prohibiting the amendment, revision or deletion of any sections in the CC&Rs required by these conditions of approval without the prior written consent of the City Attorney.
 - b. A clause excluding any property owned by the City from the terms of the CC&Rs.
 - c. A clause providing for reciprocal access and drainage across all properties within the subdivision. (Engineering)

- d. A clause requiring the project HOA shall be responsible for on-going maintenance of all project installed landscape. (Planning)
 - e. A clause prohibiting storage in the garages that displaces vehicle parking. (Planning)
50. The addition of 23 units triggers the requirement for two (2) affordable homes reserved for middle income buyers. (Housing)
 51. Affordable housing shall be provided as follows: 2 affordable units sold to middle income households. (Housing)
 52. Prior to the approval of each final small residential lot subdivision map containing lots for affordable purchase, the developer shall enter into City's current Affordable Purchase Housing Agreement (or other applicable City-approved form) for such residential purchase units affordable to middle-income households. (Housing)
 53. The City shall not approve the Final Map for recordation until either:
 - a. A subdivision agreement is entered into along with the necessary bonds and insurance as required by the City. Said agreement shall be in a form acceptable to the City Attorney.
 - OR
 - b. The improvement plans are approved, and the improvements are constructed and accepted as complete. In this case, the subdivider shall enter into a one-year maintenance agreement concurrent with the recordation of the Final Map. (Engineering)
 54. Any structures crossing Lot/Parcel lines created by the Final/Parcel map shall be removed. (Engineering)
 55. Street names shall be approved by the City of Roseville. (Engineering)
 56. The Final/Parcel Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. Lettered Lot//Parcel along major roads shall be dedicated as landscape/pedestrian/public utility easements and in fee to the City as open space. (Engineering)
 57. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)
 58. The Final/Lot/Parcel/Parcel Map shall be submitted per, "The Digital Submittal of Cadastral Surveys". Submittal shall occur after Engineering approval but prior to Council approval. (Engineering)
 59. Electric construction costs incurred by the City of Roseville Electric Department for this project shall be paid for by the developer per the applicable policy. (Electric)
 60. The Environmental Utilities Department shall make a determination that there is adequate conveyance and treatment capacity in the City sewer system to handle the newly created Lot/Parcels. (Environmental Utilities)
 61. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL:

62. The applicant shall pay City's actual costs for providing plan check, installation and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Environmental Utilities, Engineering)

63. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
64. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)
65. Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (Engineering)
66. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Engineering)
67. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor shall notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. Non-emergency releases or notifications about the presence of containers found shall be reported to the Fire Department. (Fire)
68. All plant material shall be maintained under a 30 calendar day establishment period after initial planting. Upon completion of the establishment period, all plant material shall remain under warrantee for an additional 9 months minimum. Any plant material which does not survive during the establishment period shall be immediately replaced. Any trees or shrubs which do not survive during the warrantee period shall be replaced one month prior to the end of the warrantee period. Tree or shrub replacement made necessary due to acts of God, neglect or vandalism shall be exempt from the warrantee. (Parks, Recreation, and Libraries)

CONDITIONS OF APPROVAL FOR THE TREE PERMIT (FILE #PL18-0178)

PRIOR TO ISSUANCE OF ANY PERMITS OR ANY CONSTRUCTION ON-SITE:

1. All recommendations contained in the Arborist Report(s) (Exhibit M) are incorporated by reference into these conditions, except as modified herein. (Planning)
2. Tree(s) # 662, 672, 681, 6254, 6255, 6256, 6257, 6258, 6259, 6262, 6263, 6271 (or as listed in Exhibit M) are approved for removal with this tree permit. All other native oak trees shall remain in place. Trees to be removed shall be clearly marked in the field and inspected by Planning Staff prior to removal. Removal of the trees shall be performed by or under the supervision of a certified arborist. (Planning)
3. The developer shall be responsible for the replacement of the total number of inches proposed for removal prior to any tree removal. The total number of inches for this project is 265. Mitigation must be provided in the form of payment in the amount of \$26,078, and planting of forty-four (44) 15-gallon non-native trees, prior to tree removal unless otherwise approved in the tree replacement plan or in these conditions. (Planning)
4. No activity shall be permitted within the protected zone of any native oak tree beyond those identified by this report. Encroachment into the protected zone of Tree(s) # 6261, 6264, 6265, 6266, 6269, 6270 (or as listed and detailed in Exhibit M) and described in the staff report is permitted. (Planning)
5. A \$10,000 cash deposit or bond (or other means of security provided to the satisfaction of the Planning Division) shall be posted to ensure the preservation of all remaining trees during construction. The cash

deposit or bond shall be posted in a form approved by the City Attorney. Each occurrence of a violation on any condition regarding tree preservation shall result in forfeiture of all or a portion of the cash deposit or bond. (Planning)

6. A violation of any of the conditions of this Tree Permit is a violation of the Roseville Municipal Code, the Zoning Ordinance (Chapter 19.74) and the Tree Preservation Ordinance (Chapter 19.66). Penalties for violation of any of the conditions of approval may include forfeiture of the bond, suspension or revocation of the permit, payment of restitution, and criminal penalties. (Planning)
7. A fencing plan shall be shown on the approved site plan and/or improvement plans demonstrating the Protected Zone for the affected trees. A maximum of three feet beyond the edge of the walls, driveways, or walkways will be allowed for construction activity and shall be shown on the fencing plan. The fencing plan shall be reviewed and approved by the Planning Division prior to the placement of the protective fencing. (Planning)
8. The applicant shall install a minimum of a five-foot high chain link fence (or acceptable alternative) at the outermost edge of the Protected Zone of the oak tree. Where encroachment is permitted pursuant to Condition 4, above, the fencing for encroachments shall be installed at the limit of construction activity. The applicant shall install signs at two equidistant locations on the temporary fence that are clearly visible from the front of the lot and where construction activity will occur. The size of each sign shall be a minimum of two feet (2') by two feet (2') and must contain the following language: "WARNING THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE PLANNING DIVISION". (Planning)
9. Once the fencing is installed, the applicant shall schedule an appointment with the Planning Division to inspect and approve the temporary fencing before beginning any construction. (Planning)
10. The applicant shall arrange with the arborist to perform, and certify in writing, the completion of deadwooding, fertilization, and all other work recommended for completion prior to the approval of improvement plans. Pruning shall be done by an Arborist or under the direct supervision of a Certified Arborist, in conformance with International Society of Arboriculture (I.S.A.) standards. Any watering and deep root fertilization which the arborist deems necessary to protect the health of the trees as noted in the arborist report or as otherwise required by the arborist shall be completed by the applicant. (Planning)
11. A utility trenching pathway plan shall be submitted depicting all of the following systems: storm drains, sewers, water mains, and underground utilities. The trenching pathway plan shall show the proposed locations of all lateral lines. (Planning)
12. A Site Planning Meeting shall be held with the applicant, the applicant's primary contractor, the Planning Division and the Engineering Division to review this permit, the approved grading or improvement plans, and the tree fencing prior to any grading on-site. The Developer shall call the Planning Division and Engineering Division two weeks prior to the start of grading work to schedule the meeting and fencing inspection. (Planning)
13. The following information must be located on-site during construction activities: Arborist Report, approved site plan/improvement plans including fencing plan, and conditions of approval for the Tree Permit. All construction must follow the approved plans for this tree permit without exception. (Planning)

14. All preservation devices (aeration systems, oak tree wells, drains, special paving, etc.) shall be designed and installed as required by these conditions and the arborist's recommendations, and shall be shown on the improvement plans or grading plans. (Planning)
15. If any native ground surface fabric within the Protected Zone must be removed for any reason, it shall be replaced within forty-eight (48) hours. (Planning)
16. Storage or parking of materials, equipment, or vehicles is not permitted within the Protected Zone of any oak tree. Vehicles and other heavy equipment shall not be operated within the Protected Zone of any oak tree. (Planning)
17. Where recommended by the arborist, portions of the foundation shall be hand dug under the direct supervision of the project arborist. The certified arborist shall immediately treat any severed or damaged roots. Minor roots less than one (1) inch in diameter may be cut, but damaged roots shall be traced back and cleanly cut behind any split, cracked or damaged area. Major roots over one (1) inch in diameter may not be cut without approval of an arborist and any arborist recommendations shall be implemented. (Planning)
18. The temporary fencing shall remain in place throughout the entire construction period and shall not be removed without obtaining written authorization from the Planning Division. In no event shall the fencing be removed before the written authorization is received from the Planning Division. (Planning)

PRIOR TO ISSUANCE OF FINAL:

19. Within 5 days of the completion of construction, a Certification Letter from a certified arborist shall be submitted to and approved by the Planning Division. The certification letter shall attest to all of the work (regulated activity) that was conducted in the protected zone of the tree, either being in conformance with this permit or of the required mitigation still needing to be performed. (Planning)

OTHER CONDITIONS:

20. The approval of this Tree Permit shall expire on **May 9, 2019**. (Planning)
21. Tree(s) #6261, 6264, 6265, and 6270 shall be monitored by the project arborist for a period of five (5) years. Each year a letter shall be submitted to the Planning Division which provides a status update of the trees conditioned and any recommended preservation/survival measures. (Planning)

ATTACHMENT

1. Non-Residential Conversion Guidelines

EXHIBITS

- A. Initial Study/Mitigated Negative Declaration & Mitigation Monitoring and Reporting Program
- B. General Plan Amendment
- C. General Plan Change Pages
- D. Modified R3 Standards
- E. Site Plan
- F. Floor Plans (3 sheets)
- G. Elevations (4 sheets)
- H. Landscape Plan (2 sheets)
- I. Grading & Drainage Plan
- J. Utility Plan
- K. Tentative Subdivision Map
- L. Preliminary Lot Layout
- M. Arborist Report

- N. Existing Conditions & Tree Preservation Plan
- O. Preliminary Post Construction Plan

Note to Applicant and/or Developer: Please contact Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.