

ITEM 6.2: **Conditional Use Permit, Design Review Permit, and Tree Permit – 9000 Woodcreek Oaks Boulevard – NRSP PCL M-31 – Mourier M31 Apartments – File #PL19-0317**

REQUEST

The proposed project is an 80-unit apartment complex consisting of four (4) three-story buildings, a community building, parking, and other related improvements. The project includes a request for a Conditional Use Permit to allow a multi-family residential use in the Community Commercial zone district, a Design Review Permit to review the building architecture and associated site improvements, and a Tree Permit to allow minor encroachment into the protected zone of a native oak tree.

Applicant – David Cobbs, Baker Williams Engineering Group
Property Owner – Steve Schnable, Mourier Land Investment Corp.

SUMMARY RECOMMENDATION

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

- A. Adopt the Mourier M31 Apartments Initial Study/Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program;
- B. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to seven (7) conditions of approval;
- C. Adopt the four (4) findings of fact and approve the Design Review Permit subject to ninety-three (93) conditions of approval; and
- D. Adopt the two (2) findings of fact and approve the Tree Permit subject to eighteen (18) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with all recommended conditions of approval.

BACKGROUND

The project site is located on Parcel M-31 of the City's North Roseville Specific Plan (NRSP) area, adjacent to Woodcreek Oaks Boulevard to the west (see Figure 1 below). The site has a zoning and General Plan land use designation of Community Commercial (CC). The parcel is irregularly shaped, which was due to the alignment of Woodcreek Oaks Blvd. The site is undeveloped; however, a portion of the site was used by JMC Homes as a temporary storage yard for construction supplies with an onsite construction trailer from 2002 to 2010 to support the construction of NRSP and West Roseville Specific Plan (WRSP) projects.

The proposed project is an 80-unit apartment complex consisting of four (4) three-story buildings, and a community building with an outdoor pool. The Zoning Ordinance defines an apartment complex as a multi-family residential use, which requires a Conditional Use Permit (CUP) in the CC zone district. The CUP process allows the Planning Commission the opportunity to review the project's compatibility with the surrounding land uses. The project request also includes a Design Review Permit to evaluate the building architecture and associated landscaping and parking areas. Lastly, a Tree Permit is requested to allow minor encroachment into the protected zone of a native oak tree located in the adjacent open space Parcel WN-51 to the south.

Figure 1: Project Location



SITE INFORMATION

Location: 9000 Woodcreek Oaks Boulevard; APN 481-010-008-000

Total Size: 4.16 acres

Topography and Setting: The property has frontage on Woodcreek Oaks Blvd., which is a four-lane arterial roadway. The project site is currently undeveloped and is comprised mostly of annual grasslands and non-native tree species. The southern portion of the parcel has been disturbed from the prior storage yard that occupied the site. Streetlights, utility poles, and fully constructed sidewalks exist along Woodcreek Oaks Boulevard. Overhead power lines traverse the property along the eastern property line. The site overlooks the south branch of Pleasant Grove Creek and the Pleasant Grove Creek Open Space (Parcel WN-51) to the south, which contains a riparian area and native oak trees. A 30-foot landscape easement planned for a Class I bike trail separates the project site from a vacant low-density residential parcel to the east, both of which are located within the Campus Oaks Master Plan and the North Industrial Planning Area. To the northwest is Woodcreek Oaks Blvd. with low-density residential uses beyond.

EVALUATION: CONDITIONAL USE PERMIT

Zoning Ordinance Section 19.12.020 identifies Multi-Family Residential as a conditionally permitted use within the Community Commercial (CC) zone district. The evaluation of the Conditional Use Permit (CUP) focuses on the compatibility of the proposed apartment complex with the surrounding land uses. Section 19.78.060(A) of the Zoning Ordinance requires that three (3) findings be made in order to approve a CUP, which are listed below in *italicized, bold* text and are followed by an evaluation in relation to each finding.

1. The proposed use is consistent with the City of Roseville General Plan and any applicable Specific Plan.

The site has a land use designation of Community Commercial (CC). While not listed specifically as a primary use in the General Plan, multi-family residential uses (including apartments) are conditionally permitted in the CC zone district (Zoning Ordinance, Section 19.12.020). The General Plan relies on the Zoning Ordinance to determine the appropriate location and design of multi-family uses through the Conditional Use Permit process; therefore, the proposed project is consistent with the General Plan. The project site is located within the NRSP, which defers to the Zoning Ordinance for regulation of permitted uses in the CC zone district.

2. The proposed use conforms to all applicable standards and requirements of the City of Roseville Zoning Ordinance.

The Zoning Ordinance contains minimum parking requirements and maximum building heights. The parking requirement for a multi-family residential use is based on the number of bedrooms per unit, plus guest parking for projects including 10 or more units. Table 1, below, applies the Zoning Ordinance parking requirements to the project. Based on these requirements, the project requires a total of 158 spaces. The project provides 162 spaces, exceeding the total requirement by four (4) spaces. The parking spaces will be provided through a combination of garages, carports, and uncovered parking spaces. Each of the four apartment buildings will consist of twelve (12) one-car garages for a total of 48. Condition #4 has been included to the CUP to prohibit storage of items in the garages that causes an inability to park within the required spaces.

Table 1: Zoning Ordinance Parking Requirements

	Parking Standard	Number of Units	Parking Required
1-bedroom	1.5 per unit	20	30 spaces
2-bedroom	2 per unit	40	80 spaces
3-bedroom	2 per unit	20	40 spaces
Guest Parking	1 per 10 units	80	8 spaces
Total Required			158 spaces
Total Provided			162 spaces

The maximum building height permitted in the CC zone district is 50 feet. The maximum building height for the proposed project is 42 feet, which is below the allowable height limit. Thus, the project conforms to the applicable standards and requirements of the Zoning Ordinance.

3. The location, size, design and operating characteristics of the proposed use is compatible with and shall not adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to public or private property or improvements.

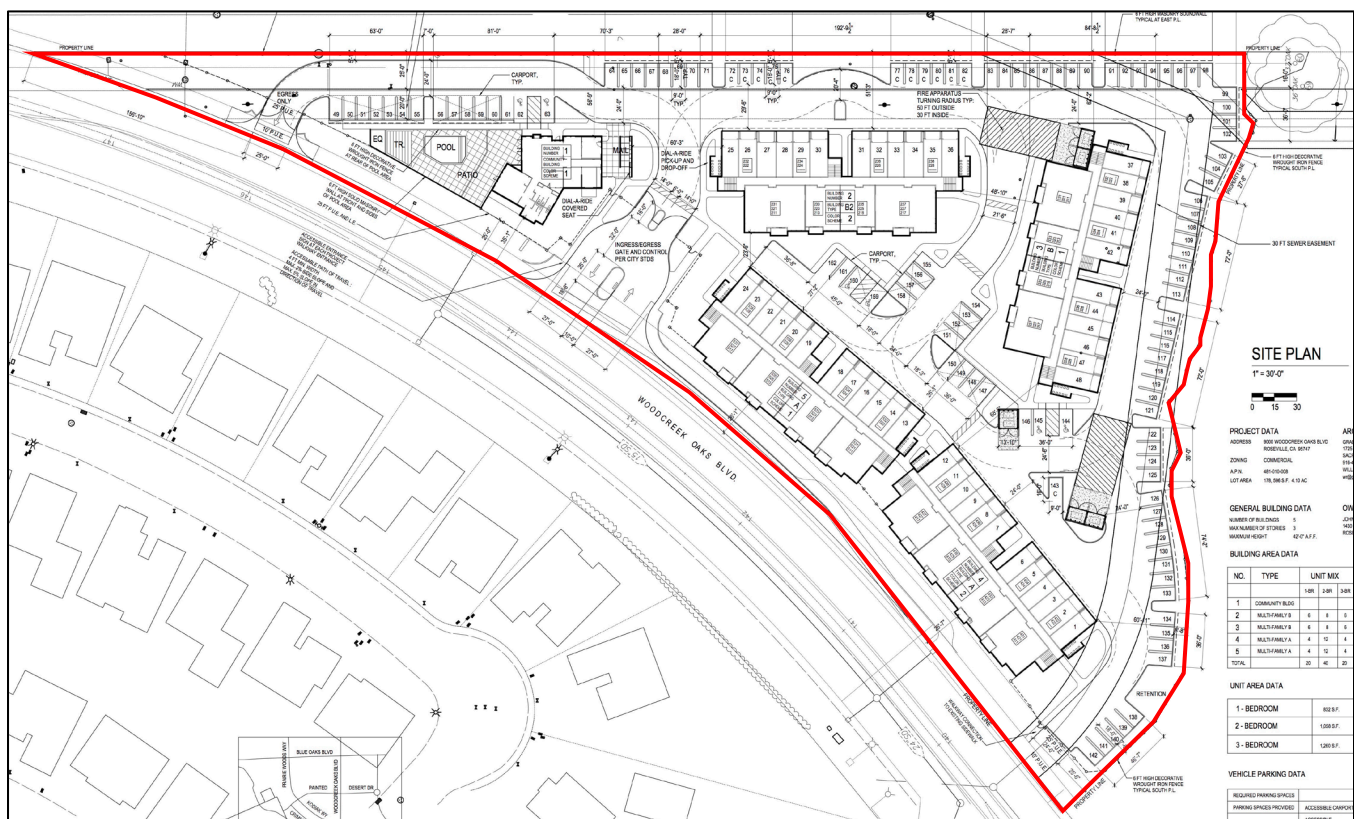
A CUP is used to address potential incompatibilities between land uses. Apartment complexes can involve recreational noise from pools and other facilities, which could cause nuisance conditions if not properly located and designed. The project is not located immediately adjacent to any residences; the project is separated from the low-density residential parcel to the east by a 30-foot wide landscape easement and is also separated from the low-density residential uses to the west by Woodcreek Oaks Blvd.

The project includes a 2,700-square-foot community building with an indoor fitness center and outdoor common area and pool. The community building is located near the main entrance of the project, approximately 25 feet from Woodcreek Oaks Blvd. (see Figure 2). Potential noise impacts of the project

were evaluated in the Initial Study prepared for the project, which was supplemented with an Environmental Noise Assessment prepared by Bollard Acoustical Consultants, Inc. (see Attachment 3 of Exhibit A, the Initial Study/Mitigated Negative Declaration). Based on the noise assessment recommendations, the project includes a 6-foot tall solid masonry wall around the outdoor patio and pool to minimize noise impacts from Woodcreek Oaks Bl. In addition, the CUP includes Condition #6, which limits the hours of operation for the outdoor patio and pool to 9 a.m. to 10 p.m. The perimeter of the property will also be planted with large trees for screening, including Prospector elm species along Woodcreek Oaks Blvd.

The CUP includes a condition of approval requiring compliance with all identified mitigation measures. The project is also conditioned to comply with the City's Noise Ordinance. Based on the proposed location, size, design, and operating characteristics and with the conditions of approval, staff believes this finding of approval can be made.

Figure 2: Proposed Site Plan



EVALUATION: DESIGN REVIEW PERMIT

The Design Review Permit evaluation of the project has been based on the applicable development standards within the City's Zoning Ordinance and the design standards of the NRSP and Community Design Guidelines. 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.

- 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.***

The site is relatively small and is irregularly shaped. The site does not contain any significant natural features. The project was reviewed by the City's Engineering Division and was found to provide adequate

drainage. A blue oak tree measuring 35" diameter at breast height (DBH) is located along the southwestern property line in the adjacent open space parcel. The project is proposing a drainage outfall to the west of this tree and will be designed to divert stormwater around the tree's dripline. Condition #10 has been added to the DRP, which requires the outfall be designed to comply with the City's Open Space Management Plan, which consists of guidelines for the placement of drainage outfalls and swales in the City's open space areas. The condition also requires the applicant to consult with a qualified biologist to confirm open space resources are not affected. The project will develop an underutilized parcel and will allow for beneficial use of the site.

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.

Multi-family residential development guidelines are included within the City's Community Design Guidelines (CDG). The guidelines include recommendations for site planning, circulation, architecture, and other aspects of site development. In addition to the CDG, the NRSP includes design guidelines with general standards for landscaping, sidewalks, walls and fences. The following discussions provide an evaluation with respect to the applicable design guidelines in the CDG and the NRSP.

Vehicle Access & Circulation: Ingress and egress for the project will be provided by a new driveway off Woodcreek Oaks Blvd., which will also include a new right-turn pocket lane. A second egress-only driveway will be constructed off Woodcreek Oaks Blvd., approximately 200 feet north of the main entrance. The existing landscape median in Woodcreek Oaks Blvd. will be modified to allow for left turn movements into and out of the site for vehicles traveling southbound. The project was reviewed by the City Engineering and City Fire Department staff and was found to comply with refuse service standards and with emergency circulation requirements.

Pedestrian Access & Circulation: The project includes new sidewalks and pedestrian connections. Consistent with the NRSP, all frontage pedestrian paths will be a minimum of eight (8) feet in width along Woodcreek Oaks Blvd. The project includes pedestrian gates along the frontage with internal walkways connecting to the sidewalks, providing convenient access to nearby transit facilities and bikeways. The project also provides pedestrian linkages to the planned Class I bike trail along the eastern property line. The project is consistent with the NRSP and CDG related to pedestrian access and circulation.

Parking: As discussed in the CUP evaluation above, the project complies with the City's Zoning Ordinance parking requirements for multi-family residential uses. The total parking requirement is 158 spaces based on the number of units and bedrooms. The project provides a total of 162 spaces, exceeding the total requirement by four (4) spaces. The parking spaces will be provided through a combination of garages, carports, and uncovered parking spaces. Each of the four apartment buildings will consist of twelve (12) one-car garages for a total of 48. Consistent with the CDG, the garages are designed to face away from the street frontage. The remaining parking spaces include 25 carports and 89 uncovered spaces.

Landscaping, Walls and Fences: Landscaping for the project site is provided along the perimeter of the property and within the parking lot. The NRSP design guidelines generally require a 25-foot wide landscape easement along Woodcreek Oaks Blvd., but a 35-foot wide landscape easement is specified for Parcel M-31 because of the CC land use designation. The project proposes a 25-foot wide landscape corridor due to site constraints resulting from the irregular shape of the parcel and location of existing utilities easements. Based on this, staff finds that the proposed 25-foot landscape frontage is sufficient and is consistent with the adjacent corridor width along the single-family residential uses. The planter along the southern boundary is approximately 8 feet wide and the planter along the eastern boundary is approximately 6 feet wide. The planting plan consists of elm trees along the project frontage, interior live oak trees along the southern boundary, and a mix of mulga, western redbud, and fruitless olive trees along the eastern boundary.

Consistent with the CDG, the project provides a minimum of 50% shading of the parking lot through the use of carports and trees. As proposed, staff finds the landscape plan meets the intent of the CDG and the NRSP design guidelines, and is consistent with the City's Water Efficient Landscape Ordinance.

The project includes 6-foot tall decorative wrought iron fencing around the project perimeter that will allow for continuous views to the bike trail to the east and open space area to the south. As mentioned, a 6-foot tall solid masonry wall will be constructed adjacent to the outdoor patio and pool to buffer noise from these areas.

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.*

The project consists of 80 units with 20 one-bedroom units of 832 square feet, 40 two-bedroom units of 1,058 square feet, and 20 three-bedroom units of 1,260 square feet. The apartment buildings are three-stories with 20 units in each building, and total approximately 112,000 square feet. The proposed top-of-ridge building height is approximately 42 feet tall. The 2,600-square-foot community building is single-story with a maximum height of approximately 15 feet. The community building will provide a centralized public activity area including an outdoor patio, pool, and indoor fitness center.

The building materials primarily consist of cement plaster with stacked stone veneer on the bottom portions of the buildings, which helps to break up the vertical profile. The buildings will be painted in one of two color schemes. Figure 3 includes the front elevation for Building 5 in Color Scheme 1, and Figure 4 includes the front elevation for Building 4 in Color Scheme 2. These buildings are situated forward along Woodcreek Oaks Blvd., but outside of the frontage easement, and will provide a visually engaging streetscape. The first color scheme consists of neutral shades of tan and brown, while the second color scheme consists of warmer shades and introduces an olive green color. The differing body colors provide color variation, while the uniform stone veneer and concrete tile roof material thematically ties all of the buildings together to achieve a consistent design character. Consistent with the CDG, architectural treatment is applied to all elevations of the buildings. The elevations include inset walls and other wall plane variation, along with variation in the roofline pitches. Gable and hip roof elements are pitched and massed to reflect nearby residences.

Figure 3: Building 5 Front Elevation



Figure 4: Building 4 Front Elevation



Overall, the building facades have been designed with a variation in colors, materials, wall planes, and rooflines that achieves a visually interesting design and is compatible with the surrounding neighborhood. Staff finds the project is consistent with the applicable CDG and the NRSP 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.***

All trash containers will be screened within trash enclosures and will be surrounded by landscaping. All other service equipment, such as air conditioners, will be located in interior areas not visible from the street, and within enclosures for screening. All rooftop mechanical equipment will be sufficiently screened from public view by the building parapets.

EVALUATION – TREE PERMIT

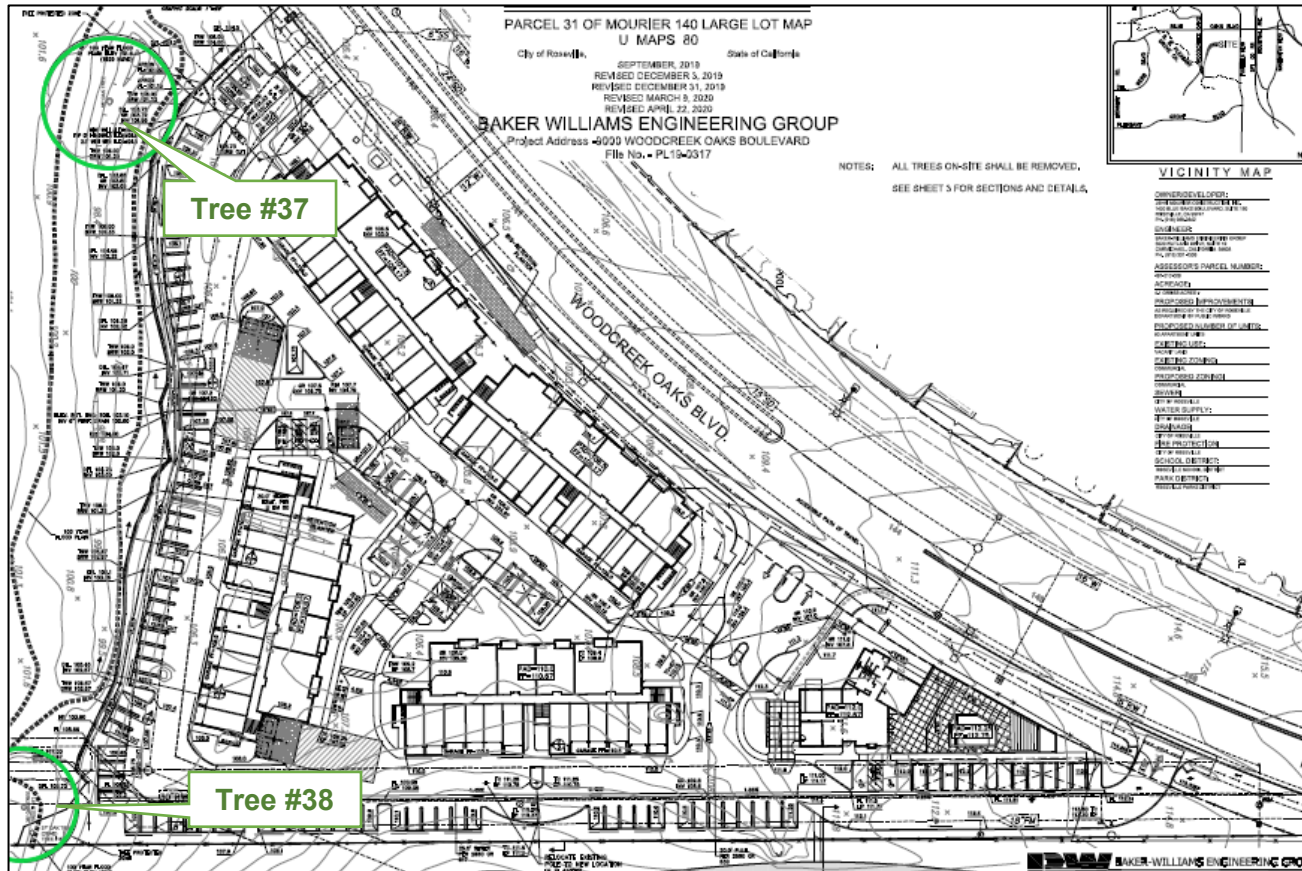
The proposed project will require less than 20 percent encroachment into the protected zone of one native oak tree; no oak trees are proposed for removal. Typically when the requested encroachment is less than 20 percent of the protected zone, it is processed as an Administrative Tree Permit. However, pursuant to Zoning Ordinance Section 19.66.030, a Tree Permit is required when the regulated activity is related to a discretionary project, regardless of the amount of encroachment. 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.***

The project includes the construction of a concrete masonry retaining wall along the southern property line, adjacent to the open space. The retaining wall varies from approximately two (2) feet to five (5) feet in height and will consist of a 6-foot tall wrought fence on top. An arborist report was provided by Acorn Arboricultural Services Inc., which identified two blue oak trees (Trees #37 and #38) in the open space parcel that are located near the project boundary (see Figure 5 below). The arborist determined that all of the project's construction activities would occur outside the protected zone radius of Tree #38, which is located in the southeast corner of the site.

As mentioned previously, the project will construct an outfall near Tree #37. The construction of the retaining wall and installation of a drain inlet and storm drain would result in a 15% encroachment into the protected zone of Tree #37; the arborist considered this to have negligible impacts on the overall health of the tree. 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. Measures have been incorporated to mitigate impacts to the trees, which include installing temporary construction fencing around the protected zone of each tree.

Figure 5: Oak Tree Locations



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. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations (RCONA). The applicant also distributed an informational notice to all property owners within 300 feet of the site. A public notice of the Planning Commission hearing was published on May 15, 2020 and a notice of hearing was also distributed to RCONA, to all interested persons, and to all property owners within 300 feet of the site. To date, no comments have been received.

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 24, 2020 and ended on May 14, 2020. The document analyzed the potential for environmental impacts due to project implementation and determined that potentially significant impacts related to Biological Resources, Noise, and Tribal Cultural Resources could be reduced to less than significant levels with mitigation. The Mitigated Negative Declaration and associated Mitigation Monitoring and Reporting Program are included as Exhibit A. No comments were received during the public comment period.

RECOMMENDATION

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

- A. Adopt the **Mourier M31 Apartments Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program**;
- B. Adopt the three (3) findings of fact as stated in the staff report and approve the **CONDITIONAL USE PERMIT – 9000 Woodcreek Oaks Boulevard – NRSP PCL M-31 – Mourier M31 Apartments – PL19-0317** subject to seven (7) conditions of approval;
- C. Adopt the four (4) findings of fact as stated in the staff report and approve the **DESIGN REVIEW PERMIT – 9000 Woodcreek Oaks Boulevard – NRSP PCL M-31 – Mourier M31 Apartments – PL19-0317** subject to ninety-three (93) conditions of approval; and
- D. Adopt the two (2) findings of fact as stated in the staff report and approve the **TREE PERMIT – 9000 Woodcreek Oaks Boulevard – NRSP PCL M-31 – Mourier M31 Apartments – PL19-0317** subject to eighteen (18) conditions of approval.

CONDITIONS OF APPROVAL FOR THE CONDITIONAL USE PERMIT (FILE #PL19-0317)

1. This Conditional Use Permit approval shall be effectuated within a period of two (2) years from **May 28, 2020** and if not effectuated shall expire on **May 28, 2022**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **May 28, 2023**. (Planning)
2. The project is approved as shown in Exhibits B—J and as conditioned or modified below. (Planning)
3. The project shall comply with all required environmental mitigation identified in the **Mourier M31 Apartments Initial Study/Mitigated Negative Declaration**, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
4. The parking spaces within the garages must be kept clear and maintained for parking at all times. Storage of items which causes an inability to park within the required spaces is prohibited. (Planning)
5. Operations shall be consistent with the City's Noise Regulation (Roseville Municipal Code Chapter 9.24). (Planning)
6. The hours of operation for the outdoor patio and pool shall be limited to 9 a.m. to 10 p.m. (Planning)
7. There shall be no visible storage of items on the outdoor balconies and patio areas facing Woodcreek Oaks Boulevard (Buildings 4 and 5). (Planning)

CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT (FILE #PL19-0317)

1. This design review permit approval shall be effectuated within a period of two (2) years from **May 28, 2020** and if not effectuated shall expire on **May 28, 2022**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **May 28, 2023**. (Planning)
2. The project is approved as shown in Exhibits B—J, and as conditioned or modified below. (Planning)
3. The project shall comply with all required environmental mitigation identified in the **Mourier M31 Apartments Initial Study/Mitigated Negative Declaration**, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)

4. The project shall be addressed as 9000 Woodcreek Oaks Bl. All projects with multi-tenants or buildings must submit a site plan with building footprint(s) and suite numbers to the Development Services Department (Business Services – Addressing) for review and approval. The [City Addressing Guidelines](#) should be used for reference when assigning suite numbers. (Business Services)
5. 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, Electric, Finance)
6. 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)
7. The applicant shall not commence with any on-site improvements or improvements within the right-of-way 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)
8. The approval of this project 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)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

9. 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 abut 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)
 - c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
 - i. Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-208.2 of the CBC.
 - ii. Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
 - iii. Accessible parking and exterior route of travel shall comply with CBC, Sections 11B-206 and 11B-208. (Building)

10. Prior to approval of improvement plans, the drainage outfall shall be designed to comply with the City's Open Space Management Plan and the applicant shall consult with a qualified biologist to confirm open space resources are not affected. The design of the outfall shall require input and coordination with the City's Open Space Manager and Engineering Division. (Planning, , Engineering, Parks-Open Space)
11. 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)
12. 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)
13. 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, Engineering)
 - 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 Landscape Guidelines for the North Roseville Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Environmental Utilities)
 - e. Landscaping adjacent to preserve areas shall consist of California native, drought-tolerant groundcover, shrubs, plants, and trees. (Open Space, Planning)
 - f. 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)
 - g. 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)
 - h. 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)
14. 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)
15. 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)

16. 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)
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. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the proposed suite addressing for individual tenant spaces within the building. The Building Official, or the designee, shall approve said plan prior to building permit approval. Refer to the *City of Roseville Addressing Guidelines*. (Building)
19. A separate Architectural Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
20. For Multiple Building Complexes: As part of the required Architectural Site Accessibility Plan, the developer shall delineate the extent of the site accessibility improvements being installed as part of the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)
21. 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–CGBSC, 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)
22. For commercial swimming pools: The developer shall obtain all required approvals and permits from the Placer County Health Department and the City of Roseville Industrial Waste Division. (Building, Environmental Utilities)
23. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address. (Building)
24. 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 Engineering prior to approval of any plans. (Engineering)
25. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)
26. 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)*

27. The site shall include a designated Dial-a-Ride drop off and pick up area with an accessible path of travel to the main entrance of the clubhouse building. A covered seating area for our Dial-a-Ride passengers shall be located at the clubhouse and it will be visible from the drive aisle of the drop-off and pick-up area. (Alternative Transportation, Planning, and Engineering).
28. The site shall provide a pedestrian walkway at the southwest end of the project from the pedestrian gate entrance to the sidewalk on Woodcreek Oaks Blvd. (Alternative Transportation, Planning, and Engineering).
29. 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)
30. Prior to the approval of the Improvement Plans, the project proponent shall provide proof of preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB). Proof shall be in the form of the Waste Discharge Identification Number (WDID#), provided to the applicant from RWQCB, placed on the coversheet of the improvement plans. Upon approval of the improvement plans, a copy of the SWPPP shall be required onsite and available for viewing by City inspection staff upon request. (Engineering)
31. 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)
32. 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)
33. 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)
34. 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)
35. Improvement plans shall show the Preserve boundary and label it as a protected area. The Pre-Construction meeting shall address the presence of the Preserve, the sensitive habitats present and minimization of disturbance to the Preserve. During grading and construction the preserve area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove

all trash blown into the preserve from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the preserve, along with all temporary erosion control measures (e.g., straw bales, straw waddles and stakes, silt fencing). (Engineering, Development Services Department, Planning)

36. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the Preserve. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Engineering, Development Services Department, Planning)
37. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the Preserve. Post and cable fencing or other improvements shall be utilized to meet this requirement. (Engineering, Development Services Department, Planning)
38. 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)
39. 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. (Engineering)
40. 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)
41. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
42. 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)
43. 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)

44. A public sewer easement shall be dedicated to the City centered over the proposed 8" sewer line that extends past the Right of Way boundary of Woodland Oaks Blvd to the most upstream onsite sewer manhole. (Environmental Utilities)
45. 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)
46. 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)
47. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)
48. 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)
49. 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)
50. The fire flow required, at a 50% reduction due to the buildings being sprinklered, will be based on the largest single structure in accordance with the California Fire Code at the time detail plans are submitted to the City of Roseville for review. The maximum fire flow will not exceed 2,500 gpm based on the Appendix III-AA of the California Fire Code. (Fire)
51. 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 shall be enforced at the time plan are submitted for review. All amendments, standards, policies and fee schedule can be found on the City's web site www.roseville.ca.us or contact the Fire and Life Safety Division for information at 916-774-5800. (Fire)
52. An **approved** automatic fire extinguishing system shall be provided for all buildings where the total fire area is **3,600** square feet or greater, as required by California Fire Code as adopted by this city for non-single family residential units. All amendments, standards, policies and fee schedule can be found on the City's web site www.roseville.ca.us or contact the Fire and Life Safety Division for information at 916-774-5800. (Fire)
53. Every building three stories or more in height shall be provided with a Class 1 standpipe system in accordance with the California Fire Code as amended by the Fire Department by way ordinance. Standpipes shall be spaced every 300 feet of travel distance with the location(s) to be approved by this department. One standpipe shall extend to the roof dock if the roof slope is less than 4 & 12. Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
54. Automatic fire extinguishing system risers, fire alarm system panels and digital alarm communicator system panels shall be located within an approved fire control room and shall be accessible from an adjacent fire apparatus roadway. There shall be only one fire control room per building. Said fire control room shall be a minimum size of thirty-five (35) square feet in size and shall be openable from the exterior via an approved door opening. However, if this project requires the installation of a fire pump, this room will likely be much larger than the minimum stated by ordinance. (Fire)

55. If the existing water supply is unable to support the automatic fire sprinkler system, a listed fire pump would be your only option. If this is the case, you required fire pump room will have to be enlarged to accommodate all the required apparatuses needed to operate such a system. (Fire)
56. All fire apparatuses, such as fire department connections and post indicating valves, serving identified building shall be designed and installed adjacent to each structure for first responder's operational purposes. (Fire)
57. The fire department shall have access to all bedroom windows located three-stories and below in accordance with the adopted building code. This provision shall also apply to all interior bedroom windows where there is no direct access to the required designated fire lanes. Design provision shall be considered when installing trusses, trees, and other outdoor equipment. (Fire)
58. The fire department shall have access to all bedroom windows located three-stories and below in accordance with the adopted building code. This provision shall also apply to all bedroom windows regardless of property lines. Provisions shall also be considered when installing trusses, trees, building expansion and other outdoor equipment. If access to recue windows crosses property lines, a service agreement shall be maintained with all property owners acknowledging limitation of all future tenant improvement work within the areas of interest.
59. The phasing of this project shall not limit the fire department requirements for access and circulation throughout the project as a result of continuous construction in accordance with the California Fire Code, 2016 with the City of Roseville's Amendments. A separate phasing plan (and permit issued by the Building Department) shall be reviewed and approved by this department. (Fire)
60. If added cornice construction is involved, the design shall support the weight of a ladder leaning against the assembly as well as a 330-pound vertical load applied to the **leading edge** of the horizontal projection of the cornice (a 250-pound firefighter carrying 80 pounds of equipment stepping off of a ladder onto the top of the cornice). (Fire)
61. Fire breaks within combustible conceal spaces shall meet the maximum allowable void space permissible about our standard of 160 cubic feet provided there are no source of ignition.
62. According to the California Fire Code, all gates/fences/barricades shall obtain a permit for conformance to the City of Roseville's Fire Department Access Standard and the California Fire Code. Plans shall be submitted for approval prior to installation. If applicable, all manual gates shall be secured with a Knox pad lock or daisy chain with such lock. **The owner or there representative shall contact KNOX Company, <http://www.knoxbox.com/> , to order your specific padlock for the City of Roseville.** (Fire)
63. Use, increase of hazardous materials or storage, liquids, gases and/or chemicals shall meet the requirements of the Chapter 6.95 of the Health and Safety Code, the Roseville Fire Department and the National Fire Codes. Submit a complete plan set and the Hazardous Materials Business Plan, including names and amount of any hazardous materials that will be stored or used, to the Fire and Life Safety Division for review and approval. A permit application shall also be provided at the time of submittal. Contact our Hazardous Materials Division within the Fire Department at (916) 774-5800 to initiate the process. Satisfaction of storage and use shall be determined prior to requesting occupancy. (Fire)
64. 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

65. 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)
66. The parking lot shall have properly posted signs that state the use of the parking area is for the exclusive use of employees and customers of this project. (See California Vehicle Code Sections 22507.8, 22511.5, 22511.8, 22658(a), and the City of Roseville Municipal Code Section 11.20.110). The location of the signs shall be shown on the approved site plan. (Planning, Police)
67. 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:

68. 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)
69. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
- a. Water, sewer, and reclaimed water easements.
 - b. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
70. 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)
71. 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)
- 72. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
 - 73. 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)
 - 74. 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)
 - 75. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
 - 76. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
 - 77. 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)
 - 78. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
 - 79. 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)
 - 80. 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)
 - 81. 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)
 - 82. 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:

- 83. Signs shown on the elevations are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)

84. 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)
85. 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)
86. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000 gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)
87. 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)
88. The addition of 80 units to the NRSP triggers the requirement for eight (8) affordable rental units reserved for very low and low income households (4 of the units reserved for very low and 4 of the units reserved for low income households). This requirement shall be met with the transfer of these units to SVSP Parcel JM-30, as approved by Ordinance No. 6195 (adopted by City Council on March 4, 2020). (Housing)
89. 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)
90. 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)
91. 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)
92. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Certificate of Occupancy (TCO) of the building. If a TCO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Certificate of Occupancy. (Building)
93. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple building occupancies. This request shall be made in writing to the Building Division and shall include 10 copies of the following:

- a. A description of measures that will be undertaken to minimize conflict between residents/building occupants and construction traffic (e.g. fencing, etc.);
- b. A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and
- c. An estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

CONDITIONS OF APPROVAL FOR THE TREE PERMIT (FILE #PL19-0317)

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

1. All recommendations contained in the Arborist Report (Exhibit I) are incorporated by reference into these conditions, except as modified herein. (Planning)
2. 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 #37 (or as identified in Exhibit I) as shown in Exhibit D (Preliminary Grading & Drainage Plan) and described in the staff report is permitted. (Planning)
3. 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 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)
4. 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)
5. 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)
6. 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)
7. 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)
8. 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)

9. 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)
10. 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)
11. 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)
12. 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)
13. 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)
14. 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)
15. 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)
16. 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:

17. 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)
18. The approval of this Tree Permit shall run with the Design Review Permit and Conditional Use Permit and shall tentatively expire on **May 28, 2022**. The applicant may extend the tree permit for an

additional year subject to the extension requirements for a Design Review Permit and a Conditional Use Permit. (Planning)

EXHIBITS

- A. Initial Study/Mitigated Negative Declaration
- B. Site Plan
- C. Details
- D. Preliminary Grading & Drainage Plan
- E. Preliminary Utility Plan
- F. Floor and Roof Plans
- G. Elevations
- H. Landscape Plan
- I. Arborist Report
- J. Frontage Exhibit

<p><u>Note to Applicant and/or Developer:</u> 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.</p>
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