

ITEM 6.1: Minor Design Review, Tentative Parcel Map, and Tree Permit – 510 Lincoln Street – DTSP PCL DT-4 – Belvedere Townhomes – PL20-0050

REQUEST

The applicant requests approval of a Minor Design Review Permit, Tentative Subdivision Map, and a Tree Permit to allow construction of a high-density multi-family residential project consisting of 18 dwelling units located on eighteen residential lots and one common lot. Two native oak trees are proposed for removal.

Applicant/Owner – Derrek Lee, Old Roseville, LLC

SUMMARY RECOMMENDATION

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

- A. Consider the Addendum to the Downtown Roseville Specific Plan EIR,
- B. Adopt the two (2) findings of fact and approve the Minor Design Review Permit subject to seventy-two (72) conditions of approval.
- C. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to fifty-six (56) conditions of approval.
- D. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

As discussed further in the Public Outreach section below, Roseville residents have expressed concerns related to the demolition of the Belvedere Hotel. These residents regard the Belvedere Hotel as an important component of Roseville's Historic Downtown that should be preserved and rehabilitated. The Belvedere Hotel's eligibility as a historic resource was evaluated in the Environmental Impact Report that was prepared for the Downtown Specific Plan (DTSP EIR) and was determined to be ineligible. An updated architectural evaluation specific to the proposed project was prepared for the Addendum to the DTSP EIR. The report substantiated the previous analysis and did not find any new circumstances that would affect the eligibility of the Belvedere Hotel.

Due to the social distancing requirements of the COVID-19 outbreak, which prevented an in person neighborhood meeting, the applicant sent notices to adjacent neighbors directing them to the applicant's website to provide comments. Although few comments were submitted through the website, numerous comments expressing opposition and a few in support were emailed to staff and City Council.

BACKGROUND

The proposed project is located within the Downtown Specific Plan (DTSP) Central Business District on PCL DT-4. The DTSP established the allowed uses and development pattern within the plan area, while the Downtown Code was adopted by Ordinance and incorporated into the Zoning Ordinance. The Downtown Code established the development regulations for future residential and commercial projects within the plan area. An Environmental Impact Report (EIR) was prepared for the DTSP and was certified by the City Council with approval of the DTSP on April 06, 2009.



Figure 1: Project Location

The DTSP assumed that approximately 1,020 new residential units and 4.4 million square feet of development would be added in the plan area over a 20-year period. The current project includes the development of a high-density multi-family residential project consisting of 18 dwelling units located on eighteen residential lots and one common lot.

SITE INFORMATION

Location: 510, 502, and 430 Lincoln Street

Total Size: 0.98 acres

Topography and Setting: The project is located on the east side of Lincoln Street, south of Sierra Boulevard, and north of Main Street. The project's eastern boundary is adjacent to Union Pacific Railroad Company owned property. There are two existing structures on the site including the vacant Belvedere Hotel and a vacant single-family home. The majority of the site is undeveloped and vegetated with trees and shrubs.

EVALUATION - MINOR DESIGN REVIEW PERMIT

To expedite development within the DTSP, the Downtown Code established provisions for projects to be reviewed through the streamlined Minor Design Review Permit (MDRP) process. Accordingly, the MDRP process allows for projects found consistent with the Downtown Code to be approved administratively by the Planning Manager. Pursuant to Section 19.74.030, a permit normally processed administratively, which is processed concurrently with another permit, shall be reviewed by the public hearing Approving Authority for the permit or variance. In this case, the MDRP is being processed concurrently with a Tentative Subdivision Map and Tree Permit. Therefore, the hearing authority of the MDRP is the Planning Commission. Section 19.78.060 C of the City of Roseville Zoning Ordinance requires that two findings

be made in order to approve or conditionally approve a MDRP. The two findings are listed below in ***italicized, bold*** text and are followed by an evaluation of the project in relation to each finding.

- 1. The proposed improvement is minor in nature and is substantially compatible with the existing structure and complementary to the adjacent land uses.***

The project is within the Downtown Specific Plan area and is consistent with the design guidelines and regulations outlined within the Downtown Code.

- 2. The proposed improvement complies with all applicable standards and requirements of this title and with the applicable goals, policies and objectives set forth in the General Plan, the applicable Community Design Guidelines and the applicable specific plan.***

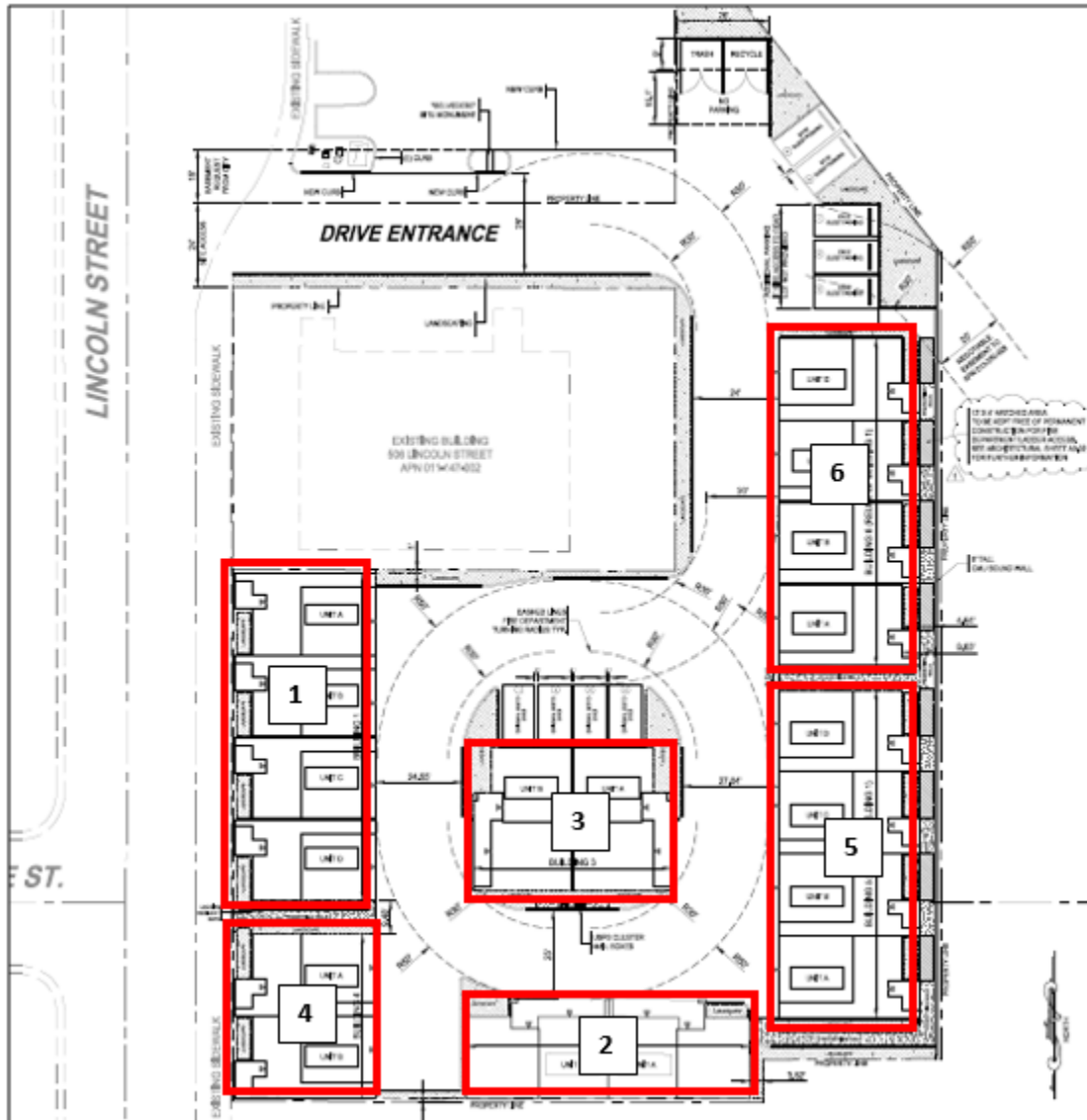
The Belvedere Townhome project includes six townhome buildings with two or four units within each building. The buildings are detailed in Table 1, below. Each townhome will consist of three stories with garages at ground level and rooftop outdoor space.

Table 1: Building Detail

Building Number	Number of Units	Conditioned Square Footage	Location	Height
1	4	1,987 sf/unit	Western Property Boundary	+/- 47 feet
2	2	2,540 sf/unit	Southern Property Boundary	+/- 47 feet
3	2	2,540 sf/unit	Property Interior	+/- 47 feet
4	2	1,987 sf/unit	Western Property Boundary	+/- 47 feet
5	4	1,987 sf/unit	Eastern Property Boundary	+/- 47 feet
6	4	1,987 sf/unit	Eastern Property Boundary	+/- 47 feet

Buildings 1 and 4 will have frontage on Lincoln Street, Buildings 2, 5, and 6 will be located along the southern and eastern perimeter, and Building 3 will be located within the interior of the site. Each unit will include ground-level garages that will be accessed from the interior of the site. All of the buildings will be accessed from a central driveway off Lincoln Street. Off-street visitor parking will be provided within the interior of the site. The site layout and building locations are illustrated on Figure 2. The architectural character and style of the project incorporates the design of historic downtown, while introducing some modern elements and amenities. The building forms are simple, yet articulated with finish materials that tie them to the architectural style of the Old Town Roseville District and the adjacent railroad structures.

Figure 2: Building Locations



The architecture includes a mix of materials including scored stucco, brick veneer, wood effect stone, and metal finishes and accents. The form of the buildings are articulated with covered patios, balconies, and rooftop outdoor space (Figure 3). Fencing on the site includes a combination of existing and proposed masonry walls, with an existing wall along the southern boundary and a new 8-foot masonry wall along the eastern property boundary.

Chapter 5 of the Downtown Code includes the development design guidelines and standards for residential projects within the DTSP. The Design Guidelines provide a list of recommendations and requirements for project design. The project is consistent with the overall design principles of promoting sound architectural practices, traditional façade components that visually link the buildings are to establish a sense of scale, and provides a uniform front façade. The project has been evaluated against the applicable residential policies as bulleted below.

Figure 3: Building Elevations



5.3 Site Planning (DTC-1, DTC-3, DTC-8, DTC-9, DTC-11): The entrances to the buildings that front on Lincoln Street include five-foot wide enclosed patios. The walls and gates enclosing these patios are located at the back of the sidewalk creating the effect of a zero setback while providing a separation between public and private space. The trash enclosures are located in the interior of the property and are screened from view. The buildings provide a continuous street frontage with multiple entries that activates the pedestrian environment. Guest parking areas are located within the interior of the property to minimize spillover to the adjacent streets. All setbacks comply with the requirements of the DT-4 district. The design clearly delineates between the public and private space.

5.4 General Architecture (DTC-25, DTC-26, DTC- 27, DTC-29, DTC-31, DTC-34, DTC-35): The residential units facing the sidewalk include articulated facades and provide a separation from the pedestrian realm. The buildings are oriented toward, and are accessible from the street. The facades are designed to create a visual interest at the street level with recessed doors, landscaping, and wall plane variation. The design includes building indentation, breaks in the building, and color changes. Windows and balconies are included on each level of the building façade. The building is designed with a defined base, middle, and top. The design of the lower floor is scaled to the pedestrian environment with dark doors and textured materials including brick veneer. The rooftop patio provides a defined top with a mix of textures and colors. The overall façade is varied with windows and balconies, which prevents repetition and provides variation and rhythm. The design includes a mix of subtle colors and natural materials.

5.8 Landscape Guidelines (DTC-49, DTC-56): The patio landscaping includes a balance of hardscape and softscape. Trees and shrubs are provided throughout the interior of the property consistent with shade requirements and the Water Efficient Landscape Requirements.

5.9 Lighting (DTC-60 – DTC-65): A lighting plan, consistent with this section, is included with the plan set. The lighting includes fixtures that are designed to complement the architecture of the buildings and parking lot lighting with higher foot-candle level to illuminate the pedestrian areas.

As required by the DTSP, the buildings that front on Lincoln Street are built up to the back of the existing sidewalk with the front entries at grade. Staff and the applicant explored the option of raising the entries above grade, but determined that this option would require stairs in the ground-floor garages making the garages too shallow to accommodate vehicles. In order to provide a separation between the public space and the private space along the street, the applicant has incorporated private enclosed patios with gated entries as a transition from the sidewalk to the front entry. These buildings are designed to activate the street with a mixture of building form and building materials at a pedestrian scale while incorporating features that provide a separation between the public and private space.

The site landscaping includes a mixture of trees, shrubs, groundcover, and hardscape to enhance and soften the architecture. This landscaping is provided within the private courtyards as well as around the perimeter of the site and around the internal buildings. Trees are also provided within the parking areas, consistent with the parking lot shade requirements.

The Belvedere Townhomes project has been evaluated for consistency with the requirements of the Downtown Code, which includes the development standards and design guidelines for projects within the DTSP. Based on the foregoing evaluation, the project is consistent with the Downtown Code and Design Guidelines.

EVALUATION - TENTATIVE SUBDIVISION MAP

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made in order 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 each finding.

- 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 this Title.***
- 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 map consists of 18 residential lots and one common lot. Sixteen of the residential lots will be 918 square feet, one will be 1,058 square feet, and one will be 1,059 square feet. The common Lot A will be 25,582 square feet. The proposed townhomes will encompass the entire residential lot with zero foot setbacks. The units are divided into six separate +/- 47-foot tall buildings consisting of either

two or four units. The proposed lots are illustrated on Figure 4. Table 2 below includes a comparison of the applicable development standards and the proposed project.

Figure 4: Tentative Subdivision Map

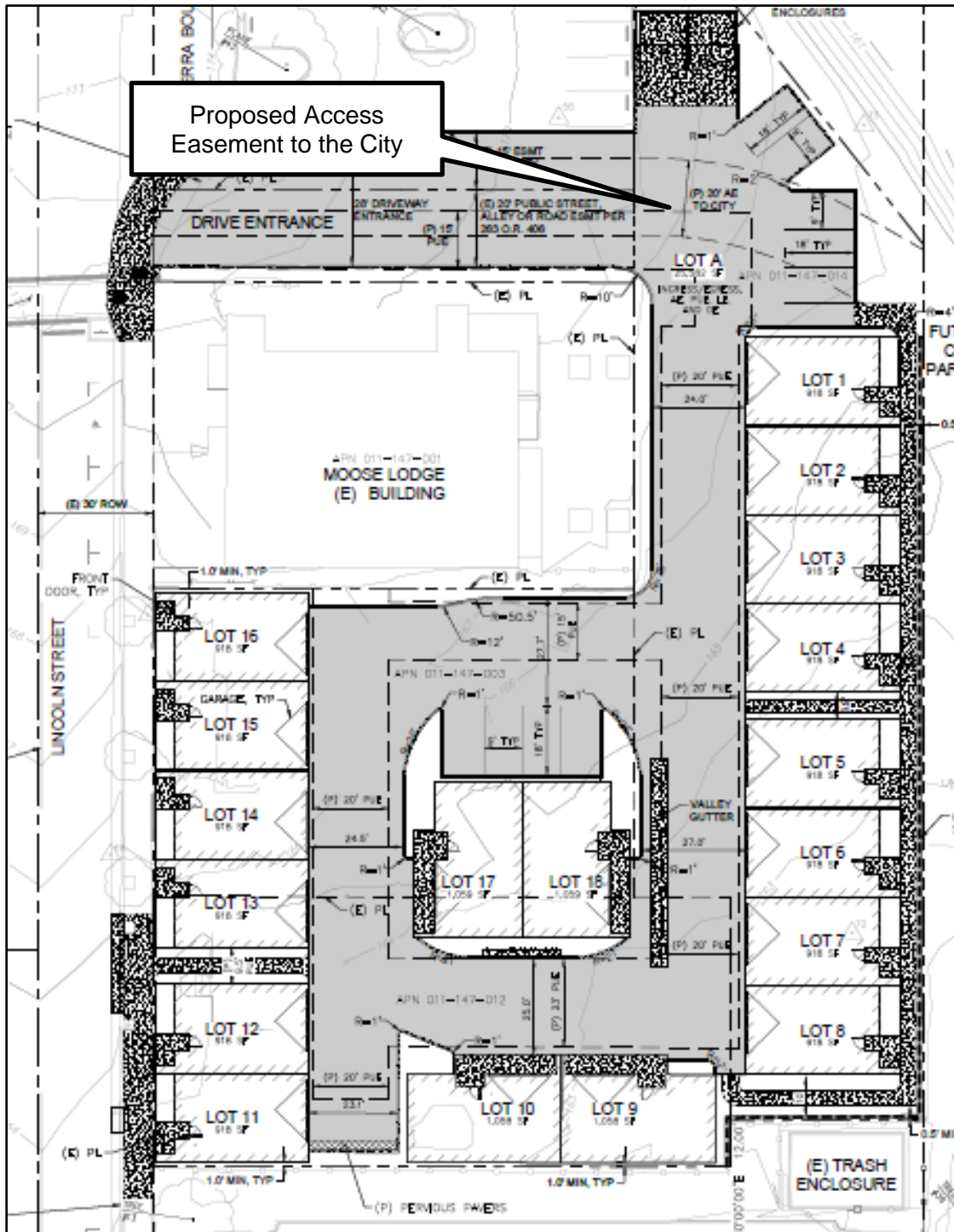


Table 2: DT-4 Development Standards

Standard	Required	Proposed
Build to line (1)	0-10 ft	0-6 inches
Side Setback	0	0
Rear Setback	0	0
Maximum Height (2)	4 story/60 ft	3 story with covered roof deck (+/- 47 feet)
Minimum FAR (2)	1.5	1.53
Maximum FAR (2)	3	1.53
Minimum Density	16 units/acre	18.4 units/acre.
Maximum Density	32 or as determined by FAR	18.4 units/acre
Lot Area	Defined by design	918, 1,058, and 1059 sf
Parking	29 Space (1 space per 1 bedroom; 1.5 spaces per 2+ bedroom; 1 guest per every 10 units)	45 (2-car garage per unit, 9 guest spaces)

Vehicular access to the subdivision will be from an ingress/egress driveway off Lincoln Street. The driveway will be located in the northern portion of the site adjacent to the northern boundary of the Moose Lodge property and the southern boundary of a City owned parking lot. The tentative subdivision map includes a 15-foot easement from the City to allow the driveway to be expanded to a width of 28 feet. The existing curb will be removed and a new curb will be constructed to accommodate the widening.

The design of the driveway from Lincoln Street was a concerted effort between the applicant and City Staff to provide a potential future connection to vacant land to the east of the project site. This vacant parcel is situated directly adjacent to the Union Pacific rail lines. The project applicant has agreed to provide a public access easement through the site that could allow for a connection from Lincoln Street to this vacant property. This easement would provide vehicle access to the vacant Union Pacific property in the future, should the City be able to acquire the property for a parking lot.

Five guest parking spaces and the trash enclosure are located in the northeastern portion of the site where the easement is proposed. Until such time that the City is able to acquire the property to the east and construct parking, three guest parking spaces will be provided in the easement location.

Residential projects are principally permitted in both the CBD land use area and the HD/SA-DT-4 district. In fact, the DTSP encourages residential development that is consistent with the plan by allowing a streamlined permitting process. In 2009, at the time of adoption of the DTSP, it was anticipated that the plan would achieve a 50% build out of the total allocated units and square footage allowed within the Downtown Code. This buildout equated to a total of 1,020 additional residential dwelling units constructed within the Specific Plan area by 2029. Since 2009, approximately 120 new units have been constructed and an additional 80 units have been approved for development, leaving an unbuilt allocation of approximately 800 units. The District Guidelines for the DT-4 district require a minimum density of 16 units/acre. The proposed project consists of 18 units at a density of 18.4 units/acre, which is consistent with the anticipated residential units and density minimums for the DT-4 district. The project is consistent with the General Plan and the DTSP, will result in lots that can be built upon, and the design and density of the subdivision will not violate the Regional Water Quality Control Board discharge requirements.

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 two 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 dated December 6, 2019 was prepared for the site by Helix Environmental Planning, Inc. (Attachment 1). The report identified multiple non-protected trees and two protected oak trees on the site. The trees are detailed in Table 3 and the locations of the trees are shown on Figure 5. Both of these trees will be removed to facilitate development.

Table 3: Protected Tree Detail

Tree #	Species	DBH	Condition	Impact
256	Valley Oak	17 inches	Fair-good	Remove
257	Valley Oak	15 inches	Good-poor	Remove

Construction of the project will result in the removal of the two protected oak trees, which are located within the interior of the site and cannot be avoided given the small size of the site. According to the arborist report, Tree 256 is in fair-good health with fair structure, while Tree 257 is in fair health with poor-fair structure. The arborist report states that Tree 256 could pose a hazard in the future as the structure of the tree degrades over time and suggested that the tree be removed. Given that due to the size of the site these trees cannot be avoided, staff supports the applicant’s request to remove these trees.

The Arborist recommended removal of Tree 256 without compensatory mitigation due to the potential to create a hazard in the future. Given that the tree does not pose a hazard at this time and that the tree is in good health, staff recommends that compensation for removal of this tree be required. Pursuant to the tree permit condition requirements, mitigation is required for removal of both of these trees. City staff have reviewed and have concluded that the request complies with Zoning Ordinance Chapter 19.66, and that the removal of Trees 256 and 257 are necessary.

Figure 5: Protected Tree Locations



PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of

Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. A public notice of the Planning Commission hearing was published on August 14, 2020, and was distributed to all property owners within 300 feet of the project site.

During the initial review of the project staff was contacted by a representative of the Roseville Historic Society who expressed concern regarding the removal of the Belvedere Hotel, which will be demolished to facilitate construction of the Belvedere Townhomes project. Throughout the review process staff coordinated with both the Historic Society and the applicant providing details about the project and the planning process.

Given the concerns related to removing the Belvedere Hotel, staff recommended that the applicant host a neighborhood meeting. Due to the social distancing requirements of the COVID-19 outbreak, which prevented an in person neighborhood meeting, the applicant sent notices to adjacent neighbors directing them to the applicant's website to provide comments. Although few comments were submitted through the website, numerous comments expressing opposition and a few in support were emailed to staff and City Council. The letters are included as Attachment 2 and Attachment 3.

On July 20 2020, staff received a letter from Alexa Roberts, which included an evaluation of the project's consistency with the City's regulations related to the Downtown Historic District. The letter, along with a response from the applicant are included in Attachment 4. Additionally, a "change.org" petition was created to solicit signatories in opposition to the demolition of the Belvedere Hotel. At the time of this report there were more than 5,000 signatures, though these signatures have not been verified as residents of the City of Roseville.

On August 18, 2020, the project was presented at a joint meeting of Roseville Heights, Los Cerritos, and Sierra Vista Neighborhood Associations held via Zoom. The applicant's representative, City staff, and community members attended the meeting. Several community members raised concerns about the demolition of the Belvedere Hotel. City staff and the applicant's representative responded.

The overwhelming reason for opposition to the project is related to the demolition of the Belvedere Hotel. The opponents have suggested that the hotel and its architecture are indicative of an important time in Roseville's history that should be preserved. The opponents have requested that the hotel be restored and incorporated into the project.

The DTSP includes several goals, policies and strategies that define the land use framework for Downtown Roseville. These goals and policies are intended to promote flexibility, to introduce new land uses while maintaining existing viable uses, and to promote an intensity of development that is appropriate in a downtown setting. It is important to note that the proposed project has been determined to be consistent with the overall goals and policies of the DTSP as well as the standards and guidelines of the DTC. In responding to the concerns of the project's opponents, it is important to note several DTSP goals and policies that specifically address the objections.

The DTSP intends for a major increase in housing production within the Downtown as described in Goal LU 4.3. To implement this goal, housing production is to be provided in a variety of unit types, as described in Policy 4.3.1. The following text, shown in *italicized font*, was taken directly from the specific plan.

LU Goal 4.3: Develop a significant amount of new housing in Downtown.

New housing in Downtown is key in achieving several objectives for the City and the region as a whole. New residents will provide activity on a 24-hour basis. The City, as well as the Sacramento region, has been focused on reducing the footprint of future development on the outer edges of existing communities

within the region. This effort was solidified in the approval of the “Blueprint” principles that were adopted by the six counties that form the Sacramento Area Council of Government (SACOG).

In recognition of the importance of these principles, the City of Roseville incorporated these principles into the General Plan. The addition of new high density residential development within an urbanized area is also consistent with the “Blueprint” principles. New residents will enhance the customer base for Downtown retail businesses and will be in walking distance to the multi-modal facility and bus transfer facilities.

Policy 4.3.1: Provide for a variety of housing types throughout Downtown.

A variety of residential units should be provided to create a downtown that is accessible to different economic and life-style sectors of the community. Housing types that are appropriate in Downtown include multi-family flats and apartments, efficiency units, existing single room occupancy units, condominiums, townhomes, flexible live-work options and mixed income housing (market rate and affordable units).

While the DTSP intended to provide a major increase in housing, the Plan also intended to increase the overall intensity of development within the Downtown in order to create an urban core (LU Goal 4.5). In recognition of this intensification, the Plan included Policy 4.5.2, which calls for existing significant buildings to be considered for reuse where possible and that historic resources be identified. In order to implement Policy 4.5.2, the Plan includes Strategy 4.5.2.a, which requires the Specific Plan EIR to include an architectural inventory to identify buildings that are eligible to be considered for the California Register of Historical Resources (CRHR). The intent of Land Use Goal 4.5, Policy 4.5.2 and Strategy 4.5.2 is to remove some of the burden from the property owners or future developers and facilitate the redevelopment process.

LU Goal 4.5 - Intensify the development footprint and create an urban core in the Downtown.

There are multiple parcels in Downtown Roseville that are appropriate for new development or redevelopment, particularly the seven City and other governmental owned properties. These sites, as well as the “Pre-design sites”, provide a tremendous opportunity to jump-start the first phase of new Downtown development. Development of these parcels will trigger additional investment and will become examples for future revitalization, setting the standard for new development in Downtown.

Higher housing densities will ensure that residential projects are economically viable, and in-turn the population will provide a critical mass to support local commerce and transit. Vernon Street is the logical location for the more intensive use to be focused, with a transition of intensity as housing expands into the adjacent districts. The Historic Old Town (HOT) also has the potential to intensify, due to under-developed properties.

Policy 4.5.2: Where possible, preserve and restore historic buildings.

While higher intensity developments should be encouraged, it is equally important to ensure that existing, significant historic buildings and resources are considered for re-use when appropriate. When reviewing potential new development in the Downtown, historic resources need to be identified.

Strategy 4.5.2a: As part of the Specific Plan Environmental Impact Report, complete an in depth study to identify the significant historic resources. Provide an architectural inventory and evaluation of historic-era buildings in compliance with the California Environmental Quality Act Guidelines.

In order to assist the property owners and future developers, the City will complete a full architectural inventory of the existing historical resources in the Plan area. This inventory will identify buildings that are 45 years of age and are, therefore, eligible to be considered for the California Register of Historical Resources (CRHR).

The inventory will be documented on the appropriate California Department of Parks and Recreation (DPR) forms. It will conclude which buildings are eligible for listing on the CRHR. The intent of this is to remove some of the burden from the property owners or future developers of property when they bring a development project forward in the future. By performing this analysis, the City is creating an incentive since future development will not be required to provide this information. This is an action that the City is taking in order to facilitate the redevelopment process.

The proposed Belvedere Townhome project has followed the path laid out by the goals, policies and strategies of the DTSP. The project is increasing the amount of housing and increasing the intensity of the Downtown. Chapter 4.7 (Cultural Resources) of the DTSP EIR and DTSP FEIR indicate that after an evaluation of historic resources, the Belvedere Hotel is one of the many buildings in the DTSP area that does not appear eligible for CRHR listing due to a lack of significant association and a lack of historic integrity. As discussed in the Environmental Determination section below, the Belvedere Hotel is not listed as a historical resource in the DTSP and does not meet the State's requirements for inclusion in the California Register of Historic Resources (CRHR). The evidence provided within the DTSP EIR and FEIR along with that found in the attached Addendum and Architectural History Evaluation show that the proposed project, which will result in the demolition of the Belvedere Hotel, complies with the goals, policies and strategies of the DTSP.

SB-330 HOUSING CRISIS ACT OF 2019

In order to address California's increasing need for additional housing and the associated economic crisis, the state enacted SB-330 Housing Crisis Act of 2019. This act places restrictions on certain types of development standards, amends the Housing Accountability Act, and makes changes to the local approval processes and the Permit Streamlining Act.

One of the provisions of the law is to require negative findings for denial of a housing development project. According to California Government Code Section 65589.5(j), if a local agency proposes to disapprove or impose a condition that reduces density of a housing development project that is consistent with all applicable standards, "the local agency shall base its decision regarding the proposed housing development project upon written findings supported by a preponderance of the evidence on the record that both of the following conditions exist:

(A) The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. As used in this paragraph, a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

(B) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density."

The section further states that if the local agency considers the housing development to be inconsistent with the applicable regulations, the local agency must provide the applicant with written documentation "identifying the provision or provisions, and an explanation of the reason or reasons it considers the housing development to be inconsistent, not in compliance, or not in conformity as follows:

- (i) Within 30 days of the date that the application for the housing development project is determined to be complete, if the housing development project contains 150 or fewer housing units.
- (ii) Within 60 days of the date that the application for the housing development project is determined to be complete, if the housing development project contains more than 150 units.”

Failure to comply with this requirement would result in the project being deemed consistent.

As discussed throughout this document, staff supports the proposed project because it is consistent with all applicable planning documents and is consistent with the development that has been anticipated on this site since adoption of the DTSP. Denial of the project would require that the above findings be made in writing and that the findings be supported by a preponderance of the evidence.

ENVIRONMENTAL DETERMINATION

As part of the project, an Initial Study/Addendum to the Downtown Roseville Specific Plan EIR (SCH# 2007102090) has been prepared consistent with California Environmental Quality Act Section 15164. The Initial Study/Addendum was prepared for consideration by the City’s Planning Commission before taking action on the project. A copy of the Initial Study/Addendum is provided herein as Exhibit A and Exhibit B. Based on the environmental analysis of the Initial Study/Addendum, the proposed project will not have the potential to result in any new impacts that were not previously disclosed. A brief summary of relevant sections is provided below. Refer to Exhibit A for the complete analyses.

Cultural, Archeological, or Paleontological Resources

A Cultural Resources Assessment (HELIX 2020b; Exhibit B, Attachment D) and Architectural History Evaluation (ECORP 2019; Exhibit B, Attachment E) were conducted for the proposed project. As part of the Cultural Resources Assessment, a records search, archaeological intensive pedestrian survey, and Native American outreach was conducted. The updated archival records search, Native American outreach, and field survey determined that two historic-era structures, the Belvedere Hotel at 502 Lincoln Street and the W. Seitz Residence at 430 Lincoln Street, are located on the project site. Both of these structures were evaluated for significance and found to be ineligible for individual inclusion in the CRHR or the National Register of Historic Places (NRHP).

As documented in the Cultural Resources Assessment and the Architectural History Evaluation for the project, the Belvedere Hotel was shown to be ineligible for inclusion in the CRHR and the HRHP because the hotel has lost sufficient integrity to evoke a sense of place and time that would qualify it as an individual resource (CRHR Criterion 1 / NRHP Criterion A), the hotel is not associated with a significant individual or important person (CRHR Criterion 2 / NRHP Criterion B), the building does not embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values (CRHR Criterion 3 / NRHP Criterion C), and the building does not have the potential to yield information important in prehistory or history (CRHR Criterion 4 / NRHP Criterion D). Furthermore, the hotel is not listed in the City’s list of significant buildings shown in Section 19.61.030 of the Roseville Municipal Code. Therefore, the Belvedere Hotel does not require additional study, avoidance, or mitigation to resolve impacts resulting from implementation of the proposed project.

Traffic

A traffic memorandum was prepared for the project by LSA (August 4, 2020). The memorandum analyzed the anticipated trip generation of the proposed project. As shown in the memorandum, the proposed project would generate 94 average daily trips (ADT), which includes eight trips (one inbound and seven outbound) in the a.m. peak hour and nine trips (six inbound and three outbound) in the p.m.

peak hour. Consistent with the City's methodology, a Traffic Impact Study is not required because the proposed project would generate fewer than 50 peak-hour trips. Additionally, because the project is consistent with the traffic assumptions in the DTSP and the City's General Plan the City's infrastructure has been planned to accommodate these additional trips.

Noise

A Noise Impact Assessment was prepared for the project by ECORP 2020 (Exhibit B, Attachment F). The analysis is summarized below.

Construction-Generated Noise Levels:

Construction of the proposed project is expected to generate noise at the nearest noise-sensitive receptors located approximately 70 feet west of the project site. Section 9.24.030 of the City's Municipal Code restricts noise generating activities to between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday, and between the hours of 8:00 a.m. and 8:00 p.m. Saturday and Sunday. Additionally, all construction equipment must be fitted with factory-installed muffling devices and all construction equipment must be maintained in good working order. Project construction is anticipated to occur with the specified times and is therefore in compliance with the City's noise standards for construction.

Long-Term Operational Stationary Source Noise Levels:

The proposed project consists of a residential development and does not include long-term stationary noise source, which are typically associated with industrial and commercial/office land uses.

Land Use Compatibility with Traffic Noise Levels:

The additional traffic generated from the proposed project would not result in an increase in noise that would be perceptible by the human ear and thus the project's contribution to existing traffic noise would not be perceptible. Further, the 2035 General Plan Update states that for projects where the existing exterior noise is between 60 and 65 dBA (as previously stated, the existing exterior noise is 62.5 dBA CNEL), an increase in noise levels of 3 dB or greater is a significant impact. The minimal increase in traffic trips as a result of the project would not result in a 3 dB increase in noise levels.

Land Use Compatibility with UPRR Noise Levels:

The proposed project is located within the 60 dB L_{dn3} noise contour as depicted on Figure IX-3 of the 2035 General Plan Update (City of Roseville 2020). The ambient noise level recorded on the project site is 62.5 dBA CNEL, which is 2.5 dB over what is an acceptable exterior noise level for new residences, but within the conditionally acceptable outdoor noise exposure for residences. According to the 2035 General Plan Update, new construction or development can occur within a conditionally acceptable outdoor noise environment only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features are included in the design. During the 24-hour noise measurement that was taken from November 19 to 20, 2019, the passing of a freight train occurred on four occasions.

Consistent with the requirements in the 2035 General Plan Update and 2009 DTSP EIR MM 4.11-5, the proposed project design includes an eight-foot-high masonry wall positioned on the eastern boundary of the project site in order to reduce noise exposure from the railroad. The placement of this wall represents the best available exterior noise level reduction measure and masonry barriers are able to reduce noise levels at an affected receiver by 10 to 20 dBA (FHWA 2011). Eight feet is the maximum allowable height allowed for a masonry wall in the City of Roseville, per Section 19.22.030 of the City's Municipal Code (to achieve the most potent noise-reducing effect, a noise enclosure/barrier must extend length-wise and vertically as far as feasibly possible to be most effective). Neither the masonry wall nor the exterior-to-

interior noise attenuations would reduce the ambient noise level of 62.5 dBA CNEL at the rooftop patios; however, the project would be required to adhere to the 2019 California Building Standards which require the project be constructed with building envelopes with a minimum Sound Transmission Class 50. Adherence to the code would limit the transmission of sound within the rooftop patio. Although existing noise levels exceed the preliminary residential standard of 60 dBA CNEL at the project site, the project is providing the best available exterior noise level reduction measure feasible, which is consistent with Policy N1.1 of the 2035 General Plan Update.

CONCLUSION

As demonstrated by the analyses in the foregoing sections, the proposed project is consistent with the policies and intent of the General Plan and the DTSP. Staff supports the proposed project as it will not be detrimental to public health or safety, nor will it be detrimental to the public welfare.

RECOMMENDATION

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

- A. Consider the Addendum to the Downtown Roseville Specific Plan EIR,
- B. Adopt the findings of fact as stated in the staff report and approve the **Minor Design Review – 510 Lincoln Street – DTSP PCL DT-4 – PL20-0050** subject to seventy-two (72) conditions of approval.
- C. Adopt the findings of fact as stated in the staff report and approve the **Tentative Subdivision Map – 510 Lincoln Street – DTSP PCL DT-4 – PL20-0050** subject to fifty-six (56) conditions of approval.
- D. Adopt the findings of fact as stated in the staff report and approve the **Tree Permit – 510 Lincoln Street – DTSP PCL DT-4 – PL20-0050** subject to twenty (20) conditions of approval.

CONDITIONS OF APPROVAL FOR MINOR DESIGN REVIEW PERMIT PL20-0050

1. This Minor Design Review Permit approval shall be effectuated within a period of two (2) years from **August 27, 2020** and if not effectuated shall expire on **August 27, 2022**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **August 27, 2023**. (Planning)
2. The project is approved as shown in Exhibits C - I and as conditioned or modified below. (Planning)
3. The project shall be addressed as 510 Lincoln Street. All projects with multi-tenants or buildings must submit a site plan with building footprint(s) and suite/unit 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)
4. If the intent is to name the private drive, the applicant shall submit a street name application with proposed street names. The application can be found [HERE](#). 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)
5. Submit digital Unit Addressing Plan for approval prior to (or concurrent with) initial submittal of building plans for plan review. Email pdf to: smiller@roseville.ca.us. See City of Roseville Addressing Guidelines. (Business Services)
6. Within new subdivisions that are compact in development (i.e. parcels that are roughly less than 3000 sq. ft), all interior connecting roads that are 20 ft. or more in width must be identified with a unique street name combined with a street type of Place or Lane. This would include any connecting roads with or without residential unit addresses associated with the road segment. Also, within these subdivisions, houses will be addressed off 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 the street the garage is facing. (Business Services)
7. 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)
8. 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)
9. 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 are approved and grading and/or encroachment permits are issued by the Department of Development Services – Engineering division. (Engineering)
10. 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:

11. 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)
12. 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)
13. 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)
14. 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 Landscape Guidelines for Downtown 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)
15. 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)
16. 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)
17. 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)
18. 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)
19. 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)
20. 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)

21. 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. (Engineering)
22. 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)
23. Provide a Type A7 driveway (per City Detail ST-22) at the entry to the project. (Engineering)
24. 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)
25. 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. (Engineering)
26. Bike parking and clean air vehicle spaces shall be provided per the California Green Building Standards. Bike rack/locker design and location shall be approved by Alternative Transportation. (Alternative Transportation, Building).
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 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)
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. (Engineering)
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. A public sewer easement shall be dedicated to the City centered over the proposed 6" sewer line that extends past the Right of Way boundary of Lincoln Street to the most upstream onsite sewer manhole. (Environmental Utilities)
39. The trash enclosure, recycling area, and enclosure approach shall be designed to current Refuse Division specifications, the materials and colors shall match the project buildings, 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 the trash enclosure 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. The enclosure 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. This project shall be annexed into CFD 4 for services related to neighborhood park and streetscape maintenance. (Parks, Recreation, and Libraries)
45. 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)
46. 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:

47. 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)
48. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
 - a. Water and sewer.

- b. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
 - c. As shown on the Tentative Subdivision Map, the applicant shall request a 15-foot access easement through the property located at 512 Lincoln Street (APN 011-147-015), which is owned by the City of Roseville. The easement will provided additional width for ingress and egress access to the subdivision. (Planning).
 - d. As shown on the Tentative Subdivision Map, the applicant shall grant to the City of Roseville an access easement through the north and northeastern portion of the subject property for access to the property located at 101 Roseville Street (APN 013-250-025). The easement will provide access to APN 013-250-025 should the property be developed as a City owned parking lot. (Planning)
49. 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)
50. Inspection of the potable water supply system 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)
51. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
52. 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)
53. 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)
54. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
55. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)

56. 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)
57. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
58. 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)
59. 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)
60. 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)
61. 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:

62. 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)
63. 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)
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. 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)
66. 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)

67. 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)
68. All commercial air conditioning units 5 tons or less (<65,000 btu/ h) shall meet the current Consortium for Energy Efficiency ("CEE") Tier I specifications. The SEER/EER ratings will be specified on building plans and Title 24 compliance certificates at the time building permits are requested. The SEER and EER ratings will be verified with appropriate documentation. These requirements shall be utilized in the overall energy compliance calculations required for issuance of any building permit for any commercial building in the Plan Area. Any variances, with the exception of Tier 2 compliance, must be approved by the Electric Department's Retail Energy Services Department. (Electric)
69. 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)
70. 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)
71. 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)
72. 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 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 TENTATIVE SUBDIVISION MAP (FILE # PL20-0050)

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. (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 are approved and grading and/or encroachment permits are issued by the Department of Public Works. (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)

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

5. 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 Downtown Roseville Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Engineering, Parks, Fire, Environmental Utilities)
6. Grading around the native oak trees shall be as shown approved by the Tree Permit as approved in the conditions below. (Planning)
7. As shown on the Tentative Subdivision Map, the applicant shall request a 15-foot access easement through the property located at 512 Lincoln Street (APN 011-147-015), which is owned by the City of Roseville. The easement will provided additional width for ingress and egress access to the subdivision. (Planning).
8. As shown on the Tentative Subdivision Map, the applicant shall grant to the City of Roseville an access easement through the north and northeastern portion of the subject property for access to the property located at 101 Roseville Street (APN 013-250-025). The easement will provide access to APN 013-250-025 should the property be developed as a City owned parking lot. (Planning)
9. 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)
10. 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)
 11. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)
 12. 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)
 13. 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)
 14. 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)*
 15. 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)
 16. 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)*
 17. The applicant shall dedicate a separate drainage easement to the City of Roseville for the storm drain facility required to transfer public storm waters through the site. The easement document shall be

drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)

18. 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)
19. 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). Any drainage outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. All drainage facilities on site shall be privately owned and maintained (by the Home Owners Association). The City has no responsibility in the maintenance of the drainage facilities and will not assume any responsibilities for maintenance in the future. (Engineering)
20. 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)
21. 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)
22. 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)
23. 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)
24. 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)
25. 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)
26. 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)
27. 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)
28. 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)
29. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
30. 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)
31. 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)
32. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)
33. 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)

34. 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)
35. 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)
36. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

PRIOR TO OR UPON RECORDATION OF FINAL MAP

37. Prior to the recordation of the subdivision map, the parcels shall be annexed to the City’s existing Community Facilities District No. 4 – Public Services (CFD 4) or form a new CFD for the purpose of funding the authorized services of the CFD. The City’s Parks Department shall determine the applicable special tax rates based upon the extent and nature of public improvements to be serviced and maintained. The Parks Department may waive this condition should the project not generate public improvements that require maintenance or servicing. (Finance)
38. The following easements shall be provided and shown on the Final Map or by separate instrument, unless otherwise provided for in these conditions:
 - a) Water and sewer easements;
 - b) Provide reciprocal access easements for parking, sewer, water and drain facilities.

Easement widths shall comply with the City’s Improvement Standards and Construction Standards. The easement documents shall be drafted for approval and acceptance by the City of Roseville and recorded at the Placer County Recorder’s Office. (Environmental Utilities, Electric, Engineering)

39. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
40. 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. (Alternative Transportation, Environmental Utilities, Electric, Engineering)
41. 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) Residents in courts or other dead-end areas shall be required to bring their trash bins to a designated trash pickup area on the main street, because refuse trucks are not able to turn around in dead end streets. Designated pick-up areas shall be established to Environmental Utilities satisfaction, and shall be memorialized in the CC&Rs. (Environmental Utilities)

- d) A clause noting that the two required vehicle parking spaces within the garage 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)
- e) There shall be clear language regarding maintenance and common easements agreement for servicing all fire protection systems and gates used by the first responders. A service company shall be obtained to maintain all on-site fire protection systems including all common interior adjoining fire sprinkler-piping penetrations and private fire hydrants. An agreement between owners and tenants shall be made to allow permission to enter the premises to inspect all apparatuses associated with fire protection. Draft documents shall be provided to the Fire Department for review. (Fire)

42. 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)

43. Any structures crossing Lot/Parcel lines created by the Final/Parcel map shall be removed. (Engineering)

44. Street names shall be approved by the City of Roseville. (Engineering)

45. 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)

46. 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)

47. 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)

48. 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)

49. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

50. 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)

51. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)

52. 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)

53. 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)
54. 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)
55. 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)
56. 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 warranty 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 warranty period shall be replaced one month prior to the end of the warranty period. Tree or shrub replacement made necessary due to acts of God, neglect or vandalism shall be exempt from the warranty. (Parks, Recreation, and Libraries)

CONDITIONS OF APPROVAL FOR TREE PERMIT (FILE # PL20-0050)

PRIOR TO ISSUANCE OF ANY PERMITS OR ANY CONSTRUCTION ON THE SITE

1. All recommendations contained in the Arborist Report (Staff Report, Attachment 1) are incorporated by reference into these conditions, except as modified herein. (Planning)
2. Trees 256 and 257 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 32. Mitigation must be provided 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. (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)
20. The approval of this Tree Permit shall expire on August 27, 2022. (Planning)

Attachments

1. Arborist Report
2. Public Comments Opposition
3. Public Comments Support
4. Correspondence; Roberts 7.20.20 with Response

Exhibits

- A. Initial Study/Addendum to the Downtown Roseville Specific Plan EIR
- B. Initial Study/Addendum Attachments
- C. Architecture Plans
- D. Lighting Plans
- E. Landscape Plan
- F. Tentative Subdivision Map
- G. Site Plan
- H. Preliminary Grading and Drainage
- I. Preliminary Utility Plan

Note to Applicant and/or Developer: Please contact the 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.