

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

Public Comments

- Nineteen (19) additional public comments have been received since publication of staff report (15 in opposition and 4 in support). These comments are presented in Attachment 5, which is included with this revision sheet.

Condition Revisions

Minor Design Review Permit conditions 35 and 37 and Tentative Subdivision Map condition 25 have been modified to reflect the lack of recycled water facilities in the area. Additions are shown in **bold type** and deletions are shown in ~~strikeout type~~ as detailed below.

CONDITIONS OF APPROVAL FOR MINOR DESIGN REVIEW PERMIT PL20-0050

35. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water **and** 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 **and** sewer ~~and recycled water~~ utilities to the satisfaction of the Environmental Utilities Director. (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:
- 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.
 - Water **and** sewer ~~and recycled~~ mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions of approval.
 - All sewer manholes shall have all-weather, 10-ton vehicle access unless otherwise authorized by these conditions of approval. (Environmental Utilities)

CONDITIONS OF APPROVAL FOR TENTATIVE SUBDIVISION MAP (FILE # PL20-0050)

25. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water **and** 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 **and sewer and recycled water** utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)

Tree Permit condition 5 has been removed. The removal of Tree Permit condition 5 requires a revision to the staff recommendation. This change is shown following the condition changes.

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

- ~~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)~~

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 **nineteen (19)** ~~twenty (20)~~ conditions of approval.