

ITEM 6.3: Design Review Permit and Tree Permit – 124 Center St. – ASCSP PCL AT-30 – Loeffler Apartments – PL24-0110

REQUEST

The applicant requests a Design Review Permit to allow construction of a 13-unit, two-story multifamily apartment complex with surface parking and associated site improvements on 0.69 acres in the Atlantic Street Corridor Specific Plan area (ASCSP). In addition, the applicant requests a Tree Permit to allow for the removal of one (1) valley oak tree from the project site and a Tentative Condominium Map to create 13 residential condominium units.

Applicant – Tim Alatorre, Domum
Owner – Matt Loeffler, Loeffler Realty & Development Inc.

SUMMARY RECOMMENDATION

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

1. Adopt the four (4) findings of fact and approve the Design Review Permit subject to sixty-seven (67) conditions of approval; and
2. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) conditions of approval.; and
3. Adopt the three (3) findings of fact and approve the Tentative Condominium Map subject to thirty (30) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

The applicant held a neighborhood outreach meeting on September 10, 2024 during which several neighbors expressed concern about the project, primarily with regard to traffic, access, and parking. This meeting is further described in the Public Outreach section of this report. The applicant has reviewed and is in agreement with the recommended conditions of approval.

BACKGROUND

The subject parcel is located at 124 Center St., on the northwest corner of the intersection of Center St. and Shearer St., in the Atlantic Street Corridor Specific Plan (ASCSP) area. The parcel is bordered by an alley and commercial property to the north, with single family residential uses to the east, west, and south. The project site is approximately 0.69 acres and has a zoning designation of R3/SA-AT (Multifamily Residential/Special Area – Atlantic Street Corridor) and a land use designation of HDR (High Density Residential). The property is currently undeveloped with the exception of a shed and some fencing and has been previously graded. (Figure 1)

The proposed project includes a Design Review Permit, Tree Permit, and Tentative Condominium Map to allow the construction of a 13-unit multifamily complex. The building is comprised of six (6) one-bedroom units and seven (7) three-bedroom units, with a total of 25 parking spaces provided (Figure 2). Additional amenities throughout the site include picnic areas, community garden, and landscaping. The Tree Permit will allow for the removal of one (1) 15.5-inch DBH Valley oak tree, and encroachment into the dripline of a Live oak tree that is located on the adjacent parcel. The proposed Condominium Map would allow the 13 residential units to be divided up into airspace lots for individual ownership.

Figure 1: Project Location



EVALUATION – DESIGN REVIEW PERMIT

The DRP evaluation of the project is based on the applicable development standards within the City’s Zoning Ordinance, the ASCSP, and the design standards of the Community Design Guidelines (CDG). Section 19.78.60(B) of the City of Roseville Zoning Ordinance requires that four findings be made to approve or conditionally approve a DRP. The four findings are listed below in ***italicized, bold*** text and are followed by an evaluation of the map in relation to each finding.

- 1. The project as approved preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and water course; provides adequate drainage for the project, and allows beneficial use to be made of the site for development.***

The project site is currently undeveloped and has been graded. Vegetation along the perimeter includes shrubs and trees. Two (2) native oak trees, including one (1) interior live oak (*Quercus wislizeni*) and one (1) valley oak (*Quercus lobata*), are located on site. The valley oak tree is proposed for removal as a part of the project, as well as four (4) Tree-of-Heaven trees (*Ailanthus altissima*).

In order to make beneficial use of the site for development, the site will be graded to create level pads for the buildings, a drainage pattern which directs stormwater to the existing system, and finish boundary grades which can be appropriately tied to the adjacent roads and other development. The preliminary grading plan has been evaluated by the Development Services Department, and the conditions of approval are recommended to ensure compliance with City of Roseville Improvement Standards.

- 2. The project site design as approved provides open space; access; vehicle parking; vehicle, pedestrian, and bicycle circulation; pedestrian walks and links to alternative modes of transportation; loading areas; landscaping; irrigation; and lighting which results in safe, efficient, and harmonious development and which is consistent with the applicable goals, policies, and objectives set forth in the General Plan, the Community Design Guidelines, and the applicable specific plan and/or applicable design guidelines.**

Multifamily residential development guidelines are included within the City’s CDG. The guidelines include recommendations for site planning, circulation, architecture, and other aspects of site development. The following discussions provide an evaluation with respect to the applicable design guidelines in the CDG. The ASCSP also includes design guidelines for residential development.

Access and Circulation: The proposed project includes two driveways to provide access to the site, both of which are provided from the alley to the north of the parcel (Figure 2). Both driveways allow ingress and egress to the site, and provide access to Center St. The driveways connect to the internal drive aisle and parking spaces. Seven (7) parking spaces are directly accessible from the alley. The driveway access and internal circulation have been reviewed by the Development Services divisions and were found to be consistent with standards.

The project also includes pedestrian connectivity throughout the site to Center and Shearer streets. Pathways internal to the project connect the buildings and on-site amenities. Front doors to the units are proposed along Center and Shearer streets, with direct access from the units to the existing sidewalks.

Figure 2: Site Plan



Parking: The project includes 25 parking spaces, which meets the City's requirements for 1.5 spaces per one-bedroom unit, two spaces for two or more-bedroom units, and one space per ten units for guest parking. As six (6) one-bedroom units and seven (7) three-bedroom units are proposed, the minimum required number of parking spaces is 25 spaces. These parking spaces are offered as carport (15spaces) and surface parking (10 spaces), four of which are accessible. The proposed number of parking spaces is consistent with the Zoning Ordinance requirement.

Landscaping and Lighting: The CDG recommends using landscaping throughout the site, placing trees to provide shading for sidewalks and public spaces, using native or drought-tolerant plants where possible, and providing a minimum of 50-percent shading (based on 15-year maturity) over the parking spaces. The proposed landscaping plan is included in Exhibit E. The project includes landscape planters along the western property line, as well as landscaping along Shearer and Center streets. Several trees are included within the landscaping areas to provide shade on sidewalks and pathways. Selected species include Armstrong Red Maple, London Plane, Yew Podocarpus, English Oak, as well as others. The proposed landscaping plans, which includes shade provided by carport structures, show 52-percent parking lot shade coverage, exceeding the minimum requirement. The understory plants include a variety of shrubs and groundcover to provide a visually engaging streetscape and seasonal interest.

The project includes lighting standards for the parking areas, and the conditions of approval ensure that a minimum of one foot-candle of lighting in the parking areas and 0.5 foot-candles of lighting in the pedestrian walkways are provided. Light standards will be shielded to ensure there is no off-site glare.

3. *The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site, as approved is harmonious with other development and buildings in the vicinity and is consistent with the applicable goals, policies, and objectives set forth in the General Plan, the Community Design Guidelines, and the applicable specific plan and/or applicable design guidelines.*

Development Standards: The City of Roseville Zoning Ordinance development standards for R3 zones establish a maximum building height of up to 45 feet. The project includes two-story residential buildings, with an overall height of approximately 18 feet, six inches. The proposed project complies with the 50-percent lot coverage requirement, with a total lot coverage of approximately 34-percent for the residential buildings.

The project is consistent with the Design Guidelines for High Density Residential development in the ASCSP. Consistent with HDR-1, the proposed building is no more than one story taller than the adjacent home on Shearer St, with a total overall height of 18 feet, six (6) inches. Each unit has a private outdoor space of at least 120 square feet, which exceeds the minimum requirement of 40 square feet (HDR-3). Common outdoor space, including the picnic areas and community garden, are also provided. Policy HDR-1 provides special setbacks for projects which are adjacent to single-family residential. The 27-foot setback from the western property line is consistent with this policy, which requires at least an eight (8) foot landscaped setback from the shared property line with the single-family residential home to allow for screen plantings. This area will include screen trees, as well as an additional buffer with the placement of the community garden.

The ASCSP states that where projects are not located adjacent to parcels with a single-family residence, appropriate setbacks shall be determined based on design review and include consideration of Public Utility Easements (PUEs) and other factors. The setbacks for the proposed project are nine (9) feet, nine (9) inches from Center Street (eastern property line); 10 feet, one (1) inch from Shearer St. (southern property line); 10 feet from the alley (northern property line); and 27 feet from the adjacent single-family residential property along Shearer St. (western property line). No existing or proposed PUEs are located along the street frontages. The landscape area along the street frontages varies due to building

articulation and entry features, but averages approximately eight (8) feet in width with a minimum width of six (6) feet to allow for walkways to building entries, consistent with Policy FI-2. The orientation of the building entries towards the street frontages will foster an active pedestrian environment, which is encouraged by the ASCSP.

The site plan, as evaluated in the prior section, is substantially consistent with the CDG, Zoning Ordinance, and ASCSP, and there is adequate space for pedestrian and vehicle circulation, as well as open space area and outdoor recreational amenities.

Building Design: The proposed buildings are designed to have a traditional look and feel, with a mix of cool-tone exterior colors inspired by homes in the surrounding neighborhood. Articulation of the façade is achieved through a combination of horizontal and vertical siding, stucco wall finishes, board and batten, and a stone veneer that is applied to first floor walls and building entry pillars. All units will have private patios, which provides private outdoor spaces for residents and variation in wall plane. The rooflines are pitched, consistent with the traditional roof forms strongly encouraged by the ASCSP, but vary in elevation to provide visual interest. The plan elevations are in Exhibit C. The elevations are designed to include variation in colors, material, wall planes, and rooflines to create a visually interesting design that is compatible with the CDG and the ASCSP Design Guidelines.

Figure 3: Elevations



- The design of the public services, as approved, including but not limited to, trash enclosures and service equipment, are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors, and landscaping that are harmonious with the site and the building designs.**

All trash containers will be screened within trash enclosures. The enclosures will surround the three non-accessible sides of the trash container, and will be surrounded by landscaping. All other service equipment will be screened from public view, consistent with the conditions of approval.

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-percent encroachment into the dripline of a native oak tree. The required findings to approve a Tree Permit are in *italicized, bold* text and are followed by an evaluation.

- 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 replacements for trees removed.***

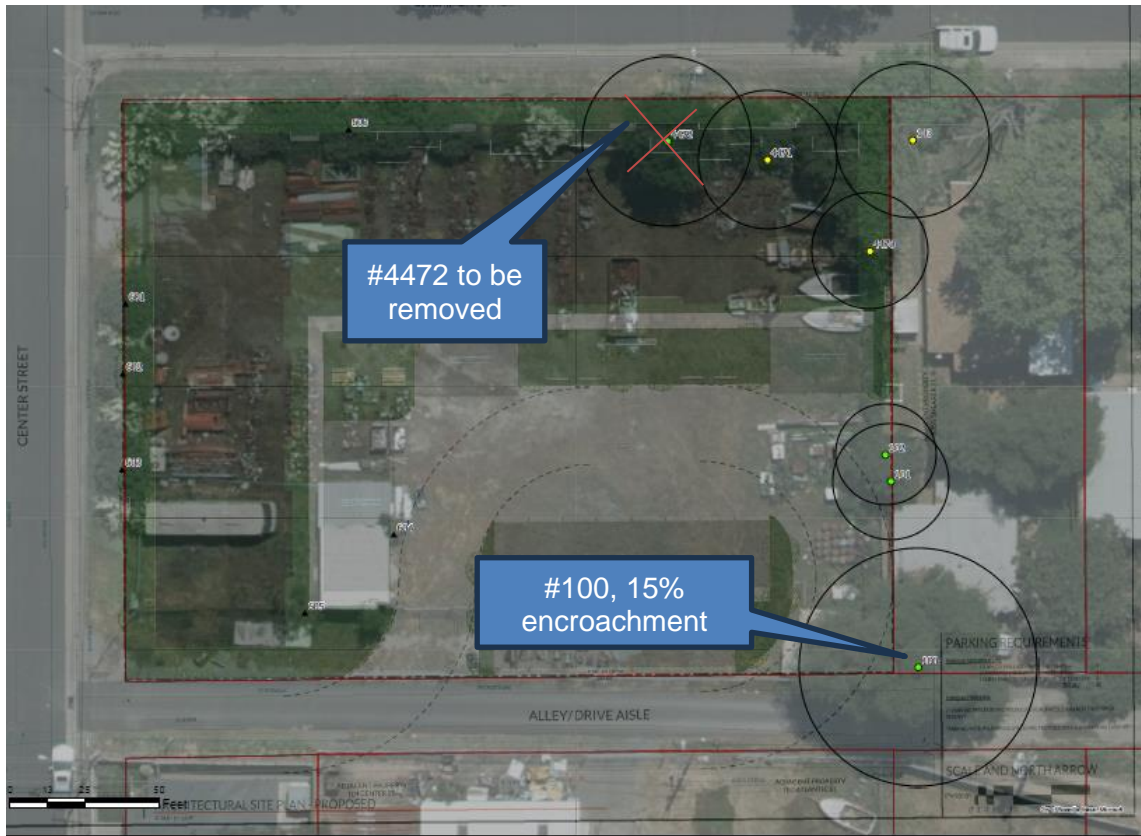
Edwin Stirtz, ISA certified arborist for California Tree and Landscape Consulting, Inc., prepared an arborist report and tree inventory for the project on September 23, 2023, with an updated report dated May 24, 2024 (Exhibit F). The report includes a tree inventory summary that identifies two (2) protected oak trees, with 63 aggregate diameter inches, located in and adjacent to the project area. One tree, identified as Tree #4472, is proposed for removal. This tree is described as having minor problems by the arborist report, with healthy foliage and good vigor but pressed up against a corrugated metal fence, as well as encroaching into power lines. The tree is located along the southern property boundary, within the footprint of the proposed building. The tree proposed for removal is 15.5 inches DBH, which will require replacement. One (1) offsite Interior Live oak (Tree #100) will experience encroachment from the proposed project, with a portion of the parking area and drive aisle occurring within the dripline radius. The arborist report evaluates the amount of encroachment as less than 15-percent, and includes recommendations for maintaining the health of the tree. This tree was found to be in relatively good health with minor problems. Four (4) Tree-of-heaven trees are proposed for removal; however, these trees are not protected by the Tree Preservation Ordinance.

The Zoning Ordinance provides criteria for evaluating a Tree Permit request, including identification of unique topography or other property features, overall health and age of the trees, whether or not any alternative locations for the work are available, and the soil stability/erosion potential of the work area. The project proposes an apartment complex and associated site improvements. The project design shows that the project drive aisle will be within the dripline of the remaining Interior Live oak tree.

According to the Oak Tree Planting and Replacement Program outlined in Section 19.66.070 of the Zoning Ordinance, the Approving Authority may condition a Tree Permit that includes removal to replace trees in kind. Per the program requirements, a 15-gallon tree will replace one inch DBH of the removed tree, a 24-inch box tree may replace two inches, and a 36-inch box tree will replace three inches. Of the replacement trees, 50-percent may be non-native species. A total of 15.5 inches of tree require replacement due to the removal of Valley oak #4472. The landscaping plan does not propose the replanting of any native oak species, so at a maximum 50-percent of the mitigation can be accomplished through non-native replanting. The remaining inches can be mitigated through the payment of an in-lieu fee. Replanting of native oaks was found to be infeasible due to the space limitations of the site.

The Tree Permit includes all of the standard conditions of approval, which includes a requirement to follow all recommendations in the Arborist Report. With the required conditions of approval and the proposed replacement planting, the requested encroachment and removal will not be detrimental to the public health, safety, or welfare. Measures have been incorporated into the project plans to mitigate impacts.

Figure 4: Tree Locations per Arborist Report



EVALUATION – TENTATIVE CONDOMINIUM MAP

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three (3) findings be made in order to approve or conditionally approve a Tentative Subdivision Map. The three findings are listed below in ***bold italics*** 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 and the Community Design Guidelines, and the design standards of Title 18 (Subdivision Ordinance) of the Roseville Municipal Code.***

The current request is to create 13 airspace lots for condominiums that will be located within the proposed multifamily residential building as described in the Design Review Permit section of this report. The proposed Subdivision Map will not affect the existing or planned development for the project area. The configuration of airspace units will not impact the density, use, circulation, and all other applicable policies. Additionally, the California Subdivision Map Act and City’s Subdivision Ordinance do not contain any maximum or minimum lot/condo sizes.

Staff has included Tentative Condominium Map Condition #2 to ensure that the condominium owners participate in a Condo Owners Association. The Owners Association will be the mechanism for ensuring that the Covenants, Conditions, and Restrictions (CC&Rs) are followed and that all common areas (landscape areas, drive aisles, parking lot, building, etc.) are properly maintained.

- 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.**

The Tentative Subdivision Map will create airspace lots and provide for individual residential condominium units. During staff review of the Tentative Map application, it was determined that the creation of the airspace units will not create any impractical or unusable units.

- 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 water quality impacts associated with the project and the expected discharge of waste for this project are consistent with what has been anticipated by the General Plan EIR and the Addendum prepared for the ASCSP. In addition, the design of the sewer lines in the project area and treatment capacity at the City's sewage treatment plant have adequate conveyance and capacity to accommodate the development. Lastly, approval of the Condominium Map will not increase the development intensity and will not increase impacts beyond what was anticipated for the site.

PUBLIC OUTREACH

The applicant held a neighborhood outreach meeting on September 10, 2024. Seven (7) residents were in attendance. The neighbors expressed concerns about the number of parking spaces available, stating that there is limited street parking available due to existing homes and the nearby schools, so they doubted the 25 proposed spaces would be adequate for residents and guests. Some concerns about traffic and emergency access were shared, as the neighbors believe that the existing egress from the neighborhood wouldn't have the capacity to serve the additional 13 units. The neighbors also noted the history of the site and asked about soil remediation efforts. While several individuals would have preferred to see detached single-family homes, the elevations were generally positively received. Based on comments about the "mismatched" color palate, the architect revised the paint scheme to have a more cohesive appearance.

Staff addressed the questions about the site zoning, noting that the zoning designation for the property has not changed and multi-family housing is permitted by right. The proposal meets the parking requirements as established by the Zoning Ordinance. Engineering staff addressed the access and roadway concerns, clarifying that the additional traffic that would be generated by the new homes is within acceptable levels for the area roadways. The applicant prepared a soils report, and clean-up efforts will be addressed during site construction.

No letters or other comments were received by staff following the neighborhood meeting.

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. No comments were received. A public notice of the Planning Commission hearing was published on November 29, 2024 and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

CONCLUSION

Based on the foregoing analyses, staff recommends approval of the proposed Design Review Permit, Tree Permit, and Tentative Condominium Map.

ENVIRONMENTAL DETERMINATION

The project is statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15182, subdivision (c), which exempts residential projects implementing Specific Plans. The proposed project meets the eligibility requirements and is not subject to the limitations of the section, nor does it meet the criteria in Section 15162 requiring the preparation of a subsequent document.

RECOMMENDATION

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

1. Adopt the findings of fact as stated in the staff report and approve the **Design Review Permit– 124 Center St.– ASCSP PCL AT-30 – Loeffler Apartments – PL24-0110** subject to sixty-seven (67) conditions of approval; and
2. Adopt the findings of fact as stated in the staff report and approve the **Tree Permit – 124 Center St. – ASCSP PCL AT-30 – Loeffler Apartments – PL24-0110** subject to twenty (20) conditions of approval; and
3. Adopt the findings of fact as stated in the staff report and approve the **Tentative Condominium Map – 124 Center St. – ASCSP PCL AT-30 – Loeffler Apartments– PL24-0110** subject to thirty (30) conditions of approval.

CONDITIONS OF APPROVAL FOR FILE #PL24-0110 DESIGN REVIEW PERMIT

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **December 12, 2024** and if not effectuated shall expire on **December 12, 2026**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **December 12, 2027**. (Planning)
2. The project is approved as shown in Exhibits A-E and as conditioned or modified below. (Planning)
3. The project shall comply with all required environmental mitigation identified in General Plan EIR and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
4. The project shall be addressed as 124 Center St. All projects with multi-tenants shall submit a site plan and floor plans (for all floors and all uses) upon initial Building Permit submittal for address approval or assignment. At that time addresses for buildings and apartments will be assigned by city staff. They will be provided to the applicant prior to second submittal for the plans to be updated with the approved addresses. Please specify “Business Services – Addressing” on the submittal. See *City of Roseville Addressing Guidelines* at Roseville.ca.us/Addressing for more information. (Business Services)
5. The applicant shall pay City’s actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Electric, Finance)

6. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
7. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans have been submitted for review and are approved with grading and/or encroachment permits issued by the Department of Development Services – Engineering Division. (Engineering)
8. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

9. Parking lot design shall conform to the City's design standards, including the following minimum standards for parking stalls:
 - a) All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6-inch raised curb or concrete bumper. (Planning)
 - b) Standard – 9 feet x 18 feet; Compact – 9 feet x 16 feet; Accessible – 14 feet x 18 feet (a 9-foot-wide parking area plus a 5-foot-wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible – 17 feet x 18 feet (9-foot-wide parking area plus an 8-foot-wide loading area). (Planning)
 - c) An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
 - i) Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-208.2 of the CBC.
 - ii) Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
 - iii) Accessible parking and exterior route of travel shall comply with CBC, Sections 11B-206 and 11B-208. (Building)
10. 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)
11. 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)
12. 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 the Atlantic Street Corridor Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Environmental Utilities)
 - e) All landscaping in areas containing electrical service equipment shall conform to the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
 - f) Slopes within landscape planters shall be no more than 3:1. A two-foot flat bench located at back-of-walk shall be included in the landscape area to slow or allow absorption of nuisance run-off from the planters. (Parks, Recreation, and Libraries)
 - g) All landscaping shall conform to the standards of crime prevention through environmental design with the intent to create natural surveillance, controlling access, and territorial reinforcement to property boundaries. (Police)
13. 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)
 14. 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)
 15. 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)
 16. 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)
 17. 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)

18. 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)
19. 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 Development Services - Engineering prior to approval of any plans. (Engineering)
20. 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)
21. 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)
22. The applicant shall provide a 20' wide paved alley per City of Roseville standard for adequate fire and refuse access. A 2-inch pavement overlay will be required over the entire length of the project boundary. (Engineering)
23. The applicant shall provide a new City standard concrete sidewalk along Center Street and Shearer Street terminating at the project boundary. (Engineering)
24. The applicant shall provide street restoration for Center Street and Shearer Street that will be impacted by the upsizing of the water main and/or installation of new sewer/water services to the satisfaction of the City Engineer. This will include grinding the entire width of the street impacted and overlaying the street. (Engineering)
25. Bike parking and electric vehicle parking spaces shall be provided per the California Green Building Standards. Carpool spaces shall also be provided per the City of Roseville's Transportation System Management (TSM) Ordinance, R.M.C Chapter 11.33. Bike rack/locker design and designated parking space markings and location shall be approved by Alternative Transportation. (Alternative Transportation, Building).
26. 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, which includes trash capture requirements. 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 enter into a maintenance agreement with the City for the maintenance of the proposed BMP's. (Engineering)

27. 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 potholed for verification of location and depth. (Engineering)
28. 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)
29. The applicant shall remove and reconstruct any existing damaged curb and gutter along the property frontage. During plan check of the improvement plans and/or during inspection, Development Services - Engineering 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)
30. 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)
31. 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)
32. 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)
33. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
34. The applicant shall provide at the improvement plan submittal, a water study to determine the water main size to achieve the required fire flow. The existing water main in Center Street will likely need to be upsized, the limits of such shall be based on the results of the requested study. (Environmental Utilities)
35. 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)
36. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)
37. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)
38. A trash enclosure, organics totes (tallow bin) and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)
39. 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)
40. 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)
41. 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
42. 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)
43. The parking lot shall have properly posted signs that state the use of the parking area is for the exclusive use of employees and customers of this project. (See California Vehicle Code Sections 22507.8, 22511.5, 22511.8, 22658(a), and the City of Roseville Municipal Code Section 11.20.110). The location of the signs shall be shown on the approved site plan. (Planning, Police)
44. 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:

45. 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)
46. Inspection of the potable water supply system on new commercial/industrial/office projects shall be as follows:
- a) The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventer.
 - b) The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventer to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.
 - c) The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)
47. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
48. 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)
49. Water and sewer be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
50. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
51. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
52. 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)
53. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
54. 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)

55. 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)

56. 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:

57. 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)

58. 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)

59. The City reserves the right to restrict vehicle turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. (Engineering)

60. 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)

61. 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)

62. 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)

63. 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)

64. 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)

65. 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)
66. 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)
67. 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 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 FILE #PL24-0110 TREE PERMIT

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

1. All recommendations contained in the Arborist Report(s) (Exhibit F) are incorporated by reference into these conditions, except as modified herein. (Planning)
2. Tree # 4472 (or as listed in Exhibit F) is 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 15.5 inches. 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. Encroachment into the protected zone of Tree #100 (or as listed in Exhibit F) as shown in Exhibit E and described in the staff report is permitted. (Planning)
5. A \$10,000 cash deposit or bond (or other means of security provided to the satisfaction of the Planning Division) shall be posted to ensure the preservation of all remaining trees during construction. The cash

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

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

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

PRIOR TO ISSUANCE OF FINAL OCCUPANCY

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 the same date as the associated Design Review Permit entitlement. (Planning)

CONDITIONS OF APPROVAL FOR FILE #PL24-0110 TENTATIVE CONDO MAP

1. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville." All legal descriptions shall be prepared by a licensed Land Surveyor (Environmental Utilities, Electric, Engineering)
2. In Accordance with section 66427 of the Subdivision Map Act, the following shall be added to the face of the Final Map:
 - a) The Title of the project shall clearly state "A Residential Condominium Project";
 - b) The number of approved Condominium Units is clearly displayed;
 - c) A separate information sheet shall be added to the final map that depicts each lot and homeowners' association, the footprint of each condominium building within each lot, and the number of units and unit number within each building;
 - d) All common land within each phase of the project shall be owned and maintained by the separate Homeowners Association. The Homeowners Association shall operate and maintain all common land for the owners of the units. (Engineering)
3. 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)
- 4. In the event that the Final (Parcel) Map will record prior to the completion of on-site construction, all utility and access easements shall be placed on the face of the Map to the satisfaction of the City Engineer. If all on-site improvements are complete prior to the recordation of the map, then a separate agreement allowing all parcels/lots the rights of reciprocal access, rights to construct, and parking shall be submitted to the City as a part of final/parcel map submittal. Said agreement shall be in a form acceptable to the City Attorney and referenced on the face of the recorded map. (Engineering)
- 5. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUEs) located along public roadways. (Engineering)
- 6. The Final/Parcel Map shall be submitted per "The Digital Submittal of Cadastral Surveys." A plot or print of the submittal shall accompany the electronic copy. The complete submittal shall occur after the Engineering Department approval but prior to City Council approval of the Final/Parcel Map. (Engineering)

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

- 7. 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. Standard Accessible ramps shall be installed at all curb returns per City Standards. (Engineering)
- 8. 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)*
9. 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 course. (Engineering)
10. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
11. 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)
12. 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)
13. All Electrical Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)
14. 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)
15. 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)
16. 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)
17. 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/PARCEL MAP

18. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
19. 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)
20. 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. 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)
 - d. The developer shall disclose to all residential and nonresidential buyers that the Property will be served by-both surface water and groundwater supplies and that variations in the appearance, taste and color of water may be noticed from time to time and include such disclosure in the CC&Rs for the Property. The disclosure shall describe the location of the groundwater well. For infill projects this is not applicable. (Engineering)
 - e. The developer shall disclose to all buyers that recycled water shall be used for irrigation of parks and landscape corridors, medians, paseos adjacent to collector streets and other landscape areas, including all multi-family and non-residential landscaping uses. Such disclosure shall be included in the CC&Rs for all residential buyers and other recorded notice instrument for all non-residential buyers. For infill projects this is not applicable. (Engineering)
21. 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)
22. 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)
23. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

24. 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)
25. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
26. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)
27. 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)
28. 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)
29. 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)

30. All plant material shall be maintained under a 30-calendar day establishment period after initial planting. Upon completion of the establishment period, all plant material shall remain under warrantee for an additional 9 months minimum. Any plant material which does not survive during the establishment period shall be immediately replaced. Any trees or shrubs which do not survive during the warrantee period shall be replaced one month prior to the end of the warrantee period. Tree or shrub replacement made necessary due to acts of God, neglect or vandalism shall be exempt from the warrantee. (Parks, Recreation, and Libraries)

Exhibits

- A. Site Plans
- B. Floor Plans
- C. Elevations and Color Palate
- D. Civil Plans
- E. Landscaping and Lighting
- F. Arborist Report
- G. Tentative Condominium Map

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.