

ITEM 6.1: Tentative Parcel Map – 106 Ben Ezra Avenue – INFILL PCL 32A – 106 Ben Ezra TPM – File #PL25-0267

REQUEST

The project is a request for a Tentative Parcel Map to subdivide 106 Ben Ezra Avenue (APN 013-192-024-000) into two separate parcels. Parcel A will be 0.215-acre and Parcel B will be 0.301-acre. No development is being proposed with this project.

Applicant – Josh Alva
Property Owner – Joshua I Alva and Cassia N Alva et al

SUMMARY RECOMMENDATION

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

1. Adopt the three (3) findings of fact and approve the Tentative Parcel Map subject to thirty-nine (39) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

A request for a Tentative Parcel Map (for four or fewer lots) may be approved by the Planning Manager unless a public hearing is requested following a 10-day public notice of the project. The public notice was mailed to property owners and residents within a 300-foot radius of the project site, and the last day to request a public hearing was July 11, 2025. A request for a public hearing was received on July 10, 2025 from a group of surrounding property owners stating opposition to the proposed project (see Attachment 1). Further discussion is included in the Public Outreach section of this report.

BACKGROUND

The project site is a 0.51-acre parcel located on Parcel 32A in the City's Infill Planning area, at 106 Ben Ezra Avenue (see Figure 1 below). The site has a zoning designation of Single-Family Residential (R1) and a land use designation of Low Density Residential (LDR-5). The property is currently developed with an approximate 2,054-square-foot single-family residential dwelling and is surrounded by other single-family residential uses.

The current request is for a Tentative Parcel Map to subdivide the parcel into two (2) lots. Parcel A will be 0.215-acre and Parcel B will be 0.301-acre. A 20-foot-wide private access easement will be recorded on Parcel A to provide access to Parcel B. No development or grading activities are proposed with this project. The intent of the parcel map is to develop Parcel B with single-family residential uses in the future, which are principally permitted in the R1 zone.

EVALUATION AND FINDINGS

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 Parcel 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.***

Parcel size, design, configuration, location, orientation, and character: The proposed parcel map will result in the creation of two (2) parcels: Parcel A – 0.215 acre and Parcel B – 0.301 acre. The Map Act and Subdivision Ordinance do not contain any maximum or minimum lot sizes. Instead, minimum lot sizes and development standards for parcels zoned R1 are established in the City's Zoning Ordinance. Consistent with the Zoning Ordinance, the proposed lots meet the minimum standards (area and width) for lots within the R1 zone district (e.g., minimum 6,000 square feet and minimum 60 feet wide). The proposed lots are large enough to support the existing dwelling unit on Parcel A, will not create a non-conforming situation, and can adequately allow for future development on Parcel B that will meet General Plan and Zoning Ordinance requirements.

Grading, Drainage, and Utilities: No grading is proposed or approved with the map request. Water, sewer, gas, refuse, and electric utilities are currently provided to the parcel. A 10-foot reciprocal drainage easement will be recorded on the newly created parcel. In addition, Parcel A will have a 10-foot public utility easement for water and sewer and Parcel B will have a 10-foot storm drain easement.

Access & Circulation: The proposed parcels are located within the developed Infill area and roadways are already provided. Access to Parcel A is provided from Ben Ezra Avenue. Access to Parcel B will be available via a 20-foot-wide reciprocal access easement that will be recorded on Parcel A. As part of the parcel map, the applicant will be responsible for improving the project frontage along Ben Ezra Avenue (see Condition #8).

- 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 proposed parcels are of sufficient size and shape to accommodate the existing development and have adequate frontage and access from the adjacent roadways. There are no watercourses or other natural features on the site that would impede development. Any future development proposed on the parcels will be reviewed to ensure consistency with all applicable policies and standards.

- 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.***

Approval of the parcel map will not change the planned development intensity and allowed uses on the site, and thus will not increase demands on sewage services; there will be no impacts to the existing requirements established by the Regional Water Quality Control Board.

PUBLIC OUTREACH

The project was distributed to applicable City departments and divisions for review, as well as appropriate outside agencies. All comments or recommended conditions of approval have been incorporated into the project, as appropriate. Early notification of the project was posted on the Roseville Coalition of Neighborhood Associations (RCONA)'s website. In addition, a notice of the proposed project was distributed to property owners within 300 feet of the project site and to Roseville Coalition of Neighborhood Associations (RCONA). The notice was mailed out on July 2, 2025, and the last day to request a public hearing was July 11, 2025.

On July 8, 2025, staff received a phone call from Laura Wilbourn, an adjacent property owner located at 219 Nevada Avenue, in response to the notice of the project. Ms. Wilbourn expressed concerns that the project would create on-street parking issues and increase traffic. Staff provided a copy of the proposed parcel map and clarified the request was to subdivide the parcel into two lots and that a single-family residential home would be constructed in the future. The parcels have ample area for off-street parking and the existing and future single-family residential homes would not cause a significant increase in traffic. On July 10, 2025, Laura Wilbourn submitted a request for a public hearing with signatures from a group of neighbors in opposition to the project (see Attachment 1).

A notice of the public hearing was published in the Roseville Press Tribune on July 11, 2025 and was distributed to all property owners within 300 feet of the site, interested persons, and posted on the RCONA website. No comments have been received as of publication of the staff report.

ENVIRONMENTAL DETERMINATION

This project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15315, Minor Land Divisions, and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures. Consistent with this exemption, the project involves the division of property in an urbanized area zoned for residential use into four or fewer parcels and is in conformance with the General Plan and zoning; no variances or exceptions are required; all services and access to the proposed parcels to local standards are available; the parcel was not involved in a division of a larger parcel within the previous 2 years; and the parcel does not have an average slope greater than 20 percent.

RECOMMENDATION

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

1. Adopt the three (3) findings of fact as listed in the staff report and approve the **TENTATIVE PARCEL MAP – 106 BEN EZRA AVENUE – INFILL PCL 32A – 106 BEN EZRA AVE TPM – FILE #PL25-0267** subject to thirty-nine (39) conditions of approval.

CONDITIONS OF APPROVAL FOR THE TENTATIVE PARCEL MAP – FILE #PL25-0267

1. This Tentative Map approval shall be effectuated within a period of two (2) years from **August 14, 2025** and if not effectuated shall expire on **August 14, 2027**. Prior to said expiration date, the applicant may apply for an extension of time. (Planning)
2. The project is approved as shown in Exhibit A and as conditioned or modified below. (Planning)
3. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)

3. 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)
4. 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)
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. (Engineering, Environmental Utilities, Electric, Finance)

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

6. 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)
7. 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)
8. The applicant is responsible for improving the project frontage along Ben Ezra Avenue. This shall include widening the ½ section to a full 10-foot width of paving and providing 1 inch pavement overlay on the remaining 10-foot ½ section. (Engineering)
9. 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)*
10. 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)
 11. 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)

12. 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)
13. 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)
14. 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)
15. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
16. 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)
17. 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)
18. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)
19. 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)

20. 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)
21. 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)
22. 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

23. The following easements shall be provided and shown on the Final Map or by separate instrument, unless otherwise provided for in these conditions:
 - a. A 10’ wide PUE for water and sewer.
 - b. A 20’ wide access easement.
 - c. A 10’ wide reciprocal drainage easement.

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)

24. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
25. 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)
26. 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.
 - a) 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)

27. The Final/Parcel Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. Lettered Lot//Parcel along major roads shall be dedicated as landscape/pedestrian/public utility easements and in fee to the City as open space. (Engineering)
28. 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)
29. 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)

30. The cost of any facilities which are identified in the CIP and are beyond those needed for this project may be reimbursed to the developer. In accordance with §66485 and §66486 of the Subdivision Map Act, any improvements constructed by the subdivider which contain supplemental size, capacity, number, or length for the benefit of property not within the subdivision and which improvements are to

be dedicated to the public, the subdivider shall be entitled to reimbursement for that portion of the cost of the improvements which is in excess of the construction required for the subdivision. (Engineering)

31. 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)
32. 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)
33. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

34. 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)
35. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
36. 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)
37. 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)
38. 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)
39. 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)

ATTACHMENT

1. Request for public hearing

EXHIBIT

- A. Tentative Parcel Map

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