



CITY OF ROSEVILLE
PLANNING DEPARTMENT STAFF REPORT
PLANNING COMMISSION MEETING APRIL 7, 2005

Prepared by: Wendy W. Hartman, Associate Planner

ITEM VI-A: GENERAL PLAN AMENDMENT, REZONE, FLOOD ENCROACHMENT PERMIT, DESIGN REVIEW PERMIT MODIFICATION, VOLUNTARY MERGER, & TREE PERMIT – 650 DOUGLAS BOULEVARD – ROSEVILLE CHAMBER OF COMMERCE – FILE #'S GPA 04-04, RZ 04-06, DRPMOD 04-57, FEP 04-03, TP 04-44, & VM 04-03.

REQUEST

The applicant requests approval of the following entitlements:

- A **General Plan Amendment** to change the land use from Low Density Residential/Floodplain (LDR-5/FP) and Open Space/Floodplain (OS/FP) to Community Commercial/Floodplain (CC/FP);
- A **Rezone** to change the zoning from Single Family Residential (R1) and Single Family Residential/Floodway (R1/FW) to Business Professional (BP) and Business Professional/Floodway (BP/FW);
- A **Design Review Permit Modification** to allow for the construction of a 3,079 square foot addition to the existing building and to add 12 new parking spaces;
- A **Flood Encroachment Permit** to allow encroachment of the building expansion within the 100 year floodplain;
- A **Tree Permit** to remove two (2) native oak trees and encroach into the protected zone of six (6) others
- A **Voluntary Merger** to merge the three (3) existing parcels into one parcel; and,

Applicant: William Sandusky, Williams + Paddon
Property Owner: Wendy Gerig, Roseville Chamber of Commerce

SUMMARY RECOMMENDATION

The Planning Department recommends that the Planning Commission:

- Adopt the Negative Declaration;
- Recommend that the City Council approve the General Plan Amendment;
- Recommend that the City Council adopt the findings of fact for the Rezone;
- Recommend that the City Council approve the Rezone;
- Adopt the two (2) findings of fact for the Design Review Permit Modification;
- Approve the Design Review Permit Modification subject to 87 conditions of approval;
- Adopt the two findings of fact for the Flood Encroachment Permit;
- Approve the Flood Encroachment Permit subject to four (4) conditions of approval;
- Adopt the two (2) findings of fact for the Tree Permit;
- Approve the Tree Permit subject to 21 conditions of approval;
- Find the Voluntary Merger consistent with the criteria discussed in the Staff Report; and,
- Approve the Voluntary Merger subject to the seven (7) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

The Chamber of Commerce is located at 650 Douglas Boulevard, at the southern terminus of Judah Street within the Infill area of the City (see Attachment 1). On July 23, 1987, the Planning Commission approved a Special Exception Use Permit to allow the construction of the now existing 2,820 square foot Chamber building within the floodway fringe of Dry Creek. The building was constructed in 1988 and occupied shortly thereafter. Since that time, the zoning of the developed portion of the site has been changed from floodway Fringe to Business Professional (BP).

On December 19, 2002, the Design Committee approved a Design Review Permit Modification (DRPMOD 02-54) to allow construction of a 428 square foot addition to the rear of the building. The addition was to enclose a portion of the existing deck area on the southwest corner of the building. The addition was never constructed and the permit has since expired.

Following the approval of the DRPMOD, the Chamber of Commerce discovered that approximately 30 square feet of the existing building and deck were built on top of the eastern property line and encroached onto land that is owned by the City of Roseville. A Lot Line Adjustment was approved on March 8, 2004. The LLA moved the property line so that the building was located completely on the Chamber property. The Chamber dedicated an equivalent amount of property back to the City.

EXISTING SITE CONDITIONS

- A. Project Location:** 650 Douglas Boulevard
- B. Applicable Specific Plan:** Infill
- C. Roseville Coalition Of Neighborhood Associations (RCONA):** The project is located in the Cherry Glen Neighborhood. One of the Board members contacted the City and indicated that the Neighborhood Association was in support of the project.
- D. Total Size:** 3,9802 square feet
- E. Topographical:** The property slopes from the west towards Dry Creek along the eastern boundary of the property. The undeveloped portion of the site contains native oak trees and other non-native trees and plant species. The eastern portion of the property is within the 100-year floodplain (elevation 139' above sea level).
- F. Site Access:** Primary access to the site is currently provided from Douglas Boulevard. A secondary access point is provided via Barjo Alley off of Douglas Boulevard along the western boundary of the site.

ADJACENT ZONING AND LAND USE

Location	Zoning	General Plan Land Use	Actual Use Of Property
On-Site	Business Professional (BP), Floodway (FW), Single Family Residential (R1), and Single Family Residential/Floodway (R1/FW)	Community Commercial (CC), Community Commercial/Flood Plain (CC/FP), Open Space/Flood Plain (OS/FP), and Low Density Residential (LDR-5)	Chamber of Commerce
North	Community Commercial (CC) and Floodway Fringe (FF)	CC & CC/FP	Various retail and commercial uses
South	R1 & FW	LDR-5 & OS/FP	Vacant & Dry Creek
East	FW	OS/FP	Dry Creek & Saugstad Park
West	Neighborhood Commercial (NC) & R1	LDR-5 & CC	Commercial & Residential

ZONING/SPECIFIC PLAN REGULATIONS

Development Standard	Required	Proposed
Building Setbacks	None	Front: 78' West side: 16' 2" East side: 23'10" Rear: 170'
Landscape Setbacks	20 feet along street frontages	No change to existing streetscape (12-24')
Building Height Limit	50' maximum	21'
Site Coverage	None	15%
Parking Spaces (Total)	1:250 s.f. (24 spaces)	25 spaces
Compact Parking Spaces	30 % (8 spaces)	7 spaces
Handicap Parking Spaces	1 space	2 spaces

PROJECT DESIGN FEATURES

Please see attached Site Plan (Exhibit D), Grading & Utility Plan (Exhibit E), Landscape Plan (Exhibit F), Building Elevations (Exhibit I-K), and reduced color elevations (Attachment 2).

EVALUATION

The evaluation section of this report includes an analysis of each of the requested entitlements. Each of the entitlements is analyzed for its consistency with the goals and policies of the applicable regulations, such as the General Plan, the Zoning Ordinance, and the Community Design Guidelines. Analysis is provided for the General Plan Amendment and Rezone first, and is followed by review of the Design Review Permit Modification, Flood Encroachment Permit, Tree Permit, and Voluntary Merger.

GENERAL PLAN AMENDMENT & REZONE

The project site currently has a combination of commercial, residential, and open space land use designations with a floodplain overlay over the eastern portion of the property. It is the applicant's desire to have a consistent land use and zoning designation for all of the properties owned by the Chamber. Changing the land use and zoning of the southern portion of the site will also allow the Chamber to expand their existing building. The zoning and land use boundaries are also being changed to reflect the location of the 100-year water surface elevation based on the best available information (see Exhibits B & C). The property within the 100-year floodplain will continue to have a flood plain overlay. The existing and proposed land use and zoning designations are provided in the following table:

	Existing	Proposed
General Plan Land Use	<p>Northern portion of the property: Community Commercial (CC), Community Commercial/Flood Plain (CC/FP), Open Space/Flood Plain (OS/FP)</p> <p>Southern portion of the property: Low Density Residential (LDR-5) & Open Space/Flood Plain (OS/FP)</p>	<p>Northern portion of the property: unchanged</p> <hr/> <p>Southern portion of the property: Community Commercial (CC), Community Commercial/Floodplain (CC/FP), and Open Space/Floodplain (OS/FP)</p>
Zoning	<p>Northern portion of the property: Business Professional (BP) & Floodway (FW)</p> <hr/> <p>Southern portion of the property: Single Family Residential (R1), and Single Family Residential/Floodway (R1/FW)</p>	<p>Northern portion of the property: unchanged</p> <hr/> <p>Southern portion of the property: Business Professional (BP) & Business Professional/Floodway (BP/FW)</p>

General Plan Amendment: The project is located in the infill area of the City where there is a mixture of residential and commercial land uses adjacent to one another. The properties to the west (across the alley)

are a mixture of residential and commercial uses. To the north are a variety of retail and commercial uses. To the south is undeveloped land that is within the 100-year flood plain and to the east is Dry Creek and Saugstad Park.

The existing land use and zoning designations of the northern portion of the property do not match (CC land use and BP zoning). Although it is desirable to have land use and zoning that are the same, having a different land use and zoning designation does not create regulatory concerns.

The predominant land use designation along this portion of the Douglas Corridor is Community Commercial. The existing Chamber site is a small portion of the larger Community Commercial land use district. The requested land use change of the expansion area from Low Density Residential and Open Space/Flood Plain to Community Commercial and Community Commercial/Flood Plain is a continuation of the existing use of the site (Chamber of Commerce). Staff finds the proposed land use change to be consistent with the existing land uses along Douglas Boulevard and the Chamber of Commerce.

Rezone: Section 19.86.050 of the Zoning Ordinance requires that two findings be made in order for the Planning Commission to recommend that the City Council approve a Rezone. The two findings are listed below.

1. *The proposed rezone is consistent with the General Plan; and*
2. *The proposed rezone is consistent with the public interest, health, safety, and welfare of the City.*

The proposed zoning of the site is Business Professional and Business Professional/Floodway. Office uses such as the Chamber of Commerce are principally permitted uses within the Business Professional zone. The rezone will provide a continuation of the existing Business Professional zoning of the developed portion of the Chamber site to the expansion site. Furthermore, the Business Professional zone is an implementing zone for the Community Commercial land use as it pertains to the Chamber site. Therefore, staff finds the proposed zoning of the site to be consistent with the General plan and the existing and proposed development of the site.

DESIGN REVIEW PERMIT MODIFICATION

The evaluation of the Design Review Permit for the proposed 3,079 square foot addition has been based on the applicable development standards within the City's Zoning Ordinance and the design standards of the City's Community Design Guidelines. Section 19.78.060(J) of the Zoning Ordinance requires that two findings be made in order to approve a Design Review Permit Modification. The two findings for approval of the Design Review Permit Modification are listed below.

1. *The proposed modification is in substantial compliance with the intent of the original approval, prior conditions of approval and all applicable design, development, and improvement standards in effect as of the date of application for the modification.*
2. *The proposed modification is in compliance with all standards and requirements of the City's Zoning Ordinance, with the applicable goals, policies, and objectives set forth in the General Plan, the applicable Community Design Guidelines, and the applicable specific plan.*

Through application of the standards and guidelines of the City's Zoning Ordinance and Community Design Guidelines it has been confirmed that the project will meet City standards for emergency access, vehicle and pedestrian access, parking stall dimensions and parking lot drive aisle configuration. The remainder of the Design Review Permit evaluation section will focus on design guidelines and Zoning Ordinance requirements that warrant additional review and consideration by the Planning Commission.

Parking: Office uses have a parking requirement of one space for every 250 square feet of office area. The project site currently has thirteen (13) parking spaces located at the front of the building, which will be restriped as part of this project. The 3,079 square foot building addition requires 12 additional parking spaces. These spaces will be constructed along the west side of the property off of Barjo Alley. With the proposed addition, the total number of required parking spaces is 24. As proposed, the project will provide 25 spaces.

The new parking area will require 143 cubic yards of fill material and a two (2) foot tall retaining wall. However, this portion of the project is outside of the floodplain and therefore will not have any impact on the 100-year flood events.

Architecture: The existing building is off white stucco with black solar glazed glass windows, decorative columns, and a grey composition shingle roof. The proposed 3,079 square foot addition will match the color, materials, and overall design of the existing building. Similar to the existing building, the addition will be constructed on piers placing the finished floor elevation above the 100-year water surface elevation.

Landscaping: Two native oak trees and several non-native trees will need to be removed in order to allow for the building addition and new parking area. Impacts to native oak trees is discussed further in the Tree Permit evaluation. New landscaping will be installed around the perimeter of the addition and eastern side of the new parking area (see Exhibit F). The landscaping meets the City's Water Efficient Landscape Requirements and will meet the 50% shade requirement for the parking area.

Design Review Permit Modification Conclusion

Based on the analysis contained in this staff report and with the project conditions, the required findings can be made for the proposed Design Review Permit Modification.

FLOOD ENCROACHMENT PERMIT

The City of Roseville Zoning Ordinance requires a Flood Encroachment Permit for any grading, fill, excavation, or construction activities in the Floodway Zone District. Two findings must be made to approve a Flood Encroachment Permit (Section 19.78.060.E). The required findings are listed below in ***italicized bold print*** and are followed by an evaluation relative to the Floodway Standards.

1. The flood encroachment will be constructed and will be operated in compliance with all standards and regulations set forth in Chapter 19.18 of the Zoning Ordinance.

The purposes of the Floodway (FW) standards are to promote the public health, safety, and general welfare, and to minimize losses from flooding. Section 19.18.040.1.3 of the Zoning Ordinance establishes standards for those instances where structures are proposed within the Floodway or Floodway Fringe zone (see Attachment 3). The standards that apply to the proposed project are listed below:

- *Structures shall have a low flood damage potential.*
- *Structures shall be constructed and placed on the building site so as to not obstruct the flow of floodwaters.*
- *Service or utility facilities, such as electrical and heating equipment, shall be constructed at least one foot above the base flood elevation or shall be floodproofed.*
- *In all new construction and substantial improvements, fully enclosed areas below the lowest floor that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters.*
- *All structures shall be certified upon completion in the "as built" condition by a licensed land surveyor or a registered civil engineer permitted to practice land surveying that the elevation of*

the lowest floors, including any basement, are at least one foot above the base flood elevation, or have been floodproofed.

- *All construction shall be with materials resistant to flood damage.*

The proposed building addition will be constructed on a pier footing structure that will enable water to flow and be stored beneath the building. The area below the finished floor is open except for the pier footings, thus allowing for the entry and exit of water in the event of a flood. Placing the building on piers rather than fill also has a lesser impact on storage of floodwaters. Placing the building on piers also acts to floodproof the building and reduce the potential of flooding hazards to the proposed structure. The footings will be concrete and the building finish will be stucco. These materials are considered to be resistant to flood damage.

Service and utility facilities such as the transformer and HVAC unit already exist on the site and will serve the proposed addition. These facilities are currently located outside of the 100 year floodplain.

The project has been conditioned to require that the structure be certified as floodproof by a registered civil engineer (FEP Condition 4). As proposed, the building addition complies with the required standards for structures within the Floodway zone.

2. The flood encroachment will not result in an increased exposure of life and property to flood related hazards.

A hydraulic analysis of the proposed flood encroachment was prepared by WRG Design Inc. (Exhibit N). The study compared current conditions surrounding the site to the conditions that would result with the proposed project. The study utilized information from FEMA maps, a land survey completed by Mackay & Soms (2003), the City's hydraulic model, and the Army Corp of Engineers hydraulic modeling program to evaluate the impacts of the proposed project on the 100-year water surface elevation.

The hydraulic analysis evaluated the project for impacts to storage, velocity, and elevations of floodwaters upstream, onsite, and downstream. One of the cross-sections evaluated showed a very minor decrease in water surface elevation as a result of the proposed project. All other sections showed no increase within the accuracy of the model. The decrease was caused by considering the area of the proposed expansion as an ineffective flow area. Meaning that the area below the building can store water, but cannot convey water in the same manner as the main channel of the creek. Overall, WRG's study concluded that the proposed expansion will not have any additional impact on 100-year flood events. The findings of the study were reviewed by the City's Public Works – Engineering Division. Engineering staff determined the study satisfied City requirements and no impacts to 100-year flood events would result from the proposed Chamber expansion, or result in an increased exposure of life or property to flood related hazards.

Flood Encroachment Permit Conclusion

Given that proposed expansion will not result in flood impacts and that the building has been designed to comply with the Floodway standards, staff believes that the findings required for approval of the Flood Encroachment Permit can be made.

TREE PERMIT

There are a large number of native oak trees and non-native trees located along the western side of the property. The City's Tree Preservation Ordinance regulates activities affecting native oak trees with a diameter at breast height (DBH) of six inches or greater. An arborist report has been prepared that identifies tree species, size, health and current condition of all trees (Exhibit M). The arborist report indicates that the proposed development of the site will result in the removal of two (2) native oak trees and encroachment into the protected zone radius of six (6) others. The report also addresses impacts to native oaks that are proposed for preservation.

The Tree Preservation Chapter of the Roseville Zoning Ordinance requires two findings to be made in order to approve a Tree Permit. The two findings are listed below.

1. *Approval of the Tree Permit will not be detrimental to the public health, safety, or welfare, and approval of the Tree Permit is consistent with the provisions of Chapter 19.66 of the Roseville Zoning Ordinance.*
2. *Measures have been incorporated in the project or permits to mitigate impacts to remaining trees and to provide replacement for trees removed.*

Tree Removal: Two (2) native oak trees (Trees 425 & 432) totaling 20 inches are proposed for removal. Both of the trees are located within the proposed building footprint. The location of the existing building, shape of the lot (narrow and deep), and other site constraints (location of larger healthier trees and topography) limit the location of the building addition to the northwestern side of the property. In addition, the arborist has indicated that Tree 432 is in poor health. Therefore, staff believes the impacts to native oak trees have been reduced to the extent possible.

Tree Mitigation: The applicant is proposing to mitigate for the removal of native oak trees through on-site plantings and payment of in-lieu fees. This is consistent with the provisions of Section 19.66.070 of the tree ordinance. Condition 3 of the Tree Permit addresses the mitigation requirement.

Proposed Encroachments: The proposed site improvements will result in encroachment into the PZR of up to six (6) native oak trees. The majority of the encroachment will be from the construction of the new parking area off of Barjo Alley. According to the arborist, these trees will receive minor to moderate impact from the proposed improvements. A summary of the proposed impacts and mitigation measures for each of the impacted trees is provided in Attachment 4 (see Exhibit M for complete Arborist Report).

Tree Permit Conclusion

Based on the analysis contained in this staff report and with the project conditions, the required findings can be made for the proposed Tree Permit.

VOLUNTARY MERGER

In accordance with the State Subdivision Map Act and the City of Roseville Subdivision Ordinance, the following is an evaluation of the voluntary merger proposals for compliance with the Zoning Ordinance and local building codes.

1. Compliance with the Zoning Ordinance for the district in which it is located

Upon approval of the Rezone, the project will be located within the Business Professional and Business professional/Floodway zone. The Business professional zone does not establish prescriptive standards for lot sizes or dimensions. The City reviews development projects on a case-by-case basis to insure that the

proposed parcels are of a sufficient size and shape to support the proposed development. The proposed Voluntary Merger results in a single parcel 0.91 acres in size. As shown on the site plan, this parcel is of adequate size to support the existing and proposed development of the Roseville Chamber of Commerce. The proposed merger will not result in inconsistencies with the Zoning Ordinance.

2. Compliance with local building regulations.

The Uniform Building Code establishes building regulations based upon the type of construction, the use of a building, and a building's proximity to other buildings and property lines. Currently the proposed building addition crosses two property lines. Approval of the Voluntary merger will create one parcel that will allow the proposed development to meet setback requirements. In addition, the Design Review Permit Modification for the proposed building addition and parking lot have been conditioned to comply with current building code requirements and zoning standards. As a result, the Voluntary merger will be in compliance with local building regulations.

3. Provisions for relocation of existing infrastructure or easements.

The proposed Voluntary Mergers will not affect any utility services or any easement of record or infrastructure. All existing easements will be maintained. As a result, the Voluntary Mergers will not affect any existing or proposed infrastructure or easements.

ENVIRONMENTAL DETERMINATION

An Initial Study and Negative Declaration (Exhibit A) have been prepared for this project. In accordance with the CEQA Guidelines, the Initial Study and Negative Declaration were prepared using previous environmental documents such as the General Plan EIR, plus new project-specific reports. Based on the results of the Initial Study, the appropriate environmental document for the project is a Negative Declaration. The Negative Declaration was posted for a 20-day public review and comment period, which closes on March 24, 2005. To date, no comments on the document have been received.

RECOMMENDATION

The Planning Department recommends that the Planning Commission take the following actions (A-L):

- A. Adopt the Negative Declaration;
- B. Recommend that the City Council approve the GENERAL PLAN AMENDMENT – 650 DOUGLAS BOULEVARD (CHAMBER OF COMMERCE) – FILE # GPA 04-04, as shown in **Exhibit B**;
- C. Recommend that the City Council adopt the two findings of fact as stated in the staff report for the REZONE – 650 DOUGLAS BOULEVARD (CHAMBER OF COMMERCE) – FILE # RZ 04-06;
- D. Recommend that the City Council approve the REZONE– 650 DOUGLAS BOULEVARD (CHAMBER OF COMMERCE) – FILE # RZ 04-06, as shown in **Exhibit C**;
- E. Adopt the two (2) findings of fact as stated in the staff report for the DESIGN REVIEW PERMIT MODIFICATION – 650 DOUGLAS BOULEVARD (CHAMBER OF COMMERCE) – FILE # DRPMOD 04-57;
- F. Approve the DESIGN REVIEW PERMIT MODIFICATION – 650 DOUGLAS BOULEVARD (CHAMBER OF COMMERCE) – FILE # DRPMOD 04-57 with the 87 conditions of approval listed below;

- G. Adopt the two findings of fact as stated in the staff report for the FLOOD ENCROACHMENT PERMIT – 650 DOUGLAS BOULEVARD (CHAMBER OF COMMERCE) – FILE # FEP 04-03;
- H. Approve the FLOOD ENCROACHMENT PERMIT – 650 DOUGLAS BOULEVARD (CHAMBER OF COMMERCE) – FILE # FEP 04-03 subject to four (4) conditions of approval as stated below;
- I. Adopt the two (2) findings of fact as stated in the staff report for the TREE PERMIT – 650 DOUGLAS BOULEVARD (CHAMBER OF COMMERCE) – FILE # TP 04-44;
- J. Approve the TREE PERMIT – 650 DOUGLAS BOULEVARD (CHAMBER OF COMMERCE) – FILE # TP 04-44 with the 21 conditions listed below;
- K. Find the VOLUNTARY MERGER – 650 DOUGLAS BOULEVARD (CHAMBER OF COMMERCE) – FILE # VM 04-03 consistent with the criteria discussed in the Staff Report;
- L. Approve the VOLUNTARY MERGER – 650 DOUGLAS BOULEVARD (CHAMBER OF COMMERCE) – FILE # VM 04-03 with seven (7) conditions as listed below and as shown in **Exhibit L**

Conditions of Approval for DRPMOD 04-57

- 1. This design review permit approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on **March 24, 2007**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from **March 24, 2007**.
- 2. The project is approved as shown in Exhibits A - N and as conditioned or modified below. (Planning)
- 3. 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. A deposit in the amount of two and one half percent (2-1/2%) of the value of the public improvements shall be provided at the time plans are submitted to the City for review and an additional deposit in the amount of two and one half percent (2-1/2%) of the value of the public improvements shall be provided at the time that the plans are approved and an encroachment permit is issued. (Engineering, Environmental Utilities, Finance)
- 4. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
- 5. The applicant shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works (Engineering)
- 6. 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. (Engineering)
- 7. **Prior to the issuance of Building permits for this project**, the applicant shall have recorded a Voluntary Merger (VM 04-03) to merge the three parcels and remove the existing property line that will be under the proposed building footprint. The building and site improvements shall also demonstrate conformance with the Flood Encroachment Permit (FEP 04-03). (Engineering, Building)

PRIOR TO BUILDING PERMITS:

8. Parking stalls shall meet, or exceed, the following minimum standards:
 - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas, or light fixtures, and all Accessible stalls shall have a 6" raised curb or concrete bumper. The striping within the existing parking area is worn and no longer visible in many areas. Therefore, the existing parking lot shall be re-striped per City standards. (Planning)
 - b. Standard -- 9 feet x 18 feet; Compact--8 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, signages, 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) Handicapped parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11-B-6 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 1127B and 1129B. (Building)
9. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. (Planning)
10. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
11. The Landscape plan shall comply with the City of Roseville Water Efficient Landscape Requirements Resolution No. 93-55. (Planning)
12. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
13. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (2") bark (no shredded bark) or (2") mulch covering. (Planning)
14. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
15. A separate **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. Building permit plans shall comply with all applicable code requirements (Uniform Building Code - UBC, Uniform Mechanical Code - UMC, Uniform Plumbing Code - UPC, Uniform Fire Codes - UFC and National Electrical Code - NEC), 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 Department for applicable Code editions). (Building)

17. 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.
18. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Engineering prior to approval of any plans. (Engineering)
19. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
 - a. Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
 - b. Grading shall comply with the City grading ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore modification of the erosion control plan may be warranted during wet weather conditions.
 - c. A rough grading permit may be approved by Engineering prior to approval of the improvement plans.
 - d. Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
20. 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)
21. Prior to the approval of the improvement plans, it will be the project proponents responsible 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)
22. The alleyway that provides access to the new parking area shall be widened to current City Standards. Right-of-way shall be dedicated to the City for the newly widened section of the alleyway. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorders Office. (Engineering)
23. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater than 4 feet in height. All retaining walls shall be of either split faced masonry units, keystone type construction, or cast in place concrete with fascia treatment. A handrail shall be constructed adjacent to the retaining wall located in the new parking facility. (Engineering)
24. A note shall be added to the grading plans that states:

“Prior to the commencement of grading operations, the contractor shall identify the site where the excess earthen material shall be deposited. If the deposit site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineering to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.” (Engineering)

25. "Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan view and in profile view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)"
26. The applicant shall pay for all applicable water and sewer fees. (Environmental Utilities)
27. 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' 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 reclaimed mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions of approval.
 - c. All sewer manholes shall have all weather 10-ton vehicle access unless authorized by these conditions of approval. (Environmental Utilities)
28. The location of the existing sewer line and point(s) of connection along Barjo Alley should be clearly shown on the Improvement plans (Environmental Utilities).
29. The water line blow off shall be placed/extended beyond any proposed asphalt improvements on Barjo Alley (Environmental Utilities).
30. Fire apparatus access roads shall be provided to within 150 feet of all structures and combustible storage piles. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (Fire)
31. Vertical clearances or widths shall be increased when, in the opinion of the Fire Chief, vertical clearances or widths are not adequate to provide fire apparatus access. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (32 tons) and shall be provided with a surface so as to provide all-weather driving capabilities. Said access shall be provided prior to any construction or storage of combustible materials on site. (Fire)
32. The required fire flow for the protection of the proposed project is 2,000 gallons per minute with 20 pounds residual water pressure. This flow is based on the premise that the structure will be of Type VN rated construction with the installation of a full coverage automatic fire sprinkler system, and is reflective of the proposed square footage amounts. A change in any of the conditions may increase the required fire flow. (Fire)
33. The applicant shall provide the Fire Department with a hydraulic analysis (prepared by a State licensed fire protection, civil, or mechanical engineer) that evaluates the private fire service water main serving the complex. The analysis shall demonstrate that an approved water supply is available and that it is capable of supporting the combined demands for the required fire flow 1,500 and the fire sprinkler system 500 gpm. (Fire)

34. Fire hydrants shall be operable and accessible to Fire Department apparatus by roads meeting the requirements of the Roseville Fire Code prior to bringing combustible materials onto the project site. (Fire)
35. A minimum clearance of 3-feet shall be provided between trees, shrubs and other landscape materials and all fire protection equipment (hydrants, fire sprinkler system connections, valves). Fire protection equipment shall not be located behind parking stalls or other obstructions to access. (Fire)
36. When the proposed project is to be provided with perimeter security fencing, fire apparatus access and occupant exiting shall be considered. All vehicular access gates shall comply with the Uniform Fire Code requirements and shall be equipped with approved Knox and Opticom emergency vehicle access devices. If pedestrian gates are designed as part of the overall exiting system, they shall comply with the exiting provisions of the Uniform Building Code. Plans shall be submitted to the Fire Department for review and approval prior to installation. (Fire)
37. An approved access walkway shall be provided to all exterior doors and openings required by either the Uniform Fire Code or the Uniform Building Code. A concrete sidewalk or other approved hard surface will meet the intent of the access walkway requirement. Adequate space adjacent to the access walkway, vertically and horizontally, shall be provided to allow firefighters to access required building openings in order to effectively perform rescue operations, to allow for equipment maneuverability, and to safely raise ground ladders. Any landscaping adjacent to the access walkway shall be such that it does not obstruct the functional purpose of the walkway upon maturity. (Fire)
38. 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
39. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas shall provide a maintained minimum of one (1) foot candle of light. All exterior light fixtures shall be vandal resistant. (Planning & Police)
40. 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)
41. 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:

42. Any backflow preventors visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventors 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 preventor 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 preventor shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)
43. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
- a. A 12.5 foot wide public utilities easement along all road frontages.
 - b. Water, sewer, and reclaimed water easements.
 - c. Water and sewer easements. (Electric, Engineering, Environmental Utilities)
44. 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. (Engineering, Environmental Utilities, Electric)
45. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
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 preventor.
 - b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventor 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. The following note shall be added to the 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 to minimize dust.
 - b. Use tarpaulins or other effective covers on all stockpiled earth material and on all haul trucks to minimize dust.
 - c. Sweep the adjacent street 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 opinion of city staff, inadequate dust control or excessive wind conditions contribute to fugitive dust emissions. (Engineering)
48. This project falls within the commercial land use category of the Dry Creek Watershed Flood Control Plan as determined by the Placer County Flood Control District and adopted by the City of Roseville. The project is therefore subject to a fee based on gross developed acres. (Engineering)
49. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Engineering will designate the exact areas to be reconstructed. (Engineering)
50. 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)
51. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
52. Water and sewer shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
53. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
54. An **approved** automatic fire extinguishing system shall be provided for all buildings where the total fire area is **3,600** square feet or greater, as required by Roseville Fire Code Section 1003.2.2. Fire extinguishing systems installed shall conform to the minimum design standards of the Roseville Fire Code Standard 10-3. Plans and specifications shall be submitted to the Fire Department prior to system installation. Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
55. Fire extinguishing systems installed as required by Section 1003.1.1 of the City Fire Code shall have control valves and activation switches electrically supervised and monitored by an approved central alarm monitoring company. Digital alarm communicator system panels shall be installed and maintained in accordance with National Fire Protection Association Standard # 72 (Fire Alarm Code). Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
56. Fire extinguishing systems installed as required by Section 1003.1.1 of the City Fire Code shall be provided with an approved audible and visual alarm notification signal within the interior of the building to alert building occupants. Said alarm notification signal shall be provided throughout the building and shall be installed and maintained in accordance with National Fire Protection Association Standard #72 (Fire Alarm Code). Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
57. An approved project sign shall be placed at vehicle access points into the project during construction to assist emergency responders. The sign shall identify the project name and address, as approved by the City of Roseville. Such signs shall be clearly visible and legible from the street fronting the project. (Fire)
58. Dumpsters and trash containers with an individual capacity of 1.5 cubic yards [40.5 cubic feet] or more shall not be stored in buildings or placed within 5-feet of combustible walls, openings or combustible roof eave lines unless said areas are protected by an approved automatic fire sprinkler system in accordance with the Roseville Fire Code. (Fire)

59. All shrubbery, trees and signs located within center medians adjacent to site access points shall be seven feet (7') in height or lower to allow access to the site by fire apparatus. (Fire)
60. The approved address numbers shall be placed on each building by the applicant in such a position as to be plainly visible and legible from the street fronting the property and shall be placed as to be seen from all entrances. Proposed address numbers shall be indicated on the elevation drawings contained within the building plan submittal. The address numbers shall be contrasting in color with their background and shall be illuminated. (Fire)
61. The applicant shall properly identify all required fire lanes in accordance with the Fire Department Fire Lane Standard. (Fire)
62. Barricades shall be provided to protect any natural gas meter, fire hydrant, or other fire department control device, which may be subject to vehicular damage. Approved signs may be required to identify the location of fire protection devices. (Fire)
63. Automatic fire extinguishing system risers, fire alarm system panels and digital alarm communicator system panels shall be located within an approved fire control room and shall be accessible from an adjacent fire apparatus roadway. Said fire control room shall be a minimum size of thirty-five (35) square feet in size and shall be openable from the exterior via an approved door opening. (Fire)
64. A Knox Company Model # 4400 key box shall be located adjacent to the door opening into the fire control room for each structure to provide access to fire protection system equipment. Said box shall be mounted at 6-feet above finished grade adjacent to the door opening. Contact the Fire Prevention Division for an approved Knox Company order form. The applicant shall pay a \$25 fee associated with the inspection of the key box prior to acceptance by the Fire Department at the time of receiving the Knox Company Order Form. (Fire)
65. A digitized copy of the approved of the approved drawings for the project shall be submitted to the Fire Department for pre-fire purposes. Said copy shall be submitted in an approved format. (Fire)
66. Adequate radio coverage shall be provided within buildings for public safety agencies, as required by Roseville Municipal Code Section 16.16.210. A field test shall be provided by a person in possession of a current FCC License, or a current technician certification issued by the Associated Public-Safety Communications Officials International (APCO), or the National Association of Business and Educational Radio (NABER). The building owner shall retain all test records on the inspected premises and a copy shall be submitted to the Fire Department officials. Adequate radio coverage shall include all of the following:
 - a. A minimum signal strength of 95 dBm available in 90% of the area of each floor of the building when transmitted from the closest City of Roseville Radio Communication site.
 - b. A minimum signal strength of 95 dBm received at the closest City of Roseville Communication site when transmitted from 90% of the area of each floor of the building.
 - c. The frequency range that must be supported shall be 821-824 MHz and 866-869 MHz.
 - d. A 100 % reliability factor. (Fire, Police)
67. 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)

68. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
69. 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)
70. All landscaping in areas containing electrical service equipment shall conform with the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
71. 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.
72. One ¾" conduit with a 2-pair phone line shall be installed from the buildings telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
73. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)
74. If the electric service is upgraded due to the proposed expansion, the developer will pay all costs associated with upgrading the transformer, metering, etc. (Electric)
75. The existing high voltage junction box shall be shown on the landscape plan and the landscaping shall be revised to meet Roseville Electric minimum working clearances. (Electric)

OTHER CONDITIONS OF APPROVAL:

76. The applicant shall pay City's actual cost for providing plan check, installation, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities)
77. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Electric, Engineering, Environmental Utilities)
78. 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)
79. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning)
80. 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)

81. 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)
82. 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)
83. 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)
84. 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)
85. 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)
86. 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. (Building)
87. 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 Department Field Inspector at the time of or prior to the foundation inspection. (Building)

Conditions of Approval for FEP 04-03

1. This Flood Encroachment Permit approval shall be effectuated with the effectuation of the Design Review Permit Modification for the Chamber of Commerce, File # DRPMOD 04-57. (Planning)
2. The project is approved as shown in Exhibits A - N and as conditioned or modified below. (Planning)
3. 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. Any grading on the site shall be done in compliance with the hydrologic calculations identified in the HEC/RAS study prepared by WRG Design Inc. and 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.

- b. Access to the floodplain as required by Engineering and the Streets Department. (Engineering)
4. Prior to occupancy, the building shall be certified in the “as built” condition as floodproof by a registered civil engineer. (Building, Engineering)

Conditions of Approval for TP 04-44
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CONDITION	COMPLIANCE VERIFIED/INSPECTED	COMMENTS
PRIOR TO ISSUANCE OF ANY PERMITS OR ANY CONSTRUCTION ON-SITE		
1. All recommendations contained in the Arborist Report(s) (Exhibit A) shall be incorporated as part of these conditions except as modified herein. (Planning)		
2. Tree(s) # 425 & 432 are approved for removal with this tree permit. All other native oak trees shall remain in place. Trees to be removed shall be clearly marked in the field and inspected by Planning Staff prior to removal. Removal of the trees shall be performed by or under the supervision of a certified arborist. (Planning)		
3. The developer shall be responsible for the replacement of the total number of inches proposed for removal prior to any tree removal. The total number of inches for this project is 20. 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(s) 407, 408, 409, 410, 413, & 414 <u>as shown in Exhibits G & M</u> 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 Department) shall be posted to insure 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)		

<p>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, driveway, 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 Department prior to the placement of the protective fencing. (Planning)</p>		
<p>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. 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 DEPARTMENT". (Planning)</p>		
<p>9. Once the fencing is installed, the applicant shall schedule an appointment with the Planning Department to inspect and approve the temporary fencing before beginning any construction. (Planning)</p>		
<p>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 Arboriculturalists (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)</p>		
<p>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)</p>		
<p>12. A Site Planning Meeting shall be held with the applicant, the applicant's primary contractor, the Planning Department and the Engineering Department 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 Department and Engineering Division two weeks prior to the start of grading work to schedule the meeting and fencing inspection. (Planning)</p>		

<u>DURING CONSTRUCTION</u>		
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 and 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 Department. In no event shall the fencing be removed before the written authorization is received from the Planning Department. (Planning)		
<u>PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT</u>		
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 Department. 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. A copy of this completed Tree Permit Compliance Verification/Inspection form shall be submitted to the Planning Department. (Planning)		
21. The approval of this Tree Permit shall expire on the same date as the (insert the Project or Subdivision name if the TP is associated with one).		

Conditions of Approval for VM 04-03

1. The Voluntary Merger is approved as shown in Exhibit L. (Planning, Engineering)

2. The following shall be submitted to Engineering prior to recordation of the lot line adjustment:
 - a) Two copies of property boundary description with exhibit map (8.5" x 11" sheet), and one copy of boundary closure calculations for resulting lots. These items shall be stamped and signed by a California Licensed Land Surveyor or Registered Civil Engineer authorized to practice land surveying.
 - b) One copy of the Conditions of Approval.
 - c) A completed Property Owner Consent Form.
 - d) Deed to convey interest in the property.
 - e) Preliminary title report no older than six months for all properties involved. (Engineering)
3. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
 4. The applicant shall submit to the Engineering Division of Public Works a paper copy and an electronic copy of the recorded Voluntary Merger per the "Digital Submittal of Cadastral Surveys". (Environmental Utilities)

OTHER CONDITIONS IF NEEDED TO RELOCATE FACILITIES AND EASEMENTS

5. 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)
6. Any relocation, rearrangement, or change to existing City facilities due to this Voluntary Merger shall be paid for by the applicant. (Engineering, Environmental Utilities, Electric)
7. All existing buildings shall conform to Table 5A of the Uniform Building Code (UBC) with regard to the minimum distance to the property line. (Building)

ATTACHMENTS

1. Vicinity Map
2. Color Elevations
3. Zoning Ordinance Section 19.18.040.I.3 (Standards for Structures in the Floodway Zone)
4. Summary of Tree Impacts

EXHIBITS

- A. Negative Declaration
- B. General Plan Amendment Exhibit
- C. Rezone Exhibit
- D. Site Plan
- E. Grading & Utility Plan
- F. Landscape Plan
- G. Tree Removal Plan
- H. Site Accessibility Plan
- I. Building Elevations

- J. Building Cross Section and Roof Plan
- K. Floor Plan
- L. Voluntary Merger Exhibit
- M. Arborist Report
- N. HEC/RAS Study (Hydraulic Analysis)

Note to Applicant and/or Developer: Please contact the Planning Department 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 Director at, or prior to, the public hearing.