AGENDA
February 14, 2019

PLANNING COMMISSION MEETING
7:00 p.m.
Council Chambers
311 Vernon Street
Roseville, California
www.roseville.ca.us

THE CITY OF ROSEVILLE WELCOMES YOUR PARTICIPATION

If an agenda item is open to public comment, such public comment shall be addressed to the chair of the meeting.

Public Comment - Speakers have three minutes under Public Comment to speak on issues that are not listed on the agenda and are within the City's jurisdiction. The Brown Act does not permit any action or discussion on items not listed on the agenda.

Consent Calendar - If applicable, the Consent Calendar consists of routine items that may be approved by one motion. Any person can remove an item from the Consent Calendar to be discussed separately.

Agenda Items - Speakers have five minutes to address items that are listed on the agenda.

Americans with Disabilities Act - Notify the City Clerk or Secretary at least 72 hours in advance if special assistance is required to participate in a meeting including the need of auxiliary aids or services.

Audio/Visual Presentations - If making a presentation regarding an agenda item, audio/visual materials must be submitted to the City Clerk or Secretary at least 72 hours in advance.

Roseville City Clerk 311 Vernon Street, Roseville, CA 916-774-5200 TDD 916-774-5220

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **PUBLIC COMMENTS**
5. **REQUESTS/PRESENTATIONS**

5.1. Tentative Parcel Map – 300 Washington Blvd – DTSP PCL DT-4 – Main Street Plaza Apartments Tentative Map – File # PL19-0002

REQUEST

The applicant requests approval of a Tentative Parcel Map to allow the merging and re-subdivision of seven (7) parcels, totaling 1.15 acres, into two (2) parcels (Parcel 1: 0.576 acres, Parcel 2: 0.577 acres), with abandonment of right-of-way for a portion of Placer Street (between Guava Alley and Main Street) as well as easement dedications, consistent with Government Code Section 66499.20.2.

Applicant: Ryan Beaton, KPFF Consulting Engineers
Owner: City of Roseville, Main St Plaza LLC

SUMMARY RECOMMENDATION

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

A. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to thirty-seven (37) conditions of approval.

6. BOARD MEMBER / COMMISSIONER / STAFF REPORT

7. ADJOURNMENT

PLANNING COMMISSION COMMUNICATION

Title:	Tentative Parcel Map – 300 Washington Blvd – DTSP PCL DT-4 – Main Street Plaza Apartments Tentative Map – File # PL19-0002
Contact:	Shelby Vockel, svockel@roseville.ca.us, (916) 746-1347

Meeting Date: 2/14/2019
Item #: 5.1.

ATTACHMENTS:

Description

Staff Report

Exhibit A Tentative Parcel Map

CITY OF ROSEVILLE CALIFORNIA

Planning Division Staff Report
Planning Commission Meeting February 14, 2018

Prepared by: Shelby Vockel, Associate Planner

ITEM 5.1: Tentative Parcel Map – 300 Washington Blvd – DTSP PCL DT-4 – Main Street Plaza Apartments Tentative Map – PL19-0002

REQUEST

The applicant requests approval of a Tentative Parcel Map to allow the merging and re-subdivision of seven (7) parcels, totaling 1.15 acres, into two (2) parcels (Parcel 1: 0.576 acres, Parcel 2: 0.577 acres), with abandonment of right-of-way for a portion of Placer Street (between Guava Alley and Main Street) as well as easement dedications, consistent with Government Code Section 66499.20.2.

Applicant—Ryan Beaton, KPFF Consulting Engineers
Owner—City of Roseville, Main St Plaza LLC

SUMMARY RECOMMENDATION

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

A. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to thirty-seven (37) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

On February 6, 2019, staff received an email from Richard Ryan objecting to the project due to perceived parking impacts. The proposed project would result in the loss of approximately 12 on-street parking spaces along Placer St. This calculation is based on the standard length of 22 feet for a parallel parking space, as specified by Section 19.26.040 of the Zoning Ordinance, for the total section of Placer St. to be abandoned (approximately 140 feet) on both sides of the street. The apartments, if constructed, will provide a total of 59 parking spaces, which exceeds the 46 parking spaces minimally required for the development of the project. The 13 spaces parking spaces in excess of the requirement compensate for the 12 spaces lost by the closure of Placer St. A further discussion of parking is included in the Evaluation section of this report. Staff has determined that the parking is consistent with the requirements of the Zoning Ordinance, as well as State law.

The applicant has reviewed and is in agreement with the recommended conditions of approval.

Figure 1: Aerial of Project Site

BACKGROUND

The seven parcels included with this application are within the historic subdivision known as McRae's Addition, identified as Lots 1, 2, 3, and 4 of Block 3, and Lots 1, 16, and 15 of Block 2. McRae's Addition was originally mapped in 1884, amended in 1906, and amended again in 1919. The 1919 map is the most recent map associated with the project site.

The project site is located within Roseville's Downtown Specific Plan Area (DTSP). The DTSP, which is implemented

by the Downtown Code, was adopted in 2009. The site is located in the Old Town Commercial (DT-4) district, and zoned Historic District/Special Area – Downtown (HD/SA-DT). The land use designation for the site is Central Business District (CBD).

Multiple Minor Design Review Permit (MDRP) requests have been approved for the project site. The original MDRP for the construction of a mixed-use project on the project site was approved in March of 2011 (2011PL-011). However, the project was never constructed and subsequently expired. On February 15, 2017, a new MDRP was approved for the site allowing the construction of two, four story, mixed-use buildings with a total of 75 residential units, 3,500 square feet of ground floor commercial, and two parking garages with 75 spaces (PL16-0447). Following that approval, multiple MDRPs have been approved to modify the project, known as the Main Street Plaza Apartment project. The modifications are summarized in Table 1 below.

Table 1: MDRP Applications, Approved and Pending, for Main Street Plaza Apartments

File Number	Entitlement	Approval Date	Description of Changes
PL16-0447	MDRP	February 15, 2017	*Two four-story, mixed use buildings *75 residential units *3,500 square feet of retail *75 parking spaces *total project area of 121,693 square feet
PL17-0153	MDRP	June 23, 2017	*Reduced building heights and parking *removed architectural elements *reduced retail area *removed pedestrian bridges
PL17-0364	MDRP	December 12, 2017	*reduced overall project area by 37,000 square feet *reduced from 75 to 59 units *increased building height from 51 to 60 feet
PL18-0204	MDRP	June 26, 2018	*increased from 59 to 65 units *increased project area from 75,739 square feet to 82,184 square feet *Added fourth floor to Building 2 *reduced parking from 60 to 59 spaces
PL18-0357	MDRP	February 8, 2019	*Removed architectural elements *changed stucco to fiber cement siding *Increased project area from 82,184 square feet to 91,354 square feet

Beginning with File #PL16-0447, the project has been conditioned to reconfigure the existing parcel lines so that no building will be located within the public right-of-way or across property lines, as well as to abandon the right-of-way for the specified section of Placer St and dedicate a portion of that back to the City as a public utility easement (PUE) (File#PL16-0447, Conditions 11 and 23). These conditions must be satisfied before improvement plans or building permits can be issued for construction of the Main Street Plaza Apartment project.

Section 18.06.010 of the Roseville Municipal Code requires that a tentative map application be completed prior to approval of a final map. Approval of the Tentative Parcel Map will allow the project proponents to record a final map, which will ultimately satisfy Conditions 11 and 23 of File #PL16-0447.

EVALUATION

The request is to merge and re-subdivide 11 parcels comprising 1.15 acres into two parcels, Parcels 1 and 2, as well as abandon the right-of-way for the portion of Placer Street between Guava Alley and Main Street. Parcel 1 will be approximately 0.576 acres in size, and Parcel 2 will be approximately 0.577 acres. The property is located in the Historic District/Downtown – Special Area (HD/DT-SA) zone, which does not contain any maximum or minimum lot sizes, nor any other parcel development standards. However, staff has analyzed the proposed parcels with the numerous MDRP applications (refer to Table 1) and has determined that the parcels will be adequate for development.

The subject parcels are relatively flat and surrounded by developed parcels in the Historic District/Downtown Roseville. One of the subject parcels (130 Main St) contained a building, which most recently housed a restaurant. This building has since been demolished and all subject parcels are currently vacant. Project development will require grading of the site, as well as the removal of the affected section of Placer St.

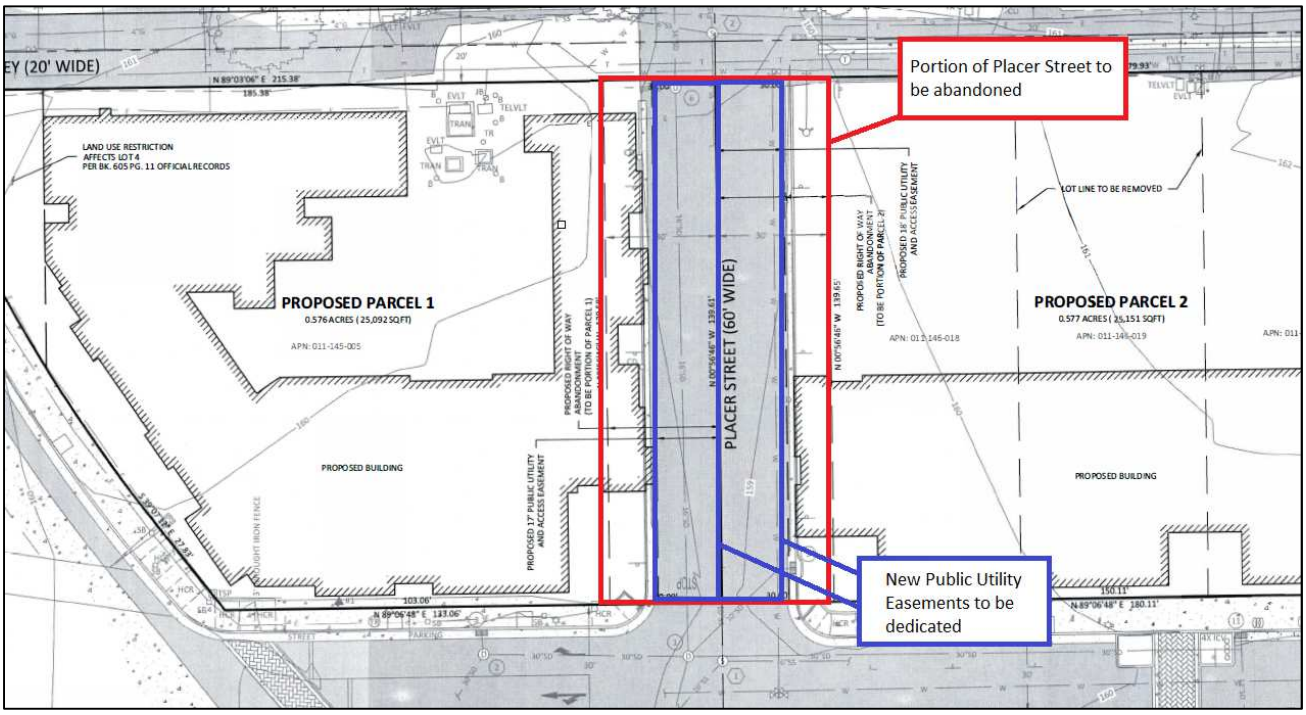
Access and Circulation: The proposed parcels will have street frontage along Washington Blvd. and Main St., though primary vehicular access to the site will be provided via Guava Al. The project site has two parking areas, including 5 spaces on Parcel 1 and a larger parking area with 54 spaces on Parcel 2, which are only accessible from Guava Al. The previously approved MDRP projects analyzed the parking, and staff determined that the provided spaces will be adequate for the proposed apartment use. Given the location of the project within historic Downtown Roseville, as well as the proximity of the site to public transit, pedestrian circulation is emphasized over vehicular travel. A plaza between Buildings 1 and 2 will provide a pedestrian connection from the remaining section of Placer St. and Guava Al. to Main St.

Parking: Parking for the Main Street Plaza Apartments project was evaluated as a part of the prior MDRP applications, but is discussed in this report due to public interest. A total of 46 parking spaces are required for the project, based on State law, City of Roseville Zoning Ordinance, and the Downtown Code. Section 65915 of the California Government Code (as amended by AB 744) allows parking to be calculated at a rate of 0.5 parking spaces per unit for affordable housing located within one-half mile of a major transit stop. Bus service is located approximately 250 to the west of the project site at Berkeley Ave. and Main St., and the Roseville Transit Center (with bus and rail access) is located approximately 900 feet (less than a quarter mile) from the project site. Signalized crosswalks, sidewalks, and other pedestrian facilities are available between those major transit stops and the project site, providing unobstructed access to public transit for future residents. As the project will provide 65 housing units, 33 parking spaces are required to serve the residential portion of the project. Additionally, Section 19.26.030 of the Zoning Ordinance requires one guest parking space for every 10 multi-family units, for a total of seven parking spaces. The retail portion of the project site, which is approximately 3,000 square feet in area, also has a parking requirement. At a rate of one space per 500 square feet of retail space (as specified by the Downtown Code), six additional parking spaces are required. In total, the project will provide 59 parking spaces, exceeding the requirement of 46 spaces. The project therefore complies with development standards.

Right-of-Way Abandonment and Easement Dedication: The Tentative Parcel Map proposes the abandonment of right-of-way for Placer St., between Guava Al. and Main St. At this location, Placer St. is 60-feet wide and approximately 140 long, and is developed with an existing public roadway, curb, and gutter. As previously discussed, the requirement to abandon the Placer St. right-of-way was included as a condition of approval for the previous MDRP projects, dating back to the approval for File #PL16-0447

(approved February 15, 2017). Therefore, the buildings cannot be constructed unless the abandonment is approved by the City. The proposed tentative map also includes the dedication of a 17-foot-wide PUE on the Parcel 1, as well as a 20-foot-wide PUE on Parcel 2. These PUE dedications will allow continued access to underground utilities, including a water main, that are located within the existing right-of-way. The section to be abandoned and the location of the new easements are outlined in Figure 2.

Figure 2: Proposed Right-of-Way Abandonment and Easement Dedication



At present, the affected portion of Placer St. is available for public parking, although signs along the site restrict parking to taxis, limos, and buses between the hours of 8 p.m. and 3 a.m. Additionally, this section of Placer St. provides the closest access for the single-family residential homes to a signalized intersection at Main St. and Washington Blvd. Removing this section will require drivers to continue east towards Lincoln St to connect with Main St., or utilize one of the unsignalized intersections (such as Grove St.) to the north. The proposed abandonment and easement dedication has been reviewed by the City's Development Services Department, including the Engineering Division, and as proposed no issues have been identified. Additionally, notices have been sent out to the neighborhood within 300 feet of the project site. Staff received an email from Richard Ryan objecting to the project based on concerns about parking impacts, discussed in the Outstanding Issues and Public Outreach sections of this report. The new easements will maintain accessibility of City assets and allow the construction of the previously approved Main Street Plaza Apartment buildings.

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made in order to approve or conditionally approve a Tentative Subdivision Map. The three findings are listed below in ***italicized, bold*** text and are followed by an evaluation of the map in relation to each finding.

1. ***The size, design, character, grading, location, orientation and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan or any applicable specific plan for the area, whichever is more restrictive, and the design standards of this Title.***

2. ***The subdivision will result in lots which can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to: the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or, some other physical condition of the area.***

3. ***The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, Pursuant to Division 7 of the Water Code.***

The project is consistent with the General Plan, DTSP, and Zoning Ordinance. The parcels that will be created are adequately sized and can be used and built upon. City staff has evaluated the project, and with the recommended conditions of approval to ensure compliance with City standards, appropriate public facilities will be provided. Based on the evaluation above, staff believes that the required findings can be made to approve the Tentative Parcel Map.

PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations.

A neighborhood meeting was held on February 13, 2018 for the Main Street Plaza project to share plans for the proposed apartment buildings, as presented by the MDRP projects. The project proponents, in conjunction with the City's Housing Division, gave a presentation to the Roseville Height Neighborhood Association at their regular monthly meeting. Topics of discussion included the amenities to the project, the proposed construction schedule, and the demographics of the anticipated residents. The housing project will serve individuals needing low-income housing, including veterans and their families, as well as individuals with mental and physical disabilities. According to staff, these units are in very high demand and very little annual turnover is anticipated.

A public notice of the Planning Commission hearing was published on February 1, 2019, and was distributed to all property owners within 300 feet of the project site. One neighbor spoke to staff about the proximity of the apartment buildings to the single-family residences on Placer St, expressing concerns about the height of the buildings. Staff notes while building design is not within the scope of the current request, Building 1 on Parcel 1 is approximately 40 feet tall facing Guava Al., and was designed without a fourth floor in an attempt to reduce impacts on the surrounding neighbors. On February 6, 2019, Richard Ryan sent an email to staff object to the project and stating his belief that the proposed project will have parking impacts. He requested information regarding the parking, as well as supporting environmental documentation. As discussed in the Parking and Outstanding Issues sections of this report, the parking provided by the Main Street Plaza Apartment development exceeds the number of spaces required by the DTSP, Zoning Ordinance, and state law. Additionally, parking is not considered an area of potential impact under the California Environmental Quality Act, nor is it within the scope of the Tentative Map application.

ENVIRONMENTAL DETERMINATION

This project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15332 for Infill Development and Section 305 of the City of Roseville CEQA Implementing Procedures.

According to Section 15332, Class 32 allows the exemption of projects characterized as infill development that meet the following conditions:

a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

c) The project site has no value as habitat for endangered, rare or threatened species.

d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

e) The site can be adequately served by all required utilities and public services.

The project site has a General Plan designation of Central Business District (CBD), which is a land use category that acknowledges land use patterns of significantly greater intensities and traditional mixed uses of retail, office, and apartments. No conflicts with General Plan, DTSP, or Zoning Ordinance policies have been identified, as discussed above in this report. Additionally, the 1.15 acre project site is vacant, has been graded, and is partially covered in gravel; therefore, the site no longer has habitat value for endangered, rare, or threatened species. Development of this property was already anticipated by both the DTSP and the prior MDRPs, and approval of this project will not result in any significant effects relating to traffic, noise, air quality, or water quality. The project has been reviewed by the Building and Engineering Divisions of the Development Services Department, as well as the Fire Department and Electric Department, and conditions of approval are recommended to ensure compliance with City standards and the adequate provision of utilities and public services.

The Minor Design Review Permit (MDRP) previously approved for this project site was determined to be exempt from the provisions of the California Environmental Quality Act (CEQA) per several CEQA statutory exemptions, including: Public Resources Code (PRC) Section 21155.4 and Government Code (GC) Section 65457 (Sustainable Communities Strategy/Specific Plans), Section 21159.21 (Housing Project Exemptions) including Section 21159.23 (Low Income) and Section 21159.24 (Infill). In addition the MDRP project was also considered categorically exempt under Section 15332 (in-fill projects) of the CEQA Guidelines and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures.

RECOMMENDATION

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

A. Adopt the findings of fact as stated in the staff report and approve the **TENTATIVE PARCEL MAP – 300 WASHINGTON BLVD – DTSP PCL DT-4 MAIN STREET PLAZA APARTMENTS TENTATIVE MAP – PL19-0002** subject to thirty-seven (37) conditions of approval.

CONDITIONS OF APPROVAL FOR TENTATIVE PARCEL MAP FILE # PL19-0002

1. The project is approved as shown in Exhibit A and as conditioned or modified below. (Planning)

2. This map shall be valid for a period of two (2) years from this date and shall expire on **February 14, 2021**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, that this approval shall be extended for no more than six years from **February 14, 2021**. (Planning)

3. The approval of a Tentative Map does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)

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 developer shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works. (Engineering)

6. 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. (Engineering, Environmental Utilities, Finance)

7. The project shall comply with all required environmental mitigation identified in Downtown Specific Plan EIR (SCH#2007102090), and shall include all applicable mitigation measures as notes on the plans. (Planning)

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

8. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 1,000 feet on center. (Fire)

9. Minimum fire flow is 1,500 gallons per minute with 20 pounds per square inch residual pressure. A change in any of the conditions may increase the required fire flow. (Fire)

10. There shall be two points of access for all phasing plans. (Fire)

11. Testing of all fire systems shall be performed prior to the sales office being opened for business. (Fire)

12. Framing construction cannot commerce until access roads and public fire hydrants are approved by the Fire Department. (Fire)

13. If this project will be phased, the fire department requirements for access and circulation throughout shall be reviewed and approved by the Fire Department. Access roads shall comply with the California Fire Code and the City of Roseville's Amendments. (Fire)

14. 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)

15. 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)

16. All landscaping in areas containing electrical service equipment shall conform to the "Electric Department Landscape Design Requirements" as outlined in Section 10.00 of the Electric Department's "Specifications for Commercial Construction." (Electric)

17. 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

18. 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)

19. 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 PARCEL MAP

20. Prior to recordation of the Final Map, the project proponent shall be the legal owner of all parcels included in the proposed Parcel Map. (Planning)

21. The following easements shall be provided and shown on the Final/Parcel Map or by separate instrument, unless otherwise provided for in these conditions:

    a) Public Utility Easement (PUE), 35-foot wide, along the abandoned Placer Street from Main Street to Guava Alley. (Engineering, Environmental Utilities)

22. 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. (Alternative Transportation, Environmental Utilities, Electric, Engineering)

23. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)

24. 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)

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

26. In the event that the Final (Parcel) Map will record prior to the completion of on-site construction, all utility and access easements shall be placed on the face of the Map to the satisfaction of the City Engineer. If all on-site improvements are complete prior to the recordation of the map, then a separate agreement allowing all parcels/lots the rights of reciprocal access, rights to construct, and parking shall be submitted to the City as a part of final/parcel map submittal. Said agreement shall be in a form acceptable to the City Attorney and referenced on the face of the recorded map. (Engineering)

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. (Engineering)

28. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUEs) located along public roadways. (Engineering)

29. The Final/Parcel Map shall be submitted per "The Digital Submittal of Cadastral Surveys." A plot or print of the submittal shall accompany the electronic copy. The complete submittal shall occur after the

Engineering Department approval but prior to City Council approval of the Final/Parcel Map. (Engineering)

30. 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)

31. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. There are existing facilities on the site that will require an easement. (Electric)

32. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)

33. 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)

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

OTHER CONDITIONS OF APPROVAL

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 ensure all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)

37. If site survey or earthmoving 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)

Exhibits

A. Tentative Parcel Map

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

PC EXHIBIT A

TENTATIVE PARCEL MAP

MAIN STREET PLAZA APARTMENTS
140 MAIN STREET AND 300 WASHINGTON BOULEVARD
CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA
FIELD SURVEYED: DECEMBER 30, 2016

PROPERTY OWNER:

MAIN STREET PLAZA LLC

PROJECT ADDRESS:

134 MAIN STREET AND 304 WASHINGTON BOULEVARD, ROSEVILLE, CA

SURVEYOR:

KPFF CONSULTING ENGINEERS
2250 DOUGLAS BLVD., SUITE 200
ROSEVILLE, CA 95661

BENCHMARK:

3-1/4" BRASS DISK TOP OF CURB AT D.I. WEST SIDE OF WASHINGTON BLVD. APPROX. 80' SOUTH OF ALL AMERICAN CITY BLVD.
BM9 (CITY OF ROSEVILLE) ELEVATION = 162.418'

APN:

011-145-005, 011-146-014, 011-146-018, 011-146-019

JURISDICTION:

CITY OF ROSEVILLE

REFUSE:

CITY OF ROSEVILLE SOLID WASTE DIVISION
PHONE: 916-774-5780

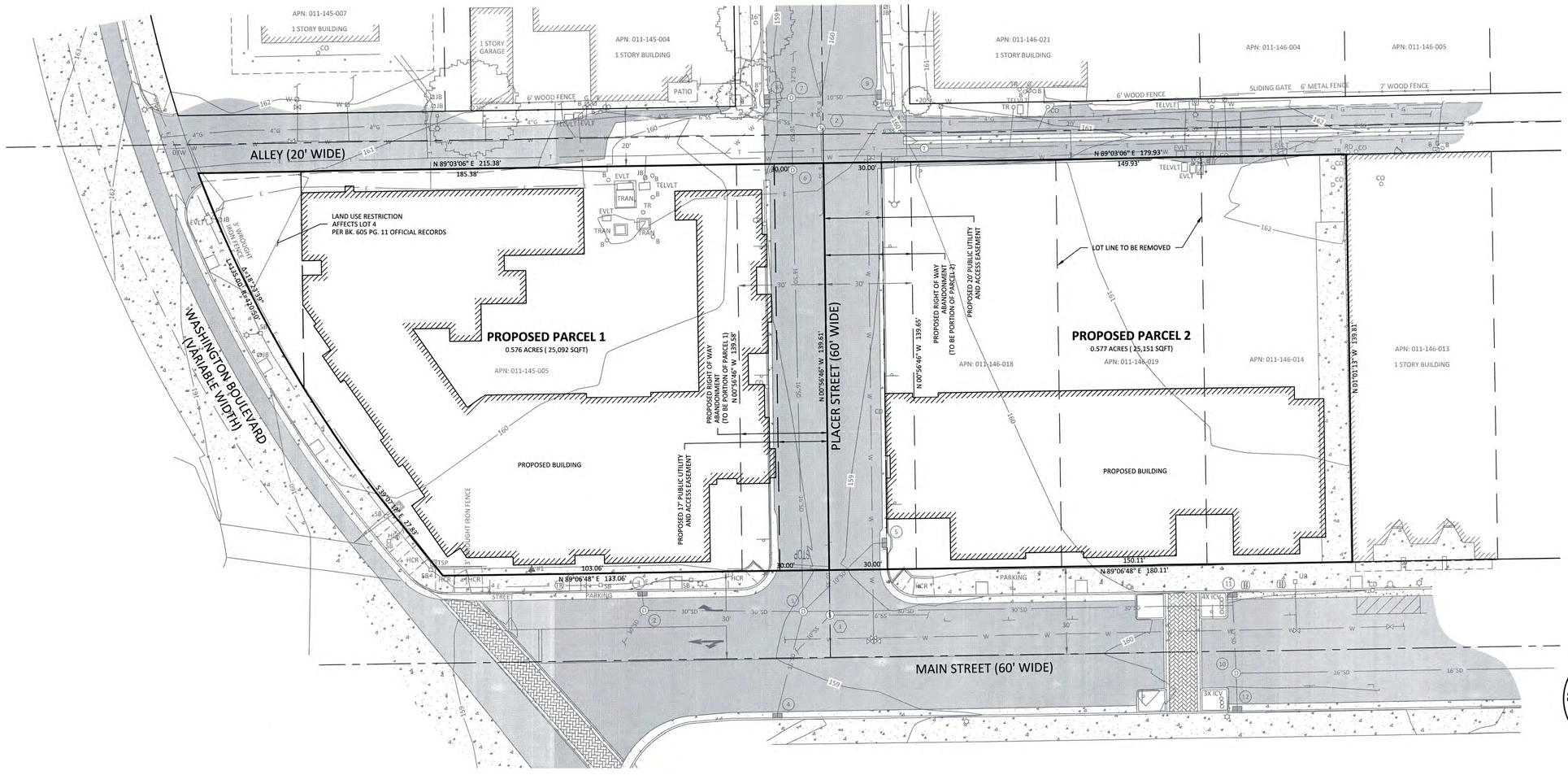
SCHOOL DISTRICT:

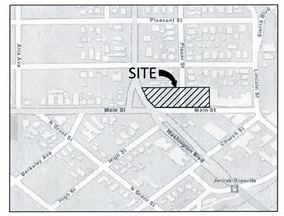
ROSEVILLE UNIFIED

	EXISTING	PROPOSED
AREA:	GROSS - 1.153 ACRES (50,243 SQFT)	PARCEL 1 - 0.576 ACRES (25,092 SQFT) PARCEL 2 - 0.577 ACRES (25,151 SQFT)
ZONING:	OLD TOWN HISTORIC DISTRICT (HD/SA-DT)	NO CHANGE
USE:	CENTRAL BUSINESS DISTRICT (CBD)	NO CHANGE
PARCELS:	4	2

UTILITY PROVIDERS:

UTILITY	COMPANY	PHONE
TELEPHONE	ROSEVILLE TELEPHONE	(916) 786-1202
GAS	PACIFIC GAS & ELECTRIC	(916) 889-3269
ELECTRIC	ROSEVILLE ELECTRIC UTILITY	(916) 746-1662
FIRE	ROSEVILLE FIRE DEPT.	(916) 774-5823
WATER & SEWER	CITY OF ROSEVILLE DEPT. OF ENVIRONMENTAL UTILITIES	(916) 774-5770
DRAINAGE	DEVELOPMENT SERVICES ENGINEERING	(916) 774-5339
CABLE T.V.	SUREWEST	(916) 786-3232





VICINITY MAP
NOT TO SCALE

LEGEND:

- BUILDING OUTLINE WITH DOOR
- CONCRETE SURFACE
- ASPHALT SURFACE
- PAVERS
- WALL
- BUILDING OVERHANG
- CURB LINE
- EDGE OF ASPHALT
- RIGHT-OF-WAY LINE
- LOT LINE
- PROPERTY LINE
- E — ELECTRICAL LINE
- TS — TRAFFIC SIGNAL LINE
- T — TELECOMMUNICATIONS LINE
- SD — STORM LINE
- SS — SANITARY SEWER LINE
- W — WATER LINE
- G — GAS LINE
- SIGN
- B — BOLLARD
- RD — ROOF DRAIN
- D/W — DRIVEWAY ENTRY
- HCR — HANDICAP RAMP
- BIKE RACK
- JB — ELECTRICAL JUNCTION BOX
- E — ELECTRICAL METER
- ER — ELECTRICAL RISER
- EC — ELECTRICAL CABINET
- EVLT — ELECTRICAL VAULT
- TRAN — TRANSFORMER
- LUMINAIRE
- OVERHEAD LIGHT
- G — GAS METER
- S — SANITARY MANHOLE
- D — STORM MANHOLE
- CATCH BASIN/AREA DRAIN
- CD — CURB DRAIN
- CO — SANITARY/STORM CLEAN OUT
- 1 / 1 — SANITARY/STORM STRUCTURE #
- T — TELECOMMUNICATIONS MANHOLE
- TELVLT — TELECOMMUNICATIONS VAULT
- TR — TELECOMMUNICATIONS RISER
- SB — TRAFFIC SIGNAL BOX
- TRAFFIC CONTROL SIGNAL ARM
- TSP — TRAFFIC SIGNAL POLE
- WATER VALVE
- HB — HOSE BIB
- FIRE HYDRANT
- W — WATER METER
- BACKFLOW PREVENTOR
- ICV — IRRIGATION CONTROL VALVE
- TR — TRASH CAN
- UB — UNKNOWN UTILITY BOX
- UR — UNKNOWN UTILITY RISER
- DECIDUOUS TREE W/ TRUNK DIA. -PERIMETER REPRESENTS DRIPLINE
- CONIFEROUS TREE W/ TRUNK DIA. -PERIMETER REPRESENTS DRIPLINE
- #1 — PROJECT CONTROL POINT
- NOTHING FOUND
- FOUND MONUMENT
- ROAD PAINT ARROWS

PROFESSIONAL LAND SURVEYOR
DAVID M. GARRETT
LS 8295
STATE OF CALIFORNIA

NORTH

SCALE
20 0 10 20 40
1 INCH = 20 FEET

kpff
2250 Douglas Blvd., Suite 200
Roseville, CA 95661
O: 916.772.7688
F: 916.772.7699
www.kpff.com

SURVEYED BY:	TCT
DRAWN BY:	KRC
CHECKED BY:	DMG
PROJECT NO.:	1800-176
FILE:	1800-176.TM

TENTATIVE PARCEL MAP
MAIN STREET PLAZA APARTMENTS
140 MAIN STREET AND 300 WASHINGTON BOULEVARD
CITY OF ROSEVILLE / PLACER COUNTY / CALIFORNIA

DATE:	01/29/2019
CONTOUR INTERVAL:	1 FOOT
SHEET NO.	1 OF 1