

ITEM V-A: GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, REZONE, DEVELOPMENT AGREEMENT AMENDMENT AND TENTATIVE SUBDIVISION MAP – 2000 WESTBROOK DR (WRSP WESTPARK PHASE 3) – FILE # 2010PL-050 (GPA-000060, SPA-000042, RZ-000055, DA-000046, SUB-000147)

REQUEST

The applicant requests approval of the following: 1) a General Plan and Specific Plan Amendment to increase the unit allocation in WRSP Westpark Phase 3 by 159 units (117 Low Density Residential and 42 High Density Residential units), change the land use designation of Parcel W-63 from Business Professional (BP) to Low Density Residential, and relocate Parcel W-16 to the western boundary; 2) a Rezone of W-63 (9.78 acres) from BP to Small Lot Residential/Development Standards (RS/DS) and rezone Single Family Residential/Development Standards (R1/DS) to RS/DS; 3) a Development Agreement Amendment (DAA) to add/revise sections relating to the proposed land use changes, infrastructure phasing, fees, and affordable housing allocations; and 4) a Tentative Subdivision Map to subdivide approximately 139.1 acres of land into 533 single family lots, a 12.2 acre High Density Residential (HDR) site, a 4.7 acre park site, a 2.9 acre paseo lot, a .3 acre well site, landscape corridors and public right of way.

Applicant – John Tallman, KMS Communities, LLC
Property Owner – Jeff Jones, West Roseville, LLC

SUMMARY RECOMMENDATION

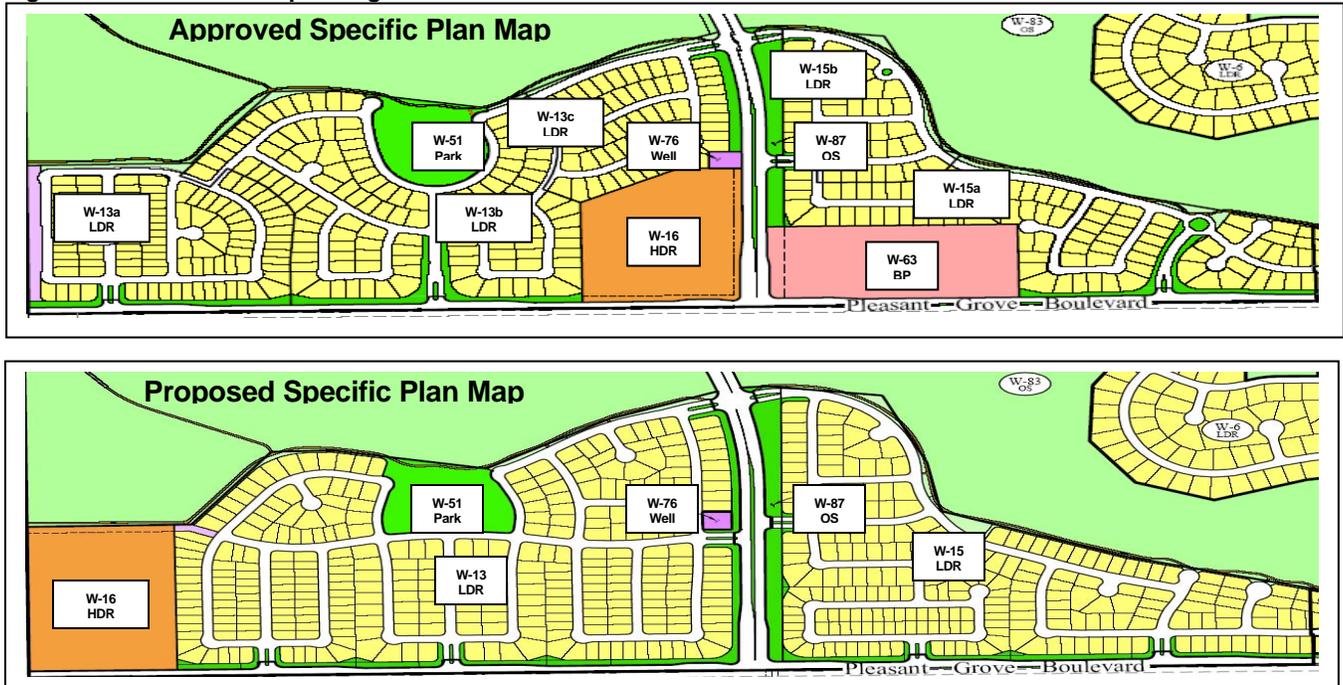
The Planning & Redevelopment Department recommends that the Planning Commission take the following actions:

- A. Accept the Addendum to the WRSP EIR;
- B. Recommend that the City Council approve the General Plan Amendment;
- C. Recommend that the City Council adopt the one finding of fact and approve the Specific Plan Amendment;
- D. Recommend that the City Council adopt the two findings of fact and approve the Rezone;
- E. Recommend that the City Council adopt the five findings of fact and approve the Development Agreement Amendment; and
- F. Adopt the three findings of fact and approve the Tentative Subdivision Map.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with the recommended conditions of approval. In addition, on October 13, 2010, a neighborhood meeting was held at Barbara Chilton Middle School to provide information to interested neighbors. At that meeting, the applicant presented the proposed project to approximately 50 residents. Questions/comments from the audience covered the following topics: schools, fees, traffic, development timeline, and quality of life impacts. Since the meeting, staff has been contacted by one neighbor with concerns similar to those raised at the neighborhood meeting. As described above, the topics raised at the neighborhood meeting are addressed in this report and within the attached documents.

Figure 2: General Plan Map Changes



The applicant is proposing to modify the approved land use plan to accommodate an additional 159 units in Phase 3. Based on future plans for development of the Sierra Vista Specific Plan (SVSP) (as discussed in more detail below) the applicant wishes to convert the BP site to LDR and relocate the HDR site. These changes will not significantly alter the character of the Westpark Phase 3 development plan and will serve to provide better opportunities for public transit and commercial access to the HDR site in conjunction with Land Use Planning for the Urban Reserve, previously part of the SVSP. As a result, the changes will facilitate a more pedestrian friendly development and provide a development service node at the westerly boundary, which are goals of the City’s Blueprint Implementation Strategies and WRSP Design Guidelines. The table below shows the proposed changes to acreages and unit counts for Westpark Phase 3.

Figure 3: Phase 3 Land Use

| Land Use | Existing | | Proposed | | Change |
|--------------------------|----------|-------|----------|-------|--------------------------|
| | Acres | Units | Acres | Units | |
| Low Density Residential | 100.1 | 416 | 103.8 | 533 | +3.7 acres / +117 units |
| High Density Residential | 11.2 | 208 | 12.2 | 250 | +1 acre / + 42 units |
| Residential Totals | 292.2 | 624 | 296.9 | 783 | +4.7 / + 159 units |
| Business Professional | 9.8 | | 0 | | - 9.8 acres |
| Park Site | 4.8 | | 4.7 | | - .1 acres |
| Well Site | .3 | | .3 | | |
| Open Space | 78.3 | | 78.3 | | |
| Paseo | 2.9 | | 2.9 | | |
| Landscape Corridors | | | 5.2 | | + 5.2 acres ¹ |
| Major Roads | 28.2 | | 28.2 | | |
| Non-Residential Totals | 124.3 | | 119.6 | | - 4.7 |

¹ The previously approved land use plan did not assume landscape corridors into the overall land calculations. As such, the difference in the landscape corridor acreages is due to the proposed land use plan specifying the total acreage.

Residential: The proposed changes to Westpark Phase 3 will result in an additional 117 LDR units and 42 HDR units added to Parcels W-13, W-15, and W-16. The additional LDR units will be spread over 103.8 acres and will increase the density of Parcel W-13 from 4.4 to 5.2 units/acre and Parcel W-15 from 3.7 to 5.2 units/acre. Based on the General Plan's Residential Land Use Categories, .5 - 6.9 units per acre is considered Low Density Residential and with the cumulative increase in units, the subject parcels would maintain their low density designation.

In addition, the new land use plan would relocate Parcel W-16 (designated HDR-18.6 units/acre) to the western boundary of Phase 3 and increase the size of the parcel by one acre and the number of units by 42, resulting in a density of 20.5 units/acre. The site would be relocated from the intersection of Westbrook Boulevard and Pleasant Grove Boulevard, which was originally intended to be a service node that provided high density residential housing and commercial/business professional opportunities. However, as shown in the conceptual development plan for the Urban Reserve area (provided as Attachment 1), the HDR site will be moved to the west adjacent to the proposed HDR site shown on the Richland land use plan and closer to the future BRT line off Santucci Boulevard.

Staff finds that the additional 117 single-family dwelling units would not significantly change the character of the Westpark development. In addition, the relocation of Parcel W-16 provides for better pedestrian access to future transit opportunities, as well as concentrates density at a future major intersection where retail and transit services can better serve the residents. The relocation of the HDR site is substantially consistent with the intent of the WRSP and development plan anticipated for Phase 3, and the changes will not significantly impact traffic patterns or pedestrian circulation within the area. The proposed changes comply with the WRSP design guidelines and help the City meet its state-mandated Regional Housing Need Allocation (with the increased density of 20.5 units/acre), as assigned by the Sacramento Area Council of Governments. As such, staff supports the proposed changes. Staff would also like to note that future development of the HDR site will be subject to Design Review and compliance with the Community Design Guidelines.

Business Professional Parcel: As proposed, the BP site is to be changed to LDR to accommodate 72 of the 117 new single family units proposed for Phase 3. As with the HDR site, the location of the BP site was originally intended to be part of a service node for the plan. However, at the time of adoption of the WRSP no planning activity had commenced north or south of the Westbrook Boulevard/Pleasant Grove Boulevard intersection, and the BP site was included to provide professional services to future residents in the area. Since the approval of the WRSP, the SVSP has been approved and includes significant amounts of Community Commercial (CC) zoned property, which allows for many of the same uses permitted in the BP zone. In addition, Exhibit 1 also shows conceptual planned commercial opportunities to the south of the project area. As such, the viability of the BP site within the Westpark project boundary has diminished. In addition, based on current market conditions the project proponents feel that the BP site would not be an economically viable development for the foreseeable future. In the event market demand did change, there are opportunities for professional office uses to be located within the Light Industrial parcels located in Westpark Phase 4. Additionally, the type of development envisioned within this BP site was professional offices, and the potential of this use being located within the Village Center's CC land uses is enhanced by the elimination of the W-63 BP site.

Development Impacts: The additional 159 units proposed for Phase 3 is a less than 2% increase in the overall number of specific plan units (8,592), and the land use changes are substantially consistent with the original development plan for Westpark Phase 3. As such, the impacts associated with the additional 159 units and land use changes are expected to be minimal. All impacts were analyzed in the project Initial Study and in the Addendum to the WRSP EIR and listed below is a summary of the main development impacts associated with the project.

- **Utilities:** The anticipated water supply allocation for Westpark was originally 340 acre feet (AF), and with the proposed modifications to Westpark Phase 3, the water supply allocation would increase

to 360.6 AF. The City has required a Water Conservation Plan to be prepared for Westpark Phase 3 (see Attachment 2) which addresses both interior and exterior uses of water. Through these additional water conservation measures, Phase 3 will reduce water demand by 18.4%. With the inclusion of these mandatory measures, the total water supply needed for Westpark Phase 3 will be 338 AF. Also, the Environmental Utilities Department has determined that a sewer systems evaluation is not necessary at this time for Phase 3. Although the cumulative sewer flow from this phase (0.94 million gallons per day (mgd)) is greater than what was allocated in the 2009 Systems Evaluation Report (0.92 mgd), the overall impact to the system is less than the 2.07 mgd, which was approved in the 2009 Systems Report for the entire WRSP. As such, the Environmental Utilities Department reviewed the project and determined that existing facilities and capacities would remain adequate to serve the proposed land use plan.

- **Traffic:** Based on traffic analyses done by the City of Roseville Public Works Division, the original land use plan was anticipated to generate 561 PM peak hour trips. With the addition of 159 residential units and the deletion of 9.8 acres of BP, the proposed development plan is anticipated to generate 513 PM peak trips. This would result in a net decrease of 48 PM peak hour trips, reducing traffic impacts below their anticipated levels. Therefore, the project is not required to provide either a short-term or a long-term traffic study (see Attachment 3).
- **Parks:** Parcel W-51 will be slightly reconfigured and will be reduced in size by approximately 500 square feet. Staff finds the redesign of the park appropriate as the proposed design would be more rectilinear and would better accommodate recreational fields and sporting activities. In addition, the proposed reduction is minimal and due to the WRSP currently providing more parks than is required (based on the City's General Plan park-to-population standard of nine acres per 1,000 residents) the impact of the additional units is not anticipated to have a significant impact on park facilities. Nevertheless, as noted in the WRSP EIR, payment of the Neighborhood and Community Park Fee and the City-Wide Park Fee, which fund parks facilities construction, would be required for each residential unit within the WRSP, including the additional units associated with this project.
- **Schools:** The Roseville City School District and Roseville Joint Union High School District have reviewed the current request for additional residential units and have provided will serve letters (see Attachment 4) confirming that there is adequate capacity for the additional 119 students (58 k-5th students, 25 6th-8th students, and 36 9th-12th students). In accordance with the Mutual Benefit Agreement for the WRSP the developer is required to pay all development fees prior to the issuance of building permits.
- **Affordable Housing:** Based on the increase in the number of HDR units the applicant is required to revise the affordable housing distribution. Currently, Parcel W-16 has an allocation of 208 units (104 low and 104 very low income units) and based on the additional 117 LDR and 42 HDR units proposed for Phase 3 the required number of affordable housing units will increase to 250 (139 low and 111 very low income units).
- **Fiscal:** A Fiscal Analysis was done comparing the fiscal impact of rezoning the property from BP to Residential. As noted in the Fiscal Analysis (see Attachment 5), the annual net operating surplus at build out will be higher with the proposed residential development by \$9,000 a year.

Conclusion: The proposed changes to Westpark Phase 3 will result in an additional 117 single-family dwellings and 42 multi-family units. Cumulatively, the additional 159 dwelling units total less than 2% of the previously analyzed 8,592 residential units anticipated for the WRSP. The proposed land use plan redistributes residential units, relocates an HDR parcel, and deletes a BP parcel, which represents only a slight change from the current WRSP design in terms of land use balance and compatibility. As noted within, the development impacts will be minimal and in some cases less than originally anticipated for development of Phase 3. Staff believes the proposed Phase 3 land use plan is consistent with the currently approved plan and is consistent with General Plan and Specific Plan policy.

REZONE

To remain consistent with the proposed land use plan, the applicant requests a rezone of Parcel W-63 from BP to RS/DS (see Exhibit C). In addition, the applicant proposes to rezone the existing 66.2 acres of R1/DS to RS/DS. The General Plan lists the RS zoning designation as an implementing zone for the LDR land use. In general, LDR densities over 5 dictate that the zoning is RS and not R1, as there is typically not sufficient space for the lots to meet the R1 development standards. The RS zone is intended for attached and detached housing types; however, the applicant is proposing to develop the parcels with a variety of detached single-family products. To provide further alternative housing options, two villages will have modified RS standards, and pursuant to the Zoning Ordinance, a Design Review for Residential Subdivisions (DRRS) is required for development of these lots. However, the City's policy provides for a "Tentative Map only" process where subsequent DRRS can be imposed as a Condition of Approval. As such, a DRRS will need to be approved by the City prior to development of these two villages (see Condition #3). As discussed further in the evaluation section of the tentative map, Parcels W-13 and W-15 will be developed consistent with the RS/DS district and the proposed rezone will make each parcel consistent with its General Plan and WRSP land use designation.

DEVELOPMENT AGREEMENT AMENDMENT

The proposed General Plan Amendment, Specific Plan Amendment and Rezone include changes to text and maps which each have corresponding elements in the Westpark Development Agreement. The terms of the DA stipulate that it must be amended to remain consistent with the legislative actions described above. Accordingly, the proposed DA Amendment includes revisions to the land use acreages and units, affordable housing units, and park site (see Exhibit E). In addition to revising sections to remain consistent with the land use changes, the DA Amendment also includes new sections which are summarized below:

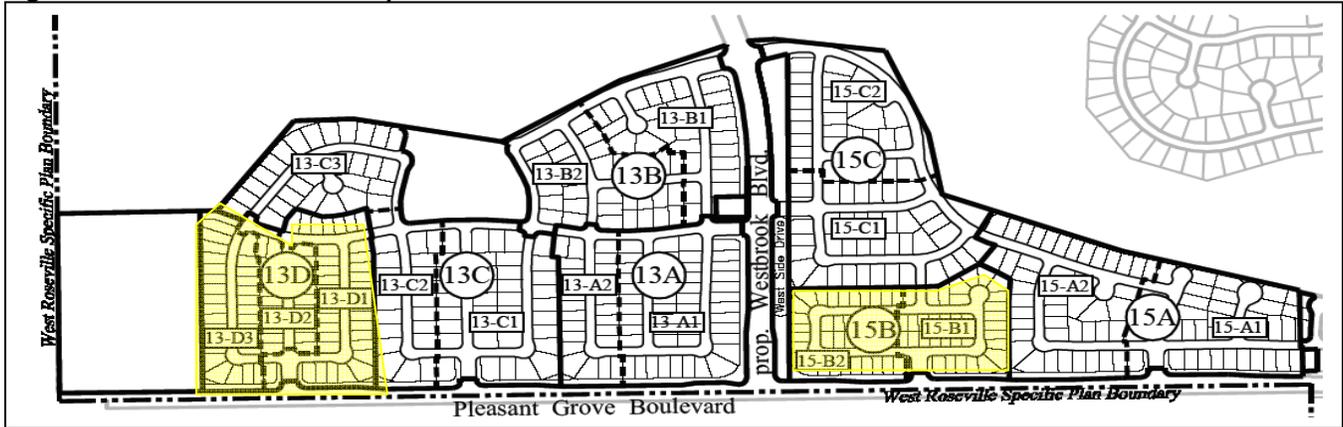
- Describing the developer's obligation to construct 4 lanes of Westbrook Blvd within a standard 6 lane arterial roadway width and install traffic signals at five locations (the City will construct the remaining two lanes with funds from the citywide traffic mitigation fee program);
- Allowing a pay-as-you-go funding mechanism to offset the cost of funding public improvements and facilities necessary for development of Phases 3 and 4. The developer is required to construct the necessary public improvement and facilities identified in the Phasing Exhibit (see Exhibit F) as well as the public improvements provided for in the "formation documents" for the Westpark CFD #1 (the Pay-as-you-go funding mechanism is similar to what was included in the SVSP's Development Agreement); and
- Requiring a CFD for Traffic Improvement Bonds to be sized such that the City yields \$930,000 from bond sale proceeds.

In summary, the DA Amendment makes text and map revisions that are needed for the DA to remain consistent with the changes being made by the General Plan Amendment, Specific Plan Amendment and Rezone; the DA Amendment also requires a Traffic Benefit Fee of \$930,000 to be collected for the additional capacity provided in the plan area. The DA Amendment has been reviewed by all affected departments and the terms have been found to be acceptable to all parties. Staff has reviewed the changes and believes the findings can be made to approve the DA Amendment.

TENTATIVE SUBDIVISION MAP

The applicant has submitted a Tentative Subdivision Map to subdivide approximately 139.1 acres of land into 533 single family lots (W-13 & W-15), a 12.2 acre HDR site (W-16), a 4.7 acre park site (W-51), a 2.9 acre paseo lot (W-87), and a .3 acre well site (W-76). The existing approved configuration of the open space parcel, paseo lot, and the well site will not change with this request. As such, the Tentative Subdivision Map analysis will primarily focus on the subdivision of Parcels W-13 & W-15.

Figure 4: Tentative Subdivision Map



As shown above, the single family residential portion of the project will be developed over multiple phases. The applicant proposes to develop most villages with the WRSP RS/DS standards and Villages 13D and 15B with reduced RS standards in order to provide a range of housing options.

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 ***bold italics*** and are followed by an evaluation of the map in relation to each finding.

- 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.***

Parcel size, design, configuration, location, orientation and character: Parcels W-13 and W-15 total 103.7 acres and will be subdivided into 533 lots ranging in size from 3,600 to 7,500 square feet. Because the current development standards for the RS zone do not allow for lots with a minimum area of 3,600 square feet, the applicant is requesting to modify the RS development standards for two villages (13D and 15B). The following table compares the existing WRSP RS/DS to the proposed RS/DS for Villages 13D and 15B:

Figure 5: Development Standards

| Development Standard | Existing RS/DS Standard Single Family (applied to most lots) | Existing RS/DS With Separated Sidewalk (applied to most lots) | Proposed RS/DS Standard Single Family (for Villages 13D & 15B) | Proposed RS/DS Separated Sidewalk (for Villages 13D & 15B) |
|----------------------------|--|---|--|---|
| Area, Interior/Corner Lot | 4,500 sq ft / 5,500 sf ft | 4,275 sq ft / 4,710 sf ft | 3,600 sq ft / 4,400 sf ft | 3,600 sq ft / 4,400 sq ft |
| Width, Interior/Corner Lot | 45 ft / 55 ft | 45 ft / 50 ft | 45 ft / 55 ft | 45 ft / 50 ft |
| Residential Density | 1 dwelling, 1 second unit | 1 dwelling, 1 second unit | 1 dwelling, 1 second unit | 1 dwelling, 1 second unit |
| Setbacks: Front | 15 ft front; 12.5 ft to porch, 18 ft driveway depth | 10 ft front; 7.5 ft to porch; 15 ft for two story; 18 ft driveway depth | 15 ft, 18 ft driveway depth | 10 ft single story, 15 ft for two story, 18 ft driveway depth |
| Sides | 5 ft interior; 12.5 ft one story / 15 ft two story street side on corner | 5 ft interior; 10 ft one story / 13 ft two story street side on corner | 5 ft interior, 12.5 street side on corner | 5 ft interior, 10 street side on corner |

| Development Standard | Existing RS/DS Standard Single Family (applied to most lots) | Existing RS/DS With Separated Sidewalk (applied to most lots) | Proposed RS/DS Standard Single Family (for Villages 13D & 15B) | Proposed RS/DS Separated Sidewalk (for Villages 13D & 15B) |
|----------------------|--|---|--|--|
| Rear | 10 ft minimum with 500 minimum useable open space | 10 ft minimum with 500 minimum useable open space | 10 ft minimum with 450 sq ft minimum useable open space | 10 ft minimum with 450 sq ft minimum useable open space |
| Site Coverage | None | None | None | None |
| Height Limit | 35 ft | 35 ft | 35 ft | 35 ft |

As noted previously, the applicant proposes to develop most of the villages within Westpark Phase 3 with the RS/DS standards approved for the WRSP. However, Villages 13D and 15B will be developed with modified development standards to provide for smaller lots in order to offer a range of housing types and lot sizes that can respond to different household needs and market segments. The proposed RS/DS standards would provide for smaller lots, reduced rear yard space and will allow for an increased number of single-family units. The proposed lot widths for Villages 13D and 15B are consistent with typical RS lots, and the reduced lot area will only impact the overall parcel size and rear yards of homes located within the two villages. All proposed lot sizes will allow for development of single-family homes that will comply with the applicable standards. It is important to note that the development standards proposed for 13D and 15B are consistent with what was approved for portions of the SVSP.

All lots will be oriented with frontage on public streets. A four-foot wide sidewalk will run along the street and will provide a continuous pedestrian link throughout the subdivision. The majority of lots have been oriented to have rear yards facing the subdivision perimeter.

Grading: The project engineer indicates that grading for the project will total approximately 319,000 cubic yards (cy) of cut and fill that will be distributed between phases of the subdivisions. Grade differences between adjacent house pads are typically less than six inches and the HDR site will be approximately four feet lower than the adjacent residential properties. The proposed grading is consistent with the City's Grading Ordinance and Improvement Standards.

Drainage: All lots have been designed to drain toward the street (Class 1 drainage). The drainage improvements proposed for W-13 and W-15 include curbs, drain inlets, underground drain pipes, and stormwater quality treatment devices with outfalls to the Open Space. Engineering staff have reviewed the drainage plans, and with the attached conditions of approval, the drainage design conforms to the City's drainage improvement standards and is consistent with the requirements of the WRSP.

Utilities: Water and electric facilities will be available from the backbone infrastructure in Pleasant Grove Boulevard. Sewer will connect to the trunk line crossing under Westbrook Boulevard.

Subdivision Improvements: The subdivision improvements will include a landscape corridor on Pleasant Grove Boulevard and Westbrook Boulevard. A masonry wall with pilasters will be provided at the back of the landscaped corridor, with corner clips at each street corner and paseo openings at the end of the cul-de-sacs, consistent with the WRSP Design Guidelines.

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

The proposed subdivision will create 533 lots that are adequately sized to accommodate single-family homes. The project site and lots are relatively flat and development will not be impeded by terrain, as there are no trees and open space areas have already been set aside. Adequate access will be provided to the

subdivision via two arterial streets (Pleasant Grove Boulevard and Westbrook Boulevard) and all lots will be accessed by public subdivision streets. No other physical conditions would affect the lots from being improved and built upon.

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

The water quality impacts associated with the project and the expected discharge of waste for this project are consistent with what has been anticipated by the WRSP EIR. As discussed in the Specific Plan Amendment sections of this report, the design of the sewer lines in the project area and treatment capacity at the City's wastewater treatment plant have adequate conveyance and capacity to accommodate the residential development on the parcels proposed by the Tentative Map.

CONCLUSION

Staff has reviewed the project and also forwarded the application to all affected departments. The proposed land use plan represents only a minor change from the current plan and the revised plan continues to meet the WRSP goals and policies and creates walkable neighborhoods that meet the Council's Blueprint goals. As discussed above, the requested amendments and the Tentative Subdivision Map meet the required findings and staff recommends their approval.

ENVIRONMENTAL DETERMINATION

The Planning & Redevelopment Director has determined that the project will not have a significant effect on the environment and has prepared an Addendum to the WRSP EIR. This determination has been based upon an Initial Study, which concluded that the proposed project will have no new or more severe effects on the environment. The Planning Commission must consider the addendum prior to forwarding a recommendation on the project to the City Council.

RECOMMENDATION

The Planning & Redevelopment Department recommends the Planning Commission take the following actions:

- A. Accept the Addendum to the WRSP EIR;
- B. Recommend that the City Council approve the General Plan Amendment – 2000 Westbrook Boulevard – Westpark Phase 3 – File # GPA-000060 as shown in Exhibit B;
- C. Recommend that the City Council adopt the one finding of fact as stated below and approve the Specific Plan Amendment – 2000 Westbrook Boulevard – Westpark Phase 3 – File # SPA-000042 as shown in Exhibit B:
 - a. The proposed Specific Plan Amendment is consistent with the objectives, policies, programs and land use designations specified in the City of Roseville General Plan;
- D. Recommend that the City Council adopt the two findings of fact as stated below and approve the Rezone – 2000 Westbrook Boulevard – Westpark Phase 3 – File # RZ-000055 as shown in Exhibit C:
 - a. The proposed rezone is consistent with the General Plan & WRSP; and
 - b. The proposed rezone is consistent with the public interest, health, safety, and welfare of the City;

- E. Recommend that the City Council adopt the five findings of fact as stated below and approve the Development Agreement Amendment – 2000 Westbrook Boulevard – Westpark Phase 3 – File # DA-000046 as shown in Exhibit E:
- a. The Development Agreement is consistent with the objectives, policies, programs and land use designations of the City of Roseville General Plan;
 - b. The Development Agreement is consistent with the City of Roseville Zoning Ordinance;
 - c. The Development Agreement is in conformance with the public health, safety and welfare;
 - d. The Development Agreement will not adversely affect the orderly development of the property or the preservation of property values;
 - e. The provisions of the Development Agreement will provide sufficient benefit to the City to justify entering into the Agreement; and
- F. Adopt the three findings of fact as stated in the staff report and approve the Large Lot Tentative Map – 2000 Westbrook Boulevard – Westpark Phase 3 – File # SUB-000147 as shown in Exhibit D and subject to sixty-six (66) conditions of approval.

Conditions of Approval for Tentative Subdivision Map SUB-000147

1. The Tentative Subdivision Map application shall not be deemed approved until the actions on the General Plan Amendment, Specific Plan Amendment, Rezone, and Development Agreement are approved and become effective. (Planning)
2. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)
3. The applicant shall submit and gain approval of a Design Review for Residential Subdivision (DRRS) prior to constructing any homes in Villages 13D and 15B. (Planning)
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)

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

7. Landscape Plans must be submitted and may be submitted under separate permit from the Improvement Plans for all landscape corridors and all landscaped common areas. Landscaping shall be installed prior to approval of the Notice of Completion for the subdivision improvements. The landscape plan shall comply with the WRSP and the City of Roseville Water Efficient Landscape Ordinance (Municipal Code Chapter 19.67). All landscaping and irrigation shall be inspected and approved prior to Notice of Completion. (Planning, Engineering, Parks, Fire Environmental Utilities)

8. 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 the Engineering Department prior to approval of the improvement plans.
 - d. Access to the floodplain as required by Engineering and the Streets Department.
 - e. Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
9. 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)
10. 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)
11. All Lots/Parcels shall conform to Class 1 drainage, pursuant to the adopted City of Roseville Improvement Standards, except as shown on the tentative map or as approved in these conditions. (Engineering)
12. Right of way shall be dedicated for all arterial roadways in the form of an Irrevocable Offer of Dedication (I.O.D) with the recordation of the Large Lot Final Map. The rights of way shall be widened adjacent to low and medium density residential parcels to incorporate the required landscape corridors and public utility easements. Where right of way is adjacent to HDR a 35 ft. wide IOD for a public utility easement shall be offered. ROW shall be accepted with the completion and acceptance of improvements. (Engineering)
13. In addition to the I.O.D. for all arterial roadways, a temporary access and construction easement shall be granted to the City and to the benefit of each large lot with the Large Lot Final Map. This easement or portions thereof will expire upon acceptance of arterial roadways by City. (Engineering)
14. Infrastructure improvements shall be constructed as follows:
 - a. All phasing of the backbone infrastructure shall be constructed consistent with the "Phase 3 Infrastructure Sub-Phasing Matrix (Exhibit E-1)", as approved in the Development Agreement.
 - b. Westbrook Blvd. shall be constructed with 4 lanes of a standard six lane major arterial roadway. The improvements shall include 4 travel lanes, bike lanes, curb/gutter and a 38 ft. wide landscaped median.

- c. Pleasant Grove Blvd shall be constructed by the developer as the northern half of a standard four lane minor arterial, with two travel lanes, bike lanes in each direction and curb/gutter. The median curb and median landscaping shall not be required.
 - d. At the time of development of each small lot subdivision an 8 ft. wide detached pedestrian path, masonry sound wall and landscaping shall be constructed adjacent to arterial roadways. (Engineering)
15. Each of the following roadways shall be constructed to a primary residential roadway standard:
 - a. Street "A"
 - b. Street "B"
 - c. Street "C"
 - d. Street "K" (only adjacent to Park Site W-51)
 - e. Street "D"
 - f. Street "O"
 - g. Street "M"
16. With the construction of the first phase of Westbrook Blvd., developer shall be responsible to construct the Minor Neighborhood Entry Feature at the intersection of Westbrook Blvd and Pleasant Grove Blvd. (Engineering, Planning)
17. Bike trail construction shall be per Section 3.12.7 and Exhibit FF (Bikeway Improvements Phasing) of the Development Agreement. (Engineering)
18. All cul-de-sacs with lengths in excess of 200 feet, as measured from the center of the bulb to the center line of the intersecting street, shall be constructed with increased bulb radii of 50 feet to the back of the curb. (Engineering, Fire)
19. Prior to the approval of the improvement plans, it will be the project proponents responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
20. A note shall be added to the grading plans that states:

*"Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified."* (Engineering)
21. A standard bus shelter pad shall be installed on the northwest corner of Pleasant Grove Blvd. and proposed Westbrook Blvd. (Engineering, Transit)
22. Developer shall be responsible for the installation of a bus shelter and related improvements conforming to the city's current standards on the shelter pad as conditioned above. The Developer and City may enter into a deferred improvement or other agreement based upon a construction cost of \$10,000 per shelter for future construction of the Bus Shelter on the NW corner of Pleasant Grove Blvd. and proposed Westbrook Blvd. (shelter number 10-255) (Engineering, Transit)
23. The applicant shall dedicate all necessary rights-of-way for the widening of any streets required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Records Office. (Engineering)

24. The grading plans for the site shall be accompanied with a shed map that defines that area tributary to this site. All drainage facilities shall be designed to accommodate the tributary flow. All on-site storm drainage shall be collected on site and shall be routed to the nearest existing storm drain stub of natural drainage coarse. (Engineering)
25. All storm drainage, including roof drains, shall be collected on site and shall be routed to the nearest storm drain system or natural drainage facility. Prior to discharge from the site, the storm water shall be treated with appropriate storm water pollution treatment device(s) and transported to the receiving waters via grassy swales, per the City's Stormwater Quality Design Manual. All discharge locations shall be consistent with the approved location identified in the approved O&M plan. (Engineering)
26. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater then 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. (Engineering)
27. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)
28. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
29. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
30. Improvement plans shall show the Preserve boundary and label it as a protected area. The Pre-Construction meeting shall address the presence of the Preserve, the sensitive habitats present and minimization of disturbance to the Preserve. During grading and construction the preserve area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into the preserve from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the preserve, along with all temporary erosion control measures (e.g., straw bales, straw waddles and stakes, silt fencing). (Engineering, CDD, Planning)
31. Prior to construction within any phase of the project, adjacent to the Preserve, high visibility temporary construction fencing shall be installed along the parcel adjacent to the Preserve. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Engineering, CDD, Planning)
32. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the Preserve. Post and cable fencing or other improvements shall be utilized to meet this requirement to the satisfaction of the City. (Engineering, Planning)
33. Landscaping adjacent to the Preserve shall be California native, drought-tolerant groundcover, shrubs, plants and trees. (CDD, Planning)
34. Prior to the approval of the Improvement's Plans, the project proponent shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water

Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the project proponent during the pre-construction meeting. (Engineering)

35. 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)
36. Water and sewer infrastructure shall be designed and constructed pursuant to the adopted City of Roseville Improvement Standards and Construction Standards and shall reflect the following:
 - a. Sewer and water service laterals shall not be allowed off of water and sewer mains larger than 12 inches in diameter. (Environmental Utilities)
 - b. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' 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. (Environmental Utilities)
 - c. Water and sewer mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions. (Environmental Utilities)
 - d. All sewer manholes shall have all weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)
37. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)
38. 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 be installed on a maximum of three sides and the plant material shall not have thorns.
 - c. The control valves and the water meter shall be physically unobstructed.
 - d. The backflow preventor shall be covered with a green cover that will provide insulation. (Environmental Utilities)

39. A note shall be added to the Improvement Plans stating that all water backflow devices shall be tested and approved by the Environmental Utilities Department prior to the Notice of Completion for the improvements. (Environmental Utilities)
40. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
41. Minimum fire flow is 1,500 gallons per minute with 20 lbs. residual pressure. The fire flow and residual pressure may be increased, as determined by the Fire Marshall, where the project utility lines will serve non-residential uses. (Fire)
42. 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)
43. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)
44. 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)
45. All landscaping in areas containing electrical service equipment shall conform with the "Electric Department Landscape Design Requirements" as outlined in Section 7.00 of the Electric Department's "Specifications for Residential Trenching" (Electric)
46. 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)
47. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

PRIOR TO OR UPON RECORDATION OF FINAL/PARCEL MAP

48. 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. A minimum 12.5 foot wide public utilities easement along all road frontages;
 - b. Water and sewer easements; and
 - c. A 35 foot PUE easement along Westbrook Boulevard.
49. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
50. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
51. 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)

52. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with the Final/Parcel Map. The CC&Rs shall include the following items: (Attorney, Planning)
 - a. A clause prohibiting the amendment, revision or deletion of any sections in the CC&Rs required by these conditions of approval without the prior written consent of the City Attorney.
53. The City shall not approve the Final Map for recordation until either:
 - a. A subdivision agreement is entered into along with the necessary bonds and insurance as required by the City. Said agreement shall be in a form acceptable to the City Attorney.
 - b. The improvement plans are approved, and the improvements are constructed and accepted as complete. In this case, the subdivider shall enter into a one-year maintenance agreement concurrent with the recordation of the Final Map. (Engineering)
54. The street names shall be approved by the City of Roseville and Westside Drive shall be changed to Westbrook Boulevard. (Engineering)
55. A Communities Facilities District (CFD) shall be formed for the subject property or the subject property shall be annexed into an existing CFD prior to the approval of the first Final/Parcel Map. The district shall be formed to maintain all masonry walls, monuments, fencing, lighting and landscaping with the landscape easements. (Engineering)
56. The Final/Parcel Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. Lettered Lot//Parcel along major roads shall be dedicated as landscape/pedestrian/public utility easements and in fee to the City as open space. (Engineering)
57. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)
58. The Final/Lot/Parcel/Parcel Map shall be submitted per, "The Digital Submittal of Cadastral Surveys". Submittal shall occur after Engineering approval but prior to Council approval (Engineering)
59. The cost of any facilities which are identified in the CIP and are beyond those needed for this project may be reimbursed to the developer. In accordance with §66485 and §66486 of the Subdivision Map Act, any improvements constructed by the subdivider which contain supplemental size, capacity, number, or length for the benefit of property not within the subdivision and which improvements are to be dedicated to the public, the subdivider shall be entitled to reimbursement for that portion of the cost of the improvements which is in excess of the construction required for the subdivision. (Engineering)
60. 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)
61. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
62. The applicant shall pay City's actual costs for providing plan check, installation and inspection services. This may be a combination of staff costs and direct billing for contract professional services (Environmental Utilities, Engineering)

63. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Engineering)
64. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor shall notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. Non emergency releases or notifications about the presence of containers found shall be reported to the Fire Department. (Fire)
65. All plant material shall be maintained under a 90 calendar day establishment period after initial planting. Upon completion of the establishment period, all plant material shall remain under warranty for an additional nine months minimum. Any plant material which does not survive during the establishment period shall be immediately replaced. Any trees or shrubs which do not survive during the warranty period shall be replaced one month prior to the end of the warranty period. Tree or shrub replacement made necessary due to acts of God or vandalism shall be exempt from the warranty. (Planning & Redevelopment)
66. The project shall comply with all applicable environmental mitigation measures identified in the WRSP EIR. (Planning)

ATTACHMENTS

1. Conceptual Land Use Plan for the Urban Reserve
2. Westpark Phase 3 Water Conservation Plan
3. Westpark Phase 3 Traffic Analysis
4. Roseville Joint Union High School District Will Serve Letter
5. Westpark Phase 3 Fiscal Analysis

EXHIBITS

- A. Initial Study & WRSP EIR Addendum
- B. Current & Proposed Land Use Plans
- C. Current & Proposed Zoning Maps
- D. Tentative Subdivision Map
- E. Westpark Development Agreement
- F. Phase 3 Infrastructure Sub-Phasing Matrix

Note to Applicant and/or Developer: Please contact the Planning & Redevelopment Department staff at (916) 774-5276 prior to the Design Committee meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Committee 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 & Redevelopment Director at, or prior to, the public hearing.