

Planning Department Staff Report Planning Commission Meeting

January 24, 2013

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ITEM IV-B: TENTATIVE SUBDIVISION MAP - 1551 PARKSIDE WY. - NRSP PARCEL DC-31B VILLAGE 2 - FILE # 2005PL-161 (SUB-000169)

REQUEST

The applicant requests a Tentative Subdivision Map to divide the 0.65 acre parcel of Diamond Creek -31B Village 2 into 6 single family lots.

Applicant – Jack Remington, Andregg Geomatics Property Owner – Stephen Des Jardins, BBC Diamond Creek

SUMMARY RECOMMENDATION

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

- A. Adopt the three (3) findings of fact for the Tentative Subdivision Map; and
- B. Approve the Tentative Subdivision Map subject to the forty-five (45) 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 the recommended conditions of approval.

BACKGROUND

The project site is located at 1551 Parkside Dr. and has a zoning designation of Attached Housing (R3) and a land use designation of Medium Density Residential (MDR 10.7). The parcel is approximately 0.65 acres in size and has been graded to accommodate a residential project. In addition, public streets, utilities, and street trees have been installed within the subdivision.

On February 21, 2007 land use, zoning and development entitlements (a General Plan Amendment, Specific Plan Amendment, Rezone, Development Agreement Amendment, Major Project Permit, Large Lot Parcel Map, and Tentative Subdivision Map) were approved by the City Council for North Roseville Specific Plan Parcels DC-30, 31, and 33. These approvals entitled the construction of:

- 131 detached medium density single-family and 8 attached dwelling units (MDR-10.7)
- 352 high density dwelling units (HDR-54)
- 75,000 square feet of retail space south of Parkside way
- 124,188 square feet of retail and office space north of Parkside Way

As was mentioned above, site utilities and public streets have been installed within most of the subdivision. These improvements were made to accommodate the project that was approved in 2007. The requested subdivision map will subdivide the parcel into six single family home sites. The original project approvals were for 8 attached town homes to be constructed on the property. This change will be discussed in more detail below.



SITE INFORMATION

Location: 1551 Parkside Wy., NRSP, Diamond Creek Parcel 31B

Total Size: 0.65 acres

Topography: The subject parcel has been previously graded and is comprised of relatively flat topography ranging from approximately 107 feet to 109 feet above mean sea level. There are no native oak trees or other natural features on the site.

EVALUATION

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 map. The three findings are listed below in **bold italics** and are followed by an evaluation of the map in relation to each finding.

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

<u>Parcel size, design, configuration, location, orientation and character</u>: The Tentative Map indicates the 6 residential lots will be sized and oriented to allow construction of the proposed homes (see Exhibit A). Five of the lots are oriented with frontage on Parkside Wy., a public street, and a 20 foot wide private alley will provide access to the rear of the homes where the garage of these units will be located. Lot 132 will front onto this private alley.

The original Diamond Creek project anticipated 8 attached homes would be constructed on this parcel and front onto Parkside Wy. The applicant is requesting to subdivide the property in order to construct 6 single family homes that will be identical to the homes to be constructed by Lennar Homes on the parcel immediately to the south of the site. These home designs will be consistent with design guidelines approved (Stage 2) with the Major Project Permit (MPP) for the Diamond Creek project.

Five of the homes will front onto Parkside Wy. and will provide a pedestrian scale design. These homes will primarily achieve the concept of the MPP by providing a pedestrian scale design which includes a strong street presence, well-articulated facades and front porches (see Attachment 1).

<u>Circulation</u>: There are no changes proposed to the existing streets or circulation pattern. Access to the subdivision will be provided from Parkside Wy. and Lavande Dr. Vehicles may enter the private alley to access the garages from Lavande Dr.

<u>Grading</u>: The site was previously graded and finish grading for this project will be minor. Low retaining walls (> 2.5 ft.) will be used to transition grades from the street to the home pads. This will provide for a visual separation of the private home site to the public street and will also reinforce security by providing eyes onto the street. The proposed grading is consistent with the City's Grading Ordinance and Improvement Standards.

<u>Drainage</u>: The lots have been designed to provide a mid-lot grade break and drain toward the street at the front of the lot and toward the alley at the rear of the lot (see Exhibit A). The drainage improvements proposed by this Tentative Map include curbs, drain inlets, and underground drain pipes. Engineering staff has 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 NRSP.

<u>Utilities</u>: Water, sewer, and electric facilities will be available to each parcel from lines that will be installed within the alleyway (see Exhibit A). Environmental Utilities and Roseville Electric have reviewed the plans and found them consistent with their requirements.

<u>Easements</u>: The detached homes will have side yard patios that encroach into the adjacent properties. As such, reciprocal easements will be recorded on all properties allowing for the side yard patios to encroach onto the adjacent properties. In addition, reciprocal access agreements will be recorded for all private alleys (see Condition #30).

<u>Affordable Housing</u>: The developer of the Diamond Creek MPP designated the affordable units for the project to be located on the parcel designated for high density residential condominium units. When that parcel is developed the Affordable Housing provisions specified in the development agreement will need to be met.

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 size, configuration and design of all of the lots within the subdivision are consistent with the NRSP R3 standards as modified by the Diamond Creek Major Project Permit (MPP-000004). The proposed design, layout, configuration, and size of all lots within the subdivision provide for the construction of the detached homes as proposed by Lennar Homes. It should be noted that the home designs are not being reviewed by the Planning Commission with the Tentative Map application. Staff has provided elevations (see Attachment 1) for the design of the homes only as information for the Commission. As depicted on the Tentative Map, and subject to the conditions of approval, all 6 lots can be used 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 NRSP EIR Addendum and Initial Study and Mitigated Negative Declaration prepared for the Diamond Creek Major Project Permit. In addition, 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 development plans for Diamond Creek 31B Village 2 and found them to be consistent with the applicable standards and guidelines. The proposed small lot subdivision and home product style is similar to other housing products currently being constructed within Diamond Creek and immediately to the south of the lots. The mix of small lot residential architecture, restaurant, and commercial (eventually) across the street should combine well to make the physical component of the vibrant urban village envisioned by the Major Project Permit. As discussed above and with the following conditions, staff finds that the Planning Commission can make the required findings for approval.

ENVIRONMENTAL DETERMINATION

The project is consistent with the Addendum to the NRSP EIR and Initial Study and Mitigated Negative Declaration that were previously adopted for the Diamond Creek project. No further CEQA action is required for the project.

RECOMMENDATION

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

- A. Adopt the three findings of fact as stated in the staff report for the Tentative Subdivision Map 1551 PARKSIDE WY., NRSP DIAMOND CREEK 31B VILLAGE 2 – File# 2005PL-161 (SUB-000169); and
- B. Approve the Tentative Subdivision Map 1551 PARKSIDE WY., NRSP DIAMOND CREEK 31B VILLAGE 2 File# 2005PL-161 (SUB-000169) subject to the forty-five (45) conditions listed below.

CONDITIONS OF APPROVAL FOR TENTATIVE SUBDIVISION MAP SUB-000169

- 1. 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)
- 2. 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)
- 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)
- 4. 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:

- 5. 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. Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
- 6. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Engineering prior to approval of any plans. (Engineering)
- 7. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)
- 8. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During site inspection Engineering will designate the exact areas to be reconstructed. (Engineering)
- 9. 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)
- 10. Prior to the approval of the Improvement 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)
- 11. 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 cast in place concrete with fascia treatment or split faced masonry units, keystone type construction. (Engineering)
- 12. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water and sewer 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)

- 13. Water and sewer infrastructure shall be designed and constructed pursuant to the adopted City of Roseville Improvement Standards and Construction Standards and shall reflect the following:
 - a. Sewer and water service laterals shall not be allowed off of water and sewer mains larger than 12 inches in diameter.
 - b. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - c. Water and sewer mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions.
 - d. All sewer manholes shall have all weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)
- 14. 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)
- 15. 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)
- 16. As part of its development of the project, Developer and his successors shall not provide water stubouts for the installation of water softeners. Property CC&Rs shall prohibit the use and installation of water softeners. (Environmental Utilities)
- 17. Landowner shall install a re-circulating hot water system or similar technology that provides instantaneous hot water at each hot water faucet within each of the homes. Such a requirement shall not necessitate a hot water pump at each fixture in a residence. (Environmental Utilities)
- 18. Developer agrees to pay City \$170 (subject to any City wide increase for this charge) per single-family residential units for one (1) 90-gallon automated refuse container and one (1) automated green waste container at issuance of building permit.(Environmental Utilities)
- 19. Developer shall require construction contractors and subcontractors to reduce construction waste by recycling a minimum of 50% of construction materials or that all construction debris be delivered to the Placer County Western Regional Materials Recovery Facility where recyclable material will be removed. Developer shall require that contractors and subcontractors submit records monthly of

- waste diversion and disposal to the City's Environmental Utilities Department in order to verify compliance with this requirement. (Environmental Utilities)
- 20. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
- 21. 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)
- 22. 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)
- 23. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)
- 24. 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)
- 25. 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)
- 26. 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)
- 27. 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:

- 28. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
- 29. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
- 30. 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". A licensed Land Surveyor or appropriately licensed Civil Engineer shall prepare all legal descriptions.
 - a. Reciprocal access agreements shall be recorded for all private alleyways. (Engineering)
- 31. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be approved concurrently with the Final/Parcel Map. The CC&Rs shall include the following items:
 - a. Creation of a Homeowners Association. (Attorney)
 - b. Homeowners Association shall be responsible for maintenance of all common areas including landscaping, paseos and alleyways. (Attorney)

- c. Appropriate language shall be placed in the CC&R that states solid waste containers are to be rolled out to Lavande Dr. for pick up.
- d. A clause shall be added to the CC&R's stating that a location shall be designated within the project for trash receptacles. Signage to be provided prohibiting parking during pick up hours.
- e. Property CC&Rs shall prohibit the use and installation of water softeners. (Environmental Utilities)
- f. All garages shall maintain a clear inside dimension of 18 feet by 18 feet for parking two vehicles. Garages shall not be used for storage in any way that precludes inside parking for two vehicles. (Planning)
- g. Side yard lots with projecting patio's shall have side yard easements recorded in the CC&Rs. (Engineering)
- h. No changes in the CC&R's shall be made without the approval of the City Attorney. (Attorney)
- 32. The subject property shall be annexed into North Roseville CFD#2 Zone E prior to approval of the Final/Parcel Map. This property is being added into this district in order to contribute to the maintenance of the two Urban Relief Areas, adjacent parking areas (including the angled parking along Parkside Wy.) and street trees in DC31. It is the applicant's responsibility to work with Finance to prepare the appropriate documentation to revise the Rate & Method of Apportionment (RMA) annexation of this property into the LLD. In order to allow the Revised RMA LLD to be in place at the beginning of the fiscal year, the documentation shall be provided to the Finance Department not later than March 15 of the year preceding the fiscal year in which this annexation will become effective. (Finance, Engineering)
- 33. 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)
- 34. 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)
- 35. 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)
- 36. 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)
- 37. 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)
- 38. The Environmental Utilities Department shall make a determination that there is adequate conveyance and treatment capacity in the City sewer system to handle the newly created Lot/Parcels. (Environmental Utilities)

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

OTHER CONDITIONS OF APPROVAL:

- 40. 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)
- 41. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 42. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)
- 43. 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)
- 44. 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)
- 45. The project shall comply with all applicable environmental mitigation measures identified in the Addendum to the North Roseville Specific Plan EIR and Mitigated Negative Declaration for NRSP Parcels DC-30, 31 and 33. (Planning)
 - a. The contractor shall comply with the dust control strategies developed by the Placer County APCD. The developer shall include in construction contracts the following requirements or measures shown to be equally effective:
 - (i) The contractor shall water as indicated by City inspectors to keep all earth surfaces moist during clearing, grading, earthmoving and other site preparation activities.
 - (ii) The contractor shall sweep streets within and adjacent to the project as needed or as directed by City inspectors.
 - (iii) The contractor shall schedule clearing, grading and earthmoving activities during periods of low wind speeds, and restrict those construction activities during high wind conditions with wind speeds greater than 20 mph average during an hour.
 - (iv) The contractor shall minimize open burning of wood and vegetative waste materials from both construction and operation of the project. No open burning shall occur unless it can be demonstrated to the Placer County APCD that alternatives have been explored. These alternatives may include, but are not limited to, chipping, mulching and conversion to biomass fuel. For any open burning, an APCD permit must be obtained in conformance with APCD Regulation 3 (Open Burning), Rules 301-325.

- (v) The applicant shall submit to the District a Construction Emission / Dust Control Plan within thirty (30) days prior to groundbreaking. If the District does not respond within twenty (20) days, the plan shall be considered approved. The plan must address the minimum requirements found in section 300 and 400 of District Rule 228, Fugitive Dust (www.placer.ca.gov/airpollution/airpolut.htm). The applicant shall keep a hard or electronic copy of Rule 228, Fugitive Dust on-site for reference.
- The Construction Emission/Dust Control Plan shall include a comprehensive inventory (i.e. make, model, year, emission rating) of all heavy-duty off-road equipment (50 horsepower of greater) that will be used an aggregate of 40 or more hours for the The project representative shall provide the District with the construction project. anticipated construction timeline including start date, and name and phone number of the project manager and on-site foreman. The plan shall demonstrate that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned. leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average. The District should be contacted for average fleet emission data. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. Contractors can access the Sacramento Metropolitan Air Quality Management District's web site to determine if their off-road fleet meets the requirements listed this measure. http://www.airquality.org/ceqa/Construction_Mitigation_Calculator.xls
- (vii) Clean earth moving construction equipment with water, or sweep clean, once per day, or as necessary (e.g., when moving onsite), consistent with NPDES BMP's, local ordinances and municipal codes. Water shall be applied to control dust as needed to prevent dust impacts offsite. Operational water truck(s), shall be onsite, as required, to control fugitive dust. Construction vehicles leaving the site shall be cleaned, as needed, to prevent dust, silt, mud, and dirt from being released or tracked off-site.
- (viii) Spread soil binders on unpaved roads and employee/equipment parking areas. Soil binders shall be non-toxic in accordance with state and local regulations. Apply approved chemical soil stabilizers, or vegetated mats, etc. according to manufacturer's specifications, to all-inactive construction areas (previously graded areas which remain inactive for 96 hours).
- (ix) Minimize diesel idling time to a maximum of 10 minutes.
- (x) Use California Air Resources Board (CARB) low-sulfur diesel fuel.
- (xi) Utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators, if feasible.
- b. To reduce onsite, long term operational emissions, the developer shall include in construction documents the following requirements or demonstrate compliance with the following measures, or measures shown to be equally effective:
 - (i) Exceed California Title 24 energy requirements. Areas of Title 24 to be exceeded are to be determined by applicant and the City.
 - (ii) Install a gas outlet in all outdoor recreational fire pits, and permanently installed cooking appliances.

- (iii) Only natural gas fireplace appliances are permitted. Where propane or natural gas service is not available, only U.S. EPA Phase II certified wood-burning devices shall be allowed in single-family residences. The emission potential from each residence shall not exceed 7.5 grams per hour. Wood-burning or Pellet appliances shall not be permitted in multi-family developments. (Note: U.S. EPA will be lowering the PM2.5 24-hour standard. If this standard were in effect now, we would be a non-attainment area for this standard and the Sacramento Valley Air Basin is non-attainment with the State annual PM2.5 standards.)
- (iv) Install photovoltaic roofing tiles for solar power, when feasible. Recommend participation in the City of Roseville Electric Department "Advantage" program (incentive program for construction of energy-efficient homes and commercial development).

Attachment

1. Typical Home Product Elevations

Exhibit

A. Tentative Subdivision Map

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.