

ITEM V-A: TENTATIVE SUBDIVISION MAP AND ADMINISTRATIVE PERMIT – 3251 NORTH HAYDEN PARKWAY– WRSP FIDDYMENT RANCH, VILLAGE F-13 A & B– PL14-0397

REQUEST

The applicant requests approval of a Tentative Subdivision Map to allow the creation of 254 single-family lots, one (1) park lot, six (6) open space lots, and two (2) landscape lots and an Administrative Permit to reallocate three (3) units from Parcel F-12 to Parcel F-13A and two (2) units from Parcel F-12 to Parcel F-13B.

Applicant – Steve Miller, Signature Homes
Property Owner – David L. Ash, ATC Realty, LLC

SUMMARY RECOMMENDATION

The proposed project has been evaluated for consistency with the General Plan, West Roseville Specific Plan, the Community Design Guidelines, and the Zoning Ordinance. A detailed analysis of each entitlement request against these documents follows. In summary, the project has been determined to be consistent with these guiding policies and is therefore recommended for approval.

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

- A. Adopt the three (3) findings of fact for the Administrative Permit;
- B. Approve the Administrative Permit;
- C. Adopt the three (3) findings of fact for the Tentative Subdivision Map; and
- D. Approve the Tentative Subdivision Map, subject to eighty-one (81) 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 is within the northwestern portion (Fiddymment) of the West Roseville Specific Plan (WRSP). The WRSP was approved by the City on February 4, 2004 and established the land use designations and zoning standards for the specific plan area. The Fiddymment portion was originally approved for development of 4,170 residential units in three phases (the proposed project lies within Phase 2), but subsequent projects increased the unit allocation to 5,868 residential units. The most recent project was the Fiddymment Ranch Phase 3 Specific Plan Amendment (13PL-005), which was approved by the City Council in May 2014.

At this time, all of the Phase 1 major infrastructure (including roads and utilities) has been completed and most of the housing units have been constructed. Construction within Phase 2 is underway; the project site is adjacent to a completed portion of Phase 2.

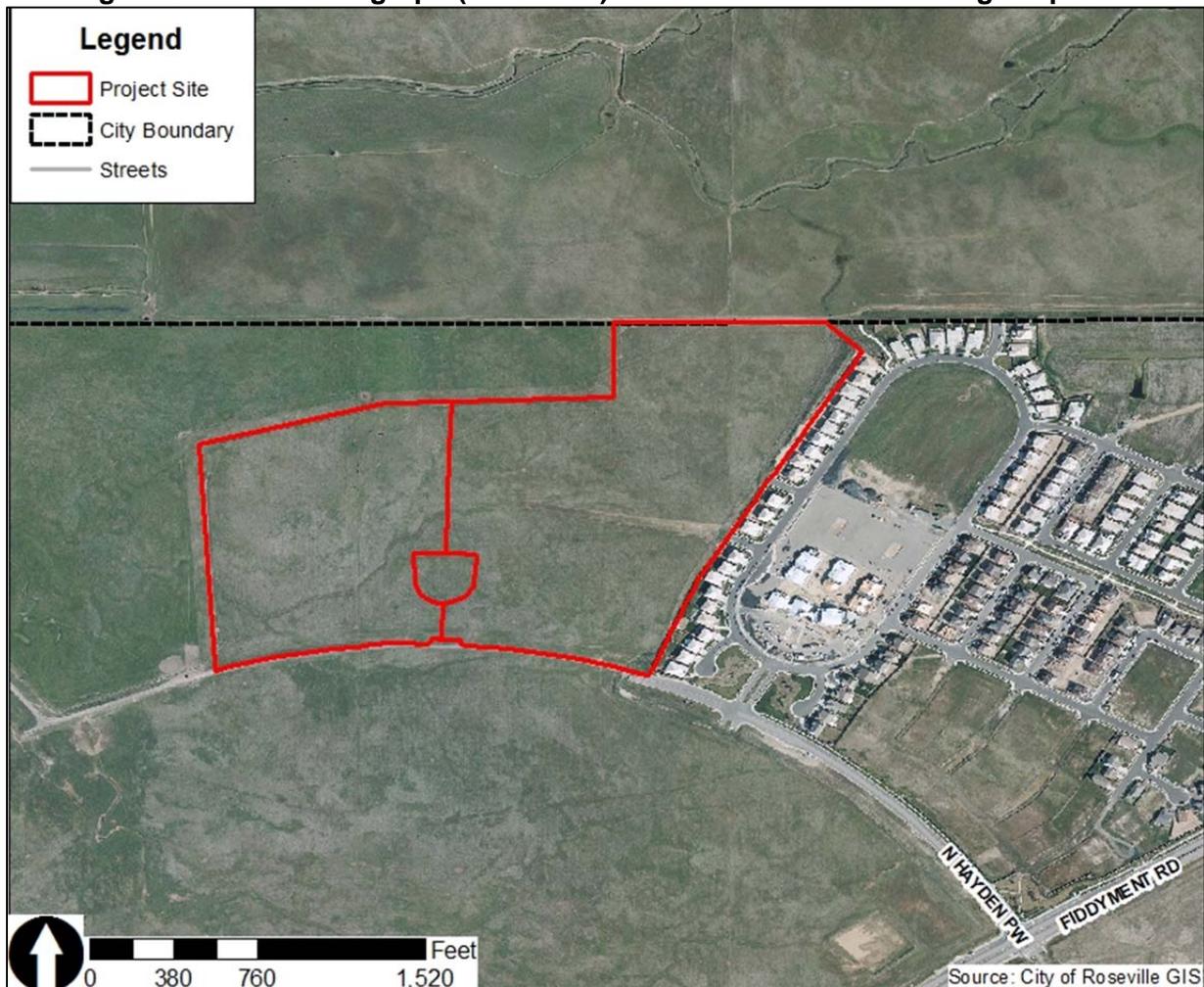
SITE INFORMATION

Location: 3521 North Hayden Parkway, APN 492-010-033

Total Size: 54.03 acres

Topography and Setting: Rough grading of the site has already occurred in preparation for development of Fiddyment Ranch Phase 2 and for the construction of major infrastructure, including roads and utilities. The property to the east has been fully developed with single-family homes and a school. North Hayden Parkway is complete along the southern boundary of this developed area, but then ends at the southeastern corner of the project site. Property to the south and west has also been rough-graded, but is not yet developed. Land to the north lies outside of the City limits, and consists of open grasslands interspersed with wetlands. The 2013 aerial photograph provided below (Figure 1) shows the development to the east and the open land to the north, but does not show the rough grading that has recently taken place on the site and properties to the south. The project site and the residential properties immediately east and south of the site have a zoning of RS/DS (Residential Small-Lot/Development Standards) and have a land use designation of LDR (Low Density Residential), while the property to the west has a zoning of OS (open space) and has a land use designation of OS (Open Space).

Figure 1: Aerial Photograph (Year 2013) of the Site and Surrounding Properties



EVALUATION-ADMINISTRATIVE PERMIT FOR UNIT TRANSFER

As with all of the City's specific plans, the West Roseville Specific Plan includes a residential density and unit count for each residential large lot, as listed in WRSP Table 4-2. The WRSP also recognized that as individual development applications were submitted, some adjustments would be desirable or necessary to accommodate specific product types. The WRSP Land Use element includes a policy to allow minor residential density adjustments by approval of an Administrative Permit. A minor change is one which meets the following criteria:

1. The transfer and receiving parcels are within the WRSP and covered by the same development agreement;
2. The cumulative increase or decrease in units resulting from the minor density adjustment does not change by more than twenty-percent (20%) the number of pre-transfer units allocated to either the transfer or receiving parcel as established at the time of original approval of the Specific Plan;
3. The transfer and receiving parcels have existing General Plan land use designations of LDR, MDR or HDR and the density adjustments do not result in densities on either the transfer or receiving parcel above or below the existing land use designations;
4. The transfer does not result in increased impacts on oak trees and does not preclude the ability of the parcels to conform to the WRSP Design Guidelines;
5. The transfer does not result in increased impacts upon the transfer and receiving parcels beyond those identified in the WRSP EIR; and
6. The adjustments in density do not adversely impact planned infrastructure, roadways, schools, or other public facilities or Plan Area fee programs and assessment districts.

Zoning Section 19.78.060.A stipulates that three findings must be made in order to approve an Administrative Permit. The required findings for an Administrative Permit are listed below in ***italicized, bold*** text and are followed by an evaluation.

1. ***The proposed use or development is consistent with the City of Roseville General Plan and any applicable Specific Plan.***
2. ***The proposed use or development conforms with all applicable standards and requirements of the City of Roseville Zoning Ordinance.***
3. ***The location, size, design, and operating characteristics of the use or development is compatible with, and shall not adversely affect or be materially detrimental to, the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to the public or private property or improvements.***

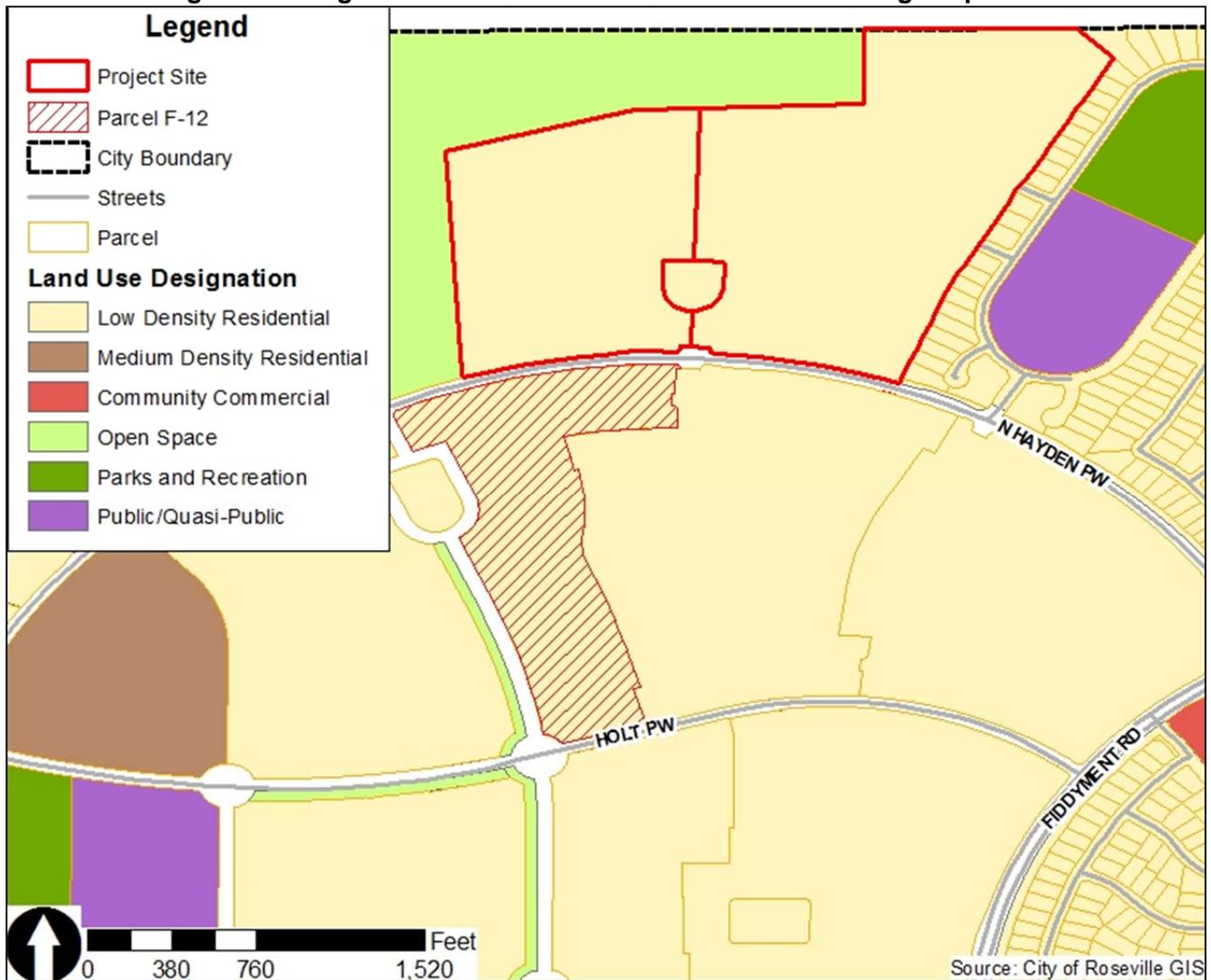
The applicant is proposing to transfer units between large lots F-12, F-13A, and F-13B, which are all located within the WRSP, and are all covered by the Roseville Fiddymment Land Venture Development Agreement (refer to Figure 2). The proposed change is shown in Table 1 below. As shown, the cumulative increase or decrease in units is less than 20%, and the resultant densities for all three large lots will remain within the range of LDR. As the analyses of the Tentative Subdivision Map will demonstrate, all of the resultant lots will meet the minimum size criteria outlined by the WRSP. The tentative map development boundaries are consistent with the boundaries which were identified as part of the WRSP analysis, and thus the unit transfer will not result in increased impacts to trees or any

other physical resource. The transferred units are being transferred a very short distance; Parcel F-12 is directly across the future North Hayden Parkway from Parcels F-13A and F-13B. The units will remain within the same sewer and drainage sheds, will rely on the same major roadway improvements, and the students generated will remain within the same school service area. The proposed unit transfer meets the criteria for a minor change.

Table 1: Summary of Unit Transfer

WRSP Parcel	Land Use		Unit Allocation		Percent Change
	Original	Proposed	Original	Proposed	
F-12	LDR-6.2	LDR-5.8	108	103	-4.6%
F-13A	LDR-4.5	LDR-4.3	90	93	+3.3%
F-13B	LDR-4.8	LDR-5.1	159	161	+1.3%

Figure 2: Designated Land Use for the Site and Surrounding Properties



EVALUATION-TENTATIVE SUBDIVISION MAP

The applicant is processing a single Tentative Subdivision Map for Parcels F-13A and F-13B. In the F-13A portion of the map, the minimum lot dimension is 55 by 105 feet (5,775 square feet), and in the F-13B portion of the map, the minimum lot dimension is 50 by 105 feet (5,250 square feet). The map also includes a 0.96-acre pocket park, six open space lots (A–F) totaling 1.41 acres, and two landscape lots (G and H) totaling 0.24 acres. The map includes 254 single-family lots, representing 53.07 acres. The primary access point to the site will be a single entry on North Hayden Parkway, but there will also be two internal connections to the developed area on the eastern side of the site. It is not the intention to build the entire subdivision at one time, so the applicant has submitted a phasing plan which demonstrates how two points of access and infrastructure connections will be provided for each phase. A total of five development phases have been submitted.

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.***

Parcel size, design, configuration, location, orientation, and character: The Tentative Subdivision Map indicates that the smallest lot size is 5,250 square feet, which meets the WRSP RS/DS development standards requirement of 4,400 square feet for attached sidewalks and 4,000 square feet for separated sidewalks. The sidewalks along most of the subdivision streets are detached, but are attached within cul-de-sacs. The following policies and standards of the WRSP are also applicable to this analysis:

- “Where residential subdivisions are located adjacent to an open space preserve, a variety of alternative lot configurations shall be used to achieve visual and physical access to open space areas.” (WRSP page 12-28)
- “The separation between residential and agricultural uses shall be provided by a minimum 50-foot buffer to the living structure . . .” (WRSP page 12-46)

The northern and western project boundaries that lie within the City limits are all adjacent to designated open space. In response, the applicant has included a perimeter roadway with a bicycle trail and open space on one side, and street-facing homes on the other side. In order to create as many street-facing homes as possible along the roadway—as this also allows the homes to face the open space—a variety of lot configurations have been used.

The northeastern-most corner of the project site is also the City limits, and the land within Placer County just off-site to the north has a land use designation of Farmland. To maintain consistency with the WRSP policy requiring a 50-foot buffer between any living structure and agricultural land, the lots in this corner of the site are especially deep when compared to the other lots in the subdivision; the lots are approximately 160 feet deep, rather than the 105 feet typical of the rest of the lots.

The parcel size, design, configuration, orientation, and character has been designed to be consistent with the WRSP policies that are relevant to the subdivision.

Grading: Rough grading of the site has already occurred, consistent with a Grading Permit issued by the City. The submitted Tentative Subdivision Map includes more detailed grading plans which depict the grade of each pad, the location and steepness of finished slopes, and the location of retaining walls. All grading of the site is required to conform to the City's Grading Ordinance and Improvement Standards. Leveling of the pads will result in some slopes between lots, which are shown on the Tentative Subdivision Map, but none are steep (the steepest is approximately 0.7:1). The subdivision will also be between five and ten feet higher—depending on the location— than the adjacent open space areas. In most locations, this grade difference is addressed by creating 3:1 slopes to transition the land between the development edge and the open space. However, there are protected wetlands near the development boundary that would be partially filled by a slope, so the applicant has included retaining walls in these areas.

Drainage: All of the lots have been designed to drain toward the street (Class 1 drainage). The drainage improvements proposed by this Tentative Map include curbs, drop inlets, and underground stormwater pipes leading to an outfall to be constructed on the western side of the subdivision. A swale will be constructed at the outfall to convey flows to the nearest existing receiving natural swale within the open space. Engineering staff has reviewed the drainage plans, and with the attached conditions of approval the drainage design conforms to the City's Improvement Standards and is consistent with the requirements of the WRSP.

The WRSP Utilities Plan "On-Site Drainage Improvements" map shows the general location of planned pipes and stormwater outfalls. Details of outfall locations and swales leading from those outfalls were deferred to the Operations and Management Plan (O&M Plan) for the open space, and to the subdivision mapping process. The O&M Plan is a required component of the wetland permit from the United States Army Corps of Engineers, and identifies permissible activities covered by the permit. It will be necessary for the swale to cross an existing intermittent wetland swale. The O&M Plan includes a conceptual alignment for this swale that is shown crossing the intermittent swale, so this improvement was already a part of the environmental effects identified in the WRSP and the wetlands permit and is consistent with the WRSP.

Utilities: Environmental Utilities and Roseville Electric have reviewed the plans and determined that all necessary utility services will be available. The Fiddyment Ranch Development Agreement governs the installation and timing of the backbone infrastructure, and the Tentative Map conditions require conformance with the Development Agreement. The applicant has included a Phasing Plan demonstrating how a minimum of two points of utility connections (water, sewer, and stormwater) will be maintained for each phase, regardless of the order in which the phases are completed. The project includes five proposed phases, each of which will require extending utility connections outside of the phase in order to maintain a minimum of two connections. Most of these utility extensions are minor, consisting of connections to existing utility lines within the developed areas to the east of the site, and lines within North Hayden Parkway. As an example, Figure 3 depicts the utility connections for Phase 1. There are two longer off-site improvements, and these are the extension of a stormwater swale to the west of the site (discussed above, in Drainage) and the extension of a sewer line to the Pleasant Grove Wastewater Treatment Plant to the southwest.

Figure 3: Proposed Phase 1 Utility Connections



The submitted plans also show the extension of a sewer line to the Pleasant Grove Wastewater Treatment Plant (WWTP). Although there are existing sewer lines just to the east of the project site, the Sewer Master Plan for the WRSP indicates that wastewater from the project site must be conveyed to the west and south to the treatment plant. The lines to the east were not designed with the capacity to accommodate flows from the project site. The proposed sewer line extension, which will ultimately be a 15-inch line, is the primary backbone infrastructure needed to serve the project site plus all of the development on properties south and west of the site. The first subdivision developed in this much larger area will be responsible for installing the backbone line down to the WWTP, though the developer would be reimbursed for this expense as other development occurs.

As shown on the project plans, the extension of this backbone sewer line would require boring the line underneath Pleasant Grove Creek, and will also require the removal of some native oak trees. The general alignment of this infrastructure was anticipated as part of the Sewer Master Plan analyzed within the environmental documents for the WRSP and subsequent amendments. A Tree Permit (Project Number TP 04-08) was approved which covered the tree removals that would result from the sewer line. The Tree Permit states:

A backbone sewer line is needed on the western edge of the site, north of Pleasant Grove Creek, to serve Fiddyment Ranch's 3rd development phase. The trenching associated with the construction of this line will affect several trees located in this area. During the field walk, staff identified several trees where impacts could be reduced or avoided if the sewer line was realigned.

The proposed sewer line has been realigned, and will now remove fewer trees than the original sewer line route (from 11 removals and 8 conditional removals to 2 removals and 6 conditional removals).

The off-site sewer line needed to support the proposed project is consistent with the WRSP and with the existing Tree Permit.

Subdivision Roads and Pathways: The WRSP only includes layouts for the major roadways, such as North Hayden Parkway, but does include cross-sections and standards applicable to minor residential streets. City Engineering has reviewed the plans and determined that the roadways conform to standards. In addition to the construction of internal subdivision streets, the project will also extend North Hayden Parkway over to the western edge of the site. This roadway will be further extended as other subdivisions along the North Hayden Parkway alignment develop. Applications for some of these projects have already been submitted to the City for review, and will be coming to the Planning Commission when staff reports and technical work have been completed.

The WRSP Circulation Plan identifies a Class I bicycle path on the boundary between the open space and the subdivision. A Class I path includes 10 feet of pavement with a 2-foot decomposed granite or gravel shoulder on each side. Page 7-21 of the WRSP states that “the WRSP promotes frequent connections between the Class I system and adjacent uses” and that “in no instance shall the path be closer than 15 feet from the property line of a single-family residential property.” Alternative Transportation has reviewed the proposed bicycle alignment along the boundary of the subdivision, and found the design to be acceptable. In most locations, a landscape strip has been provided between the adjacent roadway and the bicycle pathway, but the trail swings in closer to the road in areas where wetlands are being avoided. The bicycle trail maintains the minimum 15-foot setback from all residential lot lines, and includes multiple locations along the pathway where users may enter.

Subdivision Improvements: Figure 12-30 of the WRSP identifies the locations of required walls and fences in the Plan area, and indicates that open fencing is required along the western and northern boundaries of the project that interface with open space, standard wood fencing is required at the rear of properties that interface with the City limit, and a masonry wall is required along North Hayden Parkway. Page 12-32 states that the masonry wall must be of “high-quality ‘architectural’ design appearance compared to a standard masonry wall” because it will be visible from a public street. Fencing locations are required to be shown on a Tentative Subdivision Map, but the design details will not be required until improvement plans are submitted. To ensure that the fencing design complies with the WRSP design standards, conditions have been added which require consistency with the design elements contained within the WRSP.

Affordable Housing: Parcels F-13A and F-13B are not identified as affordable housing sites and the developer’s affordable housing obligation will be satisfied on other parcels as specified in the WRSP and Fiddyment Land Venture, LLC Development Agreement.

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 City’s policies and the WRSP RS/DS standards. The proposed design, layout, configuration, and size of all lots within the subdivision provide for the construction of single-family detached houses. As depicted on the Tentative Map and subject to the conditions of approval, all 254 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 project area is served by the Pleasant Grove Wastewater Treatment Plant, which has a permitted capacity of 12 million gallons per day (average dry weather flow), and is currently receiving volumes which are well below capacity (7.4 million gallons per day). The addition of this project will not cause a violation of existing discharge limitations. In addition, the proposed sewer lines in the project area have adequate conveyance capacity to accommodate the residential development on the parcels proposed by the Tentative Map. Sewage infrastructure and flows from this project are consistent with the evaluation included within the WRSP.

ENVIRONMENTAL DETERMINATION

The Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15182, which states:

Where a public agency has prepared an EIR on a specific plan after January 1, 1980, no EIR or negative declaration need be prepared for a residential project undertaken pursuant to and in conformity to that specific plan if the project meets the requirements of this section.

The exemption applies unless one of the conditions requiring a Subsequent, Supplemental, or Addendum environmental document exist (pursuant to CEQA Guidelines Section 15160–15170). The project is consistent with the adopted specific plan. A Final Environmental Impact Report was certified for the WRSP on February 4, 2004 (State Clearinghouse Number 2002082057) and a Final Subsequent Environmental Impact Report was certified for the project area on April 16, 2014 (State Clearinghouse Number 2010082075), and none of the conditions exist which would make the exemption inapplicable. City staff determined that the adopted infrastructure and financing plans are sufficient to support the Project, making any additional studies unnecessary, and that no material alterations have occurred on the site or in the vicinity which would require additional discussions or analysis. Mitigation adopted as part of the WRSP FEIR and the Final Subsequent EIR will apply to the proposed Project.

RECOMMENDATION

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

- A. Adopt the three (3) findings of fact as stated in the staff report for the **ADMINISTRATIVE PERMIT – 3251 NORTH HAYDEN PARKWAY – WRSP FIDDYMENT RANCH, VILLAGE F-13 A & B – PL14-0397**.
- B. Approve the **ADMINISTRATIVE PERMIT – 3251 NORTH HAYDEN PARKWAY – WRSP FIDDYMENT RANCH, VILLAGE F-13 A & B – PL14-0397** as shown in Exhibit A.
- C. Adopt the three (3) findings of fact as stated in the staff report for the **TENTATIVE SUBDIVISION MAP – 3251 NORTH HAYDEN PARKWAY – WRSP FIDDYMENT RANCH, VILLAGE F-13 A & B – PL14-0397**.
- D. Approve the **TENTATIVE SUBDIVISION MAP – 3251 NORTH HAYDEN PARKWAY – WRSP FIDDYMENT RANCH, VILLAGE F-13 A & B – PL14-0397** as shown in Exhibits B–D and subject to eighty-one (81) conditions of approval listed below.

CONDITIONS OF APPROVAL – TENTATIVE SUBDIVISION MAP AND ADMINISTRATIVE PERMIT

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 Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
3. 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 Engineering Division. (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. Landscape Plans shall be submitted and approved with each set of Improvement Plans. The landscape plan shall comply with the West Roseville Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. All landscaping and irrigation shall be inspected and approved prior to Notice of Completion. (Planning, Engineering, Parks, Fire, Environmental Utilities)
6. Improvement plans shall include Neighborhood Entry detail, including masonry wall and fence detail, (architectural design for wall, fence & pilasters), and pilaster locations in accordance with the WRSP Design Guidelines. (Planning, Engineering)
7. The applicant shall receive approval of a Grading Plan, for stockpiling fill on Parcel F-13, prior to commencement of any construction/grading activities. (Planning, Engineering)
8. Grading around the wetlands shall be as shown on the tentative map or as approved in these conditions. (Planning)
9. The applicant shall submit to the Engineering Division the appropriate Army Corps of Engineers permit or clearance, the California Department of Fish and Wildlife Streambed Alteration Agreement, and/or the Regional Water Quality Control Board Water Quality Certification or Waste Discharge Requirements. All work within the open space shall conform to permit requirements, including the Operations and Maintenance Plan associated with the Army Corps Section 404 Permit. (Planning, Engineering)
10. The masonry wall along North Hayden Parkway shall have a high-quality "architectural" design appearance, and shall meet the design standards included on WRSP page 12-32 and Figure 12-31.
11. Wood fencing shall be installed along the portion of the boundaries of Lots 1–13 which interface with the City limits. The design shall be consistent with page 12-35 of the WRSP.
12. The grading and improvement plans shall be designed in accordance with the City's Design and Construction Standards and shall reflect the following:
 - 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.
 - Grading shall comply with the City grading ordinance.

- A rough grading and/or underground utility permit may be approved by the Engineering Division prior to approval of the improvement plans.
 - Access to the floodplain as required by Engineering and Streets Divisions.
 - Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
13. 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. This shall include, but not be limited to: proposed over grading on adjacent northerly parcel. (Engineering)
 14. The applicant shall apply for and obtain an encroachment permit from the Development Services Department – Engineering Division prior to any work conducted within the City right-of-way. (Engineering)
 15. 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)
 16. All Lots/Parcels shall conform to Class 1 drainage, pursuant to the adopted City of Roseville Design & Construction Standards, except as shown on the tentative map or as approved in these conditions. (Engineering)
 17. 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)
 18. Prior to the approval of the improvement plans, it will be the project proponent’s responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
 19. 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)
 20. All storm drainage 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). The drainage outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. (Engineering)
 21. All pad grades shall be elevated to a minimum of 2-feet above the 100-year water surface elevation, based on the future, fully-developed condition of the watershed upstream of the project, or, all finished floor elevations shall be elevated to a minimum of 2-feet above the 200-year water surface elevation, based on the future, fully-developed condition of the watershed upstream of the project, whichever is greater in elevation. (Engineering)

22. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater than 4 feet in height. All retaining walls shall be of either split faced masonry units, keystone type construction, or cast in place concrete with fascia treatment. (Engineering)
23. 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)
24. 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, Development and Operations, Planning)
25. Prior to construction within any phase of the project, 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, Development and Operations, Planning)
26. 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. (Engineering, Development and Operations, Planning)
27. Landscaping adjacent to the Preserve shall be California native, drought-tolerant groundcover, shrubs, plants and trees. (Development and Operations, Planning)
28. **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)
29. The grading/improvement plans shall include rough grading for the bike trail in Parcel F-80. Per the development agreement, the developer shall be responsible for the cost of rough grading, drainage, and post and cable fence. (Engineering, Alternative Transportation)
30. Prior to approval of improvement plans, the developer shall submit an updated cost estimate for final trail improvements. If the City determines that sufficient funding is available, all or part of the trail shall be included with the project improvements. In that case, the City and developer shall enter into a reimbursement agreement to reimburse the developer for the cost of the final trail improvements from the WRSP bike trail fund. (Engineering, Alternative Transportation)
31. 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)

32. 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:
 - Sewer and water service laterals shall not be allowed off of water and sewer mains larger than 12 inches in diameter. (Environmental Utilities)
 - 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)
 - Water and sewer mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions. (Environmental Utilities)
 - All sewer manholes shall have all-weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)
33. 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)
34. Any backflow preventers visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventers shall be screened with landscaping and shall comply with the following criteria:
 - There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventer to the landscaping.
 - For maintenance purposes, the landscaping shall be installed on a maximum of three sides and the plant material shall not have thorns.
 - The control valves and the water meter shall be physically unobstructed.
 - The backflow preventer shall be covered with a green cover that will provide insulation. (Environmental Utilities)
35. 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)
36. Each phase is required to have two points of connection to the public water system. (Environmental Utilities)
37. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)

38. 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 Marshal, where the project utility lines will serve non-residential uses. (Fire)
39. Framing construction cannot commence until access roads and public fire hydrants are approved by the Fire Department. (Fire)
40. 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)
41. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)
42. 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)
43. 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)
44. 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). (Parks, Recreation and Libraries)
45. Prior to construction within any phase of the project, 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. (Parks, Recreation and Libraries)
46. 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. (Parks, Recreation and Libraries)
47. Landscaping adjacent to the Preserve shall be California native, drought-tolerant and non-invasive groundcover, shrubs, plants and trees. (Parks, Recreation and Libraries)
48. Landscape plans are required with the second submittal and shall include a master irrigation plan showing all phases of work. The master irrigation plan shall include all mainline layout/size, points of connection/sizes, controller location, valves and phasing with limit of work lines. This plan shall be included in all phased submittals. All irrigation and landscaping shall comply with the Parks Construction Standards. (Parks, Recreation and Libraries)
49. Clearly delineate City-maintained landscaping from privately maintained landscaping with a concrete mowband consistent with the Parks Construction Standards. (Parks, Recreation and Libraries)

50. For streetscapes to be City-maintained, provide a 2' bench between back of walk and toe of slope sloped away from the back of walk to decrease nuisance run-off from irrigated and landscaped slopes. (Parks, Recreation and Libraries)
51. A reimbursement agreement shall be entered into between the City and Developer to outline reimbursement for the community garden (required improvements), trails and creek crossing. An executed agreement shall be in place prior to bid of the work to be performed. (Parks, Recreation and Libraries)
52. 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)
53. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)
54. Applicant shall obtain all applicable permits to protect the quality of surface and groundwaters, including Construction Storm Water General Permit, Phase I and II Municipal Separate Storm Sewer System (MS-4) Permits, Clean Water Act Section 401 & 404 Permits, Waste Discharge Permit. (Central Valley Regional Water Quality Control Board)

PRIOR TO OR UPON RECORDATION OF FINAL/PARCEL MAP

55. 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 10 foot wide public utilities easement along all road frontages where sidewalk is detached from curb, and 12.5 foot wide where sidewalk is attached; and
 - b. Water and sewer easements.
56. Easement widths shall comply with the City's Design and Construction Standards. (Environmental Utilities, Electric, Engineering)
57. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
58. 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)
59. With the recordation of the first small lot Final Map an Irrevocable Offer of Dedication (I.O.D) shall be dedicated for all Public Utility Easements and Right of Way for all phases of Village F-13. (Engineering)
60. Prior to the recordation of any small lot Final Map school fees for the Roseville City School District shall be paid, as require by the School Mitigation Agreement for the West Roseville Specific Plan. This agreement requires a portion of school fees to be paid prior to Final Map recordation, with the remaining fees due prior to building permit issuance. (Engineering, Building)
61. 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.
 - b. Developer shall ensure that all residential property improved with separated sidewalks shall be subject to recorded CC&Rs containing a requirement that the owner of a residential unit immediately adjacent to a separated sidewalk is responsible for the maintenance of parkway strip landscaping and street trees located between the separated sidewalk and curb.
62. Lots A–F will not be accepted by the City, either in fee or as an easement, until after the subdivider has fulfilled the terms of the Permit from the Department of Fish and Game or Army Corps of Engineers. Upon completion of the monitoring period, the owner shall notify the City of Roseville Planning Department. (Planning, City Attorney)
 63. The street names shall be approved by the City of Roseville. (Planning)
 64. The Final Map shall show the 50-foot setback for structures required for Lots 1–13, and shall include the following note: “A minimum 50-foot separation shall be maintained between any living structure and agriculturally-zoned lands. In the event that the agricultural land designation is converted to a non-agricultural designation, the 50-foot buffer is no longer required.”
 65. 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.
- OR
- b. The improvement plans are approved, and the improvements are constructed and accepted as complete. In this case, the subdivider shall enter into a one-year maintenance agreement concurrent with the recordation of the Final Map. (Engineering)
66. Any structures crossing Lot/Parcel lines created by the Final/Parcel map shall be removed. (Engineering)
 67. 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)
 68. 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)
 69. 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)
 70. 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)
 71. 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)

72. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
73. 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)
74. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
75. 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)
76. Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (Engineering)
77. 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)
78. 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)
79. All plant material shall be maintained under a 90 calendar day establishment period upon confirmation of substantial completion. Upon completion of the establishment period, all plant material shall remain under warranty for an additional 9 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, neglect or vandalism shall be exempt from the warranty. (Parks, Recreation and Libraries)
80. The dedication of parkland (future parks and/or open space) shall be deeded to the City through an Irrevocable Offer of Dedication (IOD). As a default, park and open space parcels shall be excluded from acceptance through the mapping approvals and completed as a separate deed process. (Parks, Recreation and Libraries, Development Services)
 - a. For Parks, the transfer of property shall be at the City's request, generally, timed to coincide with the start of the specific park design phase of work, unless otherwise noted or requested.
 - b. For Open Space, the transfer of property shall occur once all mitigation measures, Developer construction activity immediately surrounding the parcel and implementation measures identified in the Overarching Open Space Management Plan have been completed and verified as complete by the Open Space Division of Parks & Recreation, unless otherwise noted or requested.
 - c. For streetscapes to be City-maintained, the lots shall be separate parcels and accepted through the standard Certificate of Compliance (COC) process for street improvements. The

establishment period shall be complete at COC unless a letter of agreement outlining establishment responsibilities beyond the COC has been executed between the City and Developer. All HOA maintained landscaping shall be clearly identified on the landscape plans at time of plan approval.

81. The project shall comply with all applicable environmental mitigation measures identified in the West Roseville Specific Plan (WRSP) Final Environmental Impact Report (SCH#2002082057) and the Fiddymment Ranch Specific Plan Amendment 3 Final Subsequent Environmental Impact Report (SCH#2010082075). (Planning)

Exhibits

- A. WRSP Land Use Chapter Amendments
- B. Tentative Subdivision Map Sheets 1–7
- C. Irrevocable Offer of Dedication Layout
- D. Phasing Plan Sheets 1–6

<p>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.</p>
