

ITEM V-A: REZONE, TENTATIVE SUBDIVISION MAP, DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION & TREE PERMIT – NWRSP PARCEL 47, 4051 FOOTHILLS BL (FOOTHILLS AMERICAN DREAM) – RECORD# PL14-0297

REQUEST

The applicant requests approval of a Rezone to change the zoning of the property from Single Family Residential (R1) to Residential Small Lot/ Development Standards (RS/DS); a Tentative Subdivision Map to create 62 lots; a Design Review Permit for Residential Subdivision (DRRS) to establish unit designs and development standards for the subdivision; and a Tree Permit to remove one 53" native oak tree and encroach into the protected zone of three other trees.

Applicant – David Cobbs, Baker-Williams Engineering Group
Property Owner – John Mourier, John Mourier Construction Inc.

SUMMARY RECOMMENDATION

The Planning Division recommends that the Planning Commission:

- A. Recommend the City Council adopt the two (2) findings of fact for the Rezone;
- B. Recommend the City Council approve the Rezone;
- C. Adopt the three (3) findings of fact for the Tentative Subdivision Map;
- D. Approve the Tentative Subdivision Map subject to eighty (80) Conditions of Approval;
- E. Adopt the two (2) findings of fact for the Design Review Permit for Residential Subdivision;
- F. Approve the Design Review Permit for Residential Subdivision with four (4) Conditions of Approval; and
- G. Adopt the two (2) findings of fact for the Tree Permit; and
- H. Approve the Tree Permit with twenty-one (21) Conditions of Approval.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request. A neighborhood meeting was held on December 15, 2014, where approximately 25 neighbors attended. At that meeting, neighbors raised concerns regarding traffic, speeding motorists, visual impacts on rear yards, and pedestrian connectivity to nearby commercial centers. The applicant and staff responded to the resident's concerns at that time, and to date, staff has not been contacted by any interested parties in opposition to the project. The applicant has reviewed and is in agreement with all recommended conditions of approval.

BACKGROUND

The project site is located on Parcel 47 of the Northwest Roseville Specific Plan (NWRSP) near the southeast boundary of the plan area. The 7.47 acre site is currently vacant and has a land use designation of Medium Density Residential (MDR 9.8) and is zoned Single Family Residential (R1). Based on the current General Plan land use designation of MDR 9.8 units per acre, the R1 zoning is inconsistent with the existing land use (as it would not be possible to comply with the R1 standards and achieve the required density). As such, it was always anticipated that when a development project was proposed for the site, a rezone would be required to bring the property zoning into compliance with the proposed project and existing General Plan Land Use designation. Accordingly, the applicant is now requesting the above noted entitlements to allow development of the site with 58 single family residential units. The subject site is one

of the last residential parcels to be developed within the plan area, and to date, no project has been approved for the site.

SITE INFORMATION

- A. Project Location:** NWRSP Parcel 47, 4051 Foothills Boulevard, APN 482-340-001-000
- B. Roseville Coalition of Neighborhood Associations (RCONA):** The Kaseberg/Kingswood Neighborhood Association is currently inactive; however, notices for a neighborhood meeting were mailed to residents located within 300 feet of the subject site.
- C. Total Acreage:** 7.47± acres
- D. Topographical/Natural Features:** The project site is currently vacant and is relatively flat ranging in elevation from 150 to 160 feet above mean sea level. There are four native oak trees located on the property and no other natural features are present on site.
- E. Site Access:** The site will be accessed off of Rand Way and will allow restricted right turns out of the subdivision onto Main Street.

ADJACENT ZONING AND LAND USE

Figure 1: Vicinity Map



PROJECT DESIGN FEATURES

See attached Rezone Map (Exhibit A), Supplemental Design Standards (Exhibit B), Tentative Subdivision Map (Exhibit C), Landscape Plan (Exhibit D), Arborist Report (Exhibit E), Bollard Noise Analysis (Exhibit F), Street Lighting Exhibit (Exhibit G), and Architects Design Packet (Exhibit H).

EVALUATION

The evaluation section of this report includes an analysis of each of the requested entitlements. Each of the entitlements is analyzed for its consistency with the goals and policies of the General Plan, NWRSP, and Design Guidelines. Analysis is provided for the Rezone first, followed by review of the Tentative Subdivision Map, Design Review Permit for Residential Subdivision, and lastly, the Tree Permit.

REZONE

The applicant is requesting to rezone the property from Single-Family Residential (R1) to Small Lot Residential with Development Standards (RS/DS) as shown in Exhibit A. The project site is adjacent to a single-family residential development (LDR-4) to the north, a church to the east, and commercial centers to the south and west. The General Plan lists the RS zoning designation as an implementing zone for the MDR Land Use and is often located as a transition or buffer between higher intensity land uses and low density residential land uses. The RS zone is intended for either attached or detached single-family dwellings and the DS overlay allows modifications to the standards of the RS zone district pertaining to lot size, width, coverage, etc. The MDR Land Use was originally applied to this parcel to provide diversity in the housing unit mix within the Specific Plan. Pursuant to the Zoning Ordinance, a Design Review for Residential Subdivisions (DRRS) is required for the MDR land use to evaluate house designs consistent with the proposed lotting pattern. The proposed zone district standards are shown in the table below, along with the standard R1 and RS requirements for reference. The DRRS analysis is provided later in this report.

Table 1: Supplemental Design Standards

Development Standard	R1	RS	RS/DS (Proposed)
Area, Interior/Corner Lot	6,000 sq ft/ 7,500 sq ft	4,500 sq ft/5,500 sq ft	2,900 sq ft /3500 sq ft
Width, Interior/Corner Lot	60 ft/75 ft	45 ft/55 ft	44 ft/50 ft
Residential Density	1 dwelling, 1 second unit	1 dwelling, 1 second unit	1 dwelling, 1 second unit
Setbacks: Front	20 ft for interior lots, 15 ft for corner lots	15 ft front; 20 ft driveway depth	12.5 ft, 18 ft driveway depth
Sides	5 ft interior, 15 ft street side on corner	5 ft interior; 12.5 ft street side on corner	4 ft interior, 12.5 street side on corner
Rear	20% of lot depth not to exceed 20 ft	15 ft w/minimum useable open space provided	10 ft for single-story, 15 ft for second-story
Site Coverage	35% for 2 story, 45% for 1 story	1,000 sq ft for two bedrooms plus 200 sq ft each additional	N/A
Height Limit	35 ft	35 ft	35 ft

As proposed, the rezone will make the property zoning consistent with the land use by implementing development standards that allow the parcel to develop at the density intended by the MDR land use. However, the subject site will be developed with 13 fewer residential units than anticipated by the specific plan. Nevertheless, the subject parcel will have a density of 8.1, which is consistent with the MDR land use designation allowing 7 -12.9 units per acre. In general, the proposed development standards would allow for smaller lots and reduced setbacks resulting in an increased number of single-family units on the parcel. The proposed lot widths are similar to typical RS lots and the development would maintain a standard single family subdivision design. In addition, the reduced lot sizes and smaller rear yards are appropriate at this location given the proximity to parks, schools and other community services. Accordingly, staff finds the proposed rezone to be consistent with the General Plan and appropriate for this location.

TENTATIVE SUBDIVISION MAP

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.***

Parcel size, design, configuration, location, orientation and character: The proposed Tentative Subdivision Map will create 62 lots. Lots A, B and C are for common areas, Lot 21 will remain undeveloped for the retention of a native oak tree (see Condition #67), and the remaining 58 lots will be developed with single-family homes and range in size from 2,900 – 5,800 square feet. The minimum lot size of 2,900 square feet is slightly smaller than typical RS standards; however, the width and size of the lots will allow for the development of single-family homes consistent with the proposed standards and NWRSP. As designed, the subdivision lots will be oriented internal to the site with frontage on private streets developed consistent with City Standards (see Exhibit C). A four-foot wide sidewalk will run along one-side of the street, but has been designed to provide a continuous pedestrian link throughout the subdivision. All lots have been oriented to have rear yards facing the subdivision perimeter, with the exception of lots 39 - 49 and 58. Access to the project site will be provided by a driveway off Rand Way that allows ingress and egress (as anticipated with the development of the Parkland Estates subdivision). In addition, to reduce the amount of traffic traveling through the adjacent neighborhood to the north, a one way, right only exit, will be provided on Main Street.

Figure 2: Conceptual Lot Layout



Landscaping: Consistent with the NWRSP Landscape Design Guidelines, the project will provide a 20-25 foot wide landscape setback along Foothills Blvd and Main St. The setback will include Interior Live Oak, Valley Oak, Capital Pear, Chinese Pistache, Flowering Plum, and Trident Maple trees, with a variety of shrubs and ground cover. The plant material proposed within the landscape setback will be consistent with the NWRSP landscape guidelines and compatible with the adjacent landscape corridors. In addition, the main driveway entrance off Rand Way will include Olive and Red Maple trees with colorful shrubs and ground cover that will further enhance views of the subdivision entrance. To ensure appropriate landscape maintenance, the subdivision entrance and front yard landscaping will be maintained by the HOA, and the landscape corridor will be maintained by the City and included into the Infill Lighting and Landscape District (See Condition #65).

Grading: The project engineer indicates that grading will amount to 8,500 cubic yards (cy) of cut, and 8,500 cy of fill for a balanced site (Exhibit C). Grade differences between adjacent house pads are typically less than two feet at side yards and less than four feet at rear yards, resulting in retaining wall heights of no more than four feet. Staff has explored opportunities to minimize the use of retaining walls throughout the subdivision; however, due to the reduced size of the lots, retaining walls are necessary to maximize the amount of outdoor usable space. As proposed, the grading is consistent with the City's Grading Ordinance and Improvement Standards.

Fencing: Per the Noise Impact Study prepared by Bollard Acoustical (see Exhibit F) a sound barrier up to 10 feet in height is required along Foothills Blvd to reduce exterior and interior noise levels consistent with the General Plan Noise standard of 60 dB and 45 dB, respectively. However, to maintain a

pedestrian scale and to allow for adequate light and air space, walls in excess of 9 feet in height are generally discouraged. As such, the applicant is proposing a nine foot wall along Lots 1-12 and a 3:1 sloped landscaped area with an eight foot tall wall at the back of the landscape corridor behind Lots 13-24. This will attenuate noise to the required levels prescribed in the General Plan, as well as provide a wall height consistent with other areas along Foothills (which range between seven to nine feet). In addition, a seven foot tall wall will be constructed along Main St. Condition #5 has been included to ensure the proposed wall design is consistent with the NWRSP Landscape Design requirements for sound walls. Internal to the site, six foot tall wood fences will be to the rear of the lots adjacent to existing residential homes.

Noise: The Noise Impact Study also calculated anticipated interior sound levels for homes adjacent to Foothills Blvd and Main St. As noted previously, the interior sound level standard established by the City of Roseville General Plan is 45dB. The noise analysis indicates that special construction of the second story windows will be necessary to meet the City's interior noise level standards for homes adjacent to Foothills Blvd and Main St. To ensure consistency with the General Plan Noise Policy, Condition #6 and #7 have been added requiring implementation of the recommended measures outlined in the noise study and NWRSP EIR, respectively.

Drainage: All of the lots have been designed to drain toward the street. The drainage improvements proposed by this Tentative Map include curbs, drain inlets, and underground drain pipes that will connect to an existing drainage system. Engineering staff has reviewed the 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 NWRSP.

Utilities: Water, sewer and electric facilities will be available from the backbone infrastructure in Foothills Blvd and Rand Way. A 24" line in Foothills Blvd and an 8" line in Rand Way will provide water service to the site. A 6" sewer line in Rand Way will service the site and the electric utility feed for this project will extend from a 12kv Switchgear along Foothills Blvd through the overland release/PUE and out to Rand Way to a newly constructed junction box. Environmental Utilities and Roseville Electric have determined that all necessary utility services will be available to the site and adequate capacity exists to serve the project.

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 59 residential lots that are adequately sized to accommodate detached single-family homes. The project site and lots are relatively flat and development will not be impeded by the terrain.

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 NWRSP EIR. A water conservation plan has been proposed with this project, which will result in a water savings of 2.45 AFY compared to what was originally approved. 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.

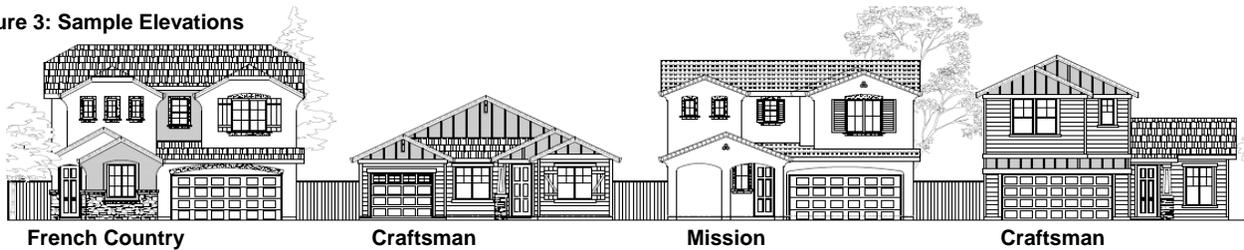
Based on the evaluation above, staff believes that the Planning Commission can make the required findings and approve the Tentative Subdivision Map.

DESIGN REVIEW FOR RESIDENTIAL SUBDIVISION

A Design Review Permit for Residential Subdivision (DRRS) entitlement is required for compact residential development projects with a land use designation of Medium Density Residential (MDR) or higher and/or for a project with a zoning designation of Small Lot Residential (RS) where modifications to the development standards are proposed. The proposed site design, development standards, and unit design is evaluated with the DRRS to ensure consistency with the NWRSP and the Community Design Guidelines (CDG). In summary, and as described within this Section, staff has found the project to be of high quality design and consistent with the intent of the NWRSP and CDG.

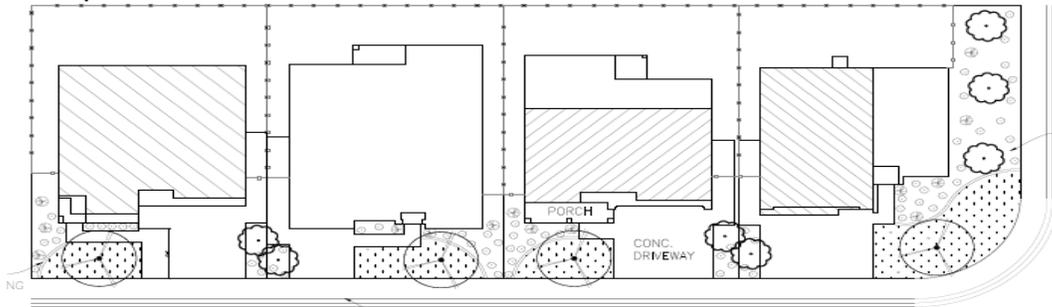
Streetscape: The project site will consist of detached homes designed with three distinctive architectural styles consisting of Craftsman, Mission, and French Country. Due to uncertain market trends, the applicant is requesting approval of 13 floor plans (with a minimum of three elevations per plan) in order to provide homeowners with a variety of options. The front facades of the homes will incorporate a minimum of two building façade element breaks with varied depths, and two story homes will have a variety of one and two story components. To add variation, three roof forms will be provided for each unit plan type. Additionally, special attention was given to the architectural detailing and façade articulation on the front and street side elevations adjacent to Main Street and Foothills Boulevard in order to create a strong streetscape (see Exhibit H).

Figure 3: Sample Elevations



The homes will range in height between 25 to 35 feet with staggered driveway lengths of 12.5 and 18 feet. Front porches will be provided with some models in varying locations to provide for street forward architecture. In addition, the development standards will not allow more than three two story units adjacent to one another and would not allow the same floor plan and elevation next to one another.

Figure 4: Streetscape



All homes will have a minimum 12.5' front yard setback and varying driveway depths. A minimum four foot side yard setback will be established for the subdivision with 10' and 15' rear yard setback to the 1st and 2nd story homes, respectively. Façade breaks and setbacks between garages and living areas will create the appearance of more space between units along the street frontage. Additionally, front

porches, recessed garages, and front yard landscaping will provide a “live-forward”/pedestrian neighborhood.

Color and Materials: As mentioned previously, up to 13 floor plans consisting of three architectural styles will be available to homebuyers. Each style has at least three distinct color schemes, which will result in a variety of street presentations (see Exhibit H). The unit designs provide a range of decorative embellishments (i.e. shutters, corbels, and gables), exterior finishes (i.e. stucco, lap siding and stone), building projections, and varied roof forms, creating a diverse streetscape that provides visual interest.

Plan Types: The proposed floor plans will offer 2, 3, and 4 bedroom units ranging in size from 1,000 to 2,500 square feet. Up to seven one story units and six two story units will be made available for the site. The street frontage presentation will significantly vary between the units and front entrances will be placed in different locations. All homes will incorporate a covered entrance; however, due to the limited size of the parcels only four of the two story plans will provide large covered patios. To provide for adequate useable outdoor space, the plans that require more lot coverage will have smaller covered entrances to provide for larger rear yards. All plans will provide variations to the side elevations; however, based on the proximity of the homes, special attention has been paid to privacy issues between adjacent properties and smaller windows at the side elevations have been incorporated into the design restricting visibility of the adjacent property, while also allowing light to filter into the homes.

Parking: All units will have an attached two car garage with roll-up doors and varying driveway depths of 12.5 feet and 18 feet. In addition, the 28 foot wide road width will allow for on-street parking on both sides of the street. Street parking will be restricted to guests, and homeowners will be required to park in their garage and in driveways long enough to accommodate vehicles. The HOA will regulate parking and home buyers will be made aware of all parking restrictions as part of the CC&R’s.

Landscape: As shown on the Preliminary Landscape Plan (see Exhibit D), the subdivision will have a 20 -25 foot wide landscape corridor along Foothills Blvd and Main St. As noted previously, the landscape corridor will be planted with a variety of trees and shrubs, consistent with the NWRSP Design Guidelines. In addition, the front yards of homes located in the subdivision will be landscaped and will include a street tree and accent tree. To ensure consistency with the Water Efficient Landscape Ordinance, staff has included Condition #11 of the Tentative Subdivision Map.

TREE PERMIT

The Tree Preservation Chapter of the Zoning Ordinance requires the City to consider the appropriateness of, and alternatives to, proposed tree removals and encroachments. In addition, when a tree removal is requested, the City is required to review the proposed mitigation plan. The information supplied by the arborist is provided as Exhibit E.

Removal: The project site is populated with four Valley Oak trees (Trees 1, 3-5) ranging in size from 15 to 53 inches. As proposed, one native oak tree (Tree #3) will be removed based on the significant root loss due to the construction of the roadway. Staff has explored alternative designs in an attempt to retain all trees; however, based on the proposed improvements to Foothills Boulevard (which will be on average 3-5 feet lower than the current elevation of Tree #1) there were no feasible options in retaining the tree and the arborist recommends removal. The applicant has however, made several efforts to retain the remaining trees and will designate one “community lot” for the retention of Tree #3 and reconfigure the entry drive to maintain Trees #4 and #5.

Encroachments: With the proposed site modifications, the three trees that will remain onsite will incur encroachment impacts. Tree #1 located on Lot 21 will be impacted by the homes on either side of the lot, as Lot 20 will encroach approximately 14 percent into the south drip line and the home on lot 22 will encroach approximately 4 percent into the north dripline area. In addition, trees #4 and #5 will sustain encroachment into the west portions of the tree drip line due to the construction of the entry drive,

sidewalk, curb and gutter. Based on these improvements, the encroachment into the dripline of Trees #4 and #5 will be approximately 27% and 17%, respectively. Per the arborist report, the level of encroachment will not be to the detriment of the trees and significant impacts to the health of the trees are not expected. Furthermore, Conditions #4 and #18 of the Tree Permit include mitigation measures to reduce encroachment impacts (i.e. pier and beam footings, portions of the foundation to be hand dug, work within the drip line to be completed under the supervision of an arborist, etc.).

Mitigation: Based on the proposed removal of Tree #3, the applicant will be required to mitigate for a total of 53.5 inches. Per the Tree Preservation Ordinance, mitigation can be met through payment of in lieu fees and/or onsite plantings of native and non-native tree species. In order to mitigate with onsite planting, a minimum of 50% of native inches is required. As proposed, the site will provide the required 27 inches of native plantings and well over the required 26.5 inches of non-native plantings. Onsite planting of non-native species will consist of Capital Pear, Chinese Pistache, Flowering Plum, and Trident Maple trees. In addition, native plantings consisting of seven 24 inch box Interior Live Oaks and seven 24 inch box Valley Oak trees will result in the required 26.5 inches of onsite native mitigation. Accordingly, the total 53.5 inches required for mitigation will be fulfilled through native and non-native plantings.

ENVIRONMENTAL DETERMINATION

This project is categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15182 pertaining to residential projects consistent with a specific plan for which an EIR was certified and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures.

RECOMMENDATION

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

- A. Recommend that the City Council adopt the two findings of fact as stated below for the **REZONE**:
 1. The proposed rezone is consistent with the General Plan; and
 2. The proposed rezone is consistent with the public interest, health, safety, and welfare of the City.
- B. Recommend that the City Council approve the **REZONE**;
- C. Adopt the three (3) findings of fact as stated in the staff report for the **TENTATIVE SUBDIVISION MAP – NWRSP PARCEL 47, 4051 FOOTHILLS BLVD (FOOTHILLS AMERICAN DREAM) – RECORD# PL14-0297**; and
- D. Approve the **TENTATIVE SUBDIVISION MAP – NWRSP PARCEL 47, 4051 FOOTHILLS BLVD (FOOTHILLS AMERICAN DREAM) – RECORD# PL14-0297** subject to the eighty (80) conditions of approval.
- E. Adopt the two (2) findings of fact as listed below for the **DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION – NWRSP PARCEL 47, 4051 FOOTHILLS BLVD (FOOTHILLS AMERICAN DREAM) – RECORD# PL14-0297**:
 1. The residential design, including the height, bulk, size and arrangement of buildings is harmonious with other buildings in the vicinity.
 2. The residential design is consistent with applicable design guidelines.
- F. Approve the **DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION – NWRSP PARCEL 47, 4051 FOOTHILLS BLVD (FOOTHILLS AMERICAN DREAM) – RECORD# PL14-0297** subject to four (4) conditions of approval;

- G. Adopt the two (2) findings of fact as listed below for the **TREE PERMIT – NWRSP PARCEL 47, 4051 FOOTHILLS BLVD (FOOTHILLS AMERICAN DREAM) – RECORD# PL14-0297**; and
1. Approval of the Tree Permit will not be detrimental to the public health, safety or welfare, and approval of the Tree Permit is consistent with the provisions of Chapter 19.66 of the Roseville Zoning Ordinance.
 2. Measures have been incorporated in the project or permit to mitigate impacts to remaining trees and to provide replacement for trees removed.
- H. Approve the **TREE PERMIT – NWRSP PARCEL 47, 4051 FOOTHILLS BLVD (FOOTHILLS AMERICAN DREAM) – RECORD# PL14-0297** subject to twenty-one (21) conditions of approval.

CONDITIONS OF APPROVAL FOR TENTATIVE SUBDIVISION MAP

1. The project is approved as shown in Exhibits A - H, and as conditioned or modified below. (Planning)
2. This map shall be valid for a period of two (2) years from this date and shall expire on **January 22, 2017**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, that this approval shall be extended for no more than six years from **January 22, 2017**. (Planning)
3. The approval of a Tentative Map does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)
4. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
5. The design of the masonry wall along Foothills Blvd and Main St shall comply with the NWRSP Design Guidelines. (Planning)
6. The applicant shall implement all recommended measures outlined in the Noise Impact Study or suitable alternative consistent with the General Plan Policies, to the satisfaction of staff. (Planning)
7. The project shall implement all applicable mitigation measures listed in the NWRSP Environmental Impact Report. (Planning)
8. 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 Development Services Department – Engineering Division. (Engineering)
9. 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)
10. The rear property line of Lot 10 appears to encroach into the safe working clearance of the existing electrical equipment along Foothills Boulevard. A 4 foot minimum clearance is required between the wall and the equipment. (Electric)

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

11. The Improvement Plans shall include Landscape Plans for landscaping along Foothills Blvd and Main St. The Landscape Plans shall be reviewed and approved by the Planning Division prior to issuance of a Grading Permit and/or Improvement Plans. Landscaping shall be installed prior to approval of the Notice of Completion for the subdivision improvements. The landscape plan shall comply with the North West Roseville Specific Plan (Resolution 93-55) and the City of Roseville Water Efficient Landscape Ordinance (WELO). All landscaping and irrigation shall be inspected and approved prior to Notice of Completion. (Planning, Engineering, Parks, Fire Environmental Utilities)
12. Grading around the native oak trees shall be as shown on the tentative map or as approved in these conditions. (Planning)
13. 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.
 - c. A rough grading permit may be approved by the Engineering Division prior to approval of the improvement plans.
 - d. Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
14. 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)
15. The applicant shall apply for and obtain an encroachment permit from the Engineering Division prior to any work conducted within the City right-of-way. (Engineering)
16. 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)
17. Foothills Blvd. and Main Street shall be widened and striped consistent with the Striping Plan for Foothill American Dream, as approved with the Tentative Map. 8 ft. wide pedestrian walks shall be provided for the Foothills Blvd and Main Street frontages. (Engineering)
18. Access to Main Street shall be via a standard 25 ft. wide Type-S driveway. This access shall be restricted to egress only. (Engineering)
19. Full access from Rand Way shall be gained via a gated entrance. The gated entrance to the site shall be designed and constructed per the City's standard for gated entrances and shall be maintained by the Home Owners Association. (Engineering)
20. Due to the widening of Foothills Blvd., the signal at Foothills Blvd/Main St will need to be modified and the striping south of Main Street will need to be modified to accommodate the widening. The developer may enter into a reimbursement agreement with the City for the cost of the signal modification, striping south of Main Street and any improvements outside of the 18 ft. of pavement and turn lanes that are obligations of the project. (Engineering)

21. 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)
22. 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)
23. 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)
24. A standard bus shelter pad shall be installed on the northeast corner of Foothills Blvd/Main Street intersection. (Engineering)
25. 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 (shelter number 254). (Engineering, Transit)
26. 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)
27. 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), per the City's Stormwater Quality Design Manual. The storm drain system, including treatment devices, shall be a private system and shall be maintained by the Home Owners Association. (Engineering)
28. 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)
29. 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)
30. 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 approval 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)
31. 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)

32. **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)
33. 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 plain 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)
34. 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)
35. Water is to tie-in at Foothill Blvd to the 24" water main with a flow thru connection to Rand Way. (Environmental Utilities)
36. Lots 1, 2, 3, 58 and 59 on the dead end are to have the trash bins rolled out to B place for pick up. A designated area is to be shown on plans as well as signage. Wording shall be included in the CC&Rs regarding trash pick-up. (Environmental Utilities)
37. 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)
38. 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)
39. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
40. 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)
41. A secondary means for emergency egress/ingress shall be provided for this project. All vehicular access shall be provided with opticom and emergency backup power. (Fire)
42. Electronically opened perimeter access gates located across fire apparatus access roads shall be provided with a Model #3502 electronic override switch manufactured by the KNOX Company of Irvine, California. Said switch shall interface with the key pad at the entry gate to provide fire apparatus access to the site in accordance with Section 902 of the Roseville Fire Code. In addition, add the following note to the drawing: The owner or there representative shall contact KNOX Company, <http://www.knoxbox.com>, to order your specific key switch for the City of Roseville. An acceptance test of the Knox access system shall be witnessed by the Fire Department prior to Final Approval of the project. (Fire)
43. 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)
44. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)
45. 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)
46. The Electric Utility feed for this project will extend from existing facilities along Foothills Blvd, in through the overland release/PUE, and then out to Rand Way. There will need to be some rework of existing underground facilities to make the connection at Rand. (Electric)
47. The existing street light that is within the future roadway will need to be relocated. The other existing lights along Foothills are shown within the future sidewalk, either route the sidewalk around the lights or these will also need to be relocated. (Electric)
48. 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)
49. Accent lighting at entry monuments shall be above ground types. In-ground lighting will not be accepted. (Parks)
50. Signage at entry monuments shall comply with the Sign Ordinance, require a Sign Permit, and be monolithic and bolted in place. (Planning, Parks)

51. 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)
52. Clearly delineate City-maintained landscaping from privately maintained landscaping with a concrete mowband consistent with the Parks Construction Standards. (Parks)
53. 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)
54. 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)
55. 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

56. 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 12.5 foot wide public utilities easement along all road frontages; (Electric)
 - b. Water and sewer easements.
57. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
58. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
59. 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)
60. 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 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, security gates, sidewalks, and drive aisles. (Attorney)
 - c. Maintenance of the irrigation system and water quality devices within the project will be the responsibility of the Homeowners Association. City's responsibility will end at the City right-of-way and meter at backflow assembly. (Environmental Utilities)
 - d. Provisions for title to common areas to be held by the Home Owners Association for and on behalf of all Owners in the Project and for each Phase. (Attorney, Engineering, Fire, Environmental Utilities)

- e. The CC&R's shall be recorded following approval by the State Department of Real Estate. (Attorney, Engineering)
- f. No changes in the CC&R's shall be made without the approval of the City Attorney. (Attorney)
- g. Each phase of the project shall be annexed into the Homeowners Association upon the compliance of that phase with the requirements of the DRE.

61. 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)

- 62. Any structures crossing Lot/Parcel lines created by the Final/Parcel map shall be removed. (Engineering)
- 63. The street names shall be approved by the City of Roseville. (Engineering, Planning)
- 64. The subject property shall be annexed into Infill Lighting and Landscape District prior to approval of the Final/Parcel Map. This property is being added into this district in order to maintain landscaping. It is the applicant's responsibility to prepare the appropriate documentation for the annexation of this property into the LLD. In order to allow the 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)
- 65. The Final 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 right of way. This shall include Lot "D". (Engineering)
- 66. The Final Map shall dedicate Lots "A", "B", and "C" in fee to the Homeowners Association. (Engineering)
- 67. A note shall be included on the Final Map indicating that Tree #1 shall not be removed unless it is determined by a certified arborist that the tree is dead or hazardous. (Engineering, Planning)
- 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 after initial planting. 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.
80. The Tentative Subdivision/Parcel Map application shall not be deemed approved until the actions on the Rezoning are approved and become effective. (Planning)

CONDITIONS OF APPROVAL FOR DRP FOR RESIDENTIAL SUBDIVISION

1. The development standards, landscape plan, and unit designs for 4051 Foothills Blvd (Foothills American Dream) are approved as described in Exhibits B,D, and H, except as modified by these conditions of approval. (Planning)
2. The applicant shall submit a final version of development standards, revised to include the approved conditions of approval. (Planning)
3. Modifications to the house plans may be approved by the Planning Manager subject to review for consistency with the intent of the approved plans and details. (Planning)

4. This Design Review Permit for Residential Subdivision approval shall expire on the same date as the Tentative Map for PL14-0297. Effectuation of this DRRS shall occur with the first residential Building Permit. (Planning)

CONDITIONS OF APPROVAL FOR TREE PERMIT

CONDITION	COMPLIANCE VERIFIED/ INSPECTED	COMMENTS
PRIOR TO ISSUANCE OF ANY PERMITS OR ANY CONSTRUCTION ON-SITE		
1. All recommendations contained in the Arborist Report (see Exhibit F) shall be incorporated as part of these conditions except as modified herein. (Planning)		
2. Tree #3 is approved for removal with this tree permit. The tree to be removed shall be clearly marked in the field and inspected by Planning Staff prior to removal. Removal of the tree shall be performed by or under the supervision of a certified arborist. (Planning)		
3. The developer shall be responsible for the replacement of the total number of inches proposed for removal prior to any tree removal. The total number of inches required for mitigation is 53.5. Mitigation shall be achieved through on-site plantings of 26.5" of native and 27" of non-native plantings. (Planning)		
4. No activity shall be permitted within the protected zone of any native oak tree beyond those identified in the Arborist report. (Planning)		
5. A \$10,000 cash deposit or bond (or other means of security provided to the satisfaction of the Planning Division) shall be posted to ensure the preservation of all remaining trees during construction. The cash deposit or bond shall be posted in a form approved by the City Attorney. Each occurrence of a violation on any condition regarding tree preservation shall result in forfeiture of all or a portion of the cash deposit or bond. (Planning)		
6. A violation of any of the conditions of this Tree Permit is a violation of the Roseville Municipal Code, the Zoning Ordinance (Chapter 19.74) and the Tree Preservation Ordinance (Chapter 19.66). Penalties for violation of any of the conditions of approval may include forfeiture of the bond, suspension or revocation of the permit, payment of restitution, and criminal penalties. (Planning)		
7. A fencing plan shall be shown on the approved site plan and/or improvement plans demonstrating the Protected Zone for the affected trees. A maximum of three feet beyond the edge of the walls, driveway, or walkways will be allowed for construction activity and shall be shown on the fencing plan. The fencing plan shall be reviewed and approved by the Planning Division prior to the placement of the protective fencing. (Planning)		
8. The applicant shall install a minimum of a five-foot high chain link fence (or acceptable alternative) at the outermost edge of the Protected Zone of the oak trees not approved for removal. The fencing for encroachments shall be installed at the limit of construction activity. The applicant shall install signs at two equidistant locations on the temporary fence that are clearly visible from the front of the lot and where construction activity will occur. The size of each sign shall be a minimum of two feet (2') by two feet (2') and must contain the following language: "WARNING THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE PLANNING DIVISION". (Planning)		

<p>9. Once the fencing is installed, the applicant shall schedule an appointment with the Planning Division to inspect and approve the temporary fencing before beginning any construction. (Planning)</p>		
<p>10. The applicant shall arrange with the arborist to perform, and certify in writing, the completion of deadwooding, fertilization, and all other work recommended for completion prior to the approval of improvement plans. Pruning shall be done by an Arborist or under the direct supervision of a Certified Arborist, in conformance with International Society of Arboriculturalists (I.S.A.) standards. Any watering and deep root fertilization which the arborist deems necessary to protect the health of the trees as noted in the arborist report or as otherwise required by the arborist shall be completed by the applicant. (Planning)</p>		
<p>11. A utility trenching pathway plan shall be submitted depicting all of the following systems: storm drains, sewers, water mains, and underground utilities. The trenching pathway plan shall show the proposed locations of all lateral lines. (Planning)</p>		
<p>12. A Site Planning Meeting shall be held with the applicant, the applicant's primary contractor, the Planning Division and the Engineering Division to review this permit, the approved grading or improvement plans, and the tree fencing prior to any grading on-site. The Developer shall call the Planning Division and Engineering Division two weeks prior to the start of grading work to schedule the meeting and fencing inspection. (Planning)</p>		
<p>DURING CONSTRUCTION</p>		
<p>13. The following information must be located on-site during construction activities: Arborist Report; Approved site plan/improvement plans including fencing plan; and, Conditions of approval for the Tree Permit. All construction must follow the approved plans for this tree permit without exception. (Planning)</p>		
<p>14. All preservation devices (aeration systems, oak tree wells, drains, special paving, etc.) shall be designed and installed as required by these conditions and the arborist's recommendations, and shall be shown on the improvement plans or grading plans. (Planning)</p>		
<p>15. If any native ground surface fabric within the Protected Zone must be removed for any reason, it shall be replaced within forty-eight (48) hours. (Planning)</p>		
<p>16. Storage or parking of materials, equipment and vehicles is not permitted within the protected zone of any oak tree. Vehicles and other heavy equipment shall not be operated within the Protected Zone of any oak tree. (Planning)</p>		
<p>17. The temporary fencing shall remain in place throughout the entire construction period and shall not be removed without obtaining written authorization from the Planning Division. In no event shall the fencing be removed before the written authorization is received from the Planning Division. (Planning)</p>		
<p>PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT</p>		
<p>18. Where recommended by the arborist, portions of the foundation shall be hand dug under the direct supervision of the project arborist. The certified arborist shall immediately treat any severed or damaged roots. Minor roots less than one (1) inch in diameter may be cut, but damaged roots shall be traced back and cleanly cut behind any split, cracked or damaged area. Major roots over one (1) inch in diameter may not be cut without approval of an arborist and any arborist recommendations shall be implemented. (Planning)</p>		

19. Within 5 days of the completion of construction, a Certification Letter from a certified arborist shall be submitted to and approved by the Planning Division. The certification letter shall attest to all of the work (regulated activity) that was conducted in the protected zone of the trees, either being in conformance with this permit or of the required mitigation still needing to be performed. (Planning)		
20. A copy of this completed Tree Permit Compliance Verification / Inspection form shall be submitted to the Planning Division. (Planning)		
21. The approval of this Tree Permit shall expire on the same date as the Tentative Subdivision Map (PL14-0297). (Planning)		

ATTACHMENT

1. Line of Sight

EXHIBITS

- A. Rezone Exhibit Map
- B. Supplemental Design Standards
- C. Tentative Subdivision Map / Grading Plan
- D. Landscape Plan
- E. ACORN Arborist Report and Tree Inventory Summary
- F. Bollard Noise Analysis
- G. Street Lighting Exhibit
- H. Architect’s Design Packet (Typical Streetscape, Lot Layout, Lot Section, Floor Plans, & Color Palettes)

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.