



*PLANNING AND REDEVELOPMENT DEPARTMENT STAFF REPORT
PLANNING COMMISSION MEETING MAY 26, 2005*

Prepared by: Wendy W. Hartman, Associate Planner

ITEM VI-B: GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, REZONE, DEVELOPMENT AGREEMENT AMENDMENT, DESIGN REVIEW PERMITS, PARCEL MAP, & RESIDENTIAL TENTATIVE SUBDIVISION MAP – 1260 PLEASANT GROVE BOULEVARD – BRETON VILLAGE – FILE #'S: GPA 04-03, RZ 04-04, SPA 04-03, DAA 05-02, DRP 04-41, DRP 04-42, PM 04-16, & SUBD 04-19.

REQUEST

The applicant requests approval of the following entitlements:

- **General Plan Amendment & Specific Plan Amendment** to change the land use of a portion of the property from Community Commercial (CC) to Medium Density Residential (MDR);
- **Rezone** to change the zoning of a portion of the subject property from Community Commercial/Special Area-Northwest Roseville (CC/SA-NW) to Attached Housing (R3) and to establish a list of permitted uses for the remainder of the Community Commercial portion of the property;
- **Development Agreement Amendment** to modify the Northwest Roseville Specific Plan Development Agreement to reflect the change in land use;
- Two **Design Review Permits (DRP)**. One to allow for the construction of two commercial buildings totaling 30,140 square feet, along with associated landscaping, lighting, and parking. The second DRP is to establish development standards for the construction of a 53 unit single family cluster development; and
- **Parcel Map** to divide the 10.7-acre site into two parcels. One 4 acre parcel for the commercial area (Lot A) and one 6.7 acre parcel for the residential area (Lot B); and,
- **Residential Tentative Subdivision Map** to subdivide Lot B into 53 single-family residential lots and three common area parcels.

Applicant: Dick Morton, Morton & Pitalo

Property Owner: Peter Bollinger, Bollinger Investment Company

SUMMARY RECOMMENDATION

The Planning and Redevelopment Department recommends that the Planning Commission:

- A. Adopt the Mitigated Negative Declaration;
- B. Adopt the four (4) findings of fact for the commercial Design Review Permit
- C. Adopt the four (4) findings of fact for the residential Design Review Permit;
- D. Approve the Design Review Permits subject to the conditions of approval;
- E. Adopt the three (3) findings of fact for the Parcel Map;
- F. Approve the Parcel Map subject to the conditions of approval
- G. Adopt the three (3) findings of fact for the Residential Tentative Subdivision Map;
- H. Approve the Residential Tentative Subdivision Map subject to the conditions of approval; and,
- I. Recommend that the City Council adopt the applicable findings of fact and approve the General Plan Amendment, Specific Plan Amendment, Rezone, and Development Agreement Amendment.

SUMMARY OF OUTSTANDING ISSUES

The applicant has reviewed and is in agreement with all recommended conditions of approval. The City has received e-mail correspondence from a few of the adjacent residents (Attachment 3). Their primary concerns are regarding the grade difference between the project site and their existing homes and how it will impact their privacy. The neighbors concerns are addressed in the evaluation of the residential Design Review Permit.

STAFF REPORT FORMAT

Due to the number of entitlements associated with the request, the staff report has been organized in a manner that is intended to assist the Planning Commission with its review. The first part of the report will provide general background information on the project. The second part of the report focuses on the evaluation of the different entitlements associated with the project. The third part of the report includes the environmental determination, recommendation, and conditions of approval.

BACKGROUND

The project site is located on the northwest corner of Foothills Boulevard and Pleasant Grove Boulevard in the Northwest Roseville Specific Plan area (See Attachment 1). A Grading Plan to remove 40,000 cubic yards of soil from the site was approved by the City in March of 2002. This permit was never effectuated and expired on March 3, 2003.

EXISTING SITE CONDITIONS

- A. Project Location:** 1260 Pleasant Grove Boulevard
- B. Applicable Specific Plan:** Northwest Roseville Specific Plan – Parcel 11
- C. Roseville Coalition Of Neighborhood Associations (RCONA):** The project is located in the Pleasant Grove Neighborhood Association. The developer held a neighborhood meeting on March 8, 2005 at the Woodcreek Golf Club. Approximately 24 residents attended the meeting. The neighbors' primary concerns were: elevation change between the project site and their property, screening views into their back yards, and traffic impacts. Their concerns are addressed in the traffic section and Design Review Permit sections of this report.
- D. Total Size:** 10.7 acres
- E. Topographical:** The project site ranges in elevation from 120 to 150 feet above mean sea level. A swale measuring approximately 1 foot in depth parallels the western property line. This swale drains to a drainage pipe located near Misty Wood Drive. There are not any protected natural features (i.e. wetlands or native oak trees) present on the site.
- F. Site Access:** The project site is located on the northwest corner of Foothills and Pleasant Grove Boulevards. The project is proposing two driveways off of Foothills Boulevard, one driveway off of Pleasant Grove Boulevard, and one driveway off of Misty Wood Drive. All of the driveways are restricted to right-in and right-out turning movements with the exception of Misty Wood Drive which allows for full turning movements.

ADJACENT ZONING AND LAND USE

LOCATION	ZONING	GENERAL PLAN LAND USE	CURRENT USE OF PROPERTY
Site	Community Commercial/Special Area Northwest (CC/SA-NW)	Community Commercial (CC)	Vacant
North	Single Family Residential (R1)	Low Density Residential (LDR 4.1)	Single Family Homes
South	CC/SA-NW	CC	Gas station & Retail Center
East	Light Industrial (M1)	Light Industrial (LI)	NEC
West	Parks & Recreation (PR) & R1	LDR 4.1 & Open Space/Floodplain (OS/FP)	Single Family Homes & Park

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 applicable regulations, such as the General Plan, Northwest Roseville Specific Plan, the Zoning Ordinance, Subdivision Ordinance, and Rezone Guidelines. Analysis is provided for the land use and zoning changes (General Plan Amendment, Specific Plan Amendment, Rezone, & Development Agreement Amendment) first and is followed by review of the Design Review Permits, Large Lot and Small Lot Maps, and Sign Variance.

GENERAL PLAN AMENDMENT

The City of Roseville General Plan and the Guidelines for the Conversion of Non-Residential Land Uses (Rezone Guidelines) include goals and policies to promote land use patterns that enhance quality of life and minimize conflicts between land uses. These policies include evaluating noise, air quality, parks and recreation, affordable housing, schools, water, and traffic when contemplating residential land use allocations. The General Plan and Specific Plan land use designation as well as the zoning for the subject property is Community Commercial (CC). The applicant intends to develop 6.7 acres of the site as a residential subdivision with 53 new units. The remainder of the site is proposed to be developed with a retail center (no change to the land use and zoning). The proposal is not consistent with the existing General Plan, Specific Plan, and Zoning designations. Therefore, the applicant has requested approval to amend the General Plan and Northwest Roseville Specific Plan as well as Rezone a portion of the property to allow for a residential subdivision.

Staff has evaluated this proposal for its conformance with the General Plan and the Rezone Guidelines and have identified several issues with the proposed land use change that are the focus of this section of the report. These issues are listed and discussed below along with an indication of whether they are a General Plan policy (GP) or Rezone Guideline (RG):

- Fiscal Impact (RG);
- Unit allocation (GP);
- Land use compatibility (GP);
- Noise (GP);
- Traffic (GP);
- Public services/Community Benefit (GP & RG);
- Park Dedication ((GP & RG);
- School Impacts (GP & RG), and,
- Affordable Housing (GP & RG).

Fiscal Impact - The City's General Plan calls for a mix of land uses that provide amenities, jobs, and recreational opportunities for our residents. Of equal significance, the General Plan land use mix provides for a long term, Citywide positive fiscal balance. This allows the City to not only maintain

existing and planned facilities, but also allows the City to expend general fund monies on a variety of projects and programs that benefit the community.

A Fiscal Analysis was prepared to evaluate the fiscal impact of the project on the City (See Attachment 5). The proposed Development Agreement Amendment for the Breton Village project includes provisions for the payment of fees for park maintenance, police and fire services and a Community Benefit Contribution which are intended to off-set the increased costs associated with providing service to residential units. In addition, the project will have privately maintained streets, which will help reduce the fiscal impact to the City. With these provisions, the development of the property with the proposed project is anticipated to generate revenues similar to the existing land use designation.

Unit Allocation - The proposal to establish residential land use on the subject property represents the introduction of new residential units upon a parcel in the NWRSP that is currently not assigned any residential units. The applicant has requested the allocation of 53 units for the project site. Based on the area of land designated for the future residential subdivision (6.7 ± acres), the proposed density would equate to 7.9 units per acre (see Exhibit B).

Land Use Compatibility - The proposed project consists of converting the northwestern 6.7 acres of the site from Community Commercial to Residential. To the north and west of the site are residential uses. To the south of the site is a gas station and retail center and to the east is the NEC campus (light industrial use). The project site is separated from these two uses by Foothills Boulevard and Pleasant Grove Boulevard.

The residential component of the project abuts the existing residential land uses to the north and west of the project site. The proposed community commercial development will buffer most of the residential project from the adjacent arterial streets and the other commercial uses.

A special area overlay is being proposed over the community commercial component of the project to restrict the types of commercial land uses that are permitted (see Exhibit D). This will ensure that the proposed retail center on the community commercial portion of the project will be compatible with the proposed residential development.

Traffic - A traffic analysis was prepared for the project by Omni-Means (see Attachment 6). The study indicated that the proposed project would generate 3,713 daily trips and 346 pm peak hour trips. The City's traffic model assumes an FAR of 30% for this community commercial parcel. Therefore, the site could be developed with a 139,827 square foot shopping center given the current land use, zoning, and traffic model assumptions. This would result in a total of 14,402 daily trips (103 trips/1000 s.f.) and 1,310 pm peak hour trips (9.37 trips/1000 s.f.). Therefore, the proposed project generates significantly fewer vehicle trips than anticipated under the existing land use and zoning.

Noise – A Noise study has been prepared for the project by Bollard & Brennan, Inc. (Attachment 4). The report analyzes the noise impact on the proposed project from Foothills Boulevard, Pleasant Grove Boulevard, and from the proposed retail center. The City of Roseville General Plan establishes interior and exterior noise level standards that must be complied with when allocating residential land use. The exterior noise level standard for sensitive receptors, such as the proposed residential development, is 60db ldn. The interior noise level standard for residential developments is 45db ldn.

The noise study indicated that mitigation measures would need to be incorporated into the project design to reduce noise levels to City standards. The mitigation measures are as follows:

- Unless an HVAC analysis indicates that noise levels are within the City standards, the parapet height should be increased by 5 feet for the commercial buildings;
- Homes with direct exposure to traffic noise from Pleasant Grove and Foothills Boulevards shall be provided with air conditioners. In addition, the exterior walls shall be stucco or brick veneer and the windows shall have an STC rating of at least 30. In addition, windows shall not exceed 20% of the floor area in rooms facing Foothills or Pleasant Grove Boulevards; and,
- The patio area on Lot 5 does not meet the City's exterior noise standards. The patio shall either be removed or relocated so it is not facing Pleasant Grove Boulevard.

These mitigation measures have been included as conditions of approval on the Commercial and Residential Design Review Permits.

Public Services/Community Benefit – As discussed earlier, to address the increased costs of providing police and fire services to the site, the Development Agreement requires that the developer form and fund a Public Services CFD. This requirement is consistent with other recent requests to convert commercial/industrial properties to residential uses.

Affordable Housing - The applicant is required to provide 5 of the 53 units as affordable to very low, low and middle income households. This figure represents ten (10) percent of the total units which is consistent with the General Plan *Housing Element* requirements. In compliance with this requirement, the applicant is proposing to provide (3) units on site to low and middle income households and pay an in-lieu fee of \$110,000 for the two (2) very low income units. An Affordable Housing Development Agreement (AHDA) is required to detail the affordability requirements for the 5 affordable units.

Parks - The General Plan requires the dedication of 9 acres of park land per 1,000 people when allocating new residential land use. The request for an allocation of 53 new units results in the addition of ±135 people, based on 2.54 persons per household. With the additional units, the project is required to dedicate 1.27 acres of parkland. In addition to this requirement, the applicant is also required to pay the Neighborhood and Citywide park fees.

Based on the adjacent park facilities (across Mistywood Drive) and the size and design of the proposed project, the applicant and the City have agreed that the park land dedication will be satisfied through the payment of an in-lieu fee. These fees will help construct improvements and help offset maintenance costs of existing public parks in the vicinity of the project. Specific performance dates and finance options are included in the Development Agreement.

Common landscape areas are proposed within the residential portion of the project. While these areas will be a benefit to the residents they are not given park credit.

Schools – The developer has entered into separate written agreements with the Dry Creek School District and the Roseville Joint Union High School District to mitigate the impacts of development of the property. The Dry Creek School District has indicated that they have capacity within their schools and the standard school fees will be collected at building permit issuance. The High School District has requested that the developer pay an in-lieu fee to mitigate the impacts of additional high school students within the school district.

General Plan Amendment Conclusion

The applicant is requesting an allocation of 53 new residential units and to change the land use of a portion of the project from Community Commercial (CC) to Medium Density Residential (MDR). The Commission's evaluation of the project should consider the appropriateness of the land use change proposal against the potential impacts and design issues. At this time, the applicant is meeting the minimum requirements for the additional units (e.g. park fees, affordable housing, and infrastructure improvements). With the implementation of the Community Services District, Public Services CFD, and Community Benefit Contribution the project will have a fiscal contribution similar to the existing land use. In addition, a long-term traffic study indicates that the proposed land uses generate fewer daily and pm peak hour trips than if the site were completely developed with community commercial uses. Based on the preceding discussion staff finds the proposed project consistent with the General Plan.

SPECIFIC PLAN AMENDMENT

In order to approve an amendment to a specific plan the following finding needs to be made:

The proposed Specific Plan Amendment is consistent with the objectives, policies, programs, and land use designations specified in the City of Roseville General Plan and Northwest Roseville Specific Plan.

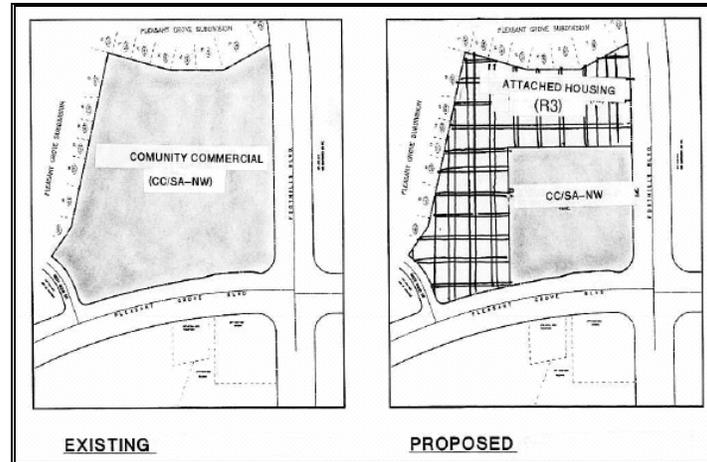
When the NWRSP was adopted in 1989, the property was given a Specific Plan land use designation of Community Commercial. In order to approve the current proposal, the Northwest Roseville Specific Plan document must be amended to designate 6.7 acres of Parcel 11 as Medium Density Residential. Various sections of the specific plan document will need to be revised to reflect the change in land use. Exhibit F summarizes the revisions needed to incorporate the proposed Breton Village project into the Specific Plan document. As demonstrated in the General Plan Amendment Discussion, the project is consistent with the policies of the General Plan and Northwest Roseville Specific Plan.

REZONE

Section 19.86.050 of the Zoning Ordinance requires that two findings be made in order for the Planning Commission to recommend that the City Council approve a Rezone. The two findings are listed below.

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.*

As shown in the figure below, the proposed zoning of the northwestern portion of the site is Attached Housing (R3).



The R3 district is typically associated with High Density Residential land uses rather than Medium Density developments. However, the project is being designed as a detached single family cluster development. Although the homes will be detached, the layout of a cluster development (individual lots include the building footprint and small patio area with remainder of the subdivision held as common area) is more similar to a condominium development than a typical single-family lotting pattern. Therefore, the R3 zone district is the most appropriate zoning designation for this type of residential development.

The properties to the north and west of the project site are zoned Single-family Residential. As previously discussed, the commercial component of the project has been designed to integrate with the proposed residential development through common plaza areas, pedestrian corridors, shared access, and architectural design of the buildings. The types of uses permitted in the retail center have also been limited to ensure compatibility with the residential component of the project.

Based on the above information, staff finds the proposed zoning of the site to be consistent with the General Plan and the public interest, health, safety, and welfare of the City.

DEVELOPMENT AGREEMENT AMENDMENT

Section 19.84.040 of the Zoning Ordinance requires that five findings be made in order for the Planning Commission to recommend that the City Council approve a Development Agreement Amendment. The findings are listed below.

1. *The Development Agreement is consistent with the objectives, policies, programs and land use designations of the City of Roseville General Plan;*
2. *The Development Agreement is consistent with the City of Roseville Zoning Ordinance;*
3. *The Development Agreement is in conformance with the public health, safety and welfare;*
4. *The Development Agreement will not adversely affect the orderly development of the property or the preservation of property values; and*
5. *The provisions of the Development Agreement will provide sufficient benefit to the City to justify entering into the Agreement;*

The Development Agreement Amendment (DAA) corresponds with the applicant's request in terms of the General Plan Amendment, Specific Plan Amendment and Rezone as discussed above. In addition, the DAA reflects the obligations of the property owner and the City for development of the property. A draft of the proposed agreement is provided in Exhibit G for the Commission's review (the final document will be sent to the City Council for action). A summary of the key provisions of the proposed development agreement is provided as follows:

- *Community Benefit Contribution* - As another means of offsetting the increased service cost associated with the proposed project, the applicant will contribute \$1,280 per unit towards City improvements.
- *Public Services CFD* – As a means of offsetting the increased costs of providing police and fire service to the project, a CFD Services Fee of \$285 per year (per unit) will be paid.
- *Water Conservation* – Every residential unit shall include a recirculating hot water system or similar technology and the developer shall pay \$115 per unit towards the City's water meter retrofit program.
- *Transportation* – The Developer shall pay an in-lieu fee of \$50,000 to be used by the City for a park-n-ride lot. The developer shall also provide each household with a 20-ride punch pass and shall participate in the funding of the City's Transit Master Plan and Bikeway Plan.

Based on the analysis contained in this staff report, the required findings can be made for the proposed Development Agreement Amendment.

DESIGN REVIEW PERMITS

As shown in the figure below, the proposed project has two components that each have their own Design Review Permit (DRP). The Commercial component (DRP 04-41) is to allow for the construction of two retail buildings totaling 30,140 square feet in area. The second DRP for the residential portion of the project (DRP 04-42) is to establish the development standards for the construction of a 53-unit single-family cluster development.



The evaluation of the Design Review Permits has been based on the applicable development standards within the City's Zoning Ordinance, Northwest Roseville Specific Plan, and the design standards of the City's Community Design Guidelines. Section 19.78.060(B) of the Zoning Ordinance requires that four (4) findings be made in order to approve a Design Review Permit. The four findings for approval of the Design Review Permit are listed below.

- 1. The project as approved preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands, and water courses, provides adequate drainage for the project, and allows beneficial use to be made of the site for development.*
- 2. The project site design as approved provides open space, access, vehicle parking, vehicle, pedestrian and bicycle circulation, pedestrian walks and links to alternative modes of transportation, loading areas, landscaping and irrigation and lighting which results in a safe, efficient, and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan and the Community Design Guidelines.*
- 3. The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site, as approved is harmonious with other development and buildings in the vicinity and which is consistent with the applicable goals, policies and objectives set forth in the General Plan and the Community Design Guidelines.*
- 4. The design of the public services, as approved, including, but not limited to trash enclosures and service equipment are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors and landscaping that are harmonious with the site and the building designs.*

As the Planning Commission will note upon review of the evaluation below, only minor changes are recommended to the project. This is in large part due to the modifications the applicant made in the review stages of their project with City staff. The following sections of the evaluation highlight the overall design of the project and address areas of the project that need further clarification. The commercial component of the project is discussed first and is followed by an evaluation of the residential cluster development.

Breton Village Commercial Center Design Review Permit

Site Design: The focal point of the project is a large plaza area situated between the two retail buildings. The plaza area also serves as the main pedestrian connection between the commercial and residential components of the project. This plaza features patterned concrete, shade pavilions and trellises, decorative lights, landscaping and a large water feature.

The sidewalks at the front and side of the retail buildings range from 16 to 24 feet wide allowing room for additional outdoor seating and/or gathering areas. Stamped asphalt walkways connect the commercial project to the residential project as well as to the public sidewalks along the street frontages.

At the back of the streetscape landscaping is an open style metal fence with decorative planters. The fence is used along the residential portion of the project as well.

The design of the project is consistent with the Community Design Guidelines which encourage the use of plazas, pedestrian connections, and public art (water feature).

Parking: Retail centers with unknown tenants are required to provide one parking space for every 200 square feet of gross building area. Based on a total of 30,140 square feet, the project is required to

provide a minimum of 151 parking spaces. The project is providing 184 parking spaces which will allow for a variety of retail and restaurant uses.

Architecture: The Community Design Guidelines state that innovative use of durable, high quality materials such as brick, stone, tile, stucco, and certain forms of concrete is encouraged. Materials, shapes, elements, and details used on the front or main elevation should be extended to all elevations. Lastly, the number of colors should be kept to a minimum, no more than three, on small commercial buildings.

- The plans (Exhibit N) indicate that the building exterior is stucco with a cultured stone veneer wainscot and concrete roof tiles. Other architectural elements include wood trellises, metal awnings, and recessed cutouts. These elements are provided on all building elevations to ensure a pedestrian scale and connectivity with the residential component of the project.
- Since the commercial project is not separated from the residential project by a wall, the relationship between these two uses is extremely important. Through project revisions, the orientation of the residential units was changed to ensure that the front doors of the homes were not facing the backside of the commercial buildings (side yards are orientated towards the commercial project). Additional awnings and elements from the front elevations of the commercial buildings were added to the backside of the buildings and a landscape planter is provided adjacent to the backside of the building to provide additional screening of any service doors. Staff believes the integration between the two uses is both functional and aesthetically pleasing.
- The project is proposing a color palette with 12 colors that include several shades of tan and burgundy. Although the Community Design Guidelines discourage the use of more than three colors on small commercial buildings, staff believes the proposed color palette adds visual interest to the buildings.

Staff would like to note that the color elevations (Attachment 7) are not a true representation of the proposed colors (darker and blue toned rather than maroon and wine tones). Therefore, the material board will be presented at the Planning Commission meeting for review.

Breton Village Residential Design Review Permit

Site Design: The project has landscaped common areas that are dispersed through out the site and are connected by a series of pedestrian walkways. Benches, tables, and BBQ areas are provided in each of the larger common areas.

Architecture: The project is proposing four different house models with two different elevations (French Manor and French Countryside). There is one (1) single-story design and three (3) two-story designs that range in size from 1,041 to 1,786 square feet in size. The homes will have a stucco finish and include wood and/or decorative wrought iron trim, shutters, and railings. The homes are a variety of earth tones (brown, tan, sage green, and grey) with coordinating accent colors that also relate to the proposed color pallet of the retail center. The only recommended change to the architectural design of the homes is that the roofs have been conditioned to be concrete or clay tile rather than composition shingle.

Neighbors concerns: The project site is higher in elevation than the pad elevations of several of the existing homes located along the northern and western boundary of the project site. In addition, the proposed access drive off of Mistywood Drive is located along the western boundary of the project site. The road is approximately 15 feet from the western property line and is up to 2.7 feet higher in elevation than the western property line.

Several neighbors have voiced concerns regarding the difference in elevation and whether the project will have a negative impact on the privacy of their back yards. The applicant has reduced the proposed grades along the northern and western boundary of the site to the extent possible while ensuring proper drainage of the site and ability to connect to the existing roadways (Pleasant Grove & Foothills Boulevard). Over 46,000 cubic yards of material are proposed to be removed from the site.

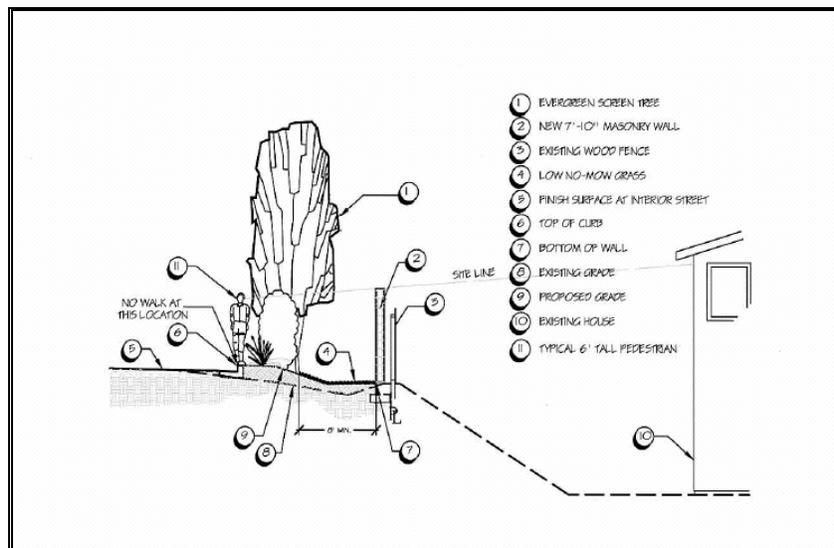
To further address the neighbors' concerns, the applicant's engineer provided several cross-sections along the western boundary of the site (see Exhibits S). As shown in the cross-sections, the pad grades of the existing homes range from 0 to 8.9 feet lower in elevation than their rear property line. The project is proposing a 12-15 foot wide (average width) landscape corridor along the northern and western property line. The landscaping along the western property line will be a combination of tall shrubs and evergreen trees.

A masonry wall is proposed to be constructed adjacent to the neighbors' existing six (6) foot tall wood fence. The new wall will range from 6 to almost 8 feet in height. In addition, the project has been conditioned to require that the top of the wall is a minimum of five (5) feet taller than the elevation of the gutter pan on the internal driveway. This will ensure that the height of the wall is adequate to screen headlights from cars.

To provide a greater landscape area between the parking spaces adjacent to Lot 40 (lot number of existing home) the applicant has proposed to remove one of the parking spaces and to plant an additional row of shrubs that will grow a minimum of 5 feet in height in front of the parking spaces.

Lastly, the homes along the northern boundary of the site will all be single story. Along the western side of the project the homes are a combination of single story and two story. However, these homes are located a minimum of 45 feet from the western property line.

The following figure provides a typical cross-section along the western boundary of the site.



The measures discussed above will provide the existing residences with privacy and screening of their back yards, while maintaining a pedestrian scale along the western property line.

Design Review Permit Conclusion

Based on the analysis contained in this staff report and with the project conditions, the required findings can be made for the proposed Design Review Permits.

PARCEL MAP

The evaluation of the parcel map has been based on the applicable development standards within the Subdivision Ordinance. The map is intended to divide the property into two lots that correspond with the proposed land use and zoning changes. Parcel 1 is four (4) acres in size and is proposed to be developed with a retail center. Parcel 2 is 6.7 acres and is proposed to be further subdivided into 53 residential lots and one common area lot.

The parcel map has been conditioned to construct improvements along Foothills and Pleasant Grove Boulevards to accommodate the proposed retail and residential developments. The improvements include road widening, installation of auxiliary and turn lanes, sidewalks, and a raised median on Foothills Boulevard adjacent to the project site.

The parcel map is consistent with the proposed land use entitlements and will allow for the orderly development of the site. Therefore, the findings for approval of the parcel map, which are listed in the evaluation for the Residential Tentative Subdivision Map below, can be made.

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

- 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, and the design standards of Title 18 (Subdivision Ordinance) of the Roseville Municipal Code.***

Parcel Size, Design, Configuration, Location, Orientation, And Character: The Residential Tentative Subdivision Map proposes to divide Parcel 2 into 53 single-family lots and one (1) common area lot. The common area lot contains the street, driveways, common areas, recreational amenities, and landscape areas that will be maintained by the homeowners association (HOA).

As discussed in the evaluation of the Rezone, the individual residential lots are not “lots” in the same sense as typical single-family residential developments. The lots include the building footprint and a small patio area and therefore the individual units/lots do not meet the zoning standards for typical detached single-family developments (R1 and RS). Instead, the project has been evaluated as a whole (similar to condominium projects) through the Design Review Permit. The lotting pattern is consistent with the site plan layout for the cluster development evaluated in the residential DRP (DRP 04-42).

Grading: The project engineer has indicated that site grading will amount to 54,380 cubic yards of cut and 7,720 cubic yards of fill, resulting in a net export of 46,660 cubic yards of soil.

Drainage: There is an existing drainage swale along the northern and western boundary of the site that will remain. The individual lots have been designed to drain to the street and run-off will be collected in drain inlets and underground storm drain lines.

Utilities: The project will connect to existing public utilities located in Pleasant Grove and Foothills Boulevard. The Tentative Subdivision Map will provide Public Utility Easements over the private streets and driveway courts to accommodate mains and laterals to the individual units.

Roadways, Circulation & Access: As shown on the tentative map, primary access to the residential portion of the subdivision is proposed off of Mistywood Drive and Foothills Boulevards. Secondary access points are provided through the retail center.

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.***

Staff believes that the proposed parcels are suitable for development based on the above information.

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 General Plan and NWRSP Ears. In addition, the design of the sewer lines in the project area and treatment capacity at the City's sewage treatment plant have adequate conveyance and capacity to accommodate the existing and future development on the parcels proposed by the tentative subdivision map.

Residential Tentative Subdivision Map Conclusion

Based on the analysis contained in this staff report and with the project conditions, the required findings can be made for the proposed Tentative Subdivision Map.

ENVIRONMENTAL DETERMINATION

An Initial Study and Negative Declaration (Exhibit A) have been prepared for this project. In accordance with the CEQA Guidelines, the Initial Study and Negative Declaration were prepared using previous environmental documents such as the General Plan EIR, plus new project-specific reports. Based on the results of the Initial Study, the appropriate environmental document for the project is a Mitigated Negative Declaration. The Mitigated Negative Declaration was posted for a 20-day public review and comment period, which closes on May 26, 2005. To date, no comments on the document have been received.

RECOMMENDATION

The Planning and Redevelopment Department recommends that the Planning Commission take the following actions (A-P):

- A. Adopt the Mitigated Negative Declaration;
- B. Recommend that the City Council approve the GENERAL PLAN AMENDMENT – 1260 PLEASANT GROVE BLVD. (BRETON VILLAGE) – FILE # GPA 04-03, as shown in **Exhibit B**;

- C. Recommend that the City Council adopt the finding of fact as stated in the staff report for the SPECIFIC PLAN AMENDMENT – 1260 PLEASANT GROVE BLVD. (BRETON VILLAGE) – FILE # SPA 04-03;
- D. Recommend that the City Council approve the SPECIFIC PLAN AMENDMENT – 1260 PLEASANT GROVE BLVD. (BRETON VILLAGE) – FILE # SPA 04-03, as shown in **Exhibit C**;
- E. Recommend that the City Council adopt the two findings of fact as stated in the staff report for the REZONE – 1260 PLEASANT GROVE BLVD. (BRETON VILLAGE) – FILE # RZ 04-04;
- F. Recommend that the City Council approve the REZONE – 1260 PLEASANT GROVE BLVD. (BRETON VILLAGE) – FILE # RZ 04-04, as shown in **Exhibit D**;
- G. Recommend that the City Council adopt the five findings of fact as stated in the staff report for the DEVELOPMENT AGREEMENT AMENDMENT for 1260 PLEASANT GROVE BLVD. (BRETON VILLAGE) – FILE # DAA 05-02; and,
- H. Recommend that the City Council approve the DEVELOPMENT AGREEMENT AMENDMENT for 1260 PLEASANT GROVE BLVD. (BRETON VILLAGE) – FILE # DAA 05-02;
- I. Adopt the four (4) findings of fact as stated in the staff report for the DESIGN REVIEW PERMIT – 1260 PLEASANT GROVE BLVD. (BRETON VILLAGE COMMERCIAL CENTER) – FILE # DRP 04-41;
- J. Approve the DESIGN REVIEW PERMIT – 1260 PLEASANT GROVE BLVD. (BRETON VILLAGE COMMERCIAL CENTER) – FILE # DRP 04-41 with the conditions listed below;
- K. Adopt the four (4) findings of fact as stated in the staff report for the DESIGN REVIEW PERMIT – 1260 PLEASANT GROVE BLVD. (BRETON VILLAGE -RESIDENTIAL) – FILE # DRP 04-42;
- L. Approve the DESIGN REVIEW PERMIT – 1260 PLEASANT GROVE BLVD. (BRETON VILLAGE - RESIDENTIAL) – FILE # DRP 04-42 with the conditions listed below;
- M. Adopt the three (3) findings of fact as stated in the staff report for the LARGE LOT TENTATIVE PARCEL MAP – 1260 PLEASANT GROVE BLVD. (BRETON VILLAGE) – FILE # PM 04-16;
- N. Approve the LARGE LOT TENTATIVE PARCEL MAP – 1260 PLEASANT GROVE BLVD. (BRETON VILLAGE) – FILE # PM 04-16 with the conditions listed below;
- O. Adopt the three (3) findings of fact as stated in the staff report for the SMALL LOT TENTATIVE SUBDIVISION MAP – 1260 PLEASANT GROVE BLVD. (BRETON VILLAGE) – FILE # SUBD 04-19;
- P. Approve the SMALL LOT TENTATIVE SUBDIVISION MAP – 1260 PLEASANT GROVE BLVD. (BRETON VILLAGE) – FILE # SUBD 04-19 with the conditions listed below;

Conditions of Approval for Breton Village Commercial DRP 04-41

1. This design review permit approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on **May 26, 2007**. Prior to said expiration date, the applicant may apply for

an extension of time, provided, however, this approval shall be extended for no more than a total of one year from **May 26, 2007**.

2. The project is approved as shown in Exhibits A - T and as conditioned or modified below.
 - a. The parapet of Buildings A & B shall be a minimum of five (5) feet above the roofline and shall meet or exceed the height of the HVAC units. (Planning)
3. 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. A deposit in the amount of two and one half percent (2-1/2%) of the value of the public improvements shall be provided at the time plans are submitted to the City for review and an additional deposit in the amount of two and one half percent (2-1/2%) of the value of the public improvements shall be provided at the time that the plans are approved and an encroachment permit is issued. (Engineering, Environmental Utilities, Finance)
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 applicant shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works (Engineering)
6. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)

PRIOR TO BUILDING PERMITS:

7. Parking stalls shall meet, or exceed, the following minimum standards:
 - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall have a 6" raised curb or concrete bumper. (Planning)
 - b. Standard -- 9 feet x 18 feet; Compact--8 feet x 16 feet; Accessible--14 feet x 18 feet (a 9 foot wide parking area plus a 5 foot wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible--17 feet x 18 feet (9 foot wide parking area plus an 8 foot wide loading area). (Planning)
 - c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signages, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
 - i) Handicapped parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11-B-6 of the CBC.
 - ii) Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
 - iii) Accessible parking and exterior route of travel shall comply with CBC, Sections 1127B and 1129B. (Building)

8. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. (Planning)
9. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
10. The Landscape plan shall comply with the Northwest Roseville Specific Plan and the City of Roseville Water Efficient Landscape Requirements Resolution No. 93-55. (Planning)
11. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
12. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (2") bark (no shredded bark) or (2") mulch covering. (Planning)
13. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
14. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the suite addressing plan for individual tenant spaces within the building. The Chief Building Official, or the designate, shall approve said plan prior to building permit approval. (Building)
15. A separate Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
16. Multiple Building Complexes. As part of the required Site Accessibility Plan, the developer shall delineate the extent of the site accessibility improvements being installed as part of the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)
17. Building permit plans shall comply with all applicable code requirements (Uniform Building Code - UBC, Uniform Mechanical Code - UMC, Uniform Plumbing Code - UPC, Uniform Fire Codes - UFC and National Electrical Code - NEC), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Department for applicable Code editions). (Building)
18. Restaurants or other food services. The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
19. Maintenance of copy of building plans. Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address.
20. 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)
21. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
 - a. Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.

- b. Grading shall comply with the City grading ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore modification of the erosion control plan may be warranted during wet weather conditions.
 - c. A rough grading permit may be approved by Engineering prior to approval of the improvement plans.
 - d. Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
22. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)
23. The following improvements are required along the frontage of Foothills Boulevard. The driveway accessing the site shall be a Standard "Type A-7" driveway, 35-feet in width. The driveway shall be accessed by a standard right turn lane and shall be restricted to right turn movements only. The minimum throat depth shall be 50-feet as measured from the curb line of the required improvements. The right turn lane from southbound Foothills to west bound Pleasant Grove shall be widened to a standard width. An eight-foot wide sidewalk shall be installed along the frontage of the site to connect with the existing sidewalk. A raised median shall be constructed in Foothills Boulevard from the intersection of Pleasant Grove Blvd. north to a point 130-feet north of the centerline of the driveway. The stripping of Foothills Blvd. shall be modified to accommodate three south bound through lanes from the intersection of Pleasant Grove Blvd north 1,000-feet. (Engineering)
24. The following improvements are required along the frontage of Pleasant Grove Boulevard. The driveway accessing the site shall be a Standard "Type A-7" driveway, 35-feet in width. The centerline of the driveway shall be located no closer then 200-feet from the curb return location of the ultimate right-of-way and shall be restricted to right turn movements only. The minimum throat depth shall be 50-feet as measured from the curb line of the required improvements. An auxiliary lane shall be extended to Misty Wood Drive. An eight-foot wide sidewalk shall be installed along the frontage of the site to connect with the existing sidewalk. 120-feet past the driveway centerline a bus shelter pad, and shelter shall be installed. (Engineering)
25. Additional right-of-way shall be dedicated along the frontages of Foothills Boulevard and Pleasant Grove Boulevard to accommodate the additional lane configuration as specified in the City's Capital Improvement Plan. Prior to approval of any plans for the placement of improvements required as part of this design review permit, the applicant shall offer to dedicate all necessary right-of-way required for the future widening of Foothills Boulevard and Pleasant Grove Boulevard. Foothills Boulevard shall be widened to an ultimate 7 lanes with appropriate left turn lanes to accommodate dual lefts onto Pleasant Grove Blvd. Pleasant Grove Boulevard shall be widened to an ultimate 7 lanes with a appropriate left turn lanes to accommodate dual lefts onto Foothills Boulevard. Accurate surveyed information is required with the right-of-way dedication. The offer to dedicated additional right-of-way shall be approved by the City Attorney and recorded at the County Recorders office. (Engineering)
26. 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 earthen material shall be deposited. If the deposit site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineering 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)

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 a sand/oil separator. The storm drain system shall be a private system and shall be maintained by the property owner. (Engineering)
28. If at anytime prior to the "Notice of Completion", the determination is made that existing curb ramp(s) do not meet standard City requirements, it will be the responsibility of the developer to remove/replace or modify the deficient ramp(s) to meet City standards. (Engineering)
29. 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)
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 submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
31. 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)
32. Prior to the approval of the improvement plans, it will be the project proponents responsible to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
33. 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)
34. "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)"
35. The applicant shall pay for all applicable water, and sewer fees. (Environmental Utilities)
36. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a. 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.
 - b. Water, sewer and reclaimed mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions of approval.

- c. All sewer manholes shall have all weather 10-ton vehicle access unless authorized by these conditions of approval. (Environmental Utilities)
37. All streets within the residential development shall be designated fire lanes. (Fire)
38. The fire hydrant located near building no. 8 shall be moved to the landscape area to the north of building no. 7. (Fire)
39. Applicant shall submit a circulation exhibit for the project. The required turning radius for the Fire Department is 48' outside – 34' inside. (Fire)
40. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for NWRSP Parcel 11 – Breton Village Commercial Center to be reviewed and approved by the Transportation Commission. (Transportation)
41. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be as shown on the Site Map. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)
42. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)
43. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)
44. Fire apparatus access roads shall be provided to within 150 feet of all structures and combustible storage piles. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (Fire)
45. Vertical clearances or widths shall be increased when, in the opinion of the Fire Chief, vertical clearances or widths are not adequate to provide fire apparatus access. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (32 tons) and shall be provided with a surface so as to provide all-weather driving capabilities. Said access shall be provided prior to any construction or storage of combustible materials on site. (Fire)
46. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved provision for the turning around of fire apparatus. A minimum back of curb radii of not less than 48 feet shall be provided. (Fire)
47. The required fire flow for the protection of the proposed project is 2500 gallons per minute with 20 pounds residual water pressure. This flow is based on the premise that the structure will be of Type VN-rated construction with the installation of a full coverage automatic fire sprinkler system, and is reflective of the proposed square footage amounts. A change in any of the conditions may increase the required fire flow. (Fire)
48. The applicant shall provide the Fire Department with a hydraulic analysis (prepared by a State licensed fire protection, civil, or mechanical engineer) that evaluates the private fire service water main serving the complex. The analysis shall demonstrate that an approved water supply is available and that it is capable of supporting the combined demands for the required fire flow 1750 gpm and the fire sprinkler system 750 gpm. (Fire)

49. Applicant shall provide a minimum of four (4) fire hydrants within the complex in accordance with the Roseville Fire Code. The average spacing between fire hydrants within the complex shall not exceed 350 feet-on-center along proposed roadways. A fire hydrant shall be located within 40-feet of all fire department connections to fire sprinkler systems. The location, number and type of fire hydrants connected to the water supply shall be provided as required and approved by the Fire Department. Several additional fire hydrants shall be located along the fire lane in the rear side of the retail center. (Fire)
50. The fire hydrant shown is not in an acceptable location because it is on the opposite side of the drive aisle from the fire department connection (FDC). The fire hydrant and the FDC shall be on the same side of the drive aisle so as not to obstruct fire department access during suppression operation. This condition applies to several locations on the retail center. (Fire)
51. Fire hydrants shall be operable and accessible to Fire Department apparatus by roads meeting the requirements of the Roseville Fire Code prior to bringing combustible materials onto the project site. (Fire)
52. A minimum clearance of 3-feet shall be provided between trees, shrubs and other landscape materials and all fire protection equipment (hydrants, fire sprinkler system connections, valves). Fire protection equipment shall not be located behind parking stalls or other obstructions to access. (Fire)
53. When the proposed project is to be provided with perimeter security fencing, fire apparatus access and occupant exiting shall be considered. All vehicular access gates shall comply with the Uniform Fire Code requirements and shall be equipped with approved Knox and Opticom emergency vehicle access devices. If pedestrian gates are designed as part of the overall exiting system, they shall comply with the exiting provisions of the Uniform Building Code. Plans shall be submitted to the Fire Department for review and approval prior to installation. (Fire)
54. An approved access walkway shall be provided to all exterior doors and openings required by either the Uniform Fire Code or the Uniform Building Code. A concrete sidewalk or other approved hard surface will meet the intent of the access walkway requirement. Adequate space adjacent to the access walkway, vertically and horizontally, shall be provided to allow firefighters to access required building openings in order to effectively perform rescue operations, to allow for equipment maneuverability, and to safely raise ground ladders. Any landscaping adjacent to the access walkway shall be such that it does not obstruct the functional purpose of the walkway upon maturity. (Fire)
55. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
 - a. One (1) set of improvement plans
 - b. Load calculations
 - c. Electrical panel one-line drawings
56. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas shall provide a maintained minimum of one (1) foot candle of light. All exterior light fixtures shall be vandal resistant. (Planning & Police)
57. The parking lot shall have properly posted signs that state the use of the parking area is for the exclusive use of employees and customers of this project. (See California Vehicle Code Sections 22507.8, 22511.5, 22511.8, 22658(a), and the City of Roseville Municipal Code Section 11.20.110). The location of the signs shall be shown on the approved site plan. (Planning & Police)
58. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

59. 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 only be installed on 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. (Planning, Environmental Utilities)
60. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for:
 - a. A 12.5-foot wide public utilities easement along all road frontages.
 - b. Water and sewer easements (Electric, Engineering, Environmental Utilities)
61. 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. (Engineering, Environmental Utilities, Electric)
62. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
63. Inspection of the potable water supply system on new commercial/ industrial/ office projects shall be as follows:
 - a. The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventor.
 - b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventor to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/ contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.
 - c. The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)
64. The following note shall be added to the improvement plans:

To minimize dust/ grading impacts during construction the applicant shall:

 - a. Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day to minimize dust.

- b. Use tarpaulins or other effective covers on all stockpiled earth material and on all haul trucks to minimize dust.
 - c. Sweep the adjacent street frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.
 - d. Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off-site.
 - e. The City shall have the authority to stop all grading operations, if in opinion of city staff, inadequate dust control or excessive wind conditions contribute to fugitive dust emissions. (Engineering)
65. The project shall be addressed as approved by engineering. All projects with multi-tenants or buildings must submit a plot plan with building footprint(s) to the Engineering Division for building/suite addressing. (Engineering)
66. This project falls within the commercial land use category of the Pleasant Grove Watershed Flood Control Plan as determined by the Placer County Flood Control District and adopted by the City of Roseville. The project is therefore subject to a fee based on gross developed acres. (Engineering)
67. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Engineering will designate the exact areas to be reconstructed. (Engineering)
68. 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)
69. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
70. 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)
71. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for NWRSP Parcel 11 – Breton Village Commercial Center to be reviewed and approved by the City Manager. (Transportation)
72. Water and sewer shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
73. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
74. Restaurants or other food services. The developer shall install exterior grease interceptor if the proposed business could potentially discharge any grease type product. (Environmental Utilities)
75. An approved automatic fire extinguishing system shall be provided for all buildings where the total fire area is 3,600 square feet or greater, as required by Roseville Fire Code Section 1003.2.2. Fire extinguishing systems installed shall conform to the minimum design standards of the Roseville Fire Code Standard 10-3. Plans and specifications shall be submitted to the Fire Department prior to system installation. Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)

76. Fire extinguishing systems installed as required by Section 1003.1.1 of the City Fire Code shall have control valves and activation switches electrically supervised and monitored by an approved central alarm monitoring company. Digital alarm communicator system panels shall be installed and maintained in accordance with National Fire Protection Association Standard # 72 (Fire Alarm Code). Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
77. Fire extinguishing systems installed as required by Section 1003.1.1 of the City Fire Code shall be provided with an approved audible and visual alarm notification signal within the interior of the building to alert building occupants. Said alarm notification signal shall be provided throughout the building and shall be installed and maintained in accordance with National Fire Protection Association Standard #72 (Fire Alarm Code). Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
78. An approved project sign shall be placed at vehicle access points into the project during construction to assist emergency responders. The sign shall identify the project name and address, as approved by the City of Roseville. Such signs shall be clearly visible and legible from the street fronting the project. (Fire)
79. Dumpsters and trash containers with an individual capacity of 1.5 cubic yards [40.5 cubic feet] or more shall not be stored in buildings or placed within 5-feet of combustible walls, openings or combustible roof eave lines unless said areas are protected by an approved automatic fire sprinkler system in accordance with the Roseville Fire Code. (Fire)
80. All shrubbery, trees and signs located within center medians adjacent to site access points shall be seven feet (7') in height or lower to allow access to the site by fire apparatus. (Fire)
81. The approved address numbers shall be placed on each building by the applicant in such a position as to be plainly visible and legible from the street fronting the property and shall be placed as to be seen from all entrances. Proposed address numbers shall be indicated on the elevation drawings contained within the building plan submittal. The address numbers shall be contrasting in color with their background and shall be illuminated. (Fire)
82. The applicant shall properly identify all required fire lanes in accordance with the Fire Department Fire Lane Standard. (Fire)
83. Barricades shall be provided to protect any natural gas meter, fire hydrant, or other fire department control device, which may be subject to vehicular damage. Approved signs may be required to identify the location of fire protection devices. (Fire)
84. Automatic fire extinguishing system risers, fire alarm system panels and digital alarm communicator system panels shall be located within an approved fire control room and shall be accessible from an adjacent fire apparatus roadway. Said fire control room shall be a minimum size of thirty-five (35) square feet in size and shall be openable from the exterior via an approved door opening. (Fire)
85. A Knox Company Model # 4400 key box shall be located adjacent to the door opening into the fire control room for each structure to provide access to fire protection system equipment. Said box shall be mounted at 6-feet above finished grade adjacent to the door opening. Contact the Fire Prevention Division for an approved Knox Company order form. The applicant shall pay a \$25 fee associated with the inspection of the key box prior to acceptance by the Fire Department at the time of receiving the Knox Company Order Form. (Fire)
86. A digitized copy of the approved of the approved drawings for the project shall be submitted to the Fire Department for pre-fire purposes. Said copy shall be submitted in an approved format. (Fire)

87. Adequate radio coverage shall be provided within buildings for public safety agencies, as required by Roseville Municipal Code Section 16.16.210. A field test shall be provided by a person in possession of a current FCC License, or a current technician certification issued by the Associated Public-Safety Communications Officials International (APCO), or the National Association of Business and Educational Radio (NABER). The building owner shall retain all test records on the inspected premises and a copy shall be submitted to the Fire Department officials. Adequate radio coverage shall include all of the following:
 - a. A minimum signal strength of 95 dBm available in 90% of the area of each floor of the building when transmitted from the closest City of Roseville Radio Communication site.
 - b. A minimum signal strength of 95 dBm received at the closest City of Roseville Communication site when transmitted from 90% of the area of each floor of the building.
 - c. The frequency range that must be supported shall be 821-824 MHz and 866-869 MHz.
 - d. A 100 % reliability factor. (Fire, Police)
88. A Common Area P.U.E. will be required to cover the installation of the high voltage electric facilities. (Electric)
89. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
90. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)
91. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
92. 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)
93. All landscaping in areas containing electrical service equipment shall conform with the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
94. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:
 - a. Locate the metered service panel on the outside of the building.
 - b. Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry.
95. One ¾" conduit with a 2-pair phone line shall be installed from the buildings telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
96. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

97. All of the existing electric and street lighting facilities shall be shown on the landscape plan and the landscaping shall be adjusted to meet the minimum clear working area requirements of Roseville Electric. (Electric)
98. A retaining wall will be required around the existing switchgear on Pleasant Grove 200' West of Foothills, to meet Roseville Electric clear working area. (Electric)
99. The proposed driveways will be built over existing underground electrical facilities. It will be the developer's responsibility to pothole these facilities to check for conflicts between the sub-grade and other proposed utilities (water, sewer or storm drains) and the existing facilities. If there is a conflict it will be the developer's responsibility to lower, relocate or concrete encase the facilities as required by Roseville Electric. (Electric)

OTHER CONDITIONS OF APPROVAL:

100. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Electric, Engineering, Environmental Utilities)
101. The project shall comply with all required environmental mitigation identified in the Breton Village Initial Study and Mitigated Negative Declaration. (Planning)
102. Signs shown on the elevations are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
103. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning)
104. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)
105. Pursuant to the Zoning Ordinance, subsequent Design Review Permits consistent with this approval may be reviewed and approved with an Administrative Permit. If it is determined by the Planning Director that the subsequent Design Review Permit is not clearly consistent with the original approval or if other issues arise, the Planning Director may refer the item for a public hearing at the Design Committee or Planning Commission. (Planning)
106. The City reserves the right to restrict vehicle turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. (Engineering)
107. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)
108. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000 gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)
109. 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 or person responsible for the

building permit must 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. (Fire)

110. The location and design of the gas service shall be determined by PG&E. The design of the 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)
111. 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. (Building)
112. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Department Field Inspector at the time of or prior to the foundation inspection. (Building)
113. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Occupancy (TO) of the building. If a TO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Occupancy. (Building)
114. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple building occupancies. This request shall be made in writing to the Building Department and shall include 10 copies of the following:
 - a. A description of measures that will be undertaken to minimize conflict between residents/ building occupants and construction traffic (e.g. fencing, etc.);
 - b. A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and
 - c. Estimated time frame for each phase and a specific date for the first phase. (Planning, Building)
115. The landowner will be responsible for maintenance of the bus shelter at the northwest corner of Foothills Blvd. and Pleasant Grove Blvd. per the Development Agreement Amendment. (Transportation)
116. In accordance with the Development Agreement Amendment the Landowner shall compensate the City of Roseville an in-lieu fee for eliminating the Park and Ride Lot site payable upon issuance of the first residential or commercial building permit. (Transportation)
117. The Tentative Subdivision/Parcel Map/Design Review Permit application shall not be deemed approved until the actions on the Rezoning, Development Agreement and Specific Plan Amendment are approved and become effective. (Planning)

1. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)
2. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
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 Department of Public Works. (Engineering)
4. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. A deposit in the amount of two and one half percent (2-1/2%) of the value of the public improvements shall be provided at the time plans are submitted to the City for review and an additional deposit in the amount of two and one half percent (2-1/2%) of the value of the public improvements shall be provided at the time that the plans are approved and an encroachment permit is issued. (Engineering, Environmental Utilities, Finance)

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

5. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
 - a. Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
 - b. Grading shall comply with the City grading ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore modification of the erosion control plan may be warranted during wet weather conditions.
 - c. A rough grading permit may be approved by the Engineering Department prior to approval of the improvement plans.
 - d. Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
6. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Engineering prior to approval of any plans. (Engineering)
7. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way and/or City easements. (Engineering)
8. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During site inspection Engineering will designate the exact areas to be reconstructed. (Engineering)
9. All drainage facilities shall conform with natural drainage sheds. (Engineering)

10. The following note shall be added to the Grading and/or Improvement Plans:

To minimize dust/grading impacts during construction the applicant shall:
 - a. Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day.
 - b. Use tarpaulins or other affective covers on all stockpiled earth material and on all haul trucks.
 - c. Sweep the adjacent streets frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.
 - d. Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off site.
 - e. The City shall have the authority to stop all grading operations if, in opinion of city staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. (Engineering)
11. The following improvements are required along the frontage of Foothills Boulevard. The driveways accessing the sites shall be Standard "Type A-7" driveways, 35-feet in width. The driveways shall be accessed by an auxiliary lane that extends for the northerly property line with a 50-foot taper, south through the site, to the curb return at Pleasant Grove Blvd. The southern driveway shall be restricted to right turn movements only. The northern driveway shall be restricted from left turns out. The minimum throat depths shall be 50-feet as measured from the curb line of the required improvements. The right turn lane from southbound Foothills to west bound Pleasant Grove shall be widened to a standard width. An eight-foot wide sidewalk shall be installed along the frontage of the site to connect with the existing sidewalk. A raised median shall be constructed in Foothills Boulevard from the intersection of Pleasant Grove Blvd. north beyond the northern driveway and shall allow left turn movements into the northern driveway. The stripping of Foothills Blvd. shall be modified to accommodate three south bound through lanes from the intersection of Pleasant Grove Blvd north 1,000-feet. (Engineering)
12. The following improvements are required along the frontage of Pleasant Grove Boulevard. The driveway accessing the site shall be a Standard "Type A-7" driveway, 35-feet in width. The centerline of the driveway shall be located no closer then 200-feet from the curb return location of the ultimate right-of-way and shall be restricted to right turn movements only. The minimum throat depth shall be 50-feet as measured from the curb line of the required improvements. An auxiliary lane shall be extended to Misty Wood Drive. An eight-foot wide sidewalk shall be installed along the frontage of the site to connect with the existing sidewalk. 120-feet past the driveway centerline a bus shelter pad, and shelter shall be installed. (Engineering)
13. Additional right-of-way shall be dedicated along the frontages of Foothills Boulevard and Pleasant Grove Boulevard to accommodate the additional lane configuration as specified in the City's Capital Improvement Plan. Prior to approval of any plans for the placement of improvements required as part of this design review permit, the applicant shall offer to dedicate all necessary right-of-way required for the future widening of Foothills Boulevard and Pleasant Grove Boulevard. Foothills Boulevard shall be widened to an ultimate 7 lanes with appropriate left turn lanes to accommodate dual lefts onto Pleasant Grove Blvd. Pleasant Grove Boulevard shall be widened to an ultimate 7 lanes with a appropriate left turn lanes to accommodate dual lefts onto Foothills Boulevard. Accurate surveyed information is required with the right-of-way dedication. The offer to dedicated additional right-of-way shall be approved by the City Attorney and recorded at the County Recorders office. (Engineering)
14. 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 earthen material shall be deposited. If the deposit site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineering 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)

15. If at anytime prior to the “Notice of Completion”, the determination is made that existing curb ramp(s) do not meet standard City requirements, it will be the responsibility of the developer to remove/replace or modify the deficient ramp(s) to meet City standards. (Engineering)
16. 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)
17. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
18. 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)
19. Prior to the approval of the improvement plans, it will be the project proponents responsible to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
20. 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)

Prior To Issuance of a Grading Permit and/or Improvement Plans

21. Prior to the approval of Improvement Plans, the applicant shall submit to the Engineering Division of Public Works, a paper copy and an electronic copy of the final set of Improvement Plans per the Division’s “Digital Submission of Utility Composites” standards. Additionally, the applicant shall submit approved/proposed street names for the approved subdivision map. Final street names for the subdivision shall be approved by the Engineering Division prior to the approval of the Improvement Plans. The approved street names shall be included on the final set of Improvement Plans. (Engineering)
22. Water and sewer infrastructure shall be designed and constructed pursuant to the adopted City of Roseville Improvement Standards and Construction Standards and shall reflect the following:
 - a. Sewer and water service laterals shall not be allowed off of water and sewer mains larger than 12 inches in diameter.
 - b. Utilities or permanent structures shall not be located within the area, which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.)

- c. Water and sewer mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions
 - d. All sewer manholes shall have all weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)
- 23. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 1000 feet on center. (Fire)
 - 24. Minimum fire flow is 3,000 gallons per minute with 20 lbs. psi residual pressure. A change in any of the conditions may increase the required fire flow. (Fire)
 - 25. 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)
 - 26. 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)
 - 27. All landscaping in areas containing electrical service equipment shall conform with the "Electric Department Landscape Design Requirements" as outlined in Section 10.00 of the Electric Department's "Specifications for Commercial Construction." (Electric)
 - 28. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
 - a. One (1) set of improvement plans
 - b. Load calculations
 - c. Electrical panel one-line drawings
 - 29. 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)
 - 30. 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

- 31. 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;
 - b. A Common Area P.U.E. will be required to cover the installation of high voltage electric facilities, (Electric)
- 32. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
- 33. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)

34. 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)
35. 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 item(s):
 - a. A clause stating that the property owners within this subdivision shall agree to participate in a Transportation Systems Management (TSM) Plan and shall agree to enter into a Transportation Management Agreement with the City of Roseville.
 - b. The landlord shall require that to the extent practical, truck deliveries shall occur at the front of the commercial buildings. (Attorney)
36. 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)
37. Any structures crossing Lot/Parcel lines created by the Final/Parcel map shall be removed. (Engineering)
38. All parcels/lots shall have rights of reciprocal access, rights to construct, parking and drainage. A separate agreement to this effect shall be submitted to the City as a part of final/parcel map submittal. Said agreement shall be in a form acceptable to the City Attorney and referenced on the face of the recorded map. (Engineering)
39. The Final/Parcel Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. (Engineering)
40. 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)
41. The Final/Parcel Map shall be submitted per, "The Digital Submittal of Cadastral Surveys." A plot or print of the submittal shall accompany the electronic copy. The complete submittal shall occur after the Engineering Department approval but prior to City Council approval of the Final/Parcel Map. (Engineering)
42. 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)
43. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)

44. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)
45. 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)
46. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

47. 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)
48. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
49. 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)
50. 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)
51. 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)
52. 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)
53. The project shall comply with all applicable environmental mitigation measures identified in the Breton Village Initial Study and Mitigated Negative Declaration. (Planning)
54. The Tentative Subdivision/Parcel Map application shall not be deemed approved until the actions on the Rezoning, Development Agreement and Specific Plan Amendment are approved and become effective. (Planning)
55. The Tentative Subdivision/Parcel Map/Design Review Permit application shall not be deemed approved until the actions on the Rezoning, Development Agreement and Specific Plan Amendment are approved and become effective. (Planning)

1. This design review permit approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on **May 26, 2007**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from **May 26, 2007**.
2. The project is approved as shown in Exhibits A - T and as conditioned or modified below.
 - a. The roof material for the homes shall be concrete or clay tile;
 - b. The home on Lot 5 shall be designed so that the private outdoor area is not adjacent to Pleasant Grove Boulevard. As an alternative, this lot may eliminate the private outdoor area or utilize an alternative design that is acceptable to the Planning Department and meets the City's Noise Ordinance requirements;
 - c. Homes with direct exposure to traffic noise from Pleasant Grove and Fiddymont Boulevards shall be provided with air conditioners. In addition, the exterior walls shall be stucco or brick veneer and the windows shall have an STC rating of at least 30. In addition, windows shall not exceed 20% of the floor area in rooms facing Foothills or Pleasant Grove Boulevards; and,
 - d. The landscape plan shall be modified to include a minimum of five (5) foot tall hedges/landscape screen behind the guest parking spaces located to the west of Lots 25 & 26;
 - e. Trees planted along the western property line of the site shall be evergreen;
 - f. BBQ areas shall include a minimum of one (1) table that seats a minimum of four (4) people. (Planning)
 - g. The masonry wall to be constructed adjacent to the existing residences shall be a minimum of five (5) feet taller than the elevation of the gutter pan on the internal driveway.
3. 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)
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 applicant shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works (Engineering)
6. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)

PRIOR TO BUILDING PERMITS:

7. Parking stalls shall meet, or exceed, the following minimum standards:
 - a. All common area parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6" raised curb or concrete bumper. (Planning)

- b. Standard -- 9 feet x 18 feet; Compact--8 feet x 16 feet. (Planning)
- 8. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. (Planning)
- 9. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
- 10. The Landscape plan shall comply with the Northwest Roseville Specific Plan and the City of Roseville Water Efficient Landscape Requirements Resolution No. 93-55. (Planning)
- 11. The tree plantings in the common area parking shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
- 12. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (2") bark (no shredded bark) or (2") mulch covering. (Planning)

PRIOR TO THE ISSUANCE OF BUILDING PERMITS:

- 13. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the suite addressing plan for individual tenant spaces within the building. The Chief Building Official, or the designate, shall approve said plan prior to building permit approval. (Building)
- 14. A separate Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
- 15. Multiple Building Complexes. As part of the required Site Accessibility Plan, the developer shall delineate the extent of the site accessibility improvements being installed as part of the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)
- 16. Building permit plans shall comply with all applicable code requirements (Uniform Building Code - UBC, Uniform Mechanical Code - UMC, Uniform Plumbing Code - UPC, Uniform Fire Codes - UFC and National Electrical Code - NEC), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Department for applicable Code editions). (Building)
- 17. Maintenance of copy of building plans. Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address.
- 18. 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)
- 19. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
 - a. Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.

- b. Grading shall comply with the City grading ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore modification of the erosion control plan may be warranted during wet weather conditions.
 - c. A rough grading permit may be approved by Engineering prior to approval of the improvement plans.
 - d. Access to the floodplain as required by Engineering and the Streets Department.
 - e. Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
20. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)
21. Prior to the approval of the improvement plans, it will be the project proponents responsible to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
22. 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)
23. "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)"
24. The applicant shall pay for all applicable water, and sewer fees. (Environmental Utilities)
25. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
- a. 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.
 - b. Water, sewer and reclaimed mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions of approval.
 - c. All sewer manholes shall have all weather 10-ton vehicle access unless authorized by these conditions of approval. (Environmental Utilities)

26. Fire apparatus access roads shall be provided to within 150 feet of all structures and combustible storage piles. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (Fire)
27. Vertical clearances or widths shall be increased when, in the opinion of the Fire Chief, vertical clearances or widths are not adequate to provide fire apparatus access. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (34 tons) and shall be provided with a surface so as to provide all-weather driving capabilities. Said access shall be provided prior to any construction or storage of combustible materials on site. (Fire)
28. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved provision for the turning around of fire apparatus. A minimum back of curb radii of not less than 48 feet shall be provided. (Fire)
29. Fire hydrants shall be operable and accessible to Fire Department apparatus by roads meeting the requirements of the Roseville Fire Code prior to bringing combustible materials onto the project site. (Fire)
30. A minimum clearance of 3-feet shall be provided between trees, shrubs and other landscape materials and all fire protection equipment (hydrants, fire sprinkler system connections, valves). Fire protection equipment shall not be located behind parking stalls or other obstructions to access. (Fire)
31. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
 - a. One (1) set of improvement plans
 - b. Load calculations
 - c. Electrical panel one-line drawings
32. All on-site external lighting within the common area shall be installed and directed to have no off-site glare. Lighting within the parking areas shall provide a maintained minimum of one (1) foot candle of light. All exterior light fixtures shall be vandal resistant. (Planning & Police)
33. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

34. 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 only be installed on 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. (Planning, Environmental Utilities)

35. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
 - a. A 12.5-foot wide public utilities easement along all road frontages.
 - b. Water and sewer easements
36. 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. (Engineering, Environmental Utilities, Electric)
37. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
38. Inspection of the potable water supply system on new commercial/ industrial/ office projects shall be as follows:
 - a. The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventor.
 - b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventor to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/ contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.
 - c. The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)
39. The following note shall be added to the improvement plans:

To minimize dust/ grading impacts during construction the applicant shall:

 - a. Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day to minimize dust.
 - b. Use tarpaulins or other effective covers on all stockpiled earth material and on all haul trucks to minimize dust.
 - c. Sweep the adjacent street frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.
 - d. Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off-site.
 - e. The City shall have the authority to stop all grading operations, if in opinion of city staff; inadequate dust control or excessive wind conditions contribute to fugitive dust emissions. (Engineering)

40. This project falls within the Residential land use category of the Pleasant Grove Watershed Flood Control Plan as determined by the Placer County Flood Control District and adopted by the City of Roseville. The project is therefore subject to a fee based on gross developed acres. (Engineering)
41. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Engineering will designate the exact areas to be reconstructed. (Engineering)
42. 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)
43. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
44. 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)
45. Water and sewer shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
46. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
47. An approved project sign shall be placed at vehicle access points into the project during construction to assist emergency responders. The sign shall identify the project name and address, as approved by the City of Roseville. Such signs shall be clearly visible and legible from the street fronting the project. (Fire)
48. All shrubbery, trees and signs located within center medians adjacent to site access points shall be seven feet (7') in height or lower to allow access to the site by fire apparatus. (Fire)
49. The applicant shall properly identify all required fire lanes in accordance with the Fire Department Fire Lane Standard. (Fire)
50. Lots A,B,C & D (Common Areas) shall be recorded as a Common Area P.U.E. to cover the installation of underground high voltage electrical facilities. (Electric)
51. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
52. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Residential Construction." These charges will be determined upon completion of the final electrical design. (Electric)
53. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
54. 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)
55. All landscaping in areas containing electrical service equipment shall conform with the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)

56. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)
57. There are two existing pad vaults and switchgear located on Misty Wood Dr. approx. 60' from Pleasant Grove Blvd. that are to be shown on the landscape plan and landscaping and sidewalks shall be adjusted to meet Roseville Electric's minimum working clearances, (Electric)
58. All of the existing electric and street lighting facilities are to be shown on the landscape plan and the landscaping adjusted to meet Roseville Electric Requirements. (Electric)
59. The proposed driveways will be built over existing underground electrical facilities. It will be the developer's responsibility to pothole these facilities to check for conflicts between the sub-grade and other proposed utilities (water, sewer, storm drain) and the existing facilities. If there is a conflict it will be the developer's responsibility to lower, relocate or concrete encase the facilities as required by Roseville Electric. (Electric)

OTHER CONDITIONS OF APPROVAL:

60. The applicant shall pay City's actual cost for providing plan check, installation, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities)
61. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Electric, Engineering, Environmental Utilities)
62. The project shall comply with all required environmental mitigation identified in the Breton Village Initial Study and Mitigated Negative Declaration. (Planning)
63. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning)
64. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)
65. Pursuant to the Zoning Ordinance, subsequent Design Review Permits consistent with this approval may be reviewed and approved with an Administrative Permit. If it is determined by the Planning Director that the subsequent Design Review Permit is not clearly consistent with the original approval or if other issues arise, the Planning Director may refer the item for a public hearing at the Design Committee or Planning Commission. (Planning)
66. 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:
 - a. Creation of a Homeowners Association. (Attorney)
 - b. Homeowners Association shall be responsible for maintenance of all common areas including landscaping, parking areas, and drive aisles. (Attorney)
 - c. Maintenance of fire suppression system within the project will be the responsibility of the Homeowners Association. (Fire)

- d. Maintenance of the irrigation system 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)
 - e. The common areas provide reciprocal access and parking for the mutual benefit of all numbered parcels and all residential units. (Engineering)
 - f. Provisions for outdoor common areas to be held in common. (Attorney, Planning)
 - i. A provision that it shall be the responsibility of the individual residents to make their trash bins available for servicing on trash pickup days. (Environmental Utilities, Attorney)
 - ii. The HOA shall provide homeowners with notice that all garages shall be maintained as parking spaces. Incidental storage can be provided within the garages, however, storage shall not occur within the garages in such a manner as to restrict the ability to park within the garage. (Planning, Attorney)
67. The City reserves the right to restrict vehicle turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. (Engineering)
68. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)
69. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000 gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)
70. 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 or person responsible for the building permit must 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. (Fire)
71. The location and design of the gas service shall be determined by PG&E. The design of the 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)
72. 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. (Building)
73. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Department Field Inspector at the time of or prior to the foundation inspection. (Building)
74. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple building

occupancies. This request shall be made in writing to the Building Department and shall include 10 copies of the following:

- a. A description of measures that will be undertaken to minimize conflict between residents/ building occupants and construction traffic (e.g. fencing, etc.);
 - b. A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and
 - c. Estimated time frame for each phase and a specific date for the first phase. (Planning, Building)
75. In accordance with the Development Agreement Amendment the Landowner shall compensate the City of Roseville an in-lieu fee for eliminating the Park and Ride Lot site payable upon issuance of the first residential or commercial building permit. (Transportation)
76. In accordance with the Development Agreement Amendment the Developer shall provide educational and marketing materials for alternative modes of transportation to each new homeowner to be purchased prior to occupancy of the first unit. (Transportation)
77. In accordance with the Development Agreement Amendment the Landowner shall pay its fair share of the Transit Master Plan and Bikeway Plan. (Transportation)
78. The Tentative Subdivision/Parcel Map/Design Review Permit application shall not be deemed approved until the actions on the Rezoning, Development Agreement and Specific Plan Amendment are approved and become effective. (Planning)

Conditions of Approval for Residential Tentative Subdivision Map SUBD 04-19

1. Prior to the approval of the Improvement Plans or the recordation of the Final Map for this subdivision Parcel Map PM 04-16 shall have been recorded. (Engineering)
2. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)
3. The 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)
4. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works. (Engineering)
5. 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. A deposit in the amount of two and one half percent (2-1/2%) of the value of the public improvements shall be provided at the time plans are submitted to the City for review and an additional deposit in the amount of two and one half percent (2-1/2%) of the value of the public improvements shall be provided at the time that the plans are approved and an encroachment permit is issued. (Engineering, Environmental Utilities, Finance)

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

6. The Improvement Plans shall include Landscape Plans for all landscape corridors and all landscaped common areas. Landscaping shall be installed prior to approval of the Notice of Completion for the subdivision improvements. The landscape plan shall comply with the NW Roseville Specific Plan and the City of Roseville Water Efficient Landscape Requirements (Resolution 93-55). All landscaping and irrigation shall be inspected and approved prior to Notice of Completion. (Planning, Engineering, Parks, Fire Environmental Utilities)
7. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
 - a. Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
 - b. Grading shall comply with the City grading ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore modification of the erosion control plan may be warranted during wet weather conditions.
 - c. A rough grading permit may be approved by the Engineering Department prior to approval of the improvement plans.
 - d. Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
8. 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)
9. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)
10. 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)
11. The following note shall be added to the Grading and/or Improvement Plans:

To minimize dust/grading impacts during construction the applicant shall:

 - a. Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities through out the day.
 - b. Use tarpaulins or other affective covers on all stockpiled earth material and on all haul trucks.
 - c. Sweep the adjacent streets frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.
 - d. Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off site.

- e. The City shall have the authority to stop all grading operations, if in opinion of city staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. (Engineering)
12. The following improvements are required along the frontage of Foothills Boulevard. The driveways accessing the sites shall be Standard “Type A-7” driveways, 35-feet in width. The driveways shall be accessed by an auxiliary lane that extends for the northerly property line with a 50-foot taper, south through the site, to the curb return at Pleasant Grove Blvd. The southern driveway shall be restricted to right turn movements only. The northern driveway shall be restricted from left turns out. The minimum throat depths shall be 50-feet as measured from the curb line of the required improvements. The right turn lane from southbound Foothills to west bound Pleasant Grove shall be widened to a standard width. An eight-foot wide sidewalk shall be installed along the frontage of the site to connect with the existing sidewalk. A raised median shall be constructed in Foothills Boulevard from the intersection of Pleasant Grove Blvd. north beyond the northern driveway and shall allow left turn movements into the northern driveway. The stripping of Foothills Blvd. shall be modified to accommodate three south bound through lanes from the intersection of Pleasant Grove Blvd north 1,000-feet. (Engineering)
13. The following improvements are required along the frontage of Pleasant Grove Boulevard. The driveway accessing the site shall be a Standard “Type A-7” driveway, 35-feet in width. The centerline of the driveway shall be located no closer than 200-feet from the curb return location of the ultimate right-of-way and shall be restricted to right turn movements only. The minimum throat depth shall be 50-feet as measured from the curb line of the required improvements. An auxiliary lane shall be extended to Misty Wood Drive. An eight-foot wide sidewalk shall be installed along the frontage of the site to connect with the existing sidewalk. 120-feet past the driveway centerline a bus shelter pad, and shelter shall be installed. (Engineering)
14. Additional right-of-way shall be dedicated along the frontages of Foothills Boulevard and Pleasant Grove Boulevard to accommodate the additional lane configuration as specified in the City’s Capital Improvement Plan. Prior to approval of any plans for the placement of improvements required as part of this design review permit, the applicant shall offer to dedicate all necessary right-of-way required for the future widening of Foothills Boulevard and Pleasant Grove Boulevard. Foothills Boulevard shall be widened to an ultimate 7 lanes with appropriate left turn lanes to accommodate dual lefts onto Pleasant Grove Blvd. Pleasant Grove Boulevard shall be widened to an ultimate 7 lanes with a appropriate left turn lanes to accommodate dual lefts onto Foothills Boulevard. Accurate surveyed information is required with the right-of-way dedication. The offer to dedicated additional right-of-way shall be approved by the City Attorney and recorded at the County Records office. (Engineering)
15. Access off of Misty Wood Drive shall be made with a standard “Type A-7” Driveway. (Engineering)
16. All internal roads shall be privately owned and maintained by the homeowners association. Landscaping along the frontages of Foothills Boulevard and Pleasant Grove Boulevard shall be fully maintained by the homeowners association. (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 earthen material shall be deposited. If the deposit site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineering 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. If at anytime prior to the “Notice of Completion”, the determination is made that existing curb ramp(s) do not meet standard City requirements, it will be the responsibility of the developer to remove/replace or modify the deficient ramp(s) to meet City standards. (Engineering)
19. 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)
20. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and **prior to the submittal of design drawings** for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
21. 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)
22. Prior to the approval of the improvement plans, it will be the project proponents responsible to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
23. 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)
24. 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)
25. 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)

26. 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)
27. 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)
28. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
29. The location of all fire hydrants shall be reviewed and approved with the civil improvement drawings submitted to the fire department. (Fire)
30. 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)
31. All streets within the residential development shall be designated fire lanes. (Fire)
32. As discussed previously the fire hydrant located near building no. 8 shall be moved to the landscape area to the north of building no. 7. (Fire)
33. Applicant shall submit a circulation exhibit for the project. The required turning radius for the Fire Department is 48' outside – 34' inside. (Fire)
34. 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)
35. All Electrical Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)
36. 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)
37. 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)
38. 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)

39. 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

40. Parcel Map (PM 04-16) shall be recorded prior to recordation of the subdivision map. (Engineering)
41. 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;
 - b. Lots A,B,C & D (Common Areas) shall be shown as P.U.E. on the Tentative Subdivision Map to cover the installation of the underground high voltage electrical facilities. (Electric)
42. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
43. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
44. 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)
45. 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:
- a. Creation of a Homeowners Association. (Attorney)
 - b. Homeowners Association shall be responsible for maintenance of all common areas including landscaping, parking areas, and drive aisles. (Attorney)
 - c. Maintenance of fire suppression system within the project will be the responsibility of the Homeowners Association. (Fire)
 - d. Maintenance of the irrigation system 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)
 - e. The common areas provide reciprocal access and parking for the mutual benefit of all numbered parcels and all residential units.
 - f. Provisions for outdoor common areas to be held in common. (Attorney, Planning)
 - g. A provision that it shall be the responsibility of the individual residents to make their trash bins available for servicing on trash pickup days. (Environmental Utilities, Attorney)
46. Prior to approval of the final map the developer shall enter into and the City Council shall approve an Affordable Housing Development Agreement identifying 10% of residential units to be affordable to middle, low, and very low-income households. Of the 10% affordable units, 20% affordable to middle income, 40% affordable to low income and 40% affordable to very low income. Typically low and very

low income units are developed as rental product. However in contemplation of development as purchase product, the very low income housing units necessary for this development may be credited at an in lieu fee, estimated at \$50,000 - \$60,000 per very low income unit required, based on actual units developed within this project. The process for undertaking the Affordable Purchase Housing Development Agreement takes approximately 12 weeks, as the agreement will need to be heard at both Planning Commission and adopted by City Council at 2 meetings, with adoption of the ordinance 30 days after 2nd City Council meeting. (Housing)

47. 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)
48. All common Lots shall be owned and maintained by the Homeowners association. (Engineering)
49. The street names shall be approved by the City of Roseville. (Engineering)
50. The Final/Parcel Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. (Engineering)
51. 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)
52. 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)
53. 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)
54. 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)
55. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
56. A declaration of restrictions shall be recorded, either in conjunction with the CC&R's or separately, which states that the sewer service to each lot may be conditioned upon the installation of a backwater valve to comply with City of Roseville Improvement Standards. In the event a backwater valve is called out on City approved plans, it shall be the responsibility of the owner of the residence to maintain the valve and prevent damage from occurring to any such residence, or its contents, due to the failure of the valve for any reason what-so-ever. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

57. 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)

58. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
59. 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)
60. 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)
61. 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)
62. 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)
63. The project shall comply with all applicable environmental mitigation measures identified in the Breton Village Initial Study and Mitigated Negative Declaration (state EIR or other environmental document here) (Planning)
64. The Tentative Subdivision/Parcel Map application shall not be deemed approved until the actions on the Rezoning, Development Agreement and Specific Plan Amendment are approved and become effective. (Planning)

ATTACHMENTS

1. Vicinity Map
2. Aerial of the Site
3. E-mails/Letters from neighbors
4. Noise Analysis
5. Fiscal Analysis
6. Traffic Analysis
7. Commercial Color Elevations
8. Residential Color Elevations
9. Detail of the Residential Plotting Pattern

EXHIBITS

- A. Mitigated Negative Declaration
- B. General Plan Amendment Exhibit
- C. Specific Plan Amendment Exhibit
- D. Rezone Exhibit
- E. Permitted Uses within the Breton Village Commercial Center
- F. Summary of Specific Plan Text Changes
- G. Draft Development Agreement Amendment
- H. Small Lot Tentative Parcel Map

- I. Large Lot Tentative Subdivision Map
- J. Commercial Site Plan (includes signs and plaza details)
- K. Commercial Grading Plan
- L. Commercial Utility Plan
- M. Commercial Landscape Plan
- N. Commercial Elevations
- O. Residential Site Plan
- P. Residential Grading Plan
- Q. Residential Utility Plan
- R. Residential Landscape Plan
- S. Cross Sections of Western Property Line
- T. Residential Elevations (includes floor plans)

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