

Prepared by: Derek Ogden, Associate Planner

ITEM VI-C: GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, REZONE, DEVELOPMENT AGREEMENT AMENDMENT, AFFORDABLE PURCHASE HOUSING DEVELOPEMNT AGREEMENT, DESIGN REVIEW PERMIT, & TENTATIVE SUBDIVISON MAP – 1731 PLEASANT GROVE BOULEVARD – PASEO DEL NORTE – FILE #'S: GPA 04-07, RZ 04-09, SPA 04-08, DAA 05-02, DA-000013, DRP-000045, & SUB-000018.

REQUEST

The applicant requests approval of the following entitlements:

- **General Plan Amendment & Specific Plan Amendment** to change the land use 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-North Roseville (CC/SA-NR) to Attached Housing (R3/DS-NR);
- **Development Agreement Amendment** to modify the North Roseville Specific Plan Development Agreement to reflect the change in land use and implement changes in services and fees;
- **Affordable Purchase Housing Development Agreement** to designate 13 units within the project as affordable units for purchase;
- **Design Review Permit (DRP)** to allow the construction of 125 attached town homes;
- **Residential Tentative Subdivision Map** to subdivide the property into 125 town home residential lots and one common area parcel.

Applicant: Michael Tien, Morton & Pitalo, Inc.
Property Owner: Paul Bollinger, Peter P. Bollinger Investment Company

SUMMARY RECOMMENDATION

The Planning and Redevelopment Department recommends that the Planning Commission:

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

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues with this request. The applicant has reviewed and is in agreement with all recommended conditions of approval.

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 a 9.7-acre parcel located east of the intersection of Fiddymont Road and Pleasant Grove Boulevard in the North Roseville Specific Plan (NRSP WW-41). A vicinity map is provided as Attachment 1. The project is also within the Junction West Neighborhood Association. There has been no comments or issues raised by the Neighborhood association.

The topography of the site ranges in elevation from 120 to 130 feet above mean sea level. The natural drainage flows from the northeast corner of the site to the southwest. 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. There are not any protected natural features (i.e. wetlands or native oak trees) present on the site. A Grading Plan to import 33,600 cubic yards of soil to parcels WW-40 and WW-41 of the NRSP was approved by the City in November of 2005. This soil has been recently moved onto the site. No other entitlements have been previously approved for this site.

ADJACENT ZONING AND LAND USE

LOCATION	ZONING	GENERAL PLAN LAND USE	CURRENT USE OF PROPERTY
Site	Community Commercial/Special Area North Roseville (CC/SA-NR)	Community Commercial (CC)	Vacant
North	Public / Quasi-Public (P/QP) and Residential Mixed Use (RMU)	P/QP and LDR	Pleasant Grove Church and Sun City Residences
South	Open Space (OS)	OS	Vacant / Utility Easement
East	Attached Housing / Special area – North Roseville (R3/SA-NR)	HDR 18.6	Vacant
West	Community Commercial (CC)	CC	Vacant

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, North Roseville Specific Plan, the Zoning Ordinance, Rezone Guidelines, and Subdivision Ordinance. 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 Permit and Tentative Subdivision Map.

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/SA-NR). The applicant intends to develop the site as a residential subdivision with 125 town home units. 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 North Roseville Specific Plan as well as Rezone the property to allow for a residential subdivision.

The Land Use and Zoning change evaluation focuses on eight specific areas. These key issues are noted below along with an indication of whether they are a General Plan policy (GP) or Rezone Guideline (RG):

1. Land use compatibility (GP)
2. Unit allocation (GP)
3. Traffic (GP)
4. Noise (GP)
5. Park Dedication (GP & RG)
6. Affordable Housing (GP & RG)
7. School Impacts (GP & RG)
8. Fiscal Impact & Public Services/Community Benefit (GP & RG)

1. Land Use Compatibility - The proposed project consists of converting the 9.7 acres from Community Commercial to Medium Density Residential. The resulting density of the parcel would be 12.9 units per acre. Which is consistent with the General Plan designation of Medium Density Residential.



In the figure above you can see the surrounding land uses around the site. To the north of the site is a church and residential uses. The project site is separated from these two uses by Pleasant Grove Boulevard an arterial roadway. The parcel south of the site is designated as Open Space, and to the east is a vacant High Density Residential parcel. To the west of the project is a vacant Community Commercial designated parcel.

The General Plan lists Medium Density Residential uses as compatible with Open Space and High Density Residential uses. Community Commercial uses are listed as conditionally compatible with Medium Density land uses. The project has incorporated design features that are unique to this project, and help to integrate Paseo Del Norte with the surrounding land uses and future projects that will develop.

To the north of the project is Pleasant Grove Boulevard, which is a transportation noise source. The applicant has prepared a noise study that is discussed in more detail below. This noise study identifies that as designed the project will meet the City of Roseville noise standards. The project has incorporated a thirty-five foot landscape setback and sound wall to provide noise attenuation for the project. The fencing along Pleasant Grove Boulevard alternates between a masonry wall and open iron fencing. The open iron fencing coincides with the alleys to provide additional visibility to the rear of the homes from the street. These alleyways are not considered active areas and therefore do not need to meet the General Plan noise standard for outdoor areas. Staff feels this will enhance security in the rear alley and supports this design.

To the south of the project is an Open Space parcel (WW-82) that is a vernal pool compensation area established with the adoption of the NRSP. The interface between the Open Space and Paseo Del Norte creates the need for the project to incorporate a sensitive design along the open space edge. The project has been conditioned to provide a post and cable fence to discourage vehicles from entering into the open space area. In addition, the project has also been conditioned to provide native landscaping along the southern property line adjacent to the Open Space.

Eskaton Communities is currently the property owner of Parcel WW-17, and has been planning construction of a senior care facility to the east of the project site. This parcel has a Land Use designation of High Density Residential (HDR). As was mentioned above, the General Plan lists Medium Density Residential (MDR) uses as compatible with High Density Residential uses. Lastly, the project will provide a shared access driveway along the eastern property line. Landscaping and pedestrian sidewalks will also be provided along this driveway.

To the west of the project is a vacant commercial parcel that is designated as a Community Commercial (CC) by the General Plan. The General Plan lists MDR uses as conditionally compatible with CC land uses. The main concern for Staff with the adjacent commercial land use is the interface between the two parcels. Usually when a residential project abuts a commercial project a masonry wall is provided to separate the uses. In this case the garages of the units adjacent to the commercial parcel abut the commercial parcel. By orientating the non-sensitive portion of the residential project toward the commercial use, staff believes the uses will be compatible. Staff is in support of this design because the residents of the project are expected to use the services and goods provided by the future commercial development. The connections between the two parcels allows for residents to easily walk to shopping and restaurants that will be developed in the future.

2. Unit Allocation - The proposal to establish residential land use on the subject property represents the introduction of 125 residential units upon a parcel in the NRSP that is currently not assigned any residential units. Through General Plan Amendments, and as projects have built out in the NRSP, there have been less units utilized than were originally allocated by the NRSP. Currently there are 120 under

utilized and available units within the NRSP. The applicant has requested the allocation of 125 units for the project site. The other available units would have to be allocated to the project as new residential units. The 120 units are consistent with the assumptions made by the NRSP EIR and the five new units represent an insufficient increase in the City's overall unit count.

3. Traffic - A traffic analysis was prepared for the project by Dowling Associates, Inc. This analysis is provided as Attachment 9 to the Initial Study (which is Exhibit A). The study indicated that the proposed project would generate 1,277 daily trips and 131 pm peak hour trips.

The City's traffic model assumes a Floor Area Ratio (FAR) of 21% for this community commercial parcel. Therefore, the site could be developed with an 88,732 square foot shopping center given the current land use, zoning, and traffic model assumptions. This would result in a total of 3,834 daily trips and 234 pm peak hour trips. Therefore, the proposed project generates significantly fewer vehicle trips than anticipated under the existing land use and zoning.

The study indicates that a signal should be installed at the corner of Fiddymont Road and Pleasant Grove Boulevard. This signal is needed because of current traffic conditions at this intersection. The signal is planned to be constructed this year as an obligation of the WRSP.

4. Noise – A Noise study has been prepared for the project by Brown-Buntin Associates, Inc. (Attachment 4). The report analyzes the noise impact on the proposed project from Pleasant Grove Boulevard, and from the proposed retail center that could be built to the west of the project. 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:

- A solid masonry wall with a minimum height of 7.5 to the relative pad elevation shall be constructed adjacent to Pleasant Grove Boulevard. The wall may be reduced to a height of 6.5 feet in height along the eastern portion of the property in accordance with the noise study for the project; and,
- Homes shall be provided with air conditioners or other suitable ventilation systems in order to allow residents to close windows for the desired acoustical isolation.

These mitigation measures have been included in the Mitigated Negative Declaration and as conditions of approval on the Design Review Permit (condition #8) and Tentative Subdivision Map (condition #69).

5. Parks - The General Plan requires the dedication of 9 acres of parkland per 1,000 people when allocating new residential land use. The request for an allocation of 125 new units results in the addition of ±317 people, based on 2.54 persons per household. With the additional units, the project is required to dedicate 2.85 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 (Mahany Park) and the size and design of the proposed project, the applicant proposes that the parkland dedication be satisfied through the payment of an in-lieu fee and creation of small common area within the project. The common area will meet the immediate needs of the residents. The common area has been given park credit for the active park. The in-lieu fees will help construct improvements and help offset construction cost shortfall of public parks in the vicinity of the project. Specific performance dates and finance options are included in the Development Agreement.

6. Affordable Housing - The applicant is required to provide 13 of the 125 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 (8) units on site to low and middle income households and pay an in-lieu fee of \$300,000 for the five (5) very low income units. An Affordable Purchase Housing Development Agreement (APHDA) is required to detail the affordability requirements for the 8 affordable units.

7. 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 enter into a mutual benefit agreement to mitigate the impacts of additional high school students within the school district.

8. Fiscal Impact & Public Services/ Community Benefit - 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.

As discussed earlier, to address the increased costs of providing police and fire services to the site, the Development Agreement requires that the developer annex into Public Services CFD #3. This requirement is consistent with other recent requests to convert commercial/industrial properties to residential uses.

A Fiscal Analysis was prepared to evaluate the fiscal impact of the project on the City (See Attachment 2). The study indicates that a commercial project would have a stronger fiscal contribution to the City. Through the provisions of the proposed Development Agreement Amendment for the payment of fees for park maintenance, police and fire services, and a Community Benefit Contribution the project will reduce 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. Although, the analysis identifies that the project has a slightly negative impact, it is within the accuracy of the model and is therefore deemed fiscally neutral.

General Plan Amendment Conclusion

The project meets 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 neutral 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 amendment consistent with the General Plan policies.

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 North Roseville Specific Plan.

When the NRSP was adopted in 1997, the property was given a Specific Plan land use designation of Community Commercial. In order to approve the current proposal, the North Roseville Specific Plan document must be amended to designate Parcel WW-41 as Medium Density Residential. The Land Use Summary and tables, affordable housing, and park sections of the specific plan document will need to be revised to reflect the change in land use. Exhibit C summarizes the revisions needed to incorporate the proposed Paseo Del Norte project into the Specific Plan document. With the General Plan Amendment, and the amendments to the NRSP, the project is consistent with the policies of the General Plan and North 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.*

The Attached Housing (R3) district is typically associated with High Density Residential land uses rather than Medium Density developments. However, the project is being designed as an attached town home development. The layout of the development (individual lots include the building footprint and small patio area with remainder of the subdivision held as common area) is more similar to an apartment or condominium development than a typical single-family lotting pattern. Therefore, the Attached Housing with Design Standards (R3/DS-NR) zone district is the most appropriate zoning designation for this type of residential development. The Design Standards will need to be applied to this parcel to eliminate the lot of the zone standards applied to an R3 zoned property. With the lot standards eliminated the lot sizes, setbacks, and lot coverages will be evaluated through a Design Review Permit.

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 D 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:

- *Parks Dedication* - The project is required to provide 2.85 acres of Citywide and Neighborhood parks as well as open space. The project will receive a credit for the common area provided on-site, and the balance will be paid through negotiated in-lieu fees, of \$375,000 per acre for active park land and \$72,000 per acre for open space park land.
- *Community Benefit Contribution* - As another means of offsetting the increased service cost associated with the proposed project, the applicant will contribute \$1,500 per unit to the City's General Fund. The fee will be paid at the issuance of the individual building permit for each unit.
- *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 \$293 per year (per unit) will be paid annually.
- *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 \$120 per unit to be used by the City for funding of the City's Transit Master Plan and Bikeway Plan. The developer shall also provide each household with a 20-ride punch pass.
- *Storm Water Fee* - Each residential unit will pay an annual tax for storm water management, initially assessed at \$18 dollars per unit.

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

AFFORDABLE PURCHASE DEVELOPMENT AGREEMENT

The applicant has also requested approval of an Affordable Purchase Housing Development Agreement (APHDA) for the Paseo Del Norte Subdivision. The agreement requires 13 of the 125 single-family attached units to be affordable to 70% and 100% median income households (households earning less than \$44,870 and \$64,100 gross annual income, respectively).

In circumstances whereby the product being developed on rezoned parcels may preclude the exclusive funding for the affordable units by the developer, such as a purchase product versus a rental product, the Very Low Income housing units *may* be credited with an in-lieu housing fee, which in the case of this development would be \$60,000/unit, for a total of \$300,000 to be received (in lieu of providing 5 Very Low Income units on site). Therefore, Paseo Del Norte (Woodcreek West, Parcel 41) will be obligated to provide 8 affordable purchase-housing units (3 middle income and 5 low income) on site.

As a result of this obligation, a condition was placed on the tentative map requiring an Affordable Purchase Housing Development Agreement (APHDA) be accepted by the Planning Commission and

City Council prior to approval of the final map. An APHDA has been prepared for Paseo Del Norte (Woodcreek West, Parcel 41) and is attached for Planning Commission review and action.

PROVISIONS OF THE APHDA:

1. A total of 8 units within Paseo Del Norte will be constructed as affordable purchase units for Low (5 units) and Middle-income (3 units) households. Low Income Households are 51% - 80% of median income and Middle Income Households have incomes at 80 - 100% of median income, for the Sacramento Primary Metropolitan Statistical Area, as defined by HUD.
2. The determination of **estimates** on affordable pricing, City held second mortgage and bedroom unit mix is identified below. The pricing will depend on the financing made available through the developer's lender. The affordable pricing depends on interest rates, homeowner's dues, calculations of tax assessments and special financing offered by developer's lender. In addition, the market pricing is truly an estimate, as appraisals for these units have not been undertaken at this early stage of the development.

	Bedroom Size	Affordable Pricing (Estimate)	Market Pricing (Estimate, based on \$219/sq.ft)	2nd Mortgage held by City	Number of Units
Low Income 70%	3	\$123,000	\$419,990	\$296,990	5
Middle Income 100%	3	\$205,000	\$419,990	\$214,990	3
Total Affordable Units					8

NOTE: The above affordable pricing estimate calculations are based on the following assumptions: 35% of gross monthly income for all housing costs – principal, interest, taxes, insurance, homeowners association dues; 7% interest rate for 1st mortgage; and purchaser putting 5% of affordable price as down payment. In addition, the market pricing are only rough estimates based on 1,914 square foot home (as presented by the developer) and based on market sales for similar size of units of \$219/square foot. The actual market values will be established when the project is closer to marketing/sales and verified by appraisal.

3. The affordable housing units will be town home, attached units.
4. As there is a difference of greater than \$5,000 between the unit's *market value* and *affordable purchase price*, the value will be protected through a promissory note and deed of trust (sleeping second mortgage), held and payable to the City of Roseville, to prevent a windfall profit for the homebuyer. As housing staff is in the process of changing the terms of the standard notes, the APHDA indicates that at the time of marketing the affordable units, the second mortgage terms will be either: an annual interest rate of 2% for 15 years, which will be forgiven on the 16th year, if the homeowner remains in occupancy OR a 0% interest rate, with a Shared Appreciation component (meaning that the City would share a portion of the net profit the purchaser would make in

subsequent sales, based on the original 2nd mortgage value divided by the market value of the home). The note will be due and payable upon sale of property, change of use, unapproved refinance or change of ownership.

5. In an effort to maintain affordability over time, for a 15-year period, the City will permit a new, qualified, low or middle-income household to be re-issued the second mortgage deed upon purchase of the unit from the original or subsequent buyer.

The following findings of fact are required for the Planning Commission to approve the APHDA:

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.*

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

DESIGN REVIEW PERMIT

The DRP for the residential portion of the project (DRP-000045) is to establish the development standards for the construction of a 125-unit single-family attached town home development.

The evaluation of the Design Review Permits has been based on the applicable development standards within the City's Zoning Ordinance, North 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, no 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.

Site Design: The project is designed as an attached town home project. There are two proposed driveways that will provide access to the site from Pleasant Grove Boulevard (see Exhibit G). The main driveway will feature an entry roundabout and landscaping. Each unit fronts onto a pedestrian paseo, or the neighborhood common area. The garage access to each unit is provided via the alleyway behind each town home.

A courtyard is also proposed for the front yard area of each unit. These areas are provided along the paseo and are anticipated to activate the paseo area of the project. These courtyards range in size, but are typically 100-200 square feet in area. The homeowner will maintain the landscaping within each units courtyard.

The project includes an 11,614 square foot landscaped common area that is central to the site and is connected by a series of pedestrian walkways. Benches, tables, and a BBQ area are provided in the common area. Staff researched past multi-family projects to compare the area provided for amenities of this project. In the past multi-family projects have provided a minimum of 50 square feet per unit. Recently approved projects such as Highland Reserve Parcel 30, which is a similar town home project, provided 61 square feet per unit through a BBQ and tot lot play area. The Paseo Del Norte project will provide approximately 93 square feet per unit.

Architecture: The project is proposing three different attached town home elevations (see Exhibit L). The buildings are a mix of two-story and three-story designs that range in size from 1,175 to 2,284 square feet in size. The homes will have a stucco finish and include stone, wood and/or decorative wrought iron trim, shutters, and railings. The homes are a variety of earth tones (brown, tan, sage green, and gray) with coordinating accent colors.

Landscaping: The project will be providing a thirty-five foot landscape setback along Pleasant Grove Boulevard in conformance with the NRSP. A private Homeowner's Association will maintain the frontage landscaping and all other site landscaping within the project.

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 Permit.

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 the parcel into 125 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 an apartment project) through the Design Review Permit. With the approval of the Rezone application, the R3 zone standards will be modified to eliminate lot standards. The lotting pattern is consistent with the site plan layout for the town home development evaluated in the DRP (DRP-000045). Therefore the lots are appropriately sized for development.

Grading: The project engineer has indicated that site grading will amount to 10,320 cubic yards of cut and 32,7360 cubic yards of fill, resulting in a net import of 22,040 cubic yards of soil. Recently, a grading permit was approved for the project site and the adjacent parcel, which brought in the necessary fill to flatten the site. Given the fact that there are no natural features such as wetlands or native oak trees on the site, Staff is satisfied with the grading concept for the site.

Drainage: The natural drainage flows from the northeast corner of the site to the southwest. 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 Boulevard. The Tentative Subdivision Map will provide Public Utility Easements over the private streets and driveway alleys to accommodate mains and laterals to the individual units.

Refuse service will be provided to the site from the City’s refuse service. However residents must bring their trash bins out to the central private street in order to be picked up. A refuse plan has been drafted and provided as Exhibit J. Condition #53 of the Tentative Map requires the applicant to draft Codes, Covenants, and Restrictions (CC&R’s) that require homeowners to place their trash bins out on the street to be picked up by the City on the designated pick up day.

Roadways, Circulation & Access: As shown on the tentative map, primary access to the residential subdivision is proposed off of Pleasant Grove Boulevard.

- 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 given the fact that the map corresponds to the development pattern established by the DRP.

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 NRSP Eirs. 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.

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 January 11, 2006. To date, no comments on the document have been received.

The project mitigation measures are listed below, and have been added as conditions of approval for the project. With these mitigation measures the project will not have a significant impact on the environment.

- The project shall incorporate emissions reducing measures as listed in the Air Quality Impact Analysis prepared by Donald Ballanti and dated August 2005. These measures include:
 1. Require electrical outlets to be installed on the exterior walls of both the front and back of residences to promote the use of electric landscape maintenance equipment.
 2. Require installation outlets in the courtyard of residential buildings for use of outdoor cooking appliances, such as gas burning barbeques.
 3. Require installation of gas outlets with ceramic logs in any proposed fireplaces, including outdoor recreational fireplaces or pits.
 4. Require installation of low nitrogen oxide (NOx) hot water heaters.
 5. Require HVAC units be equipped with PremAir catalyst system (or other similar system) if available and economically feasible. PremAir system is considered feasible if the additional cost is less than 10 percent of the base HVAC unit cost.
 6. Provide notice to homebuyers of the option to install electric vehicle charging raceways in residential garages.
- The project shall provide a solid masonry wall for noise attenuation with a height as identified in table IV of the Noise Study conducted by BBA, Inc., and dated July 18, 2005.
- The project shall provide an air ventilation system as required by the noise analysis.

RECOMMENDATION

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

- A. Adopt the Mitigated Negative Declaration, as shown in **Exhibit A**;
- B. Recommend that the City Council approve the GENERAL PLAN AMENDMENT – 1731 PLEASANT GROVE BLVD. (PASEO DEL NORTE) – FILE # GPA 04-07, as shown in **Exhibit B**;
- C. Recommend that the City Council adopt the finding of fact as state in the staff report for the SPECIFIC PLAN AMENDMENT – 1731 PLEASANT GROVE BLVD. (PASEO DEL NORTE) – FILE # SPA 04-08;
- D. Recommend that the City Council approve the SPECIFIC PLAN AMENDMENT – 1731 PLEASANT GROVE BLVD. (PASEO DEL NORTE) – FILE # SPA 04-08, 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 – 1731 PLEASANT GROVE BLVD. (PASEO DEL NORTE)– FILE # RZ 04-09;
- F. Recommend that the City Council approve the REZONE – 1731 PLEASANT GROVE BLVD. (PASEO DEL NORTE) – FILE # RZ 04-09, as shown in **Exhibit B**;
- G. Recommend that the City Council adopt the five findings of fact as stated in the staff report for the DEVELOPMENT AGREEMENT AMENDMENT for 1731 PLEASANT GROVE BLVD. (PASEO DEL NORTE) – FILE # DAA 04-17;
- H. Recommend that the City Council approve the DEVELOPMENT AGREEMENT AMENDMENT for 1731 PLEASANT GROVE BLVD. (PASEO DEL NORTE)– FILE # DAA 04-17, as shown in **Exhibit D**;
- I. Recommend that the City Council adopt the five findings of fact as stated in the staff report for the AFFORDABLE PURCHASE HOUSING DEVELOPMENT AGREEMENT for 1731 PLEASANT GROVE BLVD. (PASEO DEL NORTE) – FILE # DA 04-17;
- J. Recommend that the City Council approve the AFFORDABLE PURCHASE HOUSING DEVELOPMENT AGREEMENT for 1731 PLEASANT GROVE BLVD. (PASEO DEL NORTE) – FILE # DA 04-17 as shown in **Exhibit E**;
- K. Adopt the four (4) findings of fact as stated in the staff report for the DESIGN REVIEW PERMIT – 1731 PLEASANT GROVE BLVD. (PASEO DEL NORTE) – FILE # DRP-000045;
- L. Approve the DESIGN REVIEW PERMIT – DESIGN REVIEW PERMIT – 1731 PLEASANT GROVE BLVD. (PASEO DEL NORTE) – FILE # DRP-000045 with the one hundred six (106) conditions listed below;
- M. Adopt the three (3) findings of fact as stated in the staff report for the TENTATIVE SUBDIVISION MAP – 1731 PLEASANT GROVE BLVD. (PASEO DEL NORTE)– FILE # SUBD 04-18; and,
- N. Approve the TENTATIVE SUBDIVISION MAP – 1731 PLEASANT GROVE BLVD. (PASEO DEL NORTE) – FILE # SUBD 04-18 with the seventy (70) conditions listed below.

Conditions of Approval for Paseo Del Norte DRP- 000045

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 **January 12, 2008**. 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 **January 12, 2008**. (Planning)
2. The project is approved as a for sale town home project as shown in Exhibits A - L and as conditioned or modified below. (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. City costs will be billed against deposited fees on a monthly basis. Any funds remaining in the deposit account at the completion of the project will be refunded. (Engineering, Environmental Utilities, Finance, Parks)
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. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. (Planning)
8. 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. (Building)
 - A) The project shall incorporate emissions reducing measures as listed in the Air Quality Impact Analysis prepared by Donald Ballanti and dated August 2005. These measures include:
 - Require electrical outlets to be installed on the exterior walls of both the front and back of residences to promote the use of electric landscape maintenance equipment.
 - Require installation outlets in the rear of residential buildings for use of outdoor cooking appliances, such as gas burning barbeques.
 - Require installation of gas outlets with ceramic logs in any proposed fireplaces, including outdoor recreational fireplaces or pits.
 - Require installation of low nitrogen oxide (NOx) hot water heaters, (beyond District Rule 246 requirements).
 - Require HVAC units be equipped with PremAir catalyst system (or other similar system) if available and economically feasible. PremAir system is considered feasible if the additional cost is less than 10 percent of the base HVAC unit cost.
 - Require wood burning devices to meet U.S. EPA Phase II certification.
 - The project shall provide a ventilation system as required by the noise analysis.

9. 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)
10. The tree plantings in the common area parking shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
11. 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:

12. 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)
13. 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)
14. 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)
15. 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)
16. 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.
17. 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)
18. 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)
19. 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)
 20. The frontage of Pleasant Grove Blvd. shall be improved to include two driveways into the project site. The westerly driveway shall be accessed with a standard right turn deceleration lane and shall be a Type A-7 driveway with an 18-foot wide ingress lane, a 9-foot wide median and an 18-foot wide egress lane. Existing drain inlets shall be relocated as necessary. The easterly driveway shall be a 35-foot wide Type A-7 driveway and shall be accessed with a right turn curb flare modified to a width of 10 feet. Both driveways shall be restricted to right turn movements only. (Engineering)
 21. Along Pleasant Grove Blvd. an eight-foot wide pedestrian path shall be constructed within the landscape corridor. (Engineering).
 22. All streets within the project shall be privately owned and maintained by the property owner. A 4-foot wide sidewalk shall be constructed adjacent to the street and as shown on the approved site plan. Restricted parking within the site shall have proper signage indicating such. (Engineering)
 23. **PRIOR TO THE APPROVAL OF THE IMPROVEMENT PLANS** the project proponent shall provide to the City right-of-entries and access easements to the benefit of the subject property for that portion of roadways and drive aisles located on both the west side and east side of the property. Said easements shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Records Office. (Engineering)
 24. **PRIOR TO THE APPROVAL OF THE IMPROVEMENT PLANS** the project proponent shall provide to the City an access easement to the benefit of the adjacent property to the west (APN # 017-162-068) for that portion of roadways and drive aisles located on the west side of the property and an access easement to the benefit of the adjacent property to the east (APN # 017-162-067) for that portion of roadways and drive aisles located on the east side of the property. Said easements shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Records Office. (Engineering)
 25. Along the southern boundary of the project a minimum of a post and cable fence shall be installed at the top of the slope adjacent to the open space. (Engineering)
 26. Maintenance of landscaping shall be the responsibility of the property owner. (Engineering)
 27. The applicant shall dedicate all necessary rights-of-way for the widening of any streets required with this entitlement. Additionally, an irrevocable offer to dedicate the necessary right-of-way to accommodate a standard right turn deceleration lane at the easterly driveway shall be offered to the City. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Records Office. (Engineering)
 28. All storm drainage, including roof drains, shall be collected on site and shall be routed to the nearest storm drain system. The storm drain system shall be a private system and shall be maintained by the property owner. Onsite storm water shall be treated with a minimum of a sand/oil separator prior to discharge from the site. (Engineering)
 29. All utilities shall be connected to existing stubs. No open cuts of public streets allowed. (Engineering)

30. A note shall be added to the grading plan that states:

“Prior to the commencement of grading operations, the contractor shall identify the site where the deficit earthen material shall be borrowed. A report issued by a geotechnical engineering shall be submitted to verify that the imported materials are suitable for fill. If the borrow site is within the City of Roseville, the contractor shall show proof of all approved grading plans. Haul routes to be used shall be specified.”
(Engineering)
31. 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)
32. 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)
33. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
34. 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)
35. "Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan view and in profile view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)"
36. The applicant shall pay for all applicable water, and sewer fees. (Environmental Utilities)
37. 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)
38. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay all applicable

recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)

39. 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)
40. 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)
41. 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)
42. The required fire flow for the protection of the proposed project is 2,000 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)
43. 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 1,500 gpm and the fire sprinkler system 500 gpm. (Fire)
44. Applicant shall provide a minimum of 3 fire hydrants within the complex in accordance with the Roseville Fire Code. The average spacing between fire hydrants within the complex shall not exceed 400 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. (Fire)
45. 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)
46. 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)
47. 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)

48. 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
49. 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)
50. 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:

51. 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)
52. The following easements, if not existing, 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 public road frontages.
53. 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)
54. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
55. 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)

56. 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)

57. This project falls within the High Density 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)

58. 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)

59. 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)

60. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)

61. 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)

62. Improvement plans shall show the Preserve boundary and label it as a protected area. The Pre-Construction meeting shall address the presence of the Preserve, the sensitive habitats present and minimization of disturbance to the Preserve. During grading and construction the preserve area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into the preserve from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the preserve, along with all temporary erosion control measures (e.g., straw bales, straw waddles and stakes, silt fencing). (Engineering, CDD, Planning)

63. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the Preserve. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Engineering, CDD)
64. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the Preserve. Post and cable fencing or other improvements shall be utilized to meet this requirement. (Engineering, CDD)
65. Landscaping adjacent to the Preserve shall be California native, drought-tolerant groundcover, shrubs, plants and trees. (CDD, Planning)
66. Water and sewer systems shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
67. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
68. 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)
69. This project shall not reduce the responsibilities of the homeowners of this project from maintaining all on-site fire systems including all common adjoining fire sprinkler-piping penetrations. If a homeowner association is formed, there shall be a clear language regarding maintenance and common easements agreement for service. A service company shall be obtained to maintain all on-site fire protection systems. (Fire)
70. 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)
71. 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)
72. Every building three stories or more in height shall be provided with a Class 1 standpipe system in accordance with Roseville Fire Code Section 1004. Said system installation shall conform to the minimum standards of UBC Standard 9-2 and Roseville Fire Code Standard 10-3. Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
73. Every building three stories or more in height shall be provided with not less than one standpipe for use during construction as required by Roseville Fire Code Section 8704.4.3.1. Such standpipes shall be installed when the progress of construction is not more than 25-feet in height above the lowest level of

fire department access. Such standpipes shall be provided with fire department hose connections at accessible locations adjacent to usable stairs, and the standpipe outlets shall be located adjacent to such usable stairs. Such standpipe systems shall be extended as construction progresses to within one floor of the highest point of construction having secure decking or flooring. On each floor there shall be provided a 2 ½-inch valve outlet for fire department use. (Fire)

74. 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)
75. 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)
76. 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)
77. 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)
78. 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)
79. 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)
80. 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)
81. 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)
- 82. Additional internal easements may be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
- 83. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the “City of Roseville Specifications for Commercial Construction.” (Electric)
- 84. 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)
- 85. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer’s expense. (Electric)
- 86. 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)
- 87. All landscaping in areas containing electrical service equipment shall conform to the Electric Department’s Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments “Specification for Commercial Construction.” (Electric)
- 88. 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.
- 89. 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)
- 90. 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)
- 91. 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)

OTHER CONDITIONS OF APPROVAL:

- 92. 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)
- 93. 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)

94. The project shall comply with all required environmental mitigation identified in the Paseo Del Norte Mitigated Negative Declaration. (Planning)
95. The common parking lot striping shall be maintained in a visual and legible manner. (Planning)
96. 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)
97. 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)
98. 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)
99. 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)
100. 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)
101. 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)
102. 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)
103. 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)
104. 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)
105. 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)
106. The Design Review Permit application shall not be deemed approved until the actions on the Rezoing, Development Agreement and Specific Plan Amendment are approved and become effective. (Planning)

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

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 per City Ordinance. This may be a combination of staff costs and direct billing for contract professional services. City costs will be billed against deposited fees on a monthly basis. Any funds remaining in the deposit account at the completion of the project will be refunded. (Engineering, Environmental Utilities, Finance, Parks)

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

5. 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 North 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)
6. The project shall provide a solid masonry wall for noise attenuation with a height as identified in table IV of the Noise Study conducted by BBA, Inc., and dated July 18, 2005. (Planning)
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. All Lots/Parcels shall conform to Class 1 drainage, pursuant to the adopted City of Roseville Improvement Standards, except as shown on the tentative map or as approved in these conditions. (Engineering)
12. 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)
13. The frontage of Pleasant Grove Blvd. shall be improved to include two driveways into the project site. The westerly driveway shall be accessed with a standard right turn deceleration lane and shall be a Type A-7 driveway with an 18-foot wide ingress lane, a 9-foot wide median and an 18-foot wide egress lane. Existing drain inlets shall be relocated as necessary. The easterly driveway shall be a 35-foot wide Type A-7 driveway and shall be accessed with a right turn curb flare modified to a width of 10 feet. Both driveways shall be restricted to right turn movements only. (Engineering)

14. Along Pleasant Grove Blvd. an eight-foot wide pedestrian path shall be constructed within the landscape corridor. (Engineering).
15. All streets within the project shall be privately owned and maintained by the property owner. A 4-foot wide sidewalk shall be constructed adjacent to the street and as shown on the approved site plan. Restricted parking within the site shall have proper signage indicating such. (Engineering)
16. PRIOR TO THE APPROVAL OF THE IMPROVEMENT PLANS the project proponent shall provide to the City right-of-entries and access easements to the benefit of the subject property for that portion of roadways and drive aisles located on both the west side and east side of the property. Said easements shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Records Office. (Engineering)
17. PRIOR TO THE APPROVAL OF THE IMPROVEMENT PLANS the project proponent shall provide to the City an access easement to the benefit of the adjacent property to the west (APN # 017-162-068) for that portion of roadways and drive aisles located on the west side of the property and an access easement to the benefit of the adjacent property to the east (APN # 017-162-067) for that portion of roadways and drive aisles located on the east side of the property. Said easements shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Records Office. (Engineering)
18. Along the southern boundary of the project a minimum of a post and cable fence shall be installed at the top of the slope adjacent to the open space. (Engineering)
19. The applicant shall dedicate all necessary rights-of-way for the widening of any streets required with this entitlement. Additionally, an irrevocable offer to dedicate the necessary right-of-way to accommodate a standard right turn deceleration lane at the easterly driveway shall be offered to the City. Dedications shall be made on the face of the map. (Engineering)
20. All storm drainage, including roof drains, shall be collected on site and shall be routed to the nearest storm drain system. The storm drain system shall be a private system and shall be maintained by the property owner. Onsite storm water shall be treated with a minimum of a sand/oil separator prior to discharge from the site. (Engineering)
21. All utilities shall be connected to existing stubs. No open cuts of public streets allowed. (Engineering)
22. 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 deficit earthen material shall be borrowed. A report issued by a geotechnical engineering shall be submitted to verify that the imported materials are suitable for fill. If the borrow site is within the City of Roseville, the contractor shall show proof of all approved grading plans. Haul routes to be used shall be specified.”
(Engineering)
23. 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)
24. 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)
25. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide

appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)

26. Improvement plans shall show the Preserve boundary and label it as a protected area. The Pre-Construction meeting shall address the presence of the Preserve, the sensitive habitats present and minimization of disturbance to the Preserve. During grading and construction the preserve area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into the preserve from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the preserve, along with all temporary erosion control measures (e.g., straw bales, straw waddles and stakes, silt fencing). (Engineering, CDD)
27. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the Preserve. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Engineering, CDD)
28. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the Preserve. Post and cable fencing or other improvements shall be utilized to meet this requirement. (Engineering, CDD)
29. Landscaping adjacent to the Preserve shall be California native, drought-tolerant groundcover, shrubs, plants and trees. (CDD, Planning)
30. 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)
31. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan view and in profile view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)
32. Water and sewer infrastructure shall be designed and constructed pursuant to the adopted City of Roseville Improvement Standards and Construction Standards and shall reflect the following:
 - 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)
33. 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)
34. 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)
35. The water loop for the project shall be designed as a 12" main water line. (Environmental Utilities)
36. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
37. The location of all fire hydrants shall be reviewed and approved with the civil improvement drawings submitted to the fire department. (Fire)
38. Minimum fire flow is 1,500 gallons per minute with 20 lbs. residual pressure. The fire flow and residual pressure may be increased, as determined by the Fire Marshal, where the project utility lines will serve non-residential uses. (Fire)
39. This project shall not reduce the responsibilities of the homeowners of this project from maintaining all on-site fire systems including all common adjoining fire sprinkler-piping penetrations. If a homeowner association is formed, there shall be a clear language regarding maintenance and common easements agreement for service. A service company shall be obtained to maintain all on-site. (Fire)
40. Two points of access shall be provided for this parcel in accordance with the City's Standard for vehicle circulation. (Fire)
41. All streets within the residential development shall be designated fire lanes. (Fire)
42. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)
43. All Electrical Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)
44. The design for electrical service for this project will begin when the Electric Department has received a full set of improvement plans for the project. (Electric)

45. All landscaping in areas containing electrical service equipment shall conform with the “Electric Department Landscape Design Requirements” as outlined in Section 7.00 of the Electric Department’s “Specifications for Residential Trenching” (Electric)
46. The location and design of the gas service shall be determined by PG&E. The design of gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
47. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

PRIOR TO OR UPON RECORDATION OF FINAL/PARCEL MAP

48. The following easements shall be provided and shown on the Final/Parcel Map or by separate instrument, unless otherwise provided for in these conditions:
 - a. A 12.5 foot wide public utilities easement along all public road frontages; and,
 - b. Water and sewer easements.
49. Easement widths shall comply with the City’s Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
50. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
51. Separate document easements required by the City shall be prepared in accordance with the City’s “Policy for Dedication of Easements to the City of Roseville”. All legal descriptions shall be prepared by a licensed land Surveyor (Environmental Utilities, Electric, Engineering)
52. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with the Final/Parcel Map. The CC&Rs shall include the following items:
 - a) Creation of a Homeowners Association. (Attorney)
 - b) Homeowners Association shall be responsible for maintenance of all common areas including landscaping, parking areas, drive aisles and easements. (Attorney)
 - c) Maintenance of fire suppressions 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 shared access and parking for the mutual benefit of all numbered parcels (town home units). (Attorney)
 - f) Provisions for outdoor common areas to be held in common. (Attorney)
 - 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)

- h) Provide notice to homebuyers of the option to install electric vehicle charging raceways in residential garages. (Transportation)
 - i) Provide notice to homebuyers of incentive and rebate programs available through Roseville Electric or other providers that encourage the purchase of electric landscape maintenance equipment. (Planning)
53. Prior to approval of the final map the developer shall enter into and the City Council shall approve an **Affordable Purchase 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 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 \$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)
54. 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)
55. Lots A, B, and C shall be owned and maintained by the Homeowners association for purposes of public access and landscaping. (Engineering)
56. The street names shall be approved by the City of Roseville. (Engineering)
57. The Final/Parcel Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. Lettered Lot//Parcel along major roads shall be dedicated as landscape/pedestrian/public utility easements and in fee to the City as open space. (Engineering)
58. That area located on and between individual parcels providing vehicular access to garages shall be dedicated to the Homeowners Association (HOA) for the purposes of public access and utilities. The HOA shall be responsible for the maintenance of said easements. (Engineering)
59. 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)
60. 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)
61. 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)

62. 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)
63. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

64. 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)
65. Roseville Electric has existing electric infrastructure and street light along Pleasant Grove Blvd. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
66. 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)
67. 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)
68. 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)
69. The project shall comply with all applicable environmental mitigation measures identified in the Paseo Del Norte Initial Study and Mitigated Negative Declaration and include the following mitigation measures:
 - A) The project shall provide a solid masonry wall for noise attenuation with a height as identified in table IV of the Noise Study conducted by BBA, Inc., and dated July 18, 2005. (Planning)
70. The Tentative Subdivision 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. Fiscal Analysis
3. Color Elevations

EXHIBITS

- A. Mitigated Negative Declaration
- B. General/Specific Plan and Rezone Amendment Exhibit

- C. Summary of Specific Plan Text Changes
- D. Draft Development Agreement Amendment
- E. Draft Affordable Purchase Development Agreement
- F. Tentative Parcel Map
- G. Site Plan
- H. Grading Plan
- I. Refuse Plan
- J. Utility Plan
- K. Landscape Plan
- L. Residential Elevations

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.