

PLANNING & REDEVELOPMENT DEPARTMENT STAFF REPORT PLANNING COMMISSION MEETING MAY 11, 2006

Prepared by: Steve Lindbeck, Project Planner

ITEM V-E: TENTATIVE SUBDIVISION MAP - 4800 FIDDYMENT RD. - WRSP FIDDYMENT RANCH VILLAGE F-14 - FILE #2005PL-064 - SUB-000029

REQUEST

The applicant requests approval of a Tentative Subdivision Map to divide the 101-acre WRSP Fiddyment Ranch Parcel F-14 into 422 residential lots in four phases.

Applicant – Tim Denham, Wood Rodgers Property Owner – Roseville Fiddyment Land Venture

SUMMARY RECOMMENDATION

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

- A. Adopt the three (3) findings of fact for the Tentative Subdivision Map; and
- B. Approve the Tentative Subdivision Map subject to the one hundred two (102) conditions listed below.

SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

Parcel F-14 of the West Roseville Specific Plan (WRSP) is located on the west side of the future alignment of Fiddyment Road approximately one-half mile north of Pleasant Grove Creek. The parcel is 101 acres and roughly west of the Crocker Ranch neighborhood. Parcel F-14 is bounded on the southeast by WRSP Parcel F-15, on the southwest by WRSP Parcel F-19, on the west by WRSP Parcel F-13, (all currently undeveloped) and on the north by the future Placer Ranch development of unincorporated Placer County.

Three non-residential parcels are bounded within Parcel F-14 including: a 7.8-acre neighborhood park site (F-50); an 8.5-acre elementary school site (F-70); and a 2-acre pocket park (F-98). These parcels are illustrated on the map, but are not a part of the subdivision.

SITE INFORMATION

Location: 4800 Fiddyment Road, West Roseville Specific Plan

Total Size: 101 acres

Topography: The subject parcel is comprised of relatively flat, gently-rolling topography ranging from approximately 120 feet above mean sea level (amsl) in the center of the site to approximately 100-105 feet amsl in the northwest, northeast and southwest corners of the site. The site drains to the three corners then through meandering swales to Pleasant Grove Creek. There are no native oak trees on the site.

	Zoning	General Plan Land Use	Actual Use Of Property
Site	RS/DS, Small Lot Residential with Development Standards	LDR, Low Density Residential	Undeveloped
North	Placer County	Placer County	Undeveloped
East	RS/DS	LDR	Residential Neighborhood
Southeast	RS/DS	LDR	Undeveloped
Southwest	R1/DS, Single Family Residential with Development Standards	LDR	Undeveloped
West	R1/DS	LDR	Undeveloped

EVALUATION – 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 or any applicable specific plan for the area, whichever is more restrictive, and the design standards of this Title.

Parcel size, design, configuration, location, orientation and character: The Tentative Map indicates Parcel F-14 will be developed in four phases, each with distinct lot sizes (Exhibit A). Village F-14A comprises 97 lots of a minimum 6,000 square feet. Village F-14B comprises 107 lots of a minimum 4,725 square feet. Village F-14C comprises 111 lots of a minimum 5,775 square feet. Village F-14D comprises 107 lots of a minimum 6,600 square feet. All lots are oriented with frontage on public streets, except for Lots 202 - 207 which are located on shared private driveways opposite landscape lots (see Exhibit A, Detail D). The residential streets will utilize a 4-foot wide sidewalk separated from the curb by a 5-foot wide planter strip (see Attachment 3). Lots A – D will be dedicated and improved as landscape lots flanking the two major neighborhood entries. Lots E – G will be dedicated and improved as the landscape corridor on Fiddyment Road. Lot H will be a paseo connecting the pocket park to the neighborhood park. Lot I provides for a drainage outfall and future bike trail link to Placer Ranch.

<u>Circulation</u>: Access to the subdivision will be provided at two primary entrances. One will be a signalized intersection on Fiddyment Road approximately 1,700 feet north of Hayden Parkway. The other will be a signalized intersection on Hayden Parkway approximately 1,500 feet west of Fiddyment Road, which also provides access to the elementary school and park sites. A secondary entrance is provided on Fiddyment Road near the northern city limits. Two street stubs are provided for connections to the adjacent Village F-13 to the west. One street stub is provided on the north for connection to the future Placer Ranch. Ten cul-de-sacs are a maximum 400 feet long and all the other streets make through connections. The conditions of approval require two points of access for each phase of the subdivision regardless of the sequencing; the recently approved Fiddyment Ranch Large Lot Map Amendment required access easements to accommodate these phased street improvements. With the attached conditions of approval, the proposed streets meet the City's residential street improvement standards.

Grading: The project engineer indicates that site grading will amount to 254,500 cubic yards (cy) of cut, and 643,700 cy of fill, for a net import of 389,200 cy coming from elsewhere in Fiddyment Ranch (Exhibit A). Grade differences between adjacent house pads are typically less than 1 foot side-to-side and less than 2 feet between rear yards so retaining walls will not be required. The lots along the northerly boundary will be 3-6 feet higher than the adjacent undeveloped property and a right-of-entry is required from the adjacent owner to allow a fill slope crossing the boundary. This grading design will allow residential fences to be placed at the top of the slope roughly equivalent to the building pad grade. The proposed grading is consistent with the City's Grading Ordinance and Improvement Standards.

<u>Drainage</u>: All of the lots have been designed to drain toward the street (Class 1 drainage). The drainage improvements proposed by this Tentative Map include curbs, drain inlets and underground drain pipes. The majority of site drainage will be conveyed to the system in Fiddyment Road and Hayden Parkway; however, run-off from the northwest quadrant will go through an outfall to the north (Lot I) where it conveys overland to its natural drainage course to Pleasant Grove Creek. It is anticipate that the development of Placer Ranch will underground this drainage. Engineering staff has reviewed the drainage plans, and with the attached conditions of approval, the drainage design conforms to the City's drainage improvement standards and is consistent with the requirements of the WRSP.

<u>Utilities</u>: Water, sewer, and electric facilities will be available to the parcel from the backbone infrastructure to be constructed in Fiddyment Road and Hayden Parkway. Environmental Utilities and Roseville Electric have reviewed the plans and determined that all necessary utility services will be available to the parcel. The Fiddyment Ranch Development Agreement governs the installation and timing of the backbone infrastructure. The Tentative Map conditions require conformance to the Development Agreement.

<u>Landscape Corridor</u>: The subdivision improvements include a 35-foot wide landscape corridor on Fiddyment Road and a 25-foot wide landscape corridor on Hayden Parkway, consistent with the WRSP Design Guidelines and the Fiddyment Ranch Master Landscape Plan. A masonry wall with pilasters will be provided at the back of the landscaped corridors to comply with the noise analysis prepared by Bollard Acoustical Consultants, dated November 29, 2005. The wall will not be built on landscape Lots A – D to open up views into the neighborhoods, the pocket park and the school. The wall also wraps around the back of Lot E to open up the landscape at the corner of Fiddyment and Hayden. A sidewalk will be provided from the interior street to the bus turnout on Hayden Parkway.

Affordable Housing: Parcel F-14 is not identified as an affordable housing site and the developer's affordable housing obligation will be satisfied on other parcels as specified in the Development Agreement.

2. The subdivision will result in lots which can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to: the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or, some other physical condition of the area.

The size, configuration and design of all of the lots within the subdivision are consistent with the City's policies and the WRSP RS/DS standards. The proposed design, layout, configuration, and size of all lots within the subdivision provide for the construction of single-family detached houses. As depicted on the Tentative Map and subject to the conditions of approval, all 422 lots can be used and built upon.

3. The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, Pursuant to Division 7 of the Water Code.

The water quality impacts associated with the project and the expected discharge of waste for this project are consistent with what has been anticipated by the WRSP EIR. In addition, the design of the

sewer lines in the project area and treatment capacity at the City's wastewater treatment plant have adequate conveyance and capacity to accommodate the residential development on the parcels proposed by the Tentative Map.

ENVIRONMENTAL DETERMINATION

This project is exempt from environmental review per Section 15182 of the California Environmental Quality Act (CEQA) Guidelines as a residential project pursuant to a Specific Plan for which an EIR has been certified. The West Roseville Specific Plan EIR (SCH# 2002082057) was certified by the City of Roseville on February 4, 2004.

RECOMMENDATION

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

- A. Adopt the three findings of fact as stated in the Staff Report for the Tentative Subdivision Map 4800 Fiddyment Rd., WRSP Parcel F-14 File# 2005PL-064, SUB-000029; and
- B. Approve the Tentative Subdivision Map 4800 Fiddyment Rd., WRSP Parcel F-14 File# 2005PL-064, SUB-000029 subject to the one hundred two (102) conditions listed below.

CONDITIONS OF APPROVAL FOR TENTATIVE SUBDIVISION MAP SUB-000029

- 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)
- The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)
- 5. Prior to the approval of improvement plans for this subdivision, a master drainage study for Phase II and the Phase II CFD Improvement Plans for the Fiddyment Ranch project shall have been approved. Slope easements shall be obtained for grading that extends outside the subdivision boundaries. (Engineering)
- 6. At present, the parcel to which further subdivision is requested does not exist. As such, prior to the recordation of a Final Map for this subdivision, the Major Modification of the Fiddyment Ranch Large Lot Map (SUB-000024) as approved by the Planning Commission on February 23, 2006 and that creates this parcel shall have been recorded with the County Recorders Office. (Engineering)
- 7. Prior to the issuance of any building permit for home construction within the subdivision, the City shall have determined that the supporting infrastructure of Phase II of the Fiddyment Ranch project has been substantially completed. (Engineering)

8. All those provisions pertaining to the development of this subdivision that are within the West Roseville Specific Plan (WRSP) document, the Development Agreement by and between the City of Roseville and Roseville Fiddyment Land Venture, LLC and the Operations and Management Plan for the WRSP shall be made part of the requirements of this Subdivision. (Engineering)

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

- 9. Lot E shall include a walkway from "I" way to the Fiddyment/Hayden intersection. (Engineering, Planning, Transportation)
- 10. Four (4) foot wide breaks shall be provided approximately every 100 feet in the fencing that is proposed adjacent to Lot H. Paved paths shall be extended from these breaks to the main walkway. (Engineering, Planning, Transportation)
- 11. The applicant shall submit to the Planning and Engineering Departments the appropriate Army Corps of Engineers permit or clearance, the California Department of Fish and Game Stream Bed Alteration Agreement, and/or the Regional Water Quality Control Board Water Quality Certificate. (Planning)
- 12. 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)
- 13. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Engineering prior to approval of any plans. (Engineering)
- 14. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way and/or City easements. (Engineering)
- 15. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During site inspection Engineering will designate the exact areas to be reconstructed. (Engineering)
- 16. All drainage facilities shall conform to natural drainage sheds. (Engineering)
- 17. The following note shall be added to the Grading and/or Improvement Plans:

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

- a) Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day.
- b) Use tarpaulins or other affective covers on all stockpiled earth material and on all haul trucks.
- c) Sweep the adjacent streets frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.
- d) Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off site.
- e) The City shall have the authority to stop all grading operations if, in opinion of city staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. (Engineering)
- 18. Lots A, B, C, D, E, F, G and H shall be dedicated to the City as public rights-of-way. (Engineering)
- 19. Streets adjacent to the park/school site shall be "Primary Residential 47' Right of Way" with a back of curb to back of curb dimension of 38'. (Engineering)
- 20. Lot 288 shall be designed with its driveway on the west side. (Engineering)
- 21. The subdivision shall take access off of Fiddyment Road in two locations and Hayden Pkwy in one location; the main access points off Fiddyment Road and Hayden Pkwy shall have a center median a minimum of ten-feet wide. The ingress lane shall have a minimum pavement width of 18-feet. Secondary access shall be provided (permanent or emergency) for each phase of the subdivision. Within the landscape corridor of Fiddyment Road, a eight-foot wide concrete Class 1a bike/pedestrian path shall be constructed. A six-foot high enhanced masonry wall shall be constructed at the back of the landscape corridor within the right-of-way. Within the right-of-way of Haden Parkway, a five-foot wide concrete pedestrian path shall be constructed within the landscape corridor parallel with the curb line at a distance of eight-feet from the back of the curb. At minimum a six-foot high enhanced wood fence shall be constructed at the back of the landscape corridor within the right-of-way. The intersection of A Way and Fiddyment Road shall provide for all turning movements including left-turn and right-turn lanes. (Engineering)
- 22. Special attention shall be made with the landscaping corridors to ensure that clear sight distances corridors are provided for driveways and street signs. The landscape and improvement plans shall depict all the locations of street signage and shall clearly show the minimum sight distances to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement design together with any required relocation and/or modification of existing facilities to meet these design objectives. (Engineering)
- 23. Developer shall be responsible for the installation of a bus shelter and related improvements conforming to the city's current standards on the shelter pad located of the NW corner of Fiddyment Road and Hayden Parkway and the NW corner of Hayden Parkway and "Y" Way. The Developer and City may enter into a deferred improvement or other agreement based upon a construction cost of \$10,000 per shelter for future construction of the Bus Shelter (shelter numbers 05-208 and 05-209). (Engineering, Transit)
- 24. Often, developers of subdivisions with detached sidewalks request a Deferred Improvement Agreement (DIA) for the subsequent construction of the sidewalks at such a time as when the house construction is nearing completion. If this is desired, it will be the developer's responsibility to request such a DIA prior to the issuance of production home permits. The DIA shall be accompanied with a

schedule that identifies bulk sections of sidewalk that will be constructed together. Prior to the construction of each section of sidewalk, a separate encroachment permit shall be obtained by the developer through the Engineering Department. The placement of all detached sidewalk shall be inspected by a Public Works inspector prior to approval and acceptance by the City. (Engineering)

- 25. Grading plans shall provide overland release consistent with City Standards. Where 100-year overland release channels are located between residential lots, they shall be 10' wide and be constructed of 6" concrete wholly on one lot a minimum 15' wide drainage easement offered to the City. Residential lots developed adjacent to a overland release points shall have pad elevations a minimum of one-foot above the 100-year flow elevation based on complete system failure. The applicant shall provide an exhibit that demonstrates compliance to the City's standards. (Engineering)
- 26. The Park site shall be contour graded with the subdivision per the approved plans. There shall be no placement of rubble or additional earthen materials generated by the construction of homes onto this site. Prior to acceptance of the Park site by the City, the site shall be clean of any debris and shall conform to the contours as originally approved. (Engineering, Parks)
- 27. A note shall be added to the grading plans that states:

"Prior to the commencement of grading operations, the contractor shall identify the site where the (excess/import) earthen material shall be (deposited/borrowed). If the (deposit/borrow) site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the (exported/imported) materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified." (Engineering)

- 28. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater then 4 feet in height. All retaining walls shall be of either split faced masonry units, keystone type construction, or cast in place concrete with fascia treatment. (Engineering)
- 29. The following statement shall be added to the general notes of the plan set; "Unless otherwise approved by engineering, the final grading of the project site shall be constructed to accommodate a maximum driveway slope of 14% for each residential lot, as measured from the back of the sidewalk to the garage (20-ft set back). It will remain the responsibility of the Builders/Developer to design a house which provides suitable access to the parcel." (Engineering, Building)
- 30. The approved storm water treatment facilities, as required in the approved Operation and Management Plan for the West Roseville Specific Plan Open Space Preserve shall be constructed within the 50-foot buffer area surrounding the Preserve. These treatment facilities shall be Best Management Practice as determined by the City. All sensitive resources (i.e. vernal pools, wetlands, etc.) shall be shown on the improvement plans. The outfall design shall avoid sensitive areas and incorporate velocity attenuation and erosion control to receiving waters. Bypass swales may be needed to circumvent vernal pool/wetland areas. Maintenance access to these facilities shall be provided. (Engineering)
- 31. Grading of embankments shall place top of embankments within 2 feet of the property lines to include lots along the subdivision perimeter. (Engineering)
- 32. The overland drainage release between lots 399 and 400 shall be hard-scaped to provide an area maintenance free from weeds and other nuisances to adjacent homeowners. In addition the overland drainage release shall be designed in such a way as to accommodate a future bike trail. (Engineering)

- 33. All cul-de-sacs with lengths in excess of 200 feet, as measured from the center of the bulb to the center line of the intersecting street, shall be constructed with increased bulb radii of 50 feet to the back of the curb. (Engineering, Fire)
- 34. Improvements for Grove Hill Way shall end 15 ft. south of the City/County boundary. Right of way for Grove Hill Way shall be dedicated to the City/County boundary. Street barricades shall be installed at all roadway stubs associated with the phasing of the plan area to the satisfaction of the City Engineer. (Engineering)
- 35. Prior to the approval of the improvement plans, it will be the project proponents responsible to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
- 36. 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)
- 37. Prior to the approval of Improvement Plans, the applicant shall submit to the Engineering Division of Public Works, a paper copy and an electronic copy of the final set of Improvement Plans per the Division's "Digital Submission of Utility Composites" standards. Additionally, the applicant shall submit approved/proposed street names for the approved subdivision map. Final street names for the subdivision shall be approved by the Engineering Division prior to the approval of the Improvement Plans. The approved street names shall be included on the final set of Improvement Plans. (Engineering)
- 38. Water and sewer infrastructure shall be designed and constructed pursuant to the WRSP Development Agreement, the adopted City of Roseville Improvement Standards and Construction Standards and shall reflect the following:
 - a) Sewer and water service laterals shall not be allowed off of water and sewer mains larger than 12 inches in diameter.
 - b) Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.)
 - c) Water and sewer mains shall not exceed a depth of 6' and 12' below finished grade respectively, unless authorized in these conditions.
 - d) All sewer manholes shall have all weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)
 - e) No trees or permanent structures shall be placed within water, sewer, or recycled water easements except with the approval of the Environmental Utilities Director.
- 39. 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)

- 40. The applicant shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)
- 41. Prior to the delivery of Recycled Water to any customer within the WRSP, a Title 22 Engineer's Report for the use of recycled water in the WRSP must be submitted and approved by the City of Roseville, the CVRWQCB, and the State Department of Health Services. For information regarding the submission process, please contact the City of Roseville Environmental Utilities Department, Recycled Water Division at (916) 746-1812. (Environmental Utilities)
- 42. Recycled water shall be used for irrigation of parks, landscape setbacks, medians, paseos, and other landscape areas including all multi-family and nonresidential landscaping uses within the WRSP. (Environmental Utilities)
- 43. Developer shall disclose to all buyers that recycled water shall be used for irrigation of parks and landscape setbacks, medians, paseos, and other landscape areas including all multi-family and non-residential landscaping use. Such disclosures shall be included in the CC&R's for the Property. (Environmental Utilities)
- 44. A declaration of restrictions shall be recorded, either in conjunction with the CC&R's or separately, which states that the sewer service to each lot may be conditioned upon the installation of a backwater valve to comply with City of Roseville Improvement Standards. In the event a backwater valve is called out on City approved plan, it shall be the responsibility of the owner of the residence to maintain the valve and prevent damage from occurring to any such residence, or its contents, due to the failure of the valve for any reason what so ever. (Environmental Utilities)
- 45. Developer shall disclose to all buyers about the City water conservation program (Environmental Utilities).
- 46. Developer shall disclose to all residential and non-residential buyers the property will be served both groundwater and surface water supplies. Developer shall install signage at future water facilities sites (Environmental Utilities)
- 47. All improvements being constructed as part of the Backbone Infrastructure within the WRSP Phase 2 that are necessary to serve WRSP Fiddyment Ranch Phase 2 shall be constructed and accepted by the City of Roseville prior to the issuance of the Certificate of Completion for WRSP Fiddyment Ranch Village F-14. A note to this effect shall be placed on the improvement plans of the project. (Environmental Utilities)
- 48. Building Permits for Production Homes shall not be issued for WRSP Fiddyment Ranch Village F-14 until the outfall sewer for the project have been substantially complete and accepted by the Environmental Utilities Department. (Environmental Utilities)
- 49. As the Project's contribution to the City's water meter retrofit program, the developer shall pay to the City, at the time of Building Permit, the sum of \$115.00 per dwelling unit equivalent (DUE), inflated annually base on the Construction Cost Index (CCI). (Environmental Utilities)
- 50. As part of its development of the Project, Developer and its successors shall not provide water stubouts for the installation of water softeners. (Environmental Utilities, Building)
- 51. Every residential unit within the WRSP Project shall include a recirculating hot water system (Instant Hot Water Feature) or similar technology to provide instantaneous hot water at each hot water faucet. (Environmental Utilities, Building)

- 52. The developer must provide continuous and uninterrupted access from the PGWWTP to the effluent junction structure during all phases of construction per the DA (Environmental Utilities, Engineering)
- 53. The developer shall dedicate to the City Parcels F-66 in Phase 2 and F-67 in Phase 1 and shall construct and prepare two (2) groundwater wells according to industry standards and the Development Agreement, subject to approval by the Environmental Utilities Director. The developer shall drill the wells upon the earlier of the need for each well to provide water service to the Project, or prior to adjacent residential construction and concurrent with the construction of adjacent roads. The City shall be responsible for the construction of the aboveground portions of the well facilities. (Environmental Utilities)
- 54. The Developer shall provide and install signage at all future public facility sites to alert residents of such future facilities. (Environmental Utilities, Planning)
- 55. Prior to the issuance of building permits for residential construction (excluding permits for model homes) the developer shall form a Stormwater Management CFD to include the Property as outlined in the DA. (Environmental Utilities, Engineering)
- 56. All Phase 1 Backbone Infrastructure improvements shall be substantially completed and accepted by the City of Roseville prior to acceptance of any Phase 2 improvements. (Environmental Utilities).
- 57. Each Phase of Village F-14 shall be designed to stand alone (Environmental Utilities)
- 58. Entry landscaping designs for berms shall not exceed 30" in height and must provide adequate drainage to prevent runoff onto sidewalks from irrigation. This design to be approved by City Parks Division Lighting and Landscape Section prior to construction. (Parks)
- 59. Landscape plans to be designed to approved master landscape plan. (Parks)
- 60. To park site F-50, provide 3" minimum domestic water stub; 3" sewer stub, and provide 6" recycled water stub. (Parks)
- 61. Grading plan for F-98 pocket park to be approved by City prior to grading. (Parks)
- 62. The Developer agrees to pay the City \$170.00 (subject to any City wide increase for this charge) per single-family residential unit for (1) 90-gallon automatic refuse container and one (1) automatic green waste compost disposal bin at issuance of building permit. (Refuse)
- 63. Developer shall require construction contractors and subcontractors to reduce construction waste by recycling a minimum of 50% of construction materials or that all construction debris be delivered to the Placer County Western Regional Material Recovery Facility where recyclable material will be removed. The Developer shall require that contractors and subcontractors submit records of waste diversion and disposal to the City's Environmental Utilities Department in order to verify compliance with the requirement. A waste disposal and diversion form shall be issued by the Environmental Utilities Department at the pre-construction meeting of the project. (Refuse)
- 64. Minimum fire flow is 1,500 gallons per minute with 20 lbs. residual pressure. The fire flow and residual pressure may be increased, as determined by the Fire Marshall, where the project utility lines will serve non-residential uses. (Fire)
- 65. Fire hydrants in cul-de-sacs shall be located within 250-feet of the center of the bulb, and shall not be located at the end of a cul-de-sac. (Fire)

- 66. Turning radius requirements 48' outside, 34' inside. (Fire)
- 67. Fire apparatus access roads shall be provided in accordance with Section 901 and Sections 902.2 for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the building or facility. (Fire)
- 68. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (34 tons) and shall be provided with an *AC pavement surface* so as to provide all-weather driving capabilities. (Fire)
- 69. 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)
- 70. Dead end fire apparatus access roads in excess of 150 feet in length shall be provided with approved provisions for the turning around of fire apparatus. (Fire)
- 71. A minimum 3-foot clear space shall be provided and maintained around all fire protection equipment. (Fire)
- 72. Access and water supply are required prior to the issuance of a sales trailer permit, model home permit or production home permit for any of the villages. (Fire)
- 73. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
- 74. 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)
- 75. 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)
- 76. All landscaping in areas containing electrical service equipment shall conform with the "Electric Department Landscape Design Requirements" as outlined in Section 10.00 of the Electric Department's "Specifications for Commercial Construction." (Electric)
- 77. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
 - one (1) set of improvement plans
 - load calculations
 - electrical panel one-line drawings
- 78. 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)
- 79. 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

- 80. 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 primary and minor residential road frontages in conformance with Figures 7-11 and 7-12 of the Specific Plan document (Electric);
 - b) Water, sewer, and reclaimed water easements;
 - A 20-foot wide reciprocal access and public utilities easement shall be provided for all shared driveways; and,
 - d) Slope easements for embankments located outside the subdivision boundaries. (Engineering)
- 81. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
- 82. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
- 83. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". A licensed Land Surveyor or appropriately licensed Civil Engineer shall prepare all legal descriptions. (Environmental Utilities, Electric, Engineering)
- 84. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with the Final/Parcel Map. The CC&Rs shall include the following item(s):
 - a) A restriction on use of water softeners per the Development Agreement. (Environmental Utilities)
 - b) A disclosure to all buyers that recycled water shall be used for irrigation of parks and landscape setbacks, medians, paseos, and other landscape areas including all multi-family and non-residential landscaping use. (Environmental Utilities)
 - c) A declaration of restrictions shall be recorded, either in conjunction with the CC&R's or separately, which states that the sewer service to each lot may be conditioned upon the installation of a backwater valve to comply with the City of Roseville Improvement Standards. In the event a backwater valve is called out on City approved plans, it shall be the responsibility of the owner of the residence to maintain the valve and prevent damage from occurring to any such residence, or its contents, due to the failure of the valve for any reason what so ever. (Environmental Utilities)
 - d) A disclosure to all buyers about the City water conservation program. (Environmental Utilities).
 - e) A disclosure to all residential and non-residential buyers that the property will be served both groundwater and surface water supplies. Developer shall install signage at future water facilities sites. (Environmental Utilities)
 - f) A disclosure to all buyers that the overland drainage release between lots 399 and 400 may be used for a future bike trail connection. (Attorney)

- 85. 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)
- 86. The street names shall be approved by the City of Roseville. (Engineering)
- 87. A Landscape and Lighting District shall be formed for the subject property prior to approval of the Final/Parcel Map. This district is being formed in order to maintain all landscape and lighting within Lots A, B, C, D, E, F, G and H. It is the applicant's responsibility to prepare the appropriate documentation for the creation of this LLD. In order to allow the LLD to be in place at the beginning of the fiscal year, the documentation shall be provided to the Finance Department not later than March 15 of the year preceding the fiscal year in which this annexation will become effective. (Finance, Engineering)
- 88. The Final/Parcel Map shall include irrevocable offers of dedication for public rights-of-way and easements as required by the City. Private easement shall be dedicated as required by the City. (Engineering)
- 89. 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)
- 90. The Final/Parcel Map shall be submitted per, "The Digital Submittal of Cadastral Surveys." A plot or print of the submittal shall accompany the electronic copy. The complete submittal shall occur after the Engineering Department approval but prior to City Council approval of the Final/Parcel Map. (Engineering)
- 91. 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)
- 92. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
- 93. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
- 94. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)
- 95. 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)
- 96. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

- 97. 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)
- 98. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 99. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)
- 100. 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)
- 101. 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)
- 102. 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)

ATTACHMENTS

- 1. Vicinity Map
- 2. WRSP Table 4-5: Modified RS Development Standards
- 3. WRSP Figure 4-3: Illustratives for Modified RS Development Standards

EXHIBITS

- A. Tentative Subdivision Map Cover Sheet (Sheet 1 of 7)
- B. Tentative Subdivision Map (Sheet 2 of 7)
- C. Tentative Subdivision Map (Sheet 3 of 7)
- D. Tentative Subdivision Map (Sheet 4 of 7)
- E. Tentative Subdivision Map (Sheet 5 of 7)
- F. Tentative Subdivision Map (Sheet 6 of 7)
- G. Sewer Outfall Exhibit (Sheet 7 of 7)

Note to Applicant and/or Developer: Please contact the Planning & Redevelopment 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 & Redevelopment Director at, or prior to, the public hearing.