



ITEM IV-C: TENTATIVE SUBDIVISION MAP – 2000 WINDING CREEK ROAD – FOOTHILLS BUSINESS PARK TENTATIVE MAP – 2006 PL-117 (FILE# SUB-000065)

REQUEST

The applicant requests approval of a Tentative Subdivision Map to subdivide a single parcel into nine (9) light industrial parcels and one (1) open space parcel.

Applicant – Mark IV Capital Inc.
 Property Owner – Mark IV Capital, Inc.

SUMMARY RECOMMENDATION

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

- A. Adopt the three findings of fact for approval of the Tentative Subdivision Map; and
- B. Approve the Tentative Subdivision Map subject to seventy-seven (77) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

The applicant has reviewed the conditions and the recommendation and is in agreement.

BACKGROUND

The subject property is a portion of the Foothills Business Park annexation area. The 79 acre property is owned by Stanford Ranch and is zoned Light Industrial (M1) and Open Space (OS). After approval of the General Plan Amendment, Rezone, and Development Agreement applications, the property was annexed into the City of Roseville in 2001. A tentative map was previously approved on March 29, 2001 and extended on April 1, 2003. The property owner did not record a final map by the expiration date of the previously approved project and has now applied for a new tentative map. The tentative map is consistent with and intended to implement the approved Foothill Business Park entitlements.

The subject property is relatively flat with gentle rolling terrain. Pleasant Grove Creek runs through the north end of the site, and the subject property includes land on both sides of the Creek. Portions of the site have been previously rough graded.

ADJACENT ZONING, LAND USE AND APPLICABLE STANDARDS

Location	Current Use	General Plan Land Use Designation	Zoning
Subject Property	Vacant	Light Industrial (LI) and Open Space (OS)	Light Industrial (M1) and Open Space (OS)
North:	Unincorporated Placer County	Industrial	Various Industrial buildings
South:	Foothills Business Park	LI	M1

	Phase I and II		
East:	Union Pacific Railroad, Vacant, H.B. Fuller	IND	M2
West:	Pasco Scientific, UPRR building, vacant	L1	M1

EVALUATION AND FINDINGS

Section 18.06.180 of the City of Roseville Municipal Code (Subdivision Ordinance) requires that three findings be made to approve or conditionally approve a Tentative Parcel Map. The three findings are listed below in **bold italic text** and are followed by an evaluation of the Tentative Parcel 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, and the design standards of Title 18 (Subdivision Ordinance) of the Roseville Municipal Code.***

Parcel size design, configuration, location, orientation and character: The General Plan and Zoning Ordinance do not include minimum required lot sizes for parcels within the M1 zoning district. Instead, the City reviews requests for industrial subdivisions on a case-by-case basis to ensure that the parcels are adequate for development. For the previously approved tentative map the Planning Department worked with the applicant on the lot design. The currently proposed lots are the same as those previously approved. Several physical characteristics of the property have placed constraints on roadway routing and lot design alternatives. These include existing and proposed high voltage power line easements, power line towers, and the availability of access to Foothills Boulevard.

The power line easements and towers affect not only lot design, but also the future design of buildings and parking. The City's development standards, such as landscape and building setbacks, will also place constraints on future development and were considered during lot design. The most restrictive standards are the building setbacks specified in the North Roseville (Industrial) Area Design Guidelines (NRADG). The NRADG specify a minimum front building setback of 35 feet and minimum rear setback of 20 feet for buildings less than 15,000 square feet (s.f.) in size, and require greater setbacks for larger buildings (up to a 100 foot front setback and 60 foot rear setback for buildings greater than 100,000 s.f.). It is expected that future buildings will fall somewhere between the 15,000 and 100,000 s.f. size, although buildings of 100,000 s.f. or greater may be possible on larger lots.

The development issues associated with individual lots are summarized below:

- Lots 2, 3, 4, and 8 are not encumbered by power easements, have a regular shape, and will be relatively easy to develop to City standards.
- Lot 1 is encumbered by utility easements that approach 100 feet in width, and Lots 5 and 9 are encumbered by utility easements that are 80 feet in width. However, these lots are otherwise regularly shaped and will also accommodate development to City standards.
- Lots 6 and 7 are long, narrow lots. Lot 7 is triangular in shape and has a high voltage power tower at its south end. Lot 6 is rectangular in shape, but has a triangular southern end. These lots are both encumbered by utility easements that are 110 feet in width.

Staff expects that Lots 1, 2, 3, 4, 5, 8, and 9 will be relatively easy to develop to City standards. Lots 6 and 7 will be more challenging to develop, and buildings may have to be customized to fit

the lots. For example, the constraints placed on these lots by their shape and by the easements may require the use of multiple small buildings or if large buildings are proposed they may have to be of a unique shape or oriented to one side of the given lot. However, staff expects that development to City standards will be able to occur on these lots. The landowner is aware of the development constraints of Lots 6 and 7, and indicates that future development on these lots will be customized as necessary to meet City standards. The applicant has submitted a Design Review Permit for both Lots 6 and 7 that do meet city design standards. The irregular shape of these lots has been addressed in the building and site design.

Given the above information, staff has determined that the proposed lots are satisfactory and will allow development to City standards.

Grading

Lots 5, 6, 7, 8, and 9 have been previously rough graded. Lots 1, 2, 3, and 4 are not proposed to be graded at this time because they currently sheet drain to Pleasant Grove Creek and grading is not necessary to provide drainage. When these lots are developed in the future, grading and drainage improvements will be provided to City standards.

Future construction on Lots 1, 2, and 4 may require additional drainage outfalls directly into lettered Lot A and the adjacent property owned by Placer County. Because Lot A includes the 100-year floodplain, Pleasant Grove Creek and wetlands, these outfalls may require Army Corps of Engineers and/or Fish and Game approval. The need for additional outfalls will be determined when future Design Review Permits are submitted.

Staff has not identified any drainage concerns with this project, and the project has been conditioned to comply with the City's grading and drainage improvement standards.

Access & Circulation

Access to the subject property will be provided by the newly constructed Winding Creek Road. Winding Creek Road is a looped connection to Foothills Boulevard. Winding Creek Road is an industrial collector with two auto lanes and two Class II bikes lanes in a 48 foot wide right-of-way. There will be no on-street parking on either side of the street. Winding Creek Road will have full turning movements at both connections with Foothills Boulevard. In the future, based on traffic volumes on Foothills Boulevard, these intersections will be signalized. The landowner will pay their fair share of the cost of future signalization through traffic mitigation fees based on the City's Capital Improvement Program (CIP).

The Development Agreement obligates the landowner to dedicate right-of-way for the future extension of Foothills Boulevard. The necessary right-of-way is not within the boundaries of the subdivision, but is on the adjacent Parcel 11, which is owned by Stanford Ranch and is a party to the Development Agreement. Stanford Ranch has agreed to dedication of this right-of-way as a condition of approval of this map (Condition 48).

Utilities

The Development Agreement for this project specifies utility infrastructure requirements for the project. These requirements have been incorporated into the conditions of approval for the project and will be installed as the subdivision is built. The utility requirements are summarized below:

Water Supply and Infrastructure: Per the Development Agreement, the City will provide water service for the Parcels with raw water purchased from the San Juan Water District (Section 3.6). The use of water from SJWD requires dry year offsets. The dry year offsets would be available

through the use of groundwater supplies (as outlined in SJWD's purveyor specific agreement). The Development Agreement requires the landowner to pay \$200,000 towards the construction of an emergency backup well and upgraded water facilities. These fees would be paid in an amount of \$22,222 per parcel at the time of issuance of a Building Permit. Condition 50c requires this be disclosed in the CC&R's for this subdivision.

Sewer: Sewer service for this subdivision will be served by a gravity sewer line in Winding Creek Road. The sewer line will flow north through the east end of Lot 3 and connect to an existing 42' trunk sewer main on the north side of Pleasant Grove Creek. The sewer line connection is within the adjacent parcel owned by Placer County. To avoid impacts to the creek, the applicant is proposing to bore and jack beneath the creek to the 42" trunk sewer. This will minimize impacts to the creek. There will still be ground disturbances resulting from trenching required to connect the new sewer line to the 42" trunk sewer. If wetlands are encountered, the drainage outlet may require approval of the ACE as noted by Condition 7. Per the Development Agreement, the project is conditioned to prepare a Master Wastewater Plan (Condition 31).

The sewage entering the 42" trunk sewer main will be directed to the Pleasant Grove Wastewater Treatment Plant.

Electric: The City of Roseville will provide electrical power to the Foothills Business Park. The primary source for power will be from the extension of a new electric circuit to the site. The extension of the facility involves the construction of 2050' of temporary overhead power lines, and 750' of permanent underground power lines. The location of the extensions is along the east side of Industrial Avenue as shown in the Development Agreement. The underground extension will include boring underneath the Union Pacific Railroad. These off-site electric improvements will be constructed by the City, but the cost of the improvements, which is anticipated to be \$125,000, will be borne fully by the developer. As further stipulated in the Development Agreement, the developer will be responsible for the construction of on-site electric improvements. Condition 37 specifies the construction obligations of both parties, Condition 60 specifies the landowner's obligation to reimburse the City for off-site (and other) electric construction costs. The developer will also be required to acquire any necessary public utility easements or rights of entry for off-site improvements as noted in Condition 35.

Services District: The Development Agreement requires the establishment of a Services District for the maintenance of the wetland preserve and open space as required by City standards and the Operations and Management Plan. The Services District may also finance other environmental mitigation and any necessary fire breaks (as discussed below). Condition 49 requires formation of the Services District prior to recordation of the map.

Phasing: The applicant is not proposing to phase the recordation of the map.

Other Development Agreement Obligations

Dedication of Lettered Lot A - The Development Agreement specifies that lettered Lot A will be dedicated to the City in fee as open space. Lot A includes a wetland preserve that was created by Stanford Ranch in 1993. The 5-year monitoring period for the wetlands has been completed, and the applicant has completed an Operations and Management (O&M) Plan for the wetlands. The Development Agreement specifies that the open space shall not be accepted by the City until such time as the O&M Plan is approved and other wetlands permits and clearances have been achieved and the formation of the Services District has been completed. This is noted in Condition 71.

Bike Trail – The Development Agreement obligates the landowner to fund the construction of a bike trail through open space on a parcel west of Foothills in a not to exceed amount of \$85,000. This bike trail will be constructed by the City. The monies will be paid prior to construction of the trail. This is noted as Condition 48.

Wildland Fire Safety Mitigation Plan – The Development Agreement obligates the landowner to prepare a Wildland Fire Safety Mitigation Plan for parcels that abut open space (Parcels 1-4). The plan will require that a 40 foot fire break be provided. This can be accomplished through weed abatement and other maintenance of Lot A, or through a 40 foot combustible material (building) setback on Parcels 1-4. The landowner indicates that the 40 foot setback is the likely alternative given ACE restrictions on Lot A. This obligation is noted as Condition 76. Future owners will be notified of the plan through the CC&Rs (Condition 50g).

Open Space Fencing – Although not specified in the Development Agreement, the O&M Plan may require the installation of fencing where Parcels 1 and 2 abut Lot A. This fencing is intended to prevent vehicular encroachment within the wetland preserve of Lot A. The design of the fence has not been determined; it is anticipated to be wrought iron, post and cable, or other open fencing that will maintain views to the open space. If required by the O&M Plan, this fencing will be implemented as a condition of approval for future development on Parcels 1 and 2. Although not adjacent to Lot A, Parcels 3 and 4 also abut the Pleasant Grove Creek floodplain. The Planning Department will consider the appropriateness of providing a consistent fencing treatment at the rear of these parcels when future Design Review Permit applications are submitted. In a related matter, consistent with the intent of preventing vehicular access to the floodplain, Condition 15 requires that the all-weather access road required for maintenance of the drainage outfall be designed with bollards or fencing to prevent vehicular use by the public.

- 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.***

As discussed previously, staff has determined that the design, layout, configuration, and size of the proposed lots are sufficient to allow for industrial development consistent with the standards of the North Roseville (Industrial) Area Design Guidelines and the M1 zoning district.

- 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 expect discharge of waste for this project are consistent with what has been anticipated by the Foothill Business Park EIR. In addition, the design of the sewer lines in the project area and treatment capacity at the City's sewage treatment plan have adequate conveyance and capacity to accommodate the existing and future development on the parcels proposed by the tentative map.

ENVIRONMENTAL DETERMINATION

An Environmental Impact Report (State Clearinghouse #2000022007) was certified by the City Council on September 13, 2000 via adoption of Resolution No. 00-434. The Planning and Redevelopment Director has determined that the proposed project is in substantial conformance with the project described and evaluated in the certified EIR. No further environmental review is required.

RECOMMENDATION

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

- A. Adopt the three findings of fact as listed in the staff report for the Tentative Subdivision Map – 2000 Winding Creek Road – Foothills Business Park – Project # 2006 PL-117 (File # SUB-000065); and
- B. Approve the Tentative Subdivision Map subject to seventy-seven (77) conditions of approval – 2000 Winding Creek Road – Foothills Business Park – Project # 2006 PL-117 (File # SUB-000065).

CONDITIONS OF APPROVAL FOR TENTATIVE SUBDIVISION MAP #SUB-000065

1. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)
2. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
3. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works. (Engineering)
4. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)
5. All terms and conditions as set forth in the "Development Agreement, by and between the City of Roseville and Stanford Ranch 1, LLC" shall be made part of this tentative map. (Engineering, Planning, Electric, Environmental Utilities).

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

6. Grading is not permitted within the protected zone radius of any native oak trees. Grading/construction is not permitted within Lot A or the Pleasant Grove Creek floodplain, except as necessary for the drainage outfall and sewer line connection. Temporary fencing shall be provided as determined necessary by the Planning Department to ensure that natural features are not affected by grading. (Planning)
7. The applicant shall submit to the Planning and Engineering Departments wetlands delineations and required permits and/or clearances from the Army Corps of Engineers, the California Department of Fish and Game, and the Regional Water Quality Control Board for the fill of wetlands on the parcel and for the construction of the sewer line connection and drainage outfall. The Planning Department shall review said permit(s) with respect to Section 2.5.1.A of the Development Agreement by and between the City of Roseville and Stanford Ranch I, LLC. Temporary fencing within Lot A and/or the property of Placer County shall be required as necessary to prevent impacts to native oak trees and wetlands during construction of the sewer line and drainage outfall. (Planning, Engineering)

8. 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) Access to the floodplain as required by Engineering and the Streets Department.
 - e) Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
9. 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)
10. 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)
11. 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)
12. All drainage facilities shall conform with natural drainage sheds. (Engineering)
13. 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 the opinion of city staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. (Engineering)*
14. Prior to the approval of any improvement plans, the project proponent shall prepare a master drainage plan to the satisfaction of the City Engineer that will identify the size, location and timing of all drainage facilities associated with the development. All storm water tributary to the site shall be adequately conveyed through the site for ultimate discharge into Pleasant Grove Creek. Drainage stubs shall be provided for the future drainage of each proposed parcel. Prior to approval of the plan, landowner shall obtain all required permits and agreements by other agencies per Section 3.5.2 of the Development Agreement. (Engineering)
15. The drainage outfall shall extend down to the high water mark of the low flow channel and shall be designed with adequate velocity attenuation to limit future erosion potential. Prior to discharge from the site, the storm water shall be treated with appropriate storm water pollution treatment device(s). The drainage outfall structure shall be constructed per City standards and located entirely on private property. An all weather access shall be provided to allow City maintenance trucks to access the outfall. From Winding Creek Way to the north property line, the access shall consist of a minimum of six (6) inches of compacted aggregate base fifteen (15) feet wide. From the north property line to the drain outlet, the access shall be improved with concrete. Removable bollards and/or an alternative device approved by Engineering shall be provided to prevent vehicular use of the access by the public. The outfall pipe shall be constructed within a drainage easement to be dedicated to the City for the purposes of the drainage facility and access to the outfall. The width of the easement shall be 20 feet minimum and may be greater as determined upon the completion of the improvement plans per City standard easement widths. (Engineering)
16. An overland storm water drainage release shall be constructed on the east side of Lot 2. The overland storm water drainage release and the underlying drain pipe may be shifted to the west side of Lot 3. The drainage release shall be sized to accommodate a 100-year storm event. Upon future development of Lot 2, the drainage release shall be improved with a concrete surface or as otherwise approved by Engineering. (Engineering)
17. Winding Creek Road shall be constructed from Foothills Blvd, at the south entry, through the "Carlsbad Lot 8" parcel and through the site to the road stub that provides the northern access to Foothills Blvd. Winding Creek Road shall be built within a right of way width of 48 feet and shall include 42 feet of pavement and standard vertical curbs and gutter on either side. (Engineering)
18. The Foothills Blvd/Winding Creek Way intersection shall be improved with standard right and left turn lanes. Conduits shall be installed for the future signalization of the intersection. Right of way for the right turn lane shall be dedicated on the Final Map. (Engineering)
19. A note shall be added to the grading plans that states: "Prior to the commencement of grading operations, the contractor shall identify the site where the excess/borrow earthen material shall be imported/deposited. If the borrow/deposit site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified." (Engineering)
20. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater than 4 feet in height. All retaining walls shall be of either split faced masonry units, keystone type construction, or cast in place concrete with fascia treatment. (Engineering)

21. 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)
22. 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)
23. 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)
24. 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, Planning)
25. 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, Planning)
26. Landscaping adjacent to the Preserve shall be California native, drought-tolerant groundcover, shrubs, plants and trees. (CDD, Planning)
27. 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)
28. **Prior to the approval of the Improvement Plans**, the project proponent shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the project proponent during the pre-construction meeting. (Engineering)

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

29. 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)
30. The developer shall prepare a water study per Section 3.6.1 of the Development Agreement. (Environmental Utilities)

31. The developer shall prepare a wastewater study per Section 3.7.1 of the Development Agreement. (Environmental Utilities)
32. Water and sewer infrastructure shall be designed and constructed pursuant to the adopted City of Roseville Improvement Standards, Construction Standards, and the Development Agreement and shall reflect the following:
 - a) Sewer and water service laterals shall not be allowed off of water and sewer mains larger than 12 inches in diameter.
 - b) Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.)
 - c) Water and sewer mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions
 - d) All sewer manholes shall have all weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)
33. Each created parcel shall have separate water and sewer services. Water and sewer services should avoid crossing property boundaries. (Environmental Utilities)
34. Each lot will be required to utilize existing water and sewer services. (Environmental Utilities)
35. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500 feet on center. (Fire)
36. Minimum fire flow is 4,000 gallons per minute with 20 lbs. psi residual pressure. A change in any of the conditions may increase the required fire flow. (Fire)
37. Landowner shall obtain all necessary easements and rights of entry for off-site electric facilities per Section 3.4.3 of the Development Agreement. (Electric)
38. 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)
39. 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. On-site and off-site electric improvements shall be provided as required in Section 3.4 of the Development Agreement. (Electric)
40. 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)
41. 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
42. 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)
43. 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

44. 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 20-foot wide public utilities easement along all road frontages;
 - b) Water and sewer easements, including, if not already dedicated, a 20-foot wide non-exclusive easement for water line purposes along the east property line of the subject property and the adjacent Carlsberg Lot 8 per Section 3.6.6 of the Development Agreement.
 - c) A 25' Public Utilities Easement will be required, centered on Roseville Electric's existing overhead power lines the from Lot A running northwest.

Easement widths shall comply with the City's Improvement Standards and Construction Standards.
(Environmental Utilities, Electric, Engineering)

45. All existing easements shall be maintained, unless otherwise provided for in these conditions.
(Environmental Utilities, Electric, Engineering)
46. 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)
47. With the recordation of the Final Map, a right of way dedication of 110 feet shall be made for the future extension of Foothills Blvd. per Section 3.8.3 of the Development Agreement. (Engineering)
48. The developer shall pay to the City \$85,000 for design and construction of the bike trail per the development agreement. (Engineering, Transportation)
49. A Services District shall be formed as required by Section 3.15 of the Development Agreement and shall include;
- a) finance of the costs to conduct fire prevention for the benefit of the Property adjacent to and/or within the Westland Preserves and open space;
 - b) finance of the cost to maintain the landscape corridors along Foothills Boulevard adjacent to the Wetlands Preserves and open space within the property;
 - c) finance of the cost to maintain the Wetland Preserves and open space to be dedicated by Landowner to the City; and

- d) conduct, manage and finance of any environmental mitigation monitoring, and annual review thereof, as required by the mitigation measures incorporated in the EIR for the project. (Engineering, Transportation)
50. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with the Final/Parcel Map. The CC&Rs shall include the following item(s):
- a) A clause stating that the property owners within this subdivision shall agree to participate in a Transportation Systems Management (TSM) Plan and shall agree to enter into a Transportation Management Agreement with the City of Roseville.
 - b) Notice of the Competitive Transition Charge per Section 3.4.6 of the Development Agreement.
 - c) Notice of Supplemental Water Fee per Section 3.6.2 of the Development Agreement.
 - d) Notice of the Supplemental Frontage Fee per Section 3.8.3 of the Development Agreement.
 - e) A prohibition of water softeners per Section 3.6.7 of the Development Agreement.
 - f) The applicable disclosure items listed in Section 3.17 of the Development Agreement.
 - g) Notification of the requirement of a Fire Safety Mitigation Plan that may affect Parcel 1-4. (Attorney, Electric, Environment Utilities, Engineering)
51. Lot/Parcel A will not be accepted by the City, either in fee or as an easement, until after the subdivider has fulfilled the terms of the Permit from the Department of Fish and Game or Army Corps of Engineers. Upon completion of the monitoring period, the owner shall notify the City of Roseville Planning Department. (Planning)
52. 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)
53. Any structures crossing Lot/Parcel lines created by the Final/Parcel map shall be removed. (Engineering)
54. The street names shall be approved by the City of Roseville. (Engineering)
55. In the event that the Final (Parcel) Map will record prior to the completion of on-site construction, all utility and access easements shall be placed on the face of the Map to the satisfaction of the City Engineer. If all on-site improvements are complete prior to the recordation of the map, then a separate agreement allowing all parcels/lots the rights of reciprocal access, rights to construct, and parking shall be submitted to the City as a part of final/parcel map submittal. Said agreement shall

- be in a form acceptable to the City Attorney and referenced on the face of the recorded map. (Engineering)
56. City records show that the land being subdivided is within the North Roseville/Rocklin Refunding Assessment District. The subdivider shall either pay to the City's Finance Department the outstanding assessment in full prior to map recordation, or segregate the bond when the map records. The subdivider shall pay to Engineering the segregation processing fees of \$150.00 per each newly created Lot/Parcel if it chooses to segregate the bond. (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. (Engineering)
58. 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)
59. 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)
60. When developing property that extends into the City's Regulatory Floodplain, the floodplain shall be dedicated to the City in fee or as a Flood Water Conservation Easement as determined by the Engineering Division. (Engineering)
61. Water quality facilities that support the developments shall not be located on City property. (Engineering)
62. 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)
63. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
64. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
65. 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)
66. 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)
67. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

68. 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)

69. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
70. 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)
71. Lot A shall be offered for dedication in fee to the City for the purposes of floodplain and open space and the City shall accept the dedication as stipulated in Sections 2.5.1.D, 2.5.2, and 3.5.4 of the Development Agreement. (Planning, Engineering)
72. 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)
73. The right-of-way along Foothills Blvd. for the purposes of a right turn lane, the right of way for Winding Creek Road through the Carlsberg Lot 8 Parcel and the right of way for that existing portion of Winding Creek Road functioning as the northern access to the site shall be obtained by the developer prior to approval of improvement plans or Final/Parcel map. If the developer is unable to obtain the needed right-of-way, the City shall initiate condemnation proceedings pursuant to California Government Code Section 66462.5 at the developer's expense. The developer shall defend and hold City harmless for any liability which may result as a result of the condemnation. (Engineering)
74. 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)
75. 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)
76. A wildland fire safety mitigation plan shall be developed and implemented for all parcels adjacent to the open space area. Said plan shall contain fire prevention strategies to create a minimum forty-foot (40') fire break between the nearest building and the adjacent open space area, or a forty-foot (40') setback between the nearest building and the adjacent open space, or through a combination of both. Financial costs for maintenance of open space fire breaks shall be the responsibility of the landowner. (Fire)
77. The project shall comply with all applicable environmental mitigation measures identified in the Environmental Impact Report for the Foothill Business Park Annexation, including;
 - a) Remediate site hazards, if discovered;
 - b) If evidence of soil contamination is discovered during construction, work shall cease; and
 - c) In the even of the discovery of buried archeological or historic deposits, project activities in the vicinity of the find shall be temporarily halted and a qualified archeologist contacted to assess the resource and provide management. (Planning)

ATTACHMENTS

1. Vicinity Map

EXHIBITS

- A. Tentative Parcel Map
- B. Utility Plan

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 Director at, or prior to, the public hearing.

