

ITEM V-B: TENTATIVE SUBDIVISION MAPS, ADMINISTRATIVE PERMIT, LOT LINE ADJUSTMENT, DESIGN REVIEW FOR RESIDENTIAL SUBDIVISION – 4801 & 4821 FIDDYMENT RD – WRSP FIDDYMENT RANCH VILLAGES F-15A & F-15B – FILE#s 2006PL-108 (SUB-0000061, AP-000124) & 2006PL-172 (SUB-000076, DRP-000146, LLA-000043)

REQUEST

The applicant requests approval of Tentative Subdivision Maps for Fiddymment Ranch Villages F-15A and F-15B, to divide the 26.25-acre property into 158 residential lots. Requested entitlements also include an Administrative Permit to transfer 5 residential units from WRSP Parcel F-15B/C to Parcel F-15A, a Lot Line Adjustment to modify the boundaries between Fiddymment Ranch Large Lots 15A, B & C, and a Design Review Permit for Residential Subdivision to establish development standards for Village F-15B.

Applicant – Tim Denham, Wood Rodgers
Property Owner – Signature Properties

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 Administrative Permit;
- B. Approve the Administrative Permit to transfer 5 units from WRSP Parcel F-15B/C to F-15A;
- C. Find the Lot Line Adjustment consistent with the required criteria;
- D. Approve the Lot Line Adjustment subject to six (6) conditions;
- E. Adopt the three (3) findings of fact for the Tentative Subdivision Map for F-15A;
- F. Approve the Tentative Subdivision Map for F-15A subject to seventy-one (71) conditions;
- G. Adopt the three (3) findings of fact for the Tentative Subdivision Map for F-15B;
- H. Approve the Tentative Subdivision Map for F-15B subject to seventy-four (74) conditions;
- I. Adopt the two (2) findings of fact for the Design Review Permit for Residential Subdivision; and
- J. Approve the Design Review Permit for Residential Subdivision subject to five (5) conditions.

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-15 of the West Roseville Specific Plan (WRSP) is located on the north side of Pleasant Grove Creek, and just west of the Crocker Ranch neighborhood (see Attachment 1). The parcel is bounded on the north by the approved but undeveloped Low Density Residential (LDR) Village F-14, and on the west by three undeveloped parcels: Community Commercial (CC) Parcel F-32, High Density Residential (HDR) Parcel F-26, and neighborhood park site F-52.

On December 7, 2005 the City Council approved a revised WRSP land use plan for Fiddymment Ranch Phase 2 and 3 parcels, which split Parcel F-15 into two land uses, LDR and MDR (GPA-000018). On February 23, 2006 the Planning Commission approved a Large Lot Tentative Subdivision Map

Modification, which divided Parcel F-15 into sub-parcels A, B and C (SUB-000024). Tentative Map Large Lot F-15A matched the LDR area on the approved land use plan, and Large Lots F-15B and F-15C matched the MDR area.

SITE INFORMATION

Location: 4801 & 4821 Fiddymment Road, West Roseville Specific Plan Parcels F-15A & F-15B

Total Size: 26.25 acres

Topography: Rough grading of the site has already occurred in preparation for development of Fiddymment Ranch Phase 2 and for the construction of major infrastructure including roads and utilities. The site drains generally southward to Pleasant Grove Creek in open space parcel F-83.

EVALUATION – ADMINISTRATIVE PERMIT

As with all of the City's specific plans, the West Roseville Specific Plan adopted a residential density and unit count for each residential large lot, as listed in WRSP Table 4-2. The WRSP also recognized that as individual development applications were submitted, some adjustments would be desirable or necessary to accommodate specific product types. The WRSP Land Use element includes a policy to allow minor residential density adjustments, with changes of up to 20 percent and meeting certain criteria to be allowed by approval of an Administrative Permit.

In order to develop Villages F-15A and F-15B as depicted on the Tentative Subdivision Maps, Signature Properties needs to adjust the unit allocations for WRSP Parcels F-15A and F-15B/C (parcels B & C are listed as one MDR line on Table 4-2), transferring 5 units from F-15B/C to F-15A. This transfer allows for 84 Village F-15A lots located within the LDR land use parcel. The other 18 Village F-15A lots are located within the MDR land use parcel, and remain part of its 201-unit allocation.

To expand and clarify this point, the Tentative Subdivision Map boundary of Village F-15A is not the same as the land use boundary of WRSP Parcel F-15A (see Figure 1 and Attachment 2). Village F-15A includes a row of 18 lots located within land use Parcel F-15B/C, as described further in the Lot Line Adjustment and Tentative Subdivision Map discussions below.



Figure 1: Land Use and Subdivision Boundaries

Figure 2: Summary of Unit Transfer

WRSP Parcel	Land Use		Unit Allocation		Percent Change
	Original	Proposed	Original	Proposed	
F-15A	LDR-4.6	LDR-4.9	79	84	+6
F-15B/C	MDR-8.3	MDR-8.1	206	201	-3

Zoning Section 19.78.060.A stipulates that three findings must be made in order to approve an Administrative Permit. The required findings for an Administrative Permit are listed below in ***italicized bold*** print and are followed by an evaluation.

1. The proposed use or development is consistent with the City of Roseville General Plan and any applicable Specific Plan.

The proposed unit transfer is between two parcels within the WRSP which are covered by the same development agreement. The transfer will not result in a cumulative change of more than 20 percent for either parcel and the density on both parcels will remain consistent with their General Plan and West Roseville Specific Plan land use designations (see Figure 2). Therefore, the requested unit transfer is consistent with the General Plan and WRSP.

2. The proposed use or development conforms with all applicable standards and requirements of the City of Roseville Zoning Ordinance.

The proposed unit transfer will accommodate development of WRSP Parcels F-15A and F-15B in conformance with their Small Lot Residential/Development Standards (RS/DS) zoning. The proposed unit transfer does not result in increased impacts on oak trees and does not preclude the ability of the parcels to conform to the WRSP Design Guidelines.

3. The location, size, design and operating characteristics of the use or development is compatible with and shall not adversely affect or be materially detrimental to the health safety, or welfare of persons residing or working in the area, or be detrimental or injurious to the public or private property or improvements.

The proposed unit transfer does not result in increased impacts beyond those identified in the WRSP EIR. The proposed unit transfer does not adversely impact planned infrastructure, roadways, schools or other public facilities, or WRSP fee programs and assessment districts. The proposed unit transfer will not adversely affect or be materially detrimental to the public health, safety or welfare, and will not be detrimental or injurious to public or private property or improvements.

EVALUATION – LOT LINE ADJUSTMENT

The applicant requests approval of a Lot Line Adjustment Map to change the boundaries between Large Lots F-15A, B & C (Exhibit A). As noted above, the existing Large Lot Map boundaries for F-15A, B & C match the WRSP land use plan. However, the proposed subdivision boundaries of Villages F-15A and F-15B are not congruous with the Large Lot Map boundaries, for good reason. If constrained by the existing Large Lot F-15A boundary, the subdivision improvements for Village F-15A would include construction of Glory Bush Way, but not the 18 lots fronting the south side of the street. Complicated approval conditions would be required for necessary “off-site” improvements on these 18 lots. To avoid these issues and result in more orderly development, the applicant has designed Village F-15A to include these 18 lots. The Planning and Engineering Departments support this design approach, and the Lot Line Adjustment needed to make the Large Lot Map boundary match the Village F-15 boundary.

The Lot Line Adjustment request also includes moving the Large Lot Map boundary between F-15B & C to match the Village F-15B boundary. The issue with this existing boundary is not off-site improvements, but without the change there would be a remainder parcel on the Final Map. It is appropriate to make the change now, because it will result in a cleaner Final Map.

The Subdivision Ordinance does not list any required findings for a Lot Line Adjustment, however, a Lot Line Adjustment must comply with the following criteria in ***bold italics***. Each criterion is followed by a discussion/evaluation.

1. Compliance with the City of Roseville General Plan.

Fiddymment Ranch Parcel F-15A is designated Low Density Residential, and Parcels F-15B & C are designated Medium Density Residential in the General Plan and the West Roseville Specific Plan (WRSP). Both land use designations provide for development of detached single-family homes, as proposed for Villages F-15A & F-15B. The proposed Lot Line Adjustment will make the large lot boundaries match the proposed Tentative Subdivision Maps, and will not affect the parcels' compliance with the General Plan.

2. Compliance with the Zoning Ordinance for the district in which it is located.

Parcels F-15A, B & C are within the Small Lot Residential/Development Standards (RS/DS) zoning district. The proposed Lot Line Adjustment will make the large lot boundaries match the proposed Tentative Subdivision Maps, but will not affect the individual residential lots depicted on the Maps, and will not affect those lots' ability to accommodate the structures and uses permitted in the RS/DS District. Therefore, the proposed Lot Line Adjustment is in compliance with the Zoning Ordinance.

3. Compliance with the local building regulations.

The property is currently undeveloped. Future development on the property will be required to comply with applicable Building Codes. Accordingly, the proposed Lot Line Adjustment does not present any conflicts with the local building regulations.

4. Provisions for relocation of existing infrastructure or easements.

The Planning & Redevelopment Department has forwarded this proposal to the various City departments and utilities for review and comment. Staff did not receive any comments related to infrastructure or easements. The proposed Lot Line Adjustment will not affect any existing infrastructure or easements, and therefore complies with this criterion.

EVALUATION – TENTATIVE SUBDIVISION MAPS

The Tentative Subdivision Map for Village F-15A indicates the 102 residential lots will have minimum dimensions of 45 x 105 feet (Exhibits B & C). The Tentative Map for Village F-15B indicates the 56 residential lots will have minimum dimensions of 50 x 80 feet (Exhibits D & E). Access to the villages will be provided at two points on Fiddymment Road, Autumn Leaf Way and Angus Road (which also affords a connection to Casa Sedona Drive in Crocker Ranch). The villages are also within a short walk of the future commercial center (F-32/33) and neighborhood park (F-52).

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 F-15A Tentative Map indicates the 102 lots will be a minimum 4,725 square feet, consistent with the RS/DS development standards. The F-15B Tentative Map indicates the 56 lots will be a minimum 4,000 square feet, consistent with the standards discussed below in the DRRS evaluation. All lots are oriented with frontage on public streets, with a 4-foot wide sidewalk separated from the curb by a 5-foot wide planter strip. F-15A Lots 8, 9, 19 and 20 are located at the end of cul-de-sacs where their long dimension is aside Fiddymment Road; a 15-foot wide no-build easement will be recorded on these lots to maintain adequate separation for the houses from the arterial roadway.

Grading: The project engineer indicates that grading for Village F-15A will amount to 45,460 cubic yards (cy) of cut, and 4,165 cy of fill for a net export of 41, 295 cy (Exhibit B). Grading for Village F-15B will amount to 19,395 cy of cut, and 1,775 cy of fill for a net export of 17,620 cy (Exhibit D). Grade differences between adjacent house pads are typically less than 1 foot at side yards and less than 2 feet at rear yards, so retaining walls should not be required (Exhibits C & E). The proposed grading is consistent with the City's Grading Ordinance and Improvement Standards.

Drainage: 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 to an outfall at Pleasant Grove Creek. 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.

Utilities: Water, sewer, and electric facilities will be available to Villages F-15A & B from the backbone infrastructure in Fiddymment Road, and the sewer trunk crossing under Pleasant Grove Creek in Parcel F-83 (Exhibit B). Environmental Utilities and Roseville Electric have reviewed the plans and determined that all necessary utility services will be available. The Fiddymment Ranch Development Agreement governs the installation and timing of the backbone infrastructure. The Tentative Map conditions require conformance to the Development Agreement.

Subdivision Improvements: The subdivision improvements include landscape corridors on Fiddymment Road and Angus Road consistent with the WRSP Design Guidelines and the Fiddymment Ranch Master Landscape Plans. A masonry wall with pilasters will be provided at the back of the landscaped corridor, with corner clips at Fiddymment/Autumn Leaves Drive, and Fiddymment/Angus Road. The masonry wall will have paseo openings at the end of two Village F-15A cul-de-sacs. Signature also intends to install landscape on the east side of Angus Road (Old Fiddymment Road) south of Casa Sedona Drive (back of the existing Crocker Ranch neighborhood).

Affordable Housing: Parcel F-15 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 158 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.

EVALUATION – DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION

With Village F-15B, Signature Properties proposes a neighborhood of single-family detached houses at a density of 7.1 du/ac. The applicant has submitted architectural plans prepared by KB Home for eight 2-story house models, each model with Spanish, French and Craftsman elevations (Exhibit G). The floor plans range from 1,673 to 2,562 square feet, with three and four bedrooms, and two-car garages. The houses will be 35 feet wide and range from 36 to 48 feet deep.

Where lot dimensions of 45 feet wide by 95 feet deep are typical for RS/DS subdivisions, Village F-15B lots will be 50 feet wide by 80 feet deep. In Village F-15B the wider lots will result in greater separation between houses on one side, as depicted on the Development Plan (Exhibit F). And the minimum 80 foot lot depth with 45 foot deep houses will leave 25 foot deep rear yards. Accordingly, the applicant seeks to establish unique development standards for Village F-15B, shown below in ***bold italics***.

Figure 3: Deviations from RS/DS Standards

	WRSP RS/DS	Proposed
Area, Interior Lot	4,275 sq. ft.	<i>4,000 sq. ft.</i>
Area, Corner Lot	4,710 sq. ft.	<i>4,500 sq. ft.</i>
Width, Interior Lot	45 ft.	<i>50 ft.</i>
Width, Corner Lot	50 ft.	<i>55 ft.</i>
Front Setback	10 ft. to single story 15 ft. to second story 18 ft. to garage door	10 ft. to single story <i>10 ft. to second story</i> 18 ft. to garage door
Side Setback	5 ft. interior lot line 12.5 ft. street side on corner	5 ft. interior lot line 12.5 ft. street side on corner
Rear Setback	10 ft. 700 sq. ft. usable open space	10 ft. 700 sq. ft. usable open space
Site Coverage	None	None
Height Limit	35 ft.	35 ft.

The WRSP provides for the establishment of unique development standards in place of the Small Lot Residential standards upon approval of a Design Review Permit for Residential Subdivision (DRRS) that is based on a review of the product type. The applicant has provided residential design standards that will guide the development of the subdivision and product type. Zoning Ordinance Section 19.78.060.I stipulates that two findings must be made in order to approve a DRRS. The required findings for a DRRS are listed below in ***bold italics*** and are followed by an evaluation.

1. *The residential design, including the height, bulk, size and arrangement of buildings is harmonious with other buildings in the vicinity.*

Village F-15B houses will consist of eight 2-story floor plans, each constructed in three exterior styles. The Spanish, French and Craftsman architecture provides streetscape diversity, through their different use of S-tile or flat tile, hip or gable roof forms, stucco or wood siding, and distinctive types of trim features. Although a minimum 10-foot front setback is proposed for the second story, the house designs indicate most models will have the second story set back. The 50-foot wide lots will result in alternating wide and narrow separation between adjacent houses, enhancing privacy and enlarging the usable open space on many lots.

2. *The residential design is consistent with applicable design guidelines.*

Village F-15B will have separated sidewalks and street trees within the public right-of-way, consistent with the WRSP Design Guidelines. Staff finds that the residential product type and supporting design guidelines provide for the desired quality and character intended by the WRSP.

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 (3) findings of fact for the Administrative Permit;
- B. Approve the Administrative Permit to transfer 5 units from Parcel F-15B/C to F-15A – 4801 Fiddymment Rd., WRSP Parcel F-15A – AP-000124;
- C. Find the Lot Line Adjustment consistent with the four criteria listed in the staff report;
- D. Approve the Lot Line Adjustment – 4821 Fiddymment Rd., WRSP Parcel F-15B – LLA-000043, subject to the six (6) conditions listed below;
- E. Adopt the three (3) findings of fact for the Tentative Subdivision Map for F-15A;
- F. Approve the Tentative Subdivision Map for F-15A – 4801 Fiddymment Rd., WRSP Parcel F-15A – SUB-000061, subject to the seventy-one (71) conditions listed below;
- G. Adopt the three (3) findings of fact for the Tentative Subdivision Map for F-15B;
- H. Approve the Tentative Subdivision Map for F-15B – 4821 Fiddymment Rd., WRSP Parcel F-15B – SUB-000076, subject to the seventy-four (74) conditions listed below;
- I. Adopt the two (2) findings of fact for the Design Review Permit for Residential Subdivision; and
- J. Approve the Design Review Permit for Residential Subdivision – 4821 Fiddymment Rd., WRSP Parcel F-15B – DRP-000146, subject to the five (5) conditions listed below.

CONDITIONS OF APPROVAL FOR LOT LINE ADJUSTMENT LLA-000043

1. The Lot Line Adjustment shall be approved as shown in Exhibit A, subject to the following conditions. (Planning, Engineering)

2. The following shall be submitted to Engineering prior to recordation of the lot line adjustment:
 - a. Two copies of property boundary description with exhibit map (8.5" x 11" sheet), and one copy of boundary closure calculations for resulting lots. These items shall be stamped and signed by a California Licensed Land Surveyor or Registered Civil Engineer authorized to practice land surveying.
 - b. One copy of the Conditions of Approval.
 - c. A completed Property Owner Consent Form.
 - d. Deed to convey interest in the property.
 - e. Preliminary title report no older than six months for all properties involved. (Engineering)
3. If surveying monuments are placed as a result of this Property Line Adjustment, it will be the responsibility of the Surveyor to record a Record of Survey with the County Recorders Office. (Engineering)
4. All existing easements shall be maintained, unless otherwise provided for in the approval conditions for SUB-000061 or SUB-00076. (Environmental Utilities, Electric, Engineering)
5. The applicant shall submit to the Engineering Division of Public Works a paper copy and an electronic copy of the recorded lot line adjustment per the "Digital Submittal of Cadastral Surveys". (Environmental Utilities)
6. Any relocation, rearrangement, or change to existing City facilities due to this Lot Line Adjustment shall be paid for by the applicant. (Engineering, Environmental Utilities, Electric)

CONDITIONS OF APPROVAL FOR VILLAGE F-15A TENTATIVE SUBDIVISION MAP, SUB-000061

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. Prior to the approval of improvement plans for this subdivision, a master drainage study for Phase 2 and the Phase 2 CFD Improvement Plans for the Fiddymment Ranch project shall have been approved. (Engineering)

6. 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 2A and 2B of the Fiddymment Ranch project has been substantially completed. (Engineering)
7. 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 Fiddymment 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

8. 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 West 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)
9. Landscape plans must reference the master landscape plan for WRSP Fiddymment Ranch. (Parks)
10. Construction of any landscape areas to be maintained through the CFD Services District are to be according to the Parks Construction Standards and inspected by City staff accordingly. (Parks)
11. 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)
12. 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)
13. 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)
14. 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)

15. 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)
16. 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 the opinion of city staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. (Engineering)
17. Lots A, B, C and D shall be dedicated to the City as public rights-of-way. (Engineering)
18. Within the landscape corridor of Fiddymment Road, an eight-foot wide concrete Class 1a bike/pedestrian path shall be constructed within the landscape corridor parallel with the curb line at a distance of ten-feet from the back of the curb. 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 Angus Road, a five-foot wide concrete pedestrian path shall be constructed within the landscape corridor parallel with the curb line at a distance of ten-feet from the back of the curb. Also, a six-foot high, enhanced masonry wall shall be constructed at the back of the landscape corridor within the right-of-way. (Engineering)
19. Angus Road shall be designed to have a 50-foot back of curb to back of curb dimension with a minimum of 25-foot landscape corridor/PUE as shown in Section F of the tentative map. The intersections of Angus Road with Fiddymment Road and Casa Sedona Drive shall be configured as shown in Section E and G of the tentative map. If additional right of way is required, it shall be dedicated with the final map for F-15A (Engineering).
20. Temporary drainage outfall facilities shall be designed and constructed to the satisfaction of the Public Works Director. (Engineering).
21. Glory Bush Way shall be constructed as a primary residential street per Section D of the tentative map. (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. Any request to enter into a Deferred Improvement Agreement (DIA) for subsequent construction of detached sidewalks shall be submitted in writing by the developer prior to the issuance of production home permits. The request for a DIA shall be accompanied with a schedule that identifies bulk sections of sidewalk that will be constructed together. The Developer shall obtain a separate encroachment permit prior to the construction of each section of sidewalk. The placement of all detached sidewalk shall be inspected by a Public Works inspector prior to approval and acceptance by the City. (Engineering)
24. 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)
25. 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)
26. 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 percent for each residential lot, as measured from the back of the sidewalk to the garage (18-foot set back). It will remain the responsibility of the Builders/Developer to design a house which provides suitable access to the parcel." (Engineering, Building)
27. Grading of embankments shall place top of embankments within 2 feet of the property lines to include lots along the subdivision perimeter. (Engineering)
28. 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)
29. 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)
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 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)
32. 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)

33. 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)
34. 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)
35. 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.
 - d. The control valves and the water meter shall be physically unobstructed.
 - e. The backflow preventor shall be covered with a green cover that will provide insulation. (Environmental Utilities)
36. 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)
37. Water and sewer infrastructure shall conform to the Development Agreement and master plans. (Environmental Utilities)
38. 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)

39. 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)
40. The required turning radius for fire apparatus is 50 feet outside, and 30 feet inside. (Fire)
41. Fire apparatus access roads shall be provided in accordance with Sections 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 for 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)
42. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (34 tons GVW) and shall be provided with an AC pavement surface so as to provide all-weather driving capabilities. (Fire)
43. Fire apparatus 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)
44. Dead end fire apparatus access roads in excess of 150 feet shall be provided with approved provisions for the turning around of fire apparatus. (Fire)
45. A tentative map shall provide for at least two (2) different routes for ingress and egress. A standard route is a public street. Each proposed phase of the Village shall meet this requirement. EVA's are not an acceptable route of travel. (Fire)
46. The Fire Department has adopted a residential sprinkler ordinance. Please see the City of Roseville's website for specific requirements 16.16.120 Fire Protection Systems, Section 1003.2.2. (Fire)
47. 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)
48. All Electrical Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)
49. 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)
50. 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)
51. 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)
52. 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

53. 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 10 foot wide public utilities easement along all residential streets frontages with 12.5 foot adjacent to cul-de-sac bulbs. (Environmental Utilities, Electric, Engineering)
54. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
55. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
56. 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)
57. 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)
58. The street names shall be approved by the City of Roseville. (Engineering)
59. A Community Facilities District (CFD) 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 and D. It is the applicant's responsibility to prepare the appropriate documentation for the creation of this CFD. In order to allow the CFD 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)
60. 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)
61. 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)
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. 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)
64. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

65. 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)

66. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
67. 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)
68. Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (Engineering)
69. 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)
70. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor 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)
71. All plant material shall be maintained under a 90 calendar day establishment period after initial planting. Upon completion of the establishment period, all plant material shall remain under warrantee for an additional 9 months minimum. Any plant material which does not survive during the establishment period shall be immediately replaced. Any trees or shrubs which do not survive during the warrantee period shall be replaced one month prior to the end of the warrantee period. Tree or shrub replacement made necessary due to acts of God, neglect or vandalism shall be exempt from the warrantee. (Parks)

CONDITIONS OF APPROVAL FOR VILLAGE F-15B TENTATIVE SUBDIVISION MAP, SUB-000076

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. Prior to the approval of improvement plans for this subdivision, a master drainage study for Phase 2 and the Phase 2 CFD Improvement Plans for the Fiddymment Ranch project shall have been approved. (Engineering)

6. 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 2A and 2B of the Fiddymment Ranch project has been substantially completed.
7. 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 Fiddymment Land Venture, LLC and the Operations and Management Plan for the WRSP shall be made part of the requirements of this Subdivision. (Engineering)
8. If this subdivision is to be constructed prior to the development of WRSP Parcel F-15A, frontage improvements, including landscaping, along Fiddymment Road, Angus Road, and Autumn Leaves Drive shall be constructed. (Engineering)
9. Where a particular village boundary or phase line bisects a shared street or where it becomes necessary to access another village or property to provide secondary access, temporary turnarounds, or drainage easements, it is the obligation of the builder of the developing village to secure rights of entry and to record all necessary rights-of-way and/or easements for dedication to the City. Off-site and/or shared streets shall be constructed with full infrastructure improvements from curb to curb to the satisfaction of the Director of Public Works prior to the issuance of Building Permits for the first home to be constructed which is not part of a model home complex. Off-site drainage facilities shall be designed to minimize potential for erosion (Engineering).

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

10. 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 West 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)
11. 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)
12. 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)

13. 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)
14. 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)
15. 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)
16. 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 the opinion of city staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. (Engineering)
17. If WRSP Parcel F-15A has not been developed prior to the approval of improvement plans for this subdivision, the following will apply: Within the landscape corridor of Fiddymment Road, an eight-foot wide concrete Class 1a bike/pedestrian path shall be constructed within the landscape corridor parallel with the curb line at a distance of ten-feet from the back of the curb. 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 Angus Road, a five-foot wide concrete pedestrian path shall be constructed within the landscape corridor parallel with the curb line at a distance of ten-feet from the back of the curb. Also, a six-foot high enhanced masonry wall shall be constructed at the back of the landscape corridor within the right-of-way. (Engineering)
18. If WRSP Parcel F-15A has not been developed prior to the approval of improvement plans for this subdivision, the following will apply: Angus Road shall be designed to have a 50' back of curb to back of curb dimension with a minimum of 25' landscape corridor/PUE as shown in Section F of the tentative map. The intersections of Angus Road with Fiddymment Road and Casa Sedona Drive shall be configured as shown in Section E and G of the tentative map. If additional right of way is required, it shall be dedicated with the final map for F-15A (Engineering).
19. Temporary drainage outfall facilities shall be designed and constructed to the satisfaction of the Public Works Director. (Engineering).
20. If WRSP Parcel F-15A has not been developed prior to the approval of improvement plans for this subdivision, the following will apply: 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)

21. Any request to enter into a Deferred Improvement Agreement (DIA) for subsequent construction of detached sidewalks shall be made by the developer prior to the issuance of production home permits. The request for a DIA shall be accompanied with a schedule that identifies bulk sections of sidewalk that will be constructed together. The Developer shall obtain a separate encroachment permit prior to the construction of each section of sidewalk. The placement of all detached sidewalk shall be inspected by a Public Works inspector prior to approval and acceptance by the City. (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 (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)
23. 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)
24. 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 percent for each residential lot, as measured from the back of the sidewalk to the garage (18-foot set back). It will remain the responsibility of the Builders/Developer to design a house which provides suitable access to the parcel." (Engineering, Building)
25. Grading of embankments shall place top of embankments within 2 feet of the property lines to include lots along the subdivision perimeter. (Engineering)
26. 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)
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. 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)
29. 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)
30. 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)

31. 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)
32. 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)
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 applicant is responsible to follow through with all requirements of the Development Agreement for Fiddymment Ranch Phase 2. (Environmental Utilities)
36. A 12-inch water loop shall be provided through Village F-15B. (Environmental Utilities)

37. The alignment of the future 24-inch Placer County sewer line along “Old Fiddymment Road” should be included with the tentative subdivision utility plan and improvement plans. (Environmental Utilities)
38. Recycled water services shall be provided to the landscape lots along Angus Road/”Old Fiddymment Road”. (Environmental Utilities)
39. 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)
40. Minimum fire flow is 1,500 gallons per minute with 20 lbs. residual pressure. The fire flow and residual pressure may be increased, as determined by the Fire Marshal, where the project utility lines will serve non-residential uses. (Fire)
41. Fire hydrants shall not be located at the end of a cul-de-sac. (Fire)
42. The required turning radius for fire apparatus is 50 feet outside, and 30 feet inside. (Fire)
43. Fire apparatus roads shall be provided in accordance with Sections 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 for the first story of the building is located more than 150 feet from fire apparatus access as measured by an proved route around the exterior of the building or facility. (Fire)
44. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (34 tons GVW) and shall be provided with an AC pavement surface so as to provide all-weather driving capabilities. (Fire)
45. Fire apparatus roads shall have an unobstructed width on not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (Fire)
46. Dead end fire apparatus access roads in excess of 150 feet shall be provided with approved provisions for the turning around of fire apparatus. (Fire)
47. A tentative map shall provide for at least two (2) different routes for ingress and egress. A standard route is a public street. Each proposed phase of the village shall meet this requirement. EVA's are not an acceptable route of travel. (Fire)
48. The Fire Department has adopted a residential sprinkler ordinance. Please see the City of Roseville's website for specific requirements 16.16.120 Fire Protection Systems, Section 10003.2.2. (Fire)
49. 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)
50. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the “City of Roseville Specifications for Residential Trenching”. (Electric)
51. 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)
52. 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)

53. Any landscape area to be maintained through a CFD Services District must be constructed and inspected according to City Park Construction Standards. (Parks)
54. The location and design of the gas service shall be determined by PG&E. The design of gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
55. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

PRIOR TO OR UPON RECORDATION OF FINAL/PARCEL MAP

56. The following easements shall be provided and shown on the Final/Parcel Map or by separate instrument, unless otherwise provided for in these conditions:
 - a. A 10 foot wide public utilities easement along all residential streets frontages with 12.5 foot adjacent to cul-de-sac bulbs; and
 - b. Water and sewer easements. (Environmental Utilities, Electric, Engineering)
57. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
58. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
59. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by an appropriately licensed Civil Engineer or Land Surveyor. (Environmental Utilities, Electric, Engineering)
60. 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)
61. The street names shall be approved by the City of Roseville. (Engineering)
62. 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)
63. 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)
64. 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)

65. 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)
66. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

67. 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)
68. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
69. 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)
70. 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)
71. The right-of-way along Autumn Leaves Drive and Angus Road within proposed Village 15A, 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 developers expense and developer shall defend and hold City harmless for any liability which may result as a result of the condemnation. (Engineering)
72. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Engineering)
73. 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)
74. All plant material shall be maintained under a 90-calendar day establishment period after initial planting. Upon completion of the establishment period, all plant material shall remain under warrantee for an additional 9 months minimum. Any plant material which does not survive during the establishment period shall be immediately replaced. Any trees or shrubs which do not survive during the warrantee period shall be replaced one month prior to the end of the warrantee period. Tree or shrub replacement made necessary due to acts of God, neglect or vandalism shall be exempt from the warrantee. (Parks)

CONDITIONS OF APPROVAL FOR DRP FOR RESIDENTIAL SUBDIVISION, DRP-000043

1. The development standards for WRSP Fiddymment Ranch Parcel F-15B shall be as described in Staff Report Figure 2 except as modified by these conditions of approval. (Planning)

2. The applicant shall submit a final version of development standards, revised to include the conditions of approval. (Planning)
3. Modifications to the house plans may be approved by the Planning & Redevelopment Director subject to review for consistency with the intent of the original plans and detail. (Planning)
4. Fences across side yards between two houses shall be located behind the front corner window of the houses. (Planning)
5. This DRRS permit shall expire on the same date as the Tentative Map for WRSP Fiddymment Ranch Parcel F-15B, SUB-000076. Effectuation of the DRRS shall occur with the first residential Building Permit in the subdivision. (Planning)

ATTACHMENTS

1. Vicinity Map
2. Comparison of Land Use and Large Lot Boundaries
3. Noise Study (not attached, but on file with Planning & Redevelopment Department)

EXHIBITS

- A. Lot Line Adjustment Map
- B. Village F-15A Tentative Map (Sheet 1 of 2)
- C. Village F-15A Grading & Utilities Plan (Sheet 2 of 2)
- D. Village F-15B Tentative Map (Sheet 1 of 3)
- E. Village F-15B Grading & Utilities Plan (Sheet 2 of 3)
- F. Village F-15B Development Plan (Sheet 3 of 3)
- G. Village F-15B Architectural Plans

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.