

CITY OF ROSEVILLE PLANNING DEPARTMENT STAFF REPORT PLANNING COMMISSION MEETING

May 12, 2005

Prepared by: Michael Isom, Project Planner

ITEM VI-A:

MAJOR PROJECT PERMIT (STAGES 1 AND 2), TENTATIVE SUBDIVISION MAP, SPECIFIC PLAN AMENDMENT, DEVELOPMENT AGREEMENT AMENDMENT, AND TREE PERMIT – 10001 DIAMOND CREEK BOULEVARD (NRSP PARCEL EV-1 – ESKATON VILLAGE) -- FILE# MPP 04-03, MPP 04-04, SUBD 04-21, SPA 04-06, DAA 05-03. & TP 04-47 (CONTINUED FROM THE MEETING OF APRIL 28, 2005).

REQUEST

The applicant requests the following entitlements:

- Stage 1 and 2 approval of a Major Project Permit (MPP 04-03 & 04-04) to allow construction of a 222,275 square foot integrated senior care project consisting of independent living (60 units), skilled nursing, memory care, conference center, and fitness center facilities. The project will also include up to 300 single-family residential units, and 26 rental cottages. Stage 1 of the Major Project Permit consists of the review of the preliminary development plan. The preliminary development plan will establish the configuration of the buildings, parking areas and ratios, landscaping and open space locations, rough grading and drainage, vehicular and pedestrian circulation, development phasing, and an environmental document for all three stages. Stage 2 will encompass the review of the final architectural design and landscape treatments;
- **Tentative Subdivision Map** (SUBD 04-21) to subdivide the 52-acre property into 300 residential parcels and nine other parcels for private roadways, common areas, the main lodge, etc;
- **Specific Plan Amendment** (SPA 04-06) to allow single family residential as a permitted use on the property and to allocate 23 additional dwelling units to the property;
- **Development Agreement Amendment** (DAA 05-03) to modify the Eskaton Village Development Agreement to increase the number of permitted dwelling units by 23 and to outline park fee shortfall and future public transit reimbursement obligations.
- **Tree Permit** (TP 04-47) to remove up to six native oak trees (and one additional dead native oak) and encroach into the protected zone radius of several others.

Applicant – James Taylor, Lakemont Communities Property Owner – Todd Murch, Eskaton Properties, Inc.

SUMMARY RECOMMENDATION

The Planning Department recommends that the Planning Commission:

- A. Adopt the seven (7) findings for adoption of the Negative Declaration;
- B. Adopt the Negative Declaration;
- C. Recommend the City Council approve the Specific Plan Amendment;
- D. Recommend the City Council approve the Development Agreement Amendment;
- E. Adopt the 2 findings of fact for the Major Project Permit (Stage 1);
- F. Adopt the 2 findings of fact for the Major Project Permit (Stage 2);
- G. Approve Stage 1 and Stage 2 of the Major Project Permit with 118 conditions of approval;
- H. Adopt the 3 findings of fact for the Tentative Subdivision Map;

- I. Approve the Tentative Subdivision Map with 65 conditions of approval;
- J. Adopt the 2 findings of fact for the Tree Permit; and,
- K. Approve the Tree Permit with 21 conditions;

SUMMARY OF OUTSTANDING ISSUES

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

STAFF REPORT FORMAT

Due to the large size of the proposed project and the number of entitlements associated with the request, the staff report has been organized in a manner that is intended to assist the Planning Commission with its review. The first part of the report will provide general background information of the project and the Major Project Permit process. The second part of the report provides an overview of the existing site conditions and project zoning. The third part of the report focuses on the evaluation of the different entitlements associated with the project. The fourth part of the report includes the environmental determination, recommendation, and conditions of approval.

BACKGROUND

The project site is located at 10001 Diamond Creek Boulevard, at the northwest corner of the Blue Oaks Boulevard/Diamond Creek Boulevard intersection, and totals approximately 52.2 acres. The site is within the North Roseville Specific Plan (NRSP) which was adopted on August 6, 1997 and is identified as Parcel EV-1. As shown on the NRSP Land Use Map (Attachment 2), the subject parcel is designated Community Commercial (CC) and is zoned Community Commercial/Special Area Overlay (CC/SA). The primary purpose for the SA overlay zone designation is to customize the permitted uses allowed within the CC zone district to meet the needs of the Eskaton company. The SA overlay zone specifically, eliminates some permitted CC use types that are not compatible with the facility, and permits residential use types that are compatible that would otherwise require the approval of a Conditional Use Permit. The SA zone allows the following use types as principally permitted uses at the Eskaton Village project:

- Caretaker/Employee Housing
- Congregate Residence
- Banks & Financial Institutions
- Offices. Professional
- Medical Services, General
- Personal Services
- Dependent Day Care Centers
- Long Term Care Facility

- Community Care Facility, Large
- Dwelling, Multi-Family
- Community Care Facility
- Private Recreation
 - * Indoor Entertainment
 - * Indoor Sports & Recreation
 - * Outdoor Entertainment
 - * Outdoor Sports & Recreation

In addition to the above permitted use types, the NRSP further identifies specific use restrictions that apply only to the subject parcel. The SA zone specifically permits the following uses or activities:

- ◆ Up to three hundred sixty three (363) attached dwelling units (originally entitled 400 reduced in 2002 when 37 affordable units were transferred to Woodcreek West Parcel WW-17).
- ♦ Up to two hundred (200) assisted living units.
- ♦ Up to one hundred (100) bed skilled nursing facility.
- Adult day health care center with an average daily attendance of sixty (60) clients.
- ♦ Home health care agency.
- ♦ Administrative offices.
- Recreation facilities such as a fitness center.

- Ancillary uses such as:
 - * Hosting classes for the larger Roseville community on topics of interest to elders and caregivers.
 - * Corporate offices.
 - * Use of meeting rooms by public and nonprofit organizations.
 - * Outpatient continuing therapy following discharge from the nursing facility.

ENTITLEMENT HISTORY

On November 12, 1998, the Planning Commission approved the original Eskaton Village project, which consisted of a 862,200 square foot retirement community including congregate living apartments and cottages, assisted living, skilled nursing facilities, and a future office building. A Tree Permit for the removal of four (4) native oak trees and the encroachment into the protected zone radius of other native oak trees was also approved. The Planning Commission approved a modification to the original development plan on May 11, 2000. The May 2000 modification also extended the expiration of the permit for four years to November 12, 2004. The Planning Commission approved the third and final modification to the development plan on September 27, 2001. Building permits were never issued for the project, which ultimately expired in November of 2004.

As noted above, the NRSP originally entitled Parcel EV-1 up to 400 attached dwelling units. In June of 2002, the City Council approved the transfer of 37 affordable units from the subject property to Parcel WW-17 in the Woodcreek West neighborhood. The unit transfer eliminated the affordability requirement on Parcel EV-1, and increased the number of affordable units on Parcel WW-17. The purpose of increasing the affordability requirement on Parcel WW-17 was to make the parcel more competitive in the federal grant funding process, namely the HUD Section 202 program.

The current design includes 386 single-family detached dwelling units, which is 23 units above the current entitlement. Therefore, the applicant is requesting approval of a Specific Plan and Development Agreement Amendment to allow single-family detached units as a permitted use and to increase the unit allocation of Parcel EV-1. Additional detail regarding this request is provided in the Specific Plan Amendment discussion below.

CURRENT DESIGN CONCEPT

The current design concept for the Eskaton Village project includes single-family fee-simple lots in addition to the main Eskaton Village lodge and care facilities. The project is no longer considered a "continuing care facility." This is different from the previous design concept in that persons seeking to buy into the single-family component of the project will now own their lot and home, rather than paying a membership fee and associated dues. The project will still offer the same types of senior care facilities, such as memory care, assisted living and skilled nursing, but on a smaller scale than the previous project. A project overview and description of the services provided by Eskaton Village is provided as Attachments 2 and 3 for the Commission's information.

MAJOR PROJECT PERMIT PROCESS

Due to the size and complexity of the Eskaton Village project, the NRSP required that a "Master Plan" be processed with the first development application for the property. The primary purpose for the Master Plan is to establish specific design standards and guidelines for the project, and to allow for a streamlined review process for subsequent development within the project. In compliance with this requirement, the applicant submitted the subject Major Project Permit application.

The intent of the Major Project Permit (MPP) process is to streamline the review of large and diverse projects that could be constructed over a period of several years. The MPP process allows for the resolution of site issues prior to the review of more detailed architectural and landscape issues that may not be finalized at the time the site plan is ready. In accordance with the City's MPP Ordinance,

the MPP review process is segregated into three separate stages. Provided below is a summary of each Stage:

- Stage One: Stage One of the MPP application consists of the approval of a preliminary development plan. The preliminary development plan will establish the configuration of the buildings, conceptual building elevations, parking areas and ratios, landscaping and open space locations, rough grading and drainage on and off-site, vehicular and pedestrian circulation, and development phasing. The complete environmental review of the project is also performed at this stage. Stage One review and approval is performed by the Planning Commission.
- <u>Stage Two</u>: Stage Two of the MPP application process consists of the review of the detailed architecture and landscaping for the project. Stage Two review is also initially performed by the Planning Commission.
- <u>Stage Three</u>: Stage Three is an administrative review of the improvement and building plans for compliance with the conditions of the Stage One and Two approvals.

PROJECT DESCRIPTION

SITE INFORMATION

A. Project Location: 10001 Diamond Creek Boulevard

B. Applicable Specific Plan: North Roseville Specific Plan (NRSP)

C. Roseville Coalition of Neighborhood Associations (RCONA): RCONA #36, Blue Oaks – The Blue Oaks Neighborhood Association is currently inactive; there is no designated contact person.

D. Total Acreage: 52.2± acres

- **E. Lot Dimensions:** The project site is irregular in shape and has approximately 840 linear feet of frontage along Diamond Creek Boulevard, approximately 1,680 linear feet of frontage along Blue Oaks Boulevard, and approximately 1,360 linear feet of frontage along Parkside Way.
- **F. Topographical/Natural Features:** The project site is currently vacant and is characterized by gently rolling topography with two larger knolls located at the center of the property that are approximately five to ten feet higher than the surrounding grade. The average grade change across the property varies from two to four feet (east-west) and 10 to 12 feet (north-south). A small area in the northwest portion of the site falls within the FEMA-designated 100-year floodplain of the Pleasant Grove Creek corridor; however, no development is proposed in this area. The site is primarily vegetated with annual grassland that was used for cattle grazing. Multiple native oak trees are scattered throughout the property. Wetlands previously delineated on the property were filled in accordance with approved federal permits in the late 1990s.

ADJACENT ZONING AND LAND USE

LOCATION	ZONING	GENERAL PLAN	ACTUAL USE OF
		LAND USE	PROPERTY

On-Site	Community Commercial / Special Area Overlay – NRSP (CC/SA-NR)	Community Commercial (CC)	Vacant
North	Open Space (OS); Park & Recreation (PR); CC/SA-NR	OS; PR; CC	Open Space; Restaurant/Capitol Cellars
South	Public/Quasi Public (P/QP)	P/QP	Cooley Middle School
East	Community Commercial (CC)	CC	Vacant (Diamond Creek Commercial Center approved)
West	Single Family Residential / Design Standards Overlay (R1/DS-NR)	Low Density Residential (LDR)	Single Family Homes

EVALUATION

The evaluation section of this report includes an analysis of each of the requested entitlements. Each of the entitlements is analyzed for its consistency with the goals and policies of the applicable regulations, such as the General Plan, the Zoning Ordinance, the Community Design Guidelines, and the North Roseville Specific Plan. The analysis for the Specific Plan Amendment and Development Agreement Amendment is provided first, followed by the Major Project Permits, Tentative Map, and Tree Permit. Full size site (Exhibit B), grading (Exhibit E), and landscape plans (Exhibit H) have been provided for the Planning Commission's convenience in order to provide clearer details of the project. All other plans are in 11" x 17" reduced size format.

SPECIFIC PLAN AMENDMENT

Permitted Use Types

As noted above, the SA zone overlay anticipates up to 363 attached multi-family dwelling units for the subject property. The current proposal is to develop 300 single-family detached homes, in addition to 26 rental cottages and 60 apartments. The total number of dwelling units (excludes assisted living & skilled nursing "beds") proposed is 386. The NRSP did not anticipate a single-family, fee-simple subdivision, as is being proposed in this case. Therefore, the specific plan must be amended to allow single-family dwellings as a principally permitted use type and also to increase the unit allocation of Parcel EV-1.

The change in focus to single-family fee lots does not change the overall intent for the project, which is to provide a campus-like environment for those transitioning to, or in need of, some level of assisted living or continuing care. Therefore, staff believes that the addition of single-family dwellings as a permitted use type is consistent with the specific plan vision for the property.

Unit Availability

The applicant is requesting that 23 additional residential units be allocated to NRSP Parcel EV-1 for a total allocation of 386 units. The source for the requested allocation is unused units resulting from tentative map approvals for other residential parcels within the Diamond Creek portion of the NRSP. The number of units approved for the tentative maps was less than the number of units allocated to the

parcels. Per the NRSP and the NRSP Development Agreement, the unused units have reverted to the City. The number of unused units that have reverted to the City are summarized in the following table:

Parcel No.	Original NRSP Unit Allocation	Current Unit Allocation Based Upon Tentative Map or Other Approvals	Number Of Units Remaining
DC-1A		146	
DC-1B	361*	85	58
DC-1C		72	
DC-2	136	90	46
DC-3	10	7	3
DC-4	80	69	11
DC-5	46	38	8
DC-6	120	102	18
DC-7	72	72***	-
DC-8	165	200**	[35]
DC-9	7	7***	-
DC-32	0	13	[13]
TOTAL	997	901	96

^{*} Parcel DC-1 was created as a parcel with an allocation of 361 units on 79.8 acres. Parcel DC-1 was subsequently divided into two parcels (DC-1A and DC-1B), and the NRSP land use map was revised accordingly. Parcels DC-1A and DC-1B was subsequently reconfigured into three parcels (DC-1A, DC-1B and DC-1C). A small lot tentative map has been approved for each of the three parcels.

As can be seen above, 96 units originally allocated to the Diamond Creek portion of the NRSP have reverted to the City. The City Council has the discretion to re-allocate some or all of those units to parcels within the Diamond Creek portion of the NRSP (including Parcel EV-1) or to other projects elsewhere in the City. With the proposed allocation of 23 additional units to Parcel EV-1, the number of units within the Diamond Creek portion of the NRSP would be 924 units, which is less than the original allocation of 997 units.

As shown in the table above, the Diamond Creek neighborhood is currently utilizing fewer units than were originally allocated. Infrastructure and roadways were designed (and built) to accommodate the units initially allocated with the plan. With the requested allocation of 23 additional units, the Diamond Creek neighborhood will have under-utilized 73 units. Therefore, the request to re-allocate 23 units to Parcel EV-1 will not result in negative impacts to City services, with the exception of the park fee shortfall mentioned in the DAA evaluation below. Specific Plan change pages reflecting these changes are included as Exhibit O.

DEVELOPMENT AGREEMENT AMENDMENT

The requested unit allocation requires changes to the Eskaton Development Agreement. The proposed DAA is provided as Exhibit P. In summary, the DA is being modified to reflect the following:

- Change in unit allocation from 363 congregate care units to 386 congregate care units;
- Park fee shortfall and the payment schedule of such shortfall (as discussed below);
- Payment of \$3,200 (Eskaton Village's fair share of fees collected city-wide) towards updates to the City's Short-Range Master Transit Plan:
- In the event Eskaton's private shuttle serve is discontinued, Eskaton agrees to reimburse the City for the actual per trip cost of providing Dial-a-Ride service, not to exceed \$30,000 annually (adjusted per regional CPI), plus the then current price of one 15 passenger bus.
- Eskaton shall construct and perpetually maintain a transit shelter on Diamond Creek Boulevard, south of Parkside Way.

^{**} The City Council previously approved entitlements increasing the unit allocation for parcel DC-8 by 35 units.

^{***} A tentative map has not yet been approved. Therefore, the original unit allocation is also the current unit allocation.

<u>Park Fee Shortfall</u> – Park planning and funding within the Diamond Creek neighborhood is based upon the original number of units anticipated by the specific plan. The transfer of 37 affordable units from Parcel EV-1 to Parcel WW-17 in 2002 resulted in the loss of monies available to fund neighborhood parks. At that time, the Eskaton DA was revised to require a park fee shortfall payment for the 37 unit reduction. The re-allocation of 23 units brings the total unit count for Parcel EV-1 to 386, which is still 14 units below the number anticipated for the property. Therefore, to keep the park funds whole, the Parks Department has requested the payment of an in-lieu fee for neighborhood parks in the amount of \$17,920 (adjusted annually).

Under similar circumstances for projects within the City that resulted in the loss of residential units, inlieu fees were required for both neighborhood parks and city-wide parks. As such, the applicant has agreed to pay this fee, which is reflected in the proposed Development Agreement Amendment language. The shortfall will be paid prior to the issuance of a building permit for congregate housing units. Citywide park fees will not be affected by this request since there is no net loss of units city-wide.

Specific Plan and Development Agreement Amendment Conclusion

As evidenced in the discussion above, the proposed unit allocation will not negatively impact City services. As such, staff supports the request and recommends that the Planning Commission recommend that the City Council approve the requested entitlements.

MAJOR PROJECT PERMIT - STAGE 1

The evaluation of Stage 1 has been structured based upon the information required by the Zoning Ordinance to evaluate the Preliminary Development Plan. The areas of evaluation are identified by bolded fonts followed by a discussion relating to how the proposed Preliminary Development Plan meets the standards of the Zoning Ordinance for approval of Stage 1 for a Major Permit Project.

As an informational note, 12 single-family lots were initially proposed for development within the 100-year flood boundary. Based on input from the City, the applicant has revised the site design so that no encroachment is proposed within the floodplain. The Site Plan and Tentative Map have been revised to reflect this change; however, many of the remaining exhibits (e.g. landscape plan, circulation plan, etc.) could not be revised due to scheduling constraints. The overall site layout has not changed substantially as a result of this revision. The landscape plans, grading plan, circulation plan, etc. still reflect the overall design intent for the project. The various city departments have reviewed the revised layout and are satisfied with the design. All applicable plan sheets will be revised to match the site plan prior to Stage 3 submittal.

SITE DESIGN

Site Layout: The proposed project Site Plan is provided in Exhibit B. As shown on this exhibit, the core Eskaton facilities (memory care, assisted living, skilled nursing facility, independent living, & fitness center) are located toward the center of the property. The single-family patio homes flank the core facilities (AKA the "Lodge") on the north, south, and west. Twenty-six rental cottages are located in proximity to the Lodge near the main entrance on Diamond Creek Boulevard.

The single-family component of the project is laid out in a cluster arrangement of 6 to 10 homes in any given cluster. All single-family units incorporate rear patios and entry doors that orient toward a system of pedestrian paseos that link each home to each other and to the Lodge.

Parking areas for the different facilities are dispersed throughout the project to provide convenient access for the residents, employees, and visitors. Parking for the independent living units is provided in the form of covered carports, while single-car garages are provided for the rental cottages. Two-car

garages are also provided for each single-family detached residence. Visitor parking is also provided in various locations. Details regarding the project parking will be discussed later in this report.

Setbacks: Neither the Zoning Ordinance nor the NRSP establish building setbacks for the proposed project. The NRSP, however, does establish landscape setbacks along the three (3) street frontages as noted below:

- Blue Oaks Boulevard = 50 feet
- Diamond Creek Boulevard = 69 feet
- Parkside Way = 35 feet

The required setbacks are identified on the project Site Plan (Exhibit B). As shown on this exhibit, the proposed buildings either meet or exceed the required setbacks. Along the western property where there is no required setback, the project has been designed with a minimum setback of 25 feet.

The increased setback requirement along Diamond Creek Boulevard (69 feet) is due to the requirement for an open drainage corridor along the frontage of the project. As shown on the site plan, the project has been designed with an 82 foot landscaped corridor setback.

All of the proposed building setbacks comply with the applicable criteria of the NRSP. No change is recommended.

Open Space: Dispersed throughout the site are common open space areas as well as open courtyards around the core facilities.

Noise: The project site is currently exposed to traffic noise from Blue Oaks Boulevard, which directly abuts the subject property to the south. An acoustic analysis was performed by Bollard & Brennan, Acoustic Engineers to evaluate the impact of roadway noise from Blue Oaks Boulevard on the project (Attachment 6 of the Initial Study).

As shown on the project site plan, single-family homes are proposed along Blue Oaks Boulevard. The City's General Plan establishes acceptable noise level criteria for both transportation and non-transportation noise sources affecting new residential uses. For transportation noise sources, the General Plan Noise Element establishes an acceptable exterior noise level standard for residential uses of 60 dB Ldn, which is applied in the outdoor activity areas. The General Plan also establishes an interior noise level criterion of 45 dB Ldn for residential uses.

The noise analysis indicates that the site would be exposed to traffic noise levels of approximately 68 dB Ldn, which exceeds the 60 dB Ldn noise level standard. In response to this, the project has been designed with an 8-foot tall sound barrier along Blue Oaks Boulevard and a portion of Diamond Creek Boulevard, which is reflected on the project site plan (Exhibit B). According to the noise analysis, incorporation of the 8-foot tall barrier will reduce noise levels to 60 dB Ldn, which complies with the General Plan Noise Element. The noise analysis further states that standard construction methods (wood siding or stucco, STC-26 windows, weatherstripping, insulation, etc.) will reduce interior noise levels below the 45 dB noise level standard.

The project has been modified to comply with the recommendations of the noise analysis. No change is recommended.

CIRCULATION DESIGN

Vehicular Circulation: As shown on the project Site Plan (Exhibit B), the main vehicular entrance into the project will be from a single entry on Diamond Creek Boulevard. This entry will be gated and will include a small security building and a pedestrian gate. A secondary entrance into the project is

proposed on Parkside Way where a remote-controlled gate and pedestrian gate will be provided. This gate is intended for use by residents and emergency vehicles only.

Upon entering the main gated entrance, a 24-foot wide two-lane road provides access into the center of the site and continues to the secondary entrance on Parkside Way. From this two-lane road, secondary drive aisles (20 feet wide) provide access to the various single-family villages/clusters. The main drive aisle also provides direct access to the project parking and service areas on the site. Covered porte-cocheres are provided at the main entrance to the Lodge and Skilled Nursing Facility for weather protected passenger drop-off and loading.

Enhanced Driveways/Paving: Consistent with the provisions of the Community Design Guidelines, the project will be required to provide enhanced paving at the two project entrances as well as at all pedestrian crossings. The Site Plan indicates the required enhanced paving at the driveways and pedestrian crosswalks. No change is recommended.

Emergency Circulation: The main and secondary entrances into the site comply with the City's Fire Department requirements for emergency access into the project. The internal drive aisles that provide access for residents, employees, and visitors also provide the necessary emergency access. However, in some cases around the Lodge building, the proposed drive aisles do not provide emergency access within 150 feet of the building. In order to comply with this Fire Department requirement, turf-crete pavers will be utilized to allow emergency vehicle circulation within 150 feet of all portions of the building. This material will also increase the amount of paved area needed for emergency circulation. A Fire Circulation exhibit has been prepared and is included as Exhibit D for the Commission's information that illustrates how the project complies with the Fire Department's access criteria. The Fire Department indicates that the proposed design is acceptable and provides the required emergency access.

Pedestrian Circulation: A Circulation Plan (Exhibit C) has been prepared to demonstrate the pedestrian pathway / paseo system that meanders throughout the project. The paseo system has been designed to link each single-family home within the project to one another and also the core facilities. As noted previously, each single-family home will have an entry door and patio oriented to the paseo path system with the intent of facilitating a pedestrian-oriented community, and reducing the need for automobile transportation. The paseo system ultimately leads to the bike trail to be constructed within the open space north of the project site.

The paseo system will be designed with a hierarchy of path widths, landscape treatments, and lighting effects to help prevent residents from getting lost within the project. For example, a main pathway leading to the lodge might be eight feet wide with a certain kind of bollard lighting treatment, while localized pathways (i.e., leading to a residential cluster) might be five or six feet wide with a different landscape and lighting treatment. The applicant indicates that each village within the project will have its own unique identity through landscape treatment and signage that will further prevent disorientation. The paseo system will also connect with the required exterior pathways along the street frontages of the project. In accordance with the NRSP, a five (5) foot sidewalk is proposed along Parkside Way, an eight (8) foot sidewalk is proposed along Blue Oaks Boulevard, and a twelve (12) foot sidewalk is proposed along Diamond Creek Boulevard.

Accessibility: Handicap access and parking will be provided in accordance with the Uniform Building Code (UBC) and Title 24 of the State of California. In order for a site to be handicap accessible, a person must have the ability to get onto the site from the adjacent street sidewalks via a clear path of travel without passing behind designated parking spaces. Approved access to the site, per UBC requirements, will be provided at each driveway via walkway, and will lead through the project site to the building entrances. Additionally, the site will be graded to provide appropriate slopes for travel between buildings, from the parking lots to the buildings and to and from the street frontages.

Bicycle Parking/Circulation: The Zoning Ordinance requires that at least seven bike racks be provided for the project. The Site Plan does not identify the provision of bicycle parking. **Condition 2a** requires that bicycle parking be provided per Zoning Ordinance standards in convenient and visible locations around the core facilities.

Parking: For purposes of calculating the number of required parking spaces for the project, the parking was calculated for each individual element of the proposal and then added together. The parking requirements used for each of the different elements are identified on the project Site Plan (Exhibit B). As shown on this exhibit, the project is required to provide 612 parking spaces. The Site Plan indicates the provision of 616 parking spaces. No compact parking spaces are proposed. All of the proposed parking dimensions (and associated drive aisles) comply with the design specifications identified in the Zoning Ordinance.

The location of the parking spaces are shown on the project Site Plan (Exhibit B). As previously mentioned, the project parking has been distributed throughout the site to provide convenient access to each of the buildings for residents, guests, and staff. Parking demand for the core facilities will primarily be generated by Eskaton staff and residents of the independent living facility. Parking for the residents of the core facilities will primarily be in the form of carports. The rental cottages will incorporate single car garages. The single-family homes will incorporate a mix of one and two-car garages, which will satisfy the parking demand generated by those units.

The Zoning Ordinance requires guest parking to be provided at a ratio of 1 space per 10 units. Short-term guest parking will be provided in the driveway of each single-family unit. Longer-term (i.e., overnight) guest parking will be provided in various parking banks provided throughout the project, as well as designated guest spaces within each residential cluster. The site plan illustrates the various locations for guest parking. Exhibit O also demonstrates other alternative guest parking configurations within each residential cluster. The final location of guest parking will be determined during Stage 3 review.

GRADING DESIGN

Site Grading: As mentioned previously, the site is characterized by gently rolling topography with two larger knolls located at the center of the property that are approximately 5-10 feet higher than the surrounding grade. The average grade change across the property varies from 2-4 feet (east-west) and 10-12 feet (north-south). Due to the size of the lodge building and the assisted living and skilled nursing building, and the number of single-family lots, a significant amount of grading will be necessary. As shown on the project Grading Plan (Exhibit E), approximately 86,000 cubic yards of earth material will be required to be moved within the site boundaries in order to achieve the proposed grading design. This design includes very large slab foundations at a single finished floor elevation (e.g. 105 feet) for the Lodge building, skilled nursing, assisted living, independent living, etc. Although a significant amount of earth material will be moved, the grading design will achieve an on-site balance of cut and fill.

A small retaining wall (max 3.5') is proposed along the boundary of the 100-year floodplain (see Exhibit B) to prevent a fill slope from encroaching within the floodplain boundary. The proposed wall height is consistent with the wall height approved for the adjacent Crocker Ranch South subdivision. The consistent wall height will result in a seamless interface between the Eskaton Village and Crocker Ranch projects and the open space.

PUBLIC INFRASTRUCTURE IMPROVEMENTS

Street Improvements: As previously noted, the subject property is bordered by Blue Oaks and Diamond Creek Boulevards and Parkside Way. These roadways were installed by the NRSP CFD in 1999. In accordance with the NRSP Development Agreement, Eskaton will be responsible for its proportionate contribution to the NRSP CFD for those street improvements. No other public street improvements are required with this project.

Utility Improvements: All utility improvements necessary to serve the project have been installed as part of the NRSP improvements. All of the main electric, water, sewer, cable, telephone, and storm drain improvements have been installed in the public right-of-way along the three streets that border the project site.

In order to service the subject property, the project will be required to construct on-site improvements that will connect with the main lines in the surrounding streets. According to the different City utility departments, the proposed on-site utility plan is generally acceptable. Standard and site specific conditions of approval regarding the final design of the utility improvements have been included to ensure that the on-site utilities comply with the City's Improvement Standards and the provisions of the NRSP and associated Development Agreement. This includes the requirement for the use of recycled water for the irrigation of the project landscaping.

Public Utility Easements: The Electric Department typically requires 12.5-foot wide Public Utility Easements (PUE) along roadways in which to place electric and other dry utilities. In this case, the proposed lotting pattern makes it difficult to achieve the standard 12.5-foot PUE. In coordination with the Electric Department, the required PUE width has been reduced to accommodate the proposed lotting pattern. A diagram has been prepared to illustrate the agreed upon PUE configuration (Exhibit K). As shown in Exhibit K, the standard PUE width will be 7 feet, but will extend to 12.5 feet between units to provide room for transformers and other utility boxes. The utility companies indicate that the proposed PUE configuration is acceptable.

The tentative map exhibit and associated plans do not reflect the agreed upon PUE configuration. Therefore, Tentative Map **Condition 41** has been added addresses this issue. The applicant is in agreement with this condition.

Bus Turnout and Shelter: At the request of the Transportation Division, the applicant has agreed to construct and maintain a bus shelter on Diamond Creek Boulevard, north of the main project entry. Typically, the City maintains bus shelters; however in this case, Eskaton Village has agreed to accept the maintenance obligation, which is reflected in the Development Agreement Amendment. Modifications to the Diamond Creek Boulevard frontage may be required to provide adequate room for a turnout. This may include modifications to the drainage channel. The Public Works Department is confident that adequate space is available and will further refine the design during Stage 3 review of the project.

PHASING PLAN

The project will be developed in phases as indicated on the Phasing Plan (1st page of Tentative Map set - Exhibit L). The entire project site will be rough graded and utilities installed at one time. Phase 1 will consist of the main internal roadway, approximately 80 single-family residential units, the fitness center, and construction of the bike trail within the open space. Phase 2A will consist of the rental cottages, the assisted living wing, conference center, independent living wing, and memory care facility, along with associated parking. Phase 2B will include the skilled nursing facility and associated parking. Phase 3 will consist of more single-family development, followed by Phase 4 with the remaining single-family residential.

The Phasing Plan indicates that frontage landscaping and sidewalks will be installed with each phase, rather than all with Phase 1. Furthermore, it appears that a portion of the masonry sound wall along

Blue Oaks Boulevard would not be installed until Phase 3. The lack of a sound wall in this location could expose residents of Phase 1 to traffic-related noise levels in excess of General Plan noise standards. The timing of frontage improvements for larger projects is typically determined on a case-by-case basis. In this case, staff is recommending that all required frontage improvements (i.e., sidewalk, landscaping, masonry wall) be installed with Phase 1. This would ensure that the project complies with applicable noise criteria and will ensure uniform growth of the landscaping within the landscape corridors. **Condition 24** reflects the requirement to install all required frontage improvements with Phase 1. The applicant is in agreement with this condition.

The applicant has indicated that the planned phases could possibly be developed within a time frame of three (3) to five (5) years. The applicant has also indicated that the timing and order of phasing could be modified depending upon the success of the various project components and the market conditions. Modifications to the phasing plan could be allowed, as long as the required improvements (roadway, landscaping and infrastructure) are installed as required to serve the project.

STAGE 1 SUMMARY

In conclusion, the Preliminary Development Plan is found to be consistent with the Stage 1 requirements in that the project provides a logical building configuration, adequate access, circulation and parking, landscaping and open space areas, appropriate site grading, vehicle and pedestrian circulation and development phasing. Typically, Stage 1 would also address the conceptual architectural intent/theme of the development; however, since Stage 2 is also being requested at this time, the architectural design is addressed within the Stage 2 evaluation below.

MAJOR PROJECT PERMIT - STAGE 2

Stage 2 of the Major Project Permit includes the review of the final architectural design and landscape treatments. The project has been evaluated based upon the applicable design standards of the North Roseville Specific Plan Design Guidelines and the City's Community Design Guidelines.

ARCHITECTURE

Elevation plans have been provided for all of the buildings proposed within the project: single-family, duplex, triplex, four-plex, assisted living wing, independent living, independent dining, skilled nursing, memory care, conference center, and fitness center. Due to the number of elevation plans associated with the proposal, reduced copies of the building elevations for the buildings are provided as Exhibit G. Reduced colored elevations / perspective drawings for different building types are also included as Attachment 4.

For complete details for each of the different buildings proposed within the project, please refer to the proposed elevations (Exhibit G) as well as the reduced colored elevations (Attachment 4). As proposed, all of the proposed buildings comply with the applicable design standards including the height limitation of 50 feet as specified in the Zoning Ordinance for projects in the Community Commercial (CC) zone district.

In summary, the buildings within the project incorporate the following elements:

- A color palate utilizing various earth tones;
- The overall mass and articulation of each building (to the extent possible) will be broken down to reflect the individuality of each residential unit by a combination of changes in wall planes, roof lines, and building color;
- Use of stone or masonry veneer and copper accent materials at selected building entries to further accentuate those areas;

- Use of common accent materials and colors for trellis features, balconies, covered entrances, etc;
- Varied roof forms and varied roof tiles.

Staff is satisfied with the proposed architecture and believes that it will integrate well with the Diamond Creek community and the commercial center planned across Diamond Creek Boulevard, which utilizes similar design concepts. No change to project architecture is recommended.

LANDSCAPING

A Preliminary Landscape Plan (Exhibit H) has been prepared for the entire project that identifies the proposed trees, shrubs, and ground covers to be used on site. Due to the size of the project and the scale of the plans, illustrating the proposed planting plans for shrubs and ground-covers on this exhibit would be difficult. Therefore, the applicant has prepared "Typical Landscape Details" which are provided on multiple exhibits, which are provided in reduced format.

According to the project overview provided by the applicant (Attachment 2), the project incorporates the following landscaping themes:

- The architectural theme of the Village Center (Lodge) and the single-family residential homes is an emulation of the Provence region of France. As such, landspace plantings will serve to reinforce this theme by use of orchard type arrangements of trees, courtyard gardens, Mediterranean type plant materials, and lots of potted plants with colorful flowers.
- The Village entry bridge, fence pilasters, and the neighborhood entry and project entry signs utilize
 the same stone fascia as is used at the existing bridge on Parkside Way, tying the project to the
 surrounding Diamond Creek community.
- The canal along Diamond Creek Boulevard will be improved with a meandering concrete bottom with boulders, meadow grasses, and native oak trees.
- The streetscape along Blue Oaks Boulevard and Diamond Creek Boulevard comply with the requirements of the North Roseville Specific Plan, with meandering sidewalks and signature street trees.
- Each residential village within the project will utilize a primary street tree unique to that village, reinforcing an individual landscaping theme.

Single-Family Landscaping: While each single-family residence will be situated on a separate lot, all yard areas will be maintained in common by the Homeowner's Association. There will be no privacy fences or delineation of yard space. Easements will be recorded across the single-family parcels for pedestrian access and maintenance of the common areas.

Staff has found the proposed landscape plan to be consistent with the applicable Community Design Guidelines and the NRSP Design Guidelines. No change is recommended.

LIGHTING

The proposed locations and styles of project lighting are shown on the Lighting Plan (Exhibit Q). A total of four different lighting fixtures will be used throughout the project in order to provide the necessary lighting levels for security and safety, as well as to provide an ornamental variety of lighting that will further enhance the aesthetics of the project. With the exception of the bollard style light fixtures and wall sconces, all other fixture types will be an "acorn" style of fixture which is similar to the fixtures used in the NRSP along public roadways.

The street and parking lot light fixtures will be 19 feet in height, while the area lighting fixtures will be 12 feet in height. The bollards will have an overall height of 42", and the wall sconces will be mounted

between nine and 12 feet above the ground. The proposed fixture heights comply with the Community Design Guidelines maximum fixture height of 25 feet.

As proposed, the project lighting complies with the requirements of the NRSP and the City's Community Design Guidelines. A photometric plan has not been prepared (nor is one required at this stage) to illustrate the proposed light levels throughout the project site. The site photometric plans will be reviewed with the various Stage 3 submittals to ensure compliance with the City's minimum lighting standards of one footcandle for parking areas/drive aisles, and one-half footcandle for pedestrian walkways.

STAGE 2 SUMMARY

In summary, staff finds that the proposed architectural, landscaping, and lighting plans comply with the requirements for Stage Two approval. Therefore, staff recommends that the Planning Commission approve Stage 2 of the Major Project Permit for the Eskaton Village project.

TENTATIVE SUBDIVISION MAP

Evaluation and Findings

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

 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.

<u>Parcel size, design, configuration, location, orientation and character:</u> As indicated in the project description and as shown in Exhibit L, the applicant is proposing to subdivide the 52.2-acre project site into 300 single-family residential parcels and nine other parcels for roadways, the core facilities, and common areas.

Typically, the Zoning Ordinance would establish minimum development standards for single-family lots (i.e., setbacks, coverage, etc.). However in this case, the zoning of the property is Community Commercial / Special Area. The intent of the CC/SA zoning is to allow an integrated senior care facility, which could be designed in various forms. Since the exact location of all buildings (including residential structures) is being established through the Major Project Permit process, the configuration of the single-family lots is relatively unimportant. As evidenced in the MPP evaluation above, the project meets applicable City design standards as proposed. Therefore, the proposed lot configuration, roads, and improvements are consistent with the General Plan, NRSP, and the Subdivision Ordinance.

<u>Grading:</u> Grading required for the proposed project includes ±86,000 cubic yards of excavation and fill. The grading is consistent with that proposed for the MPP, which has been found to be appropriate for the development of the site.

<u>Access & Circulation:</u> Access and circulation are discussed above with the Major Project Permit. Each parcel will be provided access and will allow access to the circulation pattern proposed with the MPP.

<u>Improvements:</u> Frontage improvements required for the project include the installation of a bus turnout and shelter north of the main project entry on Diamond Creek Boulevard. As discussed in the MPP evaluation, no other public roadway improvements are required.

The project will also include shared utility infrastructure, including looped water, recycled water, sewer, electric, fire hydrants and other utility mains. The Major Project Permit was conditioned to require that these site improvements be provided. The requirements for access and service improvements have been included in the conditions of approval for both the Major Project Permit as well as this Subdivision Map.

2. The subdivision will result in lots that 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 sized to accommodate future development in accordance with City standards. Aside from Pleasant Grove Creek on the north end of the project site, there are no significant watercourses located within the site that will affect development. Although the topography of the site/parcels includes minor grade changes, slopes, and retaining walls, the site is capable of development with the building layout shown with the proposed development plans.

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

The water quality impacts associated with the project and the expected discharge of waste for this project are consistent with what has been anticipated by the General Plan and NRSP EIRs. In addition, the design of the sewer lines in the project area and treatment capacity at the City's sewage treatment plant have adequate conveyance and capacity to accommodate the existing and future development on the parcels proposed by the tentative map.

TREE PERMIT

The site is populated with nine (9) native oak trees. Four additional oak trees within the open space will also be minimally impacted as a result of bike trail construction. According to the arborist report (Exhibit M), several of these native oak trees are the Quercus douglasii (Blue Oak) species and the others are the Quercus lobata (Valley Oak) species. As shown on the project Grading Plan (Exhibit E), these native oak trees are primarily located in the northwest portion of the property; however, one tree (#40) is located near the corner of Diamond Creek Boulevard and Parkside Way.

Removals: The arborist report concluded that three of the trees are in poor health and vigor and could represent a hazard in the future built environment. Therefore, these trees (106, 2821, and 2823) have been recommended for removal.

According to the arborist report, tree #2820 is dead and is also proposed for removal. It should be noted that Tree #2822 was previously inventoried in the September 15, 2004 arborist report for the project. Since that time, Tree #2822 has collapsed and is now lying prone on grade. A supplemental report (dated March 14, 2005 – Exhibit N) was submitted to document this finding.

The total amount of inches proposed for removal is 146 (excludes dead tree #2820 & tree #2822). In compliance with the City's Tree Preservation Ordinance, the landowner will be required to mitigate on an inch-for-inch basis for the removed trees. The proposed mitigation plan may include a combination of on-

site revegetation and the payment of in-lieu fees into the City's Tree Mitigation Fund, which requires payment of \$118 per inch removed. At this time, the final landscape plan has not been completed. As part of the final landscape plan submittal (Stage 3), staff will ensure that the required inch for inch mitigation is provided. Tree Permit **Condition 3** reflects the mitigation requirement.

Encroachments: The two remaining native oaks will incur minor encroachment into the Protected Zone Radius as a result of sidewalk construction and building foundation construction. Tree #40 is a 37-inch Valley Oak in fair condition and is located between two of the rental cottage buildings near the corner of Diamond Creek Boulevard and Parkside Way. Tree #40 may experience minor encroachment (estimated at less than 2%) as a result of foundation trenching and minor temporary construction impacts.

Tree #2824 is a 47-inch Blue Oak with a dripline radius of 56 feet. Tree #2824 is listed in fair to poor health and vigor and will incur approximately 6% encroachment as a result of sidewalk construction within the on-site recreational area. Minimal grading will be required to construct the sidewalk. Arborist recommendations for Tree #2824 are to inspect the trunk cavity for decay, and to provide a cable system to support the large lateral stem extending to the southwest.

In addition to the on-site trees, four trees within the open space north of the project site will incur minor encroachment as a result of bike trail construction as follows:

Tree #	Туре	DBH (inches)	PZR (feet)	Condition	Encroachment	Recommendations
85	Interior Live Oak	13,15	40	Fair	> 1%	Clean out crown.
86	Blue Oak	22	25	Fair	7%	Remove wire fence post from lower trunk; clean out crown.
87	Interior Live Oak	15,15,23, 25	37	Fair	22%	Clean out crown.
88	Interior Live Oak	23	44	Poor to Fair	>1%	Clean out crown; prune to reduce weight; recommended annual inspection.

Tree Permit Conclusion

The proposed tree removals are necessary to allow for development of the property. As noted above, the trees proposed for removal are in poor health and structure and could potentially result in a hazardous situation in a developed environment. The remaining healthy trees have been incorporated into the project design as on-site amenities. Lastly, the proposed encroachments as a result of bike trail construction are minor and are necessary to allow for construction of this previously anticipated segment of the citywide trail system. The arborist report provides recommendations to reduce impacts to these trees. Staff concurs with the arborist's conclusions and recommends approval of the Tree Permit.

ENVIRONMENTAL DETERMINATION

An Initial Study and Negative Declaration (Exhibit A) has been prepared for this project, in accordance with the CEQA Guidelines. The Initial Study and Negative Declaration were prepared using previous environmental documents such as the NRSP Environmental Impact Report (EIR), the West Roseville Specific Plan EIR, and the General Plan EIR. The NRSP EIR, which analyzed the development of the subject property was certified by the City Council on August 6, 1997. Cumulative impacts such as traffic, water, sewer, etc. were also analyzed in the NRSP EIR, WRSP EIR, and General Plan EIR. Staff has determined that the project is consistent with this previous environmental documents, and therefore, has prepared a Negative Declaration for the project. The Negative Declaration was posted for a 20-day public review and comment period, which closes on April 28, 2005. No comments have been received to date.

RECOMMENDATION

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

- A. Adopt the seven (7) findings stated below for adoption of the NEGATIVE DECLARATION;
 - 1. The Eskaton Village property was zoned Community Commercial / Special Area (CC/SA) with the adoption of the North Roseville Specific Plan to accommodate the proposed project. An EIR (SCH# 96112014) was prepared for the Specific Plan dated August 1997. Further, in 2004, the City prepared a technical update to its General Plan, which incorporated the land use designation of the subject property and integrated the concepts contained in the Specific Plan as well as other specific plans in the City. The EIR for the original General Plan was adopted in 1992 (SCH #92072064) (the "General Plan EIR"). An EIR for the technical update was adopted on January 21, 2004 (SCH#2002082057). Accordingly, the project is a qualified project within the meaning of CEQA Guidelines Section 21083.3, both under subsection (a) and (b).
 - 2. There are no impacts that are peculiar to the project or the parcel on which the project would be located that cannot be mitigated to less than significant levels.
 - 3. There are no new impacts that were not analyzed as significant effects on the zoning action associated with the North Roseville Specific Plan EIR.
 - 4. There are no potentially significant off-site impacts and cumulative impacts, which were not discussed in the North Roseville Specific Plan EIR.
 - 5. There are no previously identified significant effects which, as a result of substantial new information which was not known at the time the North Roseville Specific Plan EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.
 - 6. The mitigation measures contained within the North Roseville Specific Plan EIR have been undertaken and the Eskaton Village project is compliant with the mitigation measures identified in the North Roseville Specific Plan EIR.
 - 7. The City's uniformly applied development policies or standards will substantially mitigate the environmental effects of the project.
- B. Adopt the NEGATIVE DECLARATION;
- C. Recommend the City Council adopt the SPECIFIC PLAN AMENDMENT 10001 DIAMOND CREEK BOULEVARD (ESKATON VILLAGE) FILE #SPA 04-06 as shown in Exhibit O.
- D. Recommend the City Council adopt the five findings of fact as stated below for the DEVELOPMENT AGREEMENT AMENDMENT -- 10001 DIAMOND CREEK BOULEVARD (ESKATON VILLAGE) FILE #DAA 05-03:
 - 1. The Development Agreement Amendment is consistent with the objectives, policies, programs and land use designations of the City of Roseville General Plan and the North Roseville Specific Plan;
 - 2. The Development Agreement Amendment is consistent with the City of Roseville Zoning Ordinance:

- 3. The Development Agreement Amendment is in conformance with the public health, safety and welfare;
- 4. The Development Agreement Amendment will not adversely affect the orderly development of the property or the preservation of property values; and
- 5. The provisions of the Development Agreement Amendment will provide sufficient benefit to the City to justify entering into the Agreement;
- E. Recommend that the City Council approve the DEVELOPMENT AGREEMENT AMENDMENT --10001 DIAMOND CREEK BOULEVARD (ESKATON VILLAGE) – FILE #DAA 05-03 as shown in Exhibit P.
- F. Adopt the two findings of fact for the MAJOR PROJECT PERMIT STAGE ONE 10001 DIAMOND CREEK BOULEVARD (ESKATON VILLAGE) FILE #MPP 04-03:
 - 1. The Preliminary Development Plan for the Eskaton Village project is consistent with the General Plan, the North Roseville Specific Plan, and the Roseville Community Design Guidelines; and
 - 2. The design and the installation of the Eskaton Village project will not be detrimental to the public health and safety, or be materially detrimental to the public welfare.
- G. Adopt the two findings of fact for the MAJOR PROJECT PERMIT STAGE TWO 10001 DIAMOND CREEK BOULEVARD (ESKATON VILLAGE) FILE #MPP 04-04:
 - 1. The architecture and landscaping for the Eskaton Village project is consistent with the General Plan, the North Roseville Specific Plan, the Community Design Guidelines, and the Stage One approval; and
 - 2. The design of the Eskaton Village project will not be detrimental to the public health and safety, or be materially detrimental to the public welfare.
- H. Approve the MAJOR PROJECT PERMIT STAGE ONE AND STAGE TWO 10001 DIAMOND CREEK BOULEVARD (ESKATON VILLAGE) FILE #s MPP 04-03 & MPP 04-04 as shown in Exhibits A-R and subject to the one-hundred eighteen (118) conditions of approval below.
- Adopt the findings of fact for the TENTATIVE SUBDIVISION MAP 10001 DIAMOND CREEK BOULEVARD (ESKATON VILLAGE) – FILE #SUBD 04-21:
 - 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.
 - 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.

- 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.
- J. Approve the TENTATIVE SUBDIVISION MAP 10001 DIAMOND CREEK BOULEVARD (ESKATON VILLAGE) FILE #SUBD 04-21, as shown in Exhibit L and subject to the sixty-five (65) conditions of approval below;
- K. Adopt the two (2) findings of fact for the TREE PERMIT 10001 DIAMOND CREEK BOULEVARD (ESKATON VILLAGE) – FILE #TP 04-47:
 - Approval of the Tree Permit will not be detrimental to the public health, safety, or welfare, and approval of the Tree Permit is consistent with the provisions of Chapter 19.66 of the Roseville Zoning Ordinance.
 - 2. Measures have been incorporated in the project or permits to mitigate impacts to remaining trees and to provide replacement for trees removed.
- L. Approve the TREE PERMIT 10001 DIAMOND CREEK BOULEVARD (ESKATON VILLAGE) FILE #TP 04-47 with the twenty-one (21) conditions listed below.

CONDITIONS OF APPROVAL FOR THE MAJOR PROJECT PERMIT STAGES 1 & 2 (MPP 04-03 & MPP 04-04):

- 1. This design review permit approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on April 28, 2007. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from April 28, 2007.
- 2. The project is approved as shown in Exhibits A R and as conditioned or modified below.
 - a. A minimum of seven bicycle racks shall be provided in a visible and convenient location near the Lodge building. (Planning)
 - b. All those conditions and restrictions as called for in the development agreement By and Between the City of Roseville and Eskaton Properties, and as amended, shall be made part of this approval. (Engineering, Planning)
- 3. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)
- 4. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
- The applicant shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works (Engineering)
- 6. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)

PRIOR TO BUILDING PERMITS:

- 7. Parking stalls shall meet, or exceed, the following minimum standards:
 - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6" raised curb or concrete bumper. (Planning)
 - b. Standard -- 9 feet x 18 feet; Compact--8 feet x 16 feet; Accessible--14 feet x 18 feet (a 9 foot wide parking area plus a 5 foot wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible--17 feet x 18 feet (9 foot wide parking area plus an 8 foot wide loading area). (Planning)
 - c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signages, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
 - Handicapped parking stalls shall be dispersed and located closest to accessible entrances.
 The total number of accessible parking spaces shall be established by Table 11-B-6 of the CBC.
 - ii) Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
 - iii) Accessible parking and exterior route of travel shall comply with CBC, Sections 1127B and 1129B. (Building)
- 8. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. (Planning)
- 9. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
- 10. Unless otherwise approved by the Environmental Utilities Department, the landscape plan shall comply with the North Roseville Specific Plan and the City of Roseville Water Efficient Landscape Requirements Resolution No. 93-55. (Planning)
- 11. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
- 12. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (2") bark (no shredded bark) or (2") mulch covering. (Planning)
- 13. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
- 14. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the suite addressing plan for individual tenant spaces within the building. The Chief Building Official, or the designate, shall approve said plan prior to building permit approval. (Building)

- 15. A separate **Site Accessibility Plan** which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
- 16. Multiple **Building Complexes.** As part of the required **Site Accessibility Plan**, the developer shall delineate the extent of the site accessibility improvements being installed as part of the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)
- 17. Building permit plans shall comply with all applicable code requirements (Uniform Building Code UBC, Uniform Mechanical Code UMC, Uniform Plumbing Code UPC, Uniform Fire Codes UFC and National Electrical Code NEC), California Title 24 and the American with Disabilities Act ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Department for applicable Code editions). (Building)
- 18. Restaurants **or other food services.** The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
- 19. Maintenance of copy of building plans. Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address.
- 20. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Engineering prior to approval of any plans. (Engineering)
- 21. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
 - a. Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
 - b. Grading shall comply with the City grading ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore modification of the erosion control plan may be warranted during wet weather conditions.
 - c. A rough grading permit may be approved by Engineering prior to approval of the improvement plans.
 - d. 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)
- 22. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)

- 23. 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)
- 24. The project can develop in Phases as shown on the Tentative Map. With the development of Phase 1 the following will be required: the entire sound wall along the frontage of Blue Oaks Boulevard and a portion of Diamond Creek Boulevard; the loop road; the drainage channel on Diamond Creek Boulevard; all sidewalks and frontage landscaping on Diamond Creek Boulevard, Blue Oaks Boulevard, and Parkside Way; and, the bike trail adjacent to the open space and all necessary utilities as specified below in these conditions. Diamond Creek Boulevard shall be improved with a bus turn out and standard City bus shelter. The bus turn out and shelter shall be located between the driveway and the existing traffic circle and shall also function as a right turn lane into the site. The developer shall enter into an agreement with the City that will obligate the developer or HOA to provide ongoing maintenance of the bus shelter. (Bus Shelter No 05-198) (Engineering, Transit)
- 25. Along the frontage of Diamond Creek Blvd. the existing drainage facility shall be upgraded to include a standard concrete lined facility (consistent with the NRSP Landscape Design Guidelines) with access ramps on both ends. Hydraulic calculations shall be submitted to ensure that the facility is properly designed to convey the design drainage capacity of 150% of the 100-year storm event. The ramps shall be fenced, gated and locked to prevent public access. (Engineering)
- 26. The site shall be accessed by two entry-ways, one on Diamond Creek Blvd. and one on Parkside Way. The entry-ways shall be built as "Type A-7" driveways. If the entry-ways are to be gated, adequate pavement widths for vehicular turn arounds shall be provided per the City Standards. The crossing of the existing drainage facility on Diamond Oaks Blvd. shall either be a bridge or box culvert design, high enough to provide a clear access of 7-feet from the concrete drainage ditch for the future maintenance of the drainage facility. The access road shall be built wide enough to accommodate a 5-foot wide pedestrian access onto the site. A standard handrail shall be constructed on the backside of the sidewalk adjacent to the retaining wall. All retaining walls required for the installation of the crossing shall be either concrete or masonry construction and shall be accompanied with structural calculations. (Engineering)
- 27. All interior streets shall be private streets and shall be owned and maintained by the Home Owners Association. Proper signage shall be posted to restrict parking on the private streets. (Engineering)
- 28. All utilities serving the site shall be brought in with existing stubs. There shall be no cuts in the street for utility extensions. (Engineering)
- 29. Within the landscape set backs along the entire frontage of the site, pedestrian walks and fencing shall be constructed. The pedestrian walk widths shall vary with Blue Oaks being 8-feet, Diamond Oaks 12-feet, and Parkside 5-feet. The Pedestrian path on Parkside shall extend to the north and attach to the existing sidewalk on the bridge and also to the bike trail within the open space. Fencing along Blue Oaks shall be Enhanced masonry construction, and along Diamond Creek Boulevard and Parkside Way the fencing shall be enhanced wood or open type fencing. Along the western property line the fencing shall be a minimum of enhanced wood. (Engineering)
- 30. Within the open space, adjacent to the site on the northerly property line, a class one bike trail meeting City standards shall be constructed to connect to the existing portions of the bike trail within the open space. (Engineering)

- 31. The site shall be graded to accommodate 100-year overland drainage releases per City Standards and shall include the pass through of storm water generating in the sag of Blue Oaks Blvd. (Engineering)
- 32. All storm drainage, including roof drains, shall be collected on site and shall be routed to the nearest storm drain system or natural drainage facility. Prior to discharge from the site, the storm water shall be treated with a sand/oil seperator. The storm drain system shall be a private system and shall be maintained by the property owner. (Engineering)
- 33. The grading plans shall clearly indicate the elevations of the 100-year flood levels and the extent of the flood plain. Residential lots developed adjacent to the floodplain shall have pad elevations a minimum of two feet above the City's 100 year flood elevation. A Letter Of Map Amendment (LOMA) or a Letter Of Map Revision (LOMR) is required for all residential lots adjacent to FEMA regulatory floodplain (Engineering)
- 34. Landowner shall provide a transit pad and enter into a Deferred Improvement Agreement or other agreement based upon a construction cost of \$10,000 for a bus shelter on the through side of westbound Blue Oaks Boulevard, west of Diamond Creek Boulevard, as per the City's improvement standards. (Engineering, Transit)
- 35. 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)
- 36. 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)
- 37. 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)
- 38. Landscaping adjacent to the Preserve shall be California native, drought-tolerant groundcover, shrubs, plants and trees. (CDD, Planning)
- 39. 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. In addition, the project shall comply with the City's National Pollution Discharge Elimination System (NPDES) requirements, which shall be reviewed and approved by the Environmental Utilities Department prior to issuance of improvement plans. (Engineering, Environmental Utilities)
- 40. "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)"

- 41. The applicant shall pay for all applicable water and sewer fees. Each dwelling shall have individual and separately metered water services. (Environmental Utilities)
- 42. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - b. Water, sewer and reclaimed mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions of approval.
 - c. All sewer manholes shall have all weather 10-ton vehicle access unless authorized by these conditions of approval. (Environmental Utilities)
 - d. All water services (i.e., single family, multi-family, commercial, etc.) shall have a City approved backflow prevention device.
 - e. Stubouts for the installation of water softeners shall not be provided.
 - f. All buildings (i.e., single family, multi-family, commercial, etc.) shall include a recirculating hot water system (Instant Hot Water Feature) or similar technology to provide instantaneous hot water at each hot water faucet.
- 43. All landscaping shall be irrigated with recycled water. 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)
- 44. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for Eskaton Village to be reviewed and approved by the Transportation Commission. (Transportation)
- 45. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)
- 46. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)

- 47. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. Unless otherwise approved by the Environmental Utilities Department, the Developer agrees to pay a per single-family residential unit charge for (1) 90-gallon automatic refuse container at issuance of building permit. (Refuse)
- 48. Fire apparatus access roads shall be provided to within 150 feet of all structures and combustible storage piles. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. The north-east portion of the independent living facility along the three story portion of the building may require revisions to meet this requirement. The fire department access road shall extend through the adjacent portion of the facility. (Fire)
- 49. Vertical clearances or widths shall be increased when, in the opinion of the Fire Chief, vertical clearances or widths are not adequate to provide fire apparatus access. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (32 tons) and shall be provided with a surface so as to provide all-weather driving capabilities. Said access shall be provided prior to any construction or storage of combustible materials on site. (Fire)
- 50. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved provision for the turning around of fire apparatus. A minimum back of curb radii of not less than 48 feet shall be provided. (Fire)
- 51. The required fire flow for the protection of the proposed project is 5,000 gallons per minute with 20 pounds residual water pressure. This flow is based on the premise that the structure will be of Type V-Hr rated construction with the installation of a full coverage automatic fire sprinkler system, and is reflective of the proposed square footage amounts. A change in any of the conditions may increase the required fire flow. (Fire)
- 52. The applicant shall provide the Fire Department with a hydraulic analysis (prepared by a State licensed fire protection, civil, or mechanical engineer) that evaluates the private fire service water main serving the complex. The analysis shall demonstrate that an approved water supply is available and that it is capable of supporting the combined demands for the required fire flow 4,000 gpm and the fire sprinkler system 1,000 gpm. (Fire)
- 53. Applicant shall provide a minimum of eight (8) fire hydrants within the complex in accordance with the Roseville Fire Code. The average spacing between fire hydrants within the complex shall not exceed 200 feet-on-center along proposed roadways. A fire hydrant shall be located within 40-feet of all fire department connections to fire sprinkler systems. The location, number and type of fire hydrants connected to the water supply shall be provided as required and approved by the Fire Department. (Fire)
- 54. Fire hydrants shall be operable and accessible to Fire Department apparatus by roads meeting the requirements of the Roseville Fire Code prior to bringing combustible materials onto the project site. (Fire)
- 55. A minimum clearance of 3-feet shall be provided between trees, shrubs and other landscape materials and all fire protection equipment (hydrants, fire sprinkler system connections, valves). Fire protection equipment shall not be located behind parking stalls or other obstructions to access. (Fire)
- 56. When the proposed project is to be provided with perimeter security fencing, fire apparatus access and occupant exiting shall be considered. All vehicular access gates shall comply with the Uniform

Fire Code requirements and shall be equipped with approved Knox and Opticom emergency vehicle access devices. If pedestrian gates are designed as part of the overall exiting system, they shall comply with the exiting provisions of the Uniform Building Code. Plans shall be submitted to the Fire Department for review and approval prior to installation. (Fire)

- 57. An approved access walkway shall be provided to all exterior doors and openings required by either the Uniform Fire Code or the Uniform Building Code. A concrete sidewalk or other approved hard surface will meet the intent of the access walkway requirement. Adequate space adjacent to the access walkway, vertically and horizontally, shall be provided to allow firefighters to access required building openings in order to effectively perform rescue operations, to allow for equipment maneuverability, and to safely raise ground ladders. Any landscaping adjacent to the access walkway shall be such that it does not obstruct the functional purpose of the walkway upon maturity. (Fire)
- 58. Public Utility Easements internal to the project shall be provided as follows (see Exhibit K):
 - a. Provide a minimum 12.5' PUE contiguous with back of walk where walks exist; or,
 - b. Provide a minimum 12.5' PUE contiguous with back of curb where no walk exists on all roadways and courts. The PUE may be reduced to a minimum width of seven feet (contiguous with back of walk) where walks exist and/or seven feet (contiguous with back of curb) where no walk exists on all roadways and courts where the 12.5' PUE would conflict with building foot prints (patios and porches shall be considered for this condition as part of the building footprint). If this alternative is selected, the PUE shall be dedicated on the map and not as a separate document easement. Where two water meter service boxes are placed on a property line to service two dwelling units, those boxes shall be placed a minimum of seven feet apart (as commonly placed in a typical residential subdivision, per City Standards) to allow for placement of a Roseville Electric transformer or similar above ground equipment between the two water service boxes. (Electric)
- 59. Roseville Electric landscape requirements require that all existing and proposed facilities, including streetlights, be shown and clearances provided. The current submittal reflects only streetlights. Add existing electrical facilities, such as 12kV switchgear, pull boxes, junction boxes, etc. that exist on Blue Oaks Blvd. and Parkside Way and show proper working clearances around such equipment. When showing the lighting cone for streetlights, be aware that our requirements allow no more than 20% encroachment of any tree canopy into that lighting cone. It appears that this has not been adequately addressed in some street light locations. In addition, Figure 4-2A of the North Roseville Specific Plan addresses tree planting along the north side of Blue Oaks Blvd. in relationship to a proposed 60kV transmission line now in the design and construction stage. This proposed line shall be shown on the plans and tree planting shall be restricted in that area. Please contact Charles Cunha, Roseville Electric Power Engineering Manager, at (916) 774-5604 for further details on the design of that transmission line. In conjunction with the construction of this transmission line, the developer will be required to disclose the proposed construction of this line to prospective tenants by incorporation of such disclosure within the CC&R's of the project.
- 60. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
 - a. one (1) set of improvement plans including a site plan in electronic (Autocad) format.
 - b. load calculations
 - c. electrical panel one-line drawings

- 61. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas shall provide a maintained minimum of one (1) foot candle of light. All exterior light fixtures shall be vandal resistant. (Planning & Police)
- 62. The parking lot shall have properly posted signs that state the use of the parking area is for the exclusive use of employees and customers of this project. (See California Vehicle Code Sections 22507.8, 22511.5, 22511.8, 22658(a), and the City of Roseville Municipal Code Section 11.20.110). The location of the signs shall be shown on the approved site plan. (Planning & Police)
- 63. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

- 64. Any backflow preventors visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventors shall be screened with landscaping and shall comply with the following criteria:
 - a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventor to the landscaping.
 - b. For maintenance purposes, the landscaping shall only be installed on three sides and the plant material shall not have thorns.
 - c. The control valves and the water meter shall be physically unobstructed.
 - d. The backflow preventor shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)
- 65. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
 - a. A minimum 12.5 foot wide public utilities easement along all residential road frontages (whether public or private) or as agreed to by developer and Roseville Electric (Electric):
 - b. A public bike trail easement shall be recorded where the bike trail crosses Lot J, with said easement extending ten (10) feet from the edge of the bike trail.
 - c. Water and sewer easements; and,
- 66. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. (Engineering, Environmental Utilities, Electric)
- 67. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
- 68. Inspection of the potable water supply system on new commercial/ industrial/ office projects shall be as follows:
 - a. The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventor.

- b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventor to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/ contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.
- c. The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)
- 69. The following note shall be added to the improvement plans:

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

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

Rental Cottages (28 units) - 1601 Eskaton Loop Fitness Center - 1631 Eskaton Loop Lodge (Independent Living, Assisted Living, Conference Center) – 1651 Eskaton Loop Memory Care (if independent from Lodge) – 1671 Eskaton Loop Skilled Nursing Facility – 1691 Eskaton Loop

- 71. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Engineering will designate the exact areas to be reconstructed. (Engineering)
- 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. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
- 74. 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)

- 75. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for Eskaton Village to be reviewed and approved by the City Manager. (Transportation)
- 76. Water, sewer and reclaimed water shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
- 77. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
- 78. Restaurants **or other food services.** The developer shall install exterior grease interceptor if the proposed business could potentially discharge any grease type product. (Environmental Utilities)
- 79. An **approved** automatic fire extinguishing system shall be provided for all buildings where the total fire area is **3,600** square feet or greater, as required by Roseville Fire Code Section 1003.2.2. Fire extinguishing systems installed shall conform to the minimum design standards of the Roseville Fire Code Standard 10-3. Plans and specifications shall be submitted to the Fire Department prior to system installation. Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
- 80. Fire extinguishing systems installed as required by Section 1003.1.1 of the City Fire Code shall have control valves and activation switches electrically supervised and monitored by an approved central alarm monitoring company. Digital alarm communicator system panels shall be installed and maintained in accordance with National Fire Protection Association Standard # 72 (Fire Alarm Code). Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
- 81. Fire extinguishing systems installed as required by Section 1003.1.1 of the City Fire Code shall be provided with an approved audible and visual alarm notification signal within the interior of the building to alert building occupants. Said alarm notification signal shall be provided throughout the building and shall be installed and maintained in accordance with National Fire Protection Association Standard #72 (Fire Alarm Code). Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
- 82. Every building three stories or more in height shall be provided with a Class 1 standpipe system in accordance with Roseville Fire Code Section 1004. Said system installation shall conform to the minimum standards of UBC Standard 9-2 and Roseville Fire Code Standard 10-3. Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
- 83. Every building three stories or more in height shall be provided with not less than one standpipe for use during construction as required by Roseville Fire Code Section 8704.4.3.1. Such standpipes shall be installed when the progress of construction is not more than 25-feet in height above the lowest level of fire department access. Such standpipes shall be provided with fire department hose connections at accessible locations adjacent to usable stairs, and the standpipe outlets shall be located adjacent to such usable stairs. Such standpipe systems shall be extended as construction progresses to within one floor of the highest point of construction having secure decking or flooring. On each floor there shall be provided a 2 ½-inch valve outlet for fire department use. (Fire)
- 84. All passenger service elevators shall meet the requirements of California Building Code Section 3003.5a for emergency medical service. (Fire)

- 85. An approved project sign shall be placed at vehicle access points into the project during construction to assist emergency responders. The sign shall identify the project name and address, as approved by the City of Roseville. Such signs shall be clearly visible and legible from the street fronting the project. (Fire)
- 86. Dumpsters and trash containers with an individual capacity of 1.5 cubic yards [40.5 cubic feet] or more shall not be stored in buildings or placed within 5-feet of combustible walls, openings or combustible roof eave lines unless said areas are protected by an approved automatic fire sprinkler system in accordance with the Roseville Fire Code. (Fire)
- 87. All shrubbery, trees and signs located within center medians adjacent to site access points shall be seven feet (7') in height or lower to allow access to the site by fire apparatus. (Fire)
- 88. The approved address numbers shall be placed on each building by the applicant in such a position as to be plainly visible and legible from the street fronting the property and shall be placed as to be seen from all entrances. Proposed address numbers shall be indicated on the elevation drawings contained within the building plan submittal. The address numbers shall be contrasting in color with their background and shall be illuminated. (Fire)
- 89. The applicant shall properly identify all required fire lanes in accordance with the Fire Department Fire Lane Standard. (Fire)
- 90. Barricades shall be provided to protect any natural gas meter, fire hydrant, or other fire department control device, which may be subject to vehicular damage. Approved signs may be required to identify the location of fire protection devices. (Fire)
- 91. Automatic fire extinguishing system risers, fire alarm system panels and digital alarm communicator system panels shall be located within an approved fire control room and shall be accessible from an adjacent fire apparatus roadway. Said fire control room shall be a minimum size of thirty-five (35) square feet in size and shall be able to be opened from the exterior via an approved door opening. (Fire)
- 92. A Knox Company Model # 4400 key box shall be located adjacent to the door opening into the fire control room for each structure to provide access to fire protection system equipment. Said box shall be mounted at 6-feet above finished grade adjacent to the door opening. Contact the Fire Prevention Division for an approved Knox Company order form. (Fire)
- 93. A digitized copy of the approved of the approved drawings for the project shall be submitted to the Fire Department for pre-fire purposes. Said copy shall be submitted in an approved format. (Fire)
- 94. Adequate radio coverage shall be provided within buildings for public safety agencies, as required by Roseville Municipal Code Section 16.16.210. A field test shall be provided by a person in possession of a current FCC License, or a current technician certification issued by the Associated Public-Safety Communications Officials International (APCO), or the National Association of Business and Educational Radio (NABER). The building owner shall retain all test records on the inspected premises and a copy shall be submitted to the Fire Department officials. Adequate radio coverage shall include all of the following:
 - a. A minimum signal strength of 95 dBM available in 90% of the area of each floor of the building when transmitted from the closest City of Roseville Radio Communication site.

- b. A minimum signal strength of 95 dBM received at the closest City of Roseville Communication site when transmitted from 90% of the area of each floor of the building.
- c. The frequency range that must be supported shall be 821-824 MHz and 866-869 MHz.
- d. A 100 % reliability factor. (Fire, Police)
- 95. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
- 96. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
- 97. 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)
- 98. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 99. 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)
- 100. All landscaping in areas containing electrical service equipment shall conform with the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
- 101. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:
 - a. Locate the metered service panel on the outside of the building.
 - b. Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry.
- 102. One 3/4" conduit with a 2-pair phone line shall be installed from the buildings telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
- 103. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

OTHER CONDITIONS OF APPROVAL:

104. The applicant shall pay City's actual cost for providing plan check, installation, and inspection services. This may be a combination of staff costs and direct billing for contract professional

services. (Engineering, Environmental Utilities)

- 105. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Electric, Engineering, Environmental Utilities)
- 106. The project shall comply with all required environmental mitigation identified in the NRSP EIR. (Planning)
- 107. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning)
- 108. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)
- 109. Pursuant to the Zoning Ordinance, subsequent Design Review Permits consistent with this approval may be reviewed and approved with an Administrative Permit. If it is determined by the Planning Director that the subsequent Design Review Permit is not clearly consistent with the original approval or if other issues arise, the Planning Director may refer the item for a public hearing at the Design Committee or Planning Commission. (Planning)
- 110. The City reserves the right to restrict vehicle turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. (Engineering)
- 111. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)
- 112. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000 gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)
- 113. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable of not and if site remediation is required. (Fire)
- 114. The location and design of the gas service shall be determined by PG&E. The design of the gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
- 115. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Building)

- 116. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Department Field Inspector at the time of or prior to the foundation inspection. (Building)
- 117. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Occupancy (TO) of the building. If a TO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Occupancy. (Building)
- 118. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple building occupancies. This request shall be made in writing to the Building Department and shall include 10 copies of the following:
 - a. A description of measures that will be undertaken to minimize conflict between residents/ building occupants and construction traffic (e.g. fencing, etc.);
 - b. A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and
 - c. Estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

CONDITIONS OF APPROVAL FOR THE TENTATIVE SUBDIVISION MAP (SUBD 04-21)

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

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

- 6. Grading around the native oak trees shall be as shown on the tentative map or as approved in these conditions. (Planning)
- 7. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
 - a. Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
 - b. Grading shall comply with the City grading ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore modification of the erosion control plan may be warranted during wet weather conditions.
 - c. A rough grading permit may be approved by the Engineering Department prior to approval of the improvement plans.
 - d. Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
- 8. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Engineering prior to approval of any plans. (Engineering)
- 9. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)
- 10. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During site inspection Engineering will designate the exact areas to be reconstructed. (Engineering)
- 11. All Lots/Parcels shall conform to Class 2 drainage, pursuant to the adopted City of Roseville Improvement Standards, except as shown on the tentative map or as approved in these conditions. (Engineering)
- 12. The following note shall be added to the Grading and/or Improvement Plans:

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

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

- e. The City shall have the authority to stop all grading operations, if in the opinion of city staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. (Engineering)
- 13. The project can develop in Phases as shown on the Tentative Map. With the development of Phase 1 the following will be required: the entire sound wall along the frontage of Blue Oaks Boulevard and a portion of Diamond Creek Boulevard; the loop road; the drainage channel on Diamond Creek Boulevard; all sidewalks and frontage landscaping on Diamond Creek Boulevard, Blue Oaks Boulevard, and Parkside Way; and, the bike trail adjacent to the open space and all necessary utilities as specified below in these conditions. Diamond Creek Boulevard shall be improved with a bus turn out and standard City bus shelter. The bus turn out and shelter shall be located between the driveway and the existing traffic circle and shall also function as a right turn lane into the site. The developer shall enter into an agreement with the City that will obligate the developer or HOA to provide ongoing maintenance of the bus shelter. (Bus Shelter No 05-198) (Engineering, Transit)
- 14. Along the frontage of Diamond Creek Blvd. the existing drainage facility shall be upgraded to include a standard concrete lined facility (consistent with the NRSP Landscape Design Guidelines) with access ramps on both ends. Hydraulic calculations shall be submitted to ensure that the facility is properly designed to convey the design drainage capacity of 150% of the 100-year storm event. The ramps shall be fenced, gated and locked to prevent public access. (Engineering)
- 15. The site shall be accessed by two entry-ways, one on Diamond Creek Blvd. and one on Parkside Way. The entry-ways shall be built as "Type A-7" driveways. If the entry-ways are to be gated, adequate pavement widths for vehicular turn arounds shall be provided per the City Standards. The crossing of the existing drainage facility on Diamond Oaks Blvd. shall either be a bridge or box culvert design, high enough to provide a clear access of 7-feet from the concrete drainage ditch for the future maintenance of the drainage facility. The access road shall be built wide enough to accommodate a 5-foot wide pedestrian access onto the site. A standard handrail shall be constructed on the backside of the sidewalk adjacent to the retaining wall. All retaining walls required for the installation of the crossing shall be either concrete or masonry construction and shall be accompanied with structural calculations. (Engineering)
- 16. All interior streets shall be private streets and shall be owned and maintained by the Home Owners Association. Proper signage shall be posted to restrict parking on the private streets. (Engineering)
- 17. All utilities serving the site shall be brought in with existing stubs. There shall be no cuts in the street for utility extensions. (Engineering)
- 18. Within the landscape set backs along the entire frontage of the site, pedestrian walks and fencing shall be constructed. The pedestrian walk widths shall vary with Blue Oaks being 8-feet, Diamond Oaks 12-feet, and Parkside 5-feet. The Pedestrian path on Parkside shall extend to the north and attach to the existing sidewalk on the bridge and also to the bike trail within the open space. Fencing along Blue Oaks shall be Enhanced masonry construction, and along Diamond Creek Boulevard and Parkside Way the fencing shall be enhanced wood or open type fencing. Along the western property line the fencing shall be a minimum of enhanced wood. (Engineering)
- 19. Within the open space, adjacent to the site on the northerly property line, a class one bike trail meeting City standards shall be constructed to connect to the existing portions of the bike trail within the open space. (Engineering)

- 20. The site shall be graded to accommodate 100-year overland drainage releases per City Standards and shall include the pass through of storm water generating in the sag of Blue Oaks Blvd. (Engineering)
- 21. All storm drainage, including roof drains, shall be collected on site and shall be routed to the nearest storm drain system or natural drainage facility. Prior to discharge from the site, the storm water shall be treated with a sand/oil seperator. The storm drain system shall be a private system and shall be maintained by the property owner. (Engineering)
- 22. The grading plans shall clearly indicate the elevations of the 100-year flood levels and the extent of the flood plain. Residential lots developed adjacent to the floodplain shall have pad elevations a minimum of two feet above the City's 100 year flood elevation. A Letter Of Map Amendment (LOMA) or a Letter Of Map Revision (LOMR) is required for all residential lots adjacent to FEMA regulatory floodplain (Engineering)
- 23. A Deferred Improvement Agreement for a bus shelter is required on the through side of westbound Blue Oaks Blvd. west of Diamond Creek, as per the City's improvement standards. (Engineering, Transit)
- 24. 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)
- 25. 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)
- 26. 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)
- 27. Landscaping adjacent to the Preserve shall be California native, drought-tolerant groundcover, shrubs, plants and trees. (CDD, Planning)
- 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)
- 29. 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)

- 30. 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)
- 31. 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)
- 32. 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)
- 33. 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)
- 34. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
- 35. 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)

- 36. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing electric 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 electric utilities to the satisfaction of the Roseville Electric Director. (Electric)
- 37. 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)
- 38. All Electrical Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". No street light design or installation shall be provided for private roadways. (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. (Electric)
- 40. 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)
- 41. Public Utility Easements internal to the project shall be provided as follows (see Exhibit K):
 - a. Provide a minimum 12.5' PUE contiguous with back of walk where walks exist; or,
 - b. Provide a minimum 12.5' PUE contiguous with back of curb where no walk exists on all roadways and courts. The PUE may be reduced to a minimum width of seven feet (contiguous with back of walk) where walks exist and/or seven feet (contiguous with back of curb) where no walk exists on all roadways and courts where the 12.5' PUE would conflict with building foot prints (patios and porches shall be considered for this condition as part of the building footprint). If this alternative is selected, the PUE shall be dedicated on the map and not as a separate document easement. Where two water meter service boxes are placed on a property line to service two dwelling units, those boxes shall be placed a minimum seven feet apart (as commonly placed in a typical residential subdivision, per City Standards) to allow for placement of a Roseville Electric transformer or similar above ground equipment between the two water service boxes. (Electric)
- 42. Roseville Electric landscape requirements require that all existing and proposed facilities, including streetlights, be shown and clearances provided. The current submittal reflects only streetlights. Add existing electrical facilities, such as 12kV switchgear, pull boxes, junction boxes, etc. that exist on Blue Oaks Blvd. and Parkside Way and show proper working clearances around such equipment. When showing the lighting cone for streetlights, be aware that our requirements allow no more than 20% encroachment of any tree canopy into that lighting cone. It appears that this has not been adequately addressed in some street light locations. In addition, Figure 4-2A of the North Roseville Specific Plan addresses tree planting along the north side of Blue Oaks Blvd. in relationship to a proposed 60kV transmission line now in the design and construction stage. This proposed line shall be shown on the plans and tree planting shall be restricted in that area. Please contact Charles Cunha, Roseville Electric Power Engineering Manager, at (916) 774-5604 for further details on the design of that

transmission line. In conjunction with the construction of this transmission line, the developer will be required to disclose the proposed construction of this line to prospective tenants by incorporation of such disclosure within the CC&R's of the project.

- 43. 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)
- 44. 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

- 45. The following easements shall be provided and shown on the Final/Parcel Map or by separate instrument, unless otherwise provided for in these conditions:
 - d. A minimum 12.5 foot wide public utilities easement along all residential road frontages (whether public or private) or as agreed to by developer and Roseville Electric (Electric);
 - e. A public bike trail easement shall be recorded where the bike trail crosses Lot J, with said easement extending ten (10) feet from the edge of the bike trail.
 - f. Water and sewer easements; and,
- 46. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
- 47. All existing easements shall be maintained, unless otherwise provided for in these conditions. Easements shall comply with requirements of the North Roseville Specific Plan (NRSP) unless otherwise provided. (Environmental Utilities, Electric, Engineering)
- 48. 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)
- 49. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with the Final/Parcel Map. The CC&Rs shall include the following items:
 - a. Accessory structures (i.e., storage sheds, etc.) are prohibited within the single-family subdivision. (Attorney, Planning)
 - b. Creation of a Homeowners Association. (Attorney)
 - c. Homeowners Association shall be responsible for maintenance of all common areas including landscaping, parking areas, and drive aisles. (Attorney)
 - d. Maintenance of fire suppressions system within the project will be the responsibility of the Homeowners Association. (Fire)
 - e. Maintenance of the irrigation system within the project will be the responsibility of the Homeowners Association. City's responsibility will end at the City right-of-way and meter at backflow assembly. (Environmental Utilities)

- f. The common areas provide reciprocal access and parking for the mutual benefit of all numbered parcels. (Attorney, Engineering, Planning)
- g. Disclose to all buyers that recycled water shall be used for irrigation of all landscape areas. (Environmental Utilities)
- h. A statement prohibiting water softeners. (Environmental Utilities)
- 50. 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)
- 51. The street names shall be approved by the City of Roseville. (Engineering)
- 52. 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. All lettered lots shown on the Tentative Map shall be privately owned and maintained by the Homeowner's Association. (Engineering)
- 53. 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)
- 54. 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)
- 55. 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)
- 56. 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)
- 57. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

- 58. 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)
- 59. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 60. 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)

- 61. 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, Electric)
- 62. 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)
- 63. 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)
- 64. The project shall comply with all applicable environmental mitigation measures identified in the NRSP EIR. (Planning)
- 65. The Tentative Subdivision Map application shall not be deemed approved until the actions on the Development Agreement and Specific Plan Amendment are approved and become effective. (Planning)

TREE PERMIT (TP 04-47) CONDITIONS AND COMPLIANCE VERIFICATION/INSPECTION CHECKLIST

CONDITION		COMPLIANCE VERIFIED/ INSPECTED	COMMENTS
PRIOR TO IS	SUANCE OF ANY PERMITS OR ANY CONSTRUCTION ON-	SITE	•
	mendations contained in the Arborist Report(s) (Exhibit A) shall orated as part of these conditions except as modified herein.		
2. Tree(s) # removal w approved Trees to b Planning S	106, 2821, 2823 (or as listed in Exhibit B) are approved for with this tree permit. Dead Trees #2820 and 2822 are also for removal. All other native oak trees shall remain in place. The removed shall be clearly marked in the field and inspected by Staff prior to removal. Removal of the trees shall be performed er the supervision of a certified arborist. (Planning)		
number of total numb prior to tre	eloper shall be responsible for the replacement of the total f inches proposed for removal prior to any tree removal. The per of inches for this project is 146. Mitigation must be provided be removal unless otherwise approved in the tree replacement these conditions. (Planning)		
tree beyo protected	y shall be permitted within the protected zone of any native oak and those identified by this report. Encroachment into the zone of Tree(s) 40, 2824, 85, 86, 87, & 88 shown in Exhibit B ibed in the staff report is permitted. (Planning)		

	A \$40,000 and the section of the sec		
5.	A \$10,000 cash deposit or bond (or other means of security provided to		
	the satisfaction of the Planning Department) shall be posted to insure the		
	preservation of all remaining trees during construction. The cash deposit		
	or bond shall be posted in a form approved by the City Attorney. Each		
	occurrence of a violation on any condition regarding tree preservation		
	shall result in forfeiture of all or a portion of the cash deposit or bond.		
_	(Planning)		
6.	A violation of any of the conditions of this Tree Permit is a violation of the		
	Roseville Municipal Code, the Zoning Ordinance (Chapter 19.74) and the		
	Tree Preservation Ordinance (Chapter 19.66). Penalties for violation of		
	any of the conditions of approval may include forfeiture of the bond,		
	suspension or revocation of the permit, payment of restitution, and		
	criminal penalties. (Planning)		
7	A fencing plan shall be shown on the approved site plan and/or		
' '	improvement plans demonstrating the Protected Zone for the affected		
	trees. A maximum of three feet beyond the edge of the walls, driveway,		
	or walkways will be allowed for construction activity and shall be shown		
	on the fencing plan. The fencing plan shall be reviewed and approved by		
	the Planning Department prior to the placement of the protective fencing.		
	(Planning)		
8.	The applicant shall install a minimum of a five-foot high chain link fence	<u> </u>	
	(or acceptable alternative) at the outermost edge of the Protected Zone of		
	the oak tree. The fencing for encroachments shall be installed at the limit		
	of construction activity. The applicant shall install signs at two equidistant		
	locations on the temporary fence that are clearly visible from the front of		
	the lot and where construction activity will occur. The size of each sign		
	shall be a minimum of two feet (2') by two feet (2') and must contain the		
	following language: "WARNING THIS FENCE SHALL NOT BE		
	REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION		
	FROM THE PLANNING DEPARTMENT". (Planning)		
9.	Once the fencing is installed, the applicant shall schedule an appointment	<u> </u>	
	with the Planning Department to inspect and approve the temporary		
	fencing before beginning any construction. (Planning)		
10	The applicant shall arrange with the arborist to perform, and certify in		
10.	writing, the completion of deadwooding, fertilization, and all other work		•
	recommended for completion prior to the approval of improvement plans.		
	Pruning shall be done by an Arborist or under the direct supervision of a		
	Certified Arborist, in conformance with International Society of		
	Arboriculturalists (I.S.A.) standards. Any watering and deep root		
	fertilization which the arborist deems necessary to protect the health of		
	the trees as noted in the arborist report or as otherwise required by the		
	arborist shall be completed by the applicant. (Planning)		
11.	A utility trenching pathway plan shall be submitted depicting all of the		
	following systems: storm drains, sewers, water mains, and underground		
	utilities. The trenching pathway plan shall show the proposed locations of		
	all lateral lines. (Planning)		
12			
12.	A Site Planning Meeting shall be held with the applicant, the applicant's		
	primary contractor, the Planning Department and the Engineering		
	Department to review this permit, the approved grading or improvement		
	plans, and the tree fencing prior to any grading on-site. The Developer		
	shall call the Planning Department and Engineering Division two weeks		
	prior to the start of grading work to schedule the meeting and fencing		
	inspection. (Planning)		

DURING CONSTRUCTION	
13. The following information must be located on-site during construction activities: Arborist Report; Approved site plan/improvement plans including fencing plan; and, Conditions of approval for the Tree Permit. All construction must follow the approved plans for this tree permit without exception. (Planning)	
14. All preservation devices (aeration systems, oak tree wells, drains, special paving, etc.) shall be designed and installed as required by these conditions and the arborist's recommendations, and shall be shown on the improvement plans or grading plans. (Planning)	
15. If any native ground surface fabric within the Protected Zone must be removed for any reason, it shall be replaced within forty-eight (48) hours. (Planning)	
16. Storage or parking of materials, equipment and vehicles is not permitted within the protected zone of any oak tree. Vehicles and other heavy equipment shall not be operated within the Protected Zone of any oak tree. (Planning)	
17. Where recommended by the arborist, portions of the foundation shall be hand dug under the direct supervision of the project arborist. The certified arborist shall immediately treat any severed or damaged roots. Minor roots less than one (1) inch in diameter may be cut, but damaged roots shall be traced back and cleanly cut behind any split, cracked or damaged area. Major roots over one (1) inch in diameter may not be cut without approval of an arborist and any arborist recommendations shall be implemented. (Planning)	
18. The temporary fencing shall remain in place throughout the entire construction period and shall not be removed without obtaining written authorization from the Planning Department. In no event shall the fencing be removed before the written authorization is received from the Planning Department. (Planning)	
PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT	
19. Within 5 days of the completion of construction, a Certification Letter from a certified arborist shall be submitted to and approved by the Planning Department. The certification letter shall attest to all of the work (regulated activity) that was conducted in the protected zone of the tree, either being in conformance with this permit or of the required mitigation still needing to be performed. (Planning)	
A copy of this completed Tree Permit Compliance Verification/Inspection form shall be submitted to the Planning Department. (Planning)	
21. The approval of this Tree Permit shall expire on the same date as the Major Project Permit (File #MPP 04-03).	

ATTACHMENTS:

- 1. Vicinity Map
- 2. Project Overview
- 3. Eskaton Narrative Description
- 4. Reduced Colored Elevations / Perspective Drawings

EXHIBITS:

- A. Negative Declaration
- B. Site Plan
- C. Circulation Plan

- D. Fire Circulation Plan
- E. Grading Plan (3 sheets)
- F. Utility Plan (3 Sheets)
- G. Elevation Plans (11 sheets)
- H. Landscape Plan (5 sheets)
- I. Bridge, Wall, and Fence Details
- J. Guest Parking Options Exhibit
- K. P.U.E. Exhibit
- L. Tentative Subdivision Map (4 sheets)
- M. Arborist Report Dated September 15, 2004
- N. Updated Arborist Report Dated March 14, 2005
- O. Specific Plan Change Pages
- P. Draft Development Agreement Amendment
- Q. Site Lighting Plan

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

e:\1pc\jan\mpp9806