

ITEM V-B: DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION AND TENTATIVE SUBDIVISION MAP – 2450 PLEASANT GROVE BOULEVARD – WRSP WESTPARK VILLAGE W-22 – FILE # 2005PL-042 (DRP-000447 & SUB-000161)

REQUEST

The applicant requests approval of a Design Review Permit for a Residential Subdivision to construct 30 single family dwellings and establish development standards for the subdivision. The applicant also requests approval of a Tentative Subdivision Map to merge and resubdivide 36 existing lots into 30 lots within Westpark Village Center W-22.

Applicant – Greg Bardini, Morton & Pitalo, Inc.
Property Owner – Don Barnett, Lennar Homes of California

SUMMARY RECOMMENDATION

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

- A. Adopt the two (2) findings of fact for the Design Review Permit for Residential Subdivision;
- B. Approve the Design Review Permit for Residential Subdivision subject to the seventy-four (74) conditions of approval;
- C. Adopt the three (3) findings of fact for the Tentative Subdivision Map; and
- D. Approve the Tentative Subdivision Map subject to the fifty-four (54) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with the recommended conditions of approval. In addition, on September 12, 2012, a neighborhood meeting was held at Barbara Chilton Middle School to provide information to interested neighbors. At that meeting, the applicant presented the project to approximately 25 residents. To date, staff has not been contacted by any interested parties with additional questions or concerns.

BACKGROUND

Westpark Village Center Parcel W-22 of the West Roseville Specific Plan (WRSP) is located on the north side of Pleasant Grove Boulevard and west of Fiddymont Road (see Figure 1). The parcel is zoned Attached Housing/Development Standards (R3/DS) and has a Land Use designation of Medium Density Residential (MDR 8.3). The project area totals 1.8 acres and is bounded on the northeast by LDR Village W-7, on the southeast by High Density Residential (HDR) Village Center Parcel W-26 and Community Commercial Village Center Parcel W-32, on the southwest by HDR Village Center Parcel W-25 and on the northwest by LDR Village W-12 and middle school site W-73.

On June 8, 2006, the Planning Commission approved a Design Review Permit for a Residential Subdivision (DRRS) allowing the construction of 36 attached townhouses and 102 detached dwellings, and a Tentative Subdivision Map (SUBD) to divide the parcel into 138 alley-loaded lots. To date, the 102 detached dwellings have been constructed and the necessary infrastructure improvements have been installed.

At this time, based on market conditions, the applicant wishes to modify the original approval by changing the 36 attached townhomes to 30 detached single family units that will provide slightly larger floor plans and outdoor activity areas. The proposed neighborhood design is identical to that of Village W-25, which is

being processed concurrently; however, the land use designations for Villages W-22 and W-25 are MDR and HDR, respectively. As such, the development standards for the two parcels differ and a separate staff report and analysis is provided for each.

Figure 1: Adjacent Zoning and Land Use



SITE INFORMATION

Location: 2450 Pleasant Grove Blvd, WRSP Village W-22 Lots 103-138.

Total Size: 1.8 acres (Lots 103-138)

Topography: The subject parcel is comprised of relatively flat topography ranging from approximately 109 feet to 114 feet above mean sea level. There are no native oak trees on the site.

The character of the Village Center is best understood in terms of urban design; therefore, this report will begin with a discussion of the Design Review Permit, and follow with a discussion of the Tentative Subdivision Map.

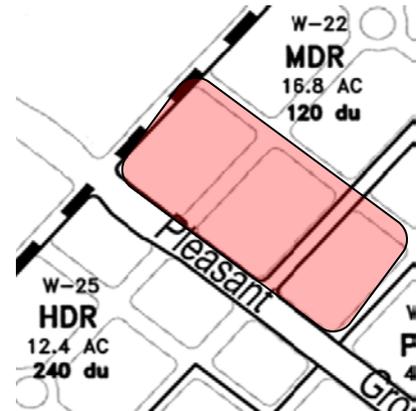
EVALUATION – DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION

The WRSP Village Center Plan provides for the development of attached and detached housing of an urban nature with higher densities (7-20 units/acre) than found in the typical suburban setting. Streetscape design is used to create a vertical enclosure that defines comfortable public spaces, provides visual interest and maintains a pedestrian scale for housing. The following Village Center MDR design principles and R3/DS standards are intended to achieve this:

- Residential units facing the public street with 10 to 15-foot front setbacks
- Entries/porches facing and moved forward toward the street
- Elevated pad grades above the adjacent sidewalk
- Garage access via rear alleys or auto courts

- Well articulated street façades incorporating building projections and recesses, bay windows, balconies, variety of roof forms and heights
- Architectural enhancements like decorative trim, shutters, columns, etc.
- Exterior finishes using multiple materials and textures to enhance architectural detail
- Unit variation to create distinction between individual units

Lennar Homes proposes to develop a portion of Village Center Parcel W-22 with 30 detached single family homes adjacent to Pleasant Grove Boulevard, Market Street, and Village Center Drive.



As noted in the table below, the applicant has proposed deviations from the development standards called out in the WRSP. However, the proposed standards will help achieve the desired goals of the Village Center by bringing buildings and activities closer to the sidewalk, which will emphasize the urban streetscape and create visual interest and activity along the pedestrian way. The WRSP allows flexibility to modify development standards through approval of a Design Review Permit. City staff has reviewed the proposed design and has found it to be consistent with the city’s goals of enhanced pedestrian connectivity and consistency with adjacent developments.

Table 1: R3/DS Development Standards (MDR) – Detached

	West Roseville Specific Plan Standards	Proposed
Lot Area – interior	4,000 sf	2,100 sf minimum
Lot Area – corner	5,000 sf	3,500 sf minimum
Lot Width - interior	40'	30' minimum
Lot Width – corner	50'	35' minimum
Front Setback	10' minimum 15' maximum	10' minimum 15' maximum
Side Setback	5' interior 12.5' street side corner	3'6" interior (all units) 10' street side setback (corner lots)
Rear Setback	20' (1 st floor of dwelling area) 10' (2 nd floor) 5' (garage and rear fencing from alley property line when alley access)	5' (all units) 3' (garage and rear fencing from alley property line when alley access)
Site Coverage	n/a	60% max
Height	35' maximum	31' maximum

Staff finds the proposed deviations from the development standards appropriate. Further detail of the project design is described below.

Streetscape: The detached homes will be designed with four separate architectural styles for each of the four floor plans and will range in height between 26 to 31 feet (see Exhibit C). To further emphasize façade articulation, the townhomes will have staggered setbacks of 10 to 15 feet, consistent with the design intent of the Village Center Plan. The front porches will also be staggered from one another and will be set back two to five feet from the sidewalk and elevated up to four feet. The neighborhood will include detached sidewalks, street trees in the landscape strips, and the at-grade space behind the sidewalk will be landscaped with trees, low shrubs and groundcover.

Figure 2: Typical Streetscape



The proposed unit designs include active living areas overlooking the sidewalks that present a strong urban streetscape reminiscent of traditional urban neighborhoods. As proposed, a significant transition between the public sidewalk and the private residence will be established, providing residents with an active living area that is visually close to the street and allows involvement with the community. At the same time, the grade difference will provide added separation to lend a sense of security.

Color and Materials: As mentioned previously, the homes are designed with four floor plans and four architectural styles (see Exhibit C). Each style has at least three distinct color schemes, for a total of forty-eight different street presentations. Additionally, special attention was given to the architectural detailing and façade articulation on the front and street side elevations. As such, the unit designs provide a variety of decorative embellishments (i.e. shutters, corbels, gables), exterior finishes (i.e. stucco, lap siding, brick and stone), building projections, and varied roof forms, creating a diverse streetscape that provides visual interest.

Plan Types: The four proposed floor plans will offer 3 – 4 bedroom units ranging in size from 1,179 to 1,786 square feet. Plans 1 and 3 will have large front courtyards with higher courtyard walls to increase privacy. The higher walls will complement the architectural style of the home and will be painted with the primary body color to continue the architecture to the street. To further provide visibility and eyes on the street, there will be portions of the walls that will be constructed with open metal decorative railing. This design will offer both privacy and permeability to create usable private outdoor space at the front of the homes.

The outdoor space of Plans 2 and 4 will slightly differ from the other plans, and will have smaller courtyards at the front of the house. The smaller courtyards will have lower walls to complement the higher walls of the adjacent units, creating a pleasing aesthetic by animating the streetscape with higher and lower elements at the sidewalk. To provide for adequate useable outdoor space, the plans with smaller front yards will have a secondary private outdoor area at the side yard. By utilizing reciprocal use easements, these side yards will get full benefit of the entire space, creating a functional room-sized courtyard. Accordingly, easements will be recorded for each properties' side yard. Due to the proximity of the homes, special attention was paid to privacy issues between adjacent properties, and smaller windows at the side elevations have been incorporated into the design restricting visibility of the adjacent property, while also allowing light to filter into the homes.

Parking: All units will have an attached two car garage at the rear with roll-up doors and decorative wall lights to illuminate the alleys (see Condition #7). Additionally, the majority of units will have a full driveway at the rear of the unit to provide for guest parking.

Landscape: As shown on the Preliminary Landscape Plan (see Exhibit D, page 49), the subdivision will have a five foot landscape corridor along all main street frontages. The landscape strips will be planted with Little Leaf Linden and Japanese Pagoda trees and turf, consistent with the WRSP Design Guidelines and the Westpark Master Landscape Plans. The roundabout on Wharton will have three Interior Live Oaks and ground cover. Lots A, B, C and D will be landscaped with trees and sod and maintained by the HOA. Trees will also be planted along the alleys and at-grade planting between the units and public sidewalk will consist of trees, shrubs and groundcover.

FINDINGS

This project is subject to the development standards of the City's Zoning Ordinance, the City's Community Design Guidelines (CDG), and the West Roseville Specific Plan (WRSP). Staff has reviewed the project for consistency with all applicable standards and found that the project, as proposed and conditioned, complies with the applicable guidelines. Zoning Ordinance Section 19.78.060.B stipulates that two (2) findings must be made in order to approve a DRRS. The required findings for a DRRS are listed below in ***bold italics***.

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

EVALUATION – TENTATIVE SUBDIVISION MAP

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made in order to approve or conditionally approve a tentative map. The three findings are listed below in ***bold italics*** and are followed by an evaluation of the map in relation to each finding.

1. ***The size, design, character, grading, location, orientation and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan or any applicable specific plan for the area, whichever is more restrictive, and the design standards of this Title.***

Parcel size, design, configuration, location, orientation and character: The tentative map indicates the 30 residential lots will be sized and oriented to allow construction of the proposed homes (see Exhibit A). All lots are oriented with frontage on public streets and with 22 foot wide mid-block private alleys.

Circulation: Access to the subdivision will be provided from Pleasant Grove Boulevard, Market Street, Ardley Drive and Village Center Drive. Vehicles may enter mid-block private alleys to access the garages from all adjacent streets.

Grading: The site was previously rough graded and finish grading for this project will be minor. Retaining walls will not be used as grade differences between adjacent detached house pads are typically less than one foot. The proposed grading is consistent with the City's Grading Ordinance and Improvement Standards.

Drainage: The lots have been designed to drain toward the interior alleys (see Exhibit B). The drainage improvements proposed by this Tentative Map include curbs, drain inlets, and underground

drain pipes. Engineering staff has reviewed the drainage plans, and with the attached conditions of approval, the drainage design conforms to the City's drainage improvement standards and is consistent with the requirements of the WRSP.

Utilities: Water, sewer, and electric facilities will be available to each parcel from backbone infrastructure in Pleasant Grove Boulevard, Village Center Drive and Market Street (see Exhibit B). Wet and dry utility services to the units along Pleasant Grove Blvd will be provided at the rear alleys with units fronting Village Center Drive and Market Street receiving water service from the front of the lots. Environmental Utilities and Roseville Electric have reviewed the plans and found them consistent with their requirements.

Affordable Housing: At the time the application for Vintage Square was submitted, PL Roseville LLC chose to transfer the senior affordable requirement of 150 senior affordable units from Parcel W-29 to Parcel W-25. At this time no additional affordable units are identified as part of this application and developer's affordable housing obligation has been satisfied.

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

The size, configuration and design of all of the lots within the subdivision are consistent with the WRSP R3/DS standards as modified by the DRRS for Village W-22 (DRP-000447). The proposed design, layout, configuration, and size of all lots within the subdivision provide for the construction of the detached homes described in this application. As depicted on the Tentative Map and subject to the conditions of approval, all 30 lots can be used and built upon.

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

The water quality impacts associated with the project and the expected discharge of waste for this project are consistent with what has been anticipated by the WRSP EIR. In addition, the design of the sewer lines in the project area and treatment capacity at the City's wastewater treatment plant have adequate conveyance and capacity to accommodate the residential development on the parcels proposed by the Tentative Map.

CONCLUSION

Staff has reviewed the development plans for W-22 and found them to be consistent with the applicable standards and guidelines. The proposed townhome style design is similar to other housing products currently built within the Village Center. The mix of townhome architecture, St. John's Church, and the Village Plaza and commercial (eventually) across the street should combine well to make the physical component of the vibrant urban village envisioned by the Village Center Plan. As discussed above and with the following conditions, staff finds that the Planning Commission can make the required findings for approval.

ENVIRONMENTAL DETERMINATION

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

RECOMMENDATION

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

- A. Adopt the two (2) findings of fact as stated in the staff report for the Design Review Permit for Residential Subdivision – 2450 Pleasant Grove Blvd, WRSP Westpark Village W-22 –File# 2005PL-042 (DRP-000447);
- B. Approve the Design Review Permit for Residential Subdivision – 2450 Pleasant Grove Blvd, WRSP Westpark Village W-22 – File# 2005PL-042 (DRP-000447) subject to the seventy-four (74) conditions listed below;
- C. Adopt the three findings of fact as stated in the staff report for the Tentative Subdivision Map – 2450 Pleasant Grove Blvd, WRSP Westpark Village W-22 – File# 2005PL-042 (SUB-000161); and
- D. Approve the Tentative Subdivision Map – 2450 Pleasant Grove Blvd, WRSP Westpark Village W-22 – File# 2005PL-042 (SUB-000161) subject to the fifty-four (54) conditions listed below.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION DRP-000447

- 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 **October 25, 2014**. 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 **October 25, 2014**. (Planning)
- 2. The project is approved as shown in Exhibits A - C and as conditioned or modified below. (Planning)
- 3. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (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)
- 5. The applicant shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works. (Engineering)
- 6. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)
- 7. One photocell light fixture shall be provided at the rear of each unit to provide light for the alleyway, to the satisfaction of the Planning Department. (Planning)
- 8. All provisions pertaining to the development of this subdivision that are within the West Roseville Specific Plan document, and the Development Agreement by and between the City of Roseville and 1600 Placer Investors, LP shall be made part of the requirements of this Subdivision. The applicant shall become signatory to said Development agreement. (All Departments)
- 9. The project shall comply with all applicable residential mitigation measures outlined in the final EIR for the West Roseville Specific Plan. (Planning)

PRIOR TO BUILDING PERMITS:

10. All garages shall maintain a clear inside dimension of 18 feet by 18 feet for parking two vehicles. Garages shall not be used for storage in any way that precludes inside parking for two vehicles. The common areas provide reciprocal access for the mutual benefit of all numbered parcels and all condominium units. Parking shall be prohibited in the common areas. (Engineering, Planning)
11. Parking stalls shall meet, or exceed, the following minimum standards:
 - a. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, 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:
 - i) 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)
12. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. (Planning)
13. 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)
14. The Landscape plan shall comply with the West Roseville Specific Plan and the City of Roseville Water Efficient Landscape Requirements Resolution No. 93-55. (Parks & Planning)
15. 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)
16. 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)
17. 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)
18. A separate Site Accessibility Plan which details the project's site accessibility information as required by California Building Code, Chapter 11A and 11B shall be submitted as part of the project Building Permit Plans. (Building)
19. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and

California Energy Standards – CEC T-24 Part 6), 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)

20. 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. (Public Works)
21. 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)
22. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
 - a. Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
 - b. Grading shall comply with the City grading ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore modification of the erosion control plan may be warranted during wet weather conditions.
 - c. A rough grading permit may be approved by Engineering prior to approval of the improvement plans.
 - d. Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
23. 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)
24. A note shall be added to the grading plans that states:

“Prior to the commencement of grading operations, the contractor shall identify the site where the excess/borrow earthen material shall be imported/deposited. If the borrow/deposit site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.” (Engineering)
25. The applicant shall dedicate all necessary rights-of-way for the widening of any streets required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville and Recorded at the County Recorder's Office prior to acceptance of improvements, if a map has yet to be recorded. (Engineering)
26. The grading plans for the site shall be accompanied with a shed map that defines that area tributary to this site. All drainage facilities shall be designed to accommodate the tributary flow. All on-site storm

drainage shall be collected on site and shall be routed to the nearest existing storm drain stub of natural drainage course. (Engineering)

27. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
28. Positive drainage shall be provided for all lots. Lots shall drain towards the alleyways and to the streets as shown on the approved Tentative Map. Prior to the approval of improvement plans a grading plan and drainage study shall be prepared that demonstrates that positive drainage will be managed along with protection from 100-year storm flows. The drainage study shall demonstrate that all streets and alleyways conform to the maximum allowable inundation for surface flows. (Engineering)
29. The project shall be addressed as 2450 Pleasant Grove Blvd. All projects with multi-tenants or buildings must submit a plot plan with building footprint(s) to the Public Works Department (Engineering - Land Development Division) for building/suite addressing. (Public Works)
30. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Public Works)
31. All driveways shall be designed and constructed per the City's standard Type D driveway. Driveways shall be located as shown on the tentative map or as approved by Engineering. (Engineering)
32. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan view and in profile view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)
33. The applicant shall pay for all applicable water and sewer fees. (Environmental Utilities)
34. 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)
35. 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)

36. All sewer mains are to have a manhole at each end. (Environmental Utilities)
37. Landscaped planters are to use recycled water for irrigation purposes. (Environmental Utilities)
38. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
39. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting. (Fire)
40. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
 - a. one (1) set of improvement plans
 - b. load calculations
 - c. electrical panel one-line drawings (Electric)
41. 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)
42. Pole mounted lighting may not exceed 25 feet in height. The light fixtures shall be consistent with the guidelines of the West Roseville Specific Plan. (Planning)
43. 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:

44. 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)
45. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
 - a. Water, sewer, and reclaimed water easements; and

46. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. (Engineering, Environmental Utilities, Electric)
47. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
48. 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)
49. This project falls within the North West Roseville Specific Plan - high density category of the Pleasant Grove Creek Watershed Flood Control Plan as determined by the Placer County Flood Control District and adopted by the City of Roseville. The project is therefore subject to a fee based on gross developed acres. (Engineering)
50. 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)
51. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
52. 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)
53. 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)
54. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
55. 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)
56. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)

57. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
58. 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)
59. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
60. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by 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)
61. 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)
62. 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.
63. One ¾" conduit with a 2-pair phone line shall be installed from the buildings telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
64. 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:

65. 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)
66. 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)
67. 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)
68. 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)

69. 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)
70. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. (Fire)
71. 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)
72. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday (and holidays). 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)
73. 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)
74. 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 TENTATIVE SUBDIVISION MAP SUB-000161

1. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)
2. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)

3. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works. (Engineering)
4. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)
5. All those provisions pertaining to the development of this subdivision that are within the West Roseville Specific Plan document, and the Development Agreement by and between the City of Roseville and 1600 Placer Investors, LP shall be made part of the requirements of this Subdivision. The applicant shall become signatory to said Development agreement. (All Departments)
6. The project shall comply with all applicable environmental mitigation measures identified in the West Roseville Specific Plan EIR. (Planning)

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

7. The Improvement Plans shall include Landscape Plans for all landscape corridors and all landscaped common areas. Landscaping shall be installed prior to approval of the Notice of Completion for the subdivision improvements. The landscape plan shall comply with the Master Landscape Plan for the Westplan Phase 1 & 2 area, the West Roseville Specific Plan and the City of Roseville Water Efficient Landscape Requirements (Resolution 93-55). All landscaping and irrigation shall be inspected and approved prior to Notice of Completion. (Planning, Engineering, Parks, Fire Environmental Utilities)
8. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
 - a. Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
 - b. Grading shall comply with the City grading ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore modification of the erosion control plan may be warranted during wet weather conditions.
 - c. A rough grading permit may be approved by the Engineering Department prior to approval of the improvement plans.
 - d. Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
9. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Engineering prior to approval of any plans. (Engineering)
10. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)

11. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During site inspection Engineering will designate the exact areas to be reconstructed. (Engineering)
12. The applicant shall dedicate all necessary rights-of-way for the widening of any streets required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville and Recorded at the County Records Office prior to acceptance of improvements, if a map has yet to be recorded. (Public Works)
13. All Lots/Parcels shall conform to Class 1 drainage, pursuant to the adopted City of Roseville Improvement Standards, except as shown on the tentative map or as approved in these conditions. (Engineering)
14. 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)
15. Positive drainage shall be provided for all lots. Lots shall drain towards the alleyways and to the streets as shown on the approved Tentative Map. Prior to the approval of the improvement plans a grading plan and drainage study shall be prepared that demonstrates that positive drainage will be managed along with protection from 100-year storm flows. The drainage study shall demonstrate that all streets and alleyways conform to the maximum allowable inundation for surface flows. (Engineering)
16. All internal intersections shall be “bulbed” per City Standards. The bulbed curb returns shall be rolled curb with center pedestrian access ramps and shall be constructed of 8-inch thick concrete. (Engineering)
17. All driveways shall be designed and constructed per the City’s standard Type D driveway. Driveways shall be located as shown on the tentative map or as approved by Engineering. (Engineering)
18. A note shall be added to the grading plans that states:

“Prior to the commencement of grading operations, the contractor shall identify the site where the excess/borrow earthen material shall be imported/deposited. If the borrow/deposit site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.” (Engineering)
19. The applicant shall dedicate all necessary rights-of-way for the widening of any streets required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Records Office. (Engineering)
20. The grading plans for the site shall be accompanied with a shed map that defines that area tributary to this site. All drainage facilities shall be designed to accommodate the tributary flow. All on-site storm drainage shall be collected on site and shall be routed to the nearest existing storm drain stub of natural drainage coarse. (Engineering)
21. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)

22. 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)
23. 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)
24. 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.
 - b. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - c. Water and sewer mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions.
 - d. All sewer manholes shall have all weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)
25. 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)
26. 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)
27. All water, sewer, and recycled water stubbed to property that are not being utilized shall be abandoned as part of this project as follows:

- a. Abandoned water services are to be disconnected at curb stop next to Main Street;
 - b. Abandoned sewer services are to be disconnected at back of curb;
 - c. Sewer service on lot 23 shall remain and additional services on lot 24 shall be eliminated.
28. Services that cross lots are to be installed within the multipurpose easement. Wording should be placed in the CC and R stating that services that cross lots are to be maintained by the HOA. (Environmental Utilities)
 29. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
 30. 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)
 31. Any facilities proposed for placement within public/electric utility easements shall be subject to review/approval by the Electric Department before any work commences. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)
 32. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)
 33. 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)
 34. 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)
 35. 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)
 36. 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:

37. The following easements shall be provided and shown on the Final/Parcel Map or by separate instrument, unless otherwise provided for in these conditions:
 - a. Water, sewer and reclaimed easements will be dedicated as a public utility easement in their entirety. (Electric, Engineering, Environmental Utilities)
38. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
39. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)

40. 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)
41. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be approved concurrently with the Final/Parcel Map. The CC&Rs shall include the following items:
 - a. Creation of a Homeowners Association. (Attorney)
 - b. Homeowners Association shall be responsible for maintenance of all common areas including landscaping and drive aisles. (Attorney)
 - c. Maintenance of fire suppressions system within the project will be the responsibility of the Homeowners Association. (Fire)
 - d. Maintenance of the irrigation system within the project will be the responsibility of the Homeowners Association. City's responsibility will end at the City right-of-way and meter at backflow assembly. (Environmental Utilities)
 - e. The common areas provide reciprocal access for the mutual benefit of all numbered parcels and all condominium units. Parking shall be prohibited in the common areas. (Engineering, Planning)
 - f. All garages shall maintain a clear inside dimension of 18 feet by 18 feet for parking two vehicles. Garages shall not used for storage in any way that precludes inside parking for two vehicles. (Planning)
 - g. Provisions for title to common areas to be held by the Home Owners Association for and on behalf of all Owners in the Project and for each Phase. (Attorney, Engineering, Fire, Environmental Utilities)
 - h. The CC&R's shall be recorded following approval by the State Department of Real Estate. (Attorney, Engineering)
 - i. No changes in the CC&R's shall be made without the approval of the City Attorney. (Attorney)
 - j. Each phase of the project shall be annexed into the Homeowners Association upon the compliance of that phase with the requirements of the DRE. (Attorney, Engineering)
42. 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)
43. The street names shall be approved by the City of Roseville. (Engineering)
44. 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)

45. 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)
46. 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)
47. 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)
48. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL:

49. 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)
50. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
51. 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)
52. 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)
53. 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 7 a.m. and 7 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)
54. 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)

Attachment

1. Conceptual Site Layout

Exhibits

- A. Tentative Subdivision Map
- B. Preliminary Grading & Utility Plan
- C. Architect's Design Packet (Typical Streetscape, Lot Layout, Lot Section, Floor Plans, Color Palettes & Landscape 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.