

ITEM V-A: GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, REZONE, DEVELOPMENT AGREEMENT AMENDMENT, TENTATIVE SUBDIVISION MAPS, WESTPARK PHASE 4– 2300 WESTBROOK BOULEVARD – FILE 2013PL-008, Project #s; GPA-000069, SPA-000050, RZ-000064, DA-000054, SUB-000172 & SUB-000176.

REQUEST

The applicant requests approval of amendments to the land use plan for the Westpark Phase 4 area of the West Roseville Specific Plan (WRSP). The revised land use plan for Westpark Phase 4 and the City parcels will not change the footprint of the WRSP, but would redistribute certain land uses (LDR, HDR, CC, LI, P/R, P/Q-P, and R/W) within the project area. The project would accommodate 894 low density residential (LDR) units, and 170 high density (HDR) units (original approvals included 780 LDR and 252 HDR units).

City-owned parcels at the southeast corner of future Blue Oaks Boulevard and Westbrook Boulevard would be changed from Light Industrial (LI) and Public Quasi-Public (PQ/P) to Community Commercial (CC) and Park & Recreation (P/R).

Applicant/Property Owner for Westpark Phase 4: John Tallman, West Roseville, LLC
Applicant/Property Owner for City-Owned Parcels: City of Roseville

SUMMARY RECOMMENDATION

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

- A. Consider the Addendum to the West Roseville Specific Plan EIR/Initial Study
- B. Recommend that the City Council approve the General Plan Amendment:
- C. Recommend that the City Council adopt the one finding of fact and approve the Specific Plan Amendment
- D. Recommend that the City Council adopt the two (2) findings of fact and approve the Rezone.
- E. Recommend that the City Council adopt the five (5) findings of fact and approve the Development Agreement Amendment.
- F. Adopt the three (3) findings of fact and approve the Large Lot Tentative Subdivision Map.
- G. Adopt the three (3) findings of fact and approve the Small Lot Tentative Subdivision Map.

SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND:

The WRSP was approved by the City on February 4, 2004 and established the land use designations and zoning standards for the specific plan area. The Westpark Phase 4 portion was approved for development of 1,032 residential units. No major infrastructure, including roads, drainage and utilities, have been completed for Phase 4. Both Westbrook Boulevard and Blue Oaks Boulevard will be extended in the future to serve this area.

Project Area

The applicant requests approval to amend the Westpark Phase 4 area of the West Roseville Specific Plan (WRSP), shown in Figure 1 (Location Map). The amendments would make several adjustments to the land use plan including unit allocation shown in Exhibit D. The location map identifies the City owned parcels located south of the future extension of Blue Oaks Boulevard (existing Phillip Road), outside the WRSP.

**FIGURE 1
LOCATION MAP**

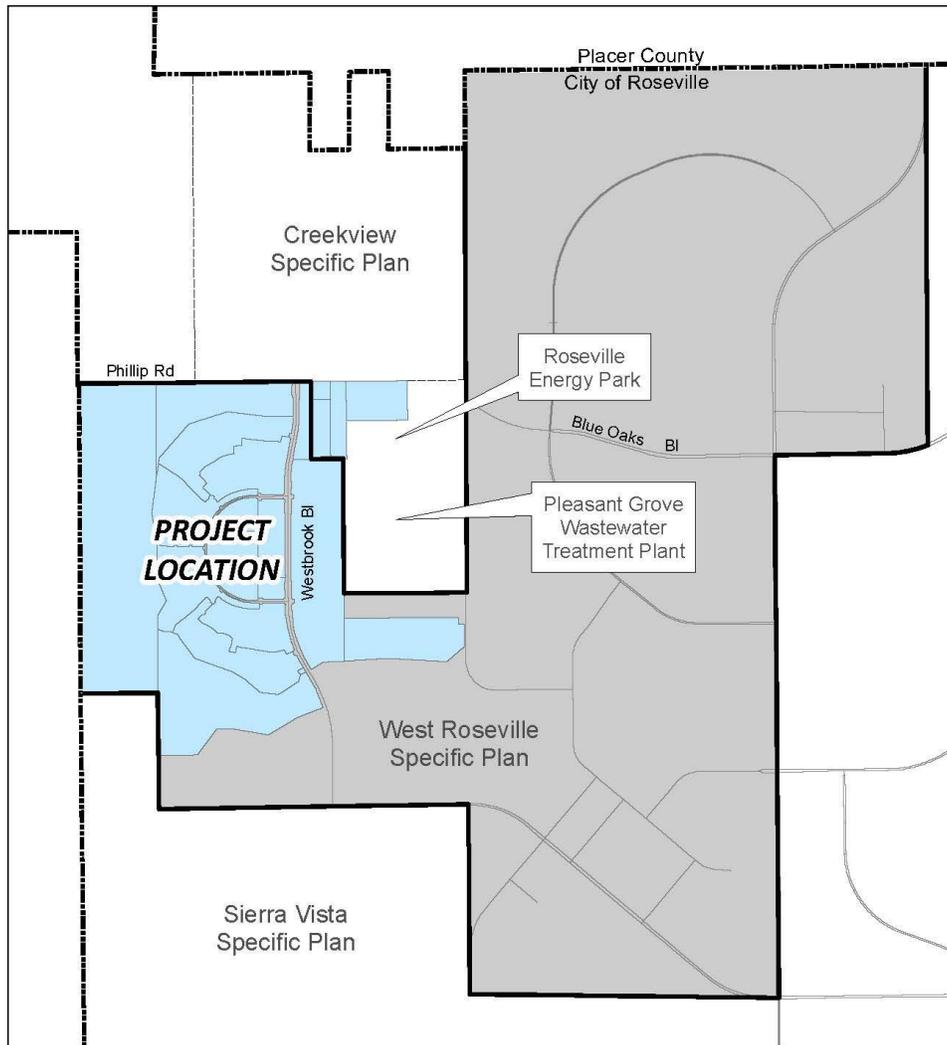
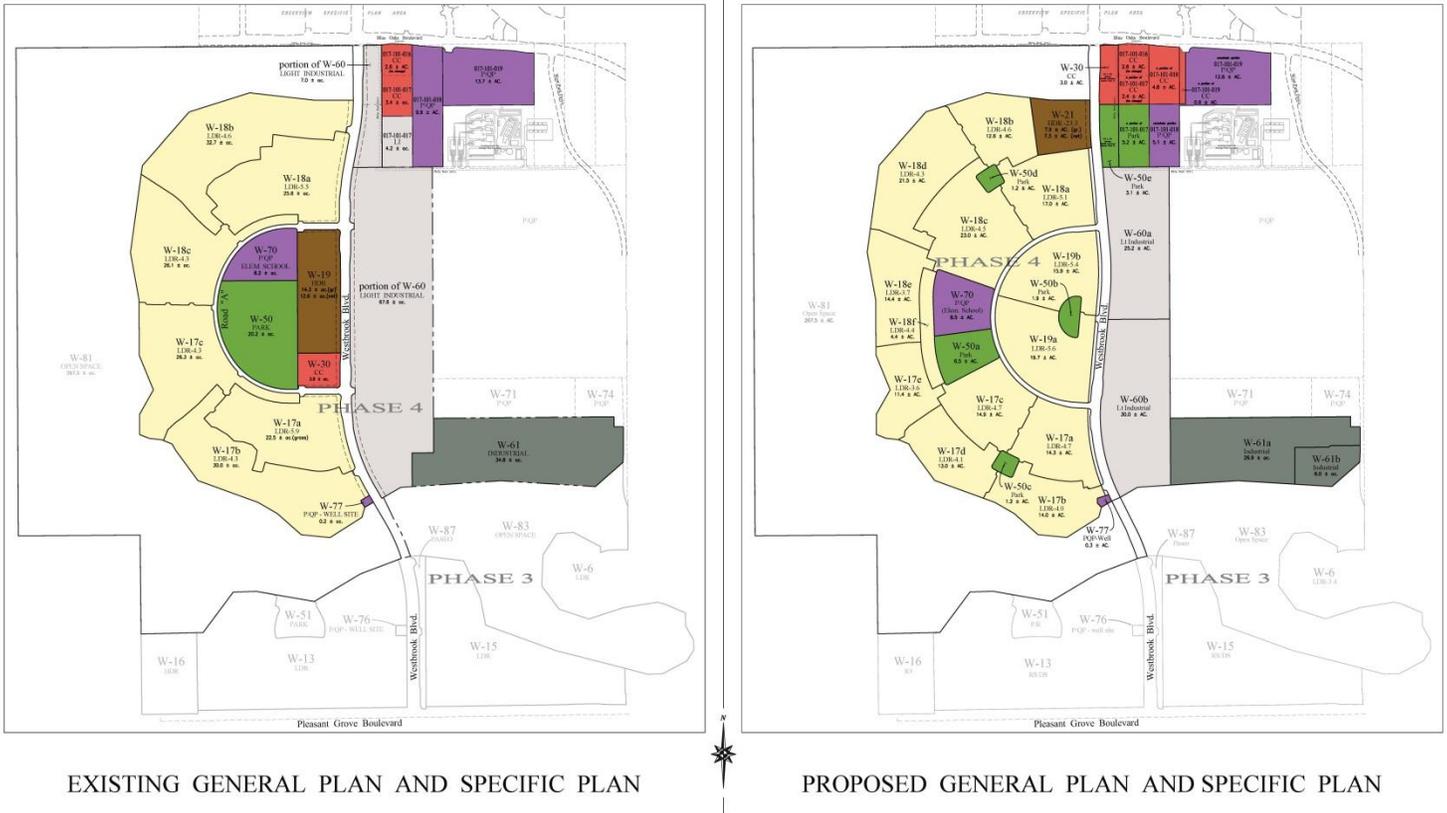


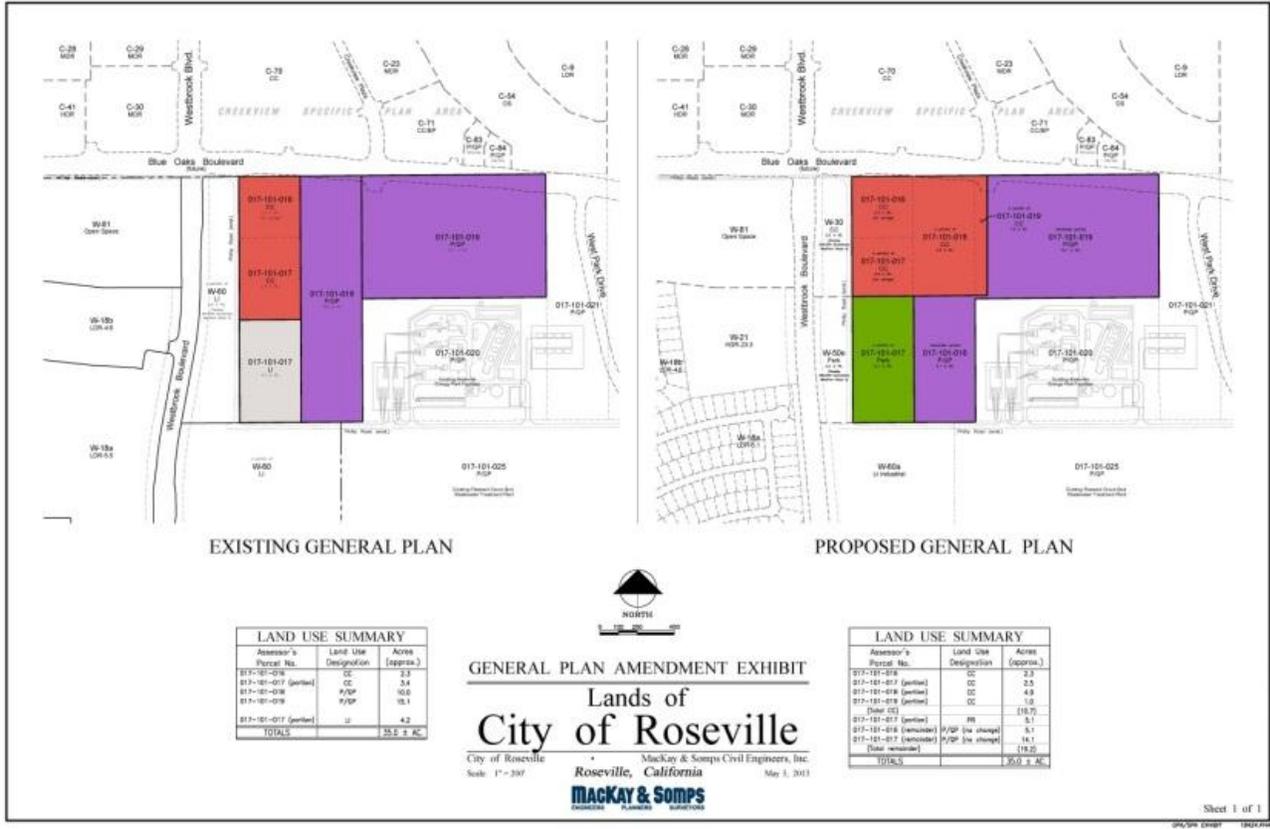
Figure 2
Existing and Proposed Land Use
Westpark Phase 4 and City-Owned Parcels



A summary of proposed changes includes the following:

- Commercial uses at the corner of Westbrook Boulevard and Brookstone Drive (the loop street) would be moved to the northeast corner of Westbrook Boulevard and Blue Oaks Boulevard to create a commercial node.
- Parcel W-19 would be changed from HDR to LDR and the HDR land uses would be moved to Parcel W-21 along Westbrook Boulevard.
- The elementary school Parcel W-70 would be moved to west of Brookstone Drive and increased from 8.2 acres to 8.5 acres.
- Parks would be reconfigured from one 20-acre park to smaller parks throughout the project area. A 6.5 acre park would be located adjacent and south of the proposed school, west of Brookstone Drive. Three smaller parks around 1 to 2 acres each would be located within the plan area.
- Westbrook Drive would be slightly realigned east, which would reduce Light Industrial uses by approximately eight acres.
- No changes to open space (Parcel W-81) are proposed.
- Two City-owned parcels south of Blue Oaks Boulevard and west of Westbrook Boulevard would be reconfigured as part of the project (O'Brien Kennel property). The City-owned parcels will be rezoned from Light Industrial (LI) and Public/Quasi-Public (P/QP) to Community Commercial (CC) and Parks and Recreation (P) as shown in Figure 3.
- The existing 1,000-foot non-residential buffer area around the Pleasant Grove Wastewater Treatment Plant (PGWWTP) will be revised to allow residential uses to encroach 231 feet for the construction of an additional 57 residential units.

FIGURE 3
CITY-OWNED PARCELS



PROPOSED LAND USES

The table below identifies the proposed acreage allocated to each land use compared with the currently approved land uses in the WRSP. The information in the table is provided for the Westpark Phase 4 development only, and not the entire WRSP.

**Table 1
 Proposed Westpark Phase 4
 Land Uses**

Land Use Type	Existing Land Use Designations By Acreage	Proposed Designations by Acreage
Low Density Residential (LDR)	163.2	201.9
High Density Residential (HDR)	14.3	7.5
Community Commercial (CC)	3.9	4.7
Light Industrial (LI)	74.6	50.0
Elementary School	8.2	8.5
Parks	20.21	14.0
Open Space	267.16	267.2

**Table 2
 Proposed Dwelling Units**

Land Use Type	Existing Approved Units	Proposed Units
Low Density Residential (LDR)	780	887
High Density Residential (HDR)	252	170
Total	1,032	1,057

The proposed project will result in an increase of 25 new residential units. The project increases the low density residential acreage by 38 acres and decreases high density acreage by seven acres. In addition, an increase of low density residential uses is the result of the proposed shift of Westbrook Boulevard to the east which results in a reduction in approximately 8 acres of light industrial uses.

The following summarizes the different entitlement requests associated with the proposed project.

General Plan Amendment/Specific Plan Amendment

Proposed Land Uses:

Residential

Under the proposed Phase 4 project, the WRSP portion of the plan would support a total of 1,057 residential units on ±603 acres. Under the amendment, 83 percent of the project area would be LDR and 16 percent would be HDR. The project would accommodate a total of approximately 2,758 residents.

Staff finds that the proposed density changes and addition of 25 additional dwelling units is substantially consistent with the intent and character of the WRSP. The proposed changes comply with General Plan Policies and the WRSP design guidelines. As such, staff supports the proposed changes. Staff would also like to note that future development of HDR site will be subject to Design Review and compliance with the Community Design Guidelines.

Residential – WRSP

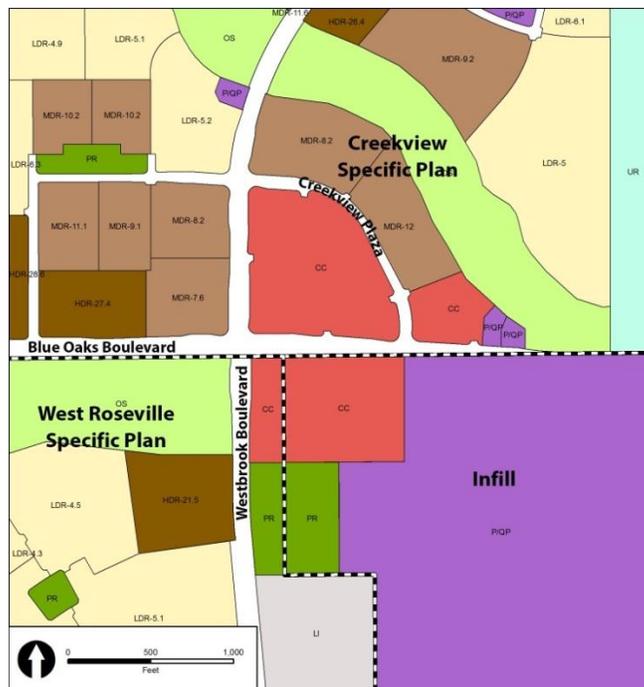
As a result of the proposed project, the total number of dwelling units in the WRSP with the proposed project’s 25 additional units would increase to 8,817 units on ±3,162 acres. The proposed land use plan creates a Neighborhood Node (or cluster of parcels) which includes parcels with Parks and Public/Quasi-Public (school), as well as parcels with LDR land use designations. The overall impact of the small increase (25) in dwelling units within the WRSP is generally consistent with the intent of the WRSP. The proposed changes comply with WRSP Design Guidelines and General Plan Policies regarding the mix of land uses and concentration of HDR and support uses within proximity of future transit and bikeway corridors, parks, and public buildings, such as schools.

Community Commercial

City-owned parcels on the southeast corner of Blue Oaks Boulevard and Westbrook Boulevard totaling 10.7 acres, currently zoned LI and P/QP would be rezoned to CC. In addition, a 3 acre LI parcel owned by Westpark at the corner of Blue Oaks and Westbrook, immediate west of the City-owned parcels would be rezoned to CC, for a total CC area of 13 acres. By locating commercial uses at the intersection of two major arterial roadways, the proposed project will help to create a commercial node, that will be easily accessed by the community. Further, with approval of the Creekview Specific Plan across Blue Oaks Boulevard to the north (see Figure 4), which proposes commercial uses, the proposed change to Westpark Phase 4 and City-owned parcels will create a strong commercial service area. In addition, re-locating the high-density parcel near this corner (proposed Parcel W-21) it creates a transit node. This will provide an easy walking to amenities for the high-density residents. The CC acreage is consistent with the intent of the WRSP and complies with General Plan Policies. Future development of the commercial site will be subject to Design Review and compliance with the West Plan and Community Design Guidelines.

Figure 4

Proposed Commercial Uses



Parks

The proposed project would make several changes to the park concepts. A twenty acre park was originally proposed adjacent to the school. The Phase 4 amendment project proposes to spread park acreage throughout the Phase 4 neighborhoods, instead of only adjacent to the school use. With the amendments, a 5.5 acre park (parcel W-50a) is proposed next to the proposed elementary school (W-70) in the interior of the subdivision. This park will provide for joint-use opportunity with the Roseville City School District and meets the City's General Plan policy supporting joint use school/park combinations.

Two 1.2 acre neighborhood parks are proposed on the north and south sides of the plan area (W-50c and W-50d). A 2.2 acre park is proposed to be centrally located in the middle of the plan area at a main entrance to the subdivision.

A 5.1 acre portion of industrial land located south of the proposed commercial parcels, on the southeast corner of Westbrook Boulevard and Blue Oaks Boulevard will be rezoned to Park (W-50e). In conjunction with city-owned land to the east, which is proposed to be rezoned from Light Industrial to Park, this parcel will become an eight-acre park in the future. The project would get park credit for this change, and would meet its neighborhood park obligation.

No changes to open space area (W-81) are proposed.

The Parks Commission reviewed the proposal at its June 3, 2013 meeting. Comments received from the Parks Commission included support for the plan and the smaller park concepts that would become neighborhood amenities throughout the plan area. The Commission stated that it was a good idea to move the larger field out of the neighborhood where it would have fewer traffic/parking impacts on the neighborhood than as originally proposed with a 20-acre internally located park. The Parks Commission voted unanimously 5-0 (2 Commissioners absent) to recommend that the Planning Commission and City Council approve the proposed changes to the parks plan. The proposed parks are consistent with the intent of the WRSP and comply with General Plan Policies and WRSP Design Guidelines

Industrial

With the realignment of Westbrook Boulevard to the east there would be a reduction in Light Industrial (LI) uses of approximately six acres. In addition, Parcel W-61 would be reconfigured to reduce Heavy Industrial uses (M2) by approximately 2 acres to be rezoned to LI as part of Parcel W-61 (b) Light Industrial Special Overlay Area (MI/SA).

Public/Quasi-Public

One Public/Quasi-Public parcel (W-70) intended as an elementary school site in the Roseville City School District is included in the project area. The site is located west of Westbrook Boulevard, at the edge of a loop collector street (Brookstone Drive). Under the existing WRSP, this site is 8.2 acres. The proposed project would slightly increase the size of this parcel to 8.5 acres.

General Plan policy acknowledges that new development may be required to contribute, on the basis of need generated, toward the cost for new school facilities. Also, joint-use facilities school and park combinations are encouraged. The proposed school site is adjacent to a proposed 6.5 acre park site, which is consistent with General Plan Policy. As development occurs, school fees are collected which contribute to financing of school facilities.

The proposed Public/Quasi-Public land use allocation is consistent with the intent of the WRSP and complies with General Plan Policies.

Affordable Housing

High density residential uses would be moved from the middle of the area to the north end of the development, just southwest of the proposed commercial uses planned at the corner of Westbrook Boulevard and south of Blue Oaks Boulevard. The HDR uses would be closer to commercial uses and future transit opportunities in the new location.

The HDR land use is important in providing opportunities for the City to meet its regional housing needs allocation (RHNA) for the Housing Element, and is also required in meeting the General Plan 10% affordable goal. The affordable housing distribution as part of the project would be amended.

Consistent with the General Plan affordable housing goal, ten percent (10%) of the units in the Westpark portion of the WRSP have been designated for low, and very low-income households. In Phase 4, affordable housing will be provided in Parcel W-21, a HDR parcel. A mixed income rental apartment project is planned on Parcel W-21 with a total of 170 units, including 20 market rate units and 150 affordable to very low income and low income households. The affordable housing will be provided as rental to low and very-low income households. Units are allocated as follows:

Very Low Income Rental	89 units (4%)
Low Income Rental	61 units (4%)
Middle Income Purchase	0 units (0%)
Total affordable units	150 units (10% of total added units)
Market Rate Units	20 units
Total	170 units

The 150 affordable units in Parcel W-21, combined with the affordable units in Parcel W-25 (150 units) and W-16 (162 units) total 462 units which meets the 10% goal for affordable units in the Westpark portion of the WRSP, which is consistent with General Plan and Specific Plan policy.

Transportation and Circulation

The proposed project would slightly alter the overall circulation system by slightly shifting Westbrook Boulevard's alignment to the east. The General Plan Transportation and Circulation diagram would be amended with the new alignment. The circulation system is also supported by the pedestrian/bikeway network along streets, and along the open space that includes a Class I trail along the eastern edge of Parcel W-81.

Because the project is reducing the amount of light industrial and high-density residential uses, and increasing the acreage of low density residential uses, the project is expected to result in a reduced demand on the traffic network. According to Fehr and Peers, transportation consultants, the proposed project will result in 2,951 fewer daily trips than under the existing approved land use plan. Transportation staff reviewed the trip distribution and determined that there would be no new intersection level of service impacts.

The proposed street network is consistent with the intent of the WRSP and complies with General Plan Policies.

Sub-phasing

The proposed project area was originally to be constructed in a single phase. With this amendment the Phase 4 project area would be developed in four sub-phases (see Exhibit E). Infrastructure including roadway access would be extended from Phase 3, from Pleasant Grove Boulevard to Westbrook Boulevard northward. Staff has reviewed the concept and determined that adequate roadway capacity is available to serve the project area, before Blue Oaks Boulevard is ultimately extended west to provide a northern connection to Westbrook Drive and the Phase 4 area.

Public Services

The WRSP includes provisions for police and fire protection, as well as library and school services. The proposed project is not expected to substantially increase demands for public services, or alter how services are provided to the project area. The project would participate in the WRSP community facilities district (CFD) for services.

Fire Protection: Fire station #9, on Hayden Parkway, would provide primary emergency response within the project area. This station was recently opened on May 18th, and would meet City General Plan response times and standards for serving WRSP residents and businesses. The project will pay fees for fire facilities and operation. Such fee obligations are set forth in the project's Development Agreement.

Police Protection: The proposed project is not expected to create additional demand for police services. The project will pay fees through the Development Agreement (General Fund Contribution) for police facilities and operations.

Schools: The site will be served by Roseville City School District and Roseville Joint Union High School District. Copies of the proposed project have been sent to the District's for their review and they concur with the proposed amendments. The proposed changes will not substantially impact student enrollment. Parcel W-70 is designated as a future school site. Capacity exists for students from the new additional units, and the project will pay fees, as set forth in the Development Agreement for construction of future school sites.

Libraries: The proposed project would not create substantial demand for new library facilities.

Staff finds that Public Services for the project will be provided in a manner consistent with the intent of the WRSP and General Plan Policies.

Public Utilities

Water Supply: There are sufficient surface water supplies to serve the project. Development of the project area under the proposed project would result in a decrease in the amount of high density residential and industrial land uses anticipated under the WRSP.

Based on the City's water demand land use factors, development under the proposed project would decrease water demand. The current demand of the WRSP included within the City's build out water supply projections, prior to Phase 4 land use changes, is 6,946 AFY. Including the Phase 4 land use changes the WRSP water demand is reduced by 154 AFY, yielding a revised demand of 6,792 AFY. This reduction in overall water demand is due to land use changes and the implementation of water conservation measures. The City requires projects to include a water conservation strategy to reduce water demand. These measures include reduced turf area, smart irrigation control systems, and re-circulating hot water. This would result in a 13.7 percent reduction. It is important to note that while overall demand reductions total 154 AFY, the majority of these reductions, 133 AFY occur on recycled

water uses. This includes a reduction on recycled water use of 93 AFY due to land use changes and a reduction on recycled water use of 40 AFY from implementation of water conservation measures. The result is that potable supplies are also reduced but by only 21 AFY. Considering the water demand changes City's build out potable water (surface water) demands total 58,841 AFY with the project. The City's contracted surface water supply (58,900 AFY) exceeds this amount and is adequate to serve the project.

Wastewater Conveyance and Treatment: Development of the proposed project would incrementally contribute to the need for expansion of the Pleasant Grove Waste Water Treatment Plant (PGWWTP); however, as determined in the WRSP EIR, this expansion would be required without the project. The original land uses for the Phase 4 area would generate 278,861 gallons per day of wastewater. The proposed project would generate approximately 269,510 gallons a day flow as estimated by MacKay & Soms Civil Engineers, Inc. This would result in a reduction in wastewater demand of approximately 9,300 gallons per day, resulting in a reduced impact than described in the Final WRSP. The PGWWTP was sized to accommodate flow from the area and was evaluated in the West Roseville Specific Plan Final EIR in 2004. General and Specific Plan policies require wastewater services to be provided to all existing and future development through the City's wastewater facility (PGWWTP). Per General Plan and Specific Plan policy, wastewater from the proposed project would be conveyed to the PGWWTP for treatment by a network of pipes installed within street rights-of-way or easements.

Recycled Water: Recycled water supplied from the PGWWTP would be used for landscape irrigation in parks, schools, public areas (i.e., roadway medians, paseos), and commercial and high-density residential uses. Recycled water facilities would be constructed within roadway rights-of-way. WRSP estimated demand is 1.36 million gallons a day (mgd) or 1,526 acre feet per year.

Electric Distribution: In order to serve initial portions of the project area, to allow sub-phasing, temporary electric lines will be installed from Blue Oaks Boulevard, south through the project area in an existing easement adjacent to the west side of the PGWWTP. This would allow residential uses to be constructed in the Phase 4 area before the electric substation on Blue Oaks is constructed and the conduit is extended in Blue Oaks Boulevard. A condition of the Development Agreement stipulates that as Westbrook Boulevard is constructed, the permanent lines will be under-grounded and the temporary over-headlines will be removed. All costs associated with the temporary lines will be the responsibility of the landowners.

Staff finds that Public Utilities for the project will be provided in a manner consistent with the intent of the WRSP and General Plan Policies.

1,000-foot Non-Residential Buffer

In 1996 as part of the Roseville Regional Wastewater Treatment Plant Service Area Master Plan, an EIR was prepared to evaluate the impacts of the proposed PGWWTP. At that time a 1,000-foot non-residential buffer was proposed to reduce land use compatibility issues, especially related to exposure to potential chemicals such as chlorine in the treatment process. Since that time, the City of Roseville instituted the use of Ultra Violet (UV) disinfection in the treatment process instead of the use of chemicals such as chlorine; therefore, exposure to potential chemicals is no longer an issue at this time given the current treatment process.

The proposed project would allow 57 residential units within 769 feet of the PGWWTP, which is an encroachment of 231 feet into the 1,000-foot buffer area.

To ensure that noise levels would not result in a significant impact, if residential units were located closer to the treatment plant, J.C. Brennan, Acoustical Consultants, performed noise measurements at three locations where residential units could be a minimum of 769 feet from the PGWWTP. The noise levels associated with operation of the PGWWTP result in average hourly noise levels of between 41 and 47

decibels on the project site, which is below the General Plan's stationary noise performance standards up to 50 db. Therefore, noise would not be an issue to the future residents. The project would be consistent with the noise policies of the General Plan.

Brown and Caldwell, an odor consultant, also prepared an odor analysis to determine whether proposed home within the buffer area would be subject to odors. The results of the analysis determined that odors from the PGWWTP were below reporting thresholds, and concluded that there would be no odor impacts. Therefore the proposal to allow residential uses, within 769 feet of the PGWWTP would not result in any significant impacts. The analysis further confirmed that operations at the PGWWTP resulted in less odors on site, than similar facilities.

As part of the project, a deed restriction would be amended through a quit claim to allow residential uses within a portion of the 1,000-foot non-residential buffer area. The results of the analysis will be shared at the June 27th South Placer Wastewater Authority Board meeting.

General and Specific Plan Conclusion: The project proposes to amend the WRSP to accommodate up to 25 additional low density residential units and would redistribute certain land uses (LDR, HDR, LI, CC, P/R, P/Q-P, and R/W) within the project area. It would also change development densities within certain residential parcels.

As described above, the proposed project is generally consistent with the currently approved land use plan and is consistent with General Plan and Specific Plan policy.

REZONE

To remain consistent with the proposed land use plan, the proposed project includes a modification of the City's Zoning Map so that parcel-specific requirements and development standards can be appropriately applied. No new zones or changes in standards are proposed. The propose zoning districts already exist in the WRSP and the Zoning Ordinance.

The proposed zoning districts for the project are presented on Exhibit E and are summarized below:

- Single Family (R-1, RS)
- Attached Housing (R-3)
- Light Industrial (MI)
- Community Commercial (CC)
- Public/Quasi-Public (P/QP)
- Parks and Recreation (P/R)
- Open Space (OS)

The proposed zoning designations have been reviewed by staff, based on the analysis in this report and that found in the WRSP and Final EIR, to be compatible with surrounding zoning and consistent with the project objectives and proposed land use designations.

DEVELOPMENT AGREEMENT

The proposed General Plan Amendment, Specific Plan Amendment and Rezone include changes to text and maps which each have corresponding elements in the Westpark Development Agreement (DA). The terms of the DA stipulate that it must be amended to remain consistent with the legislative actions described above. Accordingly, the proposed DA Amendment includes revisions to the land use acreages and units, affordable housing units, and park sites (see Exhibit G). In addition to revising sections to

remain consistent with the land use changes, the DA Amendment also includes additional revisions as summarized below:

- Requires implementation of a Water Conservation Plan to ensure a water conservation objective of a reduction in water use by 13.7% over current land use characteristics.
- Introduction of a sub-phasing concept to the Phasing Plan to ensure that necessary facilities to support the approved land uses within each of the sub-phases (if built out of sequence) including, but not limited to sanitary sewer, recycled water, potable water, storm drain, electric facilities (including temporary facilities, fiscal obligations and timing and availability of service), and roadways serving the out-of-sequence sub-phase will be provided.
- Infrastructure construction obligations and reimbursements
- Dedication requirements for additional park dedication (Parcel W-30) and dedication of commercial property (Parcel W-50).
- Timing and reimbursement for amendments to the 1-000 foot non-residential buffer.

In summary, the DA Amendment makes text and map revisions that are needed for the DA to remain consistent with the changes being made by the General Plan Amendment, Specific Plan Amendment, Rezone, and Tentative Map. The DA Amendment has been reviewed by all affected departments and the terms have been found to be acceptable to all parties. Staff has reviewed the changes and believes the findings can be made to approve the DA Amendment.

TENTATIVE SUBDIVISION MAP

Currently the property consists of 28 separate parcels, which the applicant proposes to re-subdivide into 28 large lots conforming to the proposed land use plan, and specific plan amendments which is part of this entitlement request. The small lot tentative map request would further subdivide the property into 14 additional areas.

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 large lot or small lot tentative subdivision map. The three findings cover both the large and small lot tentative maps, and are listed below in bold italics. Following the finding is an evaluation of the maps 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 that the 894 residential lots will be sized and oriented to allow construction of the proposed residential units (see Exhibit B). Main access to the subdivision will be from Westbrook Boulevard and Brookstone Drive. Residential streets will provide access to individual parcels. The density, uses, open space and circulation are consistent with the WRSP. The land use with proposed amendments to the General Plan will be consistent with the General Plan.

Circulation: Westbrook Boulevard is proposed to be realigned to bow to the east approximately 250 feet from the current proposed alignment. This slight shift will not affect where Westbrook Boulevard will ultimately T-into the intersection with Blue Oaks Boulevard to the north, or Pleasant Grove Boulevard to the south. Several internal roads within the subdivision will also result in slight reconfiguration. Access to the subdivision will be provided from Westbrook Boulevard. Two signalized intersections on Westbrook Boulevard at Brookstone Drive, a semi-circular street would provide primary access internally to the subdivision. A right-turn only access at “U” Lane would provide access to W-50b a park that would be surrounded on all sides by a single loaded street, fronted by residential units.

Grading: The proposed grading is consistent with the City’s Grading Ordinance and Improvement Standards.

Drainage: The area is relatively flat. Lots have been designed with Class I drainage. The drainage improvements proposed by the Tentative Maps include curbs, drain inlets, and underground drain pipes. Engineering staff has reviewed the grading and 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.

Easements: There is a 20-foot access easement that runs along the eastside of W-60a and W-60b for electrical and gas lines. A sewer and water easement runs across W-60b and W-61a. An open space conservation easement runs along W-81 the open space parcel. In addition, as indicated previously, the 1,000-foot, non-residential easement will be amended to allow residential uses no closer than 769 feet to the PGWWTP.

Utilities: Water and sewer services will be provided through an extension of lines from the east across W-60b and W-61a to serve the project. Electric facilities will be available to each parcel from lines that will be extended as Westbrook Boulevard is extended. A temporary electric line will be extended from Blue Oaks/Phillip Road from the north, extending south along the electric easement west of the PGWWTP, across W-60b to serve the first sub-phases of the development until such time as Westbrook is extended to the north. Environmental Utilities and Roseville Electric have reviewed the plans and found them consistent with their requirements.

Affordable Housing: The project designates W-21 for the affordable units. When that parcel is developed, the Affordable Housing provisions specified in the development agreement will need to be met.

- 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 water courses 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 zoning ordinance and the WRSP. The proposed design, layout, configuration, and size of all lots within the subdivision provide for the construction of the detached homes. No medium density lots are proposed as part of the project and therefore, design review is not required. A stormwater detention basin is proposed to be eliminated as part of the project. Approximately six residential units within Parcel W-18d would be built in its place. If it is determined that the loss of the detention basin has the potential for offsite drainage impacts, the project will be conditioned to construct the detention basin and eliminate the residential units. As depicted on the Tentative Map, and subject to the conditions of approval, all 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. Development will be subject to the City's permit requirements. In addition, the design of the sewer lines in the project area and treatment capacity at the City's wastewater treatment plant have adequate conveyance and capacity to accommodate the residential development on the parcels proposed by the Tentative Map.

ENVIRONMENTAL DETERMINATION

The Planning Director has determined that the above project will not have a significant effect on the environment and proposes that an Addendum to the West Roseville Specific Plan Environmental Impact Report (2004) be adopted. This determination has been based upon an Initial Study, which has concluded that there will be no new significant environmental impacts.

CONCLUSION

Staff has reviewed the development plans for Westpark Phase 4 amendments and found them to be consistent with the applicable standards and guidelines. The proposed land use plan will not change the footprint of the WRSP or the overall character of the WRSP, but would redistribute certain land uses (LDR and HDR, CC, LI,P/R, OS, P/Q-P, and R/W) within the project area.

Staff supports the proposed project, as it is generally consistent with the currently approved plan and is consistent with General Plan and Specific Plan policies. As discussed above and with the conditions outlined above, staff finds that the Planning Commission can make the required findings for approval.

RECOMMENDATION

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

- A. Review and consider the Addendum to the West Roseville Specific Plan Environmental Impact Report/Initial Study.
- B. Recommend that the City Council adopt resolutions approving the GENERAL PLAN AMENDMENT – 2300 WESTBROOK BOULEVARD (WESTPARK PHASE 4 SPECIFIC PLAN AMENDMENT) – FILE #GPA-000069 amending the General Plan Land Use Map as shown in Exhibit C, and amending the text of the General Plan as shown in Exhibit B.
- C. Recommend that the City Council adopt the one finding of fact as stated below and approve the SPECIFIC PLAN AMENDMENT – 2300 WESTBROOK BOULEVARD (WESTPARK PHASE 4 SPECIFIC PLAN AMENDMENT) – File # SPA-000050 as shown in Exhibit D:
 1. *The proposed Specific Plan Amendment is consistent with the objectives, policies, programs and land use designations specified in the West Roseville Specific Plan and City of Roseville General Plan;*
- D. Recommend the City Council adopt the two findings of fact as stated below and approve the REZONE – 2300 WESTBROOK BOULEVARD (WESTPARK PHASE 4 SPECIFIC PLAN AMENDMENT) – FILE #RZ-000064:
 1. *The proposed rezone is consistent with the General Plan.*

2. *The proposed rezone is consistent with the public interest, health, safety, and welfare of the City.*
- E. Recommend that the City Council adopt the five findings of fact and approve the DEVELOPMENT AGREEMENT AMENDMENT – 2300 WESTBROOK BOULEVARD (WESTPARK PHASE 4 SPECIFIC PLAN AMENDMENT) – FILE #DAA-000054 as shown in Exhibit G.
1. *The proposed Development Agreement Amendment is consistent with the objectives, policies, general land uses and programs specified in the General Plan;*
 2. *The Proposed Development Agreement Amendment is consistent with the provisions of Chapter 19.84 of the Roseville Zoning Ordinance;*
 3. *The Proposed Development Agreement will not be detrimental to the health, safety, or general welfare of the residents of the City of Roseville;*
 4. *The Proposed Development Agreement will not adversely affect the orderly development of property or the preservation of property values; and*
 5. *The Proposed Development Agreement will provide sufficient benefit to the City to justify the amendment.*
- F. Recommend that the City Council adopt the three findings of fact as stated in the staff report with the condition that the Council approve the Specific Plan Amendment, General Plan Amendment, , and Development Agreement and approve the WESTPARK PHASE 4 LARGE LOT TENTATIVE MAP- 2300 WESTBROOK BOULEVARD (WESTPARK PHASE 4 TENTATIVE MAP)- File # SUB-00000176, as shown in Exhibit I.
- G. Recommend that the City Council adopt the three findings as stated in the staff report with the condition that the Council approve the Specific Plan Amendment, General Plan Amendment, Large Lot Map, and Development Agreement, and approve the WESTPARK PHASE 4 SUBDIVISION MAP- 2300 WESTBROOK BOULEVARD (WESTPARK PHASE 4 TENTATIVE MAP)- File # SUB-00000172, as shown in Exhibit H.

CONDITIONS OF APPROVAL-LARGE LOT TENTATIVE MAP

1. Drainage shall be installed on the project's property to collect increased run-off due to development. Drainage shall not daylight onto City property. (Parks, Engineering)
2. 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)
3. 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)
4. 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)
5. 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)

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

1. Landscape Plans to be submitted under separate permit from the Improvement Plans for all landscape corridors and all landscaped common areas. Landscaping shall be installed prior to approval of the Notice of Completion for the subdivision improvements. The landscape plan shall comply with the West Roseville Specific Plan and the City of Roseville Water Efficient Landscape Requirements. All landscaping and irrigation shall be inspected and approved prior to Notice of Completion. (Planning, Engineering, Parks, Fire Environmental Utilities)
2. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
 - a. Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
 - b. Grading shall comply with the City grading ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore modification of the erosion control plan may be warranted during wet weather conditions.
 - c. A rough grading permit may be approved by the Engineering Department prior to approval of the improvement plans.
 - d. Access to the floodplain as required by Engineering and the Streets Department.
 - e. Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
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. Prior to the approval of the improvement plans, it will be the project proponents responsibility 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)
11. Turnouts for bus shelters shall be installed on at the following locations:
 - Eastbound Blue Oaks Blvd. adjacent to parcel W-30
 - Southbound Westbrook Blvd., south of Blue Oaks Boulevard, adjacent to parcel W-81.
 - Northbound Westbrook Blvd., adjacent to parcel W-60b
 - Southbound Westbrook Blvd., adjacent to parcel W-17a(Engineering, Alternative Transportation)
12. The applicant shall dedicate a separate drainage easement to the City of Roseville for the storm drain facility required to transfer public storm waters through the site. The easement document

shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Records Office. (Engineering)

13. 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)
14. The drainage outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. All drainage facilities on site shall be privately owned and maintained (by the Home Owners Association). The City has no responsibility in the maintenance of the drainage facilities and will not assume any responsibilities for maintenance in the future. (Engineering)
15. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater than 4 feet in height. All retaining walls shall be of either split faced masonry units, keystone type construction, or cast in place concrete with fascia treatment. (Engineering)
16. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
17. 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)
18. 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)
19. 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)
20. 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)
21. Landscaping adjacent to the Preserve shall be California native, drought-tolerant groundcover, shrubs, plants and trees. (CDD, Planning)
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. (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)
25. 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)
26. 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)

27. 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)
 28. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
 29. 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)
 30. 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)
 31. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)
 32. 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)
- 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)
34. 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)
 35. 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

36. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
37. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
38. 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)
39. Westbrook Boulevard and Brookstone Drive shall be dedicated as an Irrevocable Offer of Dedication (I.O.D.). In addition, a Public Utility Easement and rights to construct shall be dedicated for Westbrook Boulevard and Brookstone Drive. (Engineering)
40. An Irrevocable Offer of Dedication (I.O.D.), with rights to construct, shall be granted over all the proposed access and public utility easements serving land locked parcels. (Engineering)

41. The applicant shall dedicate a separate easement to the City of Roseville for the future bus shelter pads on Parcel W-81 at the southwest corner of Westbrook Blvd. and Blue Oaks Blvd. and on Parcel W-30 at the southeast corner of Blue Oaks Blvd. and Westbrook Blvd. (Engineering, Alternative Transportation)
42. Any structures crossing Lot/Parcel lines created by the Final/Parcel map shall be removed. (Engineering)
43. The street names shall be approved by the City of Roseville. (Engineering)
44. 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. Lettered Lot//Parcel along major roads shall be dedicated as landscape/pedestrian/public utility easements and in fee to the City as open space. (Engineering)
45. 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)
46. 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)
47. The cost of any facilities which are identified in the CIP and are beyond those needed for this project may be reimbursed to the developer. In accordance with §66485 and §66486 of the Subdivision Map Act, any improvements constructed by the subdivider which contain supplemental size, capacity, number, or length for the benefit of property not within the subdivision and which improvements are to be dedicated to the public, the subdivider shall be entitled to reimbursement for that portion of the cost of the improvements which is in excess of the construction required for the subdivision. (Engineering)
48. 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)
49. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
50. 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)
51. 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)
52. 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)
53. 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)

54. All plant material shall be maintained under a 90 calendar day establishment period after initial planting. Upon completion of the establishment period, all plant material shall remain under warranty for an additional 9 months minimum. Any plant material which does not survive during the establishment period shall be immediately replaced. Any trees or shrubs which do not survive during the warranty period shall be replaced one month prior to the end of the warranty period. Tree or shrub replacement made necessary due to acts of God, neglect or vandalism shall be exempt from the warranty.

CONDITIONS OF APPROVAL- SMALL LOT TENTATIVE MAP

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. Landscaping shall be installed prior to approval of the Notice of Completion for the subdivision improvements. The landscape plan shall comply with the West Roseville Specific Plan and the City of Roseville Water Efficient Landscape Requirements (Zoning Ordinance Chapter 19.67). All landscaping and irrigation shall be inspected and approved prior to Notice of Completion. (Planning, Engineering, Parks, Fire Environmental Utilities)
6. The applicant shall submit to the Engineering Department the appropriate Army Corps of Engineers permit or clearance, the California Department of Fish and Game Stream Bed Alteration Agreement, and/or the Regional Water Quality Control Board Water Quality Certificate. (Engineering)
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. Access to the floodplain as required by Engineering and the Streets Department, and as allowed by the state and federal permits.
 - e. Standard Handicap ramps shall be installed at all curb returns on public streets 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 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)
 12. Westbrook Blvd cross section shall be constructed per the approved tentative map and may be phased per the phasing matrix in the Development Agreement. Standard 220-foot long right turn lanes with 120-foot tapers shall be constructed at both Brookstone Drive intersections, as well as the phase 3 intersection at W-13/W-15. 150-foot long right turn lanes with 120-foot tapers shall be constructed at the "A" Way and "U" Lane intersections. Auxiliary lane widths may come out of the adjacent landscape corridor as provided for in the WRSP. (Engineering)
 13. The two proposed signals at Brookstone Drive shall have all signal conduit installed with the construction of Westbrook Blvd. If Blue Oaks Blvd has been extended to Westbrook Blvd at such time as either phase 3 or phase 4 of Westbrook Blvd is constructed, the two proposed signals at Brookstone Drive shall be constructed. Each of these signals is eligible for reimbursement from the City's Capital Improvement Program (CIP). (Engineering)
 14. All gated entrances for private subdivisions shall be consistent with the City's Design and Construction Standards. (Engineering)
 15. Man gates and fencing shall be installed at all entrances from the proposed bike trail to private subdivisions to prevent public access through this subdivisions. (Engineering)
 16. Prior to the approval of the improvement plans, it will be the project proponents responsibility 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)

17. 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. (Engineering)
18. The applicant shall dedicate a separate drainage easement to the City of Roseville for the storm drain facility required to transfer public storm waters through the site. The easement document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)
19. 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)
20. The proposed open space culverts within Westbrook Blvd shall be designed to ensure that all detention requirements are met per the West Roseville Specific Plan Master Drainage Study. In addition, the design of the culverts shall be consistent with the City's Design and Improvement Standards, including provisions for the installation of permanent stream measuring equipment and using a clogging factor of 150% when sizing the culverts. (Engineering)
21. The proposed drainage within Westbrook Blvd that extends north to Blue Oaks Blvd. shall be extended all the way to the receiving waters in Pleasant Grove Creek, via a combination of piping and ditches designed to adequately carry the designed flow, when required in the backbone infrastructure sub-phasing plan in the Development Agreement. (Engineering)
22. Proposed 100-year storm overland drainage releases shall be designed to outfall at the same location as the proposed open space water quality swales and the swales shall be used to convey this drainage to the receiving waters. (Engineering)
23. All storm drainage 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 in compliance with the City's then current State MS4 Permit. (Engineering)
24. The 4 acre Detention Basin "A" located within Westpark phase 4 may be reduced or eliminated if hydraulic analysis verifying no off-site impacts is submitted and approved by the engineering division. If the hydraulic analysis is not approved by the engineering divisions Detention Basin "A" shall be constructed per the requirements set forth in the Fiddymment-Westpark Property Master Drainage Analysis (June 2003). (Engineering)
25. The drainage outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. Drainage swales shall be designed with low flow channel to convey stormwater quality treatment flow and overall design of channel to convey flow from 100-yr storm event. Vehicular access for maintenance shall be provided to the discharge point at the head of the swale as required by the Development Services Department and as allowed by state and federal permits. (Engineering)
26. Prior to issuance of building permits, the applicant shall demonstrate that the final grade of all building pads meet the requirements of the Central Valley Flood Protection Board Urban Level of Flood Protection. (Engineering)

27. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater than 4 feet in height. All retaining walls shall be of either split faced masonry units, keystone type construction, or cast in place concrete with fascia treatment. (Engineering)
28. Subdivisions adjacent to the open space shall be responsible for grading bike trails adjacent to the parcel as shown on the WRSP Bike Trail Exhibit. This grading is not reimbursable through West Roseville Specific Plan Bike Trail Fees. (Engineering)
29. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)
30. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
31. 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)
32. 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)
33. 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)
34. 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)
35. Landscaping adjacent to the Preserve shall be California native, drought-tolerant groundcover, shrubs, plants and trees. (CDD, Planning)
36. **Prior to the approval of the Improvement Plans**, the project proponent shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the project proponent during the pre-construction meeting. (Engineering)
37. Bus Stops to include turnout, pad and shelter (by agreement) are to be installed at:
 - a. Eastbound Blue Oaks Blvd., at Westbrook Blvd. adjacent to parcel W-30
 - b. Northbound Westbrook Blvd., adjacent to parcel W-60b

- c. Southbound Westbrook Blvd., adjacent to parcel W-17a
- d. Southbound Westbrook Blvd., south of Blue Oaks Blvd., adjacent to parcel W-81.

38. Developer shall be responsible for the installation of bus shelter and related improvements conforming to the city's current standards on the shelter pads at the above locations. The Developer and City may enter into a deferred improvement or other agreement based upon a construction cost of \$10,000 per shelter for future construction of the Bus Shelters.
39. 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)
40. 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 and/or noted on the Tentative Map. (Environmental Utilities)
 - d. All sewer manholes shall have all-weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)
41. 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)
42. 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)
43. 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)
44. The design and installation of all fire department access roads and fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville at the time plans are submitted for review. All amendments, standards, policies and fee schedule can be found on the City's web site www.roseville.ca.us or contact Patrick Chew, Senior Fire Inspector, at 916-774-5823 or pchew@roseville.ca.us with the Fire Prevention Division for information. (Fire)
45. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
46. 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)
47. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)
48. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)
49. The design for electrical service for this project will begin when the Electric Department has received a full set of improvement plans for the project. (Electric)
50. All landscaping in areas containing electrical service equipment shall conform with the "Electric Department Landscape Design Requirements" as outlined in Section 7.00 of the Electric Department's "Specifications for Residential Trenching" (Electric)
51. 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)
52. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
53. It is the responsibility of the developer to ensure that that all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete (Electric)
54. Clearly delineate City-maintained landscaping from HOA maintained landscaping with a concrete mow band consistent with the Parks Construction Standards. (Parks & Recreation)
55. For streetscapes to be City-maintained, provide a 2' bench between back of walk and toe of slope sloped away from the back of walk to decrease nuisance run-off from irrigated and landscaped slopes. (Parks & Recreation)

56. Slopes along the developed property line and open space shall be 3:1 or less (severe) to the extent possible, however such slopes may be less than 3:1 in areas where bike trails, wetland, or similar impede the ability to achieve this requirement. (Parks & Recreation)
57. 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)
58. 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

59. The following easements shall be provided and shown on the Final/Parcel Map or by separate instrument, unless otherwise provided for in these conditions:
 - a. A public utilities easement consistent with the West Roseville Specific Plan along all road frontages;
 - b. Water and sewer easements, as shown on the Tentative Map
60. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
61. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
62. 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)
63. The City shall not approve a small lot 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)
64. Any structures crossing Lot/Parcel lines created by the Final/Parcel map shall be removed. (Engineering)
65. The street names shall be approved by the City of Roseville. (Engineering)
66. 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. Lettered Lot//Parcel along major roads shall be dedicated as landscape/pedestrian/public utility easements and in fee to the City as open space. (Engineering)
67. Prior to the recordation of any small lot Final Map, school fees for the Roseville City School District shall be paid, as require by the School Mitigation Agreement for the West Roseville Specific Plan. This

agreement requires a portion of school fees to be paid prior to Final Map recordation, with the remaining fees due prior to building permit issuance. (Engineering, Building)

68. 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)
69. 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)
70. The cost of any facilities which are identified in the CIP and are beyond those needed for this project may be reimbursed to the developer. In accordance with §66485 and §66486 of the Subdivision Map Act, any improvements constructed by the subdivider which contain supplemental size, capacity, number, or length for the benefit of property not within the subdivision and which improvements are to be dedicated to the public, the subdivider shall be entitled to reimbursement for that portion of the cost of the improvements which is in excess of the construction required for the subdivision. (Engineering)
71. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
72. Developer must fund the cost of amending the Rate & Method of Apportionment (RMA) to reflect changes in the large lot boundaries and land use designations that affect the maximum tax. (Finance)
73. 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)
74. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Engineering)
75. All plant material shall be maintained under a 90 calendar day establishment period after initial planting. Upon completion of the establishment period, all plant material shall remain under warrantee for an additional 9 months minimum. Any plant material which does not survive during the establishment period shall be immediately replaced. Any trees or shrubs which do not survive during the warrantee period shall be replaced one month prior to the end of the warrantee period. Tree or shrub replacement made necessary due to acts of God, neglect or vandalism shall be exempt from the warrantee. (Engineering)
76. Over-grading onto the adjacent park or city maintained open space (existing or future) shall be prohibited. Notwithstanding the foregoing, slopes into the 50' buffer area adjacent to the open space areas are permitted. (Parks and Recreation)
77. Drainage shall be installed on the project's property to collect increased run-off due to development. Drainage shall not daylight onto City property except into outfall channels identified on the Tentative Map. (Engineering)
78. Accent lighting at entry monuments shall be above ground types. In-ground lighting will not be accepted. (Engineering)
79. The dedication of parkland (future parks and/or open space) shall be deeded to the City through an Irrevocable Offer of Dedication (IOD). As a default, park and open space parcels shall be excluded

from acceptance through the mapping approvals and completed as a separate deed process as follows:

- a. For Parks, the transfer of property shall be at the City's request, generally, timed to coincide with the start of the specific park design phase of work, unless otherwise noted or requested.
- b. For streetscapes to be City-maintained, the lots shall be separate parcels and accepted through the standard Certificate of Compliance (COC) process for street improvements. The establishment period shall be complete at COC unless a letter of agreement outlining establishment responsibilities beyond the COC has been executed between the City and Developer. All HOA maintained landscaping shall be clearly identified on the landscape plans at time of plan approval. (Parks & Recreation, Development Services)

EXHIBITS

- A. Initial Study/Addendum
- B. General Plan Change Pages
- C. General Plan Land Use Map
- D. Specific Plan/Rezone Exhibit Phase 4
- E. Phasing Plan Exhibit
- F. Specific Plan Change Pages
- G. Development Agreement Amendment
- H. Small Lot Tentative Subdivision Map
- I. Large Lot Tentative Subdivision Map