

PLANNING DIVISION STAFF REPORT PLANNING COMMISSION MEETING August 8, 2013

Prepared by: Ron Miller, Associate Planner

ITEM V-A:

DESIGN REVIEW PERMIT MODIFICATION & TENTATIVE SUBDIVISION MAP - 1731 PLEASANT GROVE BL - NRSP PCL WW-41 PASEO DEL NORTE - FILE # 2013PL-027 (DRP-000492 & SUB-000175)

REQUEST

The applicant requests approval of a Design Review Permit Modification to modify unit designs and a Tentative Subdivision Map to merge and resubdivide 100 townhouse lots into 74 detached single family residential lots.

Applicant: Frances Knight, K Hovnanian Forecast Homes Northern, Inc. Property Owner: Richard Balestreri, K Hovnanian Forecast Homes Northern, Inc.

SUMMARY RECOMMENDATION

The Planning Division recommends that the Planning Commission:

- A. Adopt the two (2) findings of fact for the Design Review Permit Modification;
- B. Approve the Design Review Permit Modification subject to sixty-four (64) 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 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.

BACKGROUND

The Paseo Del Norte project is a 125 unit attached townhome project located on the south side of Pleasant Grove Boulevard, east of the intersection of Fiddyment Road and Pleasant Grove Boulevard in Phase 2 of the North Roseville Specific Plan (NRSP WW-41). The Planning Commission approved a General Plan Amendment, Rezone, Specific Plan Amendment, Development Agreement Amendment. Affordable Purchase Housing Development



Agreement, Design Review Permit and Tentative Subdivision Map for the Paseo Del Norte project in January 2006.

To date, 25 of the units have been constructed. Shortly after approval of the project in 2006, the economy slowed and real estate market conditions changed significantly. This resulted in a dramatic decrease in

demand for new homes, for both detached single-family and attached units. Due to the reduction in demand for the units approved in 2006, construction of the units was ceased in March 2009.

In October 2009, to meet changing market conditions, the property owner submitted an application for a Design Review Permit Modification and Tentative Subdivision Map to merge and resubdivide 87 of the remaining townhome lots that were approved for 3-story units into 66 lots with 2-story units. The Planning Commission approved this request in February 2010; however, due to the continuation of the economic downturn, the entitlements expired in February 2012.

The applicant now proposes to introduce new detached home plans that will better meet changing market demands and improve the marketability of the homes while still maintaining the feel of the existing community.

The project approved in 2006 includes a mix of 125 attached two-story and three–story townhomes. Each unit fronts onto a pedestrian paseo, or neighborhood common area. Garage access to each unit is provided via the alleyway behind each townhome. Access to the development is provided via two driveways off Pleasant Grove Boulevard. A third driveway west of the Paseo Del Norte development provides left turn access from westbound Pleasant Grove Boulevard. This access is provided through the adjacent commercial parcel (WW-40), west of Paseo Del Norte, via reciprocal access easement.

The existing townhomes have a stucco finish and include stone, wood and/or decorative wrought iron trim, shutters, and railings. The exterior colors are a variety of earth tones (brown, tan, sage green, and gray) with coordinating accent colors (see Figure 1). Courtyards ranging in size from 100 – 200 square feet are included in the front yard area (along the paseo) of each unit.

The project includes an 11,614 square foot landscaped common area that is central to the site and is connected by a series of pedestrian walkways. Benches, tables, and a BBQ area are provided in the common area, which will not be affected by the current request.

The existing project is designed and approved as an attached townhome project with 125 units of two and three stories (ranging in size from 1,175 to 2,284 square feet), disbursed among 30 separate buildings of three, four, and five-unit configurations. As stated above, 25 units have been constructed, disbursed among six buildings of four and five-units per building. Due to changing market conditions, the applicant does not propose to complete any additional attached townhome units as approved by the Planning Commission in 2006. This leaves a total of 100 townhome lots, as currently approved, that are yet to be built upon.

PROJECT DESCRIPTION

The current request is to introduce detached single-family home plans that, based on information provided by the applicant, better meet today's market demands. The new homes will be two and three story units ranging in size from 1,811 to 2,697 square feet. The new site plan will reduce the total density of the project from 125 to 99 units. The reduction in density is due to the inclusion of two-story designs which have similar square foot ranges (with a larger footprint) as the existing three-story homes. To maintain



continuity with the existing homes, the same color palette and elevation elements will be used to blend the new plans with the existing homes.

The proposed Design Review Permit Modification (DRPMOD) does not change the overall site design (access, circulation, parking, and common areas) of the community, it merely incorporates several new home plans that, based on information provided by the applicant, better meet the current real estate market trends while still maintaining the overall feel of the existing community.

NEIGHBORHOOD OUTREACH

Staff recommended that the applicant perform outreach with existing Paseo Del Norte residents to inform them of proposed changes to the development. The applicant held a neighborhood meeting with the Homeowner's Association on April 18, 2013 to present the proposed modification and revised home plans. Existing homeowners are supportive of the project and look forward to completion of the development. There were no specific concerns raised about the project at the meeting.

EXISTING SITE CONDITIONS AND ZONING

SITE INFORMATION

- A. Location: 1731 Pleasant Grove Boulevard, NRSP Parcel WW-41
- **B.** Roseville Coalition of Neighborhood Associations (RCONA): RCONA #35, Junction West. This neighborhood association is currently active. A letter informing the association about the project was mailed on April 30, 2013. To date, no comments or requests for information have been received.
- C. Total Size: 9.7 acres
- D. Zoning/Land Use: Attached Housing/Development Standards-North Roseville Specific Plan (R3/DS-NR) / Medium Density Residential (MDR12.9)
- **E. Site Access:** Access to the development is provided via two driveways off Pleasant Grove Boulevard. A third driveway west of the Paseo Del Norte development provides left turn access from westbound Pleasant Grove Boulevard. This access is provided through the adjacent commercial parcel (WW-40), west of Paseo Del Norte, via reciprocal access easement.
- **F. Topography/Grading:** The site was previously fully graded and is partially developed. Roadways, utilities and the landscaped common area are completed. To date, six (6) buildings, with 25 townhomes have been constructed.

Adjacent Zoning and Land Use



EVALUATION & FINDINGS:

DESIGN REVIEW PERMIT MODIFICATION

The evaluation of the Design Review Permit Modification (DRPMOD) for the proposed project has been based on the applicable development standards within the City's Zoning Ordinance, the North Roseville Specific Plan, and the design standards of the City's Community Design Guidelines.

Site Design: The design intent of the proposed detached single-family homes is to maintain the look and feel of the original project; but to enhance it with the inclusion of back yard space for the new residences. The proposed home plans consist of five two-story floor plan designs and four three-story floor plan options. The two-story floor plans range in size from 1,811 square feet to 2,123 square feet. Three-story options range in size from 2,427 to 2,697 square feet. The three-story options may be placed on any of the 74 lots and are not prescribed to specific lots within the development. Access to the units is provided via common driveways off Camino Real Way (see Exhibit C). Each of the newly-proposed units will include a two-car, enclosed garage and a private, outdoor rear yard with depths ranging from 9.5 to 15 feet.

Architecture: The proposed home plans are designed to blend with the existing 3-story units with shared color palettes, materials and forms. Street improvements, architectural elements, color scheme and character of the project will be consistent with the original project. The homes will have a stucco finish and will include stone, wood and/or decorative wrought iron trim, shutters and railings. Each of the floor plans referenced above is available in three architectural designs; Spanish, Mediterranean, and Cottage (see Figure 3).



The roof elements are comprised of a combination of hip and gable elements. Various roof tile materials, colors and tones, compatible with the overall building color palette, will be utilized throughout the project to provide additional variation between buildings. The proposed building forms, colors, and materials meet the intent of the Community Design Guidelines.

Landscaping/Hardscape: The proposed lot configuration will place the back yards of six lots (lots 19, 20, 21, 22, 23, & 24) adjacent to the main entry drive off Pleasant Grove Boulevard. masonry wall six feet (6') in height, of the same design and materials as the existing wall along Pleasant Grove Boulevard (see Figure 4) will be constructed on both the east and west sides of the entry drive which will enhance the entry to the community, and provide additional privacy for the lots adjacent to the entry drive. The



Flowering plum trees will be planted adjacent to the main entry drive to add color and interest to the entry drive.

A variety of additional ornamental trees and shrubs will be planted along Camino Real Way (the main, east/west street in the community), as well as the western and easternmost lots south of Camino Real Way, and along the south boundary of the project adjacent to the open space area. Landscape materials utilized adjacent to the open space area must be of a native species (see Condition 17.e.). Additionally, all new landscaping must conform to the City's Water Efficient Landscape Ordinance (WELO) (see Condition 17.a.).

Details of proposed landscaping adjacent to driveways were not provided in the proposed landscape plans submitted for review. Condition 15. g. has been included requiring proposed landscaping to be consistent with the Community Design Guidelines to the Planning Department's satisfaction.

Enhanced wooden fencing will be installed in the rear yard areas of the proposed resubdivided lots. The fencing will have overlapping vertical fence boards with bottom rails and top caps (see Condition 10).

CONCLUSION - DRPMOD

Section 19.78.060(J) of the Zoning Ordinance requires that two findings be made in order to approve a Design Review Permit Modification. The two findings for approval of the Design Review Permit Modification are listed in **bold italics** below.

- The proposed modification is in substantial compliance with the intent of the original approval, prior conditions of approval and all applicable design, development, and improvement standards in effect as of the date of application for the modification.
- 2. The proposed modification is in compliance with all standards and requirements of the City's Zoning Ordinance, with the applicable goals, policies, and objectives set forth in the General Plan, the applicable Community Design Guidelines, and the North Roseville Specific Plan.

As proposed and conditioned, the project is consistent with the original project and complies with applicable development standards of the City's Zoning Ordinance, the North Roseville Specific Plan, and the Community Design Guidelines.

TENTATIVE MAP - MERGER & RESUBDIVISION

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

1. The size, design, character, grading, location, orientation, and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan, and the design standards of Title 18 (Subdivision Ordinance) of the Roseville Municipal Code.

Parcel Size, Design, Configuration, Location, Orientation, and Character: The Tentative Map proposes to merge and resubdivide 100 of the original 125 townhome lots into 74 detached single family residential lots. The reduction in number of lots (density) is due to the proposed detached home designs which will have similar square foot ranges as the existing 3-story attached units, and include a private, rear yard area with each single-family residence. This results in a larger footprint for the house, and an increase in square footage of the proposed residential lots, thereby eliminating 26 townhome lots.

As a result of the merger and resubdivision, the resulting density of the parcel would be 10.2 units per acre, which is consistent with the General Plan's Medium Density Residential (MDR12.9) designation for the parcel. (MDR units per acre = 7.0 to 12.9)

The property is zoned R3/DS-NR (Attached Housing/Design Standards-North Roseville Specific Plan). Per the Zoning Ordinance, development standards such as lot size and width may be modified through a Design Review Permit (DRP). As demonstrated in the DRP evaluation, the lots are appropriately sized for development.

Grading: The project was previously graded. Minor grading may be necessary to finish-grade lots prior to construction.

Drainage: The natural drainage flows from the northeast corner of the site to the southwest. The individual lots have been designed to drain to the street and run-off will be collected in drain inlets and underground storm drain lines. The proposed merger and resubdivision does not modify drainage patterns or systems at the site.

Utilities: The project connects to existing public utilities located on Pleasant Grove Boulevard. The Tentative Map provides Public Utility Easements over the private streets, common areas and driveway alleys to accommodate mains and laterals to the individual units.

This project proposes to reduce the number of lots within each previously approved building cluster. As such, the water and sewer service associated with the lot that is being eliminated will be abandoned. The City's Environmental Utilities Department has reviewed the plans for abandonment and has included DRP Conditions 42 & 43 and Tentative Map Conditions 22 & 23, addressing the location of abandonment.

As a result of the merger and resubdivision, certain utilities (water, sewer, electric, storm drains) are located within common areas of the development, which is a unique situation; however, the City's Public Works and Utilities Departments have reviewed the plans and approve the proposed locations. Easements have been included on the Tentative Map to allow Public Works/Utility access for maintenance and/or repair, if necessary, and conditions have been included which address the utility locations/arrangements.

Roadways, Circulation & Access: Primary access to the residential subdivision is provided via two driveways off Pleasant Grove Boulevard. No changes are proposed to any of the roadways constructed under the previous approval. A third driveway west of the Paseo Del Norte development provides left turn access from westbound Pleasant Grove Boulevard. This access is provided through the adjacent commercial parcel (WW-40), west of Paseo Del Norte, via reciprocal access easement.

Affordable Housing: The reduction of overall units from 125 to 99 units will also reduce the affordable housing obligation, which will require an amendment to the Affordable Purchase Housing Development Agreement (APHDA), which was approved in 2006. Based on 99 units, 2% would be affordable to middle income (2 units), 4% affordable to low income (4 units), and 4% would be affordable to very low income (4 units), which is consistent with General Plan policy. The applicant intends to submit for an APHDA amendment at a later date.

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 proposed parcels are suitable for development given the fact that the Tentative Map corresponds to the development pattern established by the previously approved Design Review Permit (DRP-000045) and the proposed DRPMOD.

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 project was previously evaluated and approved based on 125 units. The expected discharge of waste for this project is consistent with what has been anticipated by the General Plan and NRSP EIRs. In addition, the design of the sewer lines in the project area and treatment capacity at the City's sewage treatment plant have adequate conveyance and capacity to accommodate the existing and future development on the parcels proposed by the Tentative Map - Merger and Resubdivision.

CONCLUSION – TENTATIVE MAP

Based on the analysis contained in this staff report and with the project conditions, the required findings can be made for the proposed Tentative Subdivision Map.

ENVIRONMENTAL DETERMINATION

The proposed Design Review Permit Modification and Tentative Subdivision Map are substantially consistent with the Mitigated Negative Declaration adopted by the Planning Commission on January 12, 2006 for Paseo Del Norte pursuant to CEQA and the City of Roseville CEQA Implementing Procedures.

RECOMMENDATION

The Planning Division recommends that the Planning Commission:

 A. Adopt the two (2) findings of fact as stated in the staff report for the Design Review Permit Modification – 1731 PLEASANT GROVE BL – NRSP PCL WW-41 – PASEO DEL NORTE - FILE # 2013PL-027 (DRP-000492);

- B. Approve the Design Review Permit Modification 1731 PLEASANT GROVE BL NRSP PCL WW-41 PASEO DEL NORTE FILE # 2013PL-027 (DRP-000492) with the 64 conditions of approval listed below;
- C. Adopt the three (3) findings of fact as discussed in the staff report for the Tentative Subdivision Map – 1731 PLEASANT GROVE BL – NRSP PCL WW-41 – PASEO DEL NORTE - FILE # 2013PL-027 (SUB-000175); and,
- D. Approve the Tentative Subdivision Map 1731 PLEASANT GROVE BL NRSP PCL WW-41 PASEO DEL NORTE FILE # 2013PL-027 (SUB-000175); with the 54 conditions of approval listed below.

CONDITIONS OF APPROVAL FOR DRP- 000492

- 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 **August 8**, **2015**. 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 **August 8**, **2015**. (Planning)
- 2. The project is approved as shown in Exhibits A E as conditioned or modified below. (Planning)
- 3. This project approval is for lots 1 74 as shown on the proposed Site Plan and Tentative Map. Previous approval (DRP-000045) for the remaining lots remains in full force and effect. (Planning)
- 4. All conditions of approval from previously approved entitlements for lots shown on the Tentative Map as BUILT-OUT shall remain in effect unless modified herein. (All Departments)
- 5. 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)
- 6. The electric secondary service boxes shall include traffic rated lids where they are located in the driveways. (Electric)
- 7. The reconfiguration of lots will require the relocation of electric service boxes as well as the related conduit and conductors. Any relocation of the electric service boxes and related infrastructure will be at the developer's expense. (Electric)
- 8. 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)
- The design and installation of all private access roads and drive aisles 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)

- 10. Fencing shall be of an "enhanced" design, with overlapping vertical fence boards with bottom rails and top cap. "Dog-eared, good neighbor" fences shall not be permitted. Fence detail shall be shown on project plans. (Planning)
- 11. The masonry wall to be constructed along the entry drive (Paseo Del Norte Drive) to the community shall be of the same design and materials as the existing wall fronting Pleasant Grove Boulevard. (Planning)
- 12. The project shall comply with all required environmental mitigation identified in the previously adopted Mitigated Negative Declaration for Paseo Del Norte. (Planning)
- 13. 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. (Public Works, Environmental Utilities, Electric, Finance)
- 14. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Public Works)
- 15. The applicant shall not commence with any on-site improvements or improvements within the right-of-way 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 (Public Works)
- 16. 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. (Parks)
- 17. Landscaping along the Preserve edge shall be of native species and shall be non-invasive. On-site irrigation shall not over-spray onto the Preserve. (Parks)
- 18. 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. (Public Works)

PRIOR TO ISSUANCE OF BUILDING PERMITS

- 19. Signs and/or striping shall be provided on-site as required by the Planning Division to control on-site traffic movements. All striping and signage shall be maintained in a visible and legible manner. (Planning)
- 20. 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)
- 21. The project Landscape Plans shall comply with the following:
 - a. The Landscape Plans associated with this project must comply with the City's Water Efficient Landscape Ordinance (WELO) and the North Roseville Specific Plan. (Planning)
 - b. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines, backflow preventors, fire department connections, and public water, sewer, and storm drain facilities. (Planning, Fire, Environmental Utilities, Electric, Public Works)
 - c. 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)

- d. Landscaping adjacent to preserve areas and Open Space shall consist of California native, drought-tolerant groundcover, shrubs, plants and trees. (Open Space, Planning)
- e. 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)
- f. Landscaping shall be provided in the areas between residential driveways consistent with the Community Design Guidelines to the satisfaction of the Planning Department.
- 22. Following 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)
- 23. A separate Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
- 24. 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.
- 25. 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 Public Works prior to approval of any plans. (Public Works)
- 26. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Public Works, Fire, Environmental Utilities, Electric)
- 27. The 15-ft public storm drain easement that crosses the development shall be free of obstructions, such as fences and trees, unless otherwise approved by the City Engineer. The existing storm drain easement will be plotted and disclosed on each affected private lot with specific notice stating that the HOA will regularly inspect this area to confirm compliance with these restrictions. (Public Works)
- 28. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Public Works)
- 29. All drainage facilities on site shall be privately owned and maintained (by the Homeowners Association). The City has no responsibility for the maintenance of the drainage facilities and will not assume any responsibilities for maintenance in the future. (Engineering)
- 30. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater than four feet (4') 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)

- 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. Prior to the issuance of any permits, the property owner 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 property owner during the pre-construction meeting. (Public Works)
- 33. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Public Works will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Public Works)
- 34. Improvement plans shall show the Preserve boundary south of the project site 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). (Public Works, CDD, Planning)
- 35. 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. (Public Works, CDD, Planning)
- 36. 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. (Public Works, CDD, Planning)
- 37. Developer must submit a plot plan with building footprint(s) to the Public Works Department (Engineering Land Development Division) for building/suite addressing. (Public Works)
- 38. 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)
- 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. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

- 41. 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 recycled 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)
- 42. Sewer services not being used are to be abandoned at the back of walk. (Environmental Utilities)
- 43. Water services not being used are to be abandoned at the main. (Environmental Utilities)
- 44. Where water or sewer services are not located on lots they serve, an H.O.A. maintained common area shall be extended to a minimum of one foot (1') past the water boxes and sewer cleanouts. The private services are to be contained within the common area up to the lot for which it serves. Water boxes are to be marked inside and outside of box with the corresponding address number. Method of labeling or tagging of water boxes shall be per the discretion of the Environmental Utilities Director. (Environmental Utilities)
- 45. 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)
- 46. Residential units that do not meet the setback provisions in the California Building Code are subject to require an automatic fire sprinkler system in accordance with the RFD adopted ordinance. (Fire)
- 47. The Electric Department will require a set of plans indicating the secondary services for both routing and panel locations. (Electric)
- 48. 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

- 49. Easement widths shall comply with the City's Improvement Standards and Construction Standards. 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. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Public Works, Environmental Utilities, Electric)
- 50. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Public Works)
- 51. Water and sewer facilities shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
- 52. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)

- 53. 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)
- 54. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 55. 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)
- 56. 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. (Electric)
- 57. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)
- 58. 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)
- 59. 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)
- 60. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable of not and if site remediation is required. (Fire)
- 61. 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)

- 62. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Building)
- 63. 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)
- 64. 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 SUB-000175

- 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)

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

- 5. Landscape Plans may 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 North Roseville Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. All landscaping and irrigation shall be inspected and approved prior to Notice of Completion. (Planning, Engineering, Parks, Fire, Environmental Utilities)
- 6. 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. Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
- 7. Prior to the approval of the improvement plans, it will be the project proponent's 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)
- 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. The 15-ft public storm drain easement that crosses the development shall be free of obstructions, such as fences and trees, unless otherwise approved by the City Engineer. The existing storm drain easement will be plotted and disclosed on each affected private lot with specific notice stating that the HOA will regularly inspect this area to confirm compliance with these restrictions. (Engineering)
- 13. The following note shall be added to the Grading and/or Improvement Plans:

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

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

- e. The City shall have the authority to stop all grading operations, if in the opinion of city staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. (Engineering)
- 14. All storm drainage, including roof drains, shall be collected on site and shall be routed to the nearest storm drain system or natural drainage facility. Prior to discharge from the site, the storm water shall be treated with appropriate storm water pollution treatment device(s). The storm drain system shall be a private system and shall be maintained by the property owner. (Engineering)
- 15. 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, Planning, Parks)
- 16. 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, Planning, Parks)
- 17. 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, Planning)
- 18. Over-grading onto the Preserve site is prohibited. (Parks)
- 19. Landscaping adjacent to the Preserve shall be California native, drought-tolerant groundcover, shrubs, plants and trees. (Parks, Planning)

PRIOR TO THE APPROVAL OF THE IMPROVEMENT PLANS

- 20. 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)
- 21. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water and sewer 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)
- 22. Sewer services not being used are to be abandoned at the back of walk. (Environmental Utilities)
- 23. Water services not being used are to be abandoned at the main. (Environmental Utilities)

- 24. Where water or sewer services are not located on lots they serve, an H.O.A. maintained common area shall be extended to a minimum of one foot (1') past the water boxes and sewer cleanouts. The private services are to be contained within the common area up to the lot for which it serves. Water boxes are to be marked inside and outside of box with the corresponding address number. Method of labeling or tagging of water boxes shall be per the discretion of the Environmental Utilities Director. (Environmental Utilities)
- 25. 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)
- 26. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
- 27. 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)
- 28. 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)
- 29. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)
- 30. 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)
- 31. 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)
- 32. 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)
- 33. 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

- 34. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
- 35. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
- 36. 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)
- 37. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with the Final/Parcel Map. The CC&Rs shall include the following items:
 - a. The 15-ft public storm drain easement that crosses north/south through the development shall be free of obstructions, such as fences and trees, unless otherwise approved by the City Engineer.
 - b. Where water or sewer services are not located on lots they serve, an H.O.A. maintained common area shall be extended to a minimum of one foot (1') past the water boxes and sewer cleanouts. The private services are to be contained within the common area up to the lot for which it serves. Water boxes are to be marked inside and outside of box with the corresponding address number. Method of labeling or tagging of water boxes shall be per the discretion of the Environmental Utilities Director.
 - c. The private utility services are to be contained within the common area up to the lot for which it serves.
 - d. A clause prohibiting the amendment, revision or deletion of any sections in the CC&Rs required by these conditions of approval without the prior written consent of the City Attorney (Attorney, Planning, Public Works, Environmental Utilities).
- 38. The reduction of overall units from 125 down to 99 units will reduce the affordable housing obligation, requiring an amendment to the Affordable Purchase Housing Development Agreement (APHDA), approved in 2006. Based on 99 units, 2% would be affordable to middle income (2 units), 4% affordable to low income (4 units), and 4% would be affordable to very low income (4 units). The very low income units may be satisfied with the payment of an in lieu fee assessed at pulling of building permits for each housing unit. However, the amendment to the APHDA will not be undertaken until a final overall unit count has been established based on all comments considered for this project. (Housing)
- 39. Prior to issuance of building permits, it is the applicant's responsibility to submit for an Affordable Housing Development Agreement to memorialize the reduction in the affordable housing obligation associated with this project. (Housing, Planning)
- 40. Any structures crossing Lot/Parcel lines created by the Final/Parcel map shall be removed. (Engineering)
- 41. 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)
- 42. 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)

- 43. 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)
- 44. 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)
- 45. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
- 46. The subject property is within the Woodcreek West Community Facilities District No. 1 (Bonded District) ("CFD No. 1"), Woodcreek West Community Facilities District No. 2 (Services District) ("CFD No. 2"), and Municipal Services District No. 3 ("CFD No. 3").

Parcel 41 was originally planned for commercial use and was assumed to be responsible for its own frontage maintenance when CFD No. 2 was formed. Since CFD No. 2 did not plan to provide frontage landscape maintenance to Parcel 41, landowner shall require a HOA and/or alternative private financing mechanism to be responsible the following: (i) maintenance of the private use common areas, including any landscaping, entry monuments and signage, soundwalls and/or fences, and pedestrian and/or bicycle pathways located within such common areas; (ii) maintenance of the frontage landscaping (excluding landscape median within Pleasant Grove Boulevard) and masonry soundwall improvements located within the landscape setback along Pleasant Grove Boulevard adjacent to Parcel 41, including mowing, repair and replacement and associated electric and water utility costs for such landscaping; (iii) maintenance of all the private roadways, alleys and shared driveway aisles located within the property, including, where applicable, the sidewalks that are appurtenant thereto. (Finance)

47. The project shall annex into the existing Homeowners association (HOA) provided that the annexation is approved by its association members. (Attorney, Finance)

OTHER CONDITIONS OF APPROVAL

- 48. 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)
- 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. The project shall comply with all required environmental mitigation identified in the previously adopted Mitigated Negative Declaration for Paseo Del Norte and the Addendum associated with this application. (Planning)

ATTACHMENTS

- 1. Color Three-Dimensional Rendering
- 2. Staff Report for the Project Originally Approved In 2006
- 3. Original Negative Declaration for Paseo Del Norte (on file with Planning Department)
- 4. Photographs of Existing Units

EXHIBITS

- A. Tentative Map Merger and Resubdivision
- B. Site Plan
- C. Grading Plan
- D. Preliminary Landscape Plan
- E. Color Elevations

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.