

**ITEM V-B: MAJOR PROJECT PERMIT MODIFICATION, TENTATIVE SUBDIVISION MAP AND DEVELOPMENT AGREEMENT AMENDMENT – 1581 PARKSIDE WY. – NRSP PCL DC-31C – FILE #2013PL-017**

**REQUEST**

The applicant requests approval of a Major Project Permit Modification (Stages 1 & 2) and Tentative Subdivision Map to allow the construction of 81 single family residential units along with associated landscaping, lighting and utility connections. The Development Agreement Amendment will amend the number and type of units to be constructed on the parcel and also amend park fees and other obligations for the parcel.

Applicant – Greg Bardini, Morton & Pitalo, Inc.  
Property Owner – Stephen Des Jardins, BBC Diamond Creek LLC.

**SUMMARY RECOMMENDATION**

The Planning Division recommends that the Planning Commission:

- A. Adopt the two (2) findings of fact for the Major Project Permit Modification (Stages 1 & 2);
- B. Approve the Major Project Permit Modification (Stages 1 & 2) subject to the four (4) conditions of approval;
- C. Adopt the three (3) Findings of fact for the Tentative Subdivision Map;
- D. Approve the Tentative Subdivision Map subject to seventy-one (71) conditions of approval;
- E. Recommend the City Council adopt the five (5) findings of fact for the Development Agreement Amendment; and
- F. Recommend the City Council approve the Development Agreement Amendment.

**SUMMARY OF OUTSTANDING ISSUES**

There are no outstanding issues with the request.

**BACKGROUND**

The project site is located at 1581 Parkside Wy. and has a zoning designation of Commercial Mixed Use / Special Area (CMU/SA) and a land use designation of High Density Residential/ Community Commercial (HDR/CC – 55.5). The parcel is approximately 6.3 acres in size and has been rough graded to accommodate future development. In addition, public streets, utility stubs, and street trees have been installed along the frontage of Lavande Dr. and Provence Village Dr.

On February 21, 2007 a General Plan Amendment, Specific Plan Amendment, Rezone, Development Agreement Amendment, Major Project Permit, Large Lot Parcel Map, and Tentative Subdivision Map were approved by the City Council for North Roseville Specific Plan Parcels DC-30, 31, and 33. These approvals entitled the construction of:

- 131 detached medium density single-family and 8 attached dwelling units (MDR-10.7)
- 352 high density dwelling units (HDR-54)
- 75,000 square feet of retail space south of Parkside way
- 124,188 square feet of retail and office space north of Parkside Way

As was mentioned above site utilities and public streets have been installed along the frontages of the proposed subdivision. These improvements were made to accommodate the project that was approved in 2007. Two separate homebuilders are currently constructing single family homes on parcels to the south and east of the project site. The requested project modifications are to accommodate a similar detached small lot single family home subdivision.

**Figure 1: Surrounding Uses & Zoning**



## **EVALUATION**

The project was evaluated for consistency with the General Plan, North Roseville Specific Plan and the approved Major Project Permit. The evaluation of the proposed project is divided into the Major Project Permit Stage 1 and Stage 2 modifications, Development Agreement Amendment, and Tentative Subdivision Map below.

### ***Stage 1 Modification – Site Plan / Access***

As was mentioned above, the original project approved in 2007 permitted the construction of 352 high density condominium units and 75,000 square feet of ground floor commercial uses on Parcel 31C. The current request is to construct 81 single family units on the parcel with a product that is nearly identical to the single family homes being constructed by Lennar Homes on the adjacent parcel to the east.

While the original mixed use project provided a unique project that was a new housing type for the City of Roseville, this type of project has proved to be infeasible to develop in a suburban setting. The applicant has indicated the cost of construction for this type of development, with tuck under parking and three and four stories, does not correspond to the average condominium sales price in the current suburban real estate market condition.

The proposed project will provide a design and density that is consistent with the City's Community Design Guidelines for

**Figure 2: Original Project Entitlements**



Compact Residential Developments, the City's adopted Blueprint Implementation Strategies and General Plan. The project will provide a walkable community with strong pedestrian connections, and will provide a visually engaging architectural design and streetscape. In addition, the project will be nearly identical to the surrounding subdivisions currently under construction by Black Pine and Lennar. Given these facts, staff supports the change to a detached high density project.

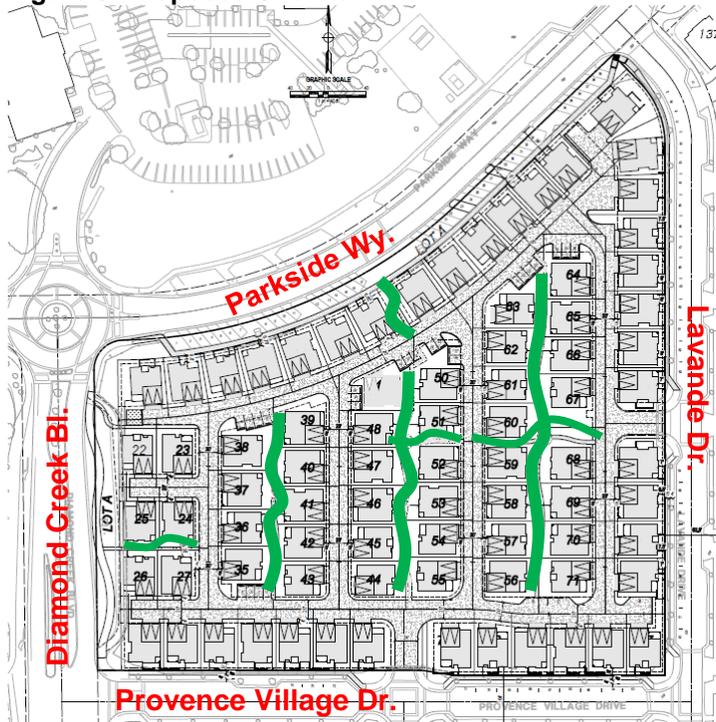
The proposed subdivision will be accessed via existing residential streets from Diamond Creek Bl. and Parkside Wy. No changes are proposed to the existing street configurations or access points. The project only involves changes to the internal circulation of Parcel DC-31C by providing access to the homes via 20 foot wide alleyways. The City's development departments have reviewed the internal circulation and found that the project will provide adequate access and circulation to provide a safe and efficient alleyway system. As such, Staff supports the proposed modifications to the circulation plan.

In order to define the desired product type within the Diamond Creek mixed use project a concept book was developed and approved for the project in 2007 (Attachment 2). This document outlines the architectural theme for the project and provides additional details including a development standards table for single family homes. The applicant has revised this table to define the new standards for each home including setbacks for the homes and courtyard walls. The minor changes include a 6 foot front yard setback and a 1.5 foot front yard setback for courtyard walls. The amended table is provided as Exhibit D.

### **Stage 2 Modification – Architecture and Landscaping**

The current request is to construct four home plans that range in size from 1,844 s.f. to 2,282 s.f. All of the homes will be two story units and will fit on lots that are approximately 2,700 s.f. (42 feet wide x 65 feet long). This design is consistent with the Tentative Subdivision Maps that were approved by the Planning Commission in 2007 for the residential portion of Diamond Creek Parcel 31. Figure 3 below depicts the lot layout of the paseo project.

**Figure 3: Proposed Site Plan**



As mentioned previously, the homes will front onto a paseo (shown in green above) or a public street. Internal 20 foot wide private alleyways will provide access to the garages for each home at the rear of the units. These alleyways will be owned by each homeowner and maintained by a Home Owner's Association (HOA).

Parking for the subdivision will be provided within the two car garage spaces of each unit. Guest parking will be provided by 28 onsite spaces dispersed throughout the subdivision with 74 additional on-street spaces provided directly adjacent to the project.

The proposed subdivision design will be consistent with the City's Community Design Guidelines for Compact Residential Subdivisions. The subdivision design will provide pedestrian connections throughout the site to parks and the commercial area to the north. By fronting the homes onto Parkside Wy., Lavande Dr. and Provence Village Dr. the project will provide a strong streetscape presence and will enhance the character of the neighborhood originally envisioned for the Diamond Creek Villages project.

Staff has also evaluated the home designs of the project against the Community Design Guidelines and Diamond Creek Design concept book (Attachment 2). Staff found the home designs to be consistent with these guidelines with the exception of a few areas. The proposed elevations are shown in Figure 4 below.

**Figure 4: Proposed Elevations**



The Community Design Guidelines require that architectural elements be applied to all elevations of the building (CR-25). The applicant has proposed to provide enhanced side elevations only to the homes that will face a public street. Given the requirements of the Community Design Guidelines staff has added MPP Condition #3 to the project that will require the enhanced side elevations on both sides of the homes.

In addition, the Diamond Creek concept book also encouraged the use of smooth stucco finishes and discouraged heavy "knock down" or "Spanish Lace" stucco finishes. The homes being constructed by Black Pine Communities to the south, utilize a smooth stucco finish. The French style motif envisioned by the design booklet and approved by the Planning Commission in 2007 is reinforced by these types of design details. Staff has added MPP Condition #3 to the project to provide a smooth stucco finish to be consistent with the original design vision.

The landscaping plan incorporates a variety of trees and shrubs that will accent the existing evergreen elm street trees. The mix of evergreen and deciduous trees, shrubs and ground cover will provide visual relief and screening of undesirable views. Staff has reviewed the landscape plans and found them to be consistent with the original Major Project Permit and the Community Design Guidelines for Compact Residential Subdivisions. The landscaping plan seeks to maximize the planting area of the public spaces by providing plantings along the paseos and in the alleyways. The plan will incorporate a mix of appropriate sized trees and shrubs as shown in Exhibit G.

### ***Development Agreement Amendment***

The Development Agreement Amendment proposes minor changes to the original agreement related to park fees and dedications and the entitled number of units (Exhibit H). Given the fact that that Phase 1 of the North Roseville Specific Plan and Diamond Creek Villages property is nearly completed the Development Agreement has been revised to reflect the parkland and open space dedications made to date. In addition, the park fees have been updated to reflect current park fees.

### **Tentative Subdivision Map**

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

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

Parcel size, design, configuration, location, orientation and character: The purpose of the Tentative Map is to subdivide the parcel into 81 residential lots and a utility, roadway and landscape lot (Lot A). A copy of the tentative map is provided as Exhibit C.

The Zoning Ordinance does not have a minimum lot size for lots zoned CMU; however, through the Major Permit Project (MPP) lot sizes can be adjusted and new development standards established based on the proposed product. Through the evaluation of the MPP, staff is supportive of the proposed lot sizes. The map demonstrates that the proposed development standards can be achieved and the intent of the Diamond Creek concept book preserved through site and unit design.

Grading: As was mentioned above, the site has previously been rough graded and the site is relatively flat. The grading plan indicates that site grading will balance on the site. Engineering Division staff has determined that the proposed grading is consistent with the City's Grading Ordinance and Improvement Standards.

Access & Circulation: Access to the subdivision will be provided via two existing residential streets, Lavande Dr. and Provence Village Dr. Private alleyways will provide internal access to the rear of the homes and garages. Access to the site and internal streets were reviewed by Engineering, Fire and Refuse staff to ensure adequate street widths for circulation and emergency response. The internal alleyways will be privately owned by the individual property owner and maintained by the Home Owners Association and are consistent with other private alleyways within the Diamond Creek Villages project. Staff has determined that access and site circulation will be consistent with the Diamond Creek Villages Major Project Permit and the City's Improvement Standards.

Improvements: Full frontage improvements (curb, gutter and sidewalk) to both Diamond Creek Bl. and Parkside Wy. are required as part of this project. For Diamond Creek Bl., improvements will include a 25 foot wide pedestrian and landscape easement along the east side of Diamond Creek Bl. which incorporates an eight foot walk (separated where possible) with planters and required street trees. Parkside Wy. will include angled parking, landscape planters, and a 6 foot sidewalk attached to the back of curb. Storm drains will be installed and connected to the existing storm drain system for Parcel DC-31.

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.***

As discussed above, the proposed parcels are of sufficient size and shape to accommodate future development as proposed in the Major Project Permit and Diamond Creek Design Concept Book. The proposed parcel configuration does not result in any physical conditions that would be inconsistent with the existing development or invalidate the Tentative Subdivision Map.

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

The water quality impacts associated with the project and the expected discharge of waste for this project are consistent with what has been anticipated by the General Plan and NRSP EIR. 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 future development on the parcels proposed by the tentative map.

### **SUMMARY**

As discussed above Staff reviewed the project for consistency with the previous Major Project Permit, General Plan, North Roseville Specific Plan, and Community Design Guidelines for Compact Residential Subdivisions. With the few minor changes discussed above, Staff found the project to be consistent with these documents.

### **ENVIRONMENTAL DETERMINATION**

This project is a residential project that is consistent with the North Roseville Specific Plan Final Environmental Impact Report (NRSP FEIR) with the exception of minor technical changes. In accordance with CEQA Section 15164 an Addendum to the NRSP FEIR (SCH#96112014) was prepared for the project and is included as Exhibit A for consideration by the Planning Commission prior to making a decision on the project.

### **RECOMMENDATION**

The Planning Division recommends that the Planning Commission take the following action:

- A. Adopt the two (2) findings of fact as listed below for the MAJOR PROJECT PERMIT (STAGES 1 and 2) MODIFICATION – 1581 PARKSIDE WY. (NRSP PARCEL DC-31C) - FILE # 2013PL-017:
  1. *The proposed modification is substantially consistent with the intent of the original approval.*
  2. *The proposed modification complies with all applicable standards and requirements of this title, with the applicable goals, policies and objectives set forth in the General Plan, the applicable Community Design Guidelines and the applicable Specific Plan.*

- B. Approve the MAJOR PROJECT PERMIT MODIFICATION (STAGES 1 and 2) – 1581 PARKSIDE WY. (NRSP PARCEL DC-31C) - FILE # 2013PL-017 - as shown in Exhibits A – H and subject to four (4) conditions of approval below.
- C. Adopt the three (3) findings of fact as listed in the Staff Report for the TENTATIVE SUBDIVISION MAP– 1581 PARKSIDE WY. (NRSP PARCEL DC-31C) - FILE # 2013PL-017;
- D. Approve the TENTATIVE SUBDIVISION MAP– 1581 PARKSIDE WY. (NRSP PARCEL DC-31C) - FILE # 2013PL-017- as shown in Exhibit C and subject to seventy-one (71) conditions of approval below.
- E. Recommend that the City Council adopt the five (5) findings of fact as listed below for the DEVELOPMENT AGREEMENT AMENDMENT for 1581 PARKSIDE WY. (NRSP PARCEL DC-31C) - FILE # 2013PL-017 ;
1. *The Development Agreement is consistent with the objectives, policies, programs and land use designations of the City of Roseville General Plan;*
  2. *The Development Agreement is consistent with the City of Roseville Zoning Ordinance;*
  3. *The Development Agreement is in conformance with the public health, safety and welfare;*
  4. *The Development Agreement will not adversely affect the orderly development of the property or the preservation of property values; and*
  5. *The provisions of the Development Agreement will provide sufficient benefit to the City to justify entering into the Agreement.*
- F. Recommend that the City Council approve the DEVELOPMENT AGREEMENT AMENDMENT for 1581 PARKSIDE WY. (NRSP PARCEL DC-31C) - FILE # 2013PL-017, as shown in Exhibit H.

#### **CONDITIONS OF APPROVAL FOR MAJOR PROJECT PERMIT MODIFICATION**

1. This Major Project Permit Modification approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on **January 23, 2016**. Prior to said expiration date, the applicant may apply for an extension of time. (Planning)
2. The 81-lot DC-31C project is approved as shown in Exhibits A - H for single family detached units and as conditioned or modified below. (Planning)
3. The project shall incorporate enhanced side elevations as shown in Exhibit E on all homes. Homes shall also incorporate a smooth texture stucco finish. (Planning, Building)
4. Courtyard walls constructed along Parkside Wy., Lavande Dr., and Provence Village Dr. shall be a maximum of 48" in height and staggered a minimum of two feet and provide a minimum setback of 1.5 feet. Courtyard walls shall be constructed of a smooth stucco finish to match the homes and include a stone pilaster and cap to the satisfaction of the Planning Department. (Planning, Building)

## **CONDITIONS OF APPROVAL FOR TENTATIVE SUBDIVISION 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 applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)
4. 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 (Ordinance 4786, adopted 11/04/2009). All landscaping and irrigation shall be inspected and approved prior to Notice of Completion. (Planning, Engineering, Parks, Fire Environmental Utilities)
5. The grading and improvement plans shall be designed in accordance with the City's Design & 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.
  - c. A rough grading and/or underground only permit may be approved by the Engineering Department prior to approval of the improvement plans.
  - d. Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
6. 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)
7. The applicant shall apply for and obtain an encroachment permit from the Engineering Division prior to any work conducted within the City right-of-way. (Engineering)
8. 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)
9. Overland releases, designed to the satisfaction of the City Engineer, shall be constructed at the low points adjacent to lots 8 & 21. (Engineering)

10. Pedestrian paths shall be constructed as follows:
  - Diamond Creek Blvd frontage: 8 ft. wide pedestrian path
  - Provence Village Drive frontage: 5 ft. wide pedestrian path
  - Lavande Drive frontage: 5 ft. wide pedestrian path
  - Parkside Way frontage: 6 ft. wide pedestrian path (Engineering)
11. 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)
12. A note shall be added to the grading plans that states:

*“Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.”* (Engineering)
13. 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)
14. The grading plans for the site shall be accompanied with a shed map that defines that area tributary to this site. All drainage facilities shall be designed to accommodate the tributary flow. All on-site storm drainage shall be collected on site and shall be routed to the nearest existing storm drain stub of natural drainage course. (Engineering)
15. 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)
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. The street names shall be approved by the City of Roseville. (Public Works)
19. **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) If Recycled Water is used the Developer shall prepare City's Engineer Report for submittal to and review by the State Regional Water Quality Control Board (RWQCB) and Department of Health Services documenting the use of recycled water in the Property. Prior to submittal to the State RWQCB, Developer shall obtain approval of the City Environmental Utilities

Director. Recycled Water shall not be provided for use within the property until the City Engineer's Report has received all required State approvals. (Environmental Utilities)

20. As part of its development of the project, Developer and his successors shall not provide water stubouts for the installation of water softeners. Property CC&Rs shall prohibit the use and installation of water softeners. (Environmental Utilities)
21. Landowner shall install a re-circulating hot water system or similar technology that provides instantaneous hot water at each hot water faucet within each of the homes. Such a requirement shall not necessitate a hot water pump at each fixture in a residence. (Environmental Utilities)
22. Developer agrees to pay City \$170 (subject to any City wide increase for this charge) per single-family residential units for one (1) 90-gallon automated refuse container and one (1) automated green waste container at issuance of building permit.(Environmental Utilities)
23. Developer shall require construction contractors and subcontractors to reduce construction waste by recycling a minimum of 50% of construction materials or that all construction debris be delivered to the Placer County Western Regional Materials Recovery Facility where recyclable material will be removed. Developer shall require that contractors and subcontractors submit records monthly of waste diversion and disposal to the City's Environmental Utilities Department in order to verify compliance with this requirement. (Environmental Utilities)
24. 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)
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. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Public Works)

27. 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)
28. 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)
29. The plans submitted for plan check shall identify any existing unused water stubs. These stubs will be abandoned in place to the satisfaction of the Environmental Utilities Department. (Environmental Utilities)
30. Residents whose homes are located in a dead end alleyway will be required to take their trash bins to the main alleyway for pick up. The project CC&R's shall include language to this effect. (Environmental Utilities)
31. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
32. Minimum fire flow is 1,500 gallons per minute with 20 lbs. residual pressure. The fire flow and residual pressure may be increased, as determined by the Fire Marshal, where the project utility lines will serve non-residential uses. (Fire)
33. The applicant shall provide a separate exhibit indicating the location of a curb cut with the description "Fire Lane – No Parking" due the majority of the proposed alleyways being 28 feet or less. (Fire)
34. Fire apparatus access roads shall be provided in accordance with Section 901 and Sections 902.2 for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the building or facility. (Fire)
35. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (34 tons GVW) and shall be provided with an AC pavement surface so as to provide all-weather driving capabilities. (Fire)
36. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (Fire)
37. Turning radius requirements for emergency vehicle apparatus is 48' outside and 34' inside. (Fire)

38. A minimum 3-foot clear space shall be provided and maintained around all fire protection equipment. (Fire)
39. Parking restrictions may be implemented as needed to maintain public safety. (Fire)
40. 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)
41. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the “City of Roseville Specifications for Residential Trenching”. (Electric)
42. 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)
43. 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)
44. 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)
45. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)
46. 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 6.5 ft. wide public storm drain easement shall be granted along the westerly property boundary for the existing 24-inch storm water drain pipe;
  - b. Water and sewer easements; and,
  - c. Private drainage/cross lot drainage easements shall be provided for all lots. (Public Works)
49. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
50. 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)
51. Lot A shall be dedicated to the City as right of way. (Engineering)
52. All alleys shall be privately owned and maintained by the Home Owners Association (H.O.A). (Engineering)
53. 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: (Attorney, Planning)

- a. A clause stating that the maintenance of front yard and public area landscaping is the responsibility of the HOA and not the individual homeowners.
  - b. A clause stating that the property owners within this subdivision shall agree to bring trash bins out to the main street or alleyway as necessary. An area is to be provided for cans to be placed 3' apart. (Attorney, Environmental Utilities)
  - c. A clause stating that garages within each unit shall be kept open and free for the parking of vehicles exclusively.
  - d. A clause stating that should the Homeowners vote out of CFD#2 for services, the City may elect to discontinue maintenance of the urban relief lots and street trees and/or elect to lower service levels.
54. 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)
55. 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)
56. The City shall not approve the Final Map for recordation until either:
- a. A clause stating that the maintenance of front yard and public area landscaping is the responsibility of the HOA and not the individual homeowners.
- 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)
57. The Final Subdivision Map shall be submitted per, "The Digital Submittal of Cadastral Surveys". Submittal shall occur after Engineering approval but prior to Council approval. (Engineering)
58. Any structures crossing Lot/Parcel lines created by the Final/Parcel map shall be removed. (Engineering)
59. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
60. 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)

#### **OTHER CONDITIONS OF APPROVAL**

61. The subject property shall be annexed into North Roseville CFD#2 – Zone E prior to approval of the Final/Parcel Map. This property is being added into this district in order to contribute to the maintenance of the two Urban Relief Areas, adjacent parking areas and streets trees in DC31. It is the applicant's responsibility to work with Finance to prepare the appropriate documentation to amend

the Rate & Method of Apportionment (RMA).- In order to allow the amended RMA to be in place at the beginning of the fiscal year, the documentation shall be provided to the Finance Department not later than March 15 of the year preceding the fiscal year in which this annexation will become effective. (Finance, Engineering)

62. 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)
63. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
64. 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)
65. 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)
66. 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)
67. 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)
68. All plant material shall be maintained under a 90 calendar day establishment period after initial planting. Upon completion of the establishment period, all plant material shall remain under warrantee for an additional 9 months minimum. Any plant material which does not survive during the establishment period shall be immediately replaced. Any trees or shrubs which do not survive during the warrantee period shall be replaced one month prior to the end of the warrantee period. Tree or shrub replacement made necessary due to acts of God, neglect or vandalism shall be exempt from the warrantee. (Parks)
69. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)
70. The Tentative Subdivision/Parcel Map application shall not be deemed approved until the actions on the Development Agreement Amendment are approved and become effective. (Planning)
71. The project shall comply with all applicable environmental mitigation measures identified in the North Roseville Specific Plan (NRSP) EIR and the Addendum to the NRSP EIR for Parcel 31C.

**ATTACHMENTS**

1. MPP-000004 Conceptual Site Plan
2. MPP-000004 Concept Book
3. Architectural Renderings of the project

**EXHIBITS**

- A. Addendum to the NRSP
- B. Site Plan
- C. Tentative Subdivision Map
- D. Development Standards Table
- E. Proposed Elevations
- F. Proposed Floor Plans
- G. Landscape Plan
- H. Proposed Development Agreement Amendment

**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.