



PLANNING & REDEVELOPMENT DEPARTMENT STAFF REPORT
PLANNING COMMISSION MEETING SEPTEMBER 27, 2007

Prepared by: Wayne Wiley, Assistant Planner

ITEM V-A: TENTATIVE SUBDIVISION MAP & DESIGN REVIEW PERMIT – 2151 PLEASANT GROVE BOULEVARD – WRSP VILLAGE CENTER W-24 – FILE #2007PL-083 (SUB-000100 & DRP-000199)

REQUEST

The applicant requests approval of a Tentative Subdivision Map to divide the 12.6-acre West Roseville Specific Plan Village Center Parcel W-24 into 111 alley-loaded residential lots and a Design Review Permit to adopt unique design standards for the 42 attached townhouses and 69 detached dwellings.

Applicant – Rick Jordan, PL Roseville
Property Owner – PL Roseville

SUMMARY RECOMMENDATION

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

- A. Adopt the three (3) findings of fact for the Tentative Subdivision Map;
- B. Approve the Tentative Subdivision Map subject to sixty-six (66) conditions of approval;
- C. Adopt the four (4) findings of fact for the Design Review Permit; and
- D. Approve the Design Review Permit subject to sixty-three (63) 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 project site is located on the south side of Pleasant Grove Boulevard approximately 2,000 feet west of Fiddymment Road (see Figure 1). The parcel is 12.6 acres in size and is bounded on the north by Medium Density Residential (Village Center Parcel W-21, currently under construction), on the east and south by Low Density Residential (West Park Village W-8, also under construction), and on the west by Public Quasi-Public and Park and Recreation parcels (Village Center Parcels W-72 and W-53, respectively).

The West Roseville Specific Plan (WRSP) is planned with the Village Center as its core area (town center), and the Village Center Plan calls for street-forward design, a central plaza, enhanced crosswalks, and other design elements to establish a “Main Street” activity center (see Figure 1). Altogether, the mix and intensity of uses within the Village Center are intended to create a pedestrian-friendly urban village. The current request is to subdivide Westpark Village Center Parcel W-24 into 111 residential lots and approve design standards that will reflect the unique nature of the WRSP Village Center.

SITE INFORMATION

Location: 2151 Pleasant Grove Boulevard, West Roseville Specific Plan (WRSP), Village Center Parcel W-24, approximately 2,000 feet west of Fiddymment Road.

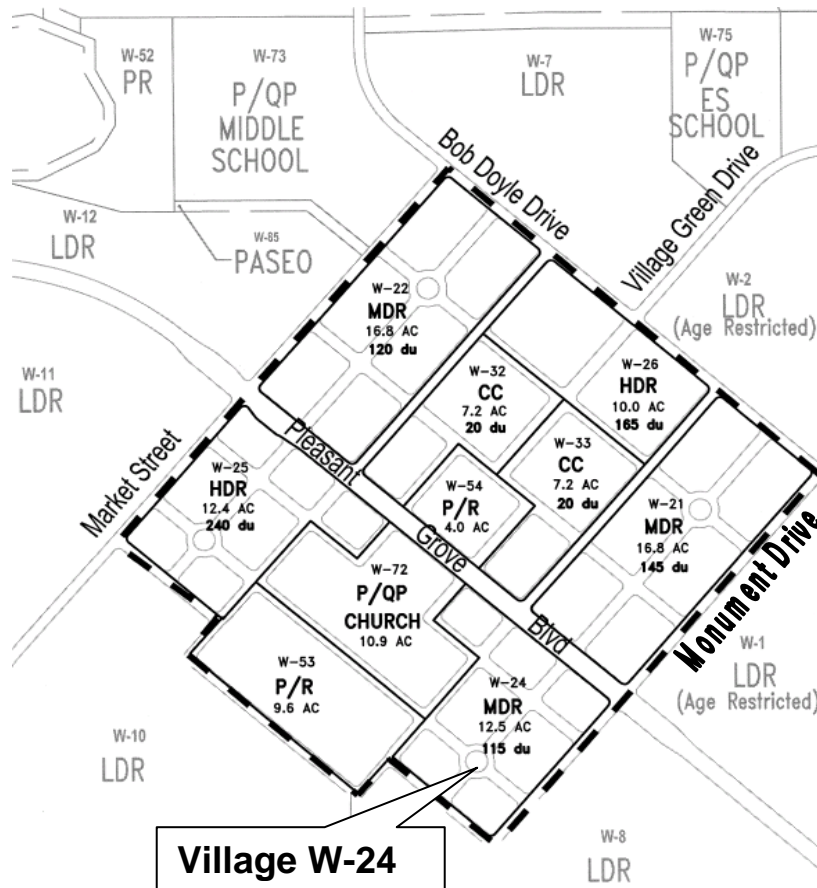
Total Size: 12.6 acres

Topography: The subject parcel is comprised primarily of flat terrain and is elevated approximately 114 to 118 feet above mean sea level. The proposed project area is undeveloped and is generally characterized by bare dirt. There are no native oak trees, vernal pools, or seasonal wetlands on the site, and the site drains generally northward to the south branch of Pleasant Grove Creek.

Table 1: Adjacent Zoning and Land Use

Location	Zoning	General Plan Land Use	Actual Use Of Property
Site	Attached Housing/Development Standards Overlay (R3/DS)	Village Center - Medium Density Residential (VC-MDR)	Undeveloped
North	R3/DS	VC-MDR	WRSP Village W-21 (under construction)
East/South	Single Family Residential/Development Standards Overlay (R1/DS)	Low Density Residential (LDR)	WRSP Village W-8
West	Public Quasi-Public / Parks and Recreation	Village Center - Public Quasi-Public / Parks and Recreation (VC-PQP & PR)	Undeveloped

Figure 1: Village Center Plan

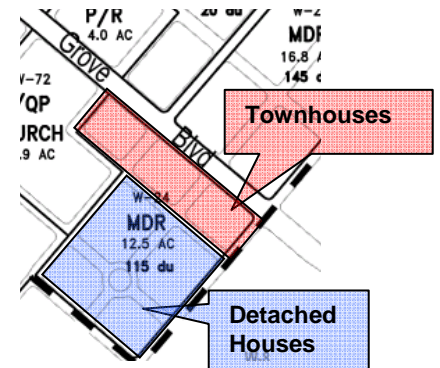


The character of the Village Center is best understood in terms of urban design; therefore, this report will begin with a discussion of the Design Review Permit, and follow with a discussion of the Tentative Subdivision Map.

EVALUATION – DESIGN REVIEW PERMIT

The WRSP provides for both attached and detached housing in the VC-MDR land use. The Village Center Plan encourages a mix of unit types on each large lot with the following key features:

- Single-family attached or detached units facing the public street
- Entries/porches facing and moved forward toward the street
- Alley-loaded or recessed rear yard garages



Centex Homes proposes to develop Village Center Parcel W-24 with 42 attached townhouses on the three northern blocks (adjacent to Pleasant Grove Boulevard) and 69 detached houses on the four southern blocks. The units will be located close to front of the lots, with entries and active living areas oriented to the front and side of the units, which will present a strong urban streetscape (see Exhibit A). In addition, a landscaped roundabout will provide a visual landmark at the intersection of Essington Lane and Porthill Lane. The neighborhood will have detached sidewalks, street trees in the parkway strips, and low shrubs and ground cover behind the sidewalks. All garages will face the mid-block rear alleys and no street front curb cuts will be necessary or permitted.

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

Table 2: Development Standards Attached Homes

	West Roseville Specific Plan Standards	Proposed
Lot Area – interior	Varies	1,988 – 3,053 sf
Lot Area – corner	Varies	2,911 sf
Lot Width - interior	Varies	28’ – 43’
Lot Width – corner	Varies	41’
Front Setback	10’ minimum 15’ maximum	10’ minimum 15’ maximum 4’ for open porches (which may project up to 6’ into front yard setback)
Side Setback	12.5’ street side corner	12.5’ street side corner for principal structure 4’ for open porches
Rear Setback	5’ (garage and rear fencing from alley property line when alley access)	8’6” (garage and rear fencing from ally back of curb)
Site Coverage	n/a	n/a
Height	45’ maximum	33’ from back of sidewalk

Table 3: Development Standards Detached Homes

	West Roseville Specific Plan Standards	Proposed
Lot Area – interior	4,000 sf	2,900 sf (40 of 57 interior lots are less than 4000 sf)
Lot Area – corner	5,000 sf	3,500 sf (11 of 12 corner lots are less than 5000 sf)
Lot Width - interior	40'	28' (42 of 57 interior lots are less than 40')*
Lot Width – corner	50'	44' (11 of 12 corner lots are narrower than 50')
Front Setback	10' minimum 15' maximum	10' minimum 15' maximum
Side Setback	5' interior 12.5' street side corner	4' interior (all units) 12' street side setback (5 of 15 corner lots have a 12' street side setback)
Rear Setback	20' (1 st floor of dwelling area) 10' (2 nd floor) 5' (garage and rear fencing form alley property line when alley access)	20' (1 st floor of dwelling area) 10' (2 nd floor) 3' (garage and rear fencing form alley property line when alley access)
Site Coverage	n/a	n/a
Height	35' maximum	27' from back of sidewalk

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

The **Attached Townhouses** are designed as three-plexes and four-plexes, with four floor plans rendered in four architectural styles with varied façade articulation, roof forms and height (see Exhibit F). Architectural detailing is used on all four elevations of the town home clusters. Each architectural style uses eight distinct color schemes corresponding to the style and is harmonious with the neighboring colors. The overall appearance will be of three and four individual units, side by side.

- Plan 1 is designed with the following features: concrete flat tile, steeply pitched roof, horizontal lap siding, wood shutters, fiberglass columns, wood trim, and divided light windows.
- Plan 2 is designed with the following features: concrete flat tile roof, dormers, stucco siding, second-story balcony, foam trim, and divided light windows.
- Plan 3/4A is designed with the following features: concrete flat tile roof with projecting gables, horizontal lap siding, wood trim, wood pot brackets below windows, shed porch roof with fiberglass columns, and divided light windows.
- Plan 4/4B is designed with the following features: concrete flat tile roof with projecting front gable, 8-inch board and batten siding on street elevations, stucco finish, slender porch columns with trim and wood rails, wood corbels, divided light windows, and foam trim detailing.

To emphasize the façade articulation, the individual townhouse units will have staggered setbacks of 10 to 15 feet from the sidewalk, consistent with the design intent of the WRSP. The front patio decks will be flush with one another and will be set back four feet from the sidewalk. In addition, each corner unit will incorporate a side yard patio that will provide for additional outdoor space. The patios will be elevated four feet above the sidewalk by retaining walls and the at-grade space behind the sidewalk will be landscaped with low shrubs and groundcover. This design creates a significant transition between the public sidewalk and the private residence, while the patios provide residents with an active living area that is visually close to the street to allow involvement with the community. At the same time, the 4-foot grade difference provides enough separation to lend a sense of security. Garages are located along alleys at the rear of the units, reinforcing the friendly sidewalks and streets, and promoting street-forward architecture.

The **Detached Houses** are designed with three floor plans and three architectural styles (see Exhibit G). Each style has three distinct color schemes, for a total of twenty-seven different street presentations. The two-story houses will have 10 - 15-foot front setbacks and attached rear garages facing the mid-block alleys. Front porches will be elevated less than a foot from the sidewalks. All houses are designed with four-sided architecture, and all street corner units will have enhanced detailing facing the side street, including side porches and patios.

- The Coastal Cottage style house is designed with the following features: concrete flat tile roof with projecting gables, horizontal lap siding, board accent on gable, corbels, wood shutters, flowerpot shelves, round tapered columns, wood trim, and divided light windows.
- The English Cottage style house is designed with the following features: concrete flat tile roof with projecting gables, stucco siding, wood post and corbels, wood railing, wood shutters, and divided light windows.
- The Colonial Cottage style house is designed with the following features: concrete tile roof with projecting gables, horizontal lap siding and stucco finish, foam trim, shed porch roof with support columns, wood railing, and bracketed “bay” windows.

The designs of the detached homes are consistent with similar products that have been approved within the WRSP. However, a unique characteristic of this project is that the interior lots are proposed with side yard porches that will encroach onto the adjacent properties. As such, easements will be recorded for each properties side yard patio (further discussion is noted below). Due to the proximity of the homes, special attention has been paid to privacy issues between adjacent properties, and smaller windows at the side elevations have been incorporated into the design restricting visibility of the adjacent property, while also allowing light to filter into the homes.

FINDINGS

This project is subject to the development standards of the City's Zoning Ordinance, the City's Community Design Guidelines (CDG), and the West Roseville Specific Plan (WRSP). Staff has reviewed the project for consistency with all applicable standards and found that the project, as proposed and conditioned, complies with the applicable guidelines. Zoning Ordinance Section 19.78.060.B stipulates that four (4) findings must be made in order to approve a DRP. The required findings for a DRP are listed below in ***bold italics***.

1. ***The project, as approved, preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and watercourses, provides adequate drainage for the project, and allows beneficial use to be made of the site for development.***
2. ***The project site design, as approved, provides open spaces, access, vehicle parking, vehicle, pedestrian and bicycle circulation, pedestrian walks and links to alternative modes***

of transportation, loading areas, landscaping and irrigation and lighting which results in a safe, efficient and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines, and West Roseville Specific Plan.

3. ***The building design, including the material, colors, height, bulk, size and relief, and the arrangement of the structures on the site, as approved, is harmonious with other development and buildings in the vicinity and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, Community Design Guidelines and West Roseville Specific Plan.***
4. ***The design of the public services, as approved, including, but not limited to trash enclosures and service equipment are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors and landscaping that are harmonious with the site and the building designs.***

FINDINGS & EVALUATION – TENTATIVE SUBDIVISION MAP

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made in order to approve or conditionally approve a tentative 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 or any applicable specific plan for the area, whichever is more restrictive, and the design standards of this Title.***

Parcel size, design, configuration, location, orientation and character: The Tentative Map indicates that 111 residential lots will be sized and oriented for the two different product types (Exhibit A). Lots 70 through 111 on the three northern blocks are arranged for townhouse development; Lots 1 through 70 on the four southern blocks are arranged for detached houses. All lots are oriented with frontage on public streets and with 22-foot wide mid-block private alleys.

Circulation: Direct access to the subdivision will be provided on Pleasant Grove Boulevard, Kirkhill Drive, and Chapelhill Lane. Vehicles may enter mid-block alleys from any of these streets except Pleasant Grove Boulevard; Branston Drive, Porthill Lane and Kirkhill Drive all make through connections to Pleasant Grove Boulevard. The intersection of Porthill Lane and Essington Lane is designed with a 90-foot diameter roundabout in the middle. The proposed streets meet the City's residential street improvement standards and the standards outlined in the WRSP.

Grading: The project engineer indicates that site grading will amount to 28,000 cubic yards (cy) of cut, 8,600 cy of fill, and 5,000 cy of shrink for a net export of 13,400 cy. All excess material will be transported to Phase 3 of the West Park Development (see Exhibit C). Retaining walls will be used to create the 4-foot grade differences of the units above the sidewalks, but retaining walls should not be needed between adjacent lots. Grade differences between adjacent detached house pads are typically less than 1-foot. Abutting townhouse units are at the same grade and the grade difference between the three and four plexes are also less than a foot. The proposed grading is consistent with the City's Grading Ordinance and Improvement Standards.

Drainage: With the units elevated above the front sidewalks, the lots have been designed to drain toward the rear alley (Exhibit B). The drainage improvements proposed by this Tentative Map include curbs, drain inlets, and underground drain pipes. Engineering staff has reviewed the drainage plans,

and with the attached conditions of approval, the drainage design conforms to the City's drainage improvement standards and is consistent with the requirements of the WRSP.

Utilities: Water, sewer, and electric facilities will be available to the parcel from backbone infrastructure in Kirkhill Drive and Chapelhill Drive (see Exhibit C). Water service to the units will be provided at the lot front, while sewer and dry utilities will be provided from the alleys. Environmental Utilities and Roseville Electric have reviewed the plans and found them consistent with their requirements.

Easements: The detached homes will have side yard patios that encroach into the adjacent properties. As such, reciprocal easements will be recorded on all properties allowing for the side yard patios to encroach onto the adjacent properties (SUB Condition #49a). In addition, reciprocal access agreements will be recorded for all private alleys (SUB Condition #50).

Landscape: The subdivision improvements include landscape on all street frontages, as depicted on the Preliminary Landscape Plan (see Exhibit E). Street trees and turf will be planted in the parkway strip on all streets, consistent with the WRSP Design Guidelines and the Westpark Master Landscape Plans. Trees will also be planted along the alleys. Sound walls will be provided between Lots 93 and 94, 100 and 101, and 107 and 108 to comply with the noise analysis prepared by J.C. Brennan and Associates, dated July 27, 2007 (see Attachment 3). To ensure the sound walls are architecturally consistent with the units, DRP Condition #2 has been added requiring the sound walls be stuccoed to match the adjacent houses.

Affordable Housing: Parcel W-24 is not identified as an affordable housing site and the developer's affordable housing obligation will be satisfied on other parcels as specified in the Development Agreement.

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

The size, configuration and design of all of the lots within the subdivision are consistent with the WRSP R3/DS standards as modified by the DRP for Village W-24 described above (DRP-000199). The proposed design, layout, configuration, and size of all lots within the subdivision provide for the construction of the distinct attached townhouses and detached houses described in this application. As depicted on the Tentative Map and subject to the conditions of approval, all 111 lots can be used and built upon.

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

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

ENVIRONMENTAL DETERMINATION

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

RECOMMENDATION

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

- A. Adopt the three findings of fact as stated in the staff report for the Tentative Subdivision Map – 2151 Pleasant Grove Bl., WRSP Village Center Parcel W-24 – File# SUB-000100;
- B. Approve the Tentative Subdivision Map – 2151 Pleasant Grove Bl., WRSP Village Center Parcel W-24 – File# SUB-000100 subject to the sixty-six (66) conditions listed below;
- C. Adopt the four findings of fact as stated in the staff report for the Design Review Permit – File# DRP-000199; and
- D. Approve the Design Review Permit – File# DRP-000199 subject to the sixty-three (63) conditions listed below.

CONDITIONS OF APPROVAL FOR TENTATIVE SUBDIVISION MAP SUB-000100

1. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)
2. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
3. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works. (Engineering)
4. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, installation, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)
5. All those provisions pertaining to the development of this subdivision that are within the West Roseville Specific Plan document, and the Development Agreement by and between the City of Roseville and 1600 Placer Investors, LP shall be made part of the requirements of this Subdivision. The applicant shall become signatory to said Development Agreement. (Engineering, Planning)

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

6. The Improvement Plans shall include Landscape Plans for all landscape corridors and all landscaped common areas. Landscaping shall be installed prior to approval of the Notice of Completion for the subdivision improvements. The landscape plan shall comply with the WRSP Design Guidelines, the Westpark Master Landscape Plan, and the City of Roseville Water Efficient Landscape Requirements (Resolution 93-55). All landscaping and irrigation shall be inspected and approved prior to Notice of Completion. (Planning, Engineering, Parks, Fire Environmental Utilities)
7. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
 - a. Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.

- b. Grading shall comply with the City grading ordinance. Erosion control devices (sediment traps, ditches, straw wattles, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore modification of the erosion control plan may be warranted during wet weather conditions.
 - c. A rough grading permit may be approved by the Engineering Department prior to approval of the improvement plans.
 - d. Standard Sidewalk ramps shall be installed at all curb returns per City Standards. (Engineering)
- 8. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Engineering prior to approval of any plans. (Engineering)
 - 9. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)
 - 10. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During site inspection Engineering will designate the exact areas to be reconstructed. (Engineering)
 - 11. Positive drainage shall be provided for all lots. Lots shall drain towards the alleyways and to the streets as shown on detail ST-4 of the approved Tentative Map. Prior to the approval of the improvement plans, a grading plan and drainage study shall be prepared that demonstrates that positive drainage will be managed along with protection from 100-year storm flows. The drainage study shall demonstrate that all streets and alleyways conform to the maximum allowable inundation for surface flows. (Engineering)
 - 12. The following note shall be added to the Grading and/or Improvement Plans: To minimize dust/grading impacts during construction the applicant shall:
 - a. Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day.
 - b. Use tarpaulins or other affective covers on all stockpiled earth material and on all haul trucks.
 - c. Sweep the adjacent streets frontages at least once a day or as needed to remove silt and other dirt, which is evident from construction activities.
 - d. Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off site.
 - e. The City shall have the authority to stop all grading operations, if in the opinion of city staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. (Engineering)
 - 13. With the approval of this Tentative Map Branston Drive shall be built to its ultimate configuration and shall include all necessary utility stubs that will serve those lots facing those streets. (Engineering)

14. Construction of driveways and utility stubs from existing Kirkhill Drive and Chapelhill Lane will require street overlays to the centerline of the existing streets. No new connections into the existing Pleasant Grove Blvd. will be allowed. (Engineering)
15. The internal roadways, Billington Lane, Essington Lane and Porthill Lane, shall be built within a Right of Way width of 54-feet to include 30-feet of pavement, standard vertical curb, and a 4.5-foot wide planter strip and 4.5-foot wide sidewalk on either side. (Engineering)
16. All internal intersections shall be “bulbed” per City Standards. The bulbed curb returns shall be roll curbed with center pedestrian access ramps and shall be constructed of 8-inch thick concrete. (Engineering)
17. The alleyways shall be built to a width of 22-feet as measured from the back of curb to back of curb. The rolled curb and gutter shall be 18-inches wide and the alleyway shall be crowned in the middle with 2% slopes towards the gutter. All alleyways shall be designed with a TI of 7 and shall have a minimum structural section comprised of 3½ -inches of asphalt concrete on top of 13-inches of aggregate base. On either end of the alleyways, at the approach to the streets, the approaches shall be modified commercial driveways to adequately allow for truck turn movements or as approved by the City Engineer. At both ends of the alley, signs shall be posted stating that there is “No Parking in the Alley at Anytime”. (Engineering)
18. The Traffic Circle shall be designed with sufficient curvatures to accommodate emergency vehicles and truck traffic. Truck turning radii shall be shown on the plans and the City Engineer shall approve the final design. Adjacent curb and gutter shall be a minimum 10” thickness and the enhanced paving shall be a minimum of 8” thickness Portland Cement Concrete. (Engineering)
19. Landscape corridors shall be designed to ensure that clear sight distances corridors are provided for driveways and street signs. The landscape and improvement plans shall depict all the locations of street signage and shall clearly show the minimum sight distances to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement design together with any required relocation and/or modification of existing facilities to meet these design objectives. (Engineering)
20. The maximum slope for driveways shall be 8%. The applicant will need to demonstrate that there will be adequate vehicular access to each garage prior to the approval of the improvement plans. Driveways steeper than 8% may be approved by the City Engineer if adequate vehicular access can be demonstrated. (Engineering)
21. 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)
22. Prior to the approval of the improvement plans, the project proponent shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the project proponent during the pre-construction meeting. (Engineering)
23. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan view and in profile view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and

incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)

24. Water, sewer and recycled water infrastructure shall be designed and constructed pursuant to the WRSP DA, the adopted City of Roseville Improvement Standards and Construction Standards and shall reflect the following:
 - a. Sewer, water and recycled 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, sewer and recycled water mains shall not exceed a depth of 6' and 12' respectively, 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)
 - e. No trees or permanent structures shall be placed within water, sewer, or recycled water easements, except with the approval of the Environmental Utilities Director. (Environmental Utilities)
25. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)
26. Recycled water shall be used for irrigation of parks, landscape setbacks, medians, paseos, and other landscape areas including all multi-family and nonresidential landscaping uses with the exception of the community garden on Parcel F-13. (Environmental Utilities)
27. Developer shall disclose to all buyers that recycled water shall be used for irrigation of parks and landscape setbacks, medians, paseos, and other landscape areas including all multi-family and non-residential landscaping use. Such disclosures shall be included in the CC&R's for the Property. (Environmental Utilities)
28. All improvements being constructed as part of the Backbone Infrastructure within the WRSP Phase 2 shall be constructed and accepted by the City of Roseville prior to the issuance of the Certificate of Completion for WRSP Westpark Village 24. A note to this effect shall be placed on the improvement plans of the project. (Environmental Utilities)
29. As the Project's contribution to the City's water meter retrofit program, the developer shall pay to the City, at the time of Building Permit, the sum of \$115.00 per dwelling unit equivalent (DUE), inflated annually base on the Construction Cost Index (CCI). (Environmental Utilities)
30. As part of its development of the Project, the developer and its successors shall not provide water stubouts for the installation of water softeners. (Environmental Utilities, Building)
31. Every residential unit within the WRSP Project shall include a recirculating hot water system (Instant Hot Water Feature) or similar technology to provide instantaneous hot water at each hot water faucet. (Environmental Utilities, Building)
32. Housing fronting Pleasant Grove shall have water services from the alley. Water services are not allowed off of a transmission main. (Environmental Utilities)

33. The Developer agrees to pay the City \$170.00 (subject to any City wide increase for this charge) per single-family residential unit for (1) 90-gallon automatic refuse container and one (1) automatic green waste compost disposal bin at issuance of building permit. (Environmental Utilities)
34. 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 Material Recovery Facility where recyclable material will be removed. The Developer shall require that contractors and subcontractors submit records of waste diversion and disposal to the City's Environmental Utilities Department in order to verify compliance with the requirement. A waste disposal and diversion form shall be issued by the Environmental Utilities Department at the pre-construction meeting of the project. (Environmental Utilities)
35. Refuse trucks require a 25' inside and 45' outside turning radius. (Environmental Utilities)
36. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 400' on center. (Fire)
37. Minimum fire flow is 3,000 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)
38. The turning radius required for Fire Department apparatus is 50' outside and 30' inside. (Fire)
39. 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)
40. Dead end fire apparatus access roads in excess of 150 feet in length shall be provided with approved provisions for the turning around of fire apparatus. (Fire)
41. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an AC pavement surface so as to provide all-weather driving capabilities. (Fire)
42. Access and water supply are required prior to the issuance of any sales trailer permit, model home permit or production home permit. (Fire)
43. 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)
44. All Electrical Department facilities, including streetlights where applicable, shall be designed and built to the Roseville Electric's "Specifications for Residential Construction". (Electric)
45. 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)
46. 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 Roseville Electric's "Specifications for Residential Construction" (Electric)
47. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:

- a. A 10-foot wide public utilities easement along all road frontages.
 - b. All internal drive isles shall be dedicated as Public Utility Easements in their entirety. (Electric)
 - c. A 10-foot P.U.E. shall be granted contiguous with both sides of the 22-foot drive aisle along lots 70-111. (Electric)
 - d. A 3-foot P.U.E. shall be granted contiguous with both sides of the 22' drive aisle along lots 1-69. (Electric)
 - e. A 10-foot P.U.E. along the frontage of lots 31, 32, 49, 50, and the driveway side of lots 2, 3, 9-11, 66-68, and 58-60 shall be granted. (Electric)
48. 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)
49. 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

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". A licensed Land Surveyor or appropriately licensed Civil Engineer shall prepare all legal descriptions.
- a. Side yard lots with projecting patio's shall have side yard easements shown on the Final Map. (Environmental Utilities, Electric, Engineering)
51. All private alley ways shall have rights of reciprocal access and parking. A separate agreement to this effect shall be submitted to the City as a part of final/parcel map submittal. Said agreement shall be in a form acceptable to the City Attorney and referenced on the face of the recorded map. (Environmental Utilities, Electric, Engineering)
52. 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 homeowners association shall maintain the exteriors of all townhouse lots, including the townhouse buildings and their garages, fences, sound walls, front walks, steps, patio decks, and retaining walls on the townhouse lots; and
 - b. The homeowners association shall maintain alleys, landscaping (including planter strips), front walks, steps, retaining walls and the village roundabout. (Attorney, Planning)
53. The City shall not approve the Final Map for recordation until either:
- a. A subdivision agreement is entered into along with the necessary bonds and insurance as required by the City. Said agreement shall be in a form acceptable to the City Attorney.
- OR
- b. The improvement plans are approved, and the improvements are constructed and accepted as complete. In this case, the subdivider shall enter into a one-year maintenance agreement concurrent with the recordation of the Final Map. (Engineering)

54. All street names shall be approved by the City of Roseville. (Engineering)
55. A Home Owners Association (HOA) shall be formed for the subject property prior to approval of the Final/Parcel Map. The Association is being formed in order to maintain masonry walls, landscape corridor fencing, landscape and lighting within the landscape easements. It is the applicant's responsibility to prepare the appropriate documentation for the creation of the HOA. (Finance, Engineering)
56. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways or alleyways. (Engineering)
57. 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)
58. The developer per the applicable policy shall pay for electric construction costs incurred by Roseville Electric for this project. (Electric)
59. 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)
60. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

61. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
62. 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)
63. Prior to the issuance of building permits for this subdivision, all Phase 2 CFD Improvements for the Westpark project shall have been deemed substantially complete by the City Engineer. (Engineering, Building)
64. 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 Engineer. (Engineering)
65. 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)
66. 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)

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT DRP-000199

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 **September 27, 2009**. 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 **September 27, 2009**. (Planning)
2. The development of WRSP Parcel W-24 shall be as depicted and described in Exhibits A through I regarding the unit types and footprints, building elevations, materials and colors. (Planning)
3. The sound walls required between Lots 93 and 94, 100 and 101, and 107 and 108 shall be finished with stucco and painted to match the adjacent buildings. (Planning)
4. The floor plan of Plan 4 shall be revised to provide better window orientation over the front patio area. (Planning)
5. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)
6. The design and construction of all improvements shall conform to the City of Roseville Design & Construction Standards dated March 2007 or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
7. The applicant shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works. (Engineering)
8. All those provisions pertaining to the development of this subdivision that are within the West Roseville Specific Plan document, and the Development Agreement by and between the City of Roseville and 1600 Placer Investors LP, shall be made part of the requirements of this Subdivision. The applicant shall become signatory to said Development agreement. (Engineering)

PRIOR TO BUILDING PERMITS:

9. Accessible parking and exterior route of travel and site facilities shall be provided per 2001 CBC Chapter 11. (Building)
10. A permit is required for entry gates if not constructed under subdivision/improvement plans. (Building)
11. The Landscape plan shall comply with the West Roseville Specific Plan and the City of Roseville Water Efficient Landscape Requirements Resolution No. 93-55. (Planning)
12. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (2") bark (no shredded bark) or (2") mulch covering. (Planning)
13. Building permit plans shall comply with all applicable code requirements (Uniform Building Code - UBC, Uniform Mechanical Code - UMC, Uniform Plumbing Code - UPC, Uniform Fire Codes - UFC and National Electrical Code - NEC), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Department for applicable Code editions). (Building)

14. 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 the Engineering Department prior to approval of any plans. (Engineering)
15. The grading and improvement plans shall be designed in accordance with the most recent edition of the City's Design 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 and sediment control shall be in accordance with the approved Stormwater Pollution Prevention Plan (SWPPP).
 - c. A rough grading permit may be approved by the Engineering Department prior to approval of the Improvement Plans. (Engineering)
 - d. Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
16. 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)
17. Positive drainage shall be provided for all lots. Lots shall drain towards the alleyways and to the streets. Prior to the approval of the improvement plans, a grading plan and drainage study shall be prepared that demonstrates that positive drainage will be managed along with protection from 100-year storm flows. The drainage study shall demonstrate that all streets and alleyways conform to the maximum allowable inundation for surface flows. (Engineering)
18. A note shall be added to the grading plans that states:

“Prior to the commencement of grading operations, the contractor shall identify the site where the excess/borrow earthen material shall be imported/deposited. If the borrow/deposit site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.” (Engineering)
19. The grading plans for the site shall be accompanied with a shed map that defines that area tributary to this site. All drainage facilities shall be designed to accommodate the tributary flow. All on-site storm drainage shall be collected on site and shall be routed to the nearest existing storm drain stub of natural drainage coarse. (Engineering)
20. 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)
21. The internal roadways, Billington Lane, Essington Lane and Porthill Lane, shall be built within a Right-of-Way width of 54 feet to include 30 feet of pavement, standard vertical curb, and a 4.5-foot wide planter strip and 4.5-foot wide sidewalk on either side. (Engineering)
22. Construction of driveways and utility stubs from existing Kirkhill Drive and Chapelhill Lane will require street overlays to the centerline of the existing streets. No new connections into the existing sections of Pleasant Grove Blvd. will be allowed. (Engineering)

23. All internal intersections shall be “bulbed” per City Standards. The bulbed curb returns shall be roll curbed with center pedestrian access ramps and shall be constructed of 8-inch thick concrete. (Engineering)
24. The alleyways shall be built to a width of 22 feet as measured from the back of curb to back of curb. The rolled curb and gutter shall be 18 inches wide and the alleyway shall be crowned in the middle with 2% slopes towards the gutter. All alleyways shall be designed with a TI of 7 and shall have a minimum structural section comprised of 3½-inches of asphalt concrete on top of 13 inches of aggregate base. On either end of the alleyways, at the approach to the streets, the approaches shall be modified commercial driveways to adequately allow for truck turn movements or as approved by the City Engineer. At both ends of the alley, signs shall be posted stating that there is “No Parking in the Alley at Anytime”. (Engineering)
25. The Traffic Circle shall be designed with sufficient curvatures to accommodate emergency vehicles and truck traffic. Truck turning radii shall be shown on the plans and the City Engineer shall approve the final design. Adjacent curb and gutter shall be a minimum 10 inch thickness and the enhanced paving shall be a minimum of 8 inch thickness Portland Cement Concrete. (Engineering)
26. Landscape corridors shall be designed to ensure that clear sight distances corridors are provided for driveways and street signs. The landscape and improvement plans shall depict all the locations of street signage and shall clearly show the minimum sight distances to verify that minimum standards are achieved. It will be the responsibility of the project proponents to provide appropriate landscaping and improvement design, together with any required relocation and/or modification of existing facilities, to meet these design objectives. (Engineering)
27. The maximum slope for driveways shall be 8%. The applicant will need to demonstrate that there will be adequate vehicular access to each garage prior to the approval of the improvement plans. Driveways steeper than 8% may be approved by the City Engineer if adequate vehicular access can be demonstrated. (Engineering)
28. 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)
29. 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)
30. 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)
31. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:

- a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - b. Water, sewer and reclaimed mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions of approval.
 - c. All sewer manholes shall have all weather 10-ton vehicle access unless authorized by these conditions of approval. (Environmental Utilities)
32. 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)
33. 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)

DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

34. Any backflow preventors visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventors shall be screened with landscaping and shall comply with the following criteria:
- a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventor to the landscaping.
 - b. For maintenance purposes, the landscaping shall only be installed on three sides and the plant material shall not have thorns.
 - c. The control valves and the water meter shall be physically unobstructed.
 - d. The backflow preventor shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)
35. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
- a. A 10-foot wide public utilities easement along all road frontages.
 - b. Water, sewer, and reclaimed water easements.
 - c. All internal drive isles shall be dedicated as public utility easements in their entirety.
 - d. A 10-foot P.U.E. shall be granted contiguous with both sides of the 22-foot drive isle along lots 70-111 (the attached products).
 - e. A 3-foot P.U.E. shall be granted contiguous with both sides of the 22-foot drive isle along lots 1-69 (the detached products).
 - f. In addition to the 3-foot P.U.E. in 54f above a 10' P.U.E. along the frontage of lots 31, 32, 49, 50, and the driveway side of lots 2, 3, 9-11, 66-68, and 58-60 shall be granted. (Electric)

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. (Engineering, Environmental Utilities, Electric)
37. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
38. The following note shall be added to the improvement plans:

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

 - a. Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day to minimize dust.
 - b. Use tarpaulins or other effective covers on all stockpiled earth material and on all haul trucks to minimize dust.
 - c. Sweep the adjacent street frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.
 - d. Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off-site.
 - e. The City shall have the authority to stop all grading operations, if in opinion of city staff, inadequate dust control or excessive wind conditions contribute to fugitive dust emissions. (Engineering)
39. The project shall be addressed as 2151 Pleasant Grove Blvd. All projects with multi-tenants or buildings must submit a plot plan with building footprint(s) to the Engineering Division for building/suite addressing. (Engineering)
40. This project falls within the low density residential category of the Pleasant Grove Creek Watershed Flood Control Plan as determined by the Placer County Flood Control District and adopted by the City of Roseville. The project is therefore subject to a fee based on gross developed acres. (Engineering)
41. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
42. 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)
43. Water, sewer and reclaimed water shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
44. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
45. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
46. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)

47. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville “Specification for Residential Construction.” These charges will be determined upon completion of the final electrical design. (Electric)
48. 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)
49. 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)
50. 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.
51. 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)
52. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Electric, Engineering, Environmental Utilities)
53. The project shall comply with all required environmental mitigation identified in the WRSP. (Planning)
54. 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)
55. The City reserves the right to restrict vehicle turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. (Engineering)
56. 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)
57. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. (Fire)

58. 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)
59. 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)
60. For One-and-two single-family residential units that do not meet the set-back provisions in the California Building Code are subject to require an automatic fire sprinkler system in accordance with the RFD adopted ordinance for R-3s. (Fire)
61. This project shall meet the Fire department's access standard as required and noted as policy. (Fire)
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)

ATTACHMENTS

1. Color Elevations – Attached Product
2. Color Elevations – Detached Product
3. Environmental Noise Assessment Report

EXHIBITS

- A. Site Plan
- B. Tentative Subdivision Map
- C. Preliminary Grading Plan
- D. Preliminary Sewer and Water Plan
- E. Preliminary Landscape Plan
- F. Architectural Plans for 3&4-Plex Building
- G. Architectural Plans for Detached Alley-loaded Product
- H. Color and Material Schemes – 3&4-Plex Buildings (available for review at Planning Dept.)
- I. Color and Material Schemes -- Detached Product (available for review at Planning Dept.)

Note to Applicant and/or Developer: Please contact the Planning & Redevelopment 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 & Redevelopment Director at, or prior to, the public hearing.