

PLANNING & REDEVELOPMENT DEPARTMENT STAFF REPORT PLANNING COMMISSION MEETING February 26, 2009

Prepared by: Wayne Wiley, Associate Planner

ITEM IV-B: DESIGN REVIEW PERMITS & TENTATIVE SUBDIVISION MAP - 7500 FOOTHILLS BOULEVARD - NWRSP PARCEL 11, BRETON VILLAGE - FILE # 2007PL-072 (PROJECT # DRP-000284, DRP-000285 & SUB-000132).

REQUEST

The applicant requests approval of two Design Review Permits, one to allow the construction of two commercial buildings totaling 30,140 square feet with associated landscaping, lighting and parking. The second, to establish development standards for the construction of a 53 unit single-family cluster development. In addition, a Tentative Subdivision Map to subdivide 6.63 acres into fifty-three (53) single-family residential lots is proposed. The subject entitlements were previously approved by the Planning Commission on May 26, 2005. However, the permits were never effectuated and expired on May 26, 2008. The applicant is now requesting renewal of the previously approved permits with minimal changes to the original project.

Applicant/ Property Owner - Paul Bollinger, Breton Village

SUMMARY RECOMMENDATION

The Planning and Redevelopment Department recommends that the Planning Commission:

- A. Adopt the Mitigated Negative Declaration;
- B. Adopt the four (4) findings of fact for the commercial Design Review Permit;
- C. Approve the commercial Design Review Permit with one hundred and three (103) conditions of approval;
- D. Adopt the four (4) findings of fact for the residential Design Review Permit;
- E. Approve the residential Design Review Permits with eighty (80) conditions of approval;
- F. Adopt the three (3) findings of fact for the Residential Tentative Subdivision Map; and
- G. Approve the Residential Tentative Subdivision Map with sixty-three (63) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

The applicant has reviewed and is in agreement with all recommended conditions of approval. During the original noticing period in 2004, the City received e-mail correspondence from a few of the adjacent residents stating concerns regarding the grade difference between the project site and their existing homes and how it would impact their privacy. The neighbors' concerns were resolved with the original approval of the residential Design Review Permit. To date, no additional comments or concerns were raised by interested individuals.

BACKGROUND

The project site is located on the northwest corner of Foothills Boulevard and Pleasant Grove Boulevard in the Northwest Roseville Specific Plan area. The vacant site is approximately 10.7 acres in size and is identified as Parcel 11 of the Northwest Roseville Specific Plan.

On May 26, 2005, the Planning Commission approved a request for two Design Review Permits (DRP 04-41 & DRP 04-42) and a Tentative Subdivision Map (SUB 04-19). DRP 04-41 established development standards for the construction of a 53-unit single-family cluster development and the Tentative Subdivision Map allowed a 53 single-family residential lot subdivision. DRP 04-42 allowed the construction of two commercial buildings totaling 30,140 square feet with associated landscaping, lighting, and parking. However, due to market conditions, construction was delayed and on May 11, 2007, the applicant requested a one-year extension of time for the subject entitlements. The extension request was approved on June 20, 2007, and no further extension is permitted by the Zoning Ordinance.

To date, site improvements including underground utilities, curb, sidewalk, and gutter have been constructed for the residential portion of the development (Parcel 11B), and the retail portion (Parcel 11A) has been rough graded. The construction performed to date does not meet the standards for entitlement effectuation identified in the Zoning Ordinance or Subdivision Map Act. As such, the applicant is now requesting renewal of the original permits with minimal changes, specifically related to the commercial parking field.

EXISTING SITE CONDITIONS

- A. Project Location: Northwest Roseville Specific Plan Parcel 11 1260 Pleasant Grove Boulevard
- **B.** Roseville Coalition Of Neighborhood Associations (RCONA): The project is located in the Pleasant Grove Neighborhood Association. A notice was sent to the Neighborhood Association on November 17, 2008 and no comments were received by city staff. In addition, a legal notice was mailed to surrounding property owners and residents, and staff has not received any comments.
- C. Topographical: The project site is currently vacant and is bordered by single-family residences to the north and west, commercial development to the south, and industrial property (NEC campus) to the east. The site has been graded and is comprised of flat terrain that is elevated approximately 134 to 142 feet above mean sea level. The underground improvements have been constructed and the site paved for the residential portion of the project. The commercial portion of the project area is undeveloped, characterized by dirt and some non-native annual grasses. There are no natural resources present onsite such as oak trees, vernal pools, or seasonal wetlands.
- **D. Site Access:** The project proposes two driveways off of Foothills Boulevard, one driveway off of Pleasant Grove Boulevard, and one driveway off of Misty Wood Drive. All of the driveways are restricted to right-in and right-out turning movements with the exception of Misty Wood Drive which allows for full turning movements.



The evaluation section of this report includes an analysis of each of the requested entitlements. Each of the entitlements is analyzed for its consistency with the goals and policies of the applicable regulations, such as the General Plan, Northwest Roseville Specific Plan, the Zoning Ordinance, and Subdivision Ordinance.

DESIGN REVIEW PERMITS

As shown in the figure below, the proposed project has two components that each have their own Design Review Permit (DRP). The Commercial component (DRP-000284) is to allow for the construction of two retail buildings totaling 30,140 square feet in area. The second DRP for the residential portion of the project (DRP-000285) is to establish the development standards for the construction of a 53-unit single-family cluster development.



The evaluation of the Design Review Permits has been based on the applicable development standards within the City's Zoning Ordinance, Northwest Roseville Specific Plan, and the design standards of the City's Community Design Guidelines. Section 19.78.060(B) of the Zoning Ordinance requires that four (4) findings be made in order to approve a Design Review Permit. The four findings for approval of the Design Review Permit are listed below.

- 1. The project as approved preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands, and water courses, 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 space, 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 the NWRSP.
- 3. The building design, including the materials, 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, the Community Design Guidelines, and the NWRSP.
- 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.

As the Planning Commission will note upon review of the evaluation below, only minor changes from the original approval are recommended to the project. The following sections of the evaluation highlight the overall design of the project and address areas of the project that need further clarification. The commercial component of the project is discussed first and is followed by an evaluation of the residential cluster development.

Breton Village Commercial Center Design Review Permit

<u>Site Design:</u> The focal point of the project is a large plaza area situated between the two retail buildings. The plaza area also serves as the main pedestrian connection between the commercial and residential components of the project. This plaza features patterned concrete, shade pavilions and trellises, decorative lights, landscaping and a large water feature.

The sidewalks located at the front and side of the retail buildings range between 16 to 24 feet wide allowing room for additional outdoor seating and/or gathering areas. Stamped asphalt walkways connect the commercial project to the residential project as well as to the public sidewalks along the street frontages. At the back of the streetscape landscaping is an open style metal fence with decorative planters. The fence is used along the residential portion of the project as well.

As proposed, the design of the project is consistent with the Community Design Guidelines which encourage the use of plazas, pedestrian connections, and public art (water feature).

<u>Parking:</u> Retail centers with unknown tenants are required to provide one parking space for every 200 square feet of gross building area. However, the applicant expects a higher ratio of restaurant uses than the above figure provides for, and instead has assumed the following: 18,520 square feet of retail parked at 1 space 300 square feet, and 12,214 square feet of restaurant parked at 1 space per 100 square feet. Based on these assumptions, the project is required to provide a minimum of 180 parking spaces, and the project originally provided 184 parking spaces to allow for a variety of retail and restaurant uses.

Due to recent Zoning Ordinance changes, the allowable size of compact stalls has been increased from 8 feet by 16 feet to 9 feet by 16 feet. This change will result in the deletion of five parking spaces resulting in a net balance of 179 parking stalls provided onsite. In order to comply with the appropriate parking standard, the commercial buildings will be reduced by a total of 200 square feet (see Condition #3), resulting in a new parking requirement of 179 stalls, which will be consistent with the number of parking spaces provided onsite.

<u>Architecture:</u> The Community Design Guidelines state that innovative use of durable, high quality materials such as brick, stone, tile, stucco, and certain forms of concrete is encouraged. Materials, shapes, elements, and details used on the front or main elevation should be extended to all elevations. Lastly, the number of colors should be kept to a minimum, no more than three, on small commercial buildings.

 The plans (see Attachment 1) indicate that the building exterior is stucco with a cultured stone veneer wainscot and concrete roof tiles. Other architectural elements include wood trellises, metal awnings, and recessed cutouts. These elements are provided on all building elevations to ensure a pedestrian scale and connectivity with the residential component of the project.

- Since the commercial project is not separated from the residential project by a wall, the relationship between these two uses is extremely important. The orientation of the residential units have been configured to ensure that the front doors of the homes are not facing the backside of the commercial buildings (side yards are orientated towards the commercial project). Additional awnings and elements from the front elevations of the commercial buildings were added to the backside of the buildings and a landscape planter is provided adjacent to the backside of the building to provide additional screening of any service doors. Staff believes the integration between the two uses is both functional and aesthetically pleasing.
- The project is proposing a color palette with 12 colors that include several shades of tan and burgundy.
 Although the Community Design Guidelines discourage the use of more than three colors on small commercial buildings, staff believes the proposed color palette adds visual interest to the buildings.

Breton Village Residential Design Review Permit

<u>Site Design</u>: The project has landscaped common areas that are dispersed through out the site and are connected by a series of pedestrian walkways. Benches, tables, and BBQ areas are provided in each of the larger common areas (see Exhibit F).

<u>Architecture</u>: The project is proposing four different house models with two different elevations (French Manor and French Countryside). There is one (1) single-story design and three (3) two-story designs that range in size from 1,041 to 1,786 square feet in size (see Exhibit H). The homes will have a stucco finish and include wood and/or decorative wrought iron trim, shutters, and railings. The homes are a variety of earth tones (brown, tan, sage green, and grey) with coordinating accent colors that also relate to the proposed color pallet of the retail center. The only recommended change to the architectural design of the homes is that the roofs have been conditioned to be concrete or clay tile rather than composition shingle.

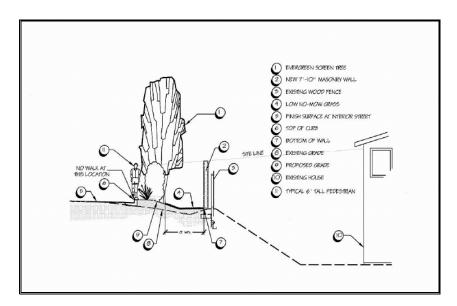
<u>Project Compatibility</u>: The project site is higher in elevation than the pad elevations of several of the existing homes located along the northern and western boundary of the project site. In addition, the proposed access drive off of Mistywood Drive is located along the western boundary of the project site. The road is approximately 15 feet from the western property line and is up to 2.7 feet higher in elevation than the western property line. To minimize impacts, the proposed grades along the northern and western boundary of the site have been reduced to the extent possible, while ensuring proper drainage of the site and ability to connect to the existing roadways (Pleasant Grove & Foothills Boulevard).

The pad grades of the existing homes range from 0 to 8.9 feet lower in elevation than their rear property line. The project is proposing a 12-15 foot wide (average width) landscape corridor along the northern and western property line (see Exhibit G). The landscaping along the western property line will be a combination of tall shrubs and evergreen trees.

A masonry wall is proposed to be constructed adjacent to the neighbors' existing six (6) foot tall wood fence. The new wall will range from 6 to almost 8 feet in height. In addition, the project has been conditioned to require that the top of the wall is a minimum of five (5) feet taller than the elevation of the gutter pan on the internal driveway. This will ensure that the height of the wall is adequate to screen headlights from cars.

To provide a greater landscape area between the parking spaces adjacent to Lot 40 (lot number of existing home) the applicant has proposed to plant an additional row of shrubs that will grow a minimum of 5 feet in height in front of the parking spaces.

Lastly, the homes along the northern boundary of the site will all be single story. Along the western side of the project the homes are a combination of single story and two-story. However, these homes are located a minimum of 45 feet from the western property line. The following figure provides a typical cross-section along the western boundary of the site.



The measures discussed above will provide the existing residences with privacy and screening of their back yards, while maintaining a pedestrian scale along the western property line.

Design Review Permit Conclusion

Based on the analysis contained in this staff report and with the project conditions, the required findings can be made for the proposed Design Review Permits.

RESIDENTIAL 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.

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

Parcel Size, Design, Configuration, Location, Orientation, And Character: The Residential Tentative Subdivision Map proposes to divide Parcel 2 into 53 single-family lots and one (1) common area lot. The common area lot contains the street, driveways, common areas, recreational amenities, and landscape areas that will be maintained by the homeowners association (HOA).

The individual residential lots are not "lots" in the same sense as typical single-family residential developments. The lots include the building footprint and a small patio area and therefore the individual units/lots do not meet the zoning standards for typical detached single-family developments (R1 and RS). Instead, the project has been evaluated as a whole (similar to condominium projects) through the Design Review Permit. The lotting pattern is consistent with the site plan layout for the cluster development evaluated in the residential DRP (DRP-0002850).

<u>Grading</u>: As noted previously, the residential portion of the project has been fully graded and the commercial portion of the project has been rough graded. Only minimal grading will be required to complete development on the commercial portion of the project.

<u>Drainage</u>: There is an existing drainage swale along the northern and western boundary of the site that will remain. The individual lots have been designed to drain to the street and run-off will be collected in drain inlets and underground storm drain lines.

<u>Utilities</u>: The project will connect to existing public utilities located in Pleasant Grove and Foothills Boulevard. The Tentative Subdivision Map will provide Public Utility Easements over the private streets and driveway courts to accommodate mains and laterals to the individual units.

<u>Roadways, Circulation & Access</u>: As shown on the tentative map, primary access to the residential portion of the subdivision is proposed off of Mistywood Drive and Foothills Boulevards. Secondary access points are provided through the retail center.

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 evident in the DRP analysis, the design, layout, configuration, and size of the proposed lots are sized to accommodate the proposed development in accordance with City standards. In addition, there are no natural features or physical conditions present on the site that would restrict development of the proposed parcels.

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 NWRSP EIRs. In addition, the design of the sewer lines in the project area and treatment capacity at the City's sewage treatment plant have adequate conveyance and capacity to accommodate the existing and future development on the parcels proposed by the tentative subdivision map.

Residential Tentative Subdivision Map Conclusion

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

ENVIRONMENTAL DETERMINATION

An Initial Study and Mitigated Negative Declaration (see Exhibit A) have been prepared for this project. In accordance with the CEQA Guidelines, the Initial Study and Negative Declaration were prepared using

previous environmental documents such as the General Plan EIR, plus new project-specific reports. Based on the results of the Initial Study, the appropriate environmental document for the project is a Mitigated Negative Declaration. The Mitigated Negative Declaration was posted for a 20-day public review and comment period, which closes on February 26, 2009. To date, no comments on the document have been received.

RECOMMENDATION

The Planning and Redevelopment Department recommends that the Planning Commission take the following actions (A-H):

- A. Adopt the Mitigated Negative Declaration;
- B. Adopt the four (4) findings of fact as stated in the staff report for the DESIGN REVIEW PERMIT 1260 PLEASANT GROVE BLVD. (BRETON VILLAGE COMMERCIAL CENTER) – FILE # DRP-000284;
- C. Approve the DESIGN REVIEW PERMIT 1260 PLEASANT GROVE BLVD. (BRETON VILLAGE COMMERCIAL CENTER) FILE # DRP-000284 with the one hundred and three (103) conditions listed below;
- Adopt the four (4) findings of fact as stated in the staff report for the DESIGN REVIEW PERMIT 7500 FOOTHILLS BLVD. (BRETON VILLAGE -RESIDENTIAL) – FILE # DRP-000285;
- E. Approve the DESIGN REVIEW PERMIT 7500 FOOTHILLS BLVD. (BRETON VILLAGE RESIDENTIAL) FILE # DRP-000285 with the eighty (80) conditions listed below;
- F. Adopt the three (3) findings of fact as stated in the staff report for the RESIDENTIAL TENTATIVE SUBDIVISION MAP 7500 FOOTHILLS BLVD. (BRETON VILLAGE) FILE # SUB-000132; and
- G. Approve the RESIDENTIAL TENTATIVE SUBDIVISION MAP 7500 FOOTHILLS BLVD. (BRETON VILLAGE) FILE # SUB-000132 with the sixty-three (63) conditions listed below.

Conditions of Approval for Breton Village Commercial (DRP-000284)

- 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 **February 26, 2011**. 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 **February 26, 2011**.
- 2. The project is approved as shown in Exhibits A H and as conditioned or modified below.
 - a. The parapet of Buildings A & B shall be a minimum of five (5) feet above the roofline and shall meet or exceed the height of the HVAC units. (Planning)
- 3. The total building square footage for the commercial portion of the site shall be reduced by 200 square feet (resulting in a net square footage of 30,540 square feet). (Planning)
- 4. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. A deposit in the amount of two and one half percent (2-1/2%) of the value of the public improvements shall be provided at the time plans are submitted to the City for review and an additional deposit in the amount of two and one half percent (2-1/2%) of the value of the public

- improvements shall be provided at the time that the plans are approved and an encroachment permit is issued. (Engineering, Environmental Utilities, Finance)
- 5. 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)
- 6. 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)
- 7. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)

PRIOR TO BUILDING PERMITS:

- 8. Parking stalls shall meet, or exceed, the following minimum standards:
 - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6" raised curb or concrete bumper. (Planning)
 - b. Standard -- 9 feet x 18 feet; Compact--9 feet x 16 feet; Accessible--14 feet x 18 feet (a 9 foot wide parking area plus a 5 foot wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible--17 feet x 18 feet (9 foot wide parking area plus an 8 foot wide loading area). (Planning)
 - c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
 - i) Handicapped parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11-B-6 of the CBC.
 - ii) Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
 - iii) Accessible parking and exterior route of travel shall comply with CBC, Sections 1127B and 1129B. (Building)
- 9. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. (Planning)
- 10. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
- 11. The Landscape plan shall comply with the Northwest Roseville Specific Plan and the City of Roseville Water Efficient Landscape Requirements Resolution No. 93-55. (Planning)
- 12. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)

- 13. 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)
- 14. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
- 15. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the suite addressing plan for individual tenant spaces within the building. The Chief Building Official, or the designate, shall approve said plan prior to building permit approval. (Building)
- 16. A separate Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
- 17. Multiple Building Complexes. As part of the required Site Accessibility Plan, the developer shall delineate the extent of the site accessibility improvements being installed as part of the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)
- 18. Building permit plans shall comply with all applicable code requirements (California Building Code CBC, 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)
- 19. Restaurants or other food services. The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
- 20. Maintenance of copy of building plans. Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address.
- 21. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Engineering prior to approval of any plans. (Engineering)
- 22. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
 - a. Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
 - b. Grading shall comply with the City grading ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore modification of the erosion control plan may be warranted during wet weather conditions.
 - c. A rough grading permit may be approved by Engineering prior to approval of the improvement plans.
 - d. Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)

- 23. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)
- 24. The following improvements are required along the frontage of Foothills Boulevard. The driveway accessing the site shall be a Standard "Type A-7" driveway, 35-feet in width. The driveway shall be accessed by a standard right turn lane and shall be restricted to right turn movements only. The minimum throat depth shall be 50-feet as measured from the curb line of the required improvements. The right turn lane from southbound Foothills to west bound Pleasant Grove shall be widened to a standard width. An eight-foot wide sidewalk shall be installed along the frontage of the site to connect with the existing sidewalk. A raised median shall be constructed in Foothills Boulevard from the intersection of Pleasant Grove Blvd. north to a point 130-feet north of the centerline of the driveway. The stripping of Foothills Blvd. shall be modified to accommodate three south bound through lanes from the intersection of Pleasant Grove Blvd north 1,000-feet. (Engineering)
- 25. The following improvements are required along the frontage of Pleasant Grove Boulevard. The driveway accessing the site shall be a Standard "Type A-7" driveway, 35-feet in width. The centerline of the driveway shall be located no closer then 200-feet from the curb return location of the ultimate right-of-way and shall be restricted to right turn movements only. The minimum throat depth shall be 50-feet as measured from the curb line of the required improvements. An auxiliary lane shall be extended to Misty Wood Drive. An eight-foot wide sidewalk shall be installed along the frontage of the site to connect with the existing sidewalk. 120-feet past the driveway centerline a bus shelter pad, and shelter shall be installed. (Engineering)
- 26. Additional right-of-way shall be dedicated along the frontages of Foothills Boulevard and Pleasant Grove Boulevard to accommodate the additional lane configuration as specified in the City's Capital Improvement Plan. Prior to approval of any plans for the placement of improvements required as part of this design review permit, the applicant shall offer to dedicate all necessary right-of-way required for the future widening of Foothills Boulevard and Pleasant Grove Boulevard. Foothills Boulevard shall be widened to an ultimate 7 lanes with appropriate left turn lanes to accommodate dual lefts onto Pleasant Grove Blvd. Pleasant Grove Boulevard shall be widened to an ultimate 7 lanes with a appropriate left turn lanes to accommodate dual lefts onto Foothills Boulevard. Accurate surveyed information is required with the right-of-way dedication. The offer to dedicated additional right-of-way shall be approved by the City Attorney and recorded at the County Recorders office. (Engineering)
- 27. 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 earthen material shall be deposited. If the deposit site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineering 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)

- 28. All storm drainage, including roof drains, shall be collected on site and shall be routed to the nearest storm drain system or natural drainage facility. Prior to discharge from the site, the storm water shall be treated with a sand/oil separator. The storm drain system shall be a private system and shall be maintained by the property owner. (Engineering)
- 29. If at anytime prior to the "Notice of Completion", the determination is made that existing curb ramp(s) do not meet standard City requirements, it will be the responsibility of the developer to remove/replace or modify the deficient ramp(s) to meet City standards. (Engineering)

- 30. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater then 4 feet in height. All retaining walls shall be of either split faced masonry units, keystone type construction, or cast in place concrete with fascia treatment. (Engineering)
- 31. 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)
- 32. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)
- 33. Prior to the approval of the improvement plans, it will be the project proponents responsible to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
- 34. 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)
- 35. "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)"
- 36. The applicant shall pay for all applicable water, and sewer fees. (Environmental Utilities)
- 37. 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)
- 38. The fire hydrant located near building no. 8 shall be moved to the landscape area to the north of building no. 7. (Fire)
- 39. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for NWRSP Parcel 11 Breton Village Commercial Center to be reviewed and approved by the Transportation Commission. (Transportation)

- 40. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be as shown on the Site Map. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)
- 41. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)
- 42. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)
- 43. 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)
- 44. 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)
- 45. 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)
- 46. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
 - a. One (1) set of improvement plans
 - b. Load calculations
 - c. Electrical panel one-line drawings
- 47. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas shall provide a maintained minimum of one (1) foot candle of light. All exterior light fixtures shall be vandal resistant. (Planning & Police)
- 48. The parking lot shall have properly posted signs that state the use of the parking area is for the exclusive use of employees and customers of this project. (See California Vehicle Code Sections 22507.8, 22511.5, 22511.8, 22658(a), and the City of Roseville Municipal Code Section 11.20.110). The location of the signs shall be shown on the approved site plan. (Planning & Police)
- 49. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

50. 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)
- 51. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for:
 - a. A 12.5-foot wide public utilities easement along all road frontages.
 - b. Water and sewer easements (Electric, Engineering, Environmental Utilities)
- 52. 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)
- 53. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
- 54. Inspection of the potable water supply system on new commercial/ industrial/ office projects shall be as follows:
 - a. The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventor.
 - b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventor to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/ contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.
 - c. The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building, (Building, Environmental Utilities)
- 55. 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)
- 56. The project shall be addressed as approved by Engineering. 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)
- 57. This project falls within the commercial land use category of the Pleasant Grove 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)
- 58. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Engineering will designate the exact areas to be reconstructed. (Engineering)
- 59. 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)
- 60. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
- 61. 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)
- 62. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for NWRSP Parcel 11 Breton Village Commercial Center to be reviewed and approved by the City Manager. (Transportation)
- 63. Water and sewer shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
- 64. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
- 65. Restaurants or other food services. The developer shall install exterior grease interceptor if the proposed business could potentially discharge any grease type product. (Environmental Utilities)
- 66. An approved automatic fire extinguishing system shall be provided for all buildings where the total fire area is 3,600 square feet or greater, as required by Roseville Fire Code Section 1003.2.2. Fire extinguishing systems installed shall conform to the minimum design standards of the Roseville Fire Code Standard 10-3. Plans and specifications shall be submitted to the Fire Department prior to system installation. Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
- 67. Fire extinguishing systems installed as required by Section 1003.1.1 of the City Fire Code shall have control valves and activation switches electrically supervised and monitored by an approved central alarm monitoring company. Digital alarm communicator system panels shall be installed and maintained in accordance with National Fire Protection Association Standard # 72 (Fire Alarm Code). Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)

- 68. Fire extinguishing systems installed as required by Section 1003.1.1 of the City Fire Code shall be provided with an approved audible and visual alarm notification signal within the interior of the building to alert building occupants. Said alarm notification signal shall be provided throughout the building and shall be installed and maintained in accordance with National Fire Protection Association Standard #72 (Fire Alarm Code). Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
- 69. An approved project sign shall be placed at vehicle access points into the project during construction to assist emergency responders. The sign shall identify the project name and address, as approved by the City of Roseville. Such signs shall be clearly visible and legible from the street fronting the project. (Fire)
- 70. Dumpsters and trash containers with an individual capacity of 1.5 cubic yards [40.5 cubic feet] or more shall not be stored in buildings or placed within 5-feet of combustible walls, openings or combustible roof eave lines unless said areas are protected by an approved automatic fire sprinkler system in accordance with the Roseville Fire Code. (Fire)
- 71. All shrubbery, trees and signs located within center medians adjacent to site access points shall be seven feet (7') in height or lower to allow access to the site by fire apparatus. (Fire)
- 72. The approved address numbers shall be placed on each building by the applicant in such a position as to be plainly visible and legible from the street fronting the property and shall be placed as to be seen from all entrances. Proposed address numbers shall be indicated on the elevation drawings contained within the building plan submittal. The address numbers shall be contrasting in color with their background and shall be illuminated. (Fire)
- 73. Barricades shall be provided to protect any natural gas meter, fire hydrant, or other fire department control device, which may be subject to vehicular damage. Approved signs may be required to identify the location of fire protection devices. (Fire)
- 74. Automatic fire extinguishing system risers, fire alarm system panels and digital alarm communicator system panels shall be located within an approved fire control room and shall be accessible from an adjacent fire apparatus roadway. Said fire control room shall be a minimum size of thirty-five (35) square feet in size and shall be openable from the exterior via an approved door opening. (Fire)
- 75. A Knox Company Model # 4400 key box shall be located adjacent to the door opening into the fire control room for each structure to provide access to fire protection system equipment. Said box shall be mounted at 6-feet above finished grade adjacent to the door opening. Contact the Fire Prevention Division for an approved Knox Company order form. The applicant shall pay a \$25 fee associated with the inspection of the key box prior to acceptance by the Fire Department at the time of receiving the Knox Company Order Form. (Fire)
- 76. A digitized copy of the approved of the approved drawings for the project shall be submitted to the Fire Department for pre-fire purposes. Said copy shall be submitted in an approved format. (Fire)
- 77. Adequate radio coverage shall be provided within buildings for public safety agencies, as required by Roseville Municipal Code Section 16.16.210. A field test shall be provided by a person in possession of a current FCC License, or a current technician certification issued by the Associated Public-Safety Communications Officials International (APCO), or the National Association of Business and Educational Radio (NABER). The building owner shall retain all test records on the inspected premises and a copy shall be submitted to the Fire Department officials. Adequate radio coverage shall include all of the following:

- a. A minimum signal strength of 95 dBM available in 90% of the area of each floor of the building when transmitted from the closest City of Roseville Radio Communication site.
- b. A minimum signal strength of 95 dBM received at the closest City of Roseville Communication site when transmitted from 90% of the area of each floor of the building.
- c. The frequency range that must be supported shall be 821-824 MHz and 866-869 MHz.
- d. A 100 % reliability factor. (Fire, Police)
- 78. A Common Area P.U.E. will be required to cover the installation of the high voltage electric facilities. (Electric)
- 79. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
- 80. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)
- 81. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 82. 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)
- 83. 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)
- 84. 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.
- 85. One ¾" conduit with a 2-pair phone line shall be installed from the buildings telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
- 86. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)
- 87. All of the existing electric and street lighting facilities shall be shown on the landscape plan and the landscaping shall be adjusted to meet the minimum clear working area requirements of Roseville Electric. (Electric)
- 88. A retaining wall will be required around the existing switchgear on Pleasant Grove 200' West of Foothills, to meet Roseville Electric clear working area. (Electric)

89. The proposed driveways will be built over existing underground electrical facilities. It will be the developer's responsibility to pothole these facilities to check for conflicts between the sub-grade and other proposed utilities (water, sewer or storm drains) and the existing facilities. If there is a conflict it will be the developer's responsibility to lower, relocate or concrete encase the facilities as required by Roseville Electric. (Electric)

OTHER CONDITIONS OF APPROVAL:

- 90. 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)
- 91. The project shall comply with all required environmental mitigation identified in the Breton Village Initial Study and Mitigated Negative Declaration. (Planning)
- 92. Signs shown on the elevations are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
- 93. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning)
- 94. 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)
- 95. Pursuant to the Zoning Ordinance, subsequent Design Review Permits consistent with this approval may be reviewed and approved with an Administrative Permit. If it is determined by the Planning Director that the subsequent Design Review Permit is not clearly consistent with the original approval or if other issues arise, the Planning Director may refer the item for a public hearing at the Design Committee or Planning Commission. (Planning)
- 96. 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)
- 97. 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)
- 98. 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)
- 99. 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)
- 100. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Occupancy (TO) of the building. If a TO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Occupancy. (Building)

- 101. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple building occupancies. This request shall be made in writing to the Building Department and shall include 10 copies of the following:
 - a. A description of measures that will be undertaken to minimize conflict between residents/ building occupants and construction traffic (e.g. fencing, etc.);
 - b. A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and
 - c. Estimated time frame for each phase and a specific date for the first phase. (Planning, Building)
- 102. The landowner will be responsible for maintenance of the bus shelter at the northwest corner of Foothills Blvd. and Pleasant Grove Blvd. per the Development Agreement Amendment. (Transportation)
- 103. In accordance with the Development Agreement Amendment the Landowner shall compensate the City of Roseville an in-lieu fee for eliminating the Park and Ride Lot site payable upon issuance of the first residential or commercial building permit. (Transportation)

Conditions of Approval for Breton Village Residential (DRP-000285)

- 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 **February 26, 2011**. 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 **February 26, 2011**.
- 2. The project is approved as shown in Exhibits A H and as conditioned or modified below.
 - a. The roof material for the homes shall be concrete or clay tile;
 - b. The home on Lot 5 shall be designed so that the private outdoor area is not adjacent to Pleasant Grove Boulevard. As an alternative, this lot may eliminate the private outdoor area or utilize an alternative design that is acceptable to the Planning Department and meets the City's Noise Ordinance requirements;
 - c. Homes with direct exposure to traffic noise from Pleasant Grove and Fiddyment Boulevards shall be provided with air conditioners. In addition, the exterior walls shall be stucco or brick veneer and the windows shall have an STC rating of at least 30. In addition, windows shall not exceed 20% of the floor area in rooms facing Foothills or Pleasant Grove Boulevards; and,
 - d. The landscape plan shall be modified to include a minimum of five (5) foot tall hedges/landscape screen behind the guest parking spaces located to the west of Lots 25 & 26;
 - e. Trees planted along the western property line of the site shall be evergreen;
 - f. BBQ areas shall include a minimum of one (1) table that seats a minimum of four (4) people. (Planning)
 - g. The masonry wall to be constructed adjacent to the existing residences shall be a minimum of five (5) feet taller than the elevation of the gutter pan on the internal driveway.

- 3. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)
- 4. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
- 5. The applicant shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works (Engineering)
- 6. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)

PRIOR TO BUILDING PERMITS:

- 7. Parking stalls shall meet, or exceed, the following minimum standards:
 - a. All common area parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6" raised curb or concrete bumper. (Planning)
 - b. Standard -- 9 feet x 18 feet; Compact--8 feet x 16 feet. (Planning)
- 8. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. (Planning)
- 9. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
- 10. The Landscape plan shall comply with the Northwest Roseville Specific Plan and the City of Roseville Water Efficient Landscape Requirements Resolution No. 93-55. (Planning)
- 11. The tree plantings in the common area parking shall be designed to provide a minimum of 50% shade coverage after 15 years. (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)

PRIOR TO THE ISSUANCE OF BUILDING PERMITS:

- 13. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the suite addressing plan for individual tenant spaces within the building. The Chief Building Official, or the designate, shall approve said plan prior to building permit approval. (Building)
- 14. A separate Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
- 15. Multiple Building Complexes. As part of the required Site Accessibility Plan, the developer shall delineate the extent of the site accessibility improvements being installed as part of the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)

- 16. 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)
- 17. Maintenance of copy of building plans. Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address.
- 18. 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)
- 19. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
 - a. Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
 - b. Grading shall comply with the City grading ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore modification of the erosion control plan may be warranted during wet weather conditions.
 - c. A rough grading permit may be approved by Engineering prior to approval of the improvement plans.
 - d. Access to the floodplain as required by Engineering and the Streets Department.
- e. Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
 20. 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)
- 21. Prior to the approval of the improvement plans, it will be the project proponents responsible to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
- 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. The applicant shall pay for all applicable water, and sewer fees. (Environmental Utilities)
- 25. 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)
- 26. Fire apparatus access roads shall be provided to within 150 feet of all structures and combustible storage piles. 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)
- 27. Vertical clearances or widths shall be increased when, in the opinion of the Fire Chief, vertical clearances or widths are not adequate to provide fire apparatus access. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (34 tons) and shall be provided with a surface so as to provide all-weather driving capabilities. Said access shall be provided prior to any construction or storage of combustible materials on site. (Fire)
- 28. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved provision for the turning around of fire apparatus. A minimum back of curb radii of not less than 48 feet shall be provided. (Fire)
- 29. Fire hydrants shall be operable and accessible to Fire Department apparatus by roads meeting the requirements of the Roseville Fire Code prior to bringing combustible materials onto the project site. (Fire)
- 30. A minimum clearance of 3-feet shall be provided between trees, shrubs and other landscape materials and all fire protection equipment (hydrants, fire sprinkler system connections, valves). Fire protection equipment shall not be located behind parking stalls or other obstructions to access. (Fire)
- 31. Based on changes to the Roseville Fire Department Residential Sprinkler Ordinance new fire protections systems are required. The following are required to be sprinkler:
 - a. In buildings or structures more than two stories in height, including one- and two-family dwellings.
 - b. In all buildings constructed to densities greater than or equal to 13 dwelling units per acre, (high density residential as defined by the general plan).
 - c. In all attached buildings constructed to densities of seven to 12.9 dwelling units per acre, (medium density residential as defined by the general plan).

- d. In all buildings where an exterior wall is closer than six feet from an exterior wall of an adjacent building or less than three feet from any property line or roof projections closer than four feet from a roof projection of an adjacent building or less than two feet from any property line.
- 32. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
 - a. One (1) set of improvement plans
 - b. Load calculations
 - c. Electrical panel one-line drawings
- 33. All on-site external lighting within the common area shall be installed and directed to have no off-site glare. Lighting within the parking areas shall provide a maintained minimum of one (1) foot candle of light. All exterior light fixtures shall be vandal resistant. (Planning & Police)
- 34. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

- 35. 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)
- 36. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
 - a. A 12.5-foot wide public utilities easement along all road frontages.
 - b. Water and sewer easements
- 37. 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)
- 38. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
- 39. Inspection of the potable water supply system on new commercial/ industrial/ office projects shall be as follows:

- a. The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventor.
- b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventor to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/ contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.
- c. The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)
- 40. 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)
- 41. This project falls within the Residential land use category of the Pleasant Grove 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)
- 42. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Engineering will designate the exact areas to be reconstructed. (Engineering)
- 43. 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)
- 44. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
- 45. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)
- 46. Water and sewer shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)

- 47. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
- 48. An approved project sign shall be placed at vehicle access points into the project during construction to assist emergency responders. The sign shall identify the project name and address, as approved by the City of Roseville. Such signs shall be clearly visible and legible from the street fronting the project. (Fire)
- 49. All shrubbery, trees and signs located within center medians adjacent to site access points shall be seven feet (7') in height or lower to allow access to the site by fire apparatus. (Fire)
- 50. The applicant shall properly identify all required fire lanes in accordance with the Fire Department Fire Lane Standard. (Fire)
- 51. Lots A,B,C & D (Common Areas) shall be recorded as a Common Area P.U.E. to cover the installation of underground high voltage electrical facilities. (Electric)
- 52. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
- 53. 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)
- 54. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
- Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)
- 56. All 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)
- 57. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)
- 58. There are two existing pad vaults and switchgear located on Misty Wood Dr. approx. 60' from Pleasant Grove Blvd. that are to be shown on the landscape plan and landscaping and sidewalks shall be adjusted to meet Roseville Electric's minimum working clearances, (Electric)
- 59. All of the existing electric and street lighting facilities are to be shown an the landscape plan and the landscaping adjusted to meet Roseville Electric Requirements. (Electric)
- 60. The proposed driveways will be built over existing underground electrical facilities. It will be the developer's responsibility to pothole these facilities to check for conflicts between the sub-grade and other proposed utilities (water, sewer, storm drain) and the existing facilities. If there is a conflict it will be the developer's responsibility to lower, relocate or concrete encase the facilities as required by Roseville Electric. (Electric)

OTHER CONDITIONS OF APPROVAL:

- 61. The applicant shall pay City's actual cost for providing plan check, installation, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities)
- 62. 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)
- 63. The project shall comply with all required environmental mitigation identified in the Breton Village Initial Study and Mitigated Negative Declaration. (Planning)
- 64. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning)
- 65. 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)
- 66. Pursuant to the Zoning Ordinance, subsequent Design Review Permits consistent with this approval may be reviewed and approved with an Administrative Permit. If it is determined by the Planning Director that the subsequent Design Review Permit is not clearly consistent with the original approval or if other issues arise, the Planning Director may refer the item for a public hearing at the Design Committee or Planning Commission. (Planning)
- 67. 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. Creation of a Homeowners Association. (Attorney)
 - b. Homeowners Association shall be responsible for maintenance of all common areas including landscaping, parking areas, and drive aisles. (Attorney)
 - c. Maintenance of fire suppression system within the project will be the responsibility of the Homeowners Association. (Fire)
 - d. Maintenance of the irrigation system within the project will be the responsibility of the Homeowners Association. City's responsibility will end at the City right-of-way and meter at backflow assembly. (Environmental Utilities)
 - e. The common areas provide reciprocal access and parking for the mutual benefit of all numbered parcels and all residential units. (Engineering)
 - f. Provisions for outdoor common areas to be held in common. (Attorney, Planning)
 - g. A provision that it shall be the responsibility of the individual residents to make their trash bins available for servicing on trash pickup days. (Environmental Utilities, Attorney)
- 68. The HOA shall provide homeowners with notice that all garages shall be maintained as parking spaces. Incidental storage can be provided within the garages, however, storage shall not occur within the garages in such a manner as to restrict the ability to park within the garage. (Planning, Attorney)
- 69. 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)

- 70. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)
- 71. 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)
- 72. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable of not and if site remediation is required. (Fire)
- 73. 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. All amendments, standards and policies can be found on the City's web site www.roseville.ca.us or contact Denise Keller, Plan Check Engineer, at 916-774-5823 with the Fire Prevention Division for information. (Fire)
- 74. 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)
- 75. 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)
- 76. 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)
- 77. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple building occupancies. This request shall be made in writing to the Building Department and shall include 10 copies of the following:
 - a. A description of measures that will be undertaken to minimize conflict between residents/ building occupants and construction traffic (e.g. fencing, etc.);
 - b. A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and
 - c. Estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

- 78. In accordance with the Development Agreement Amendment the Landowner shall compensate the City of Roseville an in-lieu fee for eliminating the Park and Ride Lot site payable upon issuance of the first residential or commercial building permit. (Transportation)
- 79. In accordance with the Development Agreement Amendment the Developer shall provide educational and marketing materials for alternative modes of transportation to each new homeowner to be purchased prior to occupancy of the first unit. (Transportation)
- 80. In accordance with the Development Agreement Amendment the Landowner shall pay its fair share of the Transit Master Plan and Bikeway Plan. (Transportation)

Conditions of Approval for Residential Tentative Subdivision Map (SUB-000132)

- 1. Prior to the approval of the Improvement Plans or the recordation of the Final Map for this subdivision Parcel Map PM 04-16 shall have been recorded. (Engineering)
- 2. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)
- 3. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
- 4. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works. (Engineering)
- 5. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. A deposit in the amount of two and one half percent (2-1/2%) of the value of the public improvements shall be provided at the time plans are submitted to the City for review and an additional deposit in the amount of two and one half percent (2-1/2%) of the value of the public improvements shall be provided at the time that the plans are approved and an encroachment permit is issued. (Engineering, Environmental Utilities, Finance)

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 NW Roseville Specific Plan and the City of Roseville Water Efficient Landscape Requirements (Resolution 93-55). All landscaping and irrigation shall be inspected and approved prior to Notice of Completion. (Planning, Engineering, Parks, Fire Environmental Utilities)
- 7. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
 - a. Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.

- b. Grading shall comply with the City grading ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore modification of the erosion control plan may be warranted during wet weather conditions.
- c. A rough grading permit may be approved by the Engineering Department prior to approval of the improvement plans.
- d. Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
- 8. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Engineering prior to approval of any plans. (Engineering)
- 9. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)
- 10. 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. The following note shall be added to the Grading and/or Improvement Plans:

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

- a. Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities through out the day.
- b. Use tarpaulins or other affective covers on all stockpiled earth material and on all haul trucks.
- c. Sweep the adjacent streets frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.
- d. Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off site.
- e. The City shall have the authority to stop all grading operations, if in opinion of city staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. (Engineering)
- 12. The following improvements are required along the frontage of Foothills Boulevard. The driveways accessing the sites shall be Standard "Type A-7" driveways, 35-feet in width. The driveways shall be accessed by an auxiliary lane that extends for the northerly property line with a 50-foot taper, south through the site, to the curb return at Pleasant Grove Blvd. The southern driveway shall be restricted to right turn movements only. The northern driveway shall be restricted from left turns out. The minimum throat depths shall be 50-feet as measured from the curb line of the required improvements. The right turn lane from southbound Foothills to west bound Pleasant Grove shall be widened to a standard width. An eight-foot wide sidewalk shall be installed along the frontage of the site to connect with the existing sidewalk. A raised median shall be constructed in Foothills Boulevard from the intersection of Pleasant Grove Blvd. north beyond the northern driveway and shall allow left turn movements into the northern driveway. The stripping of Foothills Blvd. shall be modified to accommodate three south bound through lanes from the intersection of Pleasant Grove Blvd north 1,000-feet. (Engineering)
- 13. The following improvements are required along the frontage of Pleasant Grove Boulevard. The driveway accessing the site shall be a Standard "Type A-7" driveway, 35-feet in width. The centerline of

the driveway shall be located no closer then 200-feet from the curb return location of the ultimate right-of-way and shall be restricted to right turn movements only. The minimum throat depth shall be 50-feet as measured from the curb line of the required improvements. An auxiliary lane shall be extended to Misty Wood Drive. An eight-foot wide sidewalk shall be installed along the frontage of the site to connect with the existing sidewalk. 120-feet past the driveway centerline a bus shelter pad, and shelter shall be installed. (Engineering)

- 14. Additional right-of-way shall be dedicated along the frontages of Foothills Boulevard and Pleasant Grove Boulevard to accommodate the additional lane configuration as specified in the City's Capital Improvement Plan. Prior to approval of any plans for the placement of improvements required as part of this design review permit, the applicant shall offer to dedicate all necessary right-of-way required for the future widening of Foothills Boulevard and Pleasant Grove Boulevard. Foothills Boulevard shall be widened to an ultimate 7 lanes with appropriate left turn lanes to accommodate dual lefts onto Pleasant Grove Blvd. Pleasant Grove Boulevard shall be widened to an ultimate 7 lanes with a appropriate left turn lanes to accommodate dual lefts onto Foothills Boulevard. Accurate surveyed information is required with the right-of-way dedication. The offer to dedicated additional right-of-way shall be approved by the City Attorney and recorded at the County Recorders office. (Engineering)
- 15. Access off of Misty Wood Drive shall be made with a standard "Type A-7" Driveway. (Engineering)
- 16. All internal roads shall be privately owned and maintained by the homeowners association. Landscaping along the frontages of Foothills Boulevard and Pleasant Grove Boulevard shall be fully maintained by the homeowners association. (Engineering)
- 17. 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 earthen material shall be deposited. If the deposit site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineering 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)
- 18. If at anytime prior to the "Notice of Completion", the determination is made that existing curb ramp(s) do not meet standard City requirements, it will be the responsibility of the developer to remove/replace or modify the deficient ramp(s) to meet City standards. (Engineering)
- 19. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater then 4 feet in height. All retaining walls shall be of either split faced masonry units, keystone type construction, or cast in place concrete with fascia treatment. (Engineering)
- 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 developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)
- 22. Prior to the approval of the improvement plans, it will be the project proponents responsible to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
- 23. 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)

- 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. Any backflow preventors visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventors shall be screened with landscaping and shall comply with the following criteria:
 - a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventor to the landscaping.
 - b. For maintenance purposes, the landscaping shall be installed on a maximum of three sides and the plant material shall not have thorns.
 - c. The control valves and the water meter shall be physically unobstructed.
 - d. The backflow preventor shall be covered with a green cover that will provide insulation. (Environmental Utilities)
- 27. A note shall be added to the Improvement Plans stating that all water backflow devices shall be tested and approved by the Environmental Utilities Department prior to the Notice of Completion for the improvements. (Environmental Utilities)
- 28. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
- 29. The location of all fire hydrants shall be reviewed and approved with the civil improvement drawings submitted to the fire department. (Fire)

- 30. Minimum fire flow is 1,500 gallons per minute with 20 lbs. residual pressure. The fire flow and residual pressure may be increased, as determined by the Fire Marshal, where the project utility lines will serve non-residential uses. (Fire)
- 31. All streets within the residential development shall be designated fire lanes. (Fire)
- 32. As discussed previously the fire hydrant located near building no. 8 shall be moved to the landscape area to the north of building no. 7. (Fire)
- 33. Applicant shall submit a circulation exhibit for the project. The required turning radius for the Fire Department is 48' outside 34' inside. (Fire)
- 34. 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)
- 35. All Electrical Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)
- 36. 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)
- 37. 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)
- 38. 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)
- 39. 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

- 40. Parcel Map (PM 04-16) shall be recorded prior to recordation of the subdivision map. (Engineering)
- 41. 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 12.5 foot wide public utilities easement along all road frontages;
 - b. Lots A,B,C & D (Common Areas) shall be shown as P.U.E. on the Tentative Subdivision Map to cover the installation of the underground high voltage electrical facilities. (Electric)
- 42. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
- 43. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
- 44. 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)

- 45. 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. Creation of a Homeowners Association. (Attorney)
 - b. Homeowners Association shall be responsible for maintenance of all common areas including landscaping, parking areas, and drive aisles. (Attorney)
 - c. Maintenance of fire suppression system within the project will be the responsibility of the Homeowners Association. (Fire)
 - d. Maintenance of the irrigation system within the project will be the responsibility of the Homeowners Association. City's responsibility will end at the City right-of-way and meter at backflow assembly. (Environmental Utilities)
 - e. The common areas provide reciprocal access and parking for the mutual benefit of all numbered parcels and all residential units.
 - f. Provisions for outdoor common areas to be held in common. (Attorney, Planning)
 - g. A provision that it shall be the responsibility of the individual residents to make their trash bins available for servicing on trash pickup days. (Environmental Utilities, Attorney)
- 46. Prior to approval of the final map the developer shall enter into and the City Council shall approve an Affordable Housing Development Agreement identifying 10% of residential units to be affordable to middle, low, and very low-income households. Of the 10% affordable units, 20% affordable to middle income, 40% affordable to low income and 40% affordable to very low income. Typically low and very low income units are developed as rental product. However in contemplation of development as purchase product, the very low income housing units necessary for this development may be credited at an in lieu fee, estimated at \$50,000 \$60,000 per very low income unit required, based on actual units developed within this project. The process for undertaking the Affordable Purchase Housing Development Agreement takes approximately 12 weeks, as the agreement will need to be heard at both Planning Commission and adopted by City Council at 2 meetings, with adoption of the ordinance 30 days after 2nd City Council meeting. (Housing)
- 47. 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)
- 48. All common Lots shall be owned and maintained by the homeowners association. (Engineering)
- 49. The street names shall be approved by the City of Roseville. (Engineering)
- 50. 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. (Engineering)
- 51. 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)

- 52. 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)
- 53. Electric construction costs incurred by the City of Roseville Electric Department for this project shall be paid for by the developer per the applicable policy. (Electric)
- 54. 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)
- 55. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
- 56. A declaration of restrictions shall be recorded, either in conjunction with the CC&R's or separately, which states that the sewer service to each lot may be conditioned upon the installation of a backwater valve to comply with City of Roseville Improvement Standards. In the event a backwater valve is called out on City approved plans, it shall be the responsibility of the owner of the residence to maintain the valve and prevent damage from occurring to any such residence, or its contents, due to the failure of the valve for any reason what-so-ever. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

- 57. 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)
- 58. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 59. 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)
- 60. 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)
- 61. 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)
- 62. 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)
- 63. The project shall comply with all applicable environmental mitigation measures identified in the Breton Village Initial Study and Mitigated Negative Declaration (state EIR or other environmental document here) (Planning)

ATTACHMENT

1. Commercial Color Elevations

EXHIBITS

- A. Mitigated Negative Declaration
- B. Commercial Site Plan
- C. Commercial Utility Plan
- D. Commercial Landscape Plan
- E. Commercial Elevations
- F. Residential Site Plan (Tentative Subdivision Map)
- G. Residential Landscape Plan
- H. Residential Elevations (includes floor plans)

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.