



CITY OF ROSEVILLE
PLANNING DEPARTMENT STAFF REPORT
PLANNING COMMISSION MEETING FEBRUARY 24, 2005
Prepared by: Vance Jones, Project Planner

ITEM V-A: MAJOR PROJECT PERMIT MODIFICATION, GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, REZONE, TENTATIVE SUBDIVISION MAP, TREE PERMIT AND DEVELOPMENT AGREEMENT AMENDMENT – 1445 EUREKA ROAD – STONE POINT PARCELS 6-14 (PORTION OF NERSP PARCEL 15) – FILE #'s MPP 01-05A, GPA 03-02, RZ 03-02, SPA 03-01, SUBD 04-22, TP 04-46, & DAA 03-03

REQUEST

The applicant requests approval to modify the entitlements for the 130-acre Stone Point project, currently approved for the construction of 1.65-million square feet of research and development and professional office uses, to reduce the total office square footage to 1.1675-million square feet and allow for the construction of 575 medium and high-density residential units on 44 acres of the site. The following entitlements are requested:

- **Major Project Permit, Stage 1**, to modify Parcels 6-14 of the site to reduce the previously-approved office allocation by 482,000 sq. ft. and allow for the construction of up to 500,000 sq. ft. of research and development or professional office uses, 575 residential units, and a neighborhood park.
- **General Plan Amendment** to change the land use on 44.11 acres of the site from Business Professional/ Light Industrial to High Density Residential on reconfigured Parcels 8 and 9, to Medium Density Residential on reconfigured Parcels 11, 12, 13, and 14, and to Park on reconfigured Parcel 10.
- **Specific Plan Amendment** to modify the development standards for Research and Development Park to increase the allowable height of office buildings from 5-stories to 10-stories on the 14.83 acres comprising reconfigured Parcels 6 and 7, and to change the Specific Plan designation on 44.11 acres of the site from Research and Development to High Density Residential on reconfigured Parcels 8 and 9, to Medium Density Residential on reconfigured Parcels 11, 12, 13, and 14, and to Park and Recreation on reconfigured Parcel 10.
- **Rezone** to modify the development standards on 14.83 acres of the site to allow two office buildings to be constructed up to ten stories in height on reconfigured Parcels 6 and 7, and to change the zoning on 44.11 acres of the site from PD 178 to R3 (Attached Housing) on reconfigured Parcels 8, 9; 11, 12, 13, and 14, and to PR (Parks and Recreation) on reconfigured Parcel 10.
- **Tentative Subdivision Map** to merge and re-subdivide existing Parcels 6 through 14 totaling 58.94 acres;
- **Tree Permit** to modify the approved Stone Point Master Tree Permit for the removal of an additional nine (9) native oak trees totaling 145 inches Diameter at Breast Height (DBH), and encroach within the protected zone radius (PZR) of 40 additional native oak trees.
- **Development Agreement Amendment** to modify the existing Development Agreement for the property to incorporate the changes noted in the requested entitlements above.

Applicant – Marcus Lo Duca, Sandberg & Lo Duca
Property Owner – Stephen Thurtle, Richland Planned Communities, Inc.

SUMMARY RECOMMENDATION

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

- A. Adopt the Mitigated Negative Declaration;
- B. Adopt the two (2) findings of fact for the Major Project Permit Modification;
- C. Approve the Major Project Permit Modification, subject to the attached Conditions of Approval;
- D. Adopt the three (3) findings of fact for the Large Lot Tentative Subdivision Map;
- E. Approve the Tentative Subdivision Map subject to the attached Conditions of Approval;
- F. Adopt the two (2) findings of fact for the Tree Permit;
- G. Approve the Tree Permit subject to the attached Conditions of Approval; and

H. Recommend that the City Council adopt the applicable findings of fact and approve the General Plan Amendment, Rezone, Specific Plan Amendment, and Development Agreement.

SUMMARY OF OUTSTANDING ISSUES

Staff has received correspondence from residents living in the Stoneridge Specific Plan area, voicing their opposition to the project. The following concerns about the proposal have been cited in this correspondence:

- *School impacts*
- *Affordable housing*
- *Traffic*
- *Ten story buildings*
- *Change to master plan*
- *Safety/Crime*
- *Impacts to Miners Ravine*
- *Impacts to quality of life*
- *Three-story homes*
- *Job loss/Fiscal impact*
- *High-density housing*
- *Impacts to property values*

These concerns are discussed in the applicable section of the staff report. All of the correspondence received by staff is included as Attachment 18.

BACKGROUND

Summary of Existing Entitlements – On May 23, 2002, the Planning Commission approved a Major Project Permit (Stage 1) and related entitlements for the construction of a 1.65 million square-foot Research and Development and Professional Office campus. Specifically, the approvals consisted of:

- A site development plan with 21 buildings up to 5 stories tall on 17 parcels, a building area allocation for each parcel that totaled 1.65-million sq. ft., site driveways, parking lots, on-site walkways, a 2-acre public park (Piches Park), and a public collector street (Stone Point Drive) from Rocky Ridge Drive to N. Sunrise Avenue.
- A public trail connection from the park to the existing Miner's Ravine bike trail, to provide recreation opportunities for site employees and City residents;
- A Preliminary Grading Plan with balanced earthwork with approximately 441,000 cubic yards of cut and fill and retaining walls up to approximately 32 feet tall;
- A Preliminary Landscape Plan that established the planting concept for the landscape corridors adjacent to roadways, the parking lots, pedestrian pathways, and open space edges, and that also included native and non-native plantings for oak tree mitigation;
- A Master Plan document that established development/design guidelines for the site, provisions for the intra-campus transfer of building area, a development phasing plan, and a Native Oak Tree Removal Mitigation Plan.
- Subdivision Map that subdivided the existing large lot parcel (NERSP Parcel 15) into 19 smaller parcels, each with a building area allocation (except for the Open Space and Park parcels).

Since these entitlements were first approved, several lots of the campus have received subsequent Planning Commission approval for Major Project Permit Stage 2 entitlements. On Lots 1-5, the Planning Commission approved plans for an office/retail center along Eureka Rd., with a total gross floor area of 408,000 sq. ft. for office buildings and 40,000 sq. ft. for retail buildings. On Lots 16-18, the Planning Commission approved plans for the construction of three office buildings along Rocky Ridge Drive, with a total gross floor area of 219,500 sq. ft. One of these buildings has been constructed and is occupied, and two additional office buildings are currently under construction. Attachment 3 illustrates what parcels within Stone Point have approved Stage 2 entitlements and/or constructed buildings, and what parcels remain undeveloped with no approved Stage 2 entitlements.

Summary of Requested Changes – To allow the Planning Commission to compare the current proposal with the approved entitlements described above, a brief summary of the project is provided in the bullets below. In short, the project would essentially merge and re-subdivide Stone Point’s remaining lots (6-14) and reduce the total office square footage allocation to 1.1675-million sq. ft., thereby allowing for the construction of 575 residential units on 44 acres of the campus. This includes:

- On reconfigured Parcels 6 and 7, the proposal would allow for the construction of up to 500,000 sq. ft. of office uses, in two buildings up to ten stories in height, a five-story height increase above what the Master Plan currently allows.
- On reconfigured Parcels 8, 9, 11, 12, 13, and 14, the proposal would allow for the construction of up to 575 medium- and high-density residential units. Three-hundred and fifty (350) of the units would have a Medium-Density land use designation, and two-hundred and twenty-five (225) of the units would have a High-Density land use designation.
- On reconfigured Parcel 10, approximately 2 acres would be set aside within the residential parcels for the construction of a neighborhood park.

The illustrative Site Plan below helps depict what parcels are developed or have Stage 2 approvals, and what parcels remain undeveloped with no Stage 2 approvals:



Residents' Concerns and Neighborhood Meeting – Several residents living in Stoneridge have contacted the City to express their concerns and opposition to the proposal. In order to inform the public about the project and provide an opportunity to hear concerns, a Neighborhood Meeting was held on January 6, 2005 at Stoneridge Elementary School. City staff and Roseville City School District representatives attended to answer questions from residents. There were approximately 100 residents in attendance. A summary of the comments and concerns expressed by residents at the meeting is included as Attachment 17. All correspondence received about the project is included in Attachment 18.

STAFF REPORT FORMAT & ORGANIZATION

This report focuses on the changes between the approved Stone Point project and the current proposal. Because the Stone Point campus currently has entitlements, and a certain level and intensity of development is expected to occur, much of the ensuing discussion will address the effects created by converting a portion of the campus' land use from office to residential. Additionally, the report analyzes differences in impacts (per the Initial Study Checklist) between the approved project and the current proposal, and includes additional mitigation measures where necessary to reduce these impacts to a less than significant level.

The evaluation section of this report analyzes each requested entitlement in the following order:

1. General Plan Amendment
2. Rezoning
3. Specific Plan Amendment
4. Major Project Permit Modification
5. Tentative Subdivision Map
6. Tree Permit
7. Development Agreement Amendment

Where applicable to specific entitlements, Conditions of Approval are listed at the end of this report.

EXISTING SITE CONDITIONS AND ZONING

Site Information

- A. Project Location:** 1445 Eureka Road
- B. Applicable Specific Plan:** Northeast Roseville Specific Plan (NERSP) Parcel 15
- C. Roseville Coalition of Neighborhood Associations (RCONA):** The project area is located within the East Roseville Parkway Neighborhood Association. This neighborhood association comprises the subject property and the Stoneridge Specific Plan (SRSP) area. Commercial and residential development within the SRSP is currently underway and is approaching residential buildout. Although the East Roseville Parkway Neighborhood Association has not formed as of this date, as a result of the neighborhood meeting mentioned above, Stoneridge residents have contacted staff via phone, email, and letters expressing their opposition to the project. Copies of this correspondence are included as Attachment 18. The Stone Point campus is also adjacent to the Olympus Pointe and Lead Hill Neighborhood Associations. The Olympus Pointe Neighborhood Association includes the Rosemeade Apartments, adjacent to the Stone Point campus on Rocky Ridge Dr., and several residential subdivisions that are located on Olympus Drive between East Roseville Parkway and Sierra College Boulevard. The Planning Department mailed a notice of the proposed project to the Olympus Pointe Neighborhood Association board, the list of interested persons who requested one, and all property owners within 300' of the project site.
- D. Total Acreage:** Approximately 59 acres of the 130-acre Stone Point site.

- E. Lot Dimensions:** The project site is irregular in shape. Boundaries for the entire 130-acre Stone Point site at Miner’s Ravine is 4,053 feet, at E. Roseville Parkway is 750± feet, at Rocky Ridge Road is 2,160± feet, at Eureka Road is 1,410± feet, and at N. Sunrise Avenue is 2,100± feet (See Vicinity Map – Attachment 1). The subject 59-acre project area is located in the north and northwestern portion of the site, with boundaries along Eureka Road, N. Sunrise Blvd., Miner’s Ravine, and lots 5, 3, 15, and 19 (of the existing Stone Point subdivision) to the south.
- F. Topographical/Natural Features:** The Stone Point site was rough-graded in 2003 pursuant to previously approved entitlements. Although significant earthwork ensued, the site continues to have rolling terrain, with steep slopes near N. Sunrise Avenue and Miner’s Ravine, with a high point on the site at 270± feet above sea level and the low point of the site at 175± feet above sea level. Concurrent with the rough-grading, Stone Point Drive and related backbone utilities were constructed through the project area, linking N. Sunrise Ave. to Rocky Ridge Dr. Additionally, backbone storm drain and sewer stubs were installed throughout the project area for connection from future development. The site continues to drain primarily towards Miner’s Ravine at the north and east boundaries of the site, except that the west end of the site drains west to N. Sunrise Avenue. The centerline of Miner’s Ravine roughly forms the north and east boundary of the site.

Due to the grading activity, little vegetation exists on the site, except where annual grasses have re-established themselves and where existing native oak woodland areas were preserved in Miner’s Ravine and in existing lots 11 and 13. The oak woodland includes Blue, Valley and Interior Live Oak, with some other native shrubs and trees. The property owner received approval of state and federal agency approvals on January 7, 1993, to fill, with the exception of Miner’s Ravine, the site’s wetlands. The landowner has effectuated the permits and there are no wetlands on the site except those directly adjacent to Miner’s Ravine. A segment of the City’s Miner’s Ravine bike trail crosses through the site adjacent to Miner’s Ravine. Power line easements for high voltage transmission lines of Roseville Electric, WAPA, SMUD and PG&E totaling 485 feet in width cross the southwest end of the site. Grading and other site improvements are strictly controlled within the easements.

On-Site & Adjacent Zoning and Land Use

LOCATION	ZONING	GENERAL PLAN LAND USE	CURRENT USE
Site	Planned Development for Research & Development (PD 178)	Business Professional/Light Industrial (BP/LI)	Partially developed
North & East	Open Space (OS)	Open Space (OS)	Miner’s Ravine
South	Attached Housing (R3)	Medium Density Residential-10 units per acre (MDR-10)	Rosemeade Apartments
	Community Commercial/Special Area-Northeast Roseville Specific Plan (CC/SA-NE)	Community Commercial/Business Professional (CC/BP)	Short Chevron, California Backyard, others
	Business Professional (BP/SA-NE)	Business Professional (BP)	Eureka/Lead Hill Business Park
West	Regional Commercial (RC/SA-NE)	Community Commercial (CC)	Carmax Auto Sales, Carver’s Restaurant, Vacant
	RC/SA-NE	Community Commercial/Regional Commercial (CC/RC)	United Artists Movie Theaters, Black Angus
	Business Professional (BP/SA-NE)	BP	Vacant

EVALUATION

The evaluation section of this report includes an analysis of each of the requested entitlements. Each entitlement is analyzed for its consistency with the goals and policies of the General Plan. Analysis is provided for the General Plan Amendment, Rezone, and Specific Plan Amendment first, followed by review of the Major Project Permit, Tentative Subdivision Map, Tree Permit, and Development Agreement. Discussion of the proposed land use and zoning changes focus on two key issues: The policy issue regarding the conversion of office and industrial land; and, the land use issue regarding the conversion of land from non-residential to residential.

City's Objectives for Evaluating the Stone Point Proposal – Because Stone Point is currently approved for the construction of a professional office campus, staff's approach to evaluating the proposal was somewhat unique. Stone Point is envisioned to function as a 130-acre campus, a place where different office developments are integrated by a central park, retail center, clear pedestrian linkages, and a common architectural and landscape theme. In light of this, several objectives guided staff's evaluation of the proposal. Staff's key objectives were:

- *Changes to the Stone Point project should not negatively affect the envisioned campus environment;*
- *Residential, office, and retail land uses be well-integrated to create a "live-work" center;*
- *Residential neighborhoods should not be "walled off" from one another, but rather, joined together as a unique, urban, living environment;*
- *Residential and office neighborhoods should be linked with clear view corridors and pedestrian promenades;*
- *Adequate neighborhood park facilities should be provided to serve the residential use since the campus is surrounded by four arterial roadways, which isolate the campus from other nearby parks;*
- *On-site traffic should be calmed and routed in a manner to facilitate pedestrian walkability between land uses, but also facilitate free-flow of cars in and out of the project's office and retail areas; and*
- *Architecture for the residential component should have a very high-quality appearance, with street-friendly facades and a strong pedestrian interface that creates a strong sense of community.*

General Plan Amendment – Analysis

The City of Roseville General Plan includes goals and policies to promote land use patterns that enhance quality of life and minimize conflicts between land uses. In addition, the City Council has adopted policies for the conversion of land from non-residential to residential. These policies include evaluating fiscal impacts, noise, air quality, parks and recreation, affordable housing, schools, water, and traffic when contemplating residential land use allocations.

The General Plan land use designation for the 130-acre Stone Point campus is currently Business Professional/Light Industrial. The campus' Zoning designation is Planned Development for Research and Development (PD 178), which allows for the construction of office, research and development, retail, and light industrial uses. The proposal would change the land use on approximately 44 acres of the campus to a combination of High-Density Residential, Medium-Density Residential, and Park. This would allow for the construction of 575 residential units, of which 225 would be HDR and 350 would be MDR, and a 2-acre neighborhood park. Because the proposal is not consistent with the existing land use and zoning designations for the property, the requested entitlements include a General Plan amendment and a Rezone.

Staff has identified and analyzed several issues with the proposed land use and zoning changes that are addressed in this section of the report. These include:

- Loss of office and industrial land;

- Market Study evaluating the proposed project's impact on the City's ability to attract future large office, industrial, or major employment users in the future;
- Fiscal analysis;
- Unit allocation;
- Land use compatibility, including view sheds and shadowing;
- Noise;
- Traffic;
- Utility service demand;
- Public services;
- Park Dedication;
- School Impacts; and,
- Affordable Housing.

These issues are discussed below.

Loss of Developable Office Land to Meet Future Demand – A principal issue associated with the proposed land use change is the cumulative impact that this proposal has upon the City's supply of available office and industrial land. In 2003, when the City updated the General Plan, the City had approximately 925 acres of land zoned for professional office uses, which are primarily located in the Northeast and North Central Roseville Specific Plan areas. Also, in 2003, the City had approximately 1,500 acres of land zoned for industrial use, which were primarily located in the North Industrial Planning Area (NIPA).

In April of 2004, the City approved a Rezone and General Plan Amendment for the Longmeadow project to change the land use and zoning on the 99-acre Light Industrial property to allow for the construction of a low and medium-density residential development that also included land for open space, a park, a Business Professional parcel, and a school site. Additionally, in January 2005, the City approved a Rezone and General Plan Amendment for the Fiddymont 44 project to change the land use and zoning on the 44.5-acre Light Industrial property for the construction of a low-density residential development.

The Stone Point project would change the land use designation on 44 acres of the campus to residential, thereby contributing to the overall reduction of City's supply of office and industrial land, which raises several policy issues for the Planning Commission and City Council to consider. These include:

- Maintenance of a land use mix that provides for a long-term positive fiscal balance for the City as required by the *Economic Development* strategy in the *Community Form* and *Growth Management* sections of the General Plan.
- How the overall reduction in the availability of office and industrial land in Roseville affects the City's Economic Development Strategy.
- How the proposed land use change may impact the City's ability to accommodate expansion of existing businesses and to compete for large-scale office or industrial development, and/or major employment users in the future.
- How the City is affected if office and industrial uses shift to nearby cities or adjacent areas in the County, and whether non-residential land use conversion would have an adverse effect on the City's fiscal balance (i.e. would the cost of supporting residential development be offset by property tax, sales tax, and service district revenues?).

To address some of the above issues, the applicant was required to hire a consultant to prepare a Market Analysis (Attachment 8) to analyze the impact of the proposed land use change on the City's

ability to attract new office or other major employment center users in the future. A detailed discussion regarding the conclusions of the analysis is provided below.

Employment Center Land Market Study – The Market Study evaluated the impact of converting a portion of the Stone Point project from an office land use to a residential land use. The report also accounted for the land use changes and re-zonings associated with the Longmeadow and Fiddymont 44 projects, and conversion of the undeveloped portion of the Hewlett Packard property, all located in the NIPA. Some of the Study's key conclusions are:

- Due to current market conditions and the available supply of lower priced land in the Highway 65 corridor of Placer County, the proposed change in land use and zoning has a negligible impact on the City's office/employment center uses. However, if market conditions significantly improve in the future, the project could have a negative long-term effect (5 years or longer) on the City's ability to attract new office or other major employment center users.
- There are approximately 504 acres of available office or large employment center land in Roseville (20 acres or larger). However, approximately 323 (64%) acres of this land may not be available for the future major employment center users because it may be subject to future land use changes, it is part of an existing development project, it is expansion land for existing users, and or it may not be suitable due to its remote location. Given this, there is approximately 178 acres of land that is most likely available for major users.
- Some of the key characteristics needed to attract major office, industrial, high-tech, and or large employment center users are: Close freeway access and major roadway frontage; proximity to housing and commercial development; availability of adequate infrastructure; location in a major growth area; having improved roads, utilities, and major infrastructure in place; generally larger than 20 acres in size; availability of reasonably-priced housing; reasonably competitive infrastructure costs, including development fees; having a good source of water and electricity; and availability of sewer, natural gas, and fiber optics. The project site meets most of the necessary criteria as listed above.
- Office land in Roseville will compete with available land in Rocklin, Lincoln, and the Sunset Industrial Area for future development of office, industrial, high-tech, and large employment center users. Roseville has the largest supply of office land available, above the next-highest Rocklin's available 145 acres. Additionally, much of the competitive industrial land is located in the Sunset Industrial Area, but much of this area lacks convenient access and major infrastructure improvements.
- Overall, the office market in the Greater Sacramento Region is considered to be "soft" due to an oversupply of space and a decline in demand. However, the Roseville/Rocklin office market is the strongest in the region and is considered to be average or good. Although currently soft, there are strong indications that regional office demand is increasing and will continue to do so over the next several years.

In addition to the above findings, the study illustrates that Roseville is running out of well-located office land with utilities and infrastructure in place that are suitable for major users. As the supply of Roseville's available office/employment center land diminishes, developers and users will most likely gravitate to Rocklin, Placer County, and other employment centers in the region, such as North Natomas, Metro Air Park, West Sacramento, and the Highway 50/ Folsom/ El Dorado Hills area. However, some of the land supply in these areas lies in remote locations and/or needs significant infrastructure improvements prior to development occurring.

Based on the current office market, the Market Study concludes that with the locational and physical characteristics of the subject Stone Point site, as well as the current economic conditions, the site under its current land use and zoning designations would likely build out within the next 5 to 8 years.

Fiscal Analysis – The City’s General Plan calls for a mix of land uses that provide amenities, jobs, and recreational opportunities for City residents. Of equal significance, the General Plan land use mix provides for a long term, Citywide positive fiscal balance. This allows the City to maintain existing and planned facilities, and also to expend general fund revenue on a variety of projects and programs that benefit the community.

Residential development typically costs the City more to serve than the revenue it generates through property taxes and other assessments. Conversely, commercial, office, and industrial development generate more revenue than they cost to serve. The City’s current land use mix is approximately 47% residential and 27% non-residential (remaining 26% is public lands). Having a balanced mix of land uses Citywide ensures that the revenue collected by the City through property taxes, sales taxes, and assessments is sufficient to pay for the services that the City provides. The City operates with a balanced budget that is considered to be fiscally positive. However, significant changes to the existing land use balance could affect the City’s revenue stream and potentially impact the City’s ability to fund services.

To understand what effect the proposed Stone Point project would have on the City’s fiscal balance, a Fiscal Analysis was prepared (Attachment 11). The Analysis evaluates changes in the City’s property tax revenue stream that would result from converting 44 acres of office land use to a combination of medium and high-density residential land uses. The report also factors in project-specific revenues such as annual assessment districts (CFD’s) to fund ongoing maintenance for the parks and landscaping, annual assessments for police, fire, library, and other general fund services, annual assessments for stormwater management, and the one-time Community Benefit Fee paid with each residential building permit. (All fees are memorialized in the project’s Development Agreement.)

For the year 2010, the Fiscal Analysis provides the following information regarding City revenues:

	Existing Project Stone Point Campus with <i>existing</i> land uses	Proposed Project Stone Point Campus with <i>proposed</i> land uses
General Fund Revenue	\$351,500	\$997,000
Costs of City Services	\$224,000	\$870,000
Net Revenue	\$127,500	\$127,000

The year 2010 is highlighted above because this is the first year that the Stone Point campus is expected to be completely built out under either existing or proposed land uses. The Fiscal Analysis evaluates several benchmarks between the years 2006 and 2025, all of which show a fiscally positive revenue stream. The City’s revenue stream is analyzed in Tables 6, 7, and 8 of the Fiscal Analysis.

The Fiscal Analysis concludes that the proposed project will result in a positive fiscal balance to the City, meaning that the revenues generated will fully offset the cost of providing services to the development. Furthermore, the report illustrates that the project will not adversely affect the City’s current positive fiscal balance citywide.

Unit Allocation – The proposal would add residential land use to Stone Point, which results in new residential units on Northeast Roseville Specific Plan (NERSP) Parcel 15. In order to designate a portion of this NERSP parcel as residential, “new” units must be allocated to the property by the City Council. The applicant has requested an allocation of 575 units for the portion of the property that is proposed for residential uses. Of the 42.16-acre land area designated for the residential uses, the high-density component would have 11.8 acres with an overall density of 19.1 units per acre, and the medium-density component would have 30.36 acres with an overall density of 11.5 units per acre. The distribution of high and medium-density residential uses is illustrated on the General Plan exhibit (Exhibit B).

Land Use Compatibility – Table II-12 of the General Plan indicates that the BP/LI land uses are “Conditionally Compatible” with the MDR and HDR residential land uses. The General Plan recognizes that the adjacency of office and residential land uses may be appropriate if potential conflicts are avoided through specific project review. The proposed increase in height of the office buildings from five to ten stories represents the project’s greatest potential to affect land use compatibility between the differing land uses, especially with respect to aesthetics and visual resources. To analyze the visual effects of the proposed office buildings on Lots 6 and 7, a visual impact analysis was conducted, with photo simulations prepared, to analyze how the ten-story office buildings would be visible from several off-site locations, and also, to compare their visibility to the site’s approved 5-story buildings. (See Attachment 5) The photo simulations illustrate that both the approved 5-story and proposed 10-story buildings would be visible from several locations throughout the City.

From within Stone Point, the increase in height from five to ten stories will change the visual interface between the campus’ approved buildings and land uses. Furthermore, the increased office building height may have an incremental effect on the proposed residential component with respect to local views. To address the short-range visual effects and compatibility between land uses, the proposed amendments to the Stone Point Master Plan include Design Guidelines (Exhibit I) that specifically address the interface between the project’s office and residential uses. These guidelines address setbacks, landscape corridors, automobile and pedestrian circulation, office building materials relative to reflectivity, and siting of loading/trash facilities. The existing architectural design standards contained in the Stone Point Master Plan (Chapter VI) will ensure that the design, form, massing, materials, and finishes of the office buildings are appropriate for the site and will fit into the context of the surrounding developed environment. The Planning Commission will have the opportunity to review future residential and office projects to ensure that they are consistent with the Master Plan.

As additional information on the interface between the project’s office and residential land uses, a shadow study (Attachment 9) was prepared to illustrate potential shadow impacts to the high-density residential units from the 10-story office buildings. The study illustrated shadow effects at both the winter and summer solstices, with shadow lines prepared for 10 AM and 2 PM. During the winter solstice (December 21st) when the sun is lowest in the sky, the 10-story office buildings create shadows that extend through much of Parcel 8 and part of Parcel 9. Shadowing is greatest in the morning and late-afternoon hours. The study illustrates that any residential buildings sited adjacent to and north of the office buildings would be most affected. During the summer solstice (June 21st) when the sun is highest in the sky, the office buildings cast much shorter shadows that have little effect to residential units on either Parcel 8 or 9.

Although the office buildings will create shadows over the residential area, the time and length of the shadowing varies by the time of year. The City does not have adopted standards to measure the significance of shade impacts from one building to another. The Study illustrates that shadows are longest in the winter and shortest in the summer, but throughout most of the year, the residential area will receive direct sunlight. Recognizing that the residential component of this project will likely develop prior to the office component, the Development Agreement contains provisions to ensure that future residential buyers receive a disclosure noting the location of the 10-story office buildings and the potential for those buildings to create shadows on the residential area.

Noise – Currently, the General Plan land use designations for the Stone Point site are BP/LI, which principally permit Research and Development, Professional Office, and Retail uses. The amended project adds to this a residential component, which would introduce sensitive receptors to the project that would be subject to noise impacts from surrounding roadways. To address the potential impacts to these receptors from roadway noise, an Environmental Noise Analysis was prepared (see Attachment 10). This analysis evaluated whether traffic on E. Roseville Pkwy, N. Sunrise Ave., Eureka Road, or Rocky Ridge Dr. would cause noise levels received at the project site to exceed the City’s General Plan noise standards for residential uses.

The analysis concluded that the noise levels from traffic on E. Roseville Pkwy, Eureka Road, and Rocky Ridge Dr. do not exceed the maximum General Plan noise standards. This is due to the distance between the proposed residential parcels and these surrounding streets. However, along N. Sunrise Ave., sound attenuation measures are needed in order to achieve the City's adopted noise standards for residential land uses. This applies to Parcels 8 and 11 where noise levels at the residential boundary along N. Sunrise were measured at approximately 68 Leq, dB, which exceeds the General Plan standard of 60 Ldn, dB for residential outdoor activity spaces and 45 Ldn, dB for residential interior spaces. For residential outdoor activity spaces, barriers ranging in height from 5-feet to 8-feet located at the back-of-landscape corridor are necessary to achieve the General Plan standard. For residential interior habitable spaces, special construction measures and/or building materials are needed to mitigate noise impacts and achieve the General Plan standard. The Mitigation Measures from the Negative Declaration that address these impacts have been added as Conditions of Approval to the Major Project Permit (see Condition No's 18-21).

Traffic – A traffic study was prepared by Fehr & Peers dated November 4, 2004 (Attachment 12) to analyze the long-term and short-term impacts associated with the project. The Study assumed that the approved project would build out with 1.65-million sq. ft. of office uses and that the proposed project would build out with 1.178-million sq. ft. of office (a 472,000 sq. ft. reduction) and 600 residential dwelling units (350 single-family and 250 multi family). On balance, these assumptions represent slightly greater development densities than are currently proposed (an additional 13,000 sq. ft. of office and an additional 25 high-density units), which resulted in slightly greater impacts than would actually be experienced.

The Study concluded that with the proposed project the Stone Point campus would generate 2,440 trips during the AM peak hour, or 431 fewer trips than would be generated by the approved project. During the PM peak hour, the campus, with the proposed changes, would generate 2,276 PM peak hour trips, or 199 fewer trips than the approved project. Buildout of the Stone Point campus with the proposed project would result in 18,482 daily vehicle trips, which are 361 fewer trips than the approved project. The Study also indicates that due to the introduction of a residential component into the project, inbound and outbound vehicle trips would be more distributed between the AM and PM peak travel periods. The results of the traffic study show that introducing residential land use will not result in new traffic impacts when compared to the approved project.

Due to the proposed changes to the Stone Point project, the Traffic Study also included two recommendations to improve vehicular and pedestrian circulation on the campus:

- *Re-Stripe Stone Point Drive* – Stone Point Drive is an existing collector roadway that was constructed consistent with the approved project. Because this road is now proposed to serve both residential and office land uses, City staff requested that the applicant's traffic consultant (Fehr & Peers) conduct additional analysis to examine specific design parameters. This analysis resulted in a new striping design for the existing street to address sight-distance issues for on-street parking, location of stop signs, bike lanes, bulb-outs at intersections and on-street parking locations (Exhibit G).
- *Add a Left Turn Pocket to Site from N. Sunrise Avenue* – Because residential land uses are now proposed along N. Sunrise Ave., the vehicular access to the office buildings on Parcels 6 and 7 from Stone Point Drive is affected. With the approved project, the office buildings on Parcels 6 and 7 are sited closer to Stone Point Drive, which has direct access to parking fields from existing driveways. However, the proposal would add a residential neighborhood between these office buildings and Stone Point Drive, making access to the buildings more limited. By providing an additional left-turn ingress to the site (design provided in Exhibit H), southbound traffic on N. Sunrise Ave. has direct access to the office buildings on lots 6 and 7.

Utility Service Demand – The project has been reviewed by all affected utility providers to ensure that capacity is available to serve the development. The City's Environmental Utilities Department, which oversees water, wastewater, recycled water, and solid waste services, analyzed the project to determine if the proposal would increase the demand for water usage or wastewater treatment above what has been allocated for the approved project. With respect to water, because the approved and proposed land use densities are similar, there is not a significant difference in the water demand for the project area. With respect to wastewater, the project would result in a slight increase in the daily wastewater generated, however the increase is nominal and can be accommodated by the planned expansion of the City's wastewater treatment plant. The Environmental Utilities Department has reviewed the project and determined that there is adequate water supply available and adequate wastewater treatment capacity.

Because the developer has previously extended new utility lines onto the site to serve each parcel via Stone Point Drive, water, wastewater, and electric services are currently available (i.e. no new backbone infrastructure will be necessary to service the site). Stormwater will be collected on-site and transferred via pipe into an off-site storm drain system. Solid waste will be collected by the City of Roseville's Solid Waste division of Environmental Utilities. The City of Roseville will provide electric service to the site, while natural gas will be provided by PG&E. Surewest will provide telephone services, and Surewest and Comcast will provide cable. All of these agencies have been informed of this project and no concerns have been identified. Because services for the Stone Point site have previously been allocated by the affected agencies, no impact to utility service demand is expected.

Public Services – The project area is currently being serviced by the City's Police and Fire Departments. However, residential land uses typically generate more requests for Police and Fire service than office uses, so it's likely that service calls for the project will increase above what was originally anticipated. To address the increased costs of providing City services, the Development Agreement requires that future residential property owners pay an annual tax assessment (by annexing into an existing Municipal Services Community Facilities District) that will be used to augment the City's General Fund for both Police and Fire services. This requirement is consistent with other recent requests to convert non-residential properties to residential uses. Additionally, the Development Agreement requires that the applicant pay a fire service construction tax which is used for purchasing capital facilities for the Fire Department.

Park Dedication – The addition of a residential component to the project also generates the need for new park facilities. Per the Parks standards of the City's General Plan, nine (9) acres of parkland dedication is required for each 1,000 population increment. Of the 9 acre per 1,000 population standard, the General Plan requires that three (3) of those acres be provided as neighborhood park facilities, three (3) as citywide park facilities, and three (3) as open space. Based on estimates from the Parks and Recreation Department, the project will create a residential population of 1,443 persons, which generates the need for approximately 13 acres of total parkland dedication, or approximately 4.3 acres each of neighborhood park, citywide park, and open space areas.

To partially offset the project's demand for neighborhood park facilities, a two (2) acre park is proposed within the residential component of the project (Parcel 10). This is additive to the existing two (2) acre park (Parcel 15) originally approved with Stone Point. The proposal also includes a provision to dedicate the project's 26-acre open space parcel (Parcel 19) to the City as public open space. Shortfalls in parkland dedications will be provided through the payment of in-lieu fees, which will be paid by the applicant prior to building permit, per General Plan policy. As proposed, the project meets the General Plan park requirements.

School Impacts – The addition of a residential component to the project will generate students that were not anticipated by the local schools. The site is within the boundaries of the Roseville City School District and Roseville Joint Union High School District. Roseville City School District has determined that there is capacity within their District to serve both elementary and middle school students generated by the project,

as indicated in the attached letters from Roseville City School District (Attachments 15 and 16). The Roseville Joint Union High School District has also reviewed the proposal. Both school districts have entered into Mutual Benefit Agreements with the applicant to ensure that the increased student generation can be served by each District. School fees will be collected prior to the issuance of building permits, consistent with the provisions of the benefit agreements and City requirements.

Because Stoneridge residents expressed concerns regarding impacts to Stoneridge Elementary School, Roseville City School District provided additional student enrollment/generation information to demonstrate that this school has capacity to serve the students generated by Stone Point. As indicated in the attached letter from Roseville City School District (Attachment 16), the District has determined that there is capacity within their district to serve the students projected to be generated by the project. This determination is based, in part, on a lower than anticipated student generation rate in the Stoneridge area, demonstrated by the current enrollment at Stoneridge Elementary School. The District's projections indicate that when the Stoneridge Specific Plan is built out, enrollment at Stoneridge School will be 581 students. The school has been designed for a capacity of 870 students. Construction is underway to expand the school to its ultimate capacity. Based on the District's review of the project, Stone Point will generate 164 students annually. If the projected number of students from the proposed project is added to the projected enrollment, there would be 745 students at a school with a capacity of 870 students.

Affordable Housing – The General Plan's Housing Element requires that 10% of the total residential units be made available as affordable units. Of the 575 units proposed, 58 would be set aside as affordable units; 23 as very-low income units, 23 as low-income units, and 12 as middle-income units. The Development Agreement contains provisions that the low and middle-income units (35) be provided as purchase units on the Stone Point site, and that the very-low income units (23) be satisfied via payment of an in-lieu fee to the City. The project's total monetary obligation for the 23 very-low income units is \$1,265,000, which is based on a need of \$55,000 for each very-low income unit, as determined by the City's Housing Manager. To generate the \$1,265,000 in-lieu fund for these units, a \$2,200 in-lieu fee will be applied to all 575 residential units, to be paid prior to the issuance of each residential building permit. The applicant will also be required to enter into an Affordable Housing Development Agreement (AHDA) to establish the affordability requirements for the 58 affordable units.

Conclusion – The proposed project includes an allocation of 575 new residential units and a change in the site's land use designation from Business Professional/Light Industrial to a combination of High-Density Residential, Medium-Density Residential, and Park. The Commission's evaluation of the project should consider the appropriateness of the land use change against the potential impacts and the approved Stone Point Master Plan. As proposed, the project meets the General Plan and Rezoning Guideline requirements for the additional units (e.g. park dedication and fees, affordable housing, schools, and infrastructure improvements). Project-specific revenues generated through annual CFD tax assessments and impact fees (i.e. Community Benefit Fee) will ensure that this project allows the City to continue operating in a fiscally positive balance. Additionally, the Traffic Study indicates that the proposed land uses generate fewer daily and peak hour vehicle trips than that of the currently-approved project. For schools, both affected school districts have reviewed the proposal and entered into Mutual Benefit Agreements to fund the facilities needed to serve the increased student generation. Furthermore, the planned capacity at Stoneridge Elementary is sufficient to serve Stone Point's students because the Stoneridge community has a lower than expected student generation rate that was originally forecasted. Based on the analysis completed to evaluate the project, the proposal can be deemed consistent with the General Plan.

Rezone – Analysis

The current zoning for Stone Point is Planned Development for Research and Development (PD 178). The project would change a portion of the campus’ existing zoning designation to:

- Modify the development standards on 14.83 acres of the site to allow two office buildings to be constructed up to ten stories in height on reconfigured Parcels 6 and 7; and
- Change the zoning on 44.11 acres of the site from PD 178 to:
 - R3, Attached Housing on reconfigured Parcels 8, 9, 11, 12, 13, and 14; and
 - PR, Parks and Recreation on reconfigured Parcel 10.

These changes are illustrated on the attached Rezone exhibit (Exhibit C).

Currently, the site’s PD 178 zoning designation defers to the development standards in the approved Master Plan, which allows construction of research & development and/or office buildings up to a maximum height of 5 stories. Because 10-story office buildings are currently proposed on reconfigured Parcels 6 and 7, the Master Plan’s development standards would need to be modified to reflect this change.

For Parcels 8-14, the revised zoning designation would allow for the construction of medium and high-density residential units and a neighborhood park.

Residential Development Standards – The City’s Zoning Ordinance has specific development standards for the R3 zoning designation, however these can be modified with approval of a Design Review Permit, which is common for medium and high-density residential developments. With the current project, residential development standards are proposed to be added to the Stone Point Master Plan, which would guide future residential development approvals, as noted in the excerpt below:

Table 1: Medium-Density Residential Development Standards

Housing Type	Single Family Detached (small lot and condominium map)		Attached (Townhome-fee-simple, Tuck-under, Condominium)		Other Housing Types (Cluster, Courtyard/others)
	front loaded (min)	rear loaded/access drive (min)	front loaded (min)	rear loaded/access drive (min)	
Front Yard Setback (1)(5)(10)					City will consider other MDR housing types and/or deviations to development standards through the Design Review process. Such MDR housing types and development standards are to be consistent with the intent of the Stone Point Master Plan development standards and design guidelines, and demonstrate superior siting characteristics and architectural merits.
Detached Walk (8)					
At grade: Living Area & Open Porches (8)	8	8 (8)	8	8 (8)	
Raised Foundation: Living Area & Open Porches (8)	3	3 (8)	3	3 (8)	
Attached Walk					
Living Area & Open Porches (8)	13	13 (8)	13	13 (8)	
Side Yard Setback (2)(5)(7)					
Interior Side	3	3	0/3	0/3	
Street Side (Detached Walk) (1)	8	8	8	8	
Street Side (Attached Walk) (1)	13	13	13	13	
Rear Yard Setback (2)					
Living Area	10	10	10	10	
Garage Setback					
Street-Primary (3)	18 ft w/sectional garage door	-----	18 ft min. w/sectional garage door	-----	
Alley/Access Drive (4)	-----	2.5	-----	2.5	
Coverage					
Site Coverage	n/a	n/a	n/a	n/a	
Height					
Height - Maximum	3 stories - 45 ft	3 stories - 45 ft	3 stories - 45 ft	3 stories - 45 ft	

For high density residential units, the development standards indicate that:

City will consider HDR housing types and development standards through the Design Review process. Such HDR housing types and development standards are to be consistent with the intent of the Stone Point Master Plan development standards and design guidelines, and demonstrate superior siting characteristics and architectural merits.

For all future high-density residential approvals, a Design Review Permit will be required to establish the development standards on a case-by-case basis.

The intent of having specific development standards for both single-family detached and multi-family attached housing products is to memorialize the minimum requirements for specific housing types that the City has approved for other MDR housing sites in Roseville. For instance, two different John Laing housing developments are currently under construction near Fairway Drive (across from Target Greatland) that have similar characteristics to those outlined in the standards above.

The proposed development standards recognize that Stone Point's residential units could be either detached or attached products, and either street or alley-loaded. Setbacks were specifically designed to ensure that residential units had enough separation from the street to allow for parkway strips and sidewalks, but were close enough to the street to create an urban-style street edge. As proposed, the standards are very similar to those approved for the Village Center in the West Roseville Specific Plan, which sought to create a streetscape environment that fostered pedestrian walkability. Flexibility has also been established (far right column in table above) that allows the City to utilize the Design Review Permit entitlement process to approve other housing types (such as cluster or courtyard housing developments) that do not meet the development standards, but are consistent with the intent of the Master Plan.

The development standards also allow for the construction of three-story units with a maximum height of 45-feet. Three-story, *medium-density* housing units are not common in the City of Roseville, as three-story units are typically constructed with high-density housing product types, such as apartments and condominiums. As mentioned previously, Stoneridge residents have expressed concerns regarding the provision for three-story units on the site. As illustrated in the Design Guidelines, a new range of conceptual attached and detached housing product types are proposed for Stone Point (similar in design to the previously-mentioned John Laing housing products in Highland Reserve North), but also include three-story medium-density housing products.

The proposed development standards do not "pre-approve" any specific housing developments for Stone Point. The new residential component proposed to be added to the Stone Point Master Plan requires that all future homebuilders submit applications for a Design Review Permit and a Tentative Subdivision Map for review and approval by the Planning Commission.

Stone Point's development standards work in conjunction with residential Design Guidelines (Exhibit I) that dictate the type of residential products (siting, layout, and architectural design) that are expected to be constructed. The Design Guidelines contain very specific provisions regarding the form, massing, and architectural design that will be expected of future residential units. The Guidelines also illustrate how each residential neighborhood must be visually linked with strong pedestrian connections. Through the implementation of these Guidelines, the City can ensure that the community benefit gained by allowing higher density housing at Stone Point is balanced by the high-quality neighborhoods and well-designed residential units that will be constructed.

Conclusion – Staff believes the project, with the proposed Residential Development Standards and Design Guidelines, meets the intent of the R3 zone district and is appropriate for the site. In addition, the project is consistent with several regional Smart Growth concepts by providing higher-density housing in proximity to employment centers and transportation/transit corridors. *In its evaluation, the Planning Commission should*

consider the appropriateness of the types of housing products that the proposed development standards would allow at Stone Point, including provisions for three-story detached housing units. Additionally, the Planning Commission should consider whether the proposed Design Guidelines provide the City with the proper tools to ensure that the residential neighborhoods will be constructed as envisioned.

Specific Plan Amendment – Discussion

The Stone Point campus was originally Parcel 15 of the Northeast Roseville Specific Plan (NERSP). When the NERSP was adopted in 1987, the property was given a Specific Plan land use designation of Research and Development and was zoned Planned Development for Research and Development (PD 178). Currently the NERSP contemplates the development of a research/office park on the site, so in order to approve the current proposal, the Specific Plan document must be amended to:

- Modify the development standards for Research and Development Park to increase the allowable height of office buildings from 5-stories to 10-stories on the 14.83 acres comprising reconfigured Parcels 6 and 7; and
- Change the Specific Plan designation on 44.11 acres of the site from Research and Development to:
 - High Density Residential on reconfigured Parcels 8 and 9;
 - Medium Density Residential on reconfigured Parcels 11, 12, 13, and 14; and
 - Park and Recreation on reconfigured Parcel 10.

Exhibit J summarizes the revisions needed to incorporate the proposed changes to Stone Point into the Specific Plan document.

Major Project Permit – Analysis

Site Plan – An illustrative Site Plan (Attachment 2) illustrates a conceptual layout for the residential units, office buildings, and neighborhood park on Parcels 6-14. To illustrate how the proposed residential and office buildings fit with the context of the campus, the illustrative also shows building footprints for the approved office and retail buildings on Parcels 1-5 and 16-18 along Rocky Ridge Drive. North of Stone Point Drive on medium-density residential Parcels 11-14, 350 residential units are conceptually illustrated, showing how a combination of detached single-family cluster units and attached townhouse units could be sited. South of Stone Point Drive on high-density residential Parcels 8 and 9, 225 attached townhouse-style units are conceptually illustrated. South of the HDR parcels, two ten-story office buildings are illustrated on Parcels 6 and 7.

One of the project's objectives was to integrate the residential component into Stone Point in a manner that created strong pedestrian connections throughout the campus, with clear visual linkages between the parks, open space, bike trail connections, office, retail, and residential neighborhoods. An illustrative Site Plan is included in the Master Plan's revised Project Concept and Vision (Figure 1-2) that illustrates these connections and gathering nodes. Some of the key visual and pedestrian linkages that the revised Master Plan seeks to develop are:

- Pedestrian promenade along Stone Point Drive;
- View corridor and pedestrian linkage from the 10-story office buildings, through the HDR parcels, along the new neighborhood park, and to the MDR neighborhoods.
- Pedestrian and bikeway connections from the neighborhood park to Miner's Ravine

Master Plan Document Revisions – Significant additions are proposed to the Stone Point Master Plan document to incorporate the residential component. The purpose of these revisions is to provide the guidelines and standards that City staff can use to successfully implement the project objectives previously discussed. These additions are attached as Exhibit I and include the following components:

- *Project Concept and Vision* – This section *replaces* the Master Plan’s existing Section I.C (Project Concept). It has been re-written to include discussion about the project’s urban form and how the office, retail and residential components are to be interconnected.
- *Residential Neighborhoods* – This newly-written section contains the specific development standards and design guidelines for the residential neighborhoods proposed for Stone Point. This new section would be added to the Master Plan’s Section VI (Development Principles and Design Standards). *More detail is provided in the next sub-section, below.*
- *Office/Commercial Interface with Residential* – This section provides specific guidelines for the development of the office uses on Parcels 6 and 7, adjacent to the high-density residential area. It was added in recognition that special attention is needed on the interface between the residential and office uses, in an effort to minimize impacts. Its provisions address building setbacks between each land use, location of service areas (trash facilities, loading docks, etc.), building materials and finishes, and landscaping.
- *Pedestrian/Bicycle Circulation Plan* – A new circulation plan is provided to replace Figure 3-4 of the existing master plan, which illustrates pedestrian and bicycle circulation routes and linkages throughout the campus.

Residential Design Guidelines and Standards – The “Residential Neighborhoods” section of the revised Master Plan document (mentioned above) includes specific development standards and design guidelines for the residential component of Stone Point. Several key provisions of this document include:

- *Development Standards and Typical Housing Types* – The Rezone analysis above contains the proposed development standards for the medium-density and high-density residential components of the project. This section also contains sample housing product types, which are illustrated showing typical façade design and siting characteristics. Some of the housing types included, which could be built at Stone Point, include:
 - *Court Cluster, 3-story detached homes (MDR)*
 - *Traditional, small-lot detached homes(MDR)*
 - *Detached Townhomes (MDR)*
 - *Green Court Cluster, detached homes (MDR)*
 - *Green Court, 3-story attached Townhomes (MDR or HDR)*
 - *Tuck-Under 2 and 3-story attached Townhomes/Condominiums (MDR or HDR)*
 - *Tandem 2 and 3-story attached Townhomes (HDR)*
 - *Green Court 3-story attached Condominiums (HDR)*
- *Residential Design Guidelines* – A significant portion of the document is devoted to articulating the expected architectural quality and design for the project’s residential component. This section has detailed provisions for architectural elements, including:
 - *Scale, massing, and façade articulation;*
 - *Enhanced corner lots and perimeter edges;*
 - *Roof forms;*
 - *Entries;*
 - *Porches and balconies;*
 - *Window treatments;*
 - *Exterior materials, colors, and finishes; and*
 - *Garage design and placement.*
- *Neighborhood Design Guidelines* – To ensure that the individual residential parcels are integrated in a visually cohesive manner, the document also articulates expectations with respect to comprehensive neighborhood design. Elements of this section address:

- *Neighborhood Streetscapes*, with guidelines for separated sidewalks, tree planting, placement, and spacing, and street lighting.
 - *Stone Point Drive interface*, with guidelines for the orientation and setback of residential units along Stone Point Drive.
 - *North Sunrise Avenue interface*, with guidelines for the orientation, setbacks, and fencing for residential units along this arterial.
 - *Residential Interface with Office/Commercial Uses*, with guidelines for the orientation, building setbacks, and fencing where the residential component abuts the office land uses.
 - *Interface with Open Space*, with guidelines for grading and tree protection when residential units are sited adjacent to open space and/or Miner's Ravine.
 - *Linkages*, with guidelines for visual, pedestrian, and bikeway connections throughout the campus
- *Product Review Process* – As indicated previously, the revised Master Plan requires the Planning Commission to review all future residential developments proposed at Stone Point via the City's Design Review Permit and Tentative Subdivision Map entitlement process.

Vehicular Circulation – Access to the parcels will be provided via Stone Point Drive, a collector street that has previously been constructed per the original project approval. Stone Point Drive has several driveway stubs that will serve future roadways leading into Parcels 8-14, all of which have access to this roadway. Because specific development plans are not proposed at this time, it has not yet been determined whether all of the existing driveway connections will be needed to serve future residential development. This will be reviewed at such time that the Design Review Permits/Tentative Subdivision Maps are reviewed for specific residential developments. However, the illustrative Site Plan conceptually shows how future residential neighborhoods could be served by the existing driveway stubs.

As mentioned previously, a Traffic Study was prepared to analyze how the project's on-site circulation functions with the proposed residential component. The Study indicates that Stone Point Drive is adequate to serve the proposed changes to the project. However, the Study also includes two recommendations to improve vehicular circulation, described below:

1. *Stone Point Drive* – To further the City's desire to slow traffic and provide on-street parking on Stone Point Drive, the Study recommends several minor physical improvements for the western half of the roadway where residential land uses are proposed on both sides of the street. The improvements include re-striping the existing pavement and constructing bulb-outs, which narrow the travel lanes and provide wider bike lanes and space for on-street parking. Exhibit G illustrates the resulting design recommendation for on-street striping design and bulb-out construction. The recommended improvements identify appropriate areas for on-street parking, location of stop signs, bike lanes, and bulb-outs at intersections. The City's Public Works Engineering Department worked closely with Fehr and Peers to develop the final design of Stone Point Drive. This ensures that the resulting design was consistent with City Improvement Standards and would be successful in achieving the objectives of calming traffic and creating a street that was safe for pedestrians and bicyclists.
2. *N. Sunrise Avenue Turn Pocket* – The Traffic Study includes a recommendation to construct a left-turn pocket on southbound N. Sunrise Ave to provide access into an approved right-in/right-out driveway on office Parcel 7. Fehr & Peers recommends this turn pocket to improve access into Parcels 6 and 7 where the 10-story office buildings are proposed. The attached memo and design detail (Exhibit H) contains detailed information to support this recommendation. In short, because residential land use is now proposed along N. Sunrise Ave. and Stone Point Drive, the vehicular access to the office buildings on Parcels 6 and 7 from Stone Point Drive is affected. With the approved project, the office buildings on Parcels 6 and 7 are sited closer to Stone Point Drive, which has direct access to parking fields from existing driveways. However, the proposal

would add a residential neighborhood between these office buildings and Stone Point Drive, making access to the buildings more limited. By providing an additional left-turn ingress to the site, southbound traffic on N. Sunrise Ave. has direct access to the office buildings on Parcels 6 and 7 without having to go through or around the residential neighborhood.

The City's Public Works Engineering Department reviewed the recommendation and agrees that the additional left turn pocket would improve access to Parcels 6 and 7, recognizing that the improvement is not needed to improve the level of service at any nearby intersections and that the existing street improvements are adequate to serve the development. Because the Planning Commission has previously expressed their concern regarding the street tree landscaping on the arterials surrounding Stone Point, Planning Department staff is sensitive to the added turn pocket because it would result in the loss of approximately 5 median street trees on N. Sunrise Ave. *The Planning Commission should consider whether the merits of the improved site access as recommended by Fehr and Peers outweigh the desire for median landscaping along this edge of the site. Alternatively, the Planning Commission could add a Condition to the project requiring that the applicant add new street trees in other areas of the N. Sunrise Ave. median where there are currently no trees planted, provided the trees do not create sight-distance safety issues.*

Utility Improvements – As discussed previously, backbone infrastructure improvements have been installed with Stone Point Drive in contemplation of serving the existing parcels with water, sewer, electric, cable, and telephone services. These utility stubs have been provided and are available for extension into each parcel when future development occurs.

Emergency/Fire Preparedness – The Fire Department identified two specific issues related to the proposal. First, the change in land use would place residential units in proximity to open space, which could put future homes at risk to wildland fires. Although a residential/open space interface is common throughout Roseville, the Fire Department required that the applicant prepare a Fire/Fuel Management Plan (Attachment 7). The Plan includes implementation and maintenance measures for landscaping, site design, and development edges that will reduce the exposure of homes to potential losses from wildfire. The Plan has been reviewed and approved by the Fire Department, and it will be implemented in future residential projects through the review of subsequent entitlement requests. Condition No. 76 has been added to the Major Project Permit requiring residential units to comply with this Plan.

The second issue identified by the Fire Department is that the street network shown in the illustrative Site Plan does not provide adequate emergency vehicle access to the eastern-most residential parcels. The two residential streets that connect Parcels 12 and 13 to Stone Point Drive are close together, such that vehicular access on both roadways could become obstructed in an emergency situation. To address this issue, an emergency vehicle access route (EVA) has been designed to provide access between Parcels 11 and 12 (Exhibit F). This EVA provides alternate means for fire-fighting equipment to gain access to the eastern-most residential portion of the project should the vehicular access roads become blocked in an emergency. The EVA traverses a naturally steep-sloped open space area of the site between Parcels 11 and 12 referred to as the open space "eyebrow". With the EVA, the Fire Department is satisfied that emergency fire services can adequately be provided to the residential component of the project. Condition No. 68 has been added to the Major Project Permit requiring that the EVA be constructed concurrent with the initial development of Parcels 11 and/or 12.

Grading – The Stone Point site has previously been rough-graded per the Grading Plans approved with the Major Project Permit. Although approved conceptually, the retaining walls for Parcels 11-14 were not installed with the previous grading activity. The applicant submitted a revised Preliminary Grading Plan (Exhibit E) that illustrates several changes to the approved site grading. The applicant has indicated that the approved site grading was designed to accommodate office pads with large parking fields. With the current proposal however, because residential units will be spread across Parcels 11-14, the site grading

needs to be adjusted accordingly. In total, the applicant proposes balanced earthwork on the site, resulting in approximately 120,000 cubic yards of cut and fill.

The proposed grading concept would create large pad areas within each residential parcel that can accommodate the envisioned housing types. This approach results in the addition of new and taller retaining walls in areas of the site where retaining walls were not previously approved. The changes are summarized below:

- *Sunrise Ave.* – Along this street edge, the applicant is proposing a series of two “stepped” retaining walls, located approximately 30-feet from the back-of-curb. The lower wall (closest to the street) is approximately 270-feet in length and is approximately 18’-high at its highest point near the street. The wall gradually lowers in height as it curves back and meets the site’s existing, sloped grade. The higher wall is set back approximately 8-feet from the lower wall and reaches a height of approximately 9-feet above the wall below. The “stepped” wall design is intended to soften this edge by providing an area for trees and other plants to grow in the Sunrise Ave. landscape corridor.
- *Miners Ravine Open Space Edge* – Retaining walls with heights reaching 32-feet are currently approved in several locations along the edge of Parcels 12 and 13 at Miner’s Ravine. The proposed grading plan would expand the developable area on Parcel 12 closer to Miner’s Ravine and create a continual wall frontage along the edge of these parcels. The proposed retaining walls will reach a height of 36-feet in the northeast corner of reconfigured Parcel 12, which is 4-feet higher than the tallest approved wall.
- *Southern Bike Path Interface* – Along the southern edge of the site, retaining walls are proposed between the recently-constructed bike path and Parcels 13 and 14. To protect the safety of riders and ensure that the recreational value of the bikeway is not diminished as a result of the proposed retaining wall construction, Condition No. 53 has been added to require that a minimum setback is maintained between the wall and the bike path. The Condition is worded such that the taller the wall, the greater the setback required between it and the bike path.

The project plans do not identify the proposed construction type or finish materials for retaining walls. However, the applicant verbally states that the walls will likely be of split face masonry, keystone, or of similar design. These types of walls have been used under similar circumstances near natural waterways and ravines. The City has also approved the use of pre-cast concrete panel retaining walls, where the wall includes a textured finish with earth tone colors so that the concrete wall does not resemble a freeway wall. However, in some instances the use of this wall type has not resulted in the desired appearance, color, and finish (such as the wall along the rear of Palisades Plaza [at E. Roseville Pkwy. and Sunrise Ave.] facing Miner’s Ravine). Pre-cast panel walls may be appropriate if they do not have prominent reveal lines, edge patterns, and/or expansion joints that make a wall appear as “fake” stone. In short, staff believes that along the ravine and streetscapes where retaining walls are proposed, if pre-cast walls are used, they should appear as if they are constructed of natural stone. Condition No. 24 is included in the Major Project Permit and requires walls to have a natural color and finish, subject to review and approval by the Engineering and Planning Departments.

Park Facilities – As discussed previously, to offset the General Plan park requirements associated with the project’s residential component, the applicant proposes construction of a 2 acre neighborhood park (Parcel 10) to serve the residential neighborhood. As proposed, the park has frontage along Stone Point Drive and would be surrounded by residential Parcels 11-14. This park is provided in addition to the existing park (Piches Park, not yet constructed) which was approved with the original Stone Point project. In total, the approximately 4 acres of neighborhood parkland provided in Stone Point nearly satisfies the project’s entire General Plan neighborhood park requirement, the balance of which will be paid to the City via in-lieu fees.

An Open Space overlook is also proposed on the southern end of the open space “eyebrow” between reconfigured Parcels 13 and 14. The overlook will connect the two parks and provide access to the existing bike path, and is sited such that it provides an excellent passive recreational opportunity for views eastward to Miner’s Ravine. The new neighborhood park and open space overlook facilities are noted on the illustrative Site Plan (Attachment 3).

Conclusion – Although the project departs from the Master Plan’s original vision, it does meet staff’s objectives for evaluating the proposal (see pg 6). Staff believes that the residential development standards, and the residential and neighborhood design guidelines, will ensure that as the site continues to build out, the originally-envisioned “campus environment” will be created. Furthermore, these provisions clearly dictate how the campus’ different land uses are to be interconnected through clear pedestrian linkages, view corridors, and common streetscapes. As proposed, and as conditioned, the project complies with the requirements of the Stage One approval of the Major Project Permit Ordinance, and therefore, staff recommends approval of the Stage One request.

Large Lot Tentative Subdivision Map

The Stone Point campus (NERSP Parcel 15) has previously been subdivided into 19 parcels. Some of these parcels currently have office buildings constructed on them and/or have approvals for the construction of office and retail uses (Parcels 1-5, and 16-18). The current proposal is to merge and re-subdivide Parcels 6-14 to accommodate the current project.

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

- 1. The size, design, character, grading, location, orientation and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan or any applicable specific plan for the area, whichever is more restrictive, and the design standards of this Title.***

Parcel size, design, configuration, location, orientation and character: The General Plan, NERSP and Zoning Ordinance do not identify a minimum lot size requirement for the PD 178 zoning district. Under these circumstances, the City reviews requests for subdivisions on a case-by-case basis to ensure that the parcels are adequate for development. The proposed tentative map would merge and re-subdivide 9 total parcels (Parcels 6-14), as illustrated on Exhibit D. Parcels 6 and 7, resized at 7.05 and 7.79 acres respectively, would remain in an office use for the construction of office buildings, up to 250,000 sq. ft. gross floor area and up to 10-stories in height, on each. Parcels 8, 9, 11, 12, 13, and 14 would be used for residential construction, and would be subject to future subdividing, either through small lot subdivision or condominium maps.

The proposed parcel boundary lines follow logical boundaries along the site’s edges along N. Sunrise Ave, Eureka Rd., and existing Open Space Parcel 19. The parcels are of adequate size and shape to accommodate the proposed development as evidenced by the subdivision and site plan exhibits. Prior to recordation of a final map for any given parcel, improvement plans will be required for said parcel to ensure that any necessary right-of-way dedications and/or easements are provided.

Circulation: As designed, the proposed Parcels (8-14) continue to have frontage along newly-constructed Stone Point Drive. This is consistent with the existing parcel map, which provides each parcel with direct access to Stone Point Drive. Proposed Parcels 6 and 7 will no longer have frontage along Stone Point Drive, but will continue to have frontage (with vehicular access) along Eureka Rd. and N. Sunrise Ave.

Grading and Drainage: A grading and drainage plan was approved for the entire Stone Point campus with the original Major Project Permit. Since that approval, the entire campus has been rough-graded, with developed parcels finish-graded through their construction process. Additionally, the backbone infrastructure for stormwater drainage has been installed in anticipation of future office development. As discussed previously in this report, a revised grading and drainage plan has been prepared and is conditioned in accordance with City improvement standards.

Utilities: Backbone utilities have previously been installed through the campus with the construction of Stone Point Drive. All reconfigured parcels have frontage along this street, which provides the necessary utility stubs to serve all parcels with water, sewer, electric, and natural gas facilities.

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

The size, configuration, and design of the large lots in the proposed merger and re-subdivision are similar to existing lots within the Stone Point campus. Furthermore, the applicant has provided an illustrative Site Plan that conceptually illustrates how the proposed office buildings and residential units could be sited on each lot. Based upon this information and other information discussed previously in this report, the merger and re-subdivision will result in lots that can be built upon.

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

The water quality impacts associated with the project and the expected discharge of waste for this project are generally consistent with what has been anticipated by the General Plan and NERSP EIR's. In addition, the design of the sewer lines in the project area and planned treatment capacity at the City's Dry Creek wastewater treatment plant will have adequate conveyance and capacity to accommodate the existing and future development on the proposed parcels shown on the Tentative Subdivision Map.

Tree Permit – Analysis

On May 23, 2002, the Planning Commission approved a Master Tree Permit (TP 01-54) for Stone Point that authorized the removal of 215 native oak trees totaling 4,006 inches Diameter at Breast Height (DBH), and encroachment into the protected zone radius (PZR) of 93 additional native oak trees. Prior to the site's rough grading, a majority of these trees were removed. A Mitigation Plan was also approved, which required an inch-for-inch replacement of the trees removed, but allowed up to 50% of the tree mitigation to be satisfied by planting non-native trees throughout the site. The balance of the mitigation requirement was to be provided via a combination of on-site native tree planting and payment of in-lieu fees.

The current proposal is to remove an additional nine (9) native oak trees totaling 145 inches Diameter at Breast Height (DBH), and to encroach within the protected zone radius (PZR) of 40 additional native oak trees. The Tree Permit exhibit and arborist information is attached as Exhibits K and L. Of the nine proposed removals, five are needed to construct the emergency vehicle access (EVA) route between Parcels 11 and 12, satisfying the Fire Department's request. Trees proposed for removal to construct the EVA are Tree No's 330, 331, 332, 337, and 666. The four other tree removals are proposed to allow modified earthwork and construction of a retaining wall at the northeast corner of Parcel 12 at Miner's Ravine. The trees proposed for removal in this area are tree no's 497, 498, 499, and 500, all of which

are located in the “soft zone” area identified in the previously-approved Tree Permit. The proposed encroachment into the PZR of an additional 40 trees is requested to accommodate the modified grading plan proposed by the applicant. These encroachments occur primarily on the edges of Parcels 12 and 13 along Miner’s Ravine, and also where retaining walls are proposed along the open space “eyebrows” between Parcels 11 and 12, and between Parcels 13 and 14.

A formal mitigation plan has not been submitted for the City’s review. However, as mentioned previously, a mitigation plan was approved with the Master Tree Permit. Staff has included Condition No. 3 requiring that the applicant update the approved mitigation plan to account for the additional tree removals included as part of the current proposal.

Development Agreement Amendment – Discussion

The Stone Point campus is currently subject to the provisions of the adopted Development Agreement between the City of Roseville, Johnson Ranch Investors, and Johnson Ranch Developers. The Agreement must be amended to incorporate the current project because the vested entitlements for the Stone Point campus (originally NERSP Parcel 15) are being modified. The Development Agreement Amendment corresponds with the applicant’s request in terms of the General Plan Amendment, Rezone, Specific Plan Amendment, and Major Project Permit Amendment, as discussed above.

For the current proposal, the Development Agreement Amendment reflects the obligations of the property owner and the City for development of the remainder of the Stone Point property (Parcels 6-14). The *draft* Agreement is attached as Exhibit M for the Commission’s review, which contains the major provisions agreed upon, but continues to be subject to minor changes as the City finalizes its terms. The final document will be sent to the City Council for action. Several of the Development Agreement’s key provisions, which are not currently required of Stone Point developers, are summarized below:

- **Affordable Housing** – 10% of the project’s residential units will be set aside as affordable units, with the low and middle-income units provided on site as purchase units.
- **Park and Open Space Dedications** – An approximate 2-acre neighborhood park will be dedicated to the City (reconfigured Parcel 10) and constructed in the residential area, which is additive to the 2-acre park (Parcel 15) approved at Stone Point. The new park will be constructed with park fees collected with the residential building permits. Additionally, Parcel 19 will be dedicated for use as public open space.
- **Re-Circulating Hot Water Systems** – As a water conservation measure, all residential units will be required to have a re-circulating hot water system, or similar technology, that provides instantaneous hot water at each hot water faucet.
- **Community Benefit Fee** – Each residential unit will be subject to a one-time \$1,530 fee to be used at the discretion of the City for facilities or improvements that benefit the community.
- **Storm Water Management Fee** – A \$100 fee will be required of all dwelling units to be used for administering the City’s Stormwater Management Plan.
- **East Roseville Parkway Overlay** – To help reduce roadway noise, a one-time fee of \$30,000 will be paid to the City by the developer for improvements to E. Roseville Pkwy. to install surface overlays on the concrete bridges crossing Miner’s Ravine and Secret Ravine.
- **Community Facilities Districts** – CFD’s will be used to levy annual assessments on all residential properties for the maintenance of parks, open space, streets, and landscape corridors, and to provide General Fund revenues for Police, Fire, and other governmental services.

ENVIRONMENTAL DETERMINATION

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

using previous environmental documents such as the General Plan and NERSP EIR's, plus new project-specific studies to evaluate traffic, visual resources, air quality, and noise. 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 noticed and posted for a 30-day public review and comment period, which closes on February 24, 2005. As of the date this report was prepared, no comments on the document have been received.

RECOMMENDATION

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

- A. Adopt the Mitigated Negative Declaration, attached as Exhibit A;
- B. Adopt the two findings of fact for the MAJOR PROJECT PERMIT MODIFICATION – STAGE ONE – 1445 EUREKA ROAD (STONE POINT) – FILE # MPP 01-05A:
 1. *The Preliminary Development Plan for the Stone Point project is consistent with the General Plan, the Northeast Roseville Specific Plan, and the Community Design Guidelines; and*
 2. *The design and the installation of the Stone Point project will not be detrimental to the public health and safety, or be materially detrimental to the public welfare.*
- C. Approve the MAJOR PROJECT PERMIT MODIFICATION – STAGE ONE – 1445 EUREKA ROAD (STONE POINT) – FILE # MPP 01-05A, as shown in Exhibits E to I and subject to the Conditions of Approval below;
- D. Adopt the three (3) findings of fact as stated in the Staff Report for the Large Lot TENTATIVE SUBDIVISION MAP – 1445 EUREKA ROAD (STONE POINT) – FILE # SUBD 04-22;
- E. Approve the Large Lot TENTATIVE SUBDIVISION MAP – 1445 EUREKA ROAD (STONE POINT) – FILE # SUBD 04-22 as shown in Exhibit D and subject to the Conditions of Approval below;
- F. Adopt the two (2) findings of fact for the TREE PERMIT – 1445 EUREKA ROAD (STONE POINT) – FILE # TP 04-46:
 1. *Approval of the Tree Permit will not be detrimental to the public health, safety, or welfare, and approval of the Tree Permit is consistent with the provisions of Chapter 19.66 of the Roseville Zoning Ordinance; and*
 2. *Measures have been incorporated in the project or permits to mitigate impacts to remaining trees and to provide replacement for trees removed.*
- G. Approve the TREE PERMIT – 1445 EUREKA ROAD (STONE POINT) – FILE # TP 04-46 as shown in Exhibits K and L and subject to the Conditions of Approval below;
- H. Recommend that the City Council approve the GENERAL PLAN AMENDMENT – 1445 EUREKA ROAD (STONE POINT) – FILE # GPA 03-02, as shown in Exhibit B;
- I. Recommend that the City Council adopt the findings of fact for the REZONE – 1445 EUREKA ROAD (STONE POINT) – FILE # RZ- 03-02:
 1. *The proposed rezone is consistent with the General Plan; and*
 2. *The proposed rezone is consistent with the public interest, health, safety, and welfare of the City.*

- J. Recommend that the City Council approve the REZONE – 1445 EUREKA ROAD (STONE POINT) – FILE # RZ- 03-02, as shown in Exhibit C;
- K. Recommend that the City Council adopt the following finding of fact for the SPECIFIC PLAN AMENDMENT – 1445 EUREKA ROAD (STONE POINT) – FILE # SPA 03-01:
1. *The proposed Specific Plan Amendment is consistent with the objectives, policies, programs and land use designations specified in the City of Roseville General Plan and Northeast Roseville Specific Plan.*
- L. Recommend that the City Council approve the SPECIFIC PLAN AMENDMENT – 1445 EUREKA ROAD (STONE POINT) – FILE # SPA 03-01, as shown in Exhibit B and J;
- M. Recommend that the City Council adopt the findings of fact for the DEVELOPMENT AGREEMENT AMENDMENT – 1445 EUREKA ROAD (STONE POINT) – FILE # DAA 03-03; and
1. *The Development Agreement is consistent with the objectives, policies, programs and land use designations of the City of Roseville General Plan;*
 2. *The Development Agreement is consistent with the City of Roseville Zoning Ordinance;*
 3. *The Development Agreement is in conformance with the public health, safety and welfare;*
 4. *The Development Agreement will not adversely affect the orderly development of the property or the preservation of property values; and*
 5. *The provisions of the Development Agreement will provide sufficient benefit to the City to justify entering into the Agreement.*
- N. Recommend that the City Council approve the DEVELOPMENT AGREEMENT AMENDMENT – 1445 EUREKA ROAD (STONE POINT) – FILE # DAA 03-03, as shown in Exhibit M.

Conditions of Approval for Major Project Permit – MPP 01-05A

1. All applicable conditions for the “Third Amendment to the Development Agreement by and between the City of Roseville, Johnson Ranch Investors, and Johnson Ranch Developers Relative to Parcel 15 in the Northeast Roseville Specific Plan”, herein referred to as the “Development Agreement”, shall be satisfied as a condition of this Major Project Permit Approval. (Engineering, Planning, Electric, Environmental Utilities, Parks)
2. Prior to the issuance of Building Permits for any portion of this Major Project Permit, the Large Lot Subdivision Map (processed as Subd 04-22) shall have been recorded with the County Records Office. (Engineering, Planning, Building)
3. This major project permit approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on February 24, 2007. Prior to said expiration date, the applicant may apply for an extension of time. (Planning)
4. The project is approved as shown in Exhibits A - M and as conditioned or modified below. (Planning)
5. Prior to the issuance of Building Permits for office/retail buildings on Parcels 8 or 9, the applicant shall obtain Stage Two and Stage Three approval for all buildings within the project site in accordance with the procedures identified in the Zoning Ordinance, Stone Point Master Plan and Stage 1 approval. (Planning)

6. Prior to issuance of Building Permits for residential buildings, the applicant shall obtain approval of any required Design Review Permit, Tentative Subdivision Map/Condominium Map, or other permits needed for any parcels on the project site designated for residential uses, in accordance with the procedures identified in the Zoning Ordinance and Stone Point Master Plan. (Planning)
7. The final site layout and location of all the buildings on-site shall be as shown on the approved exhibits except as otherwise provided by this condition and the Stone Point Master Plan. The phasing of site development shall be substantially consistent with the original phasing plan for the project, approved via File No. MPP 01-05, on May 23, 2002. Major infrastructure and roadway improvements shall be provided per the Master Plan. Modifications to the site layout, the improvements and the phasing plan may be approved by the Planning Commission as part of Stage Two approval provided they are consistent with the Stage 1 approval. Modifications not substantially consistent with this Stage 1 approval shall require a modification to the Stage 1 approval, as determined by the Planning Director. On-site access, driveways and utilities shall be provided for each phase in compliance with City standards. The developer shall be responsible for obtaining any rights-of-entry or easements for any necessary improvements on other parcels. (Planning, Engineering)
8. The cumulative square footage for the site development shall not exceed 1.1675 million square feet in office uses and shall not exceed 575 residential dwelling units, of which up to 350 may be medium-density and up to 225 may be high-density, consistent with the City's General Plan land use designations. The square footage and dwelling unit allocations for each parcel shall be as provided in the Master Plan, as may be administratively amended by the Planning Director without hearing per the provisions of the Master Plan. The cumulative square footage for permitted retail uses shall not exceed 116,750 square feet except through a modification to the Stage 1 approval. (Planning)
9. 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)
10. 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)
11. 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:

12. 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 handicapped stalls shall abut a 6" raised curb or concrete bumper. (Planning)
 - b) Standard -- 9 feet x 18 feet; Compact--8 feet x 16 feet; Handicapped 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 handicapped 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, signages, 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.

- d) Handicapped parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-7 of the UBC.
 - e) Handicapped spaces and crosswalks shall be signed, marked and maintained as required by Title 24 amendments of the UBC.
 - f) Handicapped accessible parking and exterior route of travel shall comply with UBC, Sections 1127B and 1129B. (Building)
13. Grading around the native oak trees or other natural features, including grading within Miner's Ravine for construction of the sewer connections and the bike trail, shall be as shown on the concept grading plan and concept water and sewer plans, as approved in these conditions or as provided in the Master Plan and Master Tree Permit (File No. TP 01-05), except as modified by the amended Master Tree Permit (File No. TP 04-46). (Planning)
14. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. (Planning)
15. 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)
16. Prior to the issuance of permits for construction within the open space, the applicant will stake construction zones and obtain a report from a qualified biologist to determine if wetlands will be impacted. Following said report, if there will be any wetland impacts, the landowner shall obtain all necessary permits from the U.S. Corps of Engineers, the California Regional Water Quality Control Board (CRWQCB) and the California Department of Fish and Game. Mitigation shall be as required by the applicable federal and/or state agencies, and in no case less than one-to-one replacement per the General Plan (GP EIR 4.8-6). (Planning, Engineering)
17. The developer shall conduct raptor nest surveys for the trees located on site prior to grading or construction during the breeding season of spring and early summer. If an active nest is located, construction activities shall be limited in the vicinity of the of the nest based on the recommendations of a biologist. (Planning)
18. A noise barrier with a minimum height of eight (8) feet shall be provided along proposed Lot 8 at the back of the N. Sunrise Blvd. landscape corridor, to protect the outdoor activity area of residential units. Alternative site design and building orientation measures may be employed to satisfy this Condition, provided that the outdoor activity area(s) meet the City's General Plan noise level standards. (Planning)
19. A noise barrier with a minimum height of six (6) feet shall be provided along proposed Lot 11 at the back of the N. Sunrise Blvd. landscape corridor, to protect the outdoor activity area of residential units. Alternative site design and building orientation measures may be employed to satisfy this Condition, provided that the outdoor activity area(s) meet the City's General Plan noise level standards. (Planning)
20. Applications for future housing developments on either Lot 8 or Lot 11 shall contain final grading and building plans that must be reviewed by a qualified acoustical consultant to ensure that the outdoor activity area(s) is provided with adequate shielding to attain compliance with the City's General Plan noise level standards. (Building)

21. When applications for future housing developments on either Lot 8 or Lot 11 are submitted to the City for review and approval, final building plans shall be submitted and reviewed by a qualified acoustical consultant to ensure that the City's General Plan noise level standards will be achieved in habitable rooms. Buildings and/or rooms that do not achieve the minimum standards shall be required to utilize enhanced construction measures, window specifications, and/or building materials that achieve the City's minimum noise level standards. (Building)
22. A concept-grading plan for each parcel shall be submitted with the mass grade plans depicting existing contours, and areas that will be filled/cut. Additional items to be included on the concept grading plan shall be the locations and heights of retaining walls, x-sections of areas showing relief detail, quantities of material to be moved, and, approximate grades and locations of streets and pedestrian paths. The entire project site shall be mass graded in one operation and shall include the installation of the perimeter retaining walls. Subsequent individual project plans shall be in substantial conformance with the concept-grading plan. (Engineering, Planning)
23. With the processing of the rough grade plans, any existing or previously planned sedimentation basins, locations and elevations of all existing BMP structures shall be shown. A drainage-shed map shall verify that the design specifications for all the existing mechanical BMP's are maintained. Specifications for the existing BMP's shall be submitted and reviewed to the satisfaction of the City Engineer. Subsequent individual project plans shall be in substantial conformance with the drainage plan. (Engineering)
24. The exterior finish of all retaining walls shall be textured and shall have an earth-toned color, such as a brown, split-face keystone wall. If retaining walls are pre-cast or cast-in-place, they shall be textured, shall have the appearance of natural stone (such as cobble stone), shall have an integral earth-toned color that is harmonious with the surrounding open space area. Final material, color, and design shall be subject to review and approval by the Planning and Engineering Departments. (Engineering, Planning)
25. Where drive entrances and public roads include median landscape areas, the improvement plans shall include installation of irrigation sleeves to the median from each side of the median. The median landscaping shall be installed by the developer of whichever adjacent parcel is developed first. (Planning)
26. Any proposed fire pump buildings shall incorporate materials and/or colors of the building(s) it serves as approved by the Planning Department. (Planning)
27. 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)
28. Site grading, landscaping, lighting and other improvements within power line easements shall be approved by Roseville Electric, SMUD, WAPA and PG & E. (Roseville Electric, SMUD, WAPA, PG & E)
29. The existing Community Facilities District used to finance the existing backbone infrastructure, park and bike trail shall be amended, if, and as deemed necessary, by the Finance Department, to re-allocate the fair-share bond repayment obligations to the amended Parcels 6-14. Additional infrastructure or facility improvements shall be financed through a Community Facilities District or privately financed by the landowner(s). To the extent construction of the public infrastructure, park and bike trail is phased, the phasing shall be substantially in accordance with the concept water, sewer and drainage plans unless otherwise approved by the Planning Commission through a Stage 1 or Stage 2 application. (Engineering, Planning, Finance)

30. 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)
31. Restaurants or other food services. The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
32. 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. (Building)
33. A re-circulating hot water system, or similar technology that provides instantaneous hot water at each hot water faucet, shall be installed in each residential unit on the property. (Building)
34. The applicant shall prepare a Construction Emission/Dust Control Plan, and send it to the Placer County Air Pollution Control District (District) at least thirty (30) days prior to groundbreaking. If the District does not respond within twenty (20) days, the plan shall be deemed approved. The plan shall include, but not be limited to, the following:
 - a. Comprehensive inventory (i.e. make, model, year emission rating) of all heavy-duty off-road equipment (50 horsepower or greater) that will be used an aggregate of 40 or more hours for the construction project;
 - b. Identification of all on-site, low-emission stationary equipment (i.e. generators);
 - c. Utilization of existing power sources (e.g., power poles) or clean fuel generators rather than diesel power generators;
 - d. Limitation of diesel equipment idling time, with goal that it shall not exceed 10 minutes; and,
 - e. Use of low sulfur California diesel fuel for all construction equipment.(Building)
35. The project shall comply with the City's TSM ordinance when the project has 50 or more employees. (Building, Engineering)
36. Landscape designs shall be encouraged that reduce the demand for gas powered landscape maintenance equipments. (Building)
37. Single-family residential projects shall participate in the City of Roseville Electric Department "Advantage Home" program (incentive program for energy efficient construction). (Building)
38. Electrical outlets shall be installed on the exterior walls of single-family residences and commercial buildings to promote the use of electric landscape maintenance equipment. (Building)
39. Natural gas outlet shall be installed on single-family residences for use with outdoor cooking appliances, such as gas barbecues. (Building)
40. Natural gas outlet with ceramic logs shall be installed for any proposed outdoor recreational fire pits. (Building)
41. For single-family residential units, the option shall be provided to homeowners for the installation of electric vehicle recharging circuits and/or raceways in residential garages. (Building)

42. Only U.S. EPA Phase II certified wood burning devices shall be permitted in single-family residential units. The emission potential from each residence shall not exceed 7.5 grams per hour. (Building)
43. Wood burning or pellet appliances shall not be permitted in multi-family residential developments. Only natural gas or propane fired, fireplace appliances shall be permitted. (Building)
44. 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. Parcel specific improvements shall be required as identified in the approved Master Plan.
 - 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) All bike paths shall be constructed to meet the City's Improvement Standards. Bike trail Improvements shall include, but not be limited to, signs, striping and marking. Except, the bike path connector to Miner's Ravine shall be designed as approved by the Engineering Department in conformance with the following: The maximum sustained grades for sections greater than 300-feet in length shall be 5%.
 - e) Access to the floodplain as required by Engineering and the Streets Department.
 - f) Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
45. 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)
46. 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)
47. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
48. All new street lay out's and configurations, and sight distances shall be evaluated with future development plans for conforming curve radii, street x-sections, and parking requirements. (Engineering)
49. Prior to the issuance of any building permits for any development projects within the residential or commercial portion of the Property, the following improvements within the City right-of-ways shall have been deemed substantially complete. The developer of such improvements can enter into a reimbursement agreement with those adjacent property owners within this Major Project Permit who will be benefiting from those improvements, and the City will make it's best efforts to collect the funds in the future.

- a) The lane configuration and striping of Stone Point Drive shall be reconfigured to allow limited on street parking to the satisfaction of the City Engineer consistent with the Stone Point Drive striping and parking analysis prepared by Fehr and Peers, dated December 29, 2004.
 - b) The left turn lane and associated "Gull Wing" to restrict right turn movements shall be constructed on N. Sunrise Avenue opposite the existing driveway serving the movie theater property to provide access into Parcel 6, 7, & 8. Prior to the development of Parcels 6, 7, & 8 delineators shall be installed on the left turn lane to restrict the use of the turn lane.
 - c) The bus turn outs and shelter pads on both sides of N. Sunrise Blvd shall be installed. (Engineering)
50. At minimum, the existing storm water pollution control devices shall be maintained and integrated into the site design. Additional BMP's may be required at the time of site design to address other areas of concern as may be identified, and to ensure that the City's Water Quality NPDES Permit criteria is met. (Engineering)
51. Prior to issuance of any Stage Two or Design Review Permit approvals on any parcel, the applicant shall prepare an updated Phasing Plan that outlines any outstanding roadway frontage improvements that need to be constructed per the approved Phasing Plan for Stone Point approved on May 23, 2002 (MPP 01-05), and what Parcels are obligated to make these improvements and when. The updated Phasing Plan shall supercede the existing Phasing Plan, and shall be subject to review and approval by the Engineering and Planning Departments. Until a new Phasing Plan is approved, the existing Phasing Plan, approved via File No. MPP 01-05, shall continue to remain in force. (Engineering, Planning)
52. The master plan for the park and final alignment for the bike trail shall be approved by the Parks and Recreation, Transportation and Engineering Departments prior to approval of the improvement plans. (Parks and Recreation, Transportation, Engineering)
53. Retaining walls shall maintain a minimum setback of seven (7) feet from the edge of pavement of the bike trail. Where the retaining wall(s) is taller than seven (7) feet, the minimum setback from the bike trail shall be increased to twelve (12) feet from the edge of pavement. (Engineering, Transportation)
54. Construction documents and specifications for the park in conformance with the City's Improvement Standards and Park Construction Standards shall be approved by the City of Roseville as stipulated in the master plan. (Parks and Recreation, Transportation, Engineering)
55. The applicant shall pay for all applicable water and sewer fees, including Pressure Zone 2 (PZ2) fees. PZ2 fees to be redistributed or pro-rated based upon individual parcel size. All fees payable at building permit issuance. (Environmental Utilities)
56. The project shall pay, if subject to, Special Sewer Benefit Area 3 (SSBA3) fees. (Environmental Utilities)
57. 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 and sewer mains shall not exceed a depth of 6' and 12' below finished grade, unless otherwise authorized in these conditions of approval or by the Environmental Utilities Director.

- c) All sewer manholes shall have all weather 10-ton vehicle access unless otherwise authorized by these conditions of approval or by the Environmental Utilities Director.
 - d) No trees or permanent structures shall be allowed within water or sewer easements except with the approval of the Environmental Utilities Director.
 - e) Each parcel shall have separate water and sewer services with either common fire and irrigation systems to be maintained by an association, or private fire and irrigation systems to be maintained by individual property owners.
 - f) The applicant shall submit a master water and sewer map showing streets and parking lots at a scale acceptable to EU. The master plan shall be substantially consistent with the preliminary water and sewer plans and shall identify water locations for all parcels. The master plan shall identify infrastructure phasing as approved by EU. Detailed analysis of the plans, including materials, depths and elevations, will be conducted. All water or sewer mains shall be located within drive aisles only except with the approval of the Environmental Utilities Director. (Environmental Utilities)
58. The Transportation Systems Management (TSM) Plan for NERSP Parcel 15, Stone Point Campus shall be approved by the Transportation Commission. (Transportation)
59. The 25-space Park and Ride lot on Stone Point Parcel 7 shall be properly signed and available to the public twenty-four (24) hours a day, seven (7) days a week. (Transportation)
60. Buildings taller than five (5) stories shall include a trash compactor for trash disposal and the trash enclosure shall be designed accordingly, unless otherwise approved by the Environmental Utilities Director. (Environmental Utilities)
61. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall be compatible with the buildings and shall be consistent throughout the site, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. 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)
62. 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)
63. The residential sectors of the project shall utilize 90 gallon trash bins in lieu of trash enclosures. In these areas, the streets shall be designed to accommodate the turning radii of the refuse trucks (inside radius = 25 ft. and outside radius = 45 ft). (Refuse)
64. If a trash and/or recycling enclosure is not provided for each building and/or tenant, the property owner shall be responsible for coordinating the trash service. (Refuse)
65. Fire apparatus access roads shall be provided to within 150 feet of all structures and combustible storage piles except as may be otherwise approved by the Fire Department. 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)
66. 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)

67. 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 50 feet shall be provided. (Fire)
68. Prior to the issuance of building permits in either Parcels 11 or 12, the applicant shall obtain approval of improvement plans for the construction of an emergency vehicle access route (EVA) between Parcels 11 and 12. The location, design, and alignment of the EVA shall be consistent with the approved EVA (Exhibit F attached to MPP 01-05a), as determined by the Planning and Fire Departments. The first homebuilder to commence construction on either Parcel 11 or 12 shall be responsible for the construction of the EVA, which will dictate vehicular access points to the EVA. The second homebuilder to commence construction on either Parcel 11 or 12 shall be required to provide access to the pre-determined vehicular access points, as deemed necessary by the Fire Department. (Fire, Planning)
69. To further the City's wireless and communication reliability effort, the developer shall provide the Fire Department with an approximate 15-foot by 15-foot minimum, indoor space for an equipment room, located on or near the roof of one of the future buildings to be constructed on lots 6 and 7, to the satisfaction of the Fire Chief. This room shall be secure, have backup power, and be equipped with HVAC. Space on the roof shall be provided to support a small tower and two (2) fifteen-foot omni directional antennas mounted on it. The equipment room and tower antenna shall be located such that the cable run between the two facilities does not exceed 150-feet in length, as measured from the edge of the equipment room to the tip of the antenna tower. Additionally, in further efforts to enhance wireless communication, the developer shall provide the City with an area on one of the buildings to install three (3) panel antennas measuring approximately four (4) foot by one (1) foot. All communications equipment shall be furnished and installed by the City. The exact size, location, and construction requirements shall be determined during the plan check submittal process. (Fire)
70. Applicant shall provide fire hydrants within the complex in accordance with the Roseville Fire Code. A fire hydrant shall be located within 40-feet of all fire department connections to fire sprinkler systems. The location, number and type of fire hydrants connected to the water supply shall be provided as required and approved by the Fire Department. (Fire)
71. 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)
72. 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)
73. When the proposed project is to be provided with perimeter security fencing, fire apparatus access and occupant exiting shall be considered. All vehicular access gates shall comply with the Uniform Fire Code requirements and shall be equipped with approved Knox and Opticom emergency vehicle access devices. If pedestrian gates are designed as part of the overall exiting system, they shall comply with the exiting provisions of the Uniform Building Code. Plans shall be submitted to the Fire Department for review and approval prior to installation. (Fire)
74. An approved access walkway shall be provided to all exterior doors and openings required by either the Uniform Fire Code or the Uniform Building Code. A concrete sidewalk or other approved hard

surface will meet the intent of the access walkway requirement. Adequate space adjacent to the access walkway, vertically and horizontally, shall be provided to allow firefighters to access required building openings in order to effectively perform rescue operations, to allow for equipment maneuverability, and to safely raise ground ladders. Any landscaping adjacent to the access walkway shall be such that it does not obstruct the functional purpose of the walkway upon maturity. (Fire)

75. The site shall be maintained in accordance with the requirements of the Weed Abatement provisions of the Roseville Municipal Code. (Fire)
76. The project is subject to the provisions of the Stone Point Fire/Fuel Management Plan, which contains measures requiring development to include:
 - a) Class A roofing with fire resistant roofing assembly.
 - b) Fire resistant side (i.e., stucco, brick, stone, concrete, etc.)
 - c) Attached Decking that cantilevers over the natural slope to be constructed on fire resistive material.
 - d) Back and side yard fencing adjacent to the open space to be constructed of fire resistive materials. (Fire)
77. The design, installation and maintenance of centrifugal fire pumps serving automatic fire sprinkler systems within each building shall conform to Fire Department requirements. The maximum number of buildings to be protected by one (1) fire pump shall not exceed three (3) unless a finding of fact is presented to and approved by the Fire Chief. Fire pumps shall not serve parcels or buildings that cross an established public right-of-way. Fire pumps shall serve only contiguous parcels. Joint use fire pumps shall be placed within a non-combustible fire pump building independent of all structures protected. The fire pump building shall be located at least 50-feet from the buildings protected by the joint use fire pump. (Fire)
78. 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 civil improvement plans
 - b) load calculations
 - c) electrical panel one-line drawings (Electric)
79. All existing overhead and underground electrical facilities will be shown on the civil, building and landscape plans. (Electric)
80. Residential air conditioning units shall have a Seasonal Energy Efficiency Ratio (SEER) of 2 points above minimum as defined by the State of California in Title 24 of Code of California Regulations, and an Energy Efficiency Ratio (EER) of 12 or greater. Commercial air conditioning units of 5 tons or less (<65,000 Btu/h) shall meet the Consortium for Energy Efficiency (CEE) Tier II Specifications. The SEER rating will be specified on building plans and Title 24 compliance certificates at the time building permits are requested. (Electric)
81. 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. Maximum height of pole-mounted lights shall be 25 feet, inclusive of any base. Pole lights shall be of consistent design throughout the site. Wall-mounted lights shall be compatible with the building architecture. (Planning & Police)

82. 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)

83. 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:

84. 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)

85. The following easements shall be provided with the recordation of the Large Lot Final Map:

- a) Water and sewer easements.
- b) A public utility easement will be dedicated on both sides of Stone Point Drive. The width of said easements shall match the width of the landscape corridor (25 feet on north side and 20 feet on south side) unless otherwise approved by Electric. (Electric).
- c) Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)

86. Prior to the City's final inspection of the bike trail improvements, a public access easement or an irrevocable offer of dedication, as approved by the City Attorney, shall be recorded over the bike trail. The width of the easement/dedication shall be 14 feet unless otherwise approved by Engineering. If not already recorded, the public access easement or irrevocable offer of dedication shall be applied to the existing bike trail within Miner's Ravine if approved by the City Attorney. (Engineering, Parks, Attorney)

87. 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)

88. Inspection of the potable water supply system on new commercial and 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)

89. 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)

90. The project shall be addressed as assigned by the Engineering Department. 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)

91. This project falls within the commercial category of the Dry Creek and Miners Ravine 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)

92. 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)

93. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)

94. 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)

95. The Transportation Management Agreement for NERSP Parcel 15, Stone Point Campus shall be approved by the City Manager. (Transportation)

96. Water and sewer shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)

97. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)

98. 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)

99. 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)

100. 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)
101. 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)
102. Every building three stories or more in height shall be provided with a Class 1 standpipe system in accordance with Roseville Fire Code Section 1004. Said system installation shall conform to the minimum standards of UBC Standard 9-2 and Roseville Fire Code Standard 10-3. Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
103. Every building three stories or more in height shall be provided with not less than one standpipe for use during construction as required by Roseville Fire Code Section 8704.4.3.1. Such standpipes shall be installed when the progress of construction is not more than 25-feet in height above the lowest level of fire department access. Such standpipes shall be provided with fire department hose connections at accessible locations adjacent to usable stairs, and the standpipe outlets shall be located adjacent to such usable stairs. Such standpipe systems shall be extended as construction progresses to within one floor of the highest point of construction having secure decking or flooring. On each floor there shall be provided a 2 ½-inch valve outlet for fire department use. (Fire)
104. All buildings and structures with one or more passenger service elevators shall be provided with not less than one elevator meeting the requirements of California Building Code Section 3003.5a for emergency medical service. (Fire)
105. 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)
106. 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)
107. The landscape plans, including driveway medians, shall be designed to allow for access to the site by fire apparatus. (Fire)

-
108. 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)
 109. The applicant shall properly identify all required fire lanes in accordance with the Fire Department Fire Lane Standard. (Fire)
 110. 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)
 111. 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)
 112. 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)
 113. A digitized copy 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)
 114. 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)
 115. All existing public utility easements shall be maintained. (Electric)
 116. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
 117. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)

118. 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)
119. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. This shall include, but not be limited to the relocation of the existing 60kV poles and underground circuits due to grading and roadway widening. (Electric)
120. 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)
121. 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)
122. 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.
123. 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)
124. 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)
125. No grading shall take place within 12.5 feet of the existing power poles located within the existing Roseville Electric public utility easement without prior approval by Roseville Electric. If required by site grading, the relocation or replacement of power poles on the site shall be at the developers' expense. (Electric)
126. All parking lot lighting and landscaping must comply with Roseville Electric's improvement standards for clearances under high voltage power lines.
127. The developer will be responsible for any rework of the existing electrical distribution system required to redistribute the power throughout the project site to accommodate the rezone. (Electric)
128. The developer will be responsible for the placement of a 12,000 volt mainline electrical circuit that will need to be extended from the Roseville Electric pole line running along Eureka Road to the existing stub off Stone Point Drive unless otherwise constructed by the developer of properties immediately to the east in the Stone Point Master Plan. (Electric)
129. The developer will be responsible for the placement of a 12,000-volt mainline electrical circuit from the pole at the northwesterly corner of Hardrock Substation to an existing manhole along Rocky Ridge Drive. The conduit system for this circuit shall be installed per Roseville Electric specifications by the developer of the properties immediately to the east in the Stone Point

Master Plan prior to paving by that developer. The cost associated with the installation of the conduit system (trenching, conduit, backfill, etc...) will be paid for by the applicant of the MPP. (Electric)

130. The applicant of the MPP shall be responsible for all costs associated to install the necessary cable and materials in the above duct system to provide the necessary capacity and reliability for the proposed development. The installation of this cable will not be required until the development of the commercial and residential structures. (Electric)
131. 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 plan, 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)
132. A declaration of Conditions, Covenants and Restrictions (CC&Rs) or an alternative notice, 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) A disclosure notifying future owners of the residential large lots of their obligations under the Development Agreement to comply with the performance standards of the General Plan, Northeast Roseville Specific Plan, and Negative Declaration with respect to noise impacts, including potential land use restrictions if compliance cannot be otherwise achieved as discussed in the Negative Declaration. (Attorney, Engineering, Planning)
 - b) A restriction on use of water softeners per the Development Agreement;
 - c) A re-circulating hot water system, or similar technology that provides instantaneous hot water at each hot water faucet, shall be installed in each residential unit on the property.
 - d) That 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 plan, it shall be the responsibility of the owner of the building owner to maintain the valve and prevent damage from occurring thereto. The condition shall further relieve the City of responsibility for maintenance or performance of the valve and state that the City shall not be liable for any damage occurring to any such building, or its contents, due to the failure of the valve for any reason whatsoever. (Environmental Utilities)
 - e) A clause stating that the property owners within this subdivision shall agree to participate in a Transportation Systems Management (TSM) Plan and shall agree to enter into a Transportation Management Agreement with the City of Roseville. (Transportation)
 - f) That development of the project is planned to include multiple commercial buildings, including 10-story office buildings on Lots 8 and 9, and that the impacts of such development may include construction-related noise, traffic and dust, and the loss of natural light due to shading and shadow from such buildings.
 - g) Any other disclosures required by the Development Agreement to be included in the CC&R's. A declaration of conditions, covenants, and restrictions (CC&R's) shall be recorded with each residential parcel providing said disclosures to all future residential buyers.(City Attorney, Planning)

OTHER CONDITIONS OF APPROVAL:

133. The applicant shall pay City's actual cost for providing plan check, mapping, GIS, installation, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities)
134. All existing public utility, electric, water and sewer easements shall be maintained unless otherwise authorized by these conditions of approval. (Electric, Engineering, Environmental Utilities)
135. The project shall comply with all applicable environmental mitigation measures identified in the Negative Declaration, the General Plan EIR and the NERSP EIR. (Planning)
136. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning)
137. 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)
138. 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)
139. 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)
140. 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)
141. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. (Fire)
142. 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)
143. 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)
144. 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)

145. 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)
146. 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)
147. Requests for reserved parking and for medical office shall be in accordance with the Zoning Ordinance and the Stone Point Master Plan and shall be accompanied by a parking study. (Planning)
148. 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 \$55,000 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)
149. The subject Major Project Permit application shall not be deemed approved until the actions on the General Plan Amendment, Rezoning, Specific Plan Amendment, and Development Agreement are approved by the City Council and become effective. (Planning)

Conditions of Approval for Tentative Subdivision Map – SUBD 04-22

1. All applicable conditions for the “Third Amendment to the Development Agreement by and between the City of Roseville, Johnson Ranch Investors, and Johnson Ranch Developers Relative to Parcel 15 in the Northeast Roseville Specific Plan”, herein referred to as the “Development Agreement”, shall be satisfied as a condition of this Tentative Map Approval. (Engineering, Planning, Electric, Environmental Utilities, Parks)

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)

PRIOR TO OR UPON RECORDATION OF FINAL MAP

5. An irrevocable offer of dedication shall be provided for all park and recreation, open space, and landscape parcels, and other parcels to be dedicated to the City, For each given parcel, the offers for dedication shall not be accepted by the City, either in fee or as an easement, until after the subdivider has fulfilled the terms of the Development Agreement for said parcel. (Engineering, Planning, City Attorney)
6. A note, written to the satisfaction of the Engineering Department and the City Attorney shall be placed on the final map notifying property owners of their obligation to construct public roadway, utilities and other improvements identified in the master plan as parcels develop. (Engineering)
7. The applicant shall pay for all applicable water and sewer fees, including Pressure Zone 2 (PZ2) fees. PZ2 fees to be redistributed or pro-rated based upon individual parcel size. All fees payable at building permit issuance. (Environmental Utilities)
8. The project shall pay, if subject to, Special Sewer Benefit Area 3 (SSBA3) fees. (Environmental Utilities)
9. 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 and sewer mains shall not exceed a depth of 6' and 12' below finished grade, unless otherwise authorized in these conditions of approval or by the Environmental Utilities Director.
 - c) All sewer manholes shall have all weather 10-ton vehicle access unless otherwise authorized by these conditions of approval or by the Environmental Utilities Director.
 - d) No trees or permanent structures shall be allowed within water or sewer easements except with the approval of the Environmental Utilities Director.
 - e) Each parcel shall have separate water and sewer services with either common fire and irrigation systems to be maintained by an association, or private fire and irrigation systems to be maintained by individual property owners.
 - f) The applicant shall submit a master water and sewer map showing streets and parking lots at a scale acceptable to EU. The master plan shall be substantially consistent with the preliminary water and sewer plans and shall identify water locations for all parcels. The master plan shall identify infrastructure phasing as approved by EU. Detailed analysis of the plans, including

materials, depths and elevations, will be conducted. All water or sewer mains shall be located within drive aisles only except with the approval of the Environmental Utilities Director. (Environmental Utilities)

10. Fire department access roads shall be provided and maintained in accordance with Roseville Fire Code Sections 901 and 902. Plans and specifications for fire apparatus access roads shall be submitted to the fire department for review and approval prior to construction. (Fire)
11. 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)
12. Dead-end fire apparatus access roads in excess of 150-feet in length shall be provided with approved provisions for the turning around of fire apparatus. The minimum turning radius shall be not less than 50-feet. (Fire)
13. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (68,000 pounds gross vehicle weight), and shall be provided with a surface so as to provide all-weather driving capabilities. (Fire)
14. Water supplies and fire hydrants shall be in accordance with Roseville Fire Code Sections 901 and 903. Plans and specifications for fire hydrant systems shall be submitted to the fire department for review and approval prior to construction. Applicant shall provide a system designed to supply a minimum required fire flow of 3,000 gallons per minute (GPM) with 20 pounds per square inch gauge (PSIG) residual pressure remaining in the system within all portions of the project. (Fire)
15. The average spacing between fire hydrants shall not exceed that listed in Appendix Table III-A. (Fire)
16. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazards. (Fire)
17. The site shall be maintained in accordance with the requirements of the Weed Abatement provisions of the Roseville Municipal Code. (Fire)
18. The design, installation and maintenance of centrifugal fire pumps serving automatic fire sprinkler systems within each building shall conform to Fire Department requirements. The maximum number of buildings to be protected by one (1) fire pump shall not exceed three (3) unless a finding of fact is presented to and approved by the Fire Chief. Fire pumps shall not serve parcels or buildings that cross an established public right-of-way. Fire pumps shall serve only contiguous parcels. Joint use fire pumps shall be placed within a non-combustible fire pump building independent of all structures protected. The fire pump building shall be located at least 50-feet from the buildings protected by the joint use fire pump. (Fire)
19. 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)
20. 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)

21. All landscaping in areas containing electrical service equipment shall conform with the “Electric Department Landscape Design Requirements” as outlined in Section 10.00 of the Electric Department’s “Specifications for Commercial Construction.” (Electric)
22. 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
23. 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)
24. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)
25. 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) Water and sewer easements based upon the water and sewer plans; and
 - b) A Public Utility easement will be dedicated on both side of Stone Point Drive. The width of said easement shall match the width of the landscape corridor unless otherwise approved by the Electric Department.
 - c) Easement widths shall comply with the City’s Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
26. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
27. 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)
28. 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 item(s):
 - a) A disclosure notifying future owners of the residential large lots of their obligations under the Development Agreement to comply with the performance standards of the General Plan, Northeast Roseville Specific Plan, and Negative Declaration with respect to noise impacts, including potential land use restrictions if compliance cannot be otherwise achieved as discussed in the Negative Declaration.
 - b) A restriction on use of water softeners per the Development Agreement;
 - c) A re-circulating hot water system, or similar technology that provides instantaneous hot water at each hot water faucet, shall be installed in each residential unit on the property.
 - d) That 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 plan, it shall be the responsibility of the owner of the building owner to maintain the valve and prevent damage from occurring thereto. The condition shall further relieve the City of responsibility for maintenance or performance of the valve and state that the City shall

- not be liable for any damage occurring to any such building, or its contents, due to the failure of the valve for any reason whatsoever. (Environmental Utilities)
- e) A clause stating that the property owners within this subdivision shall agree to participate in a Transportation Systems Management (TSM) Plan and shall agree to enter into a Transportation Management Agreement with the City of Roseville.
 - f) That development of the project is planned to include multiple commercial buildings, including 10-story office buildings on Lots 8 and 9, and that the impacts of such development may include construction-related noise, traffic and dust, and the loss of natural light due to shading and shadow from such buildings.
 - g) Any other disclosures required by the Development Agreement to be included in the CC&R's. A declaration of conditions, covenants, and restrictions (CC&R's) shall be recorded with each residential parcel providing said disclosures to all future residential buyers. (City Attorney, Planning, Transportation, Engineering)
29. The existing Community Facilities District used to finance the existing backbone infrastructure, park and bike trail shall be amended, if and as deemed necessary by the Finance Department, to re-allocate the fair-share bond repayment obligations to the amended Parcels 6-14. Additional infrastructure or facility improvements shall be financed through a Community Facilities District or privately financed by the landowner(s). To the extent construction of the public infrastructure, park and bike trail is phased, the phasing shall be substantially in accordance with the Master Plan unless otherwise approved by the Planning Commission through a Stage 1 or Stage 2 application. (Engineering, Planning, Finance)
30. A declaration of restrictions shall be recorded against the residential parcels within Stone Point to ensure that all residential common areas and all parkway/greenway strip landscaping (between separated sidewalk and curb) on residential property improved with separated sidewalks, is adequately and consistently maintained by a Homeowners Association(s). (City Attorney, Planning, Engineering, Parks).
31. An association of property owners or an alternative mechanism approved by the City Attorney shall be established and recorded on the property for the following purposes:
- a) Construction of the public park in accordance with the Master Plan.
 - b) Maintenance of the shared improvements, including private open space, landscaped areas, parkway strips, and primary entries. (Attorney)
 - c) Maintenance of the common fire protection systems on site to include the site fire control valves, fire hydrant system, fire pumps and fire access roads.
 - d) Financing the maintenance of the public park and bike trail connection based on an annual maintenance budget as approved by the Parks and Recreation Department. (Parks and Recreation, Transportation, Attorney, Engineering, Fire)
32. Parcel 19 shall be dedicated to the City as public Open Space for the purposes of floodplain, open space, and public access. (Engineering)
33. All large lot parcels/lots shall have rights of reciprocal access, drainage, utilities, trash enclosures, monument signage and parking. A separate agreement to this effect shall be submitted to the City as a part of final/parcel map submittal. Said agreement shall be in a form acceptable to the City Attorney. (Engineering)
34. 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)

35. 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)
36. The Final/Parcel Map shall be submitted per, "The Digital Submittal of Cadastral Surveys." A plot or print of the submittal shall accompany the electronic copy. The complete submittal shall occur after the Engineering Department approval but prior to City Council approval of the Final/Parcel Map. (Engineering)
37. The applicant shall pay to the City of Roseville a sum of \$30,000 to be utilized for roadway improvements to E. Roseville Parkway to fund a surface overlay to the concrete bridges crossing Miner's Ravine and Secret Ravine. (Engineering)
38. 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)
39. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
40. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
41. 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)
42. The Environmental Utilities Department shall make a determination that there is adequate conveyance and treatment capacity in the City sewer system to handle the newly created Lot/Parcels. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

43. The applicant shall pay City's actual costs for providing plan check, mapping, installation, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Environmental Utilities, Engineering)
44. Electric construction costs incurred by the City of Roseville Electric Department for this project shall be paid for by the developer per the applicable City policy. (Electric)
45. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
46. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. Concrete caps approved by Electric for placement over existing joint trench will not be considered an obstruction for purposes of this condition. (Electric)
47. No grading shall take place within 12.5 feet of the existing power poles located within existing public utility easement without prior approval by Roseville Electric. If required by site grading the relocation or replacement of power poles on the site shall be at the developers' expense. (Electric)

- 48. Buildings on lots 4 and 5 shall be located on the site in accordance with the Electric Department Improvement Standards, including Section 11.1. (Electric)
- 49. Power for the entire site will come from two mainline circuits. One circuit will be extended from existing stubs along Rocky Ridge along the connector street and tie into the existing electrical along Sunrise. The second circuit will be extended from one of the existing power poles and connect to the new circuit placed along the connector road. (Electric)
- 50. No grading shall take place within 10' of any existing power pole without prior approval from Roseville Electric. (Electric)
- 51. Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (Engineering, Environmental Utilities, Electric)
- 52. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Building)
- 53. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor shall notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. Non-emergency releases or notifications about the presence of containers found shall be reported to the Fire Department. (Fire)
- 54. The project shall comply with all applicable environmental mitigation measures identified in the Negative Declaration, the General Plan EIR and the NERSP EIR.(Planning)
- 55. The Large Lot Subdivision Map application shall not be deemed approved until the actions on the General Plan Amendment, Rezoning, Specific Plan Amendment, and Development Agreement are approved by the City Council and become effective. (Planning)

Conditions of Approval for Tree Permit – TP 04-46

CONDITION	COMPLIANCE VERIFIED/ INSPECTED	COMMENTS
PRIOR TO ISSUANCE OF ANY PERMITS OR ANY CONSTRUCTION ON-SITE		
1. All recommendations contained in the Arborist Report(s) (Exhibit L) and all Conditions approved via the Stone Point Master Tree Permit (FILE #TP 01-54) shall be incorporated as part of these conditions except as modified herein. (Planning)		
2. Tree #'s 330, 331, 332, 337, 497, 498, 499, 500, and 666 (as shown on Exhibit K and listed on Exhibit L) are approved for removal with this tree permit. All other native oak trees shall remain in place. Trees to be removed shall be clearly marked in the field and inspected by Planning Staff prior to removal. Removal of the trees shall be performed by or under the supervision of a certified arborist. (Planning)		

<p>3. The developer shall be responsible for the replacement of the total number of inches proposed for removal prior to any tree removal. The total number of inches for this project is 145 inches. Mitigation must be provided prior to tree removal unless otherwise approved in the tree replacement plan or in these conditions. The Mitigation Plan for the Stone Point Master Tree Permit (FILE #TP 01-54) shall be modified to include mitigation for trees removed under the subject Tree Permit. (Planning)</p>		
<p>4. No activity shall be permitted within the protected zone of any native oak tree beyond those identified by this report. Encroachment into the protected zone of Tree #'s 278, 279, 281, 282, 283, 285, 286, 289, 291, 292, 293, 294, 296, 297, 298, 301, 304, 306, 307, 309, 312, 314, 315, 319, 322, 323, 325, 326, 327, 329, 333, 338, 342, 343, 345, 347, 350, 362, and 496 (as listed in Exhibit L) as shown in Exhibit K and described in the staff report is permitted. (Planning)</p>		
<p>5. A \$20,000 cash deposit or bond (or other means of security provided to the satisfaction of the Planning Department) shall be posted to insure the preservation of all remaining trees during construction. The cash deposit or bond shall be posted in a form approved by the City Attorney. Each occurrence of a violation on any condition regarding tree preservation shall result in forfeiture of all or a portion of the cash deposit or bond. (Planning)</p>		
<p>6. A violation of any of the conditions of this Tree Permit is a violation of the Roseville Municipal Code, the Zoning Ordinance (Chapter 19.74) and the Tree Preservation Ordinance (Chapter 19.66). Penalties for violation of any of the conditions of approval may include forfeiture of the bond, suspension or revocation of the permit, payment of restitution, and criminal penalties. (Planning)</p>		
<p>7. A fencing plan shall be shown on the approved site plan and/or improvement plans demonstrating the Protected Zone for the affected trees. A maximum of three feet beyond the edge of the walls, driveway, or walkways will be allowed for construction activity and shall be shown on the fencing plan. The fencing plan shall be reviewed and approved by the Planning Department prior to the placement of the protective fencing. (Planning)</p>		
<p>8. The applicant shall install a minimum of a five-foot high chain link fence (or acceptable alternative) at the outermost edge of the Protected Zone of the oak tree. The fencing for encroachments shall be installed at the limit of construction activity. The applicant shall install signs at two equidistant locations on the temporary fence that are clearly visible from the front of the lot and where construction activity will occur. The size of each sign shall be a minimum of two feet (2') by two feet (2') and must contain the following language: "WARNING THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE PLANNING DEPARTMENT". (Planning)</p>		
<p>9. Once the fencing is installed, the applicant shall schedule an appointment with the Planning Department to inspect and approve the temporary fencing before beginning any construction. (Planning)</p>		
<p>10. The applicant shall arrange with the arborist to perform, and certify in writing, the completion of deadwooding, fertilization, and all other work recommended for completion prior to the approval of improvement plans. Pruning shall be done by an Arborist or under the direct supervision of a Certified Arborist, in conformance with International Society of Arboriculturalists (I.S.A.) standards. Any watering and deep root fertilization which the arborist deems necessary to protect the health of the trees as noted in the arborist report or as otherwise required by the arborist shall be completed by the applicant. (Planning)</p>		
<p>11. A utility trenching pathway plan shall be submitted depicting all of the following systems: storm drains, sewers, water mains, and underground utilities. The trenching pathway plan shall show the proposed locations of all lateral lines. (Planning)</p>		

<p>12. A Site Planning Meeting shall be held with the applicant, the applicant's primary contractor, the Planning Department and the Engineering Department to review this permit, the approved grading or improvement plans, and the tree fencing prior to any grading on-site. The Developer shall call the Planning Department and Engineering Division two weeks prior to the start of grading work to schedule the meeting and fencing inspection. (Planning)</p>		
<p>DURING CONSTRUCTION</p>		
<p>13. The following information must be located on-site during construction activities: Arborist Report; Approved site plan/improvement plans including fencing plan; and, Conditions of approval for the Tree Permit. All construction must follow the approved plans for this tree permit without exception. (Planning)</p>		
<p>14. All preservation devices (aeration systems, oak tree wells, drains, special paving, etc.) shall be designed and installed as required by these conditions and the arborist's recommendations, and shall be shown on the improvement plans or grading plans. (Planning)</p>		
<p>15. If any native ground surface fabric within the Protected Zone must be removed for any reason, it shall be replaced within forty-eight (48) hours. (Planning)</p>		
<p>16. Storage or parking of materials, equipment and vehicles is not permitted within the protected zone of any oak tree. Vehicles and other heavy equipment shall not be operated within the Protected Zone of any oak tree. (Planning)</p>		
<p>17. Where recommended by the arborist, portions of the foundation shall be hand dug under the direct supervision of the project arborist. The certified arborist shall immediately treat any severed or damaged roots. Minor roots less than one (1) inch in diameter may be cut, but damaged roots shall be traced back and cleanly cut behind any split, cracked or damaged area. Major roots over one (1) inch in diameter may not be cut without approval of an arborist and any arborist recommendations shall be implemented. (Planning)</p>		
<p>18. The temporary fencing shall remain in place throughout the entire construction period and shall not be removed without obtaining written authorization from the Planning Department. In no event shall the fencing be removed before the written authorization is received from the Planning Department. (Planning)</p>		
<p>PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT</p>		
<p>19. Within 5 days of the completion of construction, a Certification Letter from a certified arborist shall be submitted to and approved by the Planning Department. The certification letter shall attest to all of the work (regulated activity) that was conducted in the protected zone of the tree, either being in conformance with this permit or of the required mitigation still needing to be performed. (Planning)</p>		
<p>20. A copy of this completed Tree Permit Compliance Verification/Inspection form shall be submitted to the Planning Department. (Planning)</p>		
<p>21. The approval of this Tree Permit shall expire on the same date as the Major Project Permit Modification (MPP 01-05a).</p>		
<p>22. The subject Tree Permit application shall not be deemed approved until the actions on the General Plan Amendment, Rezoning, Specific Plan Amendment, and Development Agreement are approved by the City Council and become effective. (Planning)</p>		

ATTACHMENTS

1. Vicinity Map
2. Illustrative Site Plan
3. Site Plan showing entitled, constructed, and/or undeveloped portions of Stone Point campus
4. Stone Point Master Plan (available for review in the Roseville Planning Department)
5. Photo Simulations
6. Air Quality Analysis, prepared by Raney Planning & Management, dated December 15, 2004
7. Fire/Fuel Management Plan, prepared by ECORP Consulting, Inc., dated January 7, 2005 (available for review in the Roseville Planning Department)
8. Employment Center Land Market Study, prepared by Giannelli, Jarrette, Waters & Holland LLC, dated November 12, 2004 (available for review in the Roseville Planning Department)
9. Shadow Study for 10-story Office Buildings
10. Noise Analysis, prepared by Brown-Buntin Associates, Inc., dated December 14, 2004
11. Fiscal Analysis
12. Traffic Study, prepared by Fehr & Peers, dated November 4, 2004
13. Traffic Study Memorandum, prepared by Fehr & Peers, dated December 29, 2004
14. Traffic Study Memorandum, prepared by Fehr & Peers, dated January 5, 2005
15. Letter from Roseville City School District
16. Letter from Roseville City School District
17. Stoneridge Neighborhood Meeting Notes
18. Public Correspondence
19. Conceptual Design for Neighborhood Park and Open Space Overlook

EXHIBITS

- A. Mitigated Negative Declaration, dated January 25, 2005
- B. General Plan and Specific Plan Amendment Exhibit
- C. Rezone Exhibit
- D. Tentative Parcel Map
- E. Conceptual Grading and Drainage Plan (2 sheets)
- F. Emergency Vehicle Access Exhibit
- G. Stone Point Striping Plan
- H. N. Sunrise Ave. Left-Turn Ingress
- I. Stone Point Master Plan Text Amendments and Design Guidelines
- J. Northeast Roseville Specific Plan Text Amendments
- K. Tree Permit Exhibit
- L. Arborist Report
- M. Draft Development Agreement

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.