

# PLANNING & REDEVELOPMENT DEPARTMENT STAFF REPORT PLANNING COMMISSION MEETING June 23, 2005

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ITEM IV-E: TENTATIVE SUBDIVISION MAP MODIFICATION, SPECIFIC PLAN AMENDMENT AND REZONE – 3000 MINERS RAVINE DRIVE (STONERIDGE PARCEL 58) – FILE # SUBDMOD 02-04A. SPA 05-11 & RZ 05-04

#### **REQUEST**

The applicant requests approval of a tentative map modification to change a 61-unit, single-family residential subdivision from private to public streets, while retaining the previously approved number of lots, lot configuration and amount of open space. The applicant also requests approval of a Specific Plan Amendment and Rezone to change from Small Lot Residential (RS/DS) to Single Family Residential (R1).

Project Owner/Applicant – Parkland Homes, Greg Roberti

## **SUMMARY RECOMMENDATION**

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

- A. Adopt the three Findings of Fact for the Tentative Subdivision Map Modification;
- B. Approve the Tentative Subdivision Map subject to seventy-nine (79) conditions;
- C. Recommend that the City Council adopt the one finding of fact for the Specific Plan Amendment;
- D. Recommend that the City Council approve the Specific Plan Amendment;
- E. Recommend that the City Council adopt the two findings of fact for the Rezone; and
- F. Recommend that the City Council approve the Rezone.

## **SUMMARY OF OUTSTANDING ISSUES**

There are no outstanding issues. The applicant is in agreement with the conditions of approval.

# **BACKGROUND**

The subject property is Parcel 58 of the Stoneridge Specific Plan (SRSP) and is located west of Sierra College Boulevard and east of Miners Ravine as shown on the Vicinity Map (Attachment 1). The site has General Plan and Specific Plan land use designations of Low Density Residential (LDR-5.5), and a Specific Plan allocation of 90 dwelling units. The site zoning is Small Lot Residential/Development Standards - Stoneridge (RS/DS-SR) and Open Space (OS). Site development is subject to the requirements of the SRSP and the Olympus Stoneridge Development Agreement.

The Planning Commission approved a Tentative Subdivision Map and Tree Permit for the subject property on December 12, 2002 subject to conditions of approval, which implement the requirements of the SRSP, the Development Agreement and City Improvement Standards (file #s SUBD 02-04 and TP 02-10). A map extension was approved administratively on September 20, 2004 (SUBDEXT 02-04). Per the Roseville Municipal Code, approval of the Tentative Subdivision Map Extension automatically extended the life of the accompanying Tree Permit, which allows for the removal of 54 native oaks. No further extensions of the Tentative Subdivision Map would be allowed beyond December 12, 2009.

**Current Proposal:** The subdivision meets the Single-Family Residential (R1) standards, except that the subdivision complied with private street rather than public street standards. The applicant wishes to

change the subdivision from Small Lot Residential/Development Standards – Stoneridge (RS/DS-SR) to Single-Family Residential (R1). The applicant has submitted a Tentative Subdivision Map that complies with public street standards and R1 standards, while retaining the same number of lots, lot configuration, road alignment, and the same amount of open space as the previously approved tentative map. No additional removals or encroachments of the native oak trees are indicated; therefore approval of the tentative map modification does not require approval of a new Tree Permit to supersede the previously approved Tree Permit. Approval of the Tentative Subdivision Map Modification would automatically extend the life of the previously approved accompanying Tree Permit, which allows for the removal of 54 native oaks. The applicant is therefore requesting approval of a Tentative Map Modification, Specific Plan Amendment and Rezone.

**Surrounding land uses:** The zoning, General Plan/Specific Plan land use designations and existing land uses for parcels adjacent to the subject property are shown in the following table:

	Zoning	General Plan/Specific Plan Land Use Designation	Existing Land Use
Subject	Small Lot Residential/Development	Low Density Residential –	Vacant
Property	Standards - Stoneridge Specific Plan	5.5 units per acre (LDR-5.5)	
	(RS/DS-SR)		
North	Open Space (OS)	OS	Miners Ravine
East	Single Family Residential (R1/DS)	LDR	Vacant
South	RS/DS and Parks & Recreation (PR)	LDR & PR	Existing Single family
			residences & future park site
West	OS	OS	Miners Ravine

#### **EVALUATION OF TENTATIVE SUBDIVISION MAP MODIFICATION**

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 modification. The three findings are listed below in **bold italics** and are followed by an evaluation of the map in relation to each finding.

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

#### PARCEL SIZE, DESIGN, CONFIGURATION, LOCATION, ORIENTATION, AND CHARACTER

The zoning of the subject property is RS/DS-SR. The lots of the approved Tentative Subdivision Map met and exceeded the development standards for the RS/DS-SR zone, providing lots that meet Single-Family Residential (R1) standards. The proposed map modification shifts some lot lines up to five feet (5') to modify the Tentative Map to provide streets that meet the wider public street right-of-way requirements. The proposed Tentative Map Modification continues to provide lots that meet R1 standards (Exhibit A). The R1 standards are provided in the following table:

DEVELOPMENT FEATURE	STANDARD REQUIREMENT	
Area, Interior Lot	6,000 s.f.	
Area, Corner Lot	7,500 s.f.	

Width, Interior Lot	60'	
Width, Corner Lot	75'	
Minimum Front Yard Setback	20' Interior lots; 15' Corner lots (min. 20' driveway depth)	
Minimum Side Yard Setback	5' - interior lot; 15' – street side of corner lot	
Minimum Rear Yard Setback	20% of lot depth, need not exceed 20' (10' min.)	
Site Coverage	45% for single-story, 35% for 2-story	

All of the lots proposed by the tentative map meet the minimum area and width standards of the Zoning Ordinance (Attachment 2). There are two lots of unique shape (Lots 38 & 39) which front Court B, as flag lots. This means that instead of standard frontage on the public right-of-way, these lots have much narrower frontage. The frontage for Lot 38 is 20 feet and the frontage for Lot 39 is 27 feet. The lots increase in width to meet the City standards as they get further from the street. All lots, including flag lots, must be practical for improvement.

The flag lots were discussed in the staff report of the previously approved Tentative Map. It was determined at that time that proposed Lots 38 & 39 are of a size and shape that they may be developed in a practical manner even with the reduced lot frontage. A building setback line is shown on the Tentative Map for purposes of prohibiting the placement of buildings on the narrow area of the lot. Buildings may be placed directly adjacent to the identified setback lines. The setback lines are located where the lots widen to 60 feet; the resultant building area is sufficient for development. There are a number of trees on Lot 38, and staff would expect that some level of encroachment or potentially tree removal will be requested when that lot is developed. A Tree Permit will be required that will allow the City to evaluate the proposed home site design. However, staff believes that the proposed design, with its preservation of trees on Lot 37, provides the greatest protection of native oak trees. As a result, staff supports the proposed design.

#### GRADING, DRAINAGE AND FLOODING

Elevations on the site range from a low of 219 feet above sea level at the southwest end of the site adjacent to Miners Ravine to a high of 304 feet at the east end of the site near Lot 11. The project engineer estimates approximately 107,000 cubic yards (c.y.) of cut and 66,000 c.y. of fill. The Tentative Map includes Class 1 pad grading (all lot drainage to street in front yard) for a majority of the lots. Three of the lots are no grade (Lots 38-40), with all drainage flowing to the rear towards Miners Ravine. Pursuant to the Grading Ordinance, any grading on these lots in excess of 50 cubic yards will require a Grading Plan. Class 3 grading (drainage to both front and rear yard) is proposed for the remaining lots, which include Lots 41-61, which are adjacent to the Miners Ravine open space, and Lots 32-37, which are adjacent to existing home sites within NERSP Parcel 21 (Olympus Heights Unit 4 subdivision). Rear yard drainage to the Miners Ravine open space is permitted by the U.S. Army Corps of Engineers Operations & Management Plan for this open space corridor. The project has been conditioned to comply with the City's grading and drainage standards and the applicable engineering improvement standards.

**Modification:** Several slight modifications were incorporated into the Tentative Map Modification to replace private 38 foot right-of-way streets with public streets that meet the 42 foot wide right-of-way standard. Lots 34, 35, 41, and 47 - 50 were raised (0.3 to 1.5 feet) to provide a 10% driveway slope. Lots 8, 13, 16 - 18, and 23 - 25 were lowered (0.5 to 1.5 feet) to provide a maximum 14% driveway slope.

As a result, retaining wall heights between Lots 1-15, and Lots 57 to 61 increased varying amounts ranging from 0.5 to 3 feet. The greatest increase of 3 feet occurred between Lots 2 and 3, increasing the

retaining wall height from two feet to five feet (2' to 5'). Typically the retaining walls are less than five feet in height. Exceptions include between Lots 14 and 15 (6.5 feet), and between Lot 11 and the adjacent subdivision, at the end of Court 'D' where the retaining wall heights are indicated as 6.5 and 7.0 feet, respectively. Typically walls in excess of six feet in height are discouraged; the applicant has agreed to inclusion of **Condition 20** that requires that retaining walls will not exceed a maximum height of six and a half feet (6'-6").

The lots with retaining walls offset from the property line have a minimum width of 65 feet (interior lots) and 80 feet (corner lots). These lot widths exceed the R1 zoning requirement of 60 feet width for interior lots, and 75 feet for corner lots, and allows adequate area for future construction of homes.

#### ROADWAYS, CIRCULATION AND LANDSCAPING

The proposed Tentative Map Modification retains the previously approved roadway alignment. Primary access to Parcel 58 will be provided by Miners Ravine Drive, which is an off-site improvement that is the responsibility of Elliott Homes as stipulated in the project Development Agreement. Consistent with the previously approved Tentative Map, the street pattern includes Street A that goes west from Miners Ravine Drive, then turns south paralleling Miners Ravine, and then turns east where it will connect with a future roadway on Stoneridge Parcel 57 (owned by Elliott). The connection to Parcel 57 provides looped access as required for emergency vehicles. Three cul-de-sacs are proposed off of Street A.

**Modification:** The Tentative Map Modification the applicant is proposing would change the interior roads from private streets to public streets. The proposed modification has been reviewed and determined that as proposed and conditioned the Tentative Map Modification will meet City Improvement Standards for public streets.

#### UTILITIES, FENCING, PARK FEES & PHASING

The proposed Tentative Map Modification does not affect the previously proposed and approved utilities, fencing, and park fees. Phasing is not proposed as part of the project. The proposed Tentative Map Modification remains subject to compliance with the previously approved project conditions.

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; and

The subdivision, as conditioned and as discussed previously, will result in lots which 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 consistent with what has been anticipated by the General Plan and SRSP EIRs. In addition, the design of the sewer lines in the project area and treatment capacity at the City's sewage treatment plant have adequate conveyance and capacity to accommodate the existing and future development on the parcels proposed by the tentative map.

**Conclusion to Evaluation of Tentative Map Modification:** The proposed tentative map is of a design that, as conditioned, is consistent with the originally approved tentative map, the SRSP, the Zoning Ordinance and the Subdivision Ordinance. Staff recommends approval of the Tentative Map Modification based upon the above findings.

# **EVALUATION OF SPECIFIC PLAN AMENDMENT AND REZONE**

The proposed Tentative Map Modification does not alter the number of residential units. However, the applicant requests approval of a Specific Plan Amendment and Rezone to change the 61 units from Small Lot Residential (RS/DS) to Single Family Residential (R1).

Findings of fact related to the Specific Plan Amendment and Rezone are listed below in italics and followed by an evaluation.

#### **Specific Plan Amendment Finding of Fact:**

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 Stoneridge Specific Plan (SRSP).

## **Rezone Findings of Fact:**

- 1. The proposed rezone is consistent with the General Plan and the Stoneridge Specific Plan; and
- 2. The proposed rezone is consistent with the public interest, health, safety, and welfare of the City.

The Specific Plan has a land use designation of Low Density Residential (LDR-5.5) and a unit allocation of 90 units. The Planning Commission previously approved creation of sixty-one (61) lots (file# SUBD 02-04). Consistent with that previous approval, the proposed Tentative Map Modification also proposes sixty-one lots that are consistent with R1 development standards (Exhibit A, Attachment 2). The applicant is not proposing to modify the previously approved density or lot configuration.

The subdivision as modified is able to meet SRSP guidelines and Improvement Standards for driveway slopes and R1 development standards through changing from private roads to public roads, and with slight modifications to lot elevations and boundaries. The proposed rezone and land use designation change to R1 (Exhibits B and C) are consistent with the LDR land use designation and policies of the SRSP and the Zoning Ordinance.

The Planning Department has not identified any issues with the requested modification, and recommends approval of the Specific Plan Amendment and Rezone applications.

## **ENVIRONMENTAL DETERMINATION**

This project is exempt from environmental review per Section 15182 of the California Environmental Quality Act (CEQA) Guidelines (Residential Projects Pursuant to a Specific Plan for which an EIR has been certified) and Section 303 of the City of Roseville CEQA Implementing Procedures. The EIR for the Stoneridge Specific Plan was certified on March 18, 1998 (State Clearinghouse Number 97032058).

## **RECOMMENDATIONS**

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

- A. Adopt the three (3) findings of fact as stated in the staff report for the TENTATIVE SUBDIVISION MAP MODIFICATION 3000 MINERS RAVINE DRIVE (STONERIDGE PARCEL 58) FILE # SUBDMOD 02-04A;
  - The size, design, character, grading, location, orientation, and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan and Stoneridge Specific Plan, and the design standards of Title 18 (Subdivision Ordinance) of the Roseville Municipal Code.
  - 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; and
  - 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.
- B. Approve the TENTATIVE SUBDIVISION MAP MODIFICATION 3000 MINERS RAVINE DRIVE (STONERIDGE PARCEL 58) FILE # SUBDMOD 02-04A as shown in **Exhibit A** and subject to the following seventy-nine (79) conditions of approval;
- C. Recommend that the City Council adopt the one finding of fact for the SPECIFIC PLAN AMENDMENT 3000 MINERS RAVINE DRIVE (STONERIDGE PARCEL 58) FILE # SPA 05-11;
  - 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 Stoneridge Specific Plan (SRSP).
- D. Recommend that the City Council approve the SPECIFIC PLAN AMENDMENT 3000 MINERS RAVINE DRIVE (STONERIDGE PARCEL 58) FILE # SPA 05-11 as shown in **Exhibit B**;
- E. Recommend that the City Council adopt the two findings of fact for the REZONE 3000 MINERS RAVINE DRIVE (STONERIDGE PARCEL 58) FILE # RZ 05-04; and
  - 1. The proposed rezone is consistent with the General Plan and the Stoneridge Specific Plan; and
  - 2. The proposed rezone is consistent with the public interest, health, safety, and welfare of the City.
- F. Recommend that the City Council approve the REZONE 3000 MINERS RAVINE DRIVE (STONERIDGE PARCEL 58) FILE # RZ 05-04 as shown in **Exhibit C.**

#### CONDITIONS OF APPROVAL FOR SUBDMOD 04-02A

- 1. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)
- 2. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
- 3. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works. (Engineering)
- 4. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS for any lot within this subdivision all those improvements as required by Section 3.9.5 of the Development Agreement by and between the City of Roseville and Olympus Stoneridge LLC, or as otherwise revised, pertaining to the Phase 4 development of the Stoneridge Specific Plan (Phase 4) shall have been substantially completed. PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS for any home built within this subdivision all those improvements as required by Section 3.9.5 of the Development Agreement shall be complete and accepted by the City. Those improvements need to include all of collector "B" with full improvements, Sierra College Blvd., and the signal improvements at the intersection of Sierra College Blvd. and Collector "B". (Engineering, Building, Planning, Environmental Utilities)
- 5. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. A deposit in the amount of two and one half (2-1/2) percent of the value of the public improvements, or \$2,500, which ever is greater, shall be provided at the time plans are submitted to the City for review. Prior to plan approval, the applicant shall provide an additional deposit of two and one half (2-1/2) percent of the value of the public improvements, or \$2,500, whichever is greater. City costs will be billed against the deposited amount on a monthly basis. All funds remaining in the deposit account will be refunded upon completion of the project. (Engineering, Environmental Utilities, Finance)

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

- 6. Grading around the native oak trees or other natural features shall be as shown on the tentative map or as approved in these conditions. (Planning)
- 7. The applicant shall submit to the Engineering Department the appropriate Army Corps of Engineers permit or clearance, the California Department of Fish and Game Stream Bed Alteration Agreement, and/or the Regional Water Quality Control Board Water Quality Certificate. (Planning)
- 8. Adjacent to lot A, side yard fencing for lots 37 and 38 shall be enhanced wood fence. Within the front setback of each lot, the fence shall not exceed 3 feet tall. (Planning)
- 9. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:

- a. Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
- b. Grading shall comply with the City grading ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore modification of the erosion control plan may be warranted during wet weather conditions.
- c. A rough grading permit may be approved by the Engineering Department prior to approval of the improvement plans.
- d. Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
- 10. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Engineering prior to approval of any plans. (Engineering)
- 11. 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)
- 12. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During site inspection Engineering will designate the exact areas to be reconstructed. (Engineering)
- 13. All interior Lots/Parcels shall conform to Class 1 drainage. Those lots backing up to the Open Space, excepting Lots 38,39,40,55, and 56, shall accommodate Class 2 drainage. Lots 38,39,40,55, and 56 shall accommodate Class 3 drainage. (Engineering)
- 14. The following note shall be added to the Grading and/or Improvement Plans:

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

- a. Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities through out the day.
- b. Use tarpaulins or other affective covers on all stockpiled earth material and on all haul trucks.
- c. Sweep the adjacent 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 the opinion of city staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. (Engineering)

- 15. All cul-de-sacs with lengths in excess of 200 feet, as measured from the center of the bulb to the center line of the intersecting street, shall be constructed with increased bulb radii of 50 feet to the back of the curb. (Engineering, Fire)
- 16. All streets shall be designed as standard residential roadways with right-of-way widths of 42-feet from back of walk to back of walk. (Engineering)
- 17. A secondary access shall be constructed to connect the end of "Street A" with Collector B as identified in the Stoneridge Specific Plan document. The secondary access shall be a paved all weather access road designed and maintained to support the imposed loads of fire apparatus (68,000 pounds gross vehicle weight). (Engineering, Fire)
- 18. The following statement shall be added to the cover sheet of the plan set; "Unless otherwise approved by Engineering, the final grading of the project site shall be constructed to accommodate a maximum driveway slope of 14% for each residential lot, as measured from the back of the sidewalk to the garage (20 foot setback). It will remain the responsibility of the Builder/Developer to design a house which provides suitable access to the parcel." (Engineering, Building)
- 19. Lots shall be graded per the Tentative Map. For those lots fronting steep roads, driveway locations shall be identified on the improvement plans and verification that 14% driveway grades will be achievable shall be shown. For those no-grade or partial grade lots along the Open Space, the maximum driveway grade shall be determined at the time that building permits are applied for, but in no case shall they exceed 20% in grade. (Engineering, Building)
- 20. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater then 4 feet in height. All retaining walls shall be of masonry construction, and not exceed 6'-6" in height. (Engineering)
- 21. Storm drain facilities shall be adequately designed to convey all tributary storm waters entering the site per the approved Master Drainage plan for Phase 4 improvements. All storm drain facilities shall extend to the property bounds for future connection of developing properties. The drainage outfall pipe on Lot 55 shall extend down the existing slope to the boundary of Lot A and shall be designed with adequate velocity attenuation devices to the satisfaction of the City. All drainage facilities shall be constructed within the bounds of Lot A. An arborist shall review the improvement plans for the outfall and make recommendations for minimizing the potential impact to native oak trees resulting from the swale. The arborist report shall be reviewed and approved by Planning. (Engineering, Planning)
- 22. An over land drainage release shall be constructed between Lots 55 and 56. The facility shall be located wholly on Lot 55 within an easement dedicated to the Homeowners Association. Proper erosion control shall be provided to the satisfaction of the City. (Engineering)
- 23. A drainage swale and a private drainage easement shall be constructed and placed on the back of Lots 32 through 37 to convey backyard drainage through the lots. An arborist shall review the plans for the swale and make recommendations for minimizing the potential impact to native oak trees resulting from the swale. The arborist report shall be reviewed and approved by Planning. Side yard fencing for the rear 10 feet of lots 32 through 37 shall be designed to allow for drainage and shall be installed with the subdivision improvements. (Engineering, Planning)

24. A note shall be added to the grading plans that states:

"Prior to the commencement of grading operations, the contractor shall identify the site where the excess earthen material shall be deposited. If the deposit site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified." (Engineering)

- 25. A bike trail shall be built from the end of "B Court", through the adjacent open space, and terminate at Park Parcel 3 where a future connection will extend it to the regional bike trail as required of Phase 4 improvements (Section 3.9.5.E of the Development Agreement). The Improvement Plans for the subdivision shall include a preliminary design, acceptable to the City, for that portion of the regional bike trial that will extend the bike trail from Court "B" through Park Parcel 3 and into the future park site. The bike trail shall include special features to mitigate for the steepness of the natural topography. Those features will include items such as increased shoulders to 6 foot shoulders on each side of the trail (where adjacent to native oaks, a lesser shoulder width should be considered provided safe use of the trail is maintained), a large radius curve, striping of the center lane and edge of pavement, and the installation of precautionary signage. At the entrance to the bike trail at "B Court" collapsible bollards shall be installed to restrict vehicular traffic from entering the bike trail. Minor modifications to the property boundaries of lettered Lot A and Lots 37/38 shall be made to accommodate the bike trail design. The property boundary between Lot 38 and lettered Lot A shall be located at the top of the fill slope for the bike trail. (Engineering, Planning)
- 26. Prior to the approval of the improvement plans, it will be the project proponents' 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)
- 27. Prior to the approval of the Improvement Plans, the project proponent shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the project proponent during the pre-construction meeting. (Engineering)
- 28. Improvement plans shall show the Preserve boundary and label it as a protected area. The Pre-Construction meeting shall address the presence of the Preserve, the sensitive habitats present and minimization of disturbance to the Preserve. During grading and construction the preserve area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into the preserve from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the preserve, along with all temporary erosion control measures (e.g., straw bales, straw waddles and stakes, silt fencing). (Engineering, CDD, Planning)
- 29. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the Preserve. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Engineering, CDD, Planning)
- 30. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the Preserve. Post and cable fencing or other improvements shall be utilized to meet this requirement. (Engineering, CDD, Planning)

- 31. Landscaping adjacent to the Preserve shall be California native, drought-tolerant groundcover, shrubs, plants and trees. (CDD, Planning)
- 32. Water and sewer infrastructure shall be designed and constructed pursuant to the adopted City of Roseville Improvement Standards and Construction Standards and shall reflect the following:
  - a. Water and sewer service laterals shall not be allowed off of water and sewer mains larger than 12 inches in diameter. (Environmental Utilities)
  - b. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes. (Environmental Utilities)
  - c. Water and sewer mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions. (Environmental Utilities)
  - d. All sewer manholes shall have all weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)
  - e. No trees or permanent structures shall be allowed within water and sewer easements except with the approval of the Environmental Utilities Director. (Environmental Utilities)
  - f. The 12-inch stub located along Sierra College Blvd. needs to be tied back to the waterline in Olympus Drive as par of this project for looping purposes. The existing 8-inch section of the proposed looped water line shall be upgraded to 12-inch.
  - g. Show the location of the proposed lift station as well as the gravity sewer line to the lift station. Provide the necessary easements for the lift station as per the Development Agreement.
- 33. Any backflow preventors visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventors shall be screened with landscaping and shall comply with the following criteria:
  - a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventor to the landscaping.
  - b. For maintenance purposes, the landscaping shall be installed on a maximum of three sides and the plant material shall not have thorns.
  - c. The control valves and the water meter shall be physically unobstructed.
  - d. The backflow preventor shall be covered with a green cover that will provide insulation. (Environmental Utilities)
- 34. A note shall be added to the Improvement Plans stating that all water backflow devices shall be tested and approved by the Environmental Utilities Department prior to the Notice of Completion for the improvements. (Environmental Utilities)

- 35. The proposed sewer outfall and parallel water main to the open space shall be separated a minimum of 10 feet. Easements on both water and sewer shall be provided per City Standards which is a minimum easement width of 25 feet.
- 36. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
- 37. Minimum fire flow is 1,500 gallons per minute with 20 lbs. residual pressure. The fire flow and residual pressure may be increased, as determined by the Fire Marshall, where the project utility lines will serve non-residential uses. (Fire)
- 38. The developer shall enter into an agreement with the City of Roseville to conform to the provisions of the Stoneridge Wildfire Safety Plan. Applicant shall agree to implement all required wildfire mitigation measures of the plan as they relate to this development. (Fire)
- 39. All single-family dwellings constructed within the Stoneridge Wildfire Safety Plan area shall be provided with a Class A, fire-resistive roofing assembly approved by the City of Roseville. All siding material shall be of fire-resistant materials approved by the City of Roseville. (Fire)
- 40. Rear and side-yard fencing located along Miner's Ravine open space area shall be of fire-resistive materials in accordance with the Stoneridge Wildfire Safety Plan. (Fire)
- 41. Fire department access roads shall be provided and maintained in accordance with Roseville Fire Code Section 901 and 902. (Fire)
- 42. 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)
- 43. Fire hydrants shall not be located at the end of courts. (Fire)
- 44. 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)
- 45. All Electric Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)
- 46. 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)
- 47. All landscaping in areas containing electrical service equipment shall conform with the "Electric Department Landscape Design Requirements" as outlined in Section 7.00 of the Electric Department's "Specifications for Residential Trenching" (Electric)
- 48. The location and design of the gas service shall be determined by PG&E. The design of gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
- 49. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

- 50. Prior to beginning mass grading or other construction work, including major infrastructure, the applicant shall have a qualified biologist conduct a raptor nest survey for construction activity which occurs during the breeding season (March 15 to August 30). If an active nest is located, construction activities shall be limited in the area of the nest based upon the recommendations of the surveying biologist per the Stoneridge Specific Plan EIR, Mitigation Measure 4.5-3. (Planning, Engineering)
- 51. The project shall comply with Stoneridge Specific Plan EIR Mitigation Measure 4.6-1 which requires the developer to inform construction workers of the possibility of cultural resources and to retain a qualified archaeologist in the event a resource is discovered. (Planning, Engineering)

## PRIOR TO OR UPON RECORDATION OF FINAL/PARCEL MAP

- 52. The following easements shall be provided and shown on the Final/Parcel Map or by separate instrument, unless otherwise provided for in these conditions:
  - a. A 12.5 foot wide public utilities easement along all road frontages;
  - b. Water and sewer easements; and,
  - c. Street A along with Courts B, C, and D shall be dedicated as public utility easements in their entirety. (Electric)
- 53. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
- 54. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
- 55. 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)
- 56. 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. (Attorney, Planning)
- 57. Lettered Lots A & B shall be dedicated to the City as open space. The lettered lots will not be accepted by the City, either in fee or as an easement, until after the subdivider has fulfilled the terms of the Permit from the Department of Fish and Game or Army Corps of Engineers. Upon completion of the monitoring period, the owner shall notify the City of Roseville Planning Department. (Planning, City Attorney)
- 58. The City shall not approve the Final Map for recordation until either:
  - a. A subdivision agreement is entered into along with the necessary bonds and insurance as required by the City. Said agreement shall be in a form acceptable to the City Attorney.

- b. The improvement plans are approved, and the improvements are constructed and accepted as complete. In this case, the subdivider shall enter into a one-year maintenance agreement concurrent with the recordation of the Final Map. (Engineering)
- 59. Lettered Lots A & B shall be dedicated in fee to the City for the purposes of open space. Prior to the dedication of Lot B, verification shall be made to demonstrate that all that land area below elevation 240-feet shall be included in the dedication. (Engineering)
- 60. The street names shall be approved by the City of Roseville. (Engineering)
- 61. City records show that the land being subdivided is within the CFD #1. The subdivider shall either pay to the City's Finance Department the outstanding assessment in full prior to map recordation, or segregate the bond when the map records. The subdivider shall pay to Engineering the segregation processing fees of \$150.00 per each newly created Lot/Parcel if it chooses to segregate the bond. (Engineering)
- 62. 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)
- 63. 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)
- 64. The Final/Lot/Parcel/Parcel Map shall be submitted per, "The Digital Submittal of Cadastral Surveys". Submittal shall occur after Engineering approval but prior to Council approval (Engineering)
- 65. The cost of any facilities which are identified in the CIP and are beyond those needed for this project may be reimbursed to the developer. In accordance with §66485 and §66486 of the Subdivision Map Act, any improvements constructed by the subdivider which contain supplemental size, capacity, number, or length for the benefit of property not within the subdivision and which improvements are to be dedicated to the public, the subdivider shall be entitled to reimbursement for that portion of the cost of the improvements which is in excess of the construction required for the subdivision. (Engineering)
- 66. 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)
- 67. 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)
- 68. The applicant shall pay all applicable water and sewer fees including the project's pro-rata share of Pressure Zone 2 Fees. All fees payable at building permit issuance. (Environmental Utilities)
- 69. 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)

## **OTHER CONDITIONS OF APPROVAL**

- 70. A wood fence shall be constructed at the rear of Lots 32 through 37 either with the subdivision improvements or as homes are built. The fence shall replace the existing rear yard wood fence for the existing homes along Europa Street, unless the homeowners request that the existing fence be maintained. In that case, the builder may install a parallel fence adjacent to the existing fence. Prior to its construction, the builder shall contact the homeowners to discuss the removal of the fence. Proof of the builder's efforts to contact homeowners shall be submitted to Planning. (Planning)
- 71. Prior to issuance of the first building permit for residential construction within the subject property, the builder shall pay a neighborhood park fee shortfall in the amount of \$48,680 (2002 dollars). The fee shall be adjusted annually based upon the Engineering News Record Construction Cost Index for the United States, 20-city average. (Parks)
- 72. The applicant shall pay City's actual costs for providing plan check, installation and inspection services. This may be a combination of staff costs and direct billing for contract professional services (Environmental Utilities, Engineering)
- 73. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 74. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)
- 75. Mainline electrical facilities will need to be extended along Sierra College Boulevard and Miner's Ravine Drive at the developer's expense to feed the proposed subdivision. (Electric)
- 76. 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)
- 77. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Engineering)
- 78. 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)
- 79. The project shall comply with all applicable environmental mitigation measures identified in the Stoneridge EIR. (Planning)

#### **ATTACHMENTS**

- 1. Vicinity Map
- 2. List of Lot Areas

## **EXHIBITS**

- A. Tentative Subdivision Map Modification
- B. Specific Plan Amendment Exhibit
- C. Rezone Exhibit

'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.