



*PLANNING & REDEVELOPMENT DEPARTMENT STAFF REPORT
PLANNING COMMISSION MEETING JANUARY 11, 2007*

Prepared by: Steve Lindbeck, Project Planner

ITEM V-C: TENTATIVE SUBDIVISION MAP & REZONE – 2350 PLEASANT GROVE BL – WRSP WESTPARK VILLAGE W-12 – FILE #2006PL-018 (SUBD 05-06, RZ-000027)

REQUEST

The applicant requests approval of a Tentative Subdivision Map to divide the 18.9 acre West Roseville Specific Plan Parcel W-12 into 78 residential lots, and a Rezone from R1/DS to RS/DS to allow 55-foot wide lots.

Applicant – Steve Frazier, Morton & Pitalo
Property Owner – PL Roseville

SUMMARY RECOMMENDATION

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

- A. Adopt the three findings of fact for the Tentative Subdivision Map;
- B. Approve the Tentative Subdivision Map subject to the seventy-six (76) conditions listed below;
- C. Recommend that the City Council adopt the two findings of fact for the Rezone; and
- D. Recommend that the City Council approve the Rezone.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with the recommended conditions of approval.

BACKGROUND

Parcel W-12 of the West Roseville Specific Plan (WRSP) is located on the north side of Pleasant Grove Boulevard approximately 5,000 feet west of Fiddymont Road, and just west of the Village Center. The parcel is 18.9 acres and is bounded on the south by Low Density Residential (LDR) Village W-11; on the east by Village Center Medium Density Residential (MDR) Village W-22; and on the west by undeveloped LDR Village W-15. Adjacent parcels to the north include middle school site W-73 (currently under construction), neighborhood park site W-52, and open space parcel W-83.

SITE INFORMATION

Location: 2350 Pleasant Grove Boulevard, West Roseville Specific Plan, Parcel W-12, approximately 5,000 feet west of Fiddymont Road

Total Size: 18.9 acres

Topography: Rough grading of the site has already occurred in preparation for development of Westpark Phase 2 and for the construction of major infrastructure including roads and utilities. The site drains generally northward to Curry Creek in open space parcel W-83

EVALUATION – REZONE

The applicant requests that the City change the zoning of Parcel W-12 from Single Family Residential/Development Standards District (R1/DS) to Small Lot Residential/Development Standards District (RS/DS). Both districts are consistent with the WRSP Low Density Residential land use designation, and allow single-family detached dwellings as the primary product type.

Fig. 1: Adjacent Zoning and Land Use

	Zoning	General Plan Land Use	Actual Use Of Property
Site	<i>(existing)</i> Single Family Residential with Development Standards (R1/DS) <i>(proposed)</i> Small Lot Residential with Development Standards (RS/DS)	Low Density Residential (LDR)	Undeveloped
Northeast	Public Quasi Public (P/QP)	Public Quasi Public (P/QP)	Middle School
North	Park & Recreation (P/R)	Park & Recreation (P/R)	W-52
Northwest	Open Space (OS)	Open Space (OS)	W-83
East	Attached Housing (R3/DS)	Medium Density Residential (VC-MDR)	Undeveloped
West	R1/DS	LDR	Undeveloped

The Rezone is requested to allow 55-foot wide lots, rather than 60-foot wide lots, for this subdivision. The narrower width is needed as a result of the distinct shape and location of Parcel W-12 (Attachment 1).

As with all subdivisions, two points of access are required for Village W-12 (Exhibit A). One point of access will be on Market Street opposite the internal street in Village W-22 to the east, consistent with the WRSP Design Guidelines. The second point of access on Pleasant Grove Boulevard will be approximately equidistant from Market Street and the primary access into Village W-11 to the south. The subdivision will also have an internal street connection to Village W-15 to the west. The internal Street A bisects the oblong, westerly portion of Village W-12.

The parcel shape and street alignments together constrain the lotting pattern for W-12. For example, lots on the westerly portion are as deep as 160 feet. If the subdivision were to be designed with 60-foot wide lots, the number of lots would be significantly reduced from the 78 units allocated to W-12 in the WRSP. Accordingly, the applicant has designed the map with 55-foot wide lots (62 feet wide at corner lots) and the result is a 78-lot subdivision, consistent with the WRSP unit allocation for the parcel. As shown in Figure 2, W-12 development standards are only reduced for lot width and area; all other standards will be consistent with the existing R1/DS standards, and will exceed the typical RS/DS small lot development standards.

Fig. 2: Development Standard Differences

	WRSP R1/DS (Existing)	WRSP RS/DS	Proposed RS/DS
Area, Interior Lot	6,000	4,500	6,000
Area, Corner Lot	7,500	5,500	7,000
Width, Interior	60	45	55
Width, Corner	75	55	62
Front Setback	20 foot driveway	18 foot driveway	20 foot driveway
Side Setback	15 foot street side	12.5 foot street side	15 foot street side
Rear Setback	20 foot average, 10 foot minimum	10 foot minimum, 700 sf usable open space	20 foot average, 10 foot minimum
Site Coverage	35% for 2 story 40% for 1 story	Coverage is a function of setbacks, open space	35% for 2 story 40% for 1 story

Conclusion

Given the above information, staff finds that the requested Rezone of Parcel W-12 from R1/DS to RS/DS is consistent with City standards, and is compatible with surrounding land uses. Therefore, staff recommends that the Planning Commission recommend that the City Council approve the requested Rezone with the development standards listed in Exhibit H.

EVALUATION – TENTATIVE SUBDIVISION MAP

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

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

Parcel size, design, configuration, location, orientation and character: The Tentative Map indicates the 78 residential lots will have a minimum width of 55 feet (Exhibit A). The RS/DS development standards would allow 45 foot wide interior lots. The lots will be a minimum 6,050 square feet. Lots H & G, at the west end of Street A, will be retained by the developer and incorporated into the future subdivision of Parcel W-15. All lots are oriented with frontage on public streets.

Circulation: Access to the subdivision will be provided at two points. The primary entrance from Market Street is aligned opposite the interior street in Village Center W-22 to the east, allowing unrestricted vehicle turning movements, and providing pedestrian access to the Village Center. Access from Pleasant Grove Boulevard, approximately 600 feet west of Market Street, will be restricted to right turn only movements by the street median. Circulation inside the subdivision will be on Street A, which ends at a stub to future Village W-15, and four cul-de-sacs which provide access to 37 lots. The proposed streets meet the City's residential street improvement standards for the WRSP.

Grading: The project engineer indicates that grading for Village W-12 will amount to 1,017 cubic yards (cy) of cut, 180,981 cy of fill, and 25,337 cy of shrinkage for a net import of 205,301 cy, which has already occurred with the mass grading on Phase 2 (Exhibit A). Grade differences between adjacent house pads are typically less than 1 foot and retaining walls should not be required (Exhibits B & C). The plans also show grading along the subdivision perimeter into the adjacent paseo and the city park site. The bike trail within the paseo will be approximately 2 feet below the lot pads, and the middle school is another few feet lower. Similarly, the adjacent park is expected to be several feet lower than the subdivision lots when it is developed in the future. The proposed grading is consistent with the City's Grading Ordinance and Improvement Standards.

Drainage: All of the lots have been designed to drain toward the street (Class 1 drainage). The drainage improvements proposed by this Tentative Map include curbs, drain inlets, and underground drain pipes. Engineering staff has reviewed the drainage plans, and with the attached conditions of approval, the drainage design conforms to the City's drainage improvement standards and is consistent with the requirements of the WRSP.

Utilities: Water, sewer, and electric facilities will be available to the parcel from the backbone infrastructure in Pleasant Grove Boulevard and Market Street (Exhibits D & E). Environmental Utilities and Roseville Electric have reviewed the plans and determined that all necessary utility services will be available to the parcel. The Westpark Development Agreement governs the installation and timing of

the backbone infrastructure. The Tentative Map conditions require conformance to the Development Agreement.

Subdivision Improvements: The subdivision improvements include landscape corridors on Pleasant Grove Boulevard and Market Street consistent with the WRSP Design Guidelines and the Westpark Master Landscape Plans. A masonry wall with pilasters will be provided at the back of the landscaped corridor, with radiused corner clips at Pleasant Grove/Market Street, B Street and E Street. The masonry wall will also wrap the corner of Lots 1 & 32 consistent with the noise analysis prepared by Bollard & Brennan, dated March 23, 2005 (on file with the Planning & Redevelopment Department). Lot A, adjacent to the middle school, will be dedicated and constructed as a paseo-bikepath, consistent with the Development Agreement. An enhanced wood fence will be constructed adjacent to the paseo and the park site, and an open view fence adjacent to the open space, consistent with the WRSP Design Guidelines.

Affordable Housing: Parcel W-12 is not identified as an affordable housing site and the developer's affordable housing obligation will be satisfied on other parcels as specified in the Development Agreement.

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

The size, configuration and design of all of the lots within the subdivision are consistent with the City's policies and the WRSP RS/DS standards. The proposed design, layout, configuration, and size of all lots within the subdivision provide for the construction of single-family detached houses. As depicted on the Tentative Map and subject to the conditions of approval, all 78 lots can be used and built upon.

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

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

ENVIRONMENTAL DETERMINATION

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

RECOMMENDATION

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

- A. Adopt the three findings of fact as stated in the Staff Report for the Tentative Subdivision Map – 2350 Pleasant Grove Bl., WRSP Parcel W-12 – SUBD 05-06;
- B. Approve the Tentative Subdivision Map – 2350 Pleasant Grove Bl., WRSP Parcel W-12 – SUBD 05-06 subject to the seventy-six (76) conditions listed below;

- C. Recommend that the City Council adopt the two findings of fact as stated below for the Rezone -- 2350 Pleasant Grove Bl., WRSP Parcel W-12 – RZ-000027; and
1. *The proposed rezone is consistent with the General Plan and the West Roseville Specific Plan; and*
 2. *The proposed rezone is consistent with the public interest, health, safety, and welfare of the City.*
- D. Recommend that the City Council approve the Rezone -- 2350 Pleasant Grove Bl., WRSP Parcel W-12 – RZ-000027 as shown in Exhibits G & H;

CONDITIONS OF APPROVAL FOR TENTATIVE SUBDIVISION MAP SUBD 05-06

1. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)
2. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
3. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works. (Engineering)
4. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)
5. Prior to the approval of improvement plans for this subdivision, the Improvement Plans for the Westpark Phase 2 CFD Pleasant Grove Blvd and Market Street including the detention basin and outfall on Lot 25 of the Westpark Phase 1 Large Lot final map (WRSP, Lot W-53) shall have been approved. Easements for the detention basin outfall shall be obtained prior to the approval of improvement plans. (Engineering)
6. Prior to the issuance of any building permit for home construction within the subdivision, the City shall have determined that Westpark Phase 2 CFD (Market Street and Village Park Drive including the detention basin on Lot 25 of the Westpark Phase 1 Large Lot final map (WRSP, Lot W-53)) and outfall has been deemed substantially completed. (Engineering)
7. All those provisions pertaining to the development of this subdivision that are within the West Roseville Specific Plan document, and the Development Agreement by and between the City of Roseville and 1600 Placer Investors, LP shall be made part of the requirements of this Subdivision. (Engineering)

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

8. The Improvement Plans shall include Landscape Plans for all landscape corridors and all landscaped common areas. Landscaping shall be installed prior to approval of the Notice of Completion for the subdivision improvements. The landscape plan shall comply with the West Roseville Specific Plan and the City of Roseville Water Efficient Landscape Requirements (Resolution 93-55). All

landscaping and irrigation shall be inspected and approved prior to Notice of Completion. (Planning, Engineering, Parks, Fire Environmental Utilities)

9. 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)
10. 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. Access to the floodplain as required by Engineering and the Streets Department.
 - e. Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
11. 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)
12. 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)
13. 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)
14. All Lots/Parcels shall conform to Class 1 drainage, pursuant to the adopted City of Roseville Improvement Standards, except as shown on the tentative map or as approved in these conditions. (Engineering)
15. The following note shall be added to the Grading and/or Improvement Plans:

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

 - a. Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities through out the day.
 - b. Use tarpaulins or other affective covers on all stockpiled earth material and on all haul trucks.
 - c. Sweep the adjacent streets frontages of Pleasant Grove Blvd and Market Street 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)
16. Lots B, C, D and E shall be dedicated to the City as public rights-of-way. (Engineering)
 17. Within Lot A (Paseo), a ten-foot wide Class 1 bike/pedestrian path shall be constructed. The bike/pedestrian path shall connect to Market Street in accordance with Figure 7-14 of the Specific Plan. Access to the bike trail shall be provided from Courts B, C, D and F. (Engineering)
 18. Within the right-of-way of Pleasant Grove Blvd., a eight-foot wide concrete Class 1a bike/pedestrian path shall be constructed within the landscape corridor parallel with the curb line at a distance of eight-feet from the back of the curb. A six-foot high-enhanced masonry wall shall be constructed at the back of the landscape corridor and within the right-of-way. (Engineering)
 19. Within the right-of-way of Market Street, a five-foot wide concrete pedestrian path shall be constructed within the landscape corridor parallel with the curb line at a distance of five-feet from the back of the curb. A six-foot high-enhanced masonry wall shall be constructed. (Engineering)
 20. If medians are added to the Primary Entry streets (B and E Streets), a minimum of 18' of pavement shall be required on the entry side and 14' on the exit side of the median. Type 2 (vertical) curb and gutter will be required on the Primary Entry streets. (Engineering).
 21. Special attention shall be made with the landscaping corridors to ensure that clear sight distances corridors are provided for driveways and street signs. The landscape and improvement plans shall depict all the locations of street signage and shall clearly show the minimum sight distances to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement design together with any required relocation and/or modification of existing facilities to meet these design objectives. (Engineering)
 22. Grading plans shall provide overland release consistent with City Standards. Where 100-year overland release channels are located between residential lots, they shall be 10' wide and be constructed of 6" concrete wholly on one lot a minimum 15' wide drainage easement offered to the City. Residential lots developed adjacent to a overland release points shall have pad elevations a minimum of one-foot above the 100-year flow elevation based on complete system failure. (Engineering)
 23. All storm drain outfalls shall be constructed with appropriate head walls and velocity attenuation devices. For water quality enhancement, all storm water shall be treated within an acceptable BMP and as minimum shall include grassy swales to the low-flow receiving water channel consistent with the U.S. Corps of Engineers 404 permit. All efforts shall be made to incorporate the overland release points into the drainage outlet channels. (Engineering)
 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 imported earthen material shall be obtained. If the borrow site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the imported 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. The following statement shall be added to the general notes 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-ft set back). It will remain the responsibility of the Builders/Developer to design a house which provides suitable access to the parcel." (Engineering, Building)
26. All lots that back to Pleasant Grove Blvd and Market street shall have pad elevations that allow for a minimum 2% grade from property line to top of curb (TC) for each street. (Engineering)
27. Grading of embankments shall place top of embankments within 2 feet of the property lines. (Engineering)
28. 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)
29. Prior to the approval of the improvement plans, it will be the project proponents responsible to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
30. 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)
31. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan view and in profile view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)
32. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)
33. Recycled water shall be used for irrigation of parks, landscape setbacks, medians, paseos, and other landscape areas including all multi-family and nonresidential landscaping uses with the exception of the community garden on Parcel F-13. (Environmental Utilities)
34. Developer shall disclose to all buyers that recycled water shall be used for irrigation of parks and landscape setbacks, medians, paseos, and other landscape areas including all multi-family and non-residential landscaping use. Such disclosures shall be included in the CC&R's for the Property. (Environmental Utilities)
35. All improvements being constructed as part of the Backbone Infrastructure within the WRSP Phase 2 shall be constructed and accepted by the City of Roseville prior to the issuance of the Certificate of Completion for WRSP Westpark Village 12. A note to this effect shall be placed on the improvement plans of the project. (Environmental Utilities)

36. As stipulated in the terms of the Development Agreement, the following apply to this project:
- a. As the Project's contribution to the City's water meter retrofit program, the developer shall pay to the City, at the time of Building Permit, the sum of \$115.00 per dwelling unit equivalent (DUE), inflated annually base on the Construction Cost Index (CCI). (Environmental Utilities)
 - b. The Developer and its successors shall not provide water stubouts for the installation of water softeners. (Environmental Utilities, Building)
 - c. Every residential unit within the WRSP Project shall include a recirculating hot water system (Instant Hot Water Feature) or similar technology to provide instantaneous hot water at each hot water faucet. (Environmental Utilities, Building)
 - d. The Developer shall pay the City \$170.00 (subject to any City wide increase for this charge) per single-family residential unit for (1) 90-gallon automatic refuse container and one (1) automatic green waste compost disposal bin at issuance of building permit. (Environmental Utilities)
 - e. The Developer shall require construction contractors and subcontractors to reduce construction waste by recycling a minimum of 50% of construction materials or that all construction debris be delivered to the Placer County Western Regional Material Recovery Facility where recyclable material will be removed. The Developer shall require that contractors and subcontractors submit records of waste diversion and disposal to the City's Environmental Utilities Department in order to verify compliance with the requirement. A waste disposal and diversion form shall be issued by the Environmental Utilities Department at the pre-construction meeting of the project. (Environmental Utilities)
37. 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)
38. 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)
39. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
40. 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)

41. Fire hydrants in cul-de-sacs shall be located within 250-feet of the center of the bulb, and shall not be located at the end of a cul-de-sac. (Fire)
42. Fire apparatus access roads shall be provided in accordance with Section 901 and Sections 902.2 for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the building or facility. (Fire)
43. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (34 tons GVW) and shall be provided with an *AC pavement surface* so as to provide all-weather driving capabilities. (Fire)
44. 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)
45. Dead end fire apparatus access roads in excess of 150 feet in length shall be provided with approved provisions for the turning around of fire apparatus. (Fire)
46. A minimum 3-foot clear space shall be provided and maintained around all fire protection equipment. (Fire)
47. All fencing adjacent to open space shall be reviewed and approved by the Fire Department for emergency vehicle access. Fire access points through open space fencing shall be provided at maximum intervals of 750 feet, or as close to this figures as topography will allow. (Fire)
48. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)
49. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the “City of Roseville Specifications for Residential Trenching”. (Electric)
50. 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)
51. 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)
52. The fence along the rear of Lots 73, 74, 75 & 78, adjacent to open space Parcel W-83, shall be open view type as depicted in Sheet 1, Section C. The fence along the rear of Lot 72 and easterly, adjacent to park site W-52, shall be enhanced wood and without gates. (Parks)
53. 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)
54. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

PRIOR TO OR UPON RECORDATION OF FINAL/PARCEL MAP

55. 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. A public access easement shall be provide within Lot A (Paseo (W-85) for the Class 1 Bike Path (Environmental Utilities, Electric, Engineering)
56. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
57. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
58. 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 an appropriately licensed Civil Engineer or Land Surveyor (Environmental Utilities, Electric, Engineering)
59. The City shall not approve the Final Map for recordation until either:
 - a. A subdivision agreement is entered into along with the necessary bonds and insurance as required by the City. Said agreement shall be in a form acceptable to the City Attorney.

OR

 - b. The improvement plans are approved, and the improvements are constructed and accepted as complete. In this case, the subdivider shall enter into a one-year maintenance agreement concurrent with the recordation of the Final Map. (Engineering)
60. The street names shall be approved by the City of Roseville. (Engineering)
61. A Community Facilities District (CFD) shall be formed for the subject property prior to approval of the Final/Parcel Map. This district is being formed in order to maintain Lots B, C, D and E as landscape corridors including fencing, landscape and lighting. It is the applicant's responsibility to prepare the appropriate documentation for the creation of this CFD. In order to allow the CFD to be in place at the beginning of the fiscal year, the documentation shall be provided to the Finance Department not later than March 15 of the year preceding the fiscal year in which this annexation will become effective. (Finance, Engineering)
62. The Final/Parcel Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. Lettered Lot//Parcel along major roads shall be dedicated as landscape/pedestrian/public utility easements and in fee to the City as open space. (Engineering)
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. 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)
66. 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)
67. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

68. 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)
69. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
70. 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)
71. 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)
72. 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)
73. 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)
74. All plant material shall be maintained under a 90 calendar day establishment period after initial planting. Upon completion of the establishment period, all plant material shall remain under warrantee for an additional 9 months minimum. Any plant material which does not survive during the establishment period shall be immediately replaced. Any trees or shrubs which do not survive during the warrantee period shall be replaced one month prior to the end of the warrantee period. Tree or shrub replacement made necessary due to acts of God, neglect or vandalism shall be exempt from the warrantee.
75. The project shall comply with all applicable environmental mitigation measures identified in the West Roseville Specific Plan EIR. (Planning)
76. The Tentative Subdivision Map application shall not be deemed approved until the action on the Rezoning is approved and becomes effective. (Planning)

ATTACHMENTS

1. Vicinity Map
2. Noise Study (not attached, but on file with Planning & Redevelopment Department)

EXHIBITS

- A. Tentative Subdivision Map (Sheet 1 of 6)
- B. Preliminary Grading Plan (Sheet 2 of 6)
- C. Preliminary Grading Plan (Sheet 3 of 6)
- D. Preliminary Sewer and Water Plan (Sheet 4 of 6)
- E. Preliminary Sewer and Water Plan (Sheet 5 of 6)
- F. Site Development Plan (Sheet 6 of 6)
- G. Rezone Exhibit
- H. Village W-12 Development Standards

Note to Applicant and/or Developer: Please contact the Planning & Redevelopment Department staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning & Redevelopment Director at, or prior to, the public hearing.