

PLANNING& REDEVELOPMENT DEPARTMENT STAFF REPORT PLANNING COMMISSION MEETING January 12, 2006

Prepared by: Michael Isom, Project Planner

ITEM VI-D: SPECIFIC PLAN AMENDMENT, DEVELOPMENT AGREEMENT AMENDMENT,

AFFORDABLE PURCHASE HOUSING DEVELOPMENT AGREEMENT, TENTATIVE SUBDIVISION MAP, DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION - 1501 PARKSIDE WAY (NRSP PARCEL DC-7) FILE#'S SPA-000011, DAA 05-05,

APHDA 05-06, SUBD 05-09, DRRS 05-01.

REQUEST

The applicant requests approval of the following entitlements:

- Specific Plan Amendment to increase the permitted number of residential units on the North Roseville Specific Plan (NRSP) Parcel DC-7 from 72 to 115 and to modify the text of the specific plan document to reflect the change in density;
- Development Agreement Amendment to amend the NRSP Development Agreement to reflect the change in density and identify obligations of the property owner as a result of the proposed development;
- Affordable Purchase Housing Development Agreement to provide 65 of the 115 units as middle and low-income purchase units. The 65 affordable units are an existing obligation on the property, as identified in the North Roseville Specific Plan. The agreement requires the 65 single-family detached units to be affordable to households earning 51% to 100% of median income (between \$44.870 and \$69,200).
- **Tentative Subdivision Map** to divide the 9.2-acre property into 115 residential parcels ranging in size from 1,767 to 3,420 square feet, plus additional parcels for private streets and a private recreation area; and,
- **Design Review Permit for Residential Subdivision** to modify the development standards (i.e., lot size, setbacks, coverage, etc.) of the Small Lot Residential (RS) zone district.

Applicant/ Property Owner: Donald Burton, BZb - Roseville LLC

SUMMARY RECOMMENDATION

The Planning Department recommends that the Planning Commission:

- A. Adopt the Negative Declaration:
- B. Adopt the two (2) findings of fact for approval of the Design Review Permit for Residential Subdivision;
- C. Approve the Design Review Permit for Residential Subdivision with three (3) conditions of approval;
- D. Adopt the three (3) findings of fact for the Tentative Subdivision Map;
- E. Approve the Tentative Subdivision Map with seventy-nine (79) conditions;
- F. Recommend that the City Council adopt the one (1) finding of fact for the Specific Plan Amendment;
- G. Recommend that the City Council approve the Specific Plan Amendment;
- H. Recommend that the City Council adopt the five (5) findings of fact for the Development Agreement Amendment: and
- I. Recommend that the City Council approve the Development Agreement Amendment.
- J. Recommend that the City Council adopt the five (5) findings of fact for the Affordable Purchase Housing Development Agreement; and,
- K. Recommend that the City Council approve the Affordable Purchase Housing Development Agreement.

OUTSTANDING ISSUES

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

BACKGROUND

The project site is located at 1501 Parkside Way, at the northwest corner of Woodcreek Oaks Boulevard and Parkside Way within the North Roseville Specific Plan (NRSP) area of the City of Roseville (see Attachment 1). The property is approximately 9.2 acres in size and is surrounded by existing development, including a high-density residential (condominium) project to the south, single family residential to the north and east, and a planned/entitled commercial center to the west. The property has existing Medium Density Residential (MDR-7) land use and Small Lot Residential zoning with a Development Standards overlay district (RS/DS).

The NRSP identifies a 65-unit affordable purchase housing obligation for Parcel DC-7. This requirement was placed on the property with adoption of the NRSP in 1997. The affordable housing obligation requires 40 units to be available to low-income households (below 70% of median income), and 25 units available to middle-income households (100% of median income).

The property has remained vacant since the adoption of the NRSP in 1997, due mostly in part to the property's affordable purchase housing obligation. An application for a 72-unit tentative map was submitted for City processing in 1999; however, the developer subsequently withdrew the application due to economic considerations. Other projects have been contemplated for the property over time, but none have been executed.

PROJECT DESCRIPTION

The current proposal seeks to increase the unit allocation for the property from 72 to 115 units. The increase would allow more units to be sold at market rate, which would assist the applicant in financing the affordable units. Consistent with the NRSP and associated development agreement, the applicant is proposing to transfer 43 of 109 remaining under-utilized residential units from other large lot parcels within Phase 1 of the NRSP (Diamond Creek). The under-utilized units are left over from large lot parcels within Diamond Creek that could not fit the number of units allocated to them, usually due to topographic constraints or other natural features (i.e., native oak trees). Additional evaluation regarding the proposed unit transfer is provided in the Evaluation Section below.

The project consists of 115 single-family detached residences arranged in clusters of between six and eight units. The proposed lot sizes are between 1,767 and 3,420 square feet, with yards sizes averaging approximately 400 square feet. Each cluster shares a common driveway, which is accessed via a private (but ungated) residential street. Two points of access are provided to the project: one on Woodcreek Oaks Boulevard, the other on Parkside Way. The driveway on Parkside Way will enjoy unrestricted turning movements. The Woodcreek Oaks Boulevard driveway will be restricted to right-turning movements by a raised median along the centerline of Woodcreek Oaks Boulevard.

ZONING AND SURROUNDING LAND USES

The existing zoning and land use designation of the project site and surrounding properties are reflected in the following table:

Location	Zoning	General Plan Land Use	Actual Use Of Property
Site	Small Lot Residential / Development Standards – North Roseville Specific Plan (RS/DS- NR)	Medium Density Residential (MDR)	Vacant
North	Small Lot Residential (RS)	Low Density Residential (LDR)	Single Family Homes
South	Attached Housing (R3)	High Density Residential (HDR)	Villas Condominiums
East (across Woodcreek Oaks Bl.)	RS	MDR	Longmeadow Development
West	Community Commercial / Special Area – NRSP (CC/SA-NR)	Community Commercial (CC)	Vacant (planned for mixed-use commercial center)

NEIGHBORHOOD INPUT/COMMUNICATION

The applicant hosted a neighborhood meeting on November 30, 2005, which was held at Cooley Middle School. Residents within a 500-foot radius of the project site were invited to attend the informational meeting to ask questions and provide input on the project. Approximately seven residents attended the meeting to hear about the project and ask questions. Planning staff was present to answer questions and to record comments made at the meeting. The neighborhood group was generally supportive of the request, and questions focused primarily on design details (i.e., style of streetlights, sidewalk locations, guest parking, on-site recreational amenities), and the City's affordable housing program. No comments were received regarding the proposed increase in density.

EVALUATION

The evaluation section of this report includes an analysis of each of the requested entitlements. Each of the entitlements is analyzed for its consistency with the goals and policies of the General Plan and the North Roseville Specific Plan. Analysis is provided for the Specific Plan Amendment and Development Agreement Amendment first, followed by review of the Design Review for Residential Subdivision and Tentative Subdivision Map, and lastly, the Affordable Purchase Housing Development Agreement.

SPECIFIC PLAN AMENDMENT

The property is currently designated with Medium Density Residential land use (7 units per acre) and Small Lot Residential zoning. The proposed project will increase the density of the parcel to 12.5 units per acre; however, the land use (Medium Density Residential) and zoning (RS/DS) designations will remain unchanged. The Medium Density Residential land use category anticipates a residential density range from 7.0 to 12.9 units per acre. The proposed project will increase the density of Parcel DC-7 from 7.0 to 12.5 units per acre, which is still within the General Plan density range for the MDR land use category.

The NRSP allows minor density adjustments within the plan area at time of tentative map approval, provided that certain conditions are met. In this case, a Specific Plan Amendment is required since the proposed unit increase and tentative map will require deviations (through the DRRS) from the existing zone district development standards (i.e., setbacks, lot size, coverage, etc.).

Unit Transfer - There are 109 underutilized units remaining within the Diamond Creek sub-area of the North Roseville Specific Plan. These units are the result of subdivision maps within the plan area that did not utilize all of the units allocated to the respective large lot parcels. The subject project will be allocated 43 of the remaining 109 underutilized units. The NRSP EIR already assumes development of the underutilized residential units, and no localized impacts (e.g., utilities, roadways, traffic, etc.) have been identified as a result of the unit transfer and increase in density.

Specific Plan Document Changes - Minor changes are required to the North Roseville Specific Plan document in order to effectuate the requested change in density. No policy changes to the plan are proposed. Rather, the changes are limited to altering indicated density, unit totals, etc. The proposed changes to the plan are summarized in Exhibit M.

In conclusion, for a Specific Plan Amendment to be approved, the following finding needs to be made:

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 North Roseville Specific Plan.

As describe in the evaluation above, the proposed unit transfer and resulting increase in density of Parcel DC-7 is consistent with the objectives, policies, programs, and land use designations specified in the City of Roseville General Plan and North Roseville Specific Plan.

DEVELOPMENT AGREEMENT AMENDMENT

Section 2.2 of the NRSP Development Agreement (Diamond Creek) will be modified to reflect the change in the permitted density of Parcel DC-7. The DA will also be updated to include new provisions that require the property owner to participate in funding of the City's Short Range Transit Plan, Long Range Master Transit Plan, and Bikeway Master Plan Updates (totaling \$13,800), and to provide marketing materials and 20-ride City transit system punch cards for all new residents of the subdivision.

Zoning Ordinance Section 19.84.040 stipulates that five findings must be made in order to approve a Development Agreement Amendment. The findings are listed below.

- 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.

In summary, all affected departments have reviewed the DA Amendment and the terms have been found to be acceptable to all parties.

DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION (DRRS)

The Zoning Ordinance (Section 19.78.060.I) requires that two findings be made to approve a Design Review Permit for Residential Subdivision (DRRS). The required findings are listed below in *italicized bold print* and are followed by an evaluation.

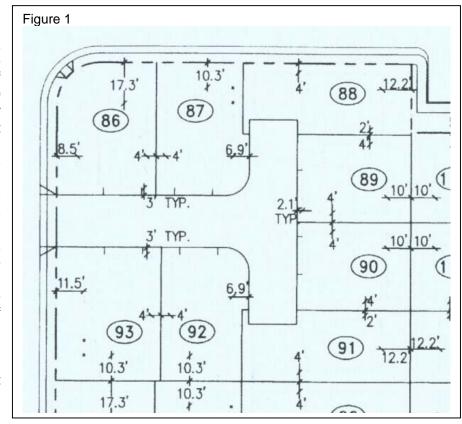
- 1. The residential design, including the height, bulk, size and arrangement of buildings is harmonious with other buildings in the vicinity.
- 2. The residential design is consistent with the applicable specific plan design guidelines.

The property is currently zoned Small Lot Residential with a Development Standards overlay district (RS/DS). The NRSP anticipated that Parcel DC-7 could be developed with a variety of product types, such as single-family detached, cluster, or attached housing. Due to the potential variability in product types, and in an effort to provide flexibility in accommodating the affordability requirement on Parcel DC-7, the NRSP allows the primary development standards of the RS district to be modified with approval of a DRRS at the time the tentative map is approved. The DRRS is a tool that is intended to allow deviations from the supplemental design standards of the RS district, such as the number of two story units, front yard stagger, stagger for 3rd car garage, and separation between two-story elements. The use of the DRRS to modify primary development standards is a tool unique to the NRSP. Similar deviations from development standards for projects not within the NRSP would typically require a Rezone.

It is common for tentative maps to be designed and approved without a specific product type having been developed. In these cases, establishment of development standards is important to establish parameters in which future product types are defined, and to give the City some idea as to the development pattern within the particular subdivision. However, at the high end of the MDR density range (i.e., up to 12.9 du/ac), it is difficult to develop standards that work, given the variability in product types.

In this case, the subdivision was designed around the product types and a specific plotting plan has been developed that identifies the location of each floor plan/unit type (refer to Figure 1 below for a typical motor court configuration and typical setbacks). This is similar to similar projects with Attached Housing (R3) zoning, which have typically required approval of Design Review Permits (e.g., Highland Park Single Family Cluster Development project in the HRNSP). A Design Review Permit cannot be required in this case (due to RS zoning and MDR land use). However, the DRRS entitlement is a similar mechanism (with similar findings) that allows the City review the project with the same level of scrutiny as a DRP to ensure that the City's architectural goals are met, and to ensure that features such as guest parking and recreational amenities are provided. Exhibits B & E illustrate the proposed product layout, while Exhibit P illustrates the proposed project architecture.

Last spring, representatives from the Planning, Fire, Electric, and Housing Departments visited a similar project developed by the applicant in the Pocket Area of Sacramento. This project was 10 vears old and had a similar development pattern with respect to building layout (cluster design), setbacks, and utility easements and equipment. The density of the Pocket project was slightly less than currently proposed (10 units per acre as opposed to 12.5); however, it still provides a representative example of the type of product currently proposed. Similar to the current proposal, the landscaping and maintenance of the Pocket project was managed by a Homeowners Association. Photographs of this comparable project are included as Attachment 3 for the Commission's reference.



DRRS Conclusion

With adoption of the NRSP, it was acknowledged that creative design concepts for Parcel DC-7 would need to be explored in order for the parcel to develop and fulfill its affordable housing obligation. It has been past City practice to allow deviations from development standards in an effort to provide affordable housing. As noted previously, staff has had an opportunity to evaluate a similar constructed project and is comfortable with the proposed design.

Whenever small lot subdivisions are proposed, staff is constantly encouraging developers to explore alternative lot and/or subdivision designs. Staff believes that the proposed design is efficient, provides a variety of attractive product types in varying sizes, and allows the property to develop while fulfilling the original affordability obligation. Lastly, the applicant has applied a higher standard of architectural quality (as required by the Diamond Creek CC&Rs in addition to City requirements) to the homes, including shutters, window trim, and enhanced materials on all sides of the units. For these reasons, and the reasons cited in the discussion above, staff believes the findings required to approve the DRRS can be made and is supportive of the request.

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, and the design standards of Title 18 (Subdivision Ordinance) of the Roseville Municipal Code.

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

If the requested DRRS described above were approved, the proposed Tentative Map would meet the minimum lot size requirements established for the project. The Subdivision Ordinance also states that subdivisions must be designed so that the lots "can be used or built upon." The applicant has provided a plotting plan for all of the lots within the subdivision to demonstrate that the lots could be developed while maintaining all of the proposed development standards. As shown on the plotting plan (Exhibit E), all of the lots can be used or built upon.

<u>GRADING</u>

The subject property is comprised of relatively flat topography which reaches a high point of approximately 114 feet above mean sea level (ASL) in the northeastern portion of the site, and a low point of approximately 104 feet ASL within a drainage swale that traverses through the center of the property. The drainage swale conveys storm water overflow from the adjacent Villas Condominium Project to the south. The site generally drains towards the north, towards Pleasant Grove Creek. Initial earthwork estimates on the property indicate that the site will balance with 29,000 cubic yards of cut and 29,000 cubic yards of fill required.

The proposed grading is consistent with the Grading Ordinance and Improvement Standards and does not create any issues or concerns for Planning or Engineering staff.

DRAINAGE

The drainage improvements proposed by this Tentative Map include curbs, drain inlets, overland releases, and underground drain lines that will connect to backbone infrastructure in Parkside Way. All of the lots have been designed with Class 1 drainage. 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 NRSP.

UTILITIES

Infrastructure, such as water, sewer, electric, and other utilities, will be installed as the subdivision is constructed as discussed below:

Water - Local water improvements servicing the subdivision will connect to the existing water mains on Woodcreek Oaks Boulevard and Parkside Way. The landowner will provide on-site improvements necessary to service their property. All improvements will be designed to the City's Improvement Standards.

Sewer - Sewer services to the site are available. On site sewer lines will connect to an existing sewer stub at the north end of the property. The developer will be responsible for providing on-site improvements necessary to service their property. The developers are responsible for paying sewer connection fees for off-site treatment facilities, as well as constructing all required on-site improvements.

Electric – Electric facilities are available to serve the project. The design for the facilities within the subdivision are required to comply with the City's design specifications, which will be incorporated into the improvement plans and approved by the Electric Utility Director. One exception from standard electric department requirements is a reduction in the required P.U.E. along the frontage of the interior streets. Typically, dry utilities such as electric and telephone require a 12.5-foot P.U.E. In this case, the P.U.E. will be reduced to accommodate the reduced setbacks. The applicant met with the Electric Department and developed an exhibit that outlines the specific locations of all Public Utility Easements within the subdivision (see Exhibit J). Both Surewest Communications and the Electric Department have verified that the proposed P.U.E. exhibit is acceptable.

The project plans have been forwarded to City departments and utility companies for review and comment. As evidenced above, there have been no other significant utility concerns identified for this project. The project has been conditioned to comply with applicable utility and engineering improvement standards.

ROADWAYS, CIRCULATION & ACCESS

Access to the subdivision will be provided from Parkside Way to the north, and Woodcreek Oaks Boulevard to the east. The Parkside Way driveway will be allowed unrestricted turning movements, while the Woodcreek Oaks driveway will be limited to right-turning movements. On site circulation consists of a 38-foot roadway section (including a 4-foot sidewalk on one side of the roadway), with parking limited to one side of the street. While the subdivision is not gated (nor is it designed to be gated in the future), the streets will be private and owned and maintained by the Homeowners Association. The 38-foot roadway section (34 feet back of curb to back of curb) is consistent with the City's Improvement Standards for private residential street widths. The Fire Department has indicated that the proposed street width, combined with the limited parking, meets applicable Fire Department requirements.

FENCING

The subdivision improvements include perimeter fencing designed to be consistent with the NRSP Design Guidelines. An enhanced masonry sound wall with pilasters will be provided at the back of the landscaped corridor along Woodcreek Oaks Boulevard. An enhanced wood fence will be provided along Parkside Way. Internal to the project, a combination of wood and masonry privacy fences are proposed. In areas where the privacy fence comes closer to a sidewalk near the subdivision entries, masonry walls are proposed so that climbing vines can be planted to screen the wall.

Details of the internal wood privacy fences have not been provided. Since many of the fences will be located closer to the street that in a typical single-family (R1) subdivision, staff recommends that the privacy fences incorporate a more enhanced design (e.g., overlapping boards, top & bottom rail, stained, etc.). **Condition 5** requires enhanced fences to be provided internally to the project to the satisfaction of the Planning Department. Details shall be submitted to the Planning Department for review and approval prior to improvement plan approval. The applicant is in agreement with this condition.

LANDSCAPING

The applicant is proposing to landscape the Parkside Way and Woodcreek Oaks Boulevard frontages, consistent with the landscaping requirements of the North Roseville Specific Plan. All

landscaping within the interior of the subdivision (including the private recreation area) not within a fenced yard area will be installed with the development and maintained by the HOA.

A preliminary landscape plan has been provided as Exhibit L. The NRSP Landscape Design Guidelines are clear to call out London Plane as the primary street tree for Woodcreek Oaks Boulevard, and Bradford Pear for Parkside Way. The landscape plan identifies a list of candidate street trees, including London Plane, Bradford Pear, Maidenhair Tree, Little Leaf Linden, Red Maple, Chinese Hackberry, and Tupelo. To ensure consistency with the NRSP Landscape Design Guidelines, staff recommends **Condition 7**, which requires the use of primary street trees as identified in the NRSP document. The applicant is in agreement with this condition.

As indicated in Exhibit L, a private recreation area is proposed on the south end of the project site. The recreation area is approximately a quarter-acre in size and will include amenities such as a play area (tot lot), community garden (with irrigation water provided), turf, and seating areas. The recreation area also serves as an overland drainage release for the adjacent Villas Condominium project to the south. Staff had initially explored ways to locate the recreation area more centrally within the project; however, due to the need for the overland release, it was determined that the recreation area was better suited in its proposed location.

PARKING

Parking for the project has been provided in accordance with the Zoning Ordinance requirement of two spaces per unit. Sixty-seven additional on and off-street parking spaces have been provided for guest parking, as indicated in Exhibit H. Multi-family projects are typically required by the Zoning Ordinance to provide guest parking at a ratio of one space per ten units. That same standard has been applied to this project, consistent with past practice on similar higher-density projects. At the standard 1 per 10 guest parking ratio, the project is required to provide 15 guest spaces. The project provides 12 designated off-street guest spaces, and another 55 on-street spaces. As proposed, staff believes that adequate parking is available within the project.

SOLID WASTE COLLECTION

In coordination with the Environmental Utilities Department, designated curbside garbage collection areas have been provided as indicated in Exhibit K.

<u>PHASING</u>

The subdivision will be constructed in one phase.

The proposed Tentative Map has been circulated to responsible City departments and utility providers for review. As a result of that review, the City has determined that the proposed Tentative Map is consistent with the City's Subdivision Ordinance, Subdivision Map Act, and all applicable City Improvement Standards.

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

As discussed in the evaluation above, staff has determined that the design, layout, configuration, and size of the proposed lots are sufficient to allow for development of single-family homes consistent with the RS/DS zoning district (as proposed).

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

AFFORDABLE PURCHASE HOUSING DEVELOPMENT AGREEMENT

A draft Affordable Purchase Housing Development Agreement is included for the Commission's review as Exhibit O. The following discussion summarizes the content of the APHDA:

PROVISIONS OF THE APHDA:

- A total of 65 units within Diamond Creek, Parcel 7 will be constructed as affordable purchase units for Low-income (40 units) and Middle-income (25 units) households. Low Income Households are 51% -80% of median income and Middle Income Households have incomes at 81 - 100% of median income, for the Sacramento Primary Metropolitan Statistical Area, as defined by HUD.
- 2. The determination of estimates on affordable pricing, City held second mortgage, and bedroom unit mix is identified below. The pricing will depend on the financing made available through the developer's lender. The affordable pricing depends on interest rates, homeowner's dues, calculations of tax assessments and special financing offered by developer's lender. In addition, the market pricing is truly an estimate, as appraisals for these units have not been undertaken at this early stage of the development.

	Bedroom Size	Affordable Pricing (Estimate)	Market Pricing (Estimate, based on \$245/sq.ft)	2 nd & 3 rd Mortgage held by City	Number of Units
Low Income 75% of median					
(\$48,075 annual)	3	\$175,000	\$299,145	\$124,145	40
Middle Income 100% of median					
(\$69,200 annual)	4	\$255,000	\$357,455	\$102,455	25

Total Affordable Units

65

NOTE: The above <u>affordable pricing estimate calculations</u> are based on the following assumptions: 35% of gross monthly income for all housing costs – principal, interest, taxes, insurance, homeowners association dues; 7% interest rate for 1st mortgage; and purchaser putting 5% of the affordable price as a down payment. In addition, the <u>market pricing</u> represents only rough estimates based on 1,221 and 1,459 square foot homes (as presented by the

developer) and based on market sales for similar sized units of \$245/square foot. The actual <u>market values</u> will be established when the project is closer to marketing/sales and verified by appraisal.

- 3. The developer (and City) is expected to apply for financing (subsidies) from the State Department of Housing and Community Development (HCD), which is identified as "Additional Financing Sources" within the APHDA. These sources will be used to assist in the development of these affordable housing units, which will not increase the monthly housing costs to the homeowner, as the additional funds will be secured by deferred loans (2nd, 3rd, and possibly 4th mortgages). These additional financing sources will assist the developer in increasing the amount allowed to be received above the identified "affordable pricing" (as noted above) not to exceed \$50,000 per affordable unit, in order to alleviate the heavy affordability component in the development of this project. The City anticipates applying for the BEGIN Program (Building Equity and Growth in Neighborhoods, through HCD) funds for this development, as approved by the City Council in July 2005, once approvals for this subdivision have been secured.
- 4. The affordable housing units will be single-family, detached for-purchase units.
- 5. As there is a difference of greater than \$5,000 between the unit's market value and affordable purchase price, the value will be protected through a promissory note and deed of trust (sleeping second mortgage), held and payable to the City of Roseville, to prevent a windfall profit for the homebuyer. The APHDA indicates that at the time of marketing the affordable units, the second mortgage terms will be either: an annual interest rate of 2% for 15 years, which will be forgiven on the 16th year, if the homeowner remains in occupancy OR a 0% interest rate, with a Shared Appreciation component (meaning that the City would share a portion of the net profit the purchaser would make in subsequent sales, based on the original 2nd mortgage value divided by the original market value of the home). The note will be due and payable upon sale of property, change of use, unapproved refinance or change of ownership.
- 6. In an effort to maintain affordability over time, for a 15-year period, the City will permit a new, qualified, low/middle-income household to be re-issued the second/third mortgage deed upon purchase of the unit from the original or subsequent buyer.

APHDA Findings

Five (5) findings of fact must be made in order to approve an Affordable Purchase Housing Development Agreement as follows:

- 1. The Affordable Purchase Housing Development Agreement is consistent with the objectives, policies, programs and land use designations of the City of Roseville General Plan;
- 2. The Affordable Purchase Housing Development Agreement is consistent with the City of Roseville Zoning Ordinance and Zoning Map;
- 3. The Affordable Purchase Housing Development Agreement is in conformance with the public health, safety and welfare;
- 4. The Affordable Purchase Housing Development Agreement will not adversely affect the orderly development of the property or the preservation of property values; and
- 5. The provisions of the Affordable Purchase Housing Development Agreement will provide sufficient benefit to the City to justify entering into said Agreement.

The Housing Division recommends that the Planning Commission recommend that the City Council adopt the five findings of fact and approve the APHDA.

ENVIRONMENTAL DETERMINATION

An Initial Study and Negative Declaration (Exhibit A) have been prepared for this project. In accordance with the CEQA Guidelines, the Initial Study and Negative Declaration were prepared using previous environmental documents such as the General Plan and North Roseville Specific Plan EIR, plus a new project-specific noise report. Based on the results of the Initial Study, the appropriate environmental document for the project is a Negative Declaration. The Negative Declaration was posted for a 20-day public review and comment period, which closes on January 12, 2006. To date, no comments on the document have been received.

RECOMMENDATION

The Planning Department recommends that the Planning Commission take the following actions (A-J):

- A. Adopt the Negative Declaration;
- B. Adopt the two (2) findings of fact as stated in the staff report for the DESIGN REVIEW FOR RESIDENTIAL SUBDIVISION 1501 PARKSIDE WAY (NRSP PARCEL DC-7) -- FILE # DRRS 05-01;
- C. Approve the DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION 1501 PARKSIDE WAY (NRSP PARCEL DC-7) -- FILE #DRRS 05-01 subject to the three (3) conditions of approval listed below;
- D. Adopt the three (3) findings of fact as stated within the staff report for the TENTATIVE SUBDIVISION MAP - 1501 PARKSIDE WAY (NRSP PARCEL DC-7) -- FILE #SUBD 05-09;
- E. Approve the TENTATIVE SUBDIVISION MAP 1501 PARKSIDE WAY (NRSP PARCEL DC-7) -- FILE #SUBD 05-09 as shown in **Exhibits B-L** and subject to the seventy-nine (79) conditions of approval listed below:
- F. Recommend that the City Council adopt the finding of fact as stated within the staff report for the SPECIFIC PLAN AMENDMENT 1501 PARKSIDE WAY (NRSP PARCEL DC-7) File #SPA-000011:
- G. Recommend that the City Council approve the SPECIFIC PLAN AMENDMENT 1501 PARKSIDE WAY (NRSP PARCEL DC-7) File #SPA-000011 as shown in **Exhibit M.**
- H. Recommend that the City Council adopt the five findings of fact as stated in the staff report for the DEVELOPMENT AGREEMENT AMENDMENT – 1501 PARKSIDE WAY (NRSP PARCEL DC-7) – File #DAA 05-05;
- I. Recommend that the City Council approve the DEVELOPMENT AGREEMENT AMENDMENT 1501 PARKSIDE WAY (NRSP PARCEL DC-7) File #DAA 05-05 as shown in **Exhibit N.**
- J. Recommend that the City Council adopt the five (5) findings of fact as stated in the staff report for the AFFORDABLE PURCHASE HOUSING DEVELOPMENT AGREEMENT – 1501 PARKSIDE WAY (NRSP PARCEL DC-7) – FILE #APHDA 05-06:
- K. Recommend that the City Council approve the AFFORDABLE PURCHASE HOUSING DEVELOPMENT AGREEMENT – 1501 PARKSIDE WAY (NRSP PARCEL DC-7) – FILE #APHDA 05-06 as shown in **Exhibit O**.

CONDITIONS OF APPROVAL FOR TENTATIVE SUBDIVISION MAP 05-09:

- 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. 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

- 5. Privacy fences with an enhanced design (e.g., overlapping boards, top & bottom rails, stained finish, etc.) internal to the project shall be provided to the satisfaction of the Planning Department. Fence details shall be submitted for Planning Department review and approval prior to approval of the improvement plans. (Planning)
- 6. The Improvement Plans shall include Landscape Plans for all landscape corridors and all landscaped common areas. Landscaping shall be installed prior to approval of the Notice of Completion for the subdivision improvements. The landscape plan shall comply with the North Roseville Specific Plan and the City of Roseville Water Efficient Landscape Requirements (Resolution 93-55). All landscaping and irrigation shall be inspected and approved prior to Notice of Completion. (Planning, Engineering, Parks, Fire, Environmental Utilities)
- 7. The Landscape Plans shall include a neighborhood entry feature at the corner of Woodcreek Oaks Boulevard and Parkside Way, consistent with the NRSP Landscape Design Guidelines. Primary street trees shall consist of London Plane along Woodcreek Oaks Boulevard and Bradford Pear along Parkside Way, consistent with the NRSP Landscape Design Guidelines. (Planning)
- 8. 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)
- 9. 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)
- 10. 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)
- 11. The frontage of Parkside Way shall be improved to include one driveway into the site. The driveway shall be constructed as a street type driveway. Along the frontage of Parkside Way, a 5-foot wide meandering sidewalk shall be constructed within the landscape corridor. (Engineering)
- 12. The existing drain inlet located on Parkside Way at Street "A" shall be abandoned. Positive drainage shall be provided on Parkside Way to the new drain inlets on Street "A." (Engineering)
- 13. The frontage of Woodcreek Oaks Blvd shall be improved to include one driveway into the site. The driveway shall be constructed as a street type driveway and shall be accessed with a right turn curb flare. The centerline of the driveway shall be located the City's standard width north of the centerline of the existing driveway at the adjacent apartment complex. Along the frontage of Woodcreek Oaks Blvd., an 8-foot wide sidewalk shall be constructed adjacent to the curb. (Engineering)
- 14. Parkside Way shall be restriped to change the left turn only lane arrow to a left through lane arrow. (Engineering)
- 15. Conduits shall be installed along the frontage of Parkside Way for the future traffic signal at Parkside Way and Woodcreek Oaks Blvd. (Engineering)
- 16. All streets within the project shall be privately owned and maintained by the Homeowners Association. The streets shall have a width of 34 feet as measured from back of curb to back of curb. Standard curb and gutters shall be constructed along with 28 feet of pavement. A 4-foot wide sidewalk shall be constructed as shown on the approved site plan. Restricted parking within the site shall have proper signage indicating such. (Engineering)
- 17. Developer shall be responsible for the installation of a bus shelter and related improvements conforming to the City's current standards. The Developer and City shall enter into a deferred improvement or other agreement based upon a construction cost of \$10,000 per shelter for future construction of the Bus Shelter at the existing bus turnout on Woodcreek Oaks Blvd. (Shelter number 05-201) (Engineering, Transit)
- 18. If at anytime prior to the "Notice of Completion", the determination is made that existing curb ramp at the corner of Parkside and Woodcreek Oaks Blvd. does not meet standard City requirements, it will be the responsibility of the developer to remove/replace or modify the deficient ramp to meet City standards. (Engineering)
- 19. All utilities shall be connected to existing stubs. No open cuts of public streets will be allowed. (Engineering)

- 20. A 7-foot tall enhanced masonry soundwall shall be constructed along the frontage of Woodcreek Oaks Blvd. The surrounding grades shall be designed to avoid the need to incorporate a retaining wall within the soundwall. A separate retaining wall shall be built if necessary. (Engineering)
- 21. All storm drainage, including roof drains, shall be collected on site and shall be routed to the nearest storm drain system or natural drainage facility. The storm drain system shall be a private system and shall be maintained by the property owner. (Engineering)
- 22. The grading plans for the site shall be accompanied with a shed map that defines that area tributary to this site and shall demonstrate adequate freeflow of overland flows from the 100 year event. (Engineering)
- 23. The overland drainage release through Recreation Lot "N" shall be incorporated into the landscaping plan to the satisfaction of the City Engineer. The drainage channel shall either be made part of the soft landscaping or shall be constructed as a trapezoidal channel with a concrete pan. (Engineering)
- 24. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater than 4 feet in height. All retaining walls shall be of either split faced masonry units, keystone type construction, or cast in place concrete with fascia treatment. (Engineering)
- 25. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
- 26. 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)
- 27. 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)
- 28. The following note shall be added to the Grading and/or Improvement Plans:

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

- a. Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities through out the day.
- b. Use tarpaulins or other affective covers on all stockpiled earth material and on all haul trucks.
- c. Sweep the adjacent streets frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.
- d. Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off site.
- e. The City shall have the authority to stop all grading operations, if in opinion of city staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. (Engineering)
- 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. Water and sewer infrastructure shall be designed and constructed pursuant to the adopted City of Roseville Improvement Standards and Construction Standards and shall reflect the following:
 - a. Sewer and water service laterals shall not be allowed off of water and sewer mains larger than 12 inches in diameter. (Environmental Utilities)
 - b. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes. (Environmental Utilities)
 - c. Water and sewer mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions. (Environmental Utilities)
 - d. All sewer manholes shall have all weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)
- 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. A 12" looped water main shall be constructed through the subdivision between Parkside Way and Woodcreek Oaks Blvd. Existing water stubs should be utilized where possible. Water mains shall be extended into the cul-de-sac/hammerhead aisles to service the homes. (Environmental Utilities)
- 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 Marshal, where the project utility lines will serve non-residential uses. (Fire)
- 38. The turning radius required for fire apparatus is 48' outside, 34' inside. (Fire)
- 39. Fire apparatus access roads shall be provided in accordance with Sections 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 for 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)
- 40. 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)
- 41. 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)
- 42. Dead end fire apparatus access roads in excess of 150 feet shall be provided with approved provisions for the turning around of fire apparatus. (Fire)
- 43. Restricted parking shall be in accordance with the Roseville Fire Department Fire Lane ID Standard. (Fire)
- 44. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans and improvement plans shall clearly identify all existing electric 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 electric utilities to the satisfaction of the Electric Utilities Director. (Electric)
- 45. 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)
- 46. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)
- 47. 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)
- 48. 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)

- 49. 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)
- 50. 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

- 51. Public Utility Easements shall be provided as indicated in Exhibit J to the satisfaction of the Electric Department. (Electric)
- 52. Easement widths shall comply with the City's Improvement Standards and Construction Standards, unless otherwise provided for in these conditions/approval. (Environmental Utilities, Electric, Engineering)
- 53. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
- 54. 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)
- 55. Prior to approval of the final map the developer shall enter into and the City Council shall approve an Affordable Purchase Housing Development Agreement identifying 25 of residential units to be affordable to middle (100% of median) and 40 of residential units to be affordable to low (75% of median) income households. (Housing)
- 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 Map. The CC&Rs shall include the following items:
 - a. Creation of a Homeowners Association. (Attorney)
 - b. Homeowners Association shall be responsible for maintenance of all common areas including landscaping, parking areas, and drive aisles/driveways. (Attorney)
 - The common areas provide reciprocal access and parking for the mutual benefit of all numbered parcels. (Attorney, Planning)
 - d. A statement indicating that parking shall be limited in proximity to designated refuse collection points (as deemed necessary by the Environmental Utilities Department) on refuse collection days. (Environmental Utilities)
- 57. Lots A-P and all internal streets shall be dedicated to the Homeowners Association. (Engineering)
- 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. Any structures crossing Lot/Parcel lines created by the Final/Parcel map shall be removed. (Engineering)
- 60. An Irrevocable Offer of Dedication for the area shown on the Tentative Map as "Round-About" in the northwest corner of the site shall be made with the recordation of the map. (Engineering)
- 61. The street names shall be approved by the City of Roseville. (Engineering)
- 62. City records show that the land being subdivided is within the CFD 1 & 2 Assessment District. 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)
- 63. 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)
- 64. 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)
- 65. 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)
- 66. 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)
- 67. 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)
- 68. 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)
- 69. The applicant shall pay all applicable water and sewer fees to include the North Industrial for North Central Roseville Specific Plan Reimbursement Fee. (Environmental Utilities)
- 70. 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. The CC&R's shall also include restrictions required for parking on trash pick up days (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

- 71. 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)
- 72. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 73. 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)
- 74. 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)
- 75. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Engineering)
- 76. 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)
- 77. 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 nature, neglect or vandalism shall be exempt from the warrantee.
- 78. The project shall comply with all applicable environmental mitigation measures identified in the North Roseville Specific Plan EIR (Planning)
- 79. The Tentative Subdivision Map application shall not be deemed approved until the actions on the, Development Agreements and Specific Plan Amendment are approved and become effective. (Planning)

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION 05-09:

- 1. The minimum lot sizes, minimum required useable yard, and other development standards and supplemental design standards shall be as provided for within Exhibit E. (Planning)
- 2. The architectural elevations for the project are approved as shown in Exhibit P. (Planning)
- 3. This permit shall expire on the same date as the tentative map for NRSP Parcel DC-7 (SUBD 05-09). (Planning)

ATTACHMENTS

1. Vicinity Map

- 2. Photographs of Comparable Project
- 3. Affordable Unit Layout Plan

EXHIBITS

- A. Negative Declaration
- B. Tentative Subdivision Map
- C. Preliminary Grading and Drainage Plan
- D. Preliminary Utility Plan
- E. DRRS / Development Standards Exhibit
- F. Subdivision Dimension Plan
- G. Fire Access Exhibit
- H. Parking and Sight Distance Exhibit
- I. Pedestrian Access Exhibit
- J. Public Utility Easement Exhibit
- K. Yard and Garbage Collection Exhibit
- L. Landscape Plan
- M. Specific Plan Change Pages
- N. Draft Development Agreement Amendment
- O. Draft Affordable Purchase Housing Development Agreement
- P. Architectural Elevations

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.