



PLANNING & REDEVELOPMENT DEPARTMENT STAFF REPORT
PLANNING COMMISSION MEETING **APRIL 13, 2006**

Prepared by: Steve Lindbeck, Project Planner

ITEM V-B: **TENTATIVE SUBDIVISION MAP, DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION – 2150 PLEASANT GROVE BL – WRSP VILLAGE CENTER W-21 – FILE #2005PL-131 -- SUBD 05-07, DRP-000082**

REQUEST

The applicant requests approval of a Tentative Subdivision Map to divide the 16.8-acre West Roseville Specific Plan Village Center Parcel W-21 into 138 alley-loaded residential lots. Also requested is a Design Review Permit for Residential Subdivision to adopt unique design standards for the 48 attached townhouses and 90 detached dwellings.

Applicant – Greg McKenzie, PL Roseville
Property Owner – PL Roseville

SUMMARY RECOMMENDATION

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

- A. Adopt the three (3) findings of fact for the Tentative Subdivision Map;
- B. Approve the Tentative Subdivision Map subject to the sixty-nine (69) conditions listed below;
- C. Adopt the two (2) findings of fact for the Design Review Permit for Residential Subdivision; and
- D. Approve the Design Review Permit for Residential Subdivision subject to the seven (7) conditions listed below.

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

Westpark Village Center Parcel W-21 of the West Roseville Specific Plan (WRSP) is located on the north side of Pleasant Grove Boulevard approximately 2,000 feet west of Fiddymont Road (see Attachment 1). The parcel is 16.8 acres and is bounded on the northeast by Westpark Villages W-1 and W-2, an age-restricted single-family development, on the northwest by High Density Residential Village Center Parcel W-26 and Community Commercial Village Center Parcel W-33, and on the southwest by Medium Density Residential Village Center Parcel W-24.

The West Roseville Specific Plan was planned with the Village Center as its heart (see Figure 2). Pleasant Grove Boulevard crosses through the Village Center, but not in the form of a throughway. Instead, the enhanced crosswalks, central plaza, and street-forward residential and commercial uses establish a “Main Street” bustling with activity, where people can feel comfortable with or without their cars. The square blocks immediately surrounding the 14-acre commercial complex and 4-acre central plaza will be developed with 825 residential units. The Village Center also includes an 11-acre church site and a 10-acre neighborhood park. An elementary school and a middle school will also be within walking distance and the adjacent single-family neighborhoods (Villages W-8, W-10, W-11 and W-12) will have direct street connections to the Village Center. Altogether, the mix and intensity of uses within the Village Center and close by are intended to create a pedestrian-friendly urban village.

SITE INFORMATION

Location: 2150 Pleasant Grove Boulevard, West Roseville Specific Plan, Village Center Parcel W-21, approximately 2,000 feet west of Fiddymont Road

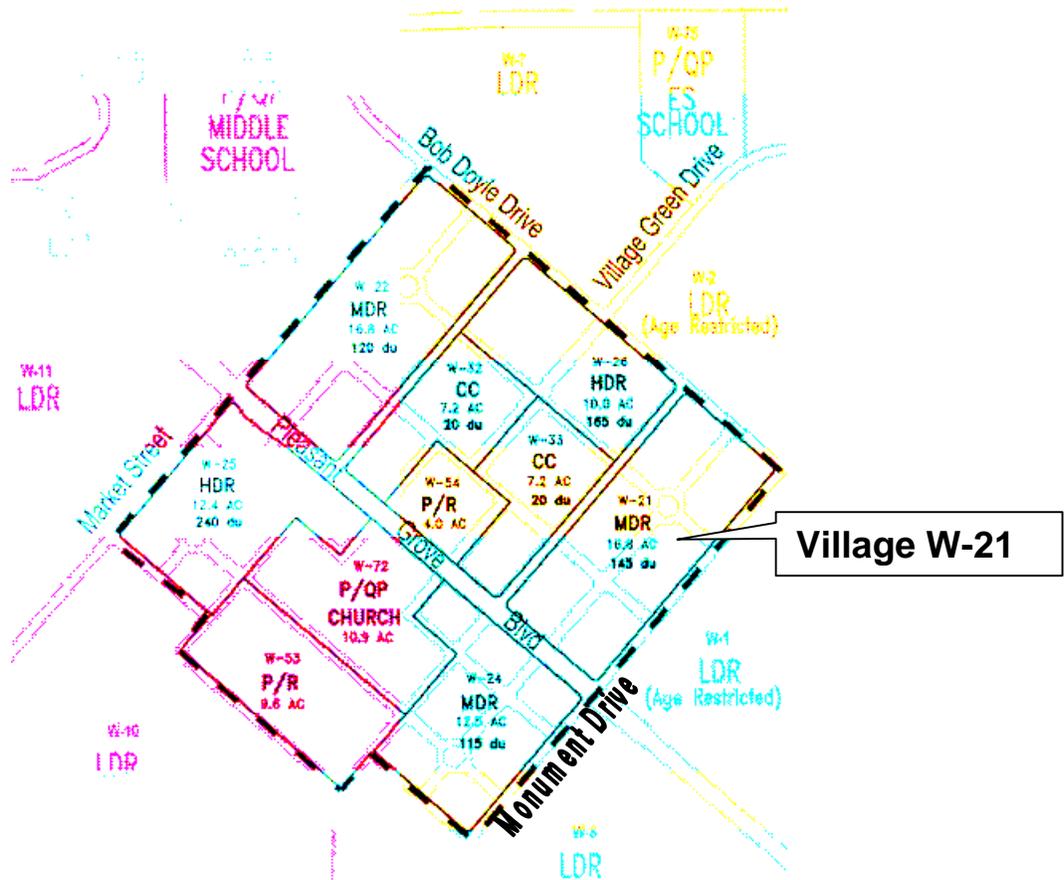
Total Size: 16.8 acres

Topography: The subject parcel is comprised of relatively flat, gently-rolling topography ranging from approximately 118 feet above mean sea level (amsl) in the southwest corner of the site to approximately 106 feet amsl in the northeast corner of the site. The site drains generally northward to the south branch of Pleasant Grove Creek. There are no native oak trees on the site.

Figure 1: Adjacent Zoning and Land Use

	Zoning	General Plan Land Use	Actual Use Of Property
Site	R3/DS, Attached or Detached Housing/ Development Standards Overlay	VC-MDR, Village Center Medium Density Residential	Undeveloped
Northeast	R1/DS, Single Family Residential/ Development Standards Overlay	LDR, Low Density Residential	WRSP Villages W-1 & W-2
Southwest	R3/DS	VC-MDR	Undeveloped
Northwest	R3/DS; and CC/SA-WR, Community Commercial/ Special Area Overlay-West Roseville	VC-HDR, Village Center High Density Residential; and VC-CC, Village Center Community Commercial	Undeveloped

Figure 2: Village Center Plan



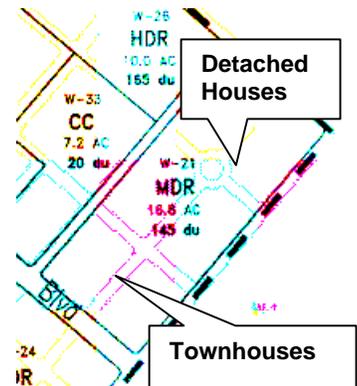
Because the character of the Village Center is best understood in terms of urban design, this report will begin with a discussion of the Design Review Permit for Residential Subdivision, and follow that with a discussion of the Tentative Subdivision Map.

EVALUATION – DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION

As noted above, the WRSP provides for both attached and detached housing in the VC-MDR land use. The Village Center Plan encourages a mix of unit types on each large lot with the following key features:

- Single family attached or detached units facing the public street
- Entries/porches facing and moved forward toward the street
- Alley loaded or recessed rear yard garages

Pulte Del Webb proposes to develop Village Center Parcel W-21 with 48 attached townhouses on the two southern blocks (adjacent to Pleasant Grove Boulevard) and 90 detached houses on the four northern blocks. Houses will be located close to the lot fronts, with entries and active living areas overlooking the sidewalks to present a strong urban streetscape reminiscent of a traditional urban neighborhood. The neighborhood will have detached sidewalks, street trees in the parkway strips, and low shrubs and ground cover behind the sidewalks. No street front curb cuts will be needed, because all garages face the mid-block rear alleys. A landscaped roundabout provides a visual landmark at the intersection of “A” and “2nd” streets.



The **Attached Townhouses** are designed as four-plexes, with two floor plans rendered in four architectural styles with varied façade articulation, roof forms and height (see Exhibit F). Architectural detailing is used on all four elevations of the four-plex. Each architectural style uses four distinct color schemes corresponding to the style and harmonious with the neighboring colors. The overall appearance will be of four individual units, side by side.

The French style townhouse is designed with the following features: concrete flat tile roof with projecting gables; board accent on gable; corbels; board shutters; bracketed “bay” window; 2x4 divided light windows; and iron patio railing.

The Italianate style townhouse is designed with the following features: concrete s-tile roof with shed and hip form; corbels; louvered shade shutters; bracketed windows; 2x4 divided light windows; hip porch roof with shaped columns; and stucco patio wall.

The Spanish style townhouse is designed with the following features: concrete s-tile roof with projecting gables; iron grille on gable; iron pot brackets below windows; shed porch roof with support columns; 2x2 divided light windows; and stucco patio wall with iron railing.

The Traditional style townhouse is designed with the following features: concrete flat tile roof with projecting gables; vent accent on gable; louvered shutters; bracketed windows; 2x4 divided light windows; gable porch roof with shaped columns; and iron patio railing.

To emphasize the façade articulation, the individual townhouse units will have staggered setbacks of 10 to 15 feet from the sidewalk. Large front patio decks will project up to 9 feet into the setback. The decks will be elevated 4 feet above the sidewalk by retaining walls and the at-grade space behind the sidewalk will be landscaped with low shrubs and groundcover. This design creates a significant transition between the public sidewalk and the private residence. The deck provides residents with an

active living area that is visually close to the street to allow involvement with the community. At the same time, the 4-foot grade difference provides enough separation to lend a sense of security. Also, the decks on Lots 99 and 130 (units adjacent to side streets) will wrap around the house corner to extend the transition space even more.

The **Detached Houses** are designed with three floor plans and three architectural styles (see Exhibit G). Each style has three distinct color schemes, for a total of twenty-seven different street presentations. The two-story houses will have 15-foot front setbacks and detached rear garages facing the mid-block alleys. Front porches will be elevated 2 feet above the sidewalk on retaining walls. All houses are designed with four-sided architecture, and all street corner units will have enhanced detailing facing the side street, including wrapped porches.

The Cottage style house is designed with the following features: asymmetric front façade; concrete flat tile, steeply pitched roof; projecting front gable and clipped side gables; stucco body with accent board in the front gable; detailed porch columns with wood rails; louvered shutters; 2x2 divided light over 1 windows; and shaped foam corbels.

The East Coast Traditional style house is designed with the following features: concrete flat tile roof with projecting front gable; 8-inch board siding on street elevations; slender porch columns with trim and wood rails; louvered shutters; 4x4 divided light windows; and traditional trim detailing.

The Monterey style house is designed with the following features: concrete s-tile roof; heavy rustic porch columns with brackets and wood rails; stucco siding with board accents; tongue-and-groove paneled shutters; 2x2 divided light windows; and second story balconies per floor plan.

Findings: The WRSP provides for the establishment of unique development standards in place of the adopted R3/DS standards upon approval of a Design Review Permit for Residential Subdivision (DRRS) that is based on a review of the product type. The attached site plans, landscape plans, architectural plans and elevations, materials and colors specifications (Exhibits A – I) comprise the development standards for Parcel W-21.

Zoning Ordinance Section 19.78.060.I stipulates that two findings must be made in order to approve a DRRS. The required findings for a DRRS are listed below in ***bold italics*** 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.

The townhouse rows of four two-story units present attractive proportions to Pleasant Grove Boulevard and the other commercial and residential buildings to be developed. The two story detached dwellings on narrow lots contribute to the traditional form of urban village. The street-forward design and front patio decks provide a significant transition from the public sidewalk to the private residence. Mid-block alleys and detached rear garages avoid the need for street curb cuts, which further establishes the medium density, traditional urban form.

2. The residential design is consistent with applicable design guidelines.

The neighborhood will have single-family attached and detached housing facing public streets, entries and patios close to the sidewalks, separated sidewalks and street trees within the public right-of-way, and alley loaded garages, as stipulated in the WRSP Village Center Plan. Staff believes that the attached and detached residential product plans and supporting specifications provide for the quality and character of development desired for the WRSP Village Center.

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 138 residential lots will be sized and oriented for the two different product types (Exhibit A). Lots 91 through 138 on the two southern blocks are arranged for townhouse development; Lots 1 through 90 on the four northern blocks are arranged for detached houses. All lots are oriented with frontage on public streets and with 22-foot wide mid-block alleys.

Circulation: Access to the subdivision will be provided from both Pleasant Grove Boulevard and Bob Doyle Drive at Monument Drive, “A” Street and Village Plaza Drive. Vehicles may enter mid-block alleys from any of these streets except Pleasant Grove Boulevard. Streets “A”, “1st” and “2nd” all make through connections. The intersection of “A” and “2nd” is designed with a 90-foot diameter roundabout in the middle. The proposed streets meet the City’s residential street improvement standards.

Grading: The project engineer indicates that site grading will amount to 34,000 cubic yards (cy) of cut, 34,000 cy of fill, and 5,000 cy of shrink for a net import of 5,000 cy from elsewhere in West Park (Exhibit B). Retaining walls will be used to create the 2-foot and 4-foot grade differences of the units above the sidewalks, but retaining walls should not be needed between adjacent lots. Grade differences between adjacent detached house pads are typically less than 1 foot. Abutting townhouse units are at the same grade and the grade difference between adjacent four-plexes are typically less than 1.5 feet. The proposed grading is consistent with the City’s Grading Ordinance and Improvement Standards.

Drainage: With the units elevated above the front sidewalks, the lots have been designed to drain toward the rear alley (Exhibit B). 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 backbone infrastructure in Pleasant Grove Boulevard and Bob Doyle Drive (Exhibit C). Water service to the units will be provided at the lot front, while sewer and dry utilities will be provided from the alleys. Environmental Utilities and Roseville Electric have reviewed the plans and found them consistent with their requirements.

Landscape: The subdivision improvements include landscape on all street frontages, as depicted on the Preliminary Landscape Plan (Exhibits D & E). Street trees and turf will be planted in the parkway strip on all streets, consistent with the WRSP Design Guidelines and the Westpark Master Landscape Plans. Trees will also be planted along the alleys. Sound walls will be provided at the sides of Lots 99, 106, 107 and 130 to comply with the noise analysis prepared by Bollard and Brennan, dated August 15, 2005. The sound walls will be stuccoed to match the adjacent houses, as will the side yard walls between adjacent four-plexes.

Affordable Housing: Parcel W-21 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 WRSP R3/DS standards as modified by the DRRS for Village W-21 described above (DRP-000082). The proposed design, layout, configuration, and size of all lots within the subdivision provide for the construction of the distinct attached townhouses and detached houses described in this application. As depicted on the Tentative Map and subject to the conditions of approval, all 138 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 – 2150 Pleasant Grove Bl., WRSP Village Center Parcel W-21 – File# SUBD 05-07;
- B. Approve the Tentative Subdivision Map – 2150 Pleasant Grove Bl., WRSP Village Center Parcel W-21 – File# SUBD 05-07 subject to the sixty-nine (69) conditions listed below;
- C. Adopt the two findings of fact as stated in the staff report for the Design Review Permit for Residential Subdivision – File# DRP-000082; and
- D. Approve the Design Review Permit for Residential Subdivision – File# DRP-000082 subject to the seven (7) conditions listed below.

CONDITIONS OF APPROVAL FOR TENTATIVE SUBDIVISION MAP SUBD 05-07

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. 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. The applicant shall become signatory to said Development agreement. (Engineering, Planning)

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

6. The Improvement Plans shall include Landscape Plans for all landscape corridors and all landscaped common areas. Landscaping shall be installed prior to approval of the Notice of Completion for the subdivision improvements. The landscape plan shall comply with the WRSP Design Guidelines, the Westpark Master Landscape 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 applicant shall submit to the Engineering Department the appropriate Army Corps of Engineers permit or clearance, the California Department of Fish and Game Stream Bed Alteration Agreement, and/or the Regional Water Quality Control Board Water Quality Certificate. (Planning)
8. 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 waddles, 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 Sidewalk 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 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)
12. Positive drainage shall be provided for all lots. Lots shall drain towards the alleyways and to the streets as shown on detail ST-4 of the approved Tentative Map. Prior to the approval of the improvement plans, a grading plan and drainage study shall be prepared that demonstrates that positive drainage will be managed along with protection from 100-year storm flows. The drainage study shall demonstrate that all streets and alleyways conform to the maximum allowable inundation for surface flows. (Engineering)
13. 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 the opinion of city staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. (Engineering)
14. With the approval of this Tentative Map, Village Plaza Drive (a Specific Plan Phase II requirement) shall be built to its ultimate configuration and shall include all necessary utility stubs that will serve those lots facing Village Plaza Drive. (Engineering)
15. The internal roadways, Village 1st Street, Village 2nd Street, and Village Street A, shall be built within a right-of-way width of 54 feet to include 30 feet of pavement, standard vertical curb, and a 5-foot wide planter strip and 4-foot wide sidewalk on either side. (Engineering)
16. All internal intersections shall be “bulbed” per City Standards. The bulbed curb returns shall be roll curbed with center pedestrian access ramps and shall be constructed of 8-inch thick concrete. (Engineering)
17. The alleyways shall be built to a width of 22-feet as measured from the back of curb to back of curb. The rolled curb and gutter shall be 18-inches wide and the alleyway shall be crowned in the middle with 2% slopes towards the gutter. All alleyways shall be designed with a TI of 7 and shall have a minimum structural section comprised of 3-inches of asphalt concrete on top of 9-inches of aggregate base. On either end of the alleyways, at the approach to the streets, the approaches shall be per the City Standards. At both ends of the alley, signs shall be posted stating that there is “No Parking in the Alley at Anytime”. (Engineering)

18. The Traffic Circle shall be designed with sufficient curvatures to accommodate emergency vehicles and truck traffic. Truck turning radii shall be shown on the plans and the City Engineer shall approve the final design. (Engineering)
19. Landscape corridors shall be designed 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)
20. A note shall be added to the grading plans that states:

“Prior to the commencement of grading operations, the contractor shall identify the site where the excess/borrow earthen material shall be imported/deposited. If the borrow/deposit site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.” (Engineering)
21. 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)
22. The following statement shall be added to the cover sheet of the plan set; "Unless otherwise approved by engineering, the final grading of the project site shall be constructed to accommodate a maximum driveway slope of 14% for each residential lot, as measured from the back of curb to the entrance of the garage." (Engineering, Building)
23. 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)
24. 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)
25. 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)
26. Water, sewer and recycled water infrastructure shall be designed and constructed pursuant to the WRSP DA, the adopted City of Roseville Improvement Standards and Construction Standards and shall reflect the following:
 - a. Sewer, water and recycled 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, sewer and recycled water mains shall not exceed a depth of 6' and 12' respectively, below finished grade, unless authorized in these conditions. (Environmental Utilities)
 - d. All sewer manholes shall have all weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)
 - e. No trees or permanent structures shall be placed within water, sewer, or recycled water easements, except with the approval of the Environmental Utilities Director. (Environmental Utilities)
27. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)
28. 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)
29. 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)
30. 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 21. A note to this effect shall be placed on the improvement plans of the project. (Environmental Utilities)
31. Building Permits for Production Homes shall not be issued for WRSP Westpark Village 21 until the 8-inch sewer main outfall along Village Plaza Dr. for the project has been substantially completed and accepted by the Environmental Utilities Department. (Environmental Utilities)
32. 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)
33. As part of its development of the Project, Developer and its successors shall not provide water stubouts for the installation of water softeners. (Environmental Utilities, Building)
34. 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)
35. Housing fronting Pleasant Grove shall have water services from the alley. Water services are not allowed off of a transmission main. (Environmental Utilities)
36. The Developer agrees to 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)

37. 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)
38. Refuse trucks require a 25' inside and 45' outside turning radius. (Environmental Utilities)
39. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 400' on center. (Fire)
40. Minimum fire flow is 3,000 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. The turning radius required for Fire Department apparatus is 48' outside and 34' inside.
42. Fire apparatus access roads shall have an unobstructed width of not less than 20-feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (Fire)
43. 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)
44. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an AC pavement surface so as to provide all-weather driving capabilities. (Fire)
45. Access and water supply are required prior to the issuance of any sales trailer permit, model home permit or production home permit. (Fire)
46. 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)
47. All Electrical Department facilities, including streetlights where applicable, shall be designed and built to the Roseville Electric's "Specifications for Residential Construction". (Electric)
48. 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)
49. 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 Roseville Electric's "Specifications for Residential Construction" (Electric)
50. 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)
51. 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

52. The following easements shall be provided and shown on the Final/Parcel Map or by separate instrument, unless otherwise provided for in these conditions:
- a. A 10 foot wide public utilities easement along all road frontages; a 5 foot wide public utility easement along all alleyways; an additional 10'x10' PUE notch for above and below ground utility equipment shall be located behind the 5-foot PUEs in the alleyways at lots 1, 12, 13, 23, 47, 57, 58, 68, 91, 114, 24, 46, 34, 35, 69, 90, 79, 80, 115, 138, and centered on property lines 103, 104, and 125, 126; and
 - b. Water and sewer easements.
53. 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". A licensed Land Surveyor or appropriately licensed Civil Engineer shall prepare all legal descriptions. (Environmental Utilities, Electric, Engineering)
54. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with the Final/Parcel Map. The CC&Rs shall include the following items:
- a. The homeowners association shall maintain the exteriors of all townhouse lots, including the townhouse buildings and their garages, fences, sound walls, front walks, steps, patio decks, and retaining walls on the townhouse lots;
 - b. The homeowners association shall maintain landscaping, including front walks, steps, and retaining walls, within front setbacks and street side setbacks on all lots, and on the village roundabout. (Attorney, Planning)
55. 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)
56. The street names shall be approved by the City of Roseville. (Engineering)
57. 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 masonry walls, landscape corridor fencing, landscape and lighting within the landscape easements. 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)
58. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways or alleyways. (Engineering)

59. 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)
60. The developer per the applicable policy shall pay for electric construction costs incurred by Roseville Electric for this project. (Electric)
61. 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)
62. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

63. 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)
64. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
65. 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)
66. Prior to the issuance of building permits for this subdivision, all Phase 2 CFD Improvements for the Westpark project shall have been deemed substantially complete by the City Engineer. (Engineering, Building)
67. 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 Engineer. (Engineering)
68. 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)
69. 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)

CONDITIONS FOR DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION DRP-000082

1. The development of WRSP Parcel W-21 shall be as depicted and described in Exhibits A through I regarding the unit types and footprints, building elevations, materials and colors. (Planning)
2. The sound walls required on the street side yards of Lots 99, 106, 123, and 130 shall be finished with stucco to match the building color. The street-facing walls crossing from unit 102 to 103, and from unit 126 to 127 shall be finished with stucco to match the building colors. All other fences shall be typical

good neighbor wood style. All fence locations shall be consistent with the Preliminary Landscape Plan, Exhibit D. (Planning)

3. The Landscape Plan shall comply with the WRSP Design Guidelines, the Westpark Master Landscape Plan and the City of Roseville Water Efficient Landscape Requirements Resolution No. 93-55. (Planning)
4. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (2") bark (no shredded bark) or (2") mulch covering. (Planning)
5. Any backflow preventors visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventors shall be screened with landscaping and shall comply with the following criteria:
 - a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventor to the landscaping.
 - b. For maintenance purposes, the landscaping shall only be installed on three sides and the plant material shall not have thorns.
 - c. The control valves and the water meter shall be physically unobstructed.
 - d. The backflow preventor shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)
6. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)
7. Building permits for accessory structures on Lots 1 through 138 shall be allowed as regulated by the Zoning Ordinance. Building permits for additions to the primary structures on Lots 1 through 138 shall be subject to review and approval of an Administrative Permit. (Planning)

ATTACHMENTS

1. Vicinity Map
2. Color Elevations -- 4-Plex Building
3. Color Elevations – Detached Product

EXHIBITS

- A. Tentative Subdivision Map (Sheet 1 of 3)
- B. Preliminary Grading Plan (Sheet 2 of 3)
- C. Preliminary Sewer and Water Plan (Sheet 3 of 3)
- D. Preliminary Landscape Plan (Sheet PL1)
- E. Preliminary Landscape Plan (Sheet PL2)
- F. Architectural Plans for 4-Plex Building (Sheets 1 through 18)
- G. Architectural Plans for Detached Alley-loaded Product (Sheets 1 through 25)
- H. Color and Material Schemes -- 4-Plex Building (available for review at Planning Dept.)
- I. Color and Material Schemes -- Detached Product (available for review at Planning Dept.)

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.