

ITEM VII-D: ADMINISTRATIVE PERMIT, TENTATIVE SUBDIVISION MAP, TREE PERMIT AND DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION – 1850 BLUE OAKS BL – WRSP FIDDYMENT RANCH VILLAGE F-17 – FILE #AP 04-84, SUBD 04-23, TP 04-50, & DRRS 04-01

REQUEST

The applicant requests approval of plans to develop West Roseville Specific Plan Fiddymment Ranch Village F-17 with 131 medium density residential units. Project entitlements include: 1) a Design Review Permit for Residential Subdivision to establish design standards for the project; 2) a Tentative Subdivision Map to divide the 17.3 acre parcel into 131 residential lots; 3) a Tree Permit to remove 24 native oak trees on Parcel F-17 and 9 trees for construction of the off-site sewer main; and 4) an Administrative Permit to transfer four WRSP residential units from Village F-17 to Village F-16.

Applicant – Tim Denham, Wood Rodgers
Property Owner – Signature Properties

SUMMARY RECOMMENDATION

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

- A. Adopt the two (2) findings of fact for the Design Review Permit for Residential Subdivision;
- B. Approve the Design Review Permit for Residential Subdivision subject to the five (5) conditions listed below;
- C. Adopt the three (3) findings of fact for the Tentative Subdivision Map;
- D. Approve the Tentative Subdivision Map subject to the seventy-seven (77) conditions listed below;
- E. Adopt the two (2) findings of fact for the Tree Permit;
- F. Approve the Tree Permit subject to the twenty-two (22) conditions listed below;
- G. Adopt the three (3) findings of fact for the Administrative Permit; and
- H. Approve the Administrative Permit subject to the two (2) 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

Parcel F-17 of the West Roseville Specific Plan (WRSP) is located on the northeast corner of Blue Oaks Boulevard and Fiddymment Road. The parcel is 17.34 acres and is bounded on the north and east by open space parcels. The WRSP was approved by the City on February 4, 2004 and established the land use designations and zoning standards for the specific plan area. Parcel F-17 is designated as Medium Density Residential and is zoned Small Lot Residential/ Development Standards District (RS/DS).

Fiddymment Ranch was approved for development in three phases and Parcel F-17 is within Phase One. Upon the Phase Two construction of the new Fiddymment Road alignment, the existing Fiddymment Road segment along the west side of Parcel F-17 will become a local street with a terminus south of Pleasant Grove Creek. The existing bridge will then be used as a link in the pedestrian-bikeway system.

SITE INFORMATION

Location: 1850 Blue Oaks Boulevard, West Roseville Specific Plan, Parcel F-17, northeast corner of Blue Oaks Boulevard and Fiddymment Road

Total Size: 17.34 acres

Topography: The subject parcel is comprised of relatively flat, gently-rolling topography ranging from approximately 105 feet above mean sea level (amsl) in the southwest portion of the site to approximately 95 feet amsl in the northeast corner of the site. The site drains northeasterly to the south branch of Pleasant Grove Creek in WRSP Open Space Parcel F-83. There are 24 native oak trees on the site.

Figure 1: Adjacent Zoning and Land Use

	Zoning	General Plan Land Use	Actual Use Of Property
Site	RS/DS, Small Lot Residential with Development Standards	MDR, Medium Density Residential	Undeveloped
North	OS, Open Space	OS, Open Space	Pleasant Grove Creek WRSP Parcel F-83
East	OS	OS	Blue Oaks No. Preserve DWSP Parcel 45
South	RMU/SA-DW, Residential Mixed Use	LDR, Low Density Residential	Del Webb Subdivision
West	R3, Attached Housing	HDR, High Density Residential	Undeveloped WRSP Parcels F-23 & F-24

EVALUATION – DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION

Signature Properties proposes to construct a single-family neighborhood where about half of the houses will **not** have the typical footprint with a garage located at the front and an 18 foot long driveway. Instead, these houses will have garages attached to the rear and a 50 foot long driveway along the side yard. The site plan relies on the use of “zipper” lots, where lots that are wide in front alternate with lots that are wide in the rear (Exhibit C). Accordingly, the applicant seeks to establish unique development standards for Village F-17, shown below in ***bold italics***.

Figure 2: Deviations from RS/DS Standards

	WRSP RS/DS *	Proposed
Area, Interior Lot	4,275 sq. ft.	<i>3,200 sq. ft.</i>
Area, Corner Lot	4,710 sq. ft.	<i>4,000 sq. ft.</i>
Width, Interior Lot	45 ft.	<i>36 ft.</i>
Width, Corner Lot	50 ft.	<i>44 ft.</i>
Front Setback	10 ft. to single story 15 ft. to second story 18 ft. to garage door	10 ft. to single story <i>10 ft. to second story</i> 18 ft. to garage door
Side Setback	5 ft. interior lot line 12.5 ft. street side on corner	<i>4 ft. interior lot line</i> <i>10 ft. street side on corner</i>
Rear Setback	10 ft. 700 sq. ft. usable open space	<i>4 ft. min., 8 ft. typical</i> <i>300 sq. ft. usable open space</i>
Site Coverage	None	None
Height Limit	35 ft.	35 ft.

* The RS/DS standards are listed in WRSP Table 4-5 (Attachment 3) and illustrated in WRSP Figure 4-3 (Attachment 4).

The WRSP provides for the establishment of unique development standards in place of the Small Lot Residential standards upon approval of a Design Review Permit for Residential Subdivision (DRRS) that is based on a review of the product type. The applicant has provided residential design standards (Exhibit A) that will guide the development of the subdivision and product type. 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.

Village F-17 will consist of two front-garage floor plans and two rear-garage floor plans, each constructed in three exterior styles. The alternating front and rear garages create a streetscape with alternating wide and narrow space between adjacent houses. All houses in the neighborhood will be two-story, with adjacent second stories 8 to 16 feet apart. Although reduced side setbacks are proposed, the alternating house designs result in proximate windows on only one side. The alternating roof planes with hip and gable forms enhance neighborhood variety and a sense of space, thereby providing privacy to each unit. The design provides for fenced private yards for each lot; Condition #4 requires fences across side yards between two houses to be located behind the front corner window of the houses, which will expand the openness of the streetscape and present more “eyes on the street”.

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

Village F-17 will have separated sidewalks and street trees within the public right-of-way, consistent with the WRSP Design Guidelines. Staff finds that the residential product type and supporting design guidelines provide for the desired quality and character intended by the WRSP.

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 map indicates the 131 residential lots will be a minimum 3,200 square feet (4,000 square feet on corner lots). All lots are oriented with frontage on public streets, except Lots 20–38, which will be oriented in clusters of 6 or 7 around shared, private driveways. Lots 12-19 are oriented facing Fiddymment Road, an arterial street. Condition #8 requires the new Fiddymment Road alignment to be constructed and this existing portion to become a residential street before Building Permits are issued for Lots 12-19.

Circulation: Access to the subdivision will be provided at two points on Fiddymment Road. The main entrance to the subdivision, “A” Way, will align with the street between Parcels F-23 and F-24 on the west side of Fiddymment Road. The second entrance, “F” Way, is approximately 450 feet north of “A” Way and is a single-loaded street adjacent to open space parcel F-83. The single-loaded street is a highly desirable design element that will afford views of the open space and enhance the neighborhood. As noted above, the existing Fiddymment Road will terminate south of Pleasant Grove Creek when the new arterial alignment is completed with WRSP Phase 2 improvements. All of the

subdivision streets make loop connections. The proposed streets meet the City's residential street improvement standards.

Grading: The project engineer indicates that site grading will amount to 47,930 cubic yards of cut and 47,930 cubic yards of fill, for a net balance. Grade differences between adjacent house pads are typically less than 1 foot. Where retaining walls are used along side and rear lot lines, these will typically be less than 2 feet high. A retaining wall will be used along the east boundary with open space DWSP Parcel 45. The lots along the southerly portion will be 2-3 feet higher than the open space. A small rise in the vicinity of Lots 63-66 results in these lots being lower than the open space. To reduce the retaining wall height at the rear of Lots 63-66, Condition #9 allows 1 to 2 feet of cut in the adjacent open space (staff estimates this will be less than 200 cubic yards). Typically, staff recommends avoidance of grading in the open space; however, in this vicinity there are no sensitive resources. The proposed grading is consistent with the City's Grading Ordinance and Improvement Standards.

Drainage: The drainage improvements proposed by this Tentative Map include curbs, drain inlets, outfall structures, and underground drain lines. All of the lots have been designed with Class 1 drainage (drain to the street). The site drains to the north with stormwater flows released to an engineered outfall swale in open space Parcel F-83 adjacent to the south branch of Pleasant Grove Creek. 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 made available to the parcel when the backbone infrastructure improvements on Fiddymment Road are completed. The sewer outfall for Parcel F-17 will extend off-site within the road alignment between Parcels F-22/F-23 and Parcels F-24/F-31 that was approved with the WRSP. This alignment is discussed further under the Tree Permit section of this report. Environmental Utilities and Roseville Electric have reviewed the plans and determined that all necessary utility services will be available to the parcel. The WRSP Development Agreement governs the installation and timing of the backbone infrastructure. The conditions of approval for this Map require conformance to the Development Agreement.

Landscape Corridors: The subdivision improvements include landscaped street corridors on Blue Oaks Boulevard and Fiddymment Road, as indicated on the schematic plans for these areas (Exhibit E). The WRSP Design Guidelines require an entrance corner clip that is not shown on the schematic plans. Also, some of the indicated plant varieties are not consistent with the WRSP plant lists. Condition #9 requires the subdivision improvement plans to include landscape plans that are consistent with the WRSP Design Guidelines and the Fiddymment Ranch Master Landscape Plans.

Fencing: The subdivision improvements include perimeter fencing designed to be consistent with the WRSP Design Guidelines. An enhanced masonry wall with pilasters will be provided at the back of the landscaped corridors along Blue Oaks Boulevard and Fiddymment Road (up to "A" Way). This wall will also be provided on the easterly boundary of Lots 50-51 to comply with the noise analysis prepared by Bollard and Brennan, dated March 28, 2005. A knee wall and open fencing are indicated along the rest of the east boundary with open space DWSP Parcel 45. A two-rail concrete fence is proposed for the north side of "F" Way adjacent to open space Parcel F-83.

Affordable Housing: Parcel F-17 has an affordable housing allocation of 37 residential units to be affordable to middle income households, as identified in the West Roseville Specific Plan and Development Agreement. Condition #51 requires the landowner to execute an Affordable Purchase Housing Development Agreement prior to approval of the Final Map.

2. The subdivision will result in lots which can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to: the steepness of terrain or

location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or, some other physical condition of the area.

The size, configuration and design of all of the lots within the subdivision are consistent with the City's policies and the WRSP RS/DS standards, as modified by DRRS 04-01. The proposed design, layout, configuration, and size of all lots within the subdivision provide for the construction of single-family detached houses. As depicted on the plans and subject to the conditions of approval, all 131 subdivision 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 Subdivision Map.

EVALUATION – TREE PERMIT

The Tree Preservation Ordinance (Chapter 19.66) requires the City to consider the appropriateness of and alternatives to proposed tree removals and encroachments. In addition, when tree removal is requested, the City is required to review the proposed mitigation plan.

Sierra Nevada Arborists inventoried twenty-four trees on or adjacent to WRSP Parcel F-17 and another fifteen trees along the proposed sewer main to Fiddymment Road. Their reports dated March 8, 2005 and April 7, 2005 identify tree species, size, health and current condition, describes impacts related to the proposed project (Attachments 5 & 6). The reports are summarized in the table below.

Tree Impacts

In the evaluation of the tree impacts staff considered the design of the subdivision. Given that the grading necessary for a medium density project requires a relatively flat site, there are limited grading alternatives. For example, staff evaluated alternative road and grading options adjacent to the northern open space. The proposed design of a single-loaded street adjacent to the open space may impact more trees than a design with rear yards facing the open space; however, staff believes that the benefits of the single-loaded street outweigh tree impacts. Furthermore, many trees in this area are smaller, multi-trunk trees that would not be desirable in a residential rear yard.

As indicated on the Tentative Subdivision Map, a total of twenty-four native oak trees are proposed for removal. These trees are described in the report dated March 8, 2005 by Sierra Nevada Arborists. In addition to the twenty-four trees within the subdivision boundary, the sewer outfall to the west of "A" Way (Exhibit D) lies in the vicinity of another fifteen native oak trees. These trees are described in the report dated April 7, 2005 by Sierra Nevada Arborists. Both reports are included as Attachment 6 to this staff report. The removals and encroachments are summarized in the table below.

Subdivision

Trees #1635, 1636, 1648 and 1650 will be removed as a result of the proposed pad grading. Given the significant amount of grading that will occur, there are no feasible alternatives for preservation.

Figure 3: Tree Summary

Tree #	Type	DBH (inches)	PZR (feet)	Condition		Impacts
				Structure	Vigor	
1635	QW	5, 8, 10, 10, 12, 14, 14	29	Fair	Fair	<i>Removed for Pad Grading</i>
1636	QL	13, 19	31	Fair	Fair	<i>Removed for Pad Grading</i>
1637	QL	19, 22	34	Fair	Fair	<i>Removed for Pad Grading</i>
1638	QL	20	27	Fair	Fair	<i>Removed for Street Grading</i>
1639	QW	29, 33	39	Fair	Fair	<i>Removed for Street Grading</i>
1640	QW	9	19	Poor-Fair	Fair	<i>Removed for Pad Grading</i>
1641	QL	16	21	Fair	Fair	<i>Removed for Pad Grading</i>
1642	QL	5, 8	19	Fair	Fair	<i>Removed for Pad Grading</i>
1643	QW	5, 6	16	Fair	Fair	<i>Removed for Pad Grading</i>
1644	QW	6, 6, 7	16	Fair	Fair	<i>Removed for Pad Grading</i>
1645	QW	4, 5, 6	14	Fair	Fair	<i>Removed for Pad Grading</i>
1646	QL	12	17	Fair	Fair	<i>Removed for Pad Grading</i>
1647	QL	10	19	Fair	Fair	<i>Removed for Pad Grading</i>
1648	QL	6	9	Fair	Fair	<i>Removed for Pad Grading</i>
1649	QW	6, 7, 7, 9	18	Fair	Fair	<i>Removed for Pad Grading</i>
1650	QL	7, 10	17	Fair	Fair	<i>Removed for Street Grading</i>
1651	QD	51	53	Fair	Fair	<i>Removed for Street Grading</i>
1652	QL	23	33	Fair	Fair	<i>Removed for Street Grading</i>
1653	QD	21	34	Fair	Fair	<i>Removed for Street Grading</i>
1654	QW	11	13	Fair	Fair	<i>Removed for Street Grading</i>
1655	QD	24	21	Fair	Fair	<i>Removed for Street Grading</i>
1656	QD	40	39	Poor	Fair	<i>Removed for Noted Defects</i>
1657	QD	31	35	Fair	Fair	<i>Removed for Street & Utilities</i>
1658	QD	22	41	Fair	Fair	<i>Removed for Street & Utilities</i>
The following trees are in the vicinity of the sewer main being constructed to Fiddymment Road						
1505	QD	28	31	Fair	Fair	<i>Removed for Sewer Construction</i>
1506	QD	9	15	Fair	Fair	<i>Removed for Sewer Construction</i>
1507	QD	27	43	Fair	Fair	<i>Removed for Sewer Construction</i>
1508	QL	DEAD				
1515	QW	5, 6	14	Fair	Fair	<i>2 percent encroachment</i>
1516	QL	9, 9	19	Fair	Fair	<i>Removed for Sewer Construction</i>
1517	QD	18	29	Poor	Poor-Fair	<i>Removed for Sewer Construction</i>
1518	QD	DEAD				
1519	QD	DEAD				
1520	QD	39	41	Fair	Fair	<i>Removed for Sewer Construction</i>
1523	QD	23	33	Fair	Poor-Fair	<i><1 percent encroachment</i>
1524	QD	19	28	Poor	Poor	<i>Removed for Sewer Construction</i>
1525	QD	14	31	Fair	Fair	<i>Removed for Sewer Construction</i>
1526	QD	DEAD				
1527	QD	22	29	Poor	Fair	<i>Removed for Noted Defects</i>

QD = Quercus Douglasii – Blue Oak QL = Quercus Lobata – Valley Oak QW = Quercus Wislizenii – Interior Live Oak

Trees #1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646 and 1647 will be removed as a result of grading for “F” Way and a 2:1 slope to the open space on the north. Given the significant amount of grading that will occur in this location, there are no feasible alternatives for preservation.

Trees #1652, 1653, 1654, 1655, 1656, 1657 and 1658 will be removed as a result of street grading and construction of Fiddymment Road and the intersection with “A” Way. Given the significant amount of utility trenching and grading that will occur in this location, there are no feasible alternatives for preservation.

Tree #1651 is also indicated to be removed for construction of Fiddymment Road. This 51 inch Blue Oak is far enough from the actual road and house construction that it could be a feasible candidate for preservation. Accordingly, staff has included Condition #2 to conditionally approve tree #1651 for removal. During the improvement plan process we will work with the developer to retain the tree, but if that proves infeasible, the tree may be removed.

Off-site Sewer Outfall

Trees #1505, 1506, 1507, 1516, 1517, 1520, 1524 and 1525 will be removed for construction of the sewer main in the right-of-way between Parcels F-22/F-23 and Parcels F-24/F-31. Given the roadway alignment approved by the WRSP and the significant amount of utility trenching and grading that will occur for its construction, there are no feasible alternatives for preservation.

Trees #1515 and 1523 will sustain only minor encroachments from access to sewer construction. Tree maintenance measures are included as conditions of approval.

The applicant needs to install the sewer main to serve Parcel F-17, although the road construction between Parcels F-22/F-23 and Parcels F-24/F-31 is not yet needed. Ultimately, all of the trees impacted or removed as a result of the off-site sewer outfall would also be impacted as a result of the roadway.

Other Trees

Trees #1656 and 1527 will be removed because the arborist identified significant defects that make the longevity of these trees questionable. The arborist recommends both trees for removal.

The arborist has certified that trees #1508, 1518, 1519 and 1526 are either dead or lying on the ground. As such, the trees may be removed without mitigation, consistent with the Tree Preservation Ordinance.

Tree Mitigation

The thirty-three trees proposed for removal have a combined diameter of 615 inches. The Tree Ordinance requires that trees approved for removal be mitigated on an inch for inch basis either by planting/regeneration or through payment of an in-lieu fee into the City’s Tree Mitigation Fund. The applicant proposes to mitigate these trees by including the 615 inches into the mitigation plan approved for the Fiddymment Ranch roadway infrastructure tree permit (TP 04-08) approved by the Planning Commission on September 9, 2004. That mitigation plan provides for the planting of native oak trees and non-native oak trees within the landscape corridors, and the planting of native oak trees and seedlings in a designated tree mitigation zone along Pleasant Grove Creek in the Fiddymment Ranch open space. The plan includes mitigation monitoring over five years, with a measurement of the seedlings at five years and payment for any shortfall in mitigation inches. It is projected that, through Signature Properties’ Tree Mitigation Plan, approximately 5,100 native and non-native trees will be planted.

EVALUATION – ADMINISTRATIVE PERMIT

As with all of the City’s specific plans, the West Roseville Specific Plan adopted a residential density and unit count for each residential large lot, as listed in WRSP Table 4-2. The Land Use element recognized that as individual development applications were submitted, some adjustments would be desirable. The Land Use element includes a policy to allow minor residential density adjustments, with changes of up to 20 percent and meeting certain criteria to be allowed by approval of an Administrative Permit.

In order to develop Village F-17 with 131 single-family units, Signature Properties seeks to adjust the unit allocation for Parcel F-17 by transferring 4 units to Parcel F-16. The proposed transfer is in addition to the 2004 WRSP amendment (SPA 04-02) that transferred 4 units of the original 139 unit allocation from F-17 to F-5. The cumulative transfers are less than the 20 percent allowed by the WRSP.

Figure 4: Summary of Unit Transfer

WRSP Parcel	Land Use		Unit Allocation		Percent Change
	Original	Proposed	Original	Proposed	
F-16	MDR-7.0	MDR-7.1	259	263	+2
F-17	MDR-8.0	MDR-7.6	139	131	-6

Zoning Section 19.78.060.A stipulates that three findings must be made in order to approve an Administrative Permit. The required findings for an Administrative Permit are listed below in ***italicized bold*** print and are followed by an evaluation.

1. The proposed use or development is consistent with the City of Roseville General Plan and any applicable Specific Plan.

The proposed unit transfer is between two parcels within the WRSP and covered by the same development agreement. The transfer will not result in a cumulative change of more than 20 percent for either parcel and the density on both parcels will remain consistent with the Medium Density Residential General Plan and West Roseville Specific Plan designation.

2. The proposed use or development conforms with all applicable standards and requirements of the City of Roseville Zoning Ordinance.

The proposed unit transfer will accommodate development of WRSP Parcels F-16 and F-17 in conformance with their Small Lot Residential/Development Standards (RS/DS) zoning. The proposed unit transfer does not result in increased impacts on oak trees and does not preclude the ability of the parcels to conform to the WRSP Design Guidelines.

3. The location, size, design and operating characteristics of the use or development is compatible with and shall not adversely affect or be materially detrimental to the health safety, or welfare of persons residing or working in the area, or be detrimental or injurious to the public or private property or improvements.

The proposed unit transfer does not result in increased impacts beyond those identified in the WRSP EIR. The proposed unit transfer does not adversely impact planned infrastructure, roadways, schools or other public facilities, or WRSP fee programs and assessment districts. The proposed unit transfer will not adversely affect or be materially detrimental to the public health, safety or welfare, and will not be detrimental or injurious to public or private property or improvements.

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 Design Review Permit for Residential Subdivision – 1850 Blue Oaks Bl., WRSP Parcel F-17 – FILE# DRRS 04-01;
- B. Approve the Design Review Permit for Residential Subdivision – 1850 Blue Oaks Bl., WRSP Parcel F-17 – FILE# DRRS 04-01 subject to the five (5) conditions listed below;
- C. Adopt the three findings of fact as stated in the Staff Report for the Tentative Subdivision Map – 1850 Blue Oaks Bl., WRSP Parcel F-17 – FILE# SUBD 04-23;
- D. Approve the Tentative Subdivision Map – 1850 Blue Oaks Bl., WRSP Parcel F-17 – FILE# SUBD 04-23 subject to the seventy-seven (77) conditions listed below;
- E. Adopt the two findings of fact as stated below for the Tree Permit – 1850 Blue Oaks Bl., WRSP Parcel F-17 – FILE# TP 04-50;
 1. *Approval of the Tree Permit will not be detrimental to the public health, safety, or welfare and approval of the Tree Permit is consistent with the provisions of Chapter 19.66 of the Roseville Zoning Ordinance; and*
 2. *Measures have been incorporated in the project or permit to mitigate impacts to remaining trees and to provide replacement for trees removed.*
- F. Approve the Tree Permit – 1850 Blue Oaks Bl., WRSP Parcel F-17 – FILE# TP 04-50 subject to the twenty-two (22) conditions listed below.
- G. Adopt the three findings of fact as stated in the Staff Report for the Administrative Permit to transfer unit allocation – 1850 Blue Oaks Bl., WRSP Parcel F-17 – FILE# AP 04-84; and
- H. Approve the Administrative Permit to transfer unit allocation – 1850 Blue Oaks Bl., WRSP Parcel F-17 – FILE# AP 04-84 subject to the two (2) conditions listed below.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION DRRS 04-01

1. The development standards for WRSP Fiddymment Ranch Parcel F-17 shall be as described in Exhibit A, including Details A and B, except as modified by these conditions of approval. (Planning)
2. The applicant shall submit a final version of development standards, revised to include the conditions of approval. (Planning)
3. Modifications to the house plans may be approved by the Planning & Redevelopment Director subject to review for consistency with the intent of the original plans to offer four-sided design and architectural detail. (Planning)
4. Fences across side yards between two houses shall be located behind the front corner window of the houses, to expand the openness of the streetscape and present more “eyes on the street”. (Planning)

5. This DRRS permit shall expire on the same date as the Tentative Map for WRSP Fiddymment Ranch Parcel F-17, SUBD 04-23. Effectuation of the DRRS shall occur with the first residential Building Permit. (Planning)

CONDITIONS OF APPROVAL FOR TENTATIVE SUBDIVISION MAP 04-23

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 percent (2-1/2%) of the value of the public improvements shall be provided at the time plans are submitted to the City for review and an additional deposit in the amount of two and one half percent (2-1/2%) of the value of the public improvements shall be provided at the time that the plans are approved and an encroachment permit is issued. (Engineering, Environmental Utilities, Finance)
5. PRIOR TO THE APPROVAL OF IMPROVEMENT PLANS for this subdivision the Phase 1 CFD Improvement Plans for the Fiddymment Ranch project shall have been approved. (Engineering)
6. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT for home construction within the subdivision, the City shall have determined that the supporting infrastructure of Phase 1 of the Fiddymment Ranch project has been deemed substantially completed. (Engineering)
7. All those provisions pertaining to the development of this subdivision that are within the West Roseville Specific Plan (WRSP) document, the Development Agreement by and between the City of Roseville and Roseville Fiddymment Land Venture, LLC and the Operations and Management Plan for the WRSP shall be made part of the requirements of this Subdivision. (Engineering)
8. The Public Works Department shall put a hold on the issuance of the Building Permits for those lots (12 thru 19) fronting Fiddymment Road until such time as when Fiddymment Road is realigned and the road is terminated at the northern property line. (Engineering, Building)

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

9. The Improvement Plans shall include Landscape Plans for all landscape corridors and all landscaped common areas. The landscape plan shall comply with the West Roseville Specific Plan, the Fiddymment Ranch Master Landscape Plan and the City of Roseville Water Efficient Landscape Requirements (Resolution 93-55). The landscape plans shall include a Subdivision Entry Corner Clip at Blue Oaks-Fiddymment, and shall indicate the use of large-scale secondary street trees. All landscaping and irrigation shall be installed, inspected and approved prior to the Notice of Completion for the subdivision improvements. (Planning, Engineering, Parks, Fire Environmental Utilities)

10. Grading around the native oak trees shall be as shown on the tentative map or as approved in these conditions. Grading may occur in Open Space Parcel DWSP 45 immediately adjacent to Lots 63-66, but not within the Protected Zone Radius of native oak trees to be retained, only to cut 1 to 2 feet and reduce the height of the rear yard retaining wall. (Planning)
11. 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)
12. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
 - a. Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
 - b. Grading shall comply with the City grading ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore modification of the erosion control plan may be warranted during wet weather conditions.
 - c. A rough grading permit may be approved by the Engineering Department prior to approval of the improvement plans.
 - d. Access to the floodplain as required by Engineering and the Streets Department.
 - e. Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
13. 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)
14. 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)
15. 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)
16. 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)
17. Old Fiddymment Road shall be constructed to a “Primary Residential” road standard within a typical right-of-way of 56-feet, and a typical pavement width shall be 32-feet. At the intersection of Blue Oaks Blvd. the road section shall be widened to accommodate 18-feet of paved ingress lanes (4-foot bike lane and a 14-foot travel lane), a 10-foot raised median and 24-feet of paved egress lanes (two 10-foot wide turn lanes and a 4-foot bike lane). Standard transitions shall be designed into the roadway geometry to accommodate the intersection widening. Vertical curb shall be constructed between Blue Oaks Blvd and Street “A”. Rolled curb can be placed North of Street “A”. At the northern end of the roadway, prior to the future bike trail, the street section shall terminate with either a standard knuckle or a tee intersection depending on how the property to the west develops. In either case, and until such time as when Fiddymment Road is realigned, a Deferred Improvement Agreement (DIA No. 05-72) shall be entered into with the City for the future terminus of Fiddymment Road. Temporary lane transitions shall be installed at the northern end of the new roadway and the existing roadway. Signal loops shall be installed for the proper operation of the signal at the intersection of Blue Oaks Blvd. Direct access onto Old Fiddymment Road shall be restricted from the intersection with Blue Oaks to Street “A”. **PRIOR TO PLAN APPROVAL** documentation shall be submitted with core sampling of the existing road section. Depending on the results of such testing, portions or the entire existing pavement may have to be removed and replaced with a standard pavement section. At minimum, the road section shall be brought up to current standards and shall be completely overlaid with 2-inches of asphalt from lip of gutter to lip of gutter. Fiddymment Road shall remain open to traffic during construction and a traffic control plan will be required prior to the onset of construction. (Engineering)
 18. Along the frontage of Old Fiddymment Road and adjacent to the subdivision, a 4-foot wide concrete pedestrian path shall be constructed within the landscape corridor parallel with the curb line at a distance of 5-feet from the back of the curb from the Blue Oaks intersection to the southerly entrance of the subdivision (Street “A”) and a minimum of a six-foot high enhanced wood fence or masonry fence shall be constructed at the back of the landscape corridor within the right-of-way. North of Street “A”, the pedestrian path shall be placed at the back of the curb. Along the frontage of Blue Oaks Blvd. an 8-foot wide meandering pedestrian path shall be constructed. At minimum a six-foot high enhanced masonry fence shall be constructed at the back of the landscape corridor within the right-of-way. (Engineering)
 19. Landscaping corridors shall be designed to ensure that clear sight distances are provided for driveways and street signs. The landscape and improvement plans shall depict all 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. Lot A, B, and C shall be dedicated as right-of-way and shall be landscaped. The CFD shall provide funding for the maintenance of the landscape corridor. (Engineering)
 21. Along the open space on the north property line, a standard Post and Cable fence shall be installed. (Engineering)
 22. Often, developers of subdivisions with detached sidewalks request a Deferred Improvement Agreement (DIA) for the subsequent construction of the sidewalks at such a time as when the house construction is nearing completion. If this is desired, it will be the developer's responsibility

to request such a DIA prior to the issuance of production home permits. The DIA shall be accompanied with a schedule that identifies bulk sections of sidewalk that will be constructed together. Prior to the construction of each section of sidewalk, a separate encroachment permit shall be obtained by the developer through the Engineering Department. The placement of all detached sidewalk shall be inspected by a Public Works inspector prior to approval and acceptance by the City. (Engineering)

23. Grading plans shall provide overland release consistent with City Standards. Residential lots developed adjacent to overland release points shall have pad elevations a minimum of one-foot above the 100-year flow elevation based on complete system failure. Where practical, storm drain outlets and 100-year overland release points shall be combined into common facilities. (Engineering)
24. Residential lots developed adjacent to the floodplain shall have pad elevations a minimum of two feet above the City's 100-year flood elevation. A Letter Of Map Amendment (LOMA) or a Letter Of Map Revision (LOMR) is required for any residential lot adjacent to a regulatory floodplain. Non-residential projects shall have finished floor elevations a minimum of two feet above the City's 100 year flood elevation. Elevations Certificates are required for all such non-residential structures. In areas where the 100-year flood depths are less than 6', the above freeboard requirements will be increased to a minimum of three (3') feet. (Engineering)
25. 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)
26. 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 deficit earthen material shall be borrowed. A report issued by geotechnical engineering shall be submitted to verify that the imported materials are suitable for fill. If the borrow site is within the City of Roseville, the contractor shall show proof of all approved grading plans. Haul routes to be used shall be specified." (Engineering)
27. The approved storm water treatment facilities, similar to that required in the approved Operation and Management Plan for the West Roseville Specific Plan Open Space Preserve shall be constructed for subdivision outfalls. These treatment facilities shall be Best Management Practice as determined by the City. All sensitive resources (i.e. vernal pools, wetlands, etc.) shall be shown on the improvement plans. The outfall design shall avoid sensitive areas and incorporate velocity attenuation and erosion control to receiving waters. Swales may need needed to bypass vernal pool/wetland areas. Maintenance access to these facilities shall be required (Engineering)
28. The following statement shall be added to the cover sheet of the plan set; "Unless otherwise approved by engineering, the final grading of the project site shall be constructed to accommodate a maximum driveway slope of 14% for each residential lot, as measured from the back of the sidewalk to the garage (20-ft set back). It will remain the responsibility of the Builders/Developer to design a house which provides suitable access to the parcel." (Engineering, Building)
29. This project shall be responsible for the off-site construction of the bike trail from the terminus of the existing bike trail on the east side of Crocker Ranch Road then under Crocker Ranch Road to the east property line of Parcel F-83 (Segment 1) and from the east property line of Parcel F-83 to old Fiddymment Road (Segment 2). This project shall also include improvements (re-stripping, bollards, signage) to old Fiddymment Road for bike trail purposes (Segment 3). The subdivision improvement plans shall include Segments 1, 2 and 3. Segment 1 shall be constructed with the subdivision improvements. Segments 2 and 3 shall be constructed upon the completion of the new Fiddymment Road. If construction on new Fiddymment Road is not initiated before construction of the

last phase of the subject property's subdivision improvements, the project shall enter into a secured Deferred Improvement Agreement for the future construction of the bike trail. The developer shall be eligible for reimbursement for the cost of construction of bike trail Segments 1, 2 and 3 per the Development Agreement between the City of Roseville and Roseville Fiddymment Land Venture, LLC. (Engineering, Transit)

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. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)
34. 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)
35. 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)
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. 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)
39. 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)
40. Fire apparatus access roads shall be provided in accordance with Sections 901 and 902.2. Fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction when any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the building or facility. (Fire)
41. 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)
42. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)
43. 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)
44. 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)
45. 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)
46. 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

47. 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 primary and minor residential road frontages that have a separated sidewalk, or a 12.5 PUE for primary and minor residential roads with an attached sidewalk within the subdivision. A 25' LE/PUE contiguous with back of curb shall be provided along both sides of Old Fiddymment Road from the intersection of Blue Oaks Blvd. to "A" Way (Electric); and
 - b. Water and sewer easements.
48. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
 49. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
 50. 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 or appropriately licensed Civil Engineer shall prepare all legal descriptions (Environmental Utilities, Electric, Engineering)
 51. 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 37 of residential units to be affordable to middle income households, as identified in the West Roseville Specific Plan and Development Agreement. The process for undertaking the Affordable Purchase Housing Development Agreement takes approximately 12 weeks, as the agreement will need to be heard at both Planning Commission and adopted by City Council at 2 meetings, with adoption of the ordinance 30 days after 2nd City Council meeting. (Housing)
 52. 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. A restriction on use of water softeners per the Development Agreement. (Environmental Utilities)
 - b. A disclosure notifying future owners of the residential large lots of their obligations under the Development Agreement and certified Environmental Impact Report to comply with the performance standards of the General Plan and Environmental Impact Report with respect to noise impacts, including potential land use restrictions if compliance cannot be otherwise achieved as discussed in the Environmental Impact Report. (Planning)
 - c. Every residential unit within the WRSP Project shall include a recirculating hot water system (Instant Hot Water Feature) or similar technology to provide instantaneous hot water at each hot water faucet. (Environmental Utilities, Building)
 - d. A disclosure 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. (Environmental Utilities)
 - e. A declaration of restrictions shall be recorded, either in conjunction with the CC&Rs or separately, which states that the sewer service to each lot may be conditioned upon the installation of a backwater valve to comply with City of Roseville Improvement Standards. In the event a backwater valve is called out on City approved plan, it shall be the responsibility of the owner of the residence to maintain the valve and prevent damage from occurring to any

such residence, or its contents, due to the failure of the valve for any reason what so ever.
(Environmental Utilities)

- f. A disclosure to all buyers about the City water conservation program. (Environmental Utilities)
- g. A disclosure to all residential and non-residential buyers that the property will be by served both groundwater and surface water supplies. Developer shall install signage at future water facilities sites. (Environmental Utilities)
- h. Any other disclosures required by the Development Agreement to be included in the CC&Rs. (Attorney)

53. 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)

54. The street names shall be approved by the City of Roseville. (Engineering)

55. CFD for services shall be formed for the subject property prior to approval of the Final/Parcel Map. This district is being formed in order to maintain all landscape and lighting within Lots A, B, and C. 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)

56. The Final/Parcel Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. (Engineering)

57. 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)

58. 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)

59. 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)

60. 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)

61. The applicant shall pay all applicable water and sewer fees per the Development Agreement. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

62. 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)
63. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
64. 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)
65. 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)
66. 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)
67. 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)
68. 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 warranty for an additional 9 months minimum. Any plant material that does not survive during the establishment period shall be immediately replaced. Any trees or shrubs that do not survive during the warranty period shall be replaced one month prior to the end of the warranty period. Tree or shrub replacement made necessary due to acts of God, neglect or vandalism shall be exempt from the warrantee. (Planning, Parks)
69. The project shall comply with all applicable environmental mitigation measures identified in the West Roseville Specific Plan EIR. (Planning)

CONDITIONS OF APPROVAL FOR TREE PERMIT 04-50

CONDITION	COMPLIANCE VERIFIED/ INSPECTED	COMMENTS
PRIOR TO ISSUANCE OF ANY PERMITS OR ANY CONSTRUCTION ON-SITE		
1. All recommendations contained in the Arborist Reports (Attachment 6) shall be incorporated as part of these conditions except as modified herein. (Planning)		
2. Tree 1651 is conditionally approved for removal. The applicant, arborist and staff shall work to revise the subdivision and street improvement plans to retain the tree. If it proves to be infeasible, the tree may be removed.		

<p>3. Trees 1505, 1506, 1507, 1516, 1517, 1520, 1524, 1525, 1527, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1652, 1653, 1654, 1655, 1656, 1657 and 1658 are approved for removal with this tree permit. Dead trees 1508, 1518, 1519 and 1526 are not subject to the Tree Preservation Ordinance and may be removed. All other native oak trees shall remain in place. Trees to be removed shall be clearly marked in the field and inspected by Planning & Redevelopment Staff prior to removal. Removal of the trees shall be performed by or under the supervision of a certified arborist. (Planning)</p>		
<p>4. Prior to the removal of any native oak trees and prior to any site grading, the developer shall execute an agreement to mitigate the oak trees removed for the project, or include the project mitigation with the agreement required of tree permit TP 04-08. This agreement shall be in a form acceptable to the City Attorney. (Planning)</p>		
<p>5. The developer shall be responsible for the replacement of 615 mitigation inches proposed for removal. Mitigation must be provided prior to tree removal unless otherwise included in the tree replacement plan approved for TP 04-08. (Planning)</p>		
<p>6. No activity shall be permitted within the protected zone of any native oak tree beyond those identified by this report. (Planning)</p>		
<p>7. A violation of any of the conditions of this Tree Permit is a violation of the Roseville Municipal Code, the Zoning Ordinance (Chapter 19.74) and the Tree Preservation Ordinance (Chapter 19.66). Penalties for violation of any of the conditions of approval may include forfeiture of the bond, suspension or revocation of the permit, payment of restitution, and criminal penalties. (Planning)</p>		
<p>8. The tree bond for TP 04-08 shall be posted or a \$10,000 cash deposit or bond (or other means of security provided to the satisfaction of the Planning & Redevelopment Department) shall be posted to insure the preservation of all remaining trees during construction. The cash deposit or bond shall be posted in a form approved by the City Attorney. Each occurrence of a violation on any condition regarding tree preservation shall result in forfeiture of all or a portion of the cash deposit or bond. (Planning)</p>		
<p>9. A fencing plan shall be shown on the approved site plan and/or improvement plans demonstrating the Protected Zone for the affected trees. A maximum of three feet beyond the edge of the walls, driveway, or walkways will be allowed for construction activity and shall be shown on the fencing plan. The fencing plan shall be reviewed and approved by the Planning & Redevelopment Department prior to the placement of the protective fencing. (Planning)</p>		

<p>10. The applicant shall install a minimum of a five-foot high chain link fence (or acceptable alternative) at the outermost edge of the Protected Zone of the oak tree. The fencing for encroachments shall be installed at the limit of construction activity. The applicant shall install signs at two equidistant locations on the temporary fence that are clearly visible from the front of the lot and where construction activity will occur. The size of each sign shall be a minimum of two feet (2') by two feet (2') and must contain the following language: "Warning this fence shall not be removed or relocated without written authorization from the Planning & Redevelopment Department". (Planning)</p>		
<p>11. Once the fencing is installed, the applicant shall schedule an appointment with the Planning Department to inspect and approve the temporary fencing before beginning any construction. (Planning)</p>		
<p>12. The applicant shall arrange with the arborist to perform, and certify in writing, the completion of deadwooding, fertilization, and all other work recommended for completion prior to the approval of improvement plans. Pruning shall be done by an Arborist or under the direct supervision of a Certified Arborist, in conformance with International Society of Arboriculturalists (I.S.A.) standards. Any watering and deep root fertilization which the arborist deems necessary to protect the health of the trees as noted in the arborist report or as otherwise required by the arborist shall be completed by the applicant. (Planning)</p>		
<p>13. A Site Planning Meeting shall be held with the applicant, the applicant's primary contractor, the Planning & Redevelopment Department and the Engineering Department to review this permit, the approved grading or improvement plans, and the tree fencing prior to any grading on-site. The Developer shall call the Planning & Redevelopment Department and Engineering Division two weeks prior to the start of grading work to schedule the meeting and fencing inspection. (Planning)</p>		
<p>DURING CONSTRUCTION</p>		
<p>14. The following information must be located on-site during construction activities: Arborist Report; Approved site plan/improvement plans including fencing plan; and, Conditions of approval for the Tree Permit. All construction must follow the approved plans for this tree permit without exception. (Planning)</p>		
<p>15. All preservation devices (aeration systems, oak tree wells, drains, special paving, etc.) shall be designed and installed as required by these conditions and the arborist's recommendations, and shall be shown on the improvement plans or grading plans. (Planning)</p>		
<p>16. If any native ground surface fabric within the Protected Zone must be removed for any reason, it shall be replaced within forty-eight (48) hours. (Planning)</p>		

17. Storage or parking of materials, equipment and vehicles is not permitted within the protected zone of any oak tree. Vehicles and other heavy equipment shall not be operated within the Protected Zone of any oak tree. (Planning)		
18. Where recommended by the arborist, storm drain trench excavation shall be hand dug under the direct supervision of the project arborist. The certified arborist shall immediately treat any severed or damaged roots. Minor roots less than one (1) inch in diameter may be cut, but damaged roots shall be traced back and cleanly cut behind any split, cracked or damaged area. Major roots over one (1) inch in diameter may not be cut without approval of an arborist and any arborist recommendations shall be implemented. (Planning)		
19. The temporary fencing shall remain in place throughout the entire construction period and shall not be removed without obtaining written authorization from the Planning & Redevelopment Department. In no event shall the fencing be removed before the written authorization is received from the Planning & Redevelopment Department. (Planning)		
PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT		
20. Within 5 days of the completion of construction, a Certification Letter from a certified arborist shall be submitted to and approved by the Planning & Redevelopment Department. The certification letter shall attest to all of the work (regulated activity) that was conducted in the protected zone of the tree, either being in conformance with this permit or of the required mitigation still needing to be performed. (Planning)		
21. A copy of this completed Tree Permit Compliance Verification/Inspection form shall be submitted to the Planning & Redevelopment Department. (Planning)		
22. The approval of this Tree Permit shall expire on the same date as the Tentative Subdivision Map for WRSP Parcel F-17 (SUBD 04-23). (Planning)		

CONDITIONS OF APPROVAL FOR ADMINISTRATIVE PERMIT AP 04-84

1. The applicant shall submit a final version of WRSP Table 4-2 in electronic format. (Planning)
2. This permit shall expire on the same date as the Tentative Map for WRSP Fiddymment Ranch Parcel F-17, SUBD 04-23. (Planning)

ATTACHMENTS

1. Vicinity Map
2. Aerial Photo
3. WRSP Table 4-5: Modified RS Development Standards
4. WRSP Figure 4-3: Illustratives for Modified RS Development Standards
5. Noise Analysis, prepared by Bollard and Brennan, dated March 28, 2005
6. Arborist reports dated March 8, and April 7, 2005
7. Colored Streetscape

EXHIBITS

- A. Village F-17 Development Standards, Design Criteria, Details A & B
- B. Tentative Subdivision Map
- C. Conceptual Site Plan
- D. Sewer Outfall Exhibit
- E. Schematic Landscape Plan
- F. Floor Plan 1
- G. Elevations Plan 1-A
- H. Elevations Plan 1-B
- I. Elevations Plan 1-C
- J. Floor Plan 2
- K. Elevations Plan 2-A
- L. Elevations Plan 2-B
- M. Elevations Plan 2-C
- N. Floor Plan 3
- O. Elevations Plan 3-A
- P. Elevations Plan 3-B
- Q. Elevations Plan 3-C
- R. Floor Plan 4
- S. Elevations Plan 4-A
- T. Elevations Plan 4-B
- U. Elevations Plan 4-C
- V. Revised WRSP Table 4-2

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.