

ITEM V-A: GENERAL PLAN AMENDMENT, REZONE, TENTATIVE SUBDIVISION MAP, DESIGN REVIEW PERMIT, DEVELOPMENT AGREEMENT, AFFORDABLE PURCHASE HOUSING DEVELOPMENT AGREEMENT - DIAMOND PLAZA CONDOMINIUMS - 8051 WASHINGTON BOULEVARD - FILE #2005PL-082 – GPA 05-03, RZ 05-03, SUBD 05-08, DRP 05-20, DA-000017 & DA-000018

REQUEST

The applicant requests approval to change the land use and zoning designations of a 13.4-acre vacant commercial parcel located at the southwest corner of Washington Boulevard and Industrial Avenue, and develop 202 residential condominium units. Entitlements requested include a General Plan Amendment, Rezone, Tentative Subdivision Map, Design Review Permit, Development Agreement, Affordable Purchase Housing Development Agreement, and an Environmental Impact Report (EIR).

Applicant: John Tallman, KMS Communities
Owners: Thomas J. Manz & Stephen C. Pease

The contents of this staff report are organized in the following sections:

Section 1	Executive Summary	p. 1
Section 2	Environmental Impacts	p. 4
Section 3	Project Entitlements	p. 6
Section 4	Project Design	p. 9
Section 5	Development Agreements	p. 12
Section 6	Recommendations, Findings & Conditions	p. 14

SECTION 1 - EXECUTIVE SUMMARY

Project Description

Project Location: The project site is located at 8051 Washington Boulevard, the southwest corner of Washington Boulevard and Industrial Avenue, within the North Industrial Planning Area (NIPA). The site is approximately 500 feet north of Pleasant Grove Boulevard and one mile south of the State Route 65/ Blue Oaks Boulevard interchange (Attachment 1).

Background/Setting: The 13.4 acre project site consists of five contiguous undeveloped parcels, including Lots 9, 10, 11 and 12 of the Diamond Plaza Subdivision (1991), and a triangular parcel fronting Washington Boulevard. The site is designated Community Commercial in the General Plan and is within the General Commercial zone district. Surrounding land uses include Surewest offices and communications facility to the north across Industrial Avenue, a single-family neighborhood and Buljan Middle School to the east across Washington Boulevard, a recently constructed carwash to the south and a variety of small light industrial and commercial businesses to the west across Galilee Road. Other neighboring features of note include the Union Pacific Railroad tracks 400 feet west of the site and the NEC semiconductor manufacturing facility 450 feet west of the site.

The site slopes downward from east to west, with grade elevations approximately 155 feet above mean sea level (amsl) along Washington Boulevard and approximately 140 feet amsl adjacent to Galilee Road.

A drainage swale crosses the site from east to west. The site contains approximately 0.15 acres of wetlands subject to the Clean Water Act. There are no native oak trees on the site.

Proposed Development: The applicant proposes to develop 202 two-story townhouse units oriented in 43 four-, five-, and six-plex buildings, as shown on the Site Plan (Exhibit E). The townhouses will be constructed with three different floor plans ranging from 1,275 to 1,588 square feet and ranging from two to three bedrooms. The proposed project includes shared recreational facilities, including an outdoor swimming pool and spa, an 800 square foot clubhouse near the center of the site, and a half basketball court in the northern portion of the site. Vehicle access to the project will be provided at gated driveways on Industrial Avenue and Galilee Road; interior circulation will be provided by a private loop street and shared driveways. An emergency vehicle access will also be provided from the north end of the project to Galilee Road. The project will provide 465 onsite parking spaces, including two garage spaces per unit, and 61 open/guest spaces.

Pedestrian access will be provided by a walkway between the project site and Washington Boulevard, just south of Industrial Avenue. This walkway will provide access to the bus shelter that the project proposes to place along Washington Boulevard. An eight-foot wide sidewalk is proposed along project frontages on Washington Boulevard and Industrial Avenue, and a five-foot wide sidewalk is proposed along the project frontage on Galilee Road. A 50-foot wide landscape corridor will be provided on Washington Boulevard, a 35-foot landscape corridor on Industrial Boulevard, and a 20-foot landscape setback on Galilee Road.

The project proposes to widen Washington Boulevard along the project frontage and re-stripe the roadway to provide for a 76-foot right-of-way. The project will provide a bus turnout and shelter on southbound Washington Boulevard. The project will make improvements to the center median on Industrial Avenue, and the street would be re-stripped to provide for a left turn lane into the project site and a Class II bike lane on the road shoulder.

Requested Entitlements: The applicant requests the following entitlements:

- 1) a General Plan Amendment to change the 13.4 acre parcel from Community Commercial (CC) to High Density Residential (HDR-15) land use;
- 2) a Rezone of the parcel from General Commercial District (GC) to Attached Housing District (R-3);
- 3) a Tentative Subdivision Map (Tentative Condominium Map) to divide the property into 202 condominium units and a common parcel;
- 4) a Design Review Permit for the site plan and building elevations;
- 5) a Development Agreement; and
- 6) an Affordable Purchase Housing Development Agreement.

Public Outreach

After this application was filed, staff sent an early notification to neighboring businesses, property owners, and both the Diamond Oaks and Highland Reserve neighborhood associations. Over 100 communications were received in response; the most representative items have been included in Attachment 5. The neighbor communications are all opposed to the project, citing concerns with traffic, safety, school over-crowding, property devaluation, noise, and negative impacts to existing businesses.

On October 4, 2005, the project was presented at an informational neighborhood meeting, at which ten neighbors attended. Staff and the applicant also met with representatives of NEC to discuss their concerns about the project. The letter from attorney Ed Quinn explains NEC's concerns about the proposed residential land use; the proposed project is located closer to NEC's loading docks and manufacturing operations than other existing residential developments; and the new residents may have ongoing nuisance complaints, and may create opposition to future expansion plans for NEC facilities.

Summary of Outstanding Issues

The applicant is in agreement with staff's recommendations and conditions. However, staff believes that some residential and commercial neighbors, including NEC, still have concerns about this project. All of the attached communications were received months ago, and the City has not received any recent communications in time for inclusion with the Planning Commission packet. Any communications that are received before the December 7, 2006 hearing will be provided at the meeting.

Environmental Determination

In accordance with the provisions of CEQA Guidelines §15063, staff prepared an Initial Study to evaluate the potential environmental effects of the project. The Initial Study identifies many impacts as remaining less than significant, but also identifies some impacts as potentially significant. Based on the Initial Study, staff determined that an Environmental Impact Report (EIR) would be required (CEQA §15063(b)(1)), and that the EIR would focus on the effects determined to be significant (CEQA §15063(c)(3)).

The Draft EIR prepared by North Fork Associates evaluates the potential environmental effects of the project in the areas of Land Use, Air Quality, Noise and Hazards (Exhibit A). The Draft EIR indicates that the project would result in a significant environmental effect in the area of Noise, but would not have a significant effect in the other three areas. The Draft EIR was made available for public review and comment on October 24, 2006; the public comment period ends December 8, 2006.

Staff Report Format

Following this Executive Summary, the staff report will address the Draft EIR. As previously noted, most impacts are less than significant so our presentation of the Draft EIR will be brief and focus on impacts that have been determined to be significant. Subsequent sections of the staff report address project entitlements, project design, and the development agreements.

Summary of Recommendations

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

- A. Adopt a finding that the Planning Commission has reviewed, considered, and determined that the analysis within the Draft EIR is adequate, and forward all written and oral comments received on the Draft EIR during the public review period for inclusion in the Final EIR for City Council review;
- B. Recommend that the City Council approve the General Plan Amendment;
- C. Recommend the City Council adopt the two findings of fact and approve the Rezone;
- D. Recommend that the City Council adopt the five findings of fact and approve the Development Agreement;
- E. Recommend that the City Council adopt the five findings of fact and approve the Affordable Purchase Housing Development Agreement;
- F. Recommend that the City Council adopt the three findings of fact and approve the Tentative Subdivision Map; and
- G. Recommend that the City Council adopt the four findings of fact and approve the Design Review Permit.

Note: The Planning Commission is typically the approving authority for Tentative Subdivision Maps and Design Review Permits. In the interest of permit streamlining for these entitlements (which cannot be approved before the EIR is certified), staff recommends that the City Council be the approving authority for the Diamond Plaza application. This will avoid having another hearing following City Council, for the sole purpose of taking action on a Tentative Subdivision Map and Design Review Permit, which the Planning

Commission has already reviewed. However, these entitlements may still be returned to the Commission if new concerns are raised or changes made to the project plans between the two hearings that would require a re-consideration by the Planning Commission.

SECTION 2 – ENVIRONMENTAL IMPACTS

As previously discussed, the EIR focuses on the project effects determined to be significant. Because the Initial Study had already identified that there will be no impact or less than significant impacts in most of the environmental resource areas studied, CEQA stipulates that these impacts do not need to be studied further in an EIR. Accordingly, the City engaged North Fork Associates (NFA) to prepare an EIR that would focus its analysis on the project related effects determined to be potentially significant, in the areas of Air Quality, Land Use, Noise, and Hazards and Hazardous Materials.

The Draft EIR (Exhibit A) includes comprehensive environmental analysis on these four resource areas. The following is a brief summary of the four EIR chapters.

Land Use: The proposed project would require changes to the current land use and zoning designations for the project site, from commercial to high density residential. The proposed residential project is located in proximity to existing commercial and industrial land uses and the potential for conflict could arise. Chapter 4 of the Draft EIR evaluates potential land use impacts associated with the proposed project. Three potential impacts were determined to be either “No Impact” or “Less-than-Significant”, therefore do not need mitigation measures. A fourth impact, Land Use Compatibility With Surrounding Uses, was determined to be “Significant”; however, the impact will be reduced to “Less-than-Significant” by implementation of a mitigation measure, requiring a written disclosure to potential condominium purchasers giving information about the surrounding land use and zoning, the existing and permitted-by-right types of uses at adjacent properties, the location of the railroad tracks and the NEC campus.

Noise: Existing noise sources in proximity to the project site include the Union Pacific Railroad tracks, the NEC campus, Surewest, other commercial and industrial uses, and vehicle traffic on existing roads. Construction of the proposed project will also be a temporary source of noise that could impact the nearby residences and Buljan Middle School. Chapter 5 of the Draft EIR evaluates these noise sources with respect to the General Plan standards for transportation and non-transportation (fixed) noise sources. Two potential impacts were determined to be “Less-than-Significant”, therefore do not need mitigation measures.

The potentially significant impact of construction noise will be reduced to “Less-than-Significant” by the implementation of construction practices, which the City has previously used with success. Also, depending on the specific construction equipment being used on the site, a temporary noise barrier will be placed as needed to block line-of-sight to the nearby residences and school.

The significant impact to the proposed residential land use from noise generated by non-transportation sources in the project area will remain “Significant and Unavoidable”, even though substantially reduced by the implementation of practical mitigation measures. The Draft EIR notes that the City’s thresholds for non-transportation noise sources are 50 db L_{eq} during daytime hours and 45 db L_{eq} during nighttime hours, measured at the residential property line (as distinguished from the transportation noise standard which is measured at the unit or patio). Based on the measured noise levels at the northeast corner of the site, noise from NEC operations would be 53 db L_{eq} at the patios facing Galilee Road. (For a point of reference, ordinary conversation will be about 60 dB.)

In order to satisfy the non-transportation noise policy, the project would need a sound barrier constructed at the Galilee Road property line with its top equal to 9 feet above the patios. The existing topography and proposed grading make the proposed building pads several feet higher in elevation than Galilee Road. Construction of a sound barrier at the property line would place the barrier at the toe of the slope, where that barrier may need to be 15 feet high, relative to the street. If such a barrier were constructed, the non-

transportation noise could be reduced at the property line to satisfy this policy, but the result would be detrimental to the design of the project. A barrier of this height at the back of sidewalk would not be consistent with the Community Design Guidelines for wall height, would block visual and pedestrian access to the units, and would result in a significant aesthetic impact to the project area.

Instead of an effective but impractical mitigation measure, the Draft EIR includes mitigation measures that would reduce the noise generated by NEC operations in all areas of the project site to “Less-than-Significant”, except for the narrow strip between Galilee Road and the building facades, where it would remain “Significant and Unavoidable”.

Air Quality: Construction of the proposed project would produce air pollutant emissions as a result of construction activities and addition of vehicle traffic to the area’s roadways. The proposed project would incrementally contribute to the existing regional air quality problems identified in the Roseville General Plan. The air quality analysis in Chapter 6 of the Draft EIR includes computer modeling of the proposed project’s potential air quality impacts. Four potential impacts were determined to be “Less-than-Significant”, therefore do not need mitigation measures.

The significant air quality impact during the construction phase will be reduced to “Less-than-Significant” by a series of construction practices, required by the Placer County Air Pollution Control District, which the City has previously used with success.

The significant air quality impact of operational emissions (residential occupancy) will be reduced to “Less-than-Significant” by another series of mitigation measures, required by the Placer County Air Pollution Control District, and previously implemented in several projects. It should be noted that one of these measures, installing PremAir type catalyst systems on the HVAC units, is required “if available and economically feasible”. Presently, this system adds 30-40 percent to the HVAC cost, which exceeds the 10 percent cost point stated in the mitigation measure. Accordingly, this mitigation measure would not be required unless the cost improves greatly.

The significant cumulative impact of operational emissions (residential occupancy) will be reduced to “Less-than-Significant” by mitigation measures required by the Placer County Air Pollution Control District.

Hazards and Hazardous Materials: The project would introduce a residential land use in proximity to existing light industrial land uses, Surewest, and the NEC industrial campus. The ongoing activities of these existing land uses involve the use, transport, and storage of hazardous materials including chemicals and fuels. Also, the project site is located in proximity to existing residences and Buljan Middle School. During construction of the proposed project, hazardous material could be used and stored at the site. Chapter 7 of the Draft EIR evaluates the developer’s risk assessment, using an independent third-party review, and identifies hazards and hazardous materials impacts. Seven potential impacts were determined to be either “No Impact” or “Less-than-Significant”, due to existing regulatory controls, and therefore do not need mitigation measures.

CEQA Discussions: Beyond the above four impact analyses, CEQA also requires consideration and discussion of cumulative environmental impacts and alternatives to the project (CEQA §15126). Chapter 8 of the Draft EIR includes a discussion of the potential for the proposed project to result in significant and unavoidable impacts, irreversible impacts, growth inducing effects, and cumulative impacts. The Draft EIR also looks at three alternatives to the project, and assesses whether any could feasibly attain most of the project’s objectives while reducing significant and unavoidable impacts.

Conclusion: With one exception, the Draft EIR concludes that all project impacts will be either “No Impact”, “Less-than Significant”, or “Less-then-Significant” after mitigation. The single exception, Noise Generated by Non-Transportation Sources in the Project Area, will largely be masked by traffic noise during the daytime, but could be heard during the night when residents are less likely to be outside. The Planning Commission might consider the likelihood that residents would expect to sit on their patios at midnight,

when traffic noise fades and NEC noise becomes conspicuous. If some midnight noise would be an acceptable impact in this case, then a finding of overriding considerations must be made to approve the project. If the Planning Commission believes that the benefits of the proposed project will outweigh the adverse effect of this noise, it should make a recommendation that the City Council certify the Environmental Impact Report.

SECTION 3 – PROJECT ENTITLEMENTS

General Plan Amendment

Land Use: The 13.4 acre site is currently designated Community Commercial (CC) land use, and the applicant requests it be changed to High Density Residential (HDR-15) for the project. Conversion of non-residential land uses to residential land uses has the potential to impact the City's balanced land use plan and raises a number of fiscal and General Plan consistency concerns. The City Council has adopted *Guidelines for Conversion of Non-Residential Land Uses* for evaluating individual requests to ensure that the benefits and advantages of the City's balanced land use plan are maintained. An evaluation of the Guidelines applicable to the Diamond Plaza Condominiums project has been included as Attachment 2. The evaluation concludes that the proposed land use change may be considered consistent with the adopted Guidelines.

The City Council has also adopted *Implementation Strategies to Achieve Blueprint Project Objectives*. As a high density residential infill project, the Diamond Plaza Condominiums project is consistent with Blueprint objectives.

Residential Allocation: The proposed change represents an increase in the General Plan residential land allocation of 13.4 acres (0.1 percent of total residential land), a decrease in the commercial allocation of 13.4 acres (0.7 percent of total commercial land), and an increase in the overall population of 513 (a population increase of 0.4 percent at build-out). Analyses of water and sewer demands, and traffic generation indicate that there is sufficient existing capacity to serve the proposed HDR land use (these technical studies are summarized in Appendix A of the Draft EIR (staff report Exhibit A), and the full studies are available at the Planning & Redevelopment Department). Therefore, the proposed land use would be considered only a slight change to the overall balanced land use in the General Plan.

Compatibility with Surrounding Land Use: The project site is bordered to the north by the Surewest campus (IND), to the east by a single-family residential neighborhood (LDR) and Buljan School (P/QP), to the south by a car wash and lube service (CC), and on the west by a self-storage facility, auto services and several other light industrial/commercial businesses (LI).

General Plan Table II-12 provides a compatibility matrix intended to minimize conflicts between adjacent land uses. Table II-12 grades the compatibility of adjacent land uses as either compatible, conditionally compatible, or not compatible. When a proposed land use is conditionally compatible, it is important to review the characteristics and circumstances of the affected parcels to determine whether or not the proposed land use is compatible.

General Plan Table II-12 indicates that High Density Residential is conditionally compatible adjacent to Light Industrial and Community Commercial. General Plan policies are intended to promote land use patterns that minimize conflicts between land uses. Neighboring business owners have expressed concerns that the encroachment of a residential land use into the established light industrial-commercial area may present a conflict to their ability to do business as usual. Some of the possible conflicts will be mitigated by requiring full disclosure to new residents that these adjacent business activities are permitted by right. Another mitigating factor is the project design, which locates the community swimming pool and other activity areas in the center of the site, where they are buffered from the adjacent activities.

Table II-12 stipulates that uses are not considered “adjacent” if separated by an arterial roadway. Industrial Avenue separates the project site from the Surewest (IND) land use to the north, and thus is not adjacent for the purposes of compatibility.

The Draft EIR provides further analysis of the compatibility between the proposed project and the adjacent industrial-commercial uses. The Draft EIR indicates that the only potentially significant issue for compatibility is in the area of noise, and includes mitigation measures to improve compatibility for the proposed residential land use.

Parks: The project will satisfy the General Plan parks and open space standards through payment of an in-lieu fee for the land dedication requirements (4.62 acres), and payment of the neighborhood and city-wide park fees. In this case, the neighborhood park fee will be reduced for this project because of the on-site recreation amenities provided. The neighborhood park fees collected will be used for Vencil Brown Park. Specific terms of these payments are included in the Development Agreement.

Affordable Housing: The project will satisfy the General Plan requirement for 20 affordable housing units (10 percent of the total 202 units). The developer will construct on-site units affordable for purchase to moderate-income and low-income households. The requirement to provide units affordable to very-low income households will be satisfied by either: providing rental units on-site, providing rental units off-site, or through payment of an in-lieu fee. Specific terms of the affordable housing obligation are included in the Development Agreement.

Schools: The project will result in an increase in General Plan population and additional students not previously anticipated. The project will generate approximately twenty-three K-5 grade students, ten students in grades 6-8 and seventeen students in grades 9-12. The project is located within the attendance boundaries of Blue Oaks Elementary School, Cooley Intermediate School and Roseville High School. The landowner will execute separate written agreements with the Roseville City School District and the Roseville Joint Union High School District to mitigate the impacts resulting from increased student generation. All parties have indicated that they will enter into these agreements.

Text Amendments: The General Plan Amendment requires several changes to the text and tables in the document. General Plan change pages are included as Exhibit B, with ~~strikeouts~~ used for deletions, and underlines used for additions. The proposed changes are limited to the Land Use and Housing elements, and summarized as follows:

- Increase the General Plan residential unit allocation by 202 units
- Increase the General Plan population numbers by 513 persons
- Adjustments to land use tables to reflect area, unit and population changes

General Plan Amendment Conclusion: Based on the compatibility analysis contained above and within the Draft EIR (including mitigation measures), the proposed land use allocations and text amendments are consistent with the goals, standards, and policies of the General Plan.

Rezone

The site is within the General Commercial District (GC) and the applicant requests this be changed to Attached Housing District (R-3) for the project. The R-3 District is intended for multiple family housing and allows a range of residential uses, including condominiums, townhomes and apartments. Condominium projects are a principally permitted use in the R-3 District.

Development Standards: Because the individual condominium units are not “lots” in the usual sense, the City’s development standards do not apply in the same manner as they must for detached residential housing. For example, each condominium unit is less than 6,000 square feet in area and less than 60 feet in width, which are minimum lot standards in the R-3 District.

The R-3 District allows development standards to be modified by the Design Review Permit. This way the standards can be customized to a particular residential project. The Community Design Guidelines are then used to evaluate consistency with City design goals.

Where the individual units are not expected to meet the zoning standards of detached development, the condominium project is assessed as a whole for consistency with the zoning standards. A 20 foot minimum front yard setback is provided on all street frontages, consistent with the R-3 District standards. The proposed two story units will have an average 30 foot height, where the R-3 District has a 45 foot height limit.

Rezoning Conclusion: Based on this analysis and that of the Draft EIR, the proposed R-3 zoning has been determined to be consistent with the proposed HDR land use designation, compatible with the surrounding zoning, and consistent with the project objectives.

Development Agreements

Both a Development Agreement and an Affordable Purchase Housing Development Agreement have been negotiated between the landowners and the City to outline the obligations between the parties and enable the development of the site. Details of the Development Agreements are provided below in Section 5 of this report.

Tentative Subdivision Map

Parcel Size, Design, Configuration, Location, Orientation, and Character: The project involves the merger and re-subdivision of five existing parcels totaling 13.4 acres into 202 condominium units and one condominium (common) parcel. As defined by the Subdivision Map Act, a condominium project is a type of subdivision (Government Code §66424).¹ A Tentative Subdivision Map depicts the design and improvements of a proposed subdivision in context with the existing conditions in and around the site. A Tentative Subdivision Map typically shows lot boundaries, street dimensions, utilities, grading, drainage, etc. In this case, the proposed Tentative Subdivision Map includes four sheets: a Tentative Condominium Map showing existing and proposed boundaries and easements (Exhibit D), a Site Plan showing the unit configuration and other features (Exhibit E), a Utility Plan (Exhibit F), and a Grading & Drainage Plan (Exhibit G).

The configuration of the attached units will be reviewed and approved through the Design Review Permit process.

Grading: The site slopes downward from east to west, with grade elevations approximately 155 feet above mean sea level (amsl) along Washington Boulevard and approximately 140 feet amsl adjacent to Galilee Road (Exhibit G). Preliminary earthwork estimates on the property indicate there will be approximately 25,000 cubic yards of cut and 25,000 cubic yards of fill, for a net balance on-site.

The existing site topography and proposed pad elevations on the east side of the project are as much as 10 feet below Industrial Avenue and Washington Boulevard. Landscape corridors on both streets will have maximum 3:1 slopes to a cut-off drainage swale at the bottom. Retaining walls will be needed at the bottom of these slopes, generally 2-3 feet high along Washington and up to 5 feet high along Industrial.

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

¹ Civil Code §1351(f) defines a condominium project as a development consisting of condominiums. A condominium consists of an undivided interest in common in a portion of real property coupled with a separate interest in space called a unit.

Drainage: A drainage swale crosses the site from east to west, which currently conveys the outfall of an existing 30-inch storm drain under Washington Boulevard (Exhibit G). The project will underground this through a 30-inch pipe, which will be located within a public storm drain easement, and make a connection to the existing storm drain in Galilee Road. Proposed on-site drainage improvements include curbs, drain inlets, underground drain lines, and water quality treatment units. Overland release is provided between buildings to Galilee Road. Except for the 30-inch public storm drain, all on-site improvements will be maintained by the condominium homeowners association.

Utilities: The City's utility departments, along with other private utility providers, have reviewed the proposed layout (Exhibit F). As conditioned, the proposed utility layout complies with applicable utility and engineering improvement standards.

Access and Circulation: Vehicular access to the project site will be provided by two gated driveways: one on Industrial Avenue, and one on Galilee Road (Exhibit E). The Engineering Department has reviewed the plans for this project to ensure that access requirements are met and that roadway and entry design meets City standards. The conditions of approval require roadway widening and frontage improvements to facilitate access and circulation to and from the project to City standards. In addition to the two driveways, emergency vehicles will have a separate gated exit-only driveway to Galilee Road at the northwest corner of the project site. The Fire Department has reviewed the plans and determined that the design will provide adequate emergency vehicle access.

The internal, private loop street will be 24 feet curb-to-curb, with sufficient corner radii to accommodate fire and garbage truck turning movements. The loop street also has wide niches near the buildings to put garbage cans on pick-up day. The common driveways between buildings will be 24 feet wide to accommodate turning movements into the two-car garages provided in each condominium unit. Another 61 parking stalls are located in open parking bays at several locations around the site.

Conclusion: The proposed Tentative Subdivision Map design, layout, and configuration are sufficient to allow for development of the proposed condominium units, and consistent with the proposed zoning and project objectives.

Design Review Permit

The proposed construction of high density, attached housing requires approval of a Design Review Permit. The unit layout, architectural elevations, floor plans, and landscaping plan are shown in Exhibits H - N. A discussion of the architectural style, treatment, and theme is provided in Section 4 of this report. Staff has determined that the proposed architecture and site layout meets the applicable design criteria contained in the Community Design Guidelines.

SECTION 4 – PROJECT DESIGN

The proposed project consists of 202 two-story condominium units oriented in 43 four-, five-, and six-plex buildings, as shown on the Site Plan (Exhibit E). Many of the buildings are oriented to face each other across landscaped paseos. Twenty-four units are oriented with front doors and patios facing Galilee Road; these units will have a 3-foot high knee wall at the front of their patio. Walkways connect to the shared recreational facilities, including an outdoor swimming pool and spa, and 800 square foot clubhouse near the center of the site, and a half basketball court in the northern portion of the site. A 50-foot wide landscape corridor will be provided on Washington Boulevard, a 35-foot landscape corridor on Industrial Boulevard, and a 20-foot landscape setback on Galilee Road.

The homes will be constructed with three different floor plans ranging from 1,275 to 1,588 square feet and ranging from two to three bedrooms (Exhibits J - L). In keeping with the adjacent land use on Galilee

Road, the architect has designed the project in an “urban industrial” style, with multiple shed roof elements, flat awnings, and exterior finish materials and colors evoking a utilitarian theme (Exhibits M & N).

This project is subject to the development standards of the City’s Zoning Ordinance, and the design standards of the City’s Community Design Guidelines (CDG). Staff reviewed the proposal for consistency with all applicable standards and found the project to be consistent with the requirements and guidelines in each. The following discussion is provided as clarification on aspects unique to this project.

Materials and Finishes: The CDG state that the materials, shapes, elements and details used on the front or main building elevation, including the roof style and materials, should be extended to all elevations. Texture and color should be used to create visual interest and enhance the streetscape appearance of buildings. The number of colors should be kept to a minimum.

- The plans indicate the various sections of exterior wall will be finished with contrasting textures and colors. Three durable wall materials will be used: stucco, vertical siding and horizontal siding. Nine deep-tone body colors will be used, ranging from brick, to eggplant, to gray. Two trim colors, beige and dark gray, will complement the wide range of body colors.
- The exterior appearance features include multiple window arrays, wood trim elements, bracketed metal awnings over doors and windows, and sectional garage doors. The use of these design details and durable materials extends to all exterior elevations of the buildings.
- Townhouse unit-to-unit variety is enhanced by the arrangement of pop-out elements and diverse shed roofs, which serve to articulate the buildings on all four elevations.
- Although the range of colors and textures is large, the deep-tone hues, three siding textures, two complementary trim colors, and articulated building façades will combine to create an interesting and vibrant streetscape.
- The roof will be architectural grade composition shingle throughout. The uniformity of material here is important, because the building exteriors will be maintained by the condominium homeowners association.
- Staff feels the proposed materials and colors will result in a cohesive appearance, consistent with the intent of the CDG.

Landscaping: The CDG state that landscape design and plant selection should be water efficient. Turf should be limited. The design should emphasize massing and form, and consider adjacent site landscaping. Parking areas should be shaded 50 percent.

- The plans indicate the landscape corridors will be planted with Lombardy Poplars and London Plane Trees, consistent with the North Industrial Planning Area Design Guidelines. The intent is also to be complementary with the landscape corridor on the east side of Washington Boulevard, which backs up to the Highland Reserve West single-family neighborhood.
- The landscape setback on Galilee Road includes a 5-foot wide planter between the curb and sidewalk. This will be planted with street trees to provide shade for the on-street parking. Interior parking bays will also be shaded, with the 50 percent shade requirement being met overall.
- Turf is generally limited to interior areas around the picnic area and the half basketball court. Small areas of turf are used in other locations easily accessible to the residents. The use of turf is appropriate for all these areas, which might be used for play and relaxation.
- As conditioned, the landscape design is consistent with the CDG and NIPA guidelines.

Amenities: The CDG state that recreational areas and other open space shall be provided as integral elements of projects, including tot lots for children’s play. Open areas should be centrally and

conveniently located to a majority of the units. Design and layout should consider safety, security and the local climate and seasonal conditions and provide important protection from sun and wind.

- The average recreation amenity area for high density projects within the City is approximately 50 square feet of amenities per dwelling unit. This average is calculated from such amenities as tot lots, sport courts, community gardens, and picnic grounds, which tend to distinguish the different projects from each other. The calculation does not include the area occupied by swimming pools and community buildings, which are considered amenities provided for all high density projects. This project does include a swimming pool, a spa and an 800 square foot club house.
- In addition to the standard amenities, the plans indicate the project will provide a shaded barbeque/picnic area adjacent to the swimming pool, and a half-court basketball area in the north-central portion of the site. These two amenities provide approximately 9,000 square feet of recreation area, 45 square feet per unit.
- The recreation area per unit is comparable to other high density projects. Staff feels that the amount of recreation amenity area is consistent with the intent of the CDG and supports the application as proposed.

Fencing: The CDG state that fencing is intended to provide physical separation, security, privacy, and noise attenuation between projects depending on the compatibility of the uses.

- The project is conditionally compatible with the adjacent car wash to the south, due in part to potential noise impacts from car wash operations. The Draft EIR concludes that construction of an 11-foot high sound barrier along the project's southern boundary would reduce that noise to acceptable levels.
- Although an 11-foot barrier is higher than typically used, staff feels that it is acceptable in this location because it would be between two adjacent land uses. The aesthetic impact of the high barrier will be reduced by a row of trees planted along the north side of the wall. Also, much of the south side of the barrier will be behind the car wash building and its landscape trees.
- A 6-foot high masonry wall will be used at the back of the landscape corridors on Industrial Avenue and Washington Boulevard. The design intent is to complement the landscape corridor on the east side of Washington, which backs up to the Highland Reserve West single-family neighborhood.
- Units facing Galilee Road will have a 3 foot high masonry knee wall in front of their patios. These are intended to present a visually open, residential streetscape on the front of the project, yet still provide some noise attenuation.
- Staff believes that the fence plan is consistent with the CDG, and is also consistent with the Draft EIR.

Parking: The CDG state that each site must provide parking spaces in accordance with the Zoning Ordinance. Parking for residents and guests shall be evenly distributed throughout the project.

- The proposed condominium development must provide 2 parking spaces per dwelling unit plus 1 guest parking space for every 10 units.
- The plans indicate that all 202 units will have an attached two-car garage, for total of 404 parking spaces. Staff has included DRP Condition #22.f. to require the project CC&Rs to include a prohibition on storage in the garages that displaces vehicle parking.
- Another 61 spaces are located in parking bays in various locations around the private loop street.
- Staff finds the parking consistent with the CDG and Zoning Ordinance and supports the application as proposed.

Conclusion: Zoning Ordinance Section 19.78.060(B) requires four findings of fact to be made in order to approve a Design Review Permit. Based on the analysis contained in this staff report and with the

project conditions, the required findings for approval can be made for the proposed Design Review Permit. The four findings for approval of the Design Review Permit are contained in the Recommendation section of this report.

SECTION 5 – DEVELOPMENT AGREEMENTS

The applicant requests approval of a Development Agreement to include provisions that address the development of this property as HDR land use. The draft Development Agreement (Exhibit O) addresses the landowner's obligations, including parkland dedication for 202 new units, payment of park development fees, and payment of a community benefit fee of \$1,580/unit. The DA also requires the property to be annexed into Community Facilities District #3 and be assessed annually to fund the provision of police, fire and library services.

The applicant also requests approval of the Affordable Purchase Housing Development Agreement (APHDA) for this project. Currently, this North Industrial Planning Area property does not have a residential development designation, and as such, was not contemplated for providing affordable housing. Under the Housing Element of the City's General Plan, when a rezone of a property occurs, the property will be subject to providing affordable housing. The agreement requires 12 of the 202 condominium attached units to be affordable to 70% and 100% median income households (households earning less than \$45,780 and \$65,400 gross annual income, respectively).

As identified in the Housing Element, all parcels, which are rezoned and change their use from non-residential to residential use, are subject to the 10% affordability requirement. As a result, 20 of the 202 units would be subject to affordable housing in the Diamond Plaza Condominiums project. In circumstances whereby the product being developed on rezoned parcels may preclude the exclusive funding for the affordable units by the developer, such as a purchase product versus a rental product, the Very Low Income housing units *may* be credited with an in-lieu housing fee, which in the case of this development would be \$125,000/unit, for a total of \$1,000,000 to be received (in lieu of providing 8 Very Low Income units on site). The Diamond Plaza APHDA also gives the landowners the option to provide for either 8 Very Low Income rental units at the site or off site, as an alternative to the payment of an in-lieu fee. Therefore, the Diamond Plaza Condominiums will be obligated to provide 12 affordable purchase-housing units (4 middle income and 8 low income) on the project site.

As a result of this obligation, a condition was placed on the tentative map requiring an Affordable Purchase Housing Development Agreement (APHDA) be accepted by the Planning Commission and City Council prior to approval of the final map. The draft APHDA has been provided for Planning Commission review (Exhibit P). Please note, the draft APHDA identifies prior ownership and identification of Very Low Income purchase units at the site, as this agreement was prepared earlier this year. Modifications to reflect the newest ownership of Thomas Manz and Stephen Pease, as well as removal of the requirement for Very Low Income purchase units will be reflected in the final version that would be going to City Council, if the draft APHDA is approved by Planning Commission.

Provisions of the APHDA:

1. A total of 12 units within the Diamond Plaza Condominiums will be constructed as affordable purchase units for Low (8 units) and Middle-income (4 units) households. Low Income Households are 51% - 80% of median income and Middle Income Households have incomes at 80 - 100% of median income, for the Sacramento Primary Metropolitan Statistical Area, as defined by HUD.
2. The determination of ***estimates*** on affordable pricing, City held second mortgage and bedroom unit mix is identified below. The pricing will depend on the financing made available through the developer's lender. The affordable pricing depends on interest rates, homeowner's dues, calculations of tax assessments and special financing offered by developer's lender. In addition, the

market pricing is truly an estimate, as appraisals for these units have not been undertaken at this early stage of the development.

	Bedroom Size	Affordable Pricing (Estimate)	Market Pricing (Estimate, based on \$240/sq.ft)	2nd Mortgage held by City	Number of Units
Low Income 70%					
	2	\$117,000	\$306,000	\$189,000	2
	2 + loft/				
	3	\$135,000	\$378,480	\$243,480	3
	3	\$135,000	\$364,080	\$229,080	3
Middle Income 100%					
	2	\$195,000	\$306,000	\$111,000	1
	2 + loft/				
	3	\$220,000	\$378,480	\$158,480	1
	3	\$220,000	\$364,080	\$144,080	2
Total Affordable Units					12

NOTE: The above affordable pricing estimate calculations are based on the following assumptions: 35% of gross monthly income for all housing costs – principal, interest, taxes, insurance, homeowners association dues (\$150/month); 6.5% interest rate for 1st mortgage; and purchaser putting 5% of affordable price as down payment. In addition, the market pricing are only rough estimates based on 1,275 – 1,577 square foot home (as presented by the developer) and based on market sales for similar size of units of \$240/square foot. The actual market values will be established when the project is closer to marketing/sales and verified by appraisal.

3. The affordable housing units will be single-family, attached units.
4. As there is a difference of greater than \$5,000 between the unit's *market value* and *affordable purchase price*, the value will be protected through a promissory note and deed of trust (sleeping second mortgage), held and payable to the City of Roseville, to prevent a windfall profit for the homebuyer. The APHDA indicates that at the time of marketing the affordable units, the second mortgage terms will be either: an annual interest rate of 2% for 15 years, which will be forgiven on the 16th year, if the homeowner remains in occupancy OR a 0% interest rate, with a Shared Appreciation component (meaning that the City would share a portion of the net profit the purchaser would make in subsequent sales, based on the original 2nd mortgage value divided by the market value of the home). The note will be due and payable upon sale of property, change of use, unapproved refinance or change of ownership.
5. In an effort to maintain affordability over time, for a 15-year period, the City will permit a new, qualified, low or middle-income household to be re-issued the second mortgage deed upon purchase of the unit from the original or subsequent buyer.

Conclusion: The development agreements have been negotiated between the developer and the City; both have determined that the included terms are acceptable. The development agreements are binding contracts that stipulate the terms, rules, conditions, regulations, entitlements, responsibilities, and other provisions relating to the development of the project. The agreements may only be amended by mutual consent of both parties.

SECTION 6 – RECOMMENDATIONS, FINDINGS & CONDITIONS

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

- A. Adopt a finding that the Planning Commission has reviewed, considered, and determined that the analysis within the Draft EIR is adequate, and forward all written and oral comments received on the Draft EIR during the public review period for inclusion in the Final EIR for City Council review;
- B. Recommend that the City Council approve the General Plan Amendment – 8051 Washington Boulevard, Diamond Plaza Condominiums – File #GPA 05-3 amending the General Plan Land Use Map as shown in Exhibit C, and amending the General Plan text as shown in Exhibit B;
- C. Recommend the City Council adopt the two findings of fact as stated below for the Rezone – 8051 Washington Boulevard, Diamond Plaza Condominiums – File #RZ 05-03;
 1. *The proposed rezone is consistent with the General Plan, and*
 2. *The proposed rezone is consistent with the public interest, health, safety, and welfare of the City.*
- D. Recommend that the City Council approve the Rezone – 8051 Washington Boulevard, Diamond Plaza Condominiums – File #RZ 05-03 as shown in Exhibit C;
- E. Recommend that the City Council adopt the five findings of fact for the Development Agreement – 8051 Washington Boulevard, Diamond Plaza Condominiums – File #DA-000017:
 1. *The Development Agreement is consistent with the objectives, policies, programs and land use designations of the City of Roseville General Plan,*
 2. *The Development Agreement is consistent with the City of Roseville Zoning Ordinance,*
 3. *The Development Agreement is in conformance with the public health, safety and welfare,*
 4. *The Development Agreement will not adversely affect the orderly development of the property or the preservation of property values, and*
 5. *The provisions of the Development Agreement will provide sufficient benefit to the City to justify entering into the Agreement.*
- F. Recommend that the City Council approve the Development Agreement – 8051 Washington Boulevard, Diamond Plaza Condominiums – File #DA-000017 as shown in Exhibit M;
- G. Recommend that the City Council adopt the five findings of fact for the Affordable Purchase Housing Development Agreement – 8051 Washington Boulevard, Diamond Plaza Condominiums – File #DA-000018;
 1. *The Development Agreement is consistent with the objectives, policies, programs and land use designations of the City of Roseville General Plan.*
 2. *The Development Agreement is consistent with the City of Roseville Zoning Ordinance.*
 3. *The Development Agreement is in conformance with the public health, safety and welfare.*
 4. *The Development Agreement will not adversely affect the orderly development of the property or the preservation of property values.*
 5. *The provisions of the Development Agreement will provide sufficient benefit to the City to justify entering into the Agreement.*

- H. Recommend that the City Council approve the Affordable Purchase Housing Development Agreement – 8051 Washington Boulevard, Diamond Plaza Condominiums – File #DA-000018 as shown in Exhibit N;
- I. Recommend that the City Council adopt the three findings of fact for the Tentative Subdivision Map – 8051 Washington Boulevard, Diamond Plaza Condominiums – File # SUBD 05-08;
- J. Recommend that the City Council approve the Tentative Subdivision Map – 8051 Washington Boulevard, Diamond Plaza Condominiums – File # SUBD 05-08 as shown in Exhibits D - G subject to the conditions listed below;
- K. Recommend that the City Council adopt the four findings of fact for the Design Review Permit – 8051 Washington Boulevard, Diamond Plaza Condominiums – File # DRP 05-20; and
- L. Recommend that the City Council approve the Design Review Permit – 8051 Washington Boulevard, Diamond Plaza Condominiums – File #DA-000018 as shown in Exhibits H - L subject to the conditions listed below.

CONDITIONS OF APPROVAL FOR TENTATIVE SUBDIVISION MAP SUBD 05-08

- 1. The approval of this Tentative Map is for the creation of a 1 Lot condominium project approved with a total of 202 condominium units. (Engineering)
- 2. All those conditions as required per the approved Design Review Permit, DRP 05-20, shall be made part of those conditions required with this Tentative Map application. PRIOR TO THE RECORDATION OF THE FINAL MAP all improvements including on-site pavement, water, sewer and storm drainage, and off-site improvements as shown on the approved plans for DRP 05-20 shall either be completed and approved by the City or bonded for. (Engineering)
- 3. 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)
- 4. 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)
- 5. 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)
- 6. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. A deposit in the amount of two and one half (2-1/2) percent of the value of the public improvements, or \$2,500, which ever is greater, shall be provided at the time plans are submitted to the City for review. Prior to plan approval, the applicant shall provide an additional deposit of two and one half (2-1/2) percent of the value of the public improvements, or \$2,500, whichever is greater. City costs will be billed against the deposited amount on a monthly basis. All funds remaining in the deposit account will be refunded upon completion of the project. (Engineering, Environmental Utilities, Finance)

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

7. Prior to the approval of Improvement Plans, the applicant shall submit to the Engineering Division of Public Works, a paper copy and an electronic copy of the final set of Improvement Plans per the Division's "Digital Submission of Utility Composites" standards. Additionally, the applicant shall submit approved/proposed street names for the approved subdivision map. Final street names for the subdivision shall be approved by the Engineering Division prior to the approval of the Improvement Plans. The approved street names shall be included on the final set of Improvement Plans. (Engineering)
8. 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.
 - 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.)
 - c. Water and sewer mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions
 - d. All sewer manholes shall have all weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)
9. 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)
10. Every residential unit within the 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)
11. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 1000 feet on center. (Fire)
12. Minimum fire flow is 3,000 gallons per minute with 20 lbs. psi residual pressure. A change in any of the conditions may increase the required fire flow. (Fire)
13. 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)
14. 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)
15. All landscaping in areas containing electrical service equipment shall conform with the "Electric Department Landscape Design Requirements" as outlined in Section 10.00 of the Electric Department's "Specifications for Commercial Construction." (Electric)

16. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project: one (1) set of improvement plans; load calculations; and electrical panel one-line drawings. (Electric)
17. 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)
18. 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

19. The following easements shall be provided and shown on the Final/Parcel Map or by separate instrument, unless otherwise provided for in these conditions:
 - a. A 12.5 foot wide public utilities easement along all road frontages;
 - b. Water and sewer easements;
 - c. Other easements (In addition to 12.5 foot PUE on road frontages, a blanket easement for site is requested); and
 - d. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
20. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
21. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed Land Surveyor (Environmental Utilities, Electric, Engineering)
22. 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 item(s):
 - a. Creation of a Homeowners Association. (Attorney)
 - b. Homeowners Association shall be responsible for maintenance of all common areas including landscaping, landscape corridors, parking areas, and drive aisles. (Attorney)
 - c. Maintenance of fire suppressions system within the project will be the responsibility of the Homeowners Association. (Environmental Utilities, Fire)
 - d. Maintenance of the irrigation system within the project and water service to the clubhouse will be the responsibility of the Homeowners Association. City's responsibility will end at the City right-of-way and meter at backflow assembly. (Environmental Utilities)
 - e. The common areas provide reciprocal access and parking for the mutual benefit of all numbered parcels and all condominium units. (Attorney, Planning)
 - f. The private garages shall not be used for storage that would preclude the parking of two automobiles. (Planning)

- g. Provisions for outdoor common areas to be held in common. (Attorney, Planning)
 - h. A declaration of restrictions shall be recorded, either in conjunction with the CC&R's or separately, which states that the sewer service to each lot may be conditioned upon the installation of a backwater valve to comply with the City of Roseville Improvement Standards. In the event a backwater valve is called out on City approved plans, 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)
23. 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 10% of residential units to be affordable to middle, low, and very low-income households, as stipulated in the terms of the agreement. (Housing)
24. 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 per Condition #2 above, 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)
25. In accordance with Section 66427 of the Subdivision Map Act, the following shall be added to the Final Map:
- a. The Title of the project shall clearly state "Condominium Project";
 - b. The number of approved Condominium Units is clearly displayed;
 - c. An informational sheet shall be added to the Final Map that depicts the layout of the site and the location of the approved units; and
 - d. Dedication of all common land shall be made to the Home Owners (condominium owners) Association. (Engineering)
26. Any structures crossing Lot/Parcel lines created by the Final/Parcel map shall be removed. (Engineering)
27. The street names shall be approved by the City of Roseville. (Engineering)
28. A reciprocal access, utility and drainage easement shall be recorded to the benefit of each lot within the subdivision. Prior to the recordation of the Final Map, the easement documents shall be submitted to the City in a form acceptable to the City Attorney. The easements shall be recorded with the county recorders office prior to or simultaneously with the recordation of the Final Map. (Engineering)
29. As the site develops and the condominium plan is implemented for each lot, those areas that will be commonly owned shall be identified and the maintenance responsibility transferred to the common interest, Homeowners Association. Until that time, the individual lots shall share reciprocal access and utility easements over and through each of the remaining lots as conditioned above. (Engineering)

30. 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)
31. 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)
32. The Final/Parcel Map shall be submitted per, "The Digital Submittal of Cadastral Surveys." A plot or print of the submittal shall accompany the electronic copy. The complete submittal shall occur after the Engineering Department approval but prior to City Council approval of the Final/Parcel Map. (Engineering)
33. 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)
34. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
35. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
36. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)
37. 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)
38. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

39. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
40. 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)
41. 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)
42. 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)
43. The Tentative Subdivision Map shall not be deemed approved until the actions on the General Plan Amendment, Rezone and Development Agreement are approved and become effective. (Planning)

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT DRP 05-20

1. The Design Review Permit shall not be deemed approved until the actions on the General Plan Amendment, Rezone and Development Agreement are approved and become effective. This Design Review Permit approval shall be effectuated within a period of two (2) years from the date of its approval and if not effectuated shall expire. Prior to said expiration, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than one additional year. (Planning)
2. The project is approved as shown in Exhibits D - N and as conditioned or modified below. (Planning)
3. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. A deposit in the amount of two and one half (2-1/2) percent of the value of the public improvements, or \$2,500, which ever is greater, shall be provided at the time plans are submitted to the City for review. Prior to plan approval, the applicant shall provide an additional deposit of two and one half (2-1/2) percent of the value of the public improvements, or \$2,500, whichever is greater. City costs will be billed against the deposited amount on a monthly basis. All funds remaining in the deposit account will be refunded upon completion of the project. (Engineering, Environmental Utilities, Finance)
4. 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)
5. The applicant 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)
6. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)

PRIOR TO THE ISSUANCE OF BUILDING PERMITS:

7. Parking stalls shall meet, or exceed, the following minimum standards:
 - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6" raised curb or concrete bumper. (Planning)
 - b. Standard -- 9 feet x 18 feet; Compact--8 feet x 16 feet; Accessible--14 feet x 18 feet (a 9 foot wide parking area plus a 5 foot wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible--17 feet x 18 feet (9 foot wide parking area plus an 8 foot wide loading area). (Planning)
 - c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signages, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:

- i) Handicapped parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11-B-6 of the CBC.
 - ii) Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
 - iii) Accessible parking and exterior route of travel shall comply with CBC, Sections 1127B and 1129B. (Building)
8. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. (Planning)
9. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
10. The Landscape plan shall comply with the City of Roseville Water Efficient Landscape Requirements Resolution No. 93-55. (Planning)
11. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
12. 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)
13. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
14. A separate Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
15. Building permit plans shall comply with all applicable code requirements (California Building Code - CBC, California Mechanical Code - CMC, California Plumbing Code - CPC, California Fire Code – CFC with City of Roseville amendments (RFC) and California Electrical Code – CEC with City of Roseville amendments), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Department for applicable Code editions). (Building)
16. Maintenance of copy of building plans. Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address. (Building)
17. 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)
18. 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 Engineering prior to approval of the improvement plans.
 - d. Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
19. 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)
 20. The frontage of Galilee Road shall be improved to include one driveway into the project. The driveway shall be a Type A-7 Driveway with an 18 foot ingress lane, an 18 foot egress lane and a 10 foot wide median. The driveway shall be accessed with a standard right turn curb flare. This entrance shall be constructed as a typical gated entrance with a standard turn around and shall be aligned with the approved driveway on the opposite side of Galilee Road. Along the frontage of Galilee Road, a 5-foot wide sidewalk shall be constructed. (Engineering)
 21. The frontage of Industrial Avenue shall be improved to include a Type A-7 Driveway with an 18 foot ingress lane, an 18 foot egress lane and a 10 foot wide median. This entrance shall be constructed as a typical gated entrance with a standard turn around and shall be accessed with a minimum of a right turn curb flare (or as determined by the Traffic Study.) (Engineering)
 22. All vehicle access gates shall remain open between the hours of 4:00 PM and 7:00 PM. (Engineering)
 23. Industrial Ave. shall be widened along the entire length of the project site frontage to accommodate a standard four-lane arterial with a width of 76 feet from back of curb to back of curb. A left turn lane shall be constructed on Industrial Ave. to allow access into the site and shall have a 200 foot long turn lane with an 80 foot long taper. A left turn lane shall be constructed on Industrial Ave. to access Galilee Road and shall be constructed with a 200 foot long turn lane and an 80 foot long taper. An 8-foot wide meandering pedestrian path shall be constructed within the landscape corridor. (Engineering)
 24. The project proponent shall coordinate with the Public Works Department to identify those areas where the existing street section of Industrial Avenue from Galilee Road to Washington Blvd will need to be rehabilitated or repaired. Prior to the approval of the improvement plans and subject to City Council approval, the project proponent may enter into a reimbursement agreement with the City for the above referenced work. All work performed as part of the reimbursement agreement shall be paid for with prevailing wages. (Engineering)
 25. Washington Blvd. shall be widened along the entire length of the project site frontage to accommodate a standard four-lane arterial with a width of 76 feet from back of curb to back of curb. A standard bus turnout shall be constructed south of Industrial Avenue. An 8-foot wide meandering pedestrian path shall be constructed within the landscape corridor. (Engineering)
 26. Washington Blvd. shall also be widened to accommodate a standard four-lane arterial from the southern property line of the project to the driveway at the existing gas station. The developer can enter into a reimbursement agreement with the adjacent property owner of APN #017-410-042-000

and the City will collect fees from the adjacent property to the extent that the City is reasonably able to do so. (Engineering)

27. The applicant shall dedicate all necessary rights-of-way for the widening of any streets required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Records Office. (Engineering)
28. The developer shall be responsible for the installation of a bus shelter and related improvements conforming to the city's current standards on the shelter pad as conditioned above. The Developer and City shall enter into a deferred improvement or other agreement based upon a construction cost of \$10,000 per shelter for future construction of the Bus Shelter on the SW corner of Industrial Ave. and Washington Blvd. (Shelter number 05-200) (Engineering, Transit)
29. A standard pedestrian access ramp shall be installed at the corner of Galilee Rd. and Industrial Ave. and at the corner of Industrial and Washington Blvd. (Engineering)
30. A 6-foot high enhanced masonry wall shall be constructed along the frontage of Industrial Ave. and Washington Blvd. (Engineering)
31. Parking may be restricted along Galilee Road north of the driveway to provide adequate sight distance to meet City standards. (Engineering)
32. Conduit for future signal interconnect cable shall be installed along the frontage of Washington Blvd. and along Industrial Ave. for the future traffic signal at this intersection. (Engineering)
33. All streets within the project shall be privately owned and maintained by a Homeowners Association. The streets shall be built to a TI = 7 and shall have a width of 24 feet as measured from edge of pavement to edge of pavement with a concrete valley gutter constructed along the centerline. (Engineering)
34. All storm drainage, including roof drains, shall be collected on site and shall be routed to the nearest storm drain system or natural drainage facility. Prior to discharge from the site, the storm water shall be treated with a sand/oil separator. The storm drain system shall be a private system and shall be maintained by the Homeowners Association. (Engineering)
35. The existing 28" storm drain culvert shall be removed from the site. (Engineering)
36. The applicant shall dedicate a separate drainage easement to the City of Roseville for the storm drain facility required to transfer public storm waters through the site. The easement document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Records Office. (Engineering)
37. Stormwater pollution prevention best management practices (BMPs) shall be shown on the grading plans. The BMPs shall be installed prior to the onset of wet weather, the objective of which is to prevent pollutants including sediment from being discharged from the project site. It is incumbent upon the applicant to ensure that BMPs are properly installed, maintained and monitored for effectiveness during the course of the project. BMPs shall be modified and or replaced as necessary to meet said objectives. (Engineering)
38. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)

39. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
40. 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)
41. 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)
42. The applicant shall pay for all applicable water and sewer fees including North Industrial for North Central Reimbursement fees (totaling \$8,217 for parcels 62, 64, 65, 66, & 69). (Environmental Utilities)
43. 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)
44. Every residential unit within the 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)
45. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a. 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.
 - b. Water, sewer and reclaimed mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions of approval.
 - c. All sewer manholes shall have all weather 10-ton vehicle access unless authorized by these conditions of approval; and
 - d. Additional easements may be required for existing and/or proposed relocated utilities. Easements widths shall comply with current City standards. (Environmental Utilities)
46. No permanent structures may be placed within any existing public water/sewer easement. All weather access shall be provided for maintenance vehicles within the public sewer easement. (Environmental Utilities)
47. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such

facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)

48. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)
49. Individual trash receptacles are required for each condominium unit. The homeowners association is responsible for any trash service for the community building. (Refuse)
50. Fire apparatus access roads shall be provided to within 150 feet of all structures and combustible storage piles. 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)
51. Two points of access are required for this project in accordance with the Municipal Code Section 18.08.40. (Fire)
52. Vertical clearances or widths shall be increased when, in the opinion of the Fire Chief, vertical clearances or widths are not adequate to provide fire apparatus access. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (32 tons) and shall be provided with a surface so as to provide all-weather driving capabilities. Said access shall be provided prior to any construction or storage of combustible materials on site. (Fire)
53. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved provision for the turning around of fire apparatus. A minimum back of curb radii of not less than 48 feet shall be provided. (Fire)
54. The required fire flow for the protection of the proposed project is 1,500, gallons per minute with 20 pounds residual water pressure. This flow is based on the premise that the structure will be of Type VN rated construction with the installation of a full coverage automatic fire sprinkler system, and is reflective of the proposed square footage amounts. A change in any of the conditions may increase the required fire flow. (Fire)
55. The applicant shall provide the Fire Department with a hydraulic analysis (prepared by a State licensed fire protection, civil, or mechanical engineer) that evaluates the private fire service water main serving the complex. The analysis shall demonstrate that an approved water supply is available and that it is capable of supporting the combined demands for the required fire flow 1500 gpm. (Fire)
56. Applicant shall provide a minimum of three (3) fire hydrants within the complex in accordance with the Roseville Fire Code. The average spacing between fire hydrants within the complex shall not exceed 400 feet-on-center along proposed roadways. A fire hydrant shall be located within 40-feet of all fire department connections to fire sprinkler systems. The location, number and type of fire hydrants connected to the water supply shall be provided as required and approved by the Fire Department. (Fire)
57. Fire hydrants shall be operable and accessible to Fire Department apparatus by roads meeting the requirements of the Roseville Fire Code prior to bringing combustible materials onto the project site. (Fire)

58. A minimum clearance of 3-feet shall be provided between trees, shrubs and other landscape materials and all fire protection equipment (hydrants, fire sprinkler system connections, valves). Fire protection equipment shall not be located behind parking stalls or other obstructions to access. (Fire)
59. When the proposed project is to be provided with perimeter security fencing, fire apparatus access and occupant exiting shall be considered. All vehicular access gates shall comply with the Uniform Fire Code requirements and shall be equipped with approved Knox and Opticom emergency vehicle access devices. If pedestrian gates are designed as part of the overall exiting system, they shall comply with the exiting provisions of the Uniform Building Code. Plans shall be submitted to the Fire Department for review and approval prior to installation. (Fire)
60. An approved access walkway shall be provided to all exterior doors and openings required by either the Uniform Fire Code or the Uniform Building Code. A concrete sidewalk or other approved hard surface will meet the intent of the access walkway requirement. Adequate space adjacent to the access walkway, vertically and horizontally, shall be provided to allow firefighters to access required building openings in order to effectively perform rescue operations, to allow for equipment maneuverability, and to safely raise ground ladders. Any landscaping adjacent to the access walkway shall be such that it does not obstruct the functional purpose of the walkway upon maturity. (Fire)
61. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project: one (1) set of improvement plans; load calculations; and electrical panel one-line drawings. (Electric)
62. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas shall provide a maintained minimum of one (1) foot candle of light. All exterior light fixtures shall be vandal resistant. (Planning & Police)
63. The parking lot shall have properly posted signs that state the use of the parking area is for the exclusive use of residents and guests of this project. (See California Vehicle Code Sections 22507.8, 22511.5, 22511.8, 22658(a), and the City of Roseville Municipal Code Section 11.20.110). The location of the signs shall be shown on the approved site plan. (Planning & Police)
64. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

65. 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)
66. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:

- a. A 12.5 foot wide public utilities easement along all road frontages;
 - b. Water and sewer easements;
 - c. Other easements (In addition to 12.5 foot PUE on road frontages, a blanket easement for site is requested) (Electric, Engineering, Environmental Utilities); and
 - d. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
67. 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. (Engineering, Environmental Utilities, Electric)
68. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
69. Inspection of the potable water supply system on new commercial/ industrial/ office projects shall be as follows:
- a. The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventor.
 - b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventor to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/ contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.
 - c. The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)
70. The following note shall be added to the 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 throughout the day to minimize dust.
 - b. Use tarpaulins or other effective covers on all stockpiled earth material and on all haul trucks to minimize dust.
 - c. Sweep the adjacent street frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.
 - d. Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off-site.

- e. The City shall have the authority to stop all grading operations, if in opinion of city staff, inadequate dust control or excessive wind conditions contribute to fugitive dust emissions. (Engineering)
- 71. The project shall be addressed as 7200 Galilee Road. All projects with multi-tenants or buildings must submit a plot plan with building footprint(s) to the Engineering Division for building/suite addressing. (Engineering)
- 72. This project falls within the residential land use category of the Pleasant Grove Watershed Flood Control Plan as determined by the Placer County Flood Control District and adopted by the City of Roseville. The project is therefore subject to a fee based on gross developed acres. (Engineering)
- 73. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Engineering will designate the exact areas to be reconstructed. (Engineering)
- 74. Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (Engineering)
- 75. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
- 76. 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)
- 77. Water, sewer and reclaimed water shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
- 78. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
- 79. An approved automatic fire extinguishing system shall be provided for all buildings where the total fire area is 3,600 square feet or greater, as required by Roseville Fire Code Section 1003.2.2. Fire extinguishing systems installed shall conform to the minimum design standards of the Roseville Fire Code Standard 10-3. Plans and specifications shall be submitted to the Fire Department prior to system installation. Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
- 80. Conditions for fire protection systems to be installed for this project shall be based on the City's review with respect to easement rights and property lines. (Fire)
- 81. Fire extinguishing systems installed as required by Section 1003.1.1 of the City Fire Code shall have control valves and activation switches electrically supervised and monitored by an approved central alarm monitoring company. Digital alarm communicator system panels shall be installed and maintained in accordance with National Fire Protection Association Standard # 72 (Fire Alarm Code). Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
- 82. Fire extinguishing systems installed as required by Section 1003.1.1 of the City Fire Code shall be provided with an approved audible and visual alarm notification signal within the interior of the building to alert building occupants. Said alarm notification signal shall be provided throughout the building and shall be installed and maintained in accordance with National Fire Protection Association Standard #72 (Fire Alarm Code). Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)

83. An approved project sign shall be placed at vehicle access points into the project during construction to assist emergency responders. The sign shall identify the project name and address, as approved by the City of Roseville. Such signs shall be clearly visible and legible from the street fronting the project. (Fire)
84. Dumpsters and trash containers with an individual capacity of 1.5 cubic yards [40.5 cubic feet] or more shall not be stored in buildings or placed within 5-feet of combustible walls, openings or combustible roof eave lines unless said areas are protected by an approved automatic fire sprinkler system in accordance with the Roseville Fire Code. (Fire)
85. All shrubbery, trees and signs located within center medians adjacent to site access points shall be seven feet (7') in height or lower to allow access to the site by fire apparatus. (Fire)
86. The approved address numbers shall be placed on each building by the applicant in such a position as to be plainly visible and legible from the street fronting the property and shall be placed as to be seen from all entrances. Proposed address numbers shall be indicated on the elevation drawings contained within the building plan submittal. The address numbers shall be contrasting in color with their background and shall be illuminated. (Fire)
87. The applicant shall properly identify all required fire lanes in accordance with the Fire Department Fire Lane Standard. (Fire)
88. Barricades shall be provided to protect any natural gas meter, fire hydrant, or other fire department control device, which may be subject to vehicular damage. Approved signs may be required to identify the location of fire protection devices. (Fire)
89. Automatic fire extinguishing system risers, fire alarm system panels and digital alarm communicator system panels shall be located within an approved fire control room and shall be accessible from an adjacent fire apparatus roadway. Said fire control room shall be a minimum size of thirty-five (35) square feet in size and shall be openable from the exterior via an approved door opening. (Fire)
90. A Knox Company Model # 4400 key box shall be located adjacent to the door opening into the fire control room for each structure to provide access to fire protection system equipment. Said box shall be mounted at 6-feet above finished grade adjacent to the door opening. Contact the Fire Prevention Division for an approved Knox Company order form. (Fire)
91. A digitized copy of the approved of the approved drawings for the project shall be submitted to the Fire Department for pre-fire purposes. Said copy shall be submitted in an approved format. (Fire)
92. Adequate radio coverage shall be provided within buildings for public safety agencies, as required by Roseville Municipal Code Section 16.16.210. A field test shall be provided by a person in possession of a current FCC License, or a current technician certification issued by the Associated Public-Safety Communications Officials International (APCO), or the National Association of Business and Educational Radio (NABER). The building owner shall retain all test records on the inspected premises and a copy shall be submitted to the Fire Department officials. Adequate radio coverage shall include all of the following:
 - a. A minimum signal strength of 95 dBm available in 90% of the area of each floor of the building when transmitted from the closest City of Roseville Radio Communication site;
 - b. A minimum signal strength of 95 dBm received at the closest City of Roseville Communication site when transmitted from 90% of the area of each floor of the building;

- c. The frequency range that must be supported shall be 821-824 MHz and 866-869 MHz; and
 - d. A 100 % reliability factor. (Fire, Police)
93. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
94. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the “City of Roseville Specifications for Commercial Construction.” (Electric)
95. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville “Specification for Commercial Construction.” These charges will be determined upon completion of the final electrical design. (Electric)
96. An existing 12KV junction box for the 12 KV distribution line appears to be at the west side vehicular gate of the site plan. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer’s expense. (Electric)
97. 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)
98. All landscaping in areas containing electrical service equipment shall conform with the Electric Department’s Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments “Specification for Commercial Construction.” (Electric)
99. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:
- a. Locate the metered service panel on the outside of the building.
 - b. Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry.
100. One ¾" conduit with a 2-pair phone line shall be installed from the buildings telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
101. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

OTHER CONDITIONS OF APPROVAL:

102. The applicant shall pay City's actual cost for providing plan check, installation, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities)
103. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Electric, Engineering, Environmental Utilities)

104. The project shall comply with all required environmental mitigation identified in the Diamond Plaza Condominium Project EIR. (Planning)
105. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning)
106. 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)
107. The City reserves the right to restrict vehicle turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. (Engineering)
108. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)
109. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000 gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)
110. 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 or person responsible for the building permit must 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. (Fire)
111. The location and design of the gas service shall be determined by PG&E. The design of the 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)
112. 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. (Building)
113. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Department Field Inspector at the time of or prior to the foundation inspection. (Building)
114. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple building occupancies. This request shall be made in writing to the Building Department and shall include 10 copies of the following:
 - a. A description of measures that will be undertaken to minimize conflict between residents/ building occupants and construction traffic (e.g. fencing, etc.);

- b. A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and
- c. Estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

ATTACHMENTS

1. Vicinity Map
2. Rezone Guidelines
3. Blueprint Development Strategies
4. Fiscal Study
5. Communications

EXHIBITS

- A. Draft Environmental Impact Report (DEIR) (transmitted to Planning Commission on November 9, 2006). The DEIR is available at the Roseville Planning & Redevelopment Department (Permit Center Counter), at the Main and Maidu Branch Libraries, and on the City's website.
- B. General Plan Change Pages
- C. General Plan Amendment and Rezone Map
- D. Tentative Condominium Map
- E. Site Plan
- F. Utilities Plan
- G. Grading & Drainage Plan
- H. Landscape Plan
- I. 4-, 5- & 6-Plex Building Elevations
- J. Model 1 Floor Plans
- K. Model 2 Floor Plans
- L. Model 3 Floor Plans
- M. Colored Exhibits
- N. Materials & Color Binder (available at the Planning & Redevelopment Department)
- O. Draft Development Agreement
- P. Draft Affordable Purchase Housing Development Agreement