

ITEM V-A: **TENTATIVE SUBDIVISION MAP, ADMINISTRATIVE PERMIT – 2001 PLEASANT GROVE BL – WRSP WESTPARK VILLAGE W-8 – FILE #2005PL-054 -- SUBD 05-03, AP-000069**

REQUEST

The applicant requests approval of a Tentative Subdivision Map to divide the 42.3 acre West Roseville Specific Plan Parcel W-8 into 168 residential lots. A separate but related request is an Administrative Permit to transfer WRSP units among parcels W-8, W-10, W-11, W-12, W-18, W-21, W-22 and W-24.

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

SUMMARY RECOMMENDATION

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

- A. Adopt the three (3) findings of fact for the Tentative Subdivision Map;
- B. Approve the Tentative Subdivision Map subject to the eighty-one (81) conditions listed below;
- C. Adopt the three (3) findings of fact for the Administrative Permit; and
- D. Approve the Administrative Permit subject to the one (1) condition listed below.

SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

Parcel W-8 of the West Roseville Specific Plan (WRSP) is located on the south side of Pleasant Grove Boulevard approximately 1,000 feet west of Fiddymont Road. The parcel is 42.3 acres and is bounded on the northeast by Westpark Village W-1, an age-restricted single-family development, on the northwest by Village Center W-24, a future medium density neighborhood, and on the south by the Sierra Vista Specific Plan study area of unincorporated Placer County.

SITE INFORMATION

Location: 2001 Pleasant Grove Boulevard, West Roseville Specific Plan, Parcel W-8, approximately 1,000 feet west of Fiddymont Road

Total Size: 42.3 acres

Topography: The subject parcel is comprised of relatively flat, gently-rolling topography ranging from approximately 126 feet above mean sea level (amsl) in the east corner of the site to approximately 110 feet amsl in the southwest corner of the site. The site drains generally southward to Curry Creek in unincorporated Placer County. There are no native oak trees on the site.

Figure 1: Adjacent Zoning and Land Use

	Zoning	General Plan Land Use	Actual Use Of Property
Site	R1/DS, Single Family Residential with Development Standards	LDR, Low Density Residential	Undeveloped
Northeast	R1/DS	LDR	WRSP Village W-1
South	Placer County	Placer County	Undeveloped
West	R3, Attached Housing	MDR, Medium Density Residential	Undeveloped

EVALUATION – TENTATIVE SUBDIVISION MAP

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

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

Parcel size, design, configuration, location, orientation and character: The WRSP originally allocated 160 residential units to Parcel W-8. Through the Administrative Permit (discussed below) the applicant proposes to transfer eight additional units to W-8, for a total of 168. The Tentative Map indicates the 168 residential lots will be a minimum 6,600 square feet (Exhibit A). All lots are oriented with frontage on public streets. The Tentative Map also includes Parcel W-20 (the 1-acre wedge to the east of W-8) although the WRSP gives the parcel zero unit allocation. The conditions of approval require construction of landscape corridor improvements on Parcel W-20 concurrently with W-8. The remainder of W-20 will be left undeveloped for now, but could be developed with the future Sierra Vista Specific Plan.

Circulation: Access to the subdivision will be provided from Pleasant Grove Boulevard at two points. The main entrance to the subdivision will be the signalized intersection at Monument Drive, which will also provide secondary access to the Westpark Village Center parcels to the west. The second entrance at Street “8A” will be restricted by the Pleasant Grove Boulevard median to right turn in and out movements. Street “8A” is visually aligned with Kennerleigh Parkway in Village W-1 to the northeast. Several subdivision streets will connect with the adjacent LDR Village W-10 or to the Village Center providing good pedestrian access to park site W-53 and the Village Center commercial parcels. One 150-foot long cul-de-sac provides access to five lots and all the other streets make through connections. The proposed streets meet the City’s residential street improvement standards.

Grading: The project engineer indicates that site grading will amount to 177,922 cubic yards (cy) of cut, 40,457 cy of fill, and 5,664 cy of shrink for a net surplus of 131,801 cy to be used elsewhere in West Park (Exhibits B & C). Grade differences between adjacent house pads are typically less than 1 foot and retaining wall should not be required. The builder may elect to use retaining walls in some locations and these will typically be less than 2 feet high. The lots along the southerly boundary will be 2-3 feet higher than the adjacent undeveloped property; a right-of-entry already obtained from the adjacent owner allows a fill slope crossing the boundary. The proposed grading is consistent with the City’s Grading Ordinance and Improvement Standards.

Drainage: All of the lots have been designed to drain toward the street (Class 1 drainage). The drainage improvements proposed by this Tentative Map include curbs, drain inlets, underground drain

pipes, and a detention basin in the southwest corner (Lot E). The site drains naturally to the south and a proposed outfall swale in the adjacent property will convey storm-water to Curry Creek. It is anticipated that in the future the adjacent property to the south will annex and develop as a residential subdivision; at that time the surface drainage course would be put underground. Engineering staff has reviewed the drainage plans, and with the attached conditions of approval, the drainage design conforms to the City's drainage improvement standards and is consistent with the requirements of the WRSP.

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

Landscape Corridor: The subdivision improvements include a landscape corridor on Pleasant Grove Boulevard consistent with the WRSP Design Guidelines and the Westpark Master Landscape Plans. A masonry wall with pilasters will be provided at the back of the landscaped corridor along Pleasant Grove Boulevard. This wall will turn the radius corner clips at Monument Drive, Street "8A" and Upland Drive, and continue on the easterly boundary of Lots 22 and 23 to comply with the noise analysis prepared by Bollard and Brennan, dated August 15, 2005. The landscape corridor also will be installed on Parcel W-20, but without a masonry wall because the parcel will not be developed as part of Westpark.

Detention Basin: The detention basin on Lot E will be constructed to minimize maintenance and potential problems. Fencing and bollards will limit unauthorized vehicle access; weed-block fabric with a rock covering will reduce site maintenance costs; masonry walls on the side boundaries will provide better separation from the adjacent residential yards. Tentative Map condition #20 requires the detention basin design to be approved by the City's Engineering and Streets Divisions, and the Placer County Flood Control District.

Affordable Housing: Parcel W-8 is not identified as an affordable housing site and the developer's affordable housing obligation will be satisfied on other parcels as specified in the Development Agreement.

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

The size, configuration and design of all of the lots within the subdivision are consistent with the City's policies and the WRSP R1/DS standards. The proposed design, layout, configuration, and size of all lots within the subdivision provide for the construction of single-family detached houses. As depicted on the Tentative Map and subject to the conditions of approval, all 168 lots can be used and built upon.

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

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

EVALUATION – ADMINISTRATIVE PERMIT

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

In order to develop Westpark Phase 2, including Parcel W-8, Pulte Del Webb seeks to adjust the unit allocation for several parcels, as tabulated below. The transfers are all consistent with the 20 percent allowed by the WRSP.

Figure 2: Summary of Unit Transfer

WRSP Parcel	Land Use		Unit Allocation		Percent Change
	Original	Proposed	Original	Proposed	
W-8	LDR-3.8	LDR-4.0	160	168	+5.0
W-10	LDR-5.0	LDR-4.5	270	245	-9.3
W-11	LDR-3.9	LDR-4.0	125	130	+4.0
W-12	LDR-3.4	LDR-4.1	65	78	+20.0
W-18	LDR-3.9	LDR-3.8	280	268	-4.0
W-21	MDR-8.6	MDR-8.2	145	138	-4.8
W-22	MDR-7.1	MDR-8.2	120	138	+15.0
			1,165	1,165	

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

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

The proposed unit transfers are between parcels within Westpark and covered by the same development agreement. The transfers will not result in a change of more than 20 percent for any parcel and the density on all parcels remain consistent with their current General Plan and West Roseville Specific Plan designations.

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

The proposed unit transfers will accommodate development of WRSP Parcels W-8, W-10, W-11, W-12, W-18, W-21 and W-22 in conformance with all applicable zoning standards and WRSP Design Guidelines.

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

The proposed unit transfers do not result in increased impacts beyond those identified in the WRSP EIR. The proposed unit transfers do not adversely impact planned infrastructure, roadways, schools or other public facilities, or WRSP fee programs and assessment districts. The proposed unit transfers

will not adversely affect or be materially detrimental to the public health, safety or welfare, and will not be detrimental or injurious to public or private property or improvements.

ENVIRONMENTAL DETERMINATION

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

RECOMMENDATION

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

- A. Adopt the three findings of fact as stated in the Staff Report for the Tentative Subdivision Map – 2001 Pleasant Grove Bl., WRSP Parcel W-8 – File# SUBD 05-03;
- B. Approve the Tentative Subdivision Map – 2001 Pleasant Grove Bl., WRSP Parcel W-8 – File# SUBD 05-03 subject to the eighty-one (81) conditions listed below;
- C. Adopt the three findings of fact as stated in the Staff Report for the Administrative Permit to transfer unit allocations – File# AP-000069; and
- D. Approve the Administrative Permit to transfer unit allocations – File# AP-000069 subject to the one (1) condition listed below.

CONDITIONS OF APPROVAL FOR TENTATIVE SUBDIVISION MAP SUBD 05-03

- 1. This is a Tentative Map approval for a single phase subdivision of Parcels 15 and 16 of the WRSP Westpark Phase 1 Large Lot Map recorded in the County recorders office (AA MAPS 4). (Engineering, Planning)
- 2. 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)
- 3. 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)
- 4. 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)
- 5. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)
- 6. All those provisions pertaining to the development of this subdivision that are within the West Roseville Specific Plan document, and the Development Agreement by and between the City of Roseville and 1600 Placer Investors, LP shall be made part of the requirements of this Subdivision. (Engineering)

7. Prior to the issuance of any building permit for home construction within the subdivision, the City shall have determined that the supporting infrastructure of Phase 1 and 2 of the Westpark project has been substantially completed. (Engineering, Building)

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

8. The Improvement Plans shall include Landscape Plans for all landscape corridors and all landscaped common areas. Landscaping shall be installed prior to approval of the Notice of Completion for the subdivision improvements. The landscape plan shall comply with the West Roseville Specific Plan and the City of Roseville Water Efficient Landscape Requirements (Resolution 93-55). All landscaping and irrigation shall be inspected and approved prior to Notice of Completion. (Planning, Engineering, Parks, Fire, Environmental Utilities)
9. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
 - a. Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
 - b. Grading shall comply with the City grading ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore modification of the erosion control plan may be warranted during wet weather conditions.
 - c. A rough grading permit may be approved by the Engineering Department prior to approval of the improvement plans.
 - d. Access to the floodplain as required by Engineering and the Streets Department.
 - e. Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
10. 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)
11. 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)
12. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During site inspection Engineering will designate the exact areas to be reconstructed. (Engineering)
13. All Lots/Parcels shall conform to Class 1 drainage, pursuant to the adopted City of Roseville Improvement Standards, except as shown on the tentative map or as approved in these conditions. (Engineering)
14. To minimize dust/grading impacts during construction the applicant shall:
 - a. Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities through out the day.

- b. Use tarpaulins or other affective covers on all stockpiled earth material and on all haul trucks.
 - c. Sweep the adjacent streets frontages of Pleasant Grove Blvd at least once a day or as needed to remove silt and other dirt, which is evident from construction activities.
 - d. Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off site.
 - e. The City shall have the authority to stop all grading operations, if in the opinion of city staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. (Engineering)
15. Within the right-of-way of Pleasant Grove Blvd., and along the frontage of both Parcel 15 and 16 an eight-foot wide concrete Class 1a bike/pedestrian path shall be constructed within the landscape corridor parallel with the curb line at a distance of eight-feet from the back of the curb. An enhanced masonry wall shall be constructed at the back of the landscape corridor and within the right-of-way as recommended by the sound study for the subdivision of Parcel 16 but not less than 6-foot high. Landscaping of all frontages shall be completed with the improvements for the subdivisions. (Engineering)
16. Upland Drive shall be fully developed to include sidewalk, landscaping and masonry walls adjacent to residential lots. (Engineering)
17. Construction of landscaping, surface improvements and monuments within Lot 18 (W-20) shall be included with the improvement plans. (Engineering, Building)
18. Special attention shall be made with the landscaping corridors to ensure that clear sight distances corridors are provided for driveways and street signs. The landscape and improvement plans shall depict all the locations of street signage and shall clearly show the minimum sight distances to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement design together with any required relocation and/or modification of existing facilities to meet these design objectives. (Engineering)
19. Prior to the approval of the improvement plans all services for the future development of Parcel W-24 along Street 8L as well as utility stubs required to service this subdivision shall have been approved. If off-site utility connections are required, separate public utility easements shall be dedicated to the City. (Engineering, Environmental Utilities)
20. The detention basin shall be designed so that it operates as a “dry” basin to the satisfaction of the Public Works Director with minimum annual maintenance requirements. The design shall include a shared vehicle access/class 1 bikeway connection on the west side of the detention basin that will allow public access from 8K Street to the south end of the detention basin. The access shall include necessary signage, striping, fencing and bollards to the approval of the City Engineer. The bike trail access may be closed temporarily until the area to the south is developed. Landscaping, including street trees and a wrought iron fence, shall be installed along the frontage of the basin along Street 8. Masonry walls shall be installed along the eastern and western boundaries, adjacent to the residential rear yards. The perimeter ground shall be top-covered by weed-block fabric and rock. An emergency high water overflow shall be constructed. The design shall be approved by the City of Roseville Engineer Division, Street Department and by Placer County Flood Dist. (Engineering, Transportation)
21. Prior to the approval of improvement plans for this subdivision, a drainage easement detention basin outfall and a grading slope easement from the property to the south of this subdivision shall be

obtained. In addition, a grading permit shall be obtained from Placer County for grading within their jurisdiction. (Engineering)

22. Grading plans shall be accompanied with detailed hydraulic calculations to ascertain standard inundation limitations and to provide overland release consistent with City Standards. Where 100-year overland release channels are located between residential lots, they shall be 10' wide and be constructed of 6" concrete wholly on one lot a minimum 15' wide drainage easement offered to the City. Residential lots developed adjacent to a overland release points shall have pad elevations a minimum of one-foot above the 100-year flow elevation based on complete system failure. The applicant shall provide an exhibit that demonstrates compliance to the City's standards. (Engineering)
23. All stub streets shall be barricaded with standard road end barricades. (Engineering).
24. All storm drain outfalls shall be constructed with appropriate head walls and velocity attenuation devices. For water quality enhancement, all storm water shall be treated within an acceptable BMP and as minimum shall include grassy swales to the low-flow receiving water channel consistent with the U.S. Corps of Engineers 404 permit. All efforts shall be made to incorporate the overland release points into the drainage outlet channels. (Engineering)
25. A note shall be added to the grading plans that states:

Prior to the commencement of grading operations, the contractor shall identify the site where the excess earthen material shall be deposited. If the deposit site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified. (Engineering)
26. The following statement shall be added to the cover sheet of the plan set; "Unless otherwise approved by engineering, the final grading of the project site shall be constructed to accommodate a maximum driveway slope of 14% for each residential lot, as measured from the back of the sidewalk to the garage (20-ft set back). It will remain the responsibility of the Builders/Developer to design a house which provides suitable access to the parcel." (Engineering, Building)
27. Grading of embankments shall place top of embankments within 2 feet of the property lines. (Engineering)
28. Prior to the approval of the improvement plans, it will be the project proponents responsible to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
29. 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)
30. 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)

31. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)
32. Any backflow preventors visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventors shall be screened with landscaping and shall comply with the following criteria:
 - a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventor to the landscaping.
 - b. For maintenance purposes, the landscaping shall be installed on a maximum of three sides and the plant material shall not have thorns.
 - c. The control valves and the water meter shall be physically unobstructed.
 - d. The backflow preventor shall be covered with a green cover that will provide insulation. (Environmental Utilities)
33. A note shall be added to the Improvement Plans stating that all water backflow devices shall be tested and approved by the Environmental Utilities Department prior to the Notice of Completion for the improvements. (Environmental Utilities)
34. Water, sewer and recycled water infrastructure shall be designed and constructed pursuant to the WRSP DA, the adopted City of Roseville Improvement Standards and Construction Standards and shall reflect the following:
 - a. Sewer, water and recycled water service laterals shall not be allowed off of water and sewer mains larger than 12 inches in diameter. (Environmental Utilities)
 - b. Utilities or permanent structures shall not be located within the area, which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes. (Environmental Utilities)
 - c. Water, sewer and recycled water mains shall not exceed a depth of 6' and 12' respectively, below finished grade, unless authorized in these conditions. (Environmental Utilities)
 - d. All sewer manholes shall have all weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)
 - e. No trees or permanent structures shall be placed within water, sewer, or recycled water easements, except with the approval of the Environmental Utilities Director. (Environmental Utilities)
35. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)
36. Recycled water shall be used for irrigation of parks, landscape setbacks, medians, paseos, and other landscape areas including all multi-family and nonresidential landscaping uses with the exception of the community garden on Parcel F-13. (Environmental Utilities)

37. Developer shall disclose to all buyers that recycled water shall be used for irrigation of parks and landscape setbacks, medians, paseos, and other landscape areas including all multi-family and non-residential landscaping use. Such disclosures shall be included in the CC&R's for the Property. (Environmental Utilities)
38. All improvements being constructed as part of the Backbone Infrastructure within the WRSP Phase 2 shall be constructed and accepted by the City of Roseville prior to the issuance of the Certificate of Completion for WRSP Westpark Village 8. A note to this effect shall be placed on the improvement plans of the project. (Environmental Utilities)
39. 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)
40. As part of its development of the Project, Developer and its successors shall not provide water stubouts for the installation of water softeners. (Environmental Utilities, Building)
41. Every residential unit within the WRSP Project shall include a recirculating hot water system (Instant Hot Water Feature) or similar technology to provide instantaneous hot water at each hot water faucet. (Environmental Utilities, Building)
42. The Developer shall provide and install signs at all future public facility sites to alert residents of such future facilities. (Environmental Utilities, Planning)
43. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
44. Minimum fire flow is 1,500 gallons per minute with 20 lbs. residual pressure. The fire flow and residual pressure may be increased, as determined by the Fire Marshall, where the project utility lines will serve non-residential uses. (Fire)
45. Fire hydrants in cul-de-sacs shall be located within 250-feet of the center of the bulb, and shall not be located at the end of a cul-de-sac. (Fire)
46. Fire apparatus access roads shall be provided in accordance with Section 901 and Sections 902.2 for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the building or facility. (Fire)
47. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (34 tons GVW) and shall be provided with an AC pavement surface so as to provide all-weather driving capabilities. (Fire)
48. 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, with turning radii 48 feet outside and 34 feet inside. (Fire)
49. Dead end fire apparatus access roads in excess of 150 feet in length shall be provided with approved provisions for the turning around of fire apparatus. (Fire)
50. A minimum 3-foot clear space shall be provided and maintained around all fire protection equipment. (Fire)

51. Emergency vehicle access points shall be provided through all fencing adjacent to wildlands, at locations and intervals approved by the Roseville Fire Department. (Fire)
52. 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)
53. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)
54. 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)
55. All landscaping in areas containing electrical service equipment shall conform with the "Electric Department Landscape Design Requirements" as outlined in Section 7.00 of the Electric Department's "Specifications for Residential Trenching" (Electric)
56. 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)
57. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)
58. The Developer agrees to pay the City \$170.00 (subject to any City wide increase for this charge) per single-family residential unit for (1) 90-gallon automatic refuse container and one (1) automatic green waste compost disposal bin at issuance of building permit. (Environmental Utilities)
59. Developer shall require construction contractors and subcontractors to reduce construction waste by recycling a minimum of 50% of construction materials or that all construction debris be delivered to the Placer County Western Regional Material Recovery Facility where recyclable material will be removed. The Developer shall require that contractors and subcontractors submit records of waste diversion and disposal to the City's Environmental Utilities Department in order to verify compliance with the requirement. A waste disposal and diversion form shall be issued by the Environmental Utilities Department at the pre-construction meeting of the project. (Environmental Utilities)

PRIOR TO OR UPON RECORDATION OF FINAL/PARCEL MAP

60. 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. Lot E shall be dedicated as a drainage easement for the detention basin; and,
 - d. The portion of Lot E with the Class 1 bike trail shall be dedicated as a public access easement.
61. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
62. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)

63. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". A licensed Land Surveyor or appropriately licensed Civil Engineer shall prepare all legal descriptions (Environmental Utilities, Electric, Engineering)
64. 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. (Attorney, Planning)
65. The City shall not approve the Final Map for recordation until either:
 - a. A subdivision agreement is entered into along with the necessary bonds and insurance as required by the City. Said agreement shall be in a form acceptable to the City Attorney.
- OR
- b. The improvement plans are approved, and the improvements are constructed and accepted as complete. In this case, the subdivider shall enter into a one-year maintenance agreement concurrent with the recordation of the Final Map. (Engineering)
66. Lots A, B, C, and D shall be dedicated as Right-of-Way and shall be made part of the CFD for landscape maintenance. Lot E (Detention Basin) shall be dedicated in fee to the City for the purposes of flood management. That portion of Lot A that will be landscaped shall be made part of the CFD for the purposes of Landscape Maintenance. (Engineering)
67. The street names shall be approved by the City of Roseville. (Engineering)
68. A Community Facilities District (CFD) shall be formed for the subject property prior to approval of the Final/Parcel Map. This district is being formed in order to maintain masonry walls, landscape corridor fencing, landscape and lighting.. It is the applicant's responsibility to prepare the appropriate documentation for the creation of this CFD. In order to allow the CFD to be in place at the beginning of the fiscal year, the documentation shall be provided to the Finance Department not later than March 15 of the year preceding the fiscal year in which this annexation will become effective. (Finance, Engineering)
69. The Final/Parcel Map shall include irrevocable offers of dedication for public rights-of-way and easements as required by the City. Private easement shall be dedicated as required by the City. (Engineering)
70. 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)
71. The Final/Lot/Parcel/Parcel Map shall be submitted per, "The Digital Submittal of Cadastral Surveys". Submittal shall occur after Engineering approval but prior to Council approval (Engineering)
72. 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)
73. 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)
74. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

75. The applicant shall pay City's actual costs for providing plan check, installation and inspection services. This may be a combination of staff costs and direct billing for contract professional services (Environmental Utilities, Engineering)
76. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
77. 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)
78. 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)
79. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Engineering)
80. 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)
81. All plant material shall be maintained under a 90-calendar day establishment period after initial planting. Upon completion of the establishment period, all plant material shall remain under warrantee for an additional 9 months minimum. Any plant material, which does not survive during the establishment period, shall be immediately replaced. Any trees or shrubs, which do not survive during the warrantee period, shall be replaced one month prior to the end of the warrantee period. Tree or shrub replacement made necessary due to acts of God, neglect or vandalism shall be exempt from the warrantee. (Engineering, Parks)

CONDITIONS OF APPROVAL FOR ADMINISTRATIVE PERMIT AP-000069

1. The applicant shall submit a final version of WRSP Table 4-2 in electronic format. (Planning)

ATTACHMENTS

1. Vicinity Map

EXHIBITS

- A. Tentative Subdivision Map (Sheet 1 of 5)
- B. Preliminary Grading Plan (Sheet 2 of 5)
- C. Preliminary Grading Plan (Sheet 3 of 5)
- D. Preliminary Sewer and Water Plan (Sheet 4 of 5)
- E. Preliminary Sewer and Water Plan (Sheet 5 of 5)

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