

ITEM 6.2: Tentative Subdivision Map, Major Project Permit Stage 2, and Administrative Permit – 6300 Campus Pkwy – Campus Oaks CO-12 Phase 1 – PL19-0177

REQUEST

The applicant requests approval of a Tentative Subdivision Map to create 15 small lot single-family parcels, a Major Project Permit Stage 2 for residential architecture, and an Administrative Permit to transfer two units from parcel CO-1 to CO-12 within the Campus Oaks Master Plan. The unit transfers will not change the number of units within a transferring or receiving parcel by more than 20-percent.

Applicant/Owner – Stephen Des Jardins, BBC Roseville Oaks LLC

SUMMARY RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

- A. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to fifty-two (52) conditions of approval.
- B. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 2 subject to twenty-five (25) conditions of approval.
- C. Adopt the three (3) findings of fact and approve the Administrative Permit subject to one (1) condition of approval.

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

The proposed project is located at 6300 Campus Parkway, on Parcel CO-12 within the Campus Oaks portion of the Hewlett Packard Campus Oaks Master Plan Area (Master Plan). The Master Plan, adopted in 2015 (PL14-0373), consists of a mix of residential, commercial, and office uses within an undeveloped portion of the former Hewlett Packard campus, formerly designated for light industrial uses. The Master Plan is the guiding document for future development of the plan area. Subsequent to the adoption of the Master Plan, the Campus Oaks Design Standards and Guidelines document was adopted (PL15-0340). The document ensures that the area is developed in a manner consistent with the character envisioned in the Master Plan.

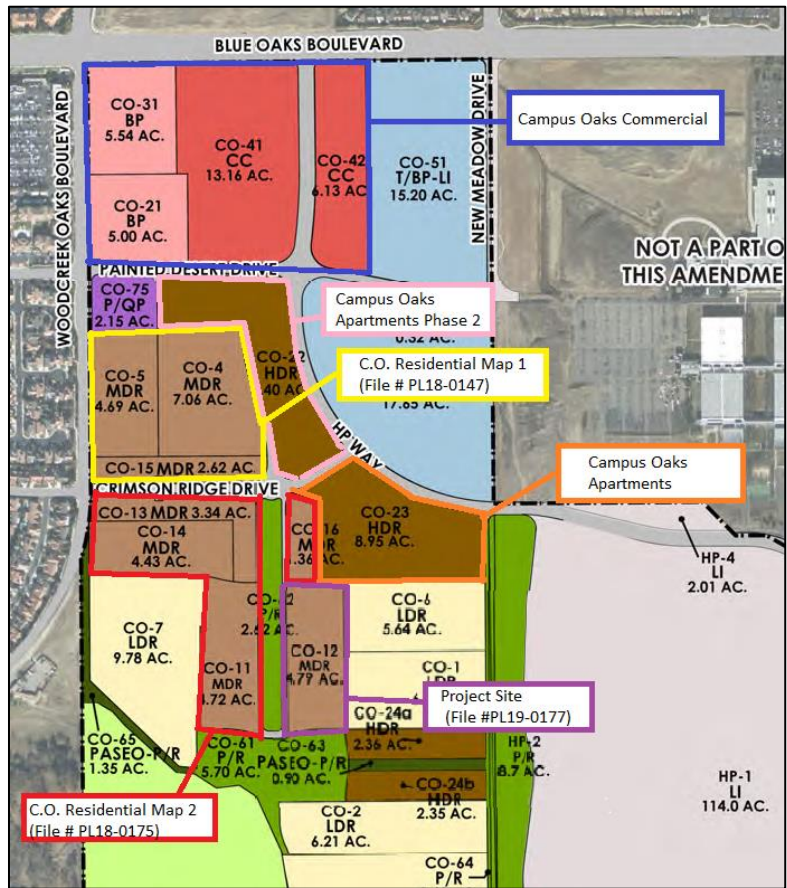
The project is centrally located in the Master Plan area, to the south of Crimson Ridge Drive. Parcel CO-12 is located on the east side of the planned park couplet on Parcel CO-62. To the north of parcel CO-12, parcel CO-23 is a High Density Residential (HDR) parcel that contains the first phase of the Campus Oaks Apartments (PL16-0331), which is nearing the end of construction. Figure 1 identifies the subject parcels within the Master Plan area, and Figure 2 shows an aerial view of the project site.

The Master Plan is in the early stages of buildout, with the majority of the plan area still requiring additional entitlements. Most of the Master Plan area has been rough graded and internal collector streets have been constructed. The Planning Commission approved a Tentative Subdivision Map, Major Project Permit Stage 2, and Administrative Permit for a 132 small-lot residential development on parcels CO-4, CO-5, and CO-15 on September 27, 2018 (PL18-0147). A new commercial development on parcels CO-21, CO-31, CO-41, and CO-42, including a General Plan Amendment, Rezone, Development Agreement

Amendment, Major Project Permit Stage 1 Modification, Major Project Permit Stage 2, and a Tentative Subdivision Map was approved December 5, 2018 by City Council (PL18-0080). Another Tentative Subdivision Map, located on Parcels CO-11, 13, 14, and 16, was approved by the Planning Commission on January 10, 2019 (PL18-0175). Additional entitlements are in review for a subdivision to the east of the project (Parcels CO-1, 2, 6, 7, 12, 24a, 24b, 61, 63, PL18-0192) that includes a Master Plan Amendment.

The project site has a Medium Density Residential (MDR) General Plan land use designation and is zoned Small Lot Residential/Development Standards (RS/DS). The project proposes to develop the site with 15 single-family residential lots and one large remainder lot, to be developed with the rest of Parcel CO-12. A Major Project Permit Stage 2 (MPP Stage 2) accompanies the request to evaluate the proposed home elevations. The application includes a request to transfer two residential units from parcel CO-1 to CO-12, which is permitted by the Master Plan to be approved administratively, as discussed in this report.

Figure 1: Campus Oaks Master Plan Recent Projects



MAJOR PROJECT PERMIT PROCESS

The intent of the Major Project Permit (MPP) process is to streamline the review of large development projects that could be constructed over a period of several years. The MPP process allows for the resolution of issues prior to the review of more detailed architectural and landscape issues that may not be finalized at the time the site plan is ready. In accordance with the City’s MPP Ordinance, the MPP review process is segregated into three separate stages. Provided below is a summary of each stage:

- Stage 1: This portion of the MPP application consists of the approval of a preliminary development plan. The preliminary development plan will establish the configuration of the buildings, conceptual building elevations, parking areas and ratios, landscaping and open space locations, rough grading and drainage on and off site, vehicular and parking circulation, and development phasing. The complete environmental review of the project is also performed at this stage. The Planning Commission is the hearing authority for Stage 1 review and approval.
- Stage 2: This portion of the MPP application process consists of the review of the detailed architecture and landscaping for the project. The Planning Commission is the hearing authority for Stage 2 review and approval.

- Stage 3: Stage 3 is an administrative review, approved by the Planning Manager, of the improvement plans and building plans for compliance with the conditions of the Stage 1 and 2 approvals.

The HPCO Master Plan was approved through the MPP Stage 1 process. Development of the individual parcels within the master plan area will be evaluated through the MPP Stage 2 process to ensure conformance with the intent of the MPP Stage 1.

EVALUATION

The project includes a Tentative Subdivision Map to create 15 medium-density, single-family residential lots and one large remainder lot (Figure 3). This application also includes a MPP Stage 2 to evaluate home designs for the proposed subdivision on a portion of parcel CO-12, and an Administrative Permit for a unit transfer to add two additional units to the allocation for parcel CO-12. The evaluation section of this report includes an analysis of the Tentative Subdivision Map, MPP Stage 2, and Administrative Permit. Each entitlement is analyzed separately for its consistency with the goals and policies of the applicable regulations, including the General Plan, the Zoning Ordinance, the Community Design Guidelines, and the Master Plan.

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 in the Recommendation section of this report.

The Tentative Subdivision Map is included as Exhibit A. The project includes 15 single-family residential lots in a linear block pattern adjacent to Campus Parkway, which is a public street (Figure 3). The project also creates one large remainder lot, approximately 2.8 acres in size, which will be reserved for future development on parcel CO-12. The proposed lot sizes, depths, and widths conform to the proposed development standards for the project, and the design of the proposed improvements have been reviewed by City divisions and departments involved in the development process. The lots have been found to conform to City standards. The applicant has submitted a lotting plan and home design which shows the lots can be used and built upon. Approval of the project will not result in significant increases in demands on sewage services, and there will be no impacts to the existing requirements established by the Regional Water Quality Control Board. Below is an evaluation which focuses on the design elements of the subdivision.

Figure 2: Project Site Aerial



The subdivision consists of medium density residential (MDR) small lots, homes that will face onto Campus Parkway. Garages for the homes will be located on the front side of the homes, with driveway access from Campus Parkway. The minimum lot size proposed by the project development standards is 4,300 square feet. A few lots, such as those located on corners, are slightly larger. Separated sidewalks are planned for the subdivision adjacent to Campus Parkway, providing pedestrian access on the east side of Campus Parkway between Street “C” (Rhapsody Drive) and Street “D”.

Access and Circulation

The proposed subdivision is located on the east side of the park couplet (parcel CO-62), and access to the individual homes will be via driveways off of Campus Parkway. Campus Parkway is a one-way loop road that circumnavigates the 100-foot-wide linear park on parcel CO-62. The park couplet is bisected by Street “C”, which provides cross access between the eastern and western portions of the subdivision. The Campus Parkway loop road connects to both Crimson Ridge Drive to the north, as well as Street “D” to the south of the proposed subdivision.

Pedestrian access to the front of the homes is provided via sidewalk along the frontage of the parcels. The proposed sidewalk will be five feet wide, and separated from Campus Parkway by a five-foot-wide landscape strip. All 15 lots within the subdivision are located directly across from the proposed park couplet, and sidewalk connections will be available between the park couplet and ramps along Street “C”, creating a continuous and complete network for pedestrian connectivity.

Parking

The City’s Zoning Ordinance requires two parking spaces for each single-family residential unit. With 15 units, the total parking required for the residential development is 30 spaces. Each residential unit within the subdivision includes a minimum of two parking spaces within the attached two-car garage, therefore providing the minimum 30 spaces. The two large floor plans include a third parking space in tandem within the garage. All 15 units will have driveways with adequate depth to provide two additional parking spaces in front of their garages. As the unit mix throughout the subdivision has not been formally allocated, staff assumes that a minimum of 60 parking spaces will be available within the subdivision (not including available street parking), which exceeds the minimum required 30 spaces.

MAJOR PROJECT PERMIT STAGE 2

The Major Project Permit Stage 2 (MPP Stage 2) includes review of the design for the proposed subdivision. Staff evaluated the project to establish consistency with the Master Plan and the Campus Oaks Design Standards and Guidelines.

Architecture and Landscaping

The proposed homes in Phase 1 of parcel CO-12 represent a different product type than what has been previously approved within the Master Plan area. Rather than alley-loaded homes, as were previously approved on the west side of the park couplet and on the east side of the park couplet north of Street “C” (referred to as the “Montecito” homes, approved with File #PL18-0175), the currently proposed homes are front loaded with driveways and garages adjacent to the entryway. All homes within the proposed subdivision will face onto public roadways, and have paved walkways extending from the front door of each home to the sidewalk along the street.

The proposed elevations for these lots have three floorplans in three styles (the “Delta”, “Ranch”, and “Modern”), with a variety of color palate options. The elevations are included as Exhibit E, and the development standards are included in Exhibit G. The styles utilize a variety of construction materials,

such as board and batten siding, stucco, stone, and brick detailing, as well as mixed roof forms to maintain visual interest within the subdivision. The floor plans illustrate that the front bedroom or living space, depending on the desired footprint, will project beyond the garage, creating a dimension through breaks in wall plane. The floor plans range in size from approximately 1,843 square feet to 3,341 square feet, and include a mix of one and two story homes. The proposed elevations conform to the Campus Oaks Design Standards and Guidelines as well as the Community Design Guidelines in that the homes will provide a mix of colors and materials, include wall plane and roofline variation, and generally provide for an engaging and active streetscape (Figure 4).

Figure 4: Typical Streetscape



The Campus Oaks Design Standards and Guidelines Section 3-4 includes a plant list and design concepts for streets within the plan area, and requires that accent trees be selected from the Campus Oaks Recommended Plant list. Campus Oaks Design Standards and Guidelines identify Trident Maple, Grecian Laurel, and Forest Pansy Redbud as appropriate tree species adjacent to the park couplet, and the landscape planting along parcel CO-12 will be compatible with previously approved landscape plans along the park couplet. The ultimate plant selection and layout will be reviewed for consistency with the Master Plan during improvement plan review. MPP Stage 2 Condition #3 will ensure that the landscape plan and plant selection is consistent with Section 3-4 prior to being approved.

Conclusion

The project has been designed in a manner consistent with the General Plan, Community Design Guidelines, and Campus Oaks Master Plan, providing both appropriate vehicular and pedestrian access and circulation; building designs which use a variety of materials, colors, and building form; and infrastructure adequate to serve the proposed use. The site is appropriately designed, and will not be detrimental to the public health and safety or materially detrimental to the public welfare.

ADMINISTRATIVE PERMIT

Section 5.6 of the Master Plan describes the process for minor density transfers and states that unit transfers can be approved administratively if the following conditions are satisfied:

1. The transfer and receiving parcels are located within Campus Oaks and are subject to a Development Agreement;
2. The transfer of units does not result in a change to the land use designation, specifically, the transfer does not: a) reduce the number of units from the transfer parcel below the minimum number of units allowed by the applicable land use designation, or b) increase the number of units

to the receiving parcel above the maximum number of units allowed by the applicable land use designation;

3. The transfer of units does not result in increased impacts beyond those identified in the Master Plan EIR/Master Plan Addendum and does not preclude the ability of the parcels to conform to the applicable standards or regulations contained in this Master Plan and related Development Standards and Design Guidelines;
4. The transfer of units does not adversely impact planned infrastructure, roadways, schools, or other public facilities, fee programs, and assessment districts;
5. The cumulative increase or decrease in units resulting from the transfer does not change the unit allocation by more than 20-percent of the units to either the transfer or receiving parcel, as established at the time of the Master Plan;
6. HDR units designated as affordable units may be transferred administratively until such time as they are encumbered by an Affordable Housing Rental Agreement (or other form as approved by the City); and,
7. For Parcel CO-22, unit transfers may be approved administratively provided the resulting density of the parcel does not fall below 25 dwelling units per acre.

The project includes a unit allocation transfer between two parcels within the Master Plan area. Unit transfers are proposed from Low Density Residential (LDR) parcels CO-1 (two units) to increase the density on the subject parcel, CO-12. It is noted that parcel CO-1 presently has a unit allocation of 31 units due to a recently approved administrative transfer; however, for the purpose of complying with Condition 1 of Section 5.6 of the Master Plan, the original number of units at the time of Master Plan adoption is considered. Table 1 below shows the change in units and density from the adoption of the Master Plan to the proposed project, as well as a cumulative percentage change in units:

Table 1: Unit Transfers Proposed by Campus Oaks Map CO-12 Phase 1

Parcel	Land Use Designation	Number of Units at time of Plan Adoption	Proposed Number of Units	Original Density (dwelling units/acre)	Proposed Density (dwelling units/acre)	Percentage Change in Units (from time of Plan Adoption)
CO-1	LDR	36	29	5.9	4.8	-19.4%
CO-12	MDR	34	36	7.1	7.5	+5.9%

The proposed unit transfer occurs within the Master Plan area and is subject to the existing development agreement, and the transfer will not result in a change to the land use designation or increase/decrease the unit allocation by more than 20% for either a giving or receiving parcel. No changes to the Development Agreement are necessitated by the proposed action. The unit transfers proposed are relatively minor in nature and expected as development plans are refined for a project the size of the Master Plan. In addition, no environmental impacts that were not identified in the EIR or Addendum will occur.

As described, the requested unit transfer meets the criteria outlined by the Master Plan. The unit transfer is therefore determined to be consistent with the intent of the General Plan, Zoning Ordinance, and the

Campus Oaks Master Plan. The resultant unit allocations for the parcels are found to be compatible with the surrounding uses and will not be detrimental to people or property within the area. The three findings for approval of an Administrative Permit are listed in the Recommendation section of this report. As analyzed above, staff recommends approval of the unit allocation transfer.

PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. No comments were received. A public notice of the Planning Commission hearing was published on July 26, 2019, and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

ENVIRONMENTAL DETERMINATION

An Addendum to the Hewlett-Packard Master Plan Environmental Impact Report (HPMP EIR) was prepared as part of the analysis for the Campus Oaks Master Plan project (Hewlett-Packard Campus Oaks Addendum), which was approved by City Council on August 5, 2015. The addendum is available for review at <https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=8775121>. This activity is within the scope of the Addendum to the HPMP EIR; therefore, pursuant to the California Environmental Quality Act, Sections 15168 and 15162, no further analysis is required. The project is subject to the mitigation measures identified in the Addendum, as provided in Attachment 1.

RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

- A. Adopt three (3) findings of fact as listed below and approve the **Tentative Subdivision Map – NIPA PCL CO-12 Campus Oaks CO-12 Phase 1 – PL19-0177** subject to fifty-two (52) conditions of approval.
 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 specific plan for the area, whichever is more restrictive, and the design standards of this Title.***
 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 watercourse 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.***
 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.***
- B. Adopt two (2) findings of fact as listed below and approve the **Major Project Permit Stage 2 – NIPA PCL CO-12 Campus Oaks CO-12 Phase 1 – PL19-0177** subject to twenty-five (25) conditions of approval.
 1. ***The Architecture and Landscaping is consistent with the General Plan, Campus Oaks Master Plan, and Community Design Guidelines; and***

2. ***The design shall not be detrimental to public health and safety, or be materially detrimental to the public welfare.***
- C. Adopt three (3) findings of fact as listed below and approve the **Administrative Permit – NIPA PCL CO-12 Campus Oaks CO-12 Phase 1 – PL19-0177** subject to one (1) condition of approval.
1. ***The proposed use or development is consistent with the City of Roseville General Plan and the Campus Oaks Master Plan.***
 2. ***The proposed use or development conforms with all applicable standards and requirements of the Zoning Ordinance and the Campus Oaks Master Plan.***
 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 public or private property or improvements.***

CONDITIONS OF APPROVAL FOR TENTATIVE SUBDIVISION MAP FILE #PL19-0177

1. The project is approved as shown in Exhibits A-G and as conditioned or modified below. (Planning)
2. The approval of the Tentative Subdivision Map does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)
3. The design and construction of all improvements shall conform to the Design 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 have been submitted for review and are approved and grading and/or encroachment permits are issued by the Department of Development Services Engineering Division. (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. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Finance)
6. The project shall comply with all required environmental mitigation identified in the Hewlett-Packard Master Plan Environmental Impact Report and HPCO Addendum and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)

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

7. Landscape Plans for all landscape corridors and all landscaped common areas shall be approved with the improvement plans. Landscaping shall be installed for Substantial Completion of the subdivision improvements. Landscape corridors shall also successfully complete the required establishment period. The landscape plan shall comply with the Campus Oaks Master Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Engineering, Parks, Fire, Environmental Utilities)

8. The applicant shall submit a street name application with proposed street names. The application can be found here: <https://www.roseville.ca.us/cms/one.aspx?portalId=7964922&pageId=10388929>
After city review, the applicant will receive the application identifying approved or rejected street names. If enough street names are approved, the applicant shall submit a map with the approved street names to receive a stamp and to be used as the approved street name exhibit. This shall be included in the submittal for improvement plans. (Business Services)
9. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to the Engineering Division prior to approval of any plans. (Engineering)
10. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)
11. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During site inspection Engineering will designate the exact areas to be reconstructed. (Engineering)
12. 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)
13. The following note shall be added to the Grading and/or Improvement Plans:

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

- a) *Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day.*
 - b) *Use tarpaulins or other affective covers on all stockpiled earth material and on all haul trucks.*
 - c) *Sweep the adjacent streets frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.*
 - d) *Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off site.*
 - e) *The City shall have the authority to stop all grading operations, if in the opinion of city staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. (Engineering)*
14. 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)
 15. A note shall be added to the grading plans that states:

*“Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.” (Engineering)*

16. 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 Recorder's Office. (Engineering)
17. Campus Parkway, Rhapsody Drive, Street C, and Street D shall be designed and constructed to the satisfaction of the Engineering Division. (Engineering)
18. The drainage study shall be accompanied with a shed map that defines that area tributary to this site. All drainage facilities shall be designed to accommodate the tributary flow. All on-site storm drainage shall be collected on site and shall be routed to the nearest existing storm drain stub of natural drainage course. (Engineering)
19. 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 appropriate storm water pollution treatment device(s). Any drainage outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. (Engineering)
20. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater than 4 feet in height. All retaining walls shall be of either split faced masonry units, keystone type construction, or cast in place concrete with fascia treatment. (Engineering)
21. **Prior to the approval of the Improvement Plans**, the project proponent shall provide proof of preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB). Proof shall be in the form of the Waste Discharge Identification Number (WDID#), provided to the applicant from RWQCB, and placed on the coversheet of the improvement plans. Upon approval of the improvement plans, a copy of the SWPPP shall be required onsite and available for viewing by City inspection staff upon request. (Engineering)
22. 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)
23. 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 feet 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 feet 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)
24. 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)
25. Any backflow preventers visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventers 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 preventer 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 preventer shall be covered with a green cover that will provide insulation. (Environmental Utilities)
26. 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)
27. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
28. 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)
29. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)
30. 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)
31. All landscaping in areas containing electrical service equipment shall conform to the "Electric Department Landscape Design Requirements" as outlined in Section 7.00 of the Electric Department's "Specifications for Residential Trenching." (Electric)
32. 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)
33. 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

34. The following easements shall be provided and shown on the Final Map or by separate instrument, unless otherwise provided for in these conditions:
- a. A 10 foot wide public utilities easement along all road frontages;
- Easement widths shall comply with the City's Improvement Standards and Construction Standards. The easement documents shall be drafted for approval and acceptance by the City of Roseville and recorded at the Placer County Recorder's Office. (Environmental Utilities, Electric, Engineering)
35. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
36. 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. (Alternative Transportation, Environmental Utilities, Electric, Engineering)
37. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with the Final/Parcel Map. The CC&Rs shall include the following items: (Attorney, Planning)
- a) A clause prohibiting the amendment, revision or deletion of any sections in the CC&Rs required by these conditions of approval without the prior written consent of the City Attorney.
 - b) A clause excluding any property owned by the City from the terms of the CC&Rs.
38. 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.
 - i) 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)
39. Street names shall be approved by the City of Roseville. (Engineering)
40. The Final/Parcel Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. Lettered Lot//Parcel along major roads shall be dedicated as landscape/pedestrian/public utility easements and in fee to the City as open space. (Engineering)
41. 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)
42. 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)
43. 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)

44. 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)
45. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

46. 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)
47. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
48. 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)
49. 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)
50. 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)
51. 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)
52. All plant material shall be maintained under a 30 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. (Parks, Recreation, and Libraries)

CONDITIONS OF APPROVAL FOR MAJOR PROJECT PERMIT STAGE 2 FILE #PL19-0177

1. The development standards, unit designs and landscape plans for **NIPA PCL CO-12 Campus Oaks CO-12 Phase 1** are approved as described in Exhibits A-G, except as modified by these conditions of approval. (Planning)
2. This permit shall expire on the same date as the Tentative Map for **NIPA PCL CO-12 Campus Oaks CO-12 Phase 1, which is August 8, 2021**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **August 8, 2022**. Effectuation of this DRRS shall occur with the first residential Building Permit. (Planning)

3. The landscape plan shall comply with the Landscape Guidelines for the Campus Oaks Master Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning)
4. The project shall comply with all required environmental mitigation identified in Campus Oaks Master Plan Addendum, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)

PRIOR TO ISSUANCE OF BUILDING PERMITS

5. The project Landscape Plans shall comply with the following:
 - a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines, backflow preventers, fire department connections, and public water, sewer, and storm drain facilities. (Planning, Fire, EUD, Electric, Public Works)
 - b. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
6. All on-site external lighting shall be installed and directed to have no off-site glare. (Planning)
7. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code-CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), 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 Division for applicable Code editions). (Building)
8. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)
9. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
10. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting. (Fire)
11. Testing of all fire systems shall be performed prior to opening the sales office for business. (Fire)
12. Framing construction cannot commence until access roads and public fire hydrants are approved by the Fire Department. (Fire)
13. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION AND PRIOR TO ISSUANCE OF OCCUPANCY PERMITS

14. All electric metering shall be directly outside accessible. (Electric)

15. It is the responsibility of the developer to ensure 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

16. 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)
17. 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)
18. 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)
19. 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)
20. All alley loaded driveways shall have the address and street name of the designated unit as identified on the approved city lot maps. (Fire)
21. Signs are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
22. 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)
23. Fences and walls shall be consistent with the locations and treatments specified in the Sierra Vista Specific Plan Design Guidelines. (Planning)
24. 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)
25. Any relocation or modification to the existing utility facilities or other existing improvements required for the development of this subdivision shall be at the developer's expense. (Electric, Environmental Utilities, Engineering, Fire)

CONDITIONS OF APPROVAL FOR ADMINISTRATIVE PERMIT FILE #PL19-0177

1. The Administrative Permit for the unit transfers from CO-1 to CO-12 is approved as shown in Exhibit F. (Planning)

Attachments

1. HPCO Applicable Mitigation Measures

Exhibits

- A. Tentative Subdivision Map
- B. Site Development Plan
- C. Preliminary Grading Plan
- D. Preliminary Utility Plan
- E. Proposed Elevations
- F. Campus Oaks Master Plan Amended Pages
- G. Development Standards

Note to Applicant and/or Developer: Please contact the Planning Division 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 Manager at, or prior to, the public hearing.