

ITEM 6.3: General Plan Amendment, Specific Plan Amendment, Rezone, Large Lot Tentative Parcel Map, Small Lot Tentative Subdivision Map, Tree Permit, and Development Agreement –2401 Blue Oaks Bl. And 2600 Westbrook Bl. – WRSP PCL F-55 and W-60a

REQUEST

The applicant requests approval of a General Plan Amendment, Specific Plan Amendment, and Rezone to change the land use and zoning designations for Parcels F-55 and W-60a in the West Roseville Specific Plan (WRSP) area. As proposed, the land use designation for parcel F-55 will be modified from Parks and Recreation (PR) to Low Density Residential (LDR), High Density Residential (HDR), and Open Space (OS), with a portion remaining as PR; and the zoning designation will be modified from PR to Small Lot Residential/Development Standards (RS/DS), Attached Housing (R3), Open Space (OS), and Parks and Recreation (PR) to accommodate a 99-unit single-family residential subdivision. The land use designation for parcel W-60a will be modified from Light Industrial (LI) to PR, and the zoning designation will be modified from Light Industrial/Special Area (M1/SA) to PR to accommodate a regional sports park. The Specific Plan Amendment will increase the number of single-family residential units in the WRSP by 99 units, as well as increase the High Density Residential (HDR) land area by 0.49 acres. A Development Agreement by and between the City of Roseville and West Roseville, LLC relative to the F-55 and W-60a properties within the WRSP is requested to reflect the land use changes, as well as document vested rights and developer obligations. A Large Lot Tentative Parcel Map is requested for parcel F-55 to create four new large lot parcels and a right-of-way lot (Lot A). A Small Lot Tentative Subdivision Map is requested on parcel F-55 to create 99 single-family residential lots, a stormwater facility lot (Lot A), Lot B for a future parking area, and landscape and right-of-way lots. A Tree Permit is requested to allow the removal of four blue oak trees (*Quercus douglasii*), one valley oak tree (*Quercus lobata*), conditional removal of one blue oak tree, and encroachment into the dripline of two blue oak trees.

Applicant – John Tallman, West Roseville LLC
Owner – City of Roseville, West Roseville LLC

SUMMARY RECOMMENDATION

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

- A. Consider the Addendum to the West Roseville Specific Plan EIR and the Fiddyment Ranch Amendment 3 Subsequent EIR,
- B. Recommend the City Council approve the General Plan Text and Land Use Amendment,
- C. Recommend the City Council approve the Specific Plan Text and Land Use Amendment,
- D. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone,
- E. Recommend the City Council approve the Development Agreement,
- F. Adopt the three (3) findings of fact and approve the Large Lot Tentative Parcel Map subject to thirty-two (32) conditions of approval,
- G. Adopt the three (3) findings of fact and approve the Small Lot Tentative Subdivision Map subject to sixty (60) conditions of approval,
- H. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

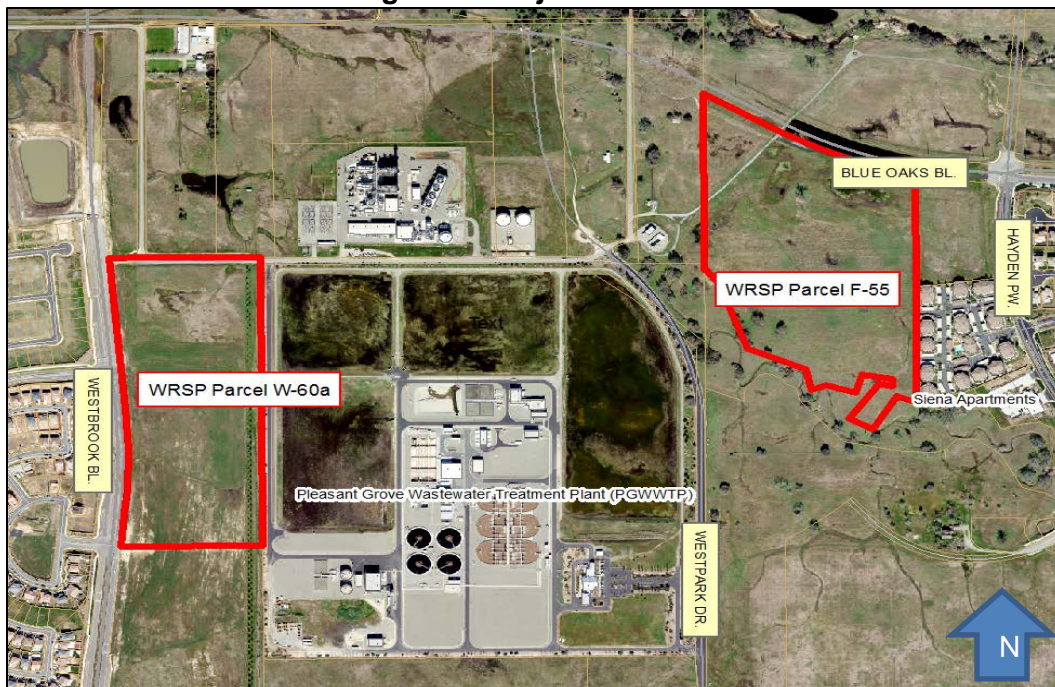
There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with the recommended conditions of approval.

BACKGROUND

The proposed project is located on two large lot parcels in the West Roseville Specific Plan (WRSP) area, identified as WRSP Parcels F-55 and W-60a (Figure 1). Parcel F-55 is a 29.80 acre parcel located to the south of a future section of Blue Oaks Bl., and is currently owned by the City of Roseville. At present, Blue Oaks Bl. terminates at the intersection of Blue Oaks Bl. and Hayden Pw., to the northeast of the project site. Construction is currently underway to extend Blue Oaks Bl. from Hayden Pw. to Westbrook Bl. \ A multi-family apartment complex, known as the Siena Apartments, is located immediately to the east of the site, with a vacant commercially zoned parcel to the north of the apartment complex. Coyote Creek and its associated open space is located to the south of Parcel F-55. The Roseville Energy Park and the Pleasant Grove Waste Water Treatment Plant (PGWWTP) are located to the west and southwest, respectively, of Parcel F-55. The current land use and zoning designation for Parcel F-55 is Parks and Recreation (PR).

Parcel W-60a is approximately 25.20 acres in size and is located on the east side of Westbrook Bl. The property is currently zoned Light Industrial/Special Area (M1/SA) and has a Light Industrial (LI) land use designation. The PGWWTP is immediately adjacent to the site to the east. Single-family residences are located to the west of the project site, separated from the parcel by Westbrook Bl. City-owned PR and Public/Quasi Public (P/QP) properties are located to the north, and Parcel W-60b, also intended for light industrial uses, borders the parcel to the south. At the time this staff report was prepared, a Tentative Parcel Map to subdivide Parcel W-60b into 11 industrial parcels (File # PL19-0179) was in entitlement review.

Figure 1: Project Location



Project History

On July 17, 2019, the City Council adopted Resolution No. 19-337 finding that the exchange of a portion of City-owned West Roseville Specific Plan (WRSP) Parcel F-55 for WRSP Parcel W-60a, owned by West Roseville, LLC (Westpark), is in the City's best interest. Completion of the land exchange and

subsequent entitlements will allow the City to construct a multi-field sports facility on WRSP Parcel W-60a and Westpark to facilitate the development of 99 homes on WRSP Parcel F-55a.

The City intended to create multi-field sports facility on WRSP Parcel F-55 in order to meet the community's increasing demands for long-field facilities for soccer, lacrosse, rugby, and other sports, and to create another venue in the City for sports tourism. The City began planning for this facility, which included the development of conceptual layouts and the completion of supporting technical studies. Later, the City entered into an agreement with Placer Valley Tourism (PVT) to develop a larger regional sports facility, and at that time included additional land to the west of Parcel F-55 to accommodate PVT's needs for a specific number of fields. The technical studies prepared as part of the PVT project documented severe development and environmental constraints on the property adjacent to the F-55 parcel. In addition, PVT discovered that the western property had not been analyzed for development in the WRSP EIR, nor had wetlands permitting been done for that western property. The time required to prepare an EIR and obtain federal and state permits pushed the project schedule beyond the timeline dictated by PVT's schedule to open the facility, and PVT withdrew from the agreement with the City. The City then evaluated Parcel F-55 for its intended use as a City long-field sports facility. The City concluded that the site was challenged by a lack of infrastructure, an irregular shape that constrained long field development, and by roadway circulation to Parcel F-55 that would not allow the City to achieve its plans for six fields and provide on-site parking sufficient to serve such a facility.

Westpark owns WRSP Parcel W-60a, which has a non-residential land use designation and is located between Westpark Boulevard and the Pleasant Grove Wastewater Treatment Plant. This parcel has a rectangular shape on flat land and has frontage on a completed roadway with installed water and sewer infrastructure. In addition, WRSP Parcel W-60a has approved wetland permits and all mitigation obligations have been met. The site is adjacent to another City-owned park site, and development of the site with a multi-field sports facility would provide a buffer between the treatment plant to the east and residential parcels across Westbrook Boulevard to the west. Long-term, this site will also provide better circulation and access opportunities.

The resolution adopted by the City Council on July 17, 2019 included authorization for the City Manager to execute a Purchase and Sale Agreement (PSA) along with other instruments necessary to complete the land exchange. The approved PSA established that the land exchange will result in the City receiving all 25.20 acres of WRSP Parcel W-60a and Westpark receiving 24.77 acres, which is a portion of WRSP Parcel F-55.

The PSA includes provisions for land use entitlements and other actions necessary for the City and Westpark to develop their respective properties as described below:

Parcel W-60a: The City proposes to acquire Parcel W-60a in order to develop a multi-field sports facility. This property has a land use and zoning designation of Light Industrial and M1/SA. The entitlements include a General Plan Amendment, Specific Plan Amendment, and Rezone to Parks and Recreation (PR), as well as an update to the Specific Plan to reflect a new conceptual park plan.

Parcel F-55: Westpark proposes to acquire Parcel F-55a and develop the site with residential units and to acquire Parcel F-20b in order to improve as a parking area for the Siena Apartments currently located on Parcel F-20. This property has a land use and zoning designation of Parks and Recreation (PR). The entitlements include a General Plan Amendment, Specific Plan Amendment, and Rezone to a residential land use; a subdivision map; and an amendment of the applicable Development Agreement. Formal abandonment of the property as a park site is also required. On February 19, 2020, the City Council adopted a resolution initiating the park abandonment process. The current project is a request for the necessary entitlements to allow for the completion of the PSA, and to ensure the correct General Plan,

WRSP, and zoning designations to allow for the development of Parcels F-55 and W-60a. The entitlements are described in more detail below.

Project Description

The project requests a General Plan Amendment, Specific Plan Amendment, Rezone, Development Agreement, Large Lot Tentative Parcel Map, Small Lot Tentative Subdivision Map, and a Tree Permit to allow the development of WRSP Parcel F-55 with a 99-unit, single-family residential subdivision, a parking area to be deeded to the adjacent high density residential use, and utility and landscape lots. The project will also allow the future development of a City park with a multi-field sports facility on Parcel W-60a.

General Plan Amendment, Specific Plan Amendment, and Rezone: The project includes a request for a General Plan Amendment and Specific Plan Amendment to reconfigure the land use designations for approximately 50.83 acres of land. For Parcel W-60a (25.20 acres), the land use designation is proposed to change from Light Industrial (LI) to Parks and Recreation (PR). For Parcel F-55, the land use designation is proposed to change from 29.80 acres of PR to 24.28 acres of Low Density Residential (LDR), 0.49 acres of High Density Residential (HDR), and 0.86 acres of Open Space (OS). A resultant parcel, 4.03 acre Parcel F-55b, will retain the existing PR land use designation (Table 1). Additionally, the WRSP will be amended to add 99 single-family residential units to proposed Parcel F-55a, and increase the acreage of HDR land in the Specific Plan by 0.49 acres.

The project also proposes to amend the zoning designations for the subject parcels. Parcel W-60a will change from Light Industrial/Special Area (M1/SA) to Parks and Recreation (PR) for a total of 25.20 acres. Parcel F-55 will change from 29.80 acres of PR to 24.28 acres of Small Lot Residential/Development Standards (RS/DS), 0.49 acres of Attached Housing (R3), 0.86 acres of Open Space (OS), and 4.03 acres will retain its existing PR zoning designation (Table 2).

Development Agreement: The project includes a request for a Development Agreement (DA) by and between the City of Roseville and West Roseville, LLC relative to the F-55 and W-60a properties within the WRSP. The new DA addresses terms, rules, conditions, regulations, entitlements, obligations, and other provisions relating to the development of Parcel F-55a, subject to the terms and conditions of the Purchase and Sale Agreement and the proposed entitlements. Provisions include the construction of infrastructure and improvements, payment into various City fee programs and Community Facility Districts, and establishing obligations for obtaining entitlement and permitting approval. The overall term is 30 years from the effective date of approval by City Council.

Large Lot Tentative Parcel Map: The project includes a request for a Large Lot Tentative Parcel Map to divide parcel F-55 into large lot parcels, including Parcel 1 (24.28 acres, identified as F-55a), Parcel 2 (4.03 acres, identified as F-55b), Parcel 3 (0.81 acres, identified as F-86b), and Parcel 4 (0.05 acres, identified as F-86c). The map also creates Lot A, which is a 0.14 acre parcel dedicated to public right-of-way (Figure 2).

Small Lot Tentative Subdivision Map: The project includes request for a a Small Lot Tentative Subdivision Map on 24.77 acres to create 99 single-family residential units on proposed Parcel F-55a, as well as a stormwater facility lot (Lot A), Lot B for the future parking area (identified as Parcel F-20B), and landscape and right-of-way lots (LC-1, LC-2, and LS 1-4) (Figure 3).

Tree Permit: The project includes a request for a Tree Permit allow the removal of four blue oak trees (*Quercus douglasii*), one valley oak tree (*Quercus lobata*), conditional removal of one blue oak tree, and encroachment into the dripline of two blue oak trees.

Table 1: Existing and Proposed Land Use Designations

Parcel	Land Use	Existing Land Uses		Proposed Land Uses	
		Acreage	Units	Acreage	Units
Parcel F-55	Parks and Recreation (PR)	29.66 ac	---	4.03 ac	---
	Low Density Residential (LDR)	---	---	24.28 ac	99
	High Density Residential (HDR)	---	---	0.49 ac	---
	Open Space (OS)	---	---	0.05 ac	---
	TOTAL	29.66 ac	---	29.66 ac	99
Parcel W-60a	Light Industrial (LI)	25.20 ac	---	---	---
	Parks and Recreation (PR)	---	---	25.20 ac	---
	TOTAL	25.20 ac	---	25.20 ac	---

Table 2: Existing and Proposed Zoning Designations

Parcel	Land Use	Existing Land Uses		Proposed Land Uses	
		Acreage	Units	Acreage	Units
Parcel F-55	Parks and Recreation (PR)	29.66 ac	---	4.03 ac	---
	RS/DS (Small Lot Residential/ Development Standards)	---	---	24.28 ac	99
	Attached Housing (R3)	---	---	0.49 ac	---
	Open Space (OS)	---	---	0.05 ac	---
	TOTAL	29.66 ac	---	29.66 ac	99
Parcel W-60a	Light Industrial/ Special Area (M1/SA)	25.20 ac	---	---	---
	Parks and Recreation (PR)	---	---	25.20 ac	---
	TOTAL	25.20 ac	---	25.20 ac	---

Figure 2: Large Lot Tentative Parcel Map (F-55)

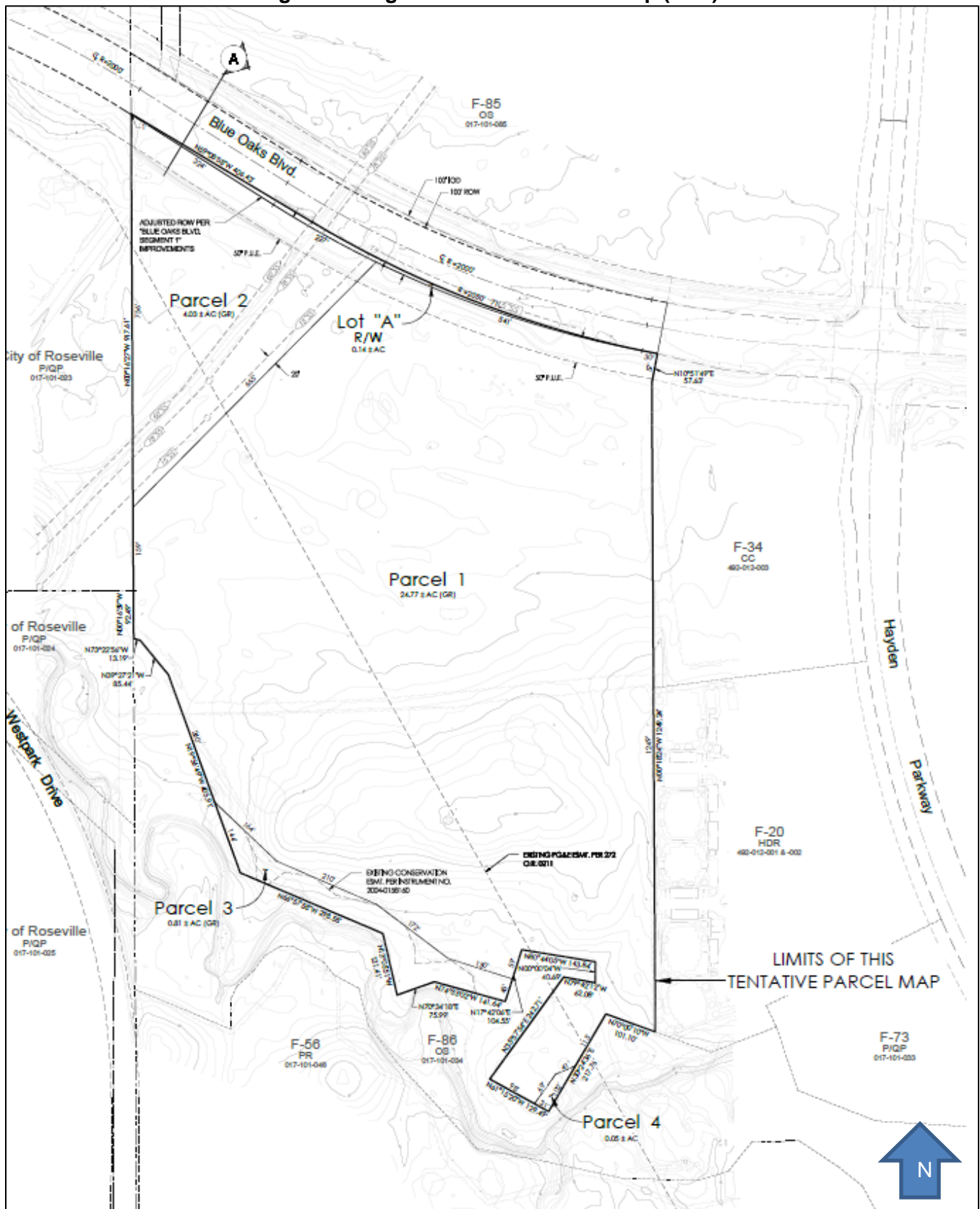
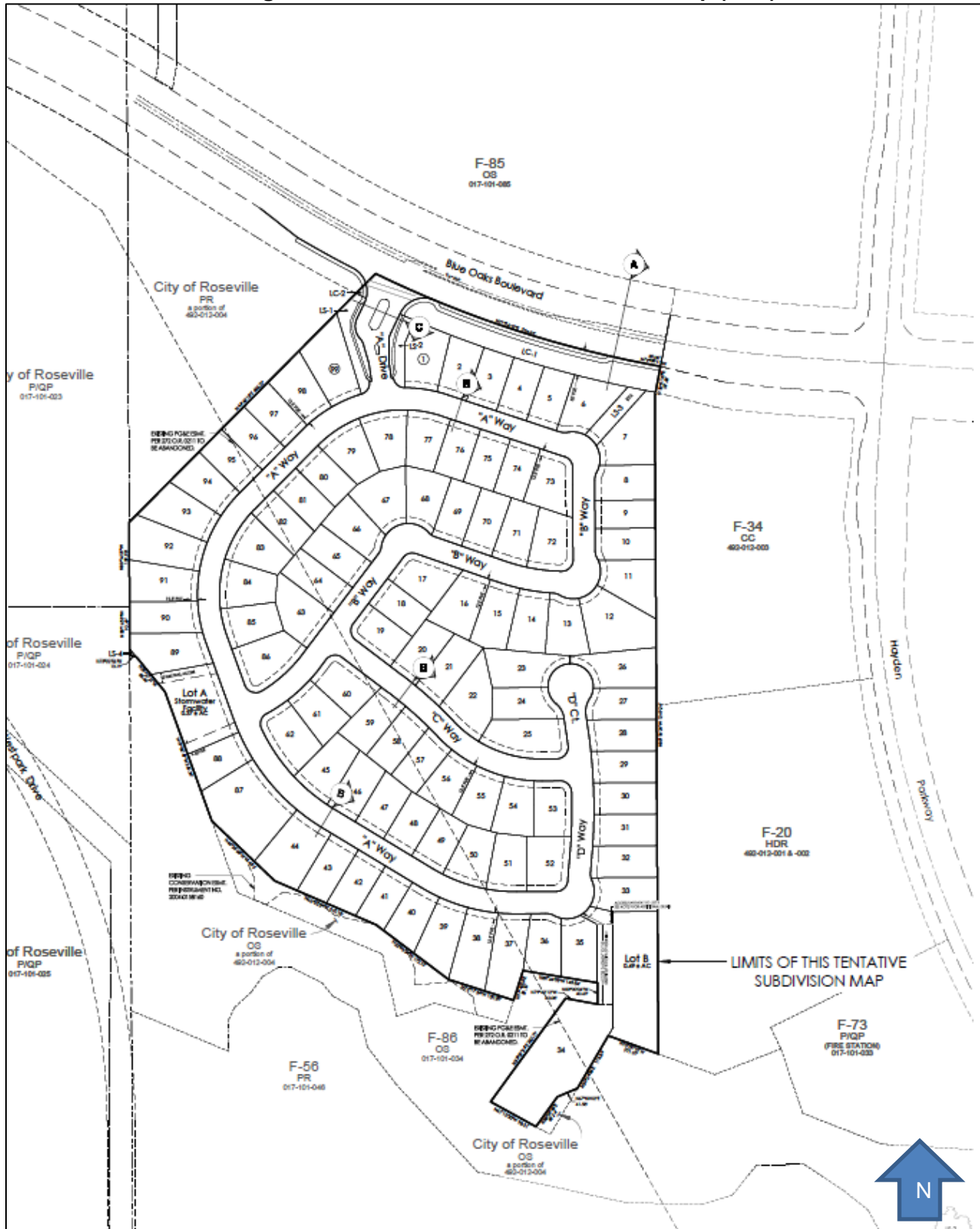


Figure 3: Small Lot Tentative Subdivision Map (F-55)



EVALUATION: GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, AND REZONE

The project includes a General Plan Amendment, an Amendment of the WRSP, and Rezone for 50.83 acres of land within the project area. Proposed amendments to the General Plan and the WRSP are analyzed for consistency with the goals and policies of the respective plans. Zoning Ordinance Section 19.86.050 specifies that recommendations for approval or denial of a rezone shall include consideration of the proposed amendment's consistency with:

- 1. *The public interest, health, safety, or welfare of the City, and***
- 2. *The General Plan and any applicable Specific Plan.***

The following sections discuss the proposed project changes to each of the land use types, and how the changes meet the intent of the General Plan, WRSP, and findings for a Rezone.

Land Use Compatibility – Parcel F-55

The project proposes a LDR land use designation on Parcel F-55a, which would allow the development of a new single-family residential neighborhood and add 99 low density units to the WRSP. Additionally, an approximately 0.49 acre HDR parcel (F-20b) would be added to the WRSP, providing parking for the benefit of an existing affordable housing apartment complex. The proposed residential land use designation would allow additional housing in close proximity to other similar residential uses (the HDR apartment complex is immediately to the east of the subject parcel, and LDR neighborhoods are located to the east of Hayden Pw.) and compatible uses such as open space and a future park to the south. Although Public/Quasi Public uses, such as the Roseville Energy Park and PGWWTP, are located to the west of the property, they are buffered by the 4.03 acres being retained as parkland (proposed Parcel F-55b) and the existing open space area along Coyote Creek. The new units increase the percentage of LDR units within the WRSP by a fraction of one percent (from 56.46% to 56.87%) and the new LDR land area increases the acreage of LDR land within the WRSP by less than one percent (from 42.75% to 43.52%). The change to HDR land is an increase of 0.01%. Overall, the proposed uses on parcel F-55 will continue to meet the goals and objectives of the WRSP, and are consistent with the required findings for a Rezone.

Land Use Compatibility – Parcel W-60a

On Parcel W-60a, the project eliminates the Light Industrial (LI) land use, to be replaced with a Parks and Recreation (PR) designation to allow for future development of a multi-field sports park. The shape and configuration of W-60a is conducive to long-field park development, and additionally will provide a buffer between the residential neighborhoods located to the west of Westpark Bl. from the PGWWTP to the east of the subject parcel. Overall, the project request will reduce the industrial acreage in the WRSP from 1.74% of the total land area to 0.95%, a change of less than one percent of the total land area within the WRSP. Moving the park use from Parcel F-55 to W-60a also maintains the park acreage within the WRSP, and provides the City with an opportunity to establish a regional sports complex at a substantially lower infrastructure cost. The proposed land use change and rezone is beneficial to the public, will not create significant land use conflicts, and is consistent with the intent of the General Plan and WRSP.

Non-Residential Rezone Policy

In 2004, in response to increased requests to rezone industrial properties to residential uses, the City Council adopted guidelines for the conversion of land from non-residential to residential uses. A copy of the guidelines is provided as Attachment 2. As stated in the guidelines, the purpose is to make clear the

City's expectations related to the loss of job-generating land uses. The overarching goal to be applied to land use changes outside of the infill portion of the City is to maintain the City's fiscal balance and prevent the loss of jobs and existing job centers while maintaining a balanced community. The guidelines include evaluating fiscal impacts, noise, park dedication, public services, affordable housing, schools, utilities, and traffic when contemplating residential land use allocations.

Below is a summary of the provisions of the Non-Residential Rezone Guidelines, for areas within a Specific Plan:

1. A region-wide employment and land inventory study shall be required of each project that is equal to or greater than 50 acres.
2. Land use changes will not have a negative fiscal impact to the City. Each project shall be modeled individually for citywide impacts utilizing the City's fiscal model.
3. Projects that are 50 acres or greater in size shall maintain employment options and a favorable jobs-housing balance.
4. New housing development shall meet the City's 10% goal consistent with the Housing Element (4% affordable to very low, 4% affordable to low, and 2% affordable to moderate income).
5. Projects shall provide a specific public benefit that may be in the form of a community benefit fee.
6. Increases in general fund service demands shall be mitigated by establishment of or annexation into a Community Facilities Mello Roos Assessment District to offset the costs of the project. The assessment may be utilized to offset the cost of the following: public safety; parks and open space maintenance; storm water management; and other costs identified by the City.
7. Parks obligation to include payment of citywide and neighborhood park fees. Active park needs shall be provided by the project. An in-lieu parkland dedication fee may be negotiated in lieu of land based on the project. For each acre of parkland dedication mitigated by an in-lieu fee a corresponding in-lieu fee shall be paid for park improvements. The in-lieu fees shall provide improvements of local benefit.
8. Place emphasis on the dedication of parklands within specific plan areas rather than acceptance of an in-lieu fee for land dedication.
9. Utilities (e.g. water, sewer, electric) shall not be impacted as to conveyance or capacity.
10. School impacts shall be mitigated through new impact agreements executed with the school districts to ensure that the project's student generation is accommodated.
11. Residential units not utilized within a specific plan area shall be reallocated within that plan area and school district. Otherwise, requests for units shall be considered as additive to the City's existing unit allocation.
12. Encourage higher density residential mixed-use projects with consideration to the relaxing of any one guideline or multiple guidelines to promote and provide incentives for innovated higher density residential mixed use projects.

The proposed project changes the land use designation of Parcel F-55a from Parks and Recreation (PR) to PR, Low Density Residential (LDR), High Density Residential (HDR), and Open Space (OS). The land use designation for Parcel W-60a changes from Light Industrial (LI) to PR. The guidelines outlined above are intended to address impacts when land use designations change from job-producing and revenue-generating uses (e.g. industrial or commercial land uses) to a residential use. In the case of this project, Parcel F-55a will transition from a non-residential use (park) to a residential use (single-family homes);

however, the park use will be relocated to Parcel W-60a. Therefore, the park acreage will not be lost within the WRSP area. Parcel F-55a is less than 50 acres in size, and there is no impact to jobs-housing balance or overall employment options. The project as a whole will have a lower demand on City utilities than the previously anticipated land uses (as discussed in the Utility Memo, included in Attachment 1), and the City’s acquisition of a rectangular, graded parcel with existing roadway improvements is a specific and substantial public benefit unique to the proposed project. School and other City fees will be collected as part of the building permits for the residential subdivision.

Affordable Housing

A required finding for approval of a Rezone is determining that a project is consistent with the General Plan and the applicable Specific Plan, in this case the WRSP. The General Plan is a long-term policy guide that establishes a framework for development in the City. The finding aims to establish general consistency with the overall objective and intent of the General Plan, which is orderly development within the City that will support public interest, health, safety, or welfare.

The General Plan Housing Element requires that new residential developments shall develop or cause 10% affordable housing, including 4% affordable to very low, 4% affordable to low, and 2% affordable to moderate income. The Housing Element does allow in-lieu fees to be considered on a case-by-case basis, and states that “Development Agreements shall be the mechanism utilized to secure implementation of the affordable housing program.” The project proposes 99 single-family residential units; therefore, the project is obligated to develop or cause to be developed ten total affordable units. Two moderate income affordable purchase units are planned within the proposed new subdivision, which is memorialized in the proposed Development Agreement. However, the project does not propose to develop or directly cause to be developed (through the payment of in-lieu fees) the remaining eight required low and very low units.

The Development Agreement establishes the obligations and responsibilities between the City and the landowner, including but not limited to the provision of affordable housing. The Background section of this report discusses the land swap of parcel F-55a for W-60a between the City of Roseville and West Roseville LLC, which will allow the City to construct a regional sports complex at a substantially lower cost. West Roseville LLC has constructed significant improvements and removed procedural and construction barriers for the W-60a property, by constructing frontage improvements and utilities, mass grading on the site, and obtaining and effectuating wetland permits. The location of the property being received by the City also has significantly more roadway frontage and better circulation opportunities, and is separated from residential uses by an arterial roadway (rather than directly adjacent, as was the case on parcel F-55). Additionally, per the terms of the Development Agreement the developer will design, construct, and deed a new parking area to directly benefit existing affordable housing development. The City and its residents are receiving substantial and extraordinary benefit from this property exchange, and the project circumstances are unique. For these reasons, staff finds that the overall public benefit of the proposed project is equivalent in value to the provision of the eight affordable units. As Development Agreements are an appropriate mechanism to implement the City’s affordable housing program, and the terms of the proposed Development Agreement have been reviewed and mutually agreed upon by both the developer and the City of Roseville, approval of the Development Agreement will constitute compliance with the General Plan Housing Element.

EVALUATION: DEVELOPMENT AGREEMENT

Zoning Ordinance Section 19.84.040 specifies that the recommendations for approval or denial of a Development Agreement (DA) shall include consideration of the following:

- 1. Consistency with the objectives, policies, programs, and land use designations of the City of Roseville General Plan.**
- 2. Consistency with the City of Roseville Zoning Ordinance.**
- 3. Conformity with the needs of public health, safety, and welfare.**
- 4. The effect on the orderly development of property or the preservation of property values.**
- 5. Whether the provisions of the Agreement shall provide sufficient benefit to the City to justify entering into the agreement.**

The DA is a binding contract that set the terms, rules, conditions, regulations, entitlements, obligations, and other provisions relating to the development of the covered properties. The proposed term is 30 years from the effective date, and is a new agreement specifically pertaining to development on parcel F-55a.

The DA establishes the vested entitlements, property-specific development standards, and other terms for development of the F-55a property, and well as identifies the required City fees, taxes, and assessments. This includes establishing the RS/DS development standards for the proposed single-family residential development and enumerating the currently requested project entitlements. Some of the fee programs include payment of the Blue Oaks Boulevard Off-Site Road Fee, Westpark Drive Off-Site Road Fee, Neighborhood and Citywide Park Fees, Bike Trail Fee, and Public Benefit Fee. Additionally, the DA establishes that the landowner will be responsible for the construction of certain improvements, such portions of Blue Oaks Bl. along the frontage of Parcel F-55a.

Having reviewed the proposed DA, City staff concludes the proposal is consistent with the objectives, policies, programs, and land use designations of the City of Roseville General Plan; is consistent with the City of Roseville Zoning Ordinance; conforms to the needs of public health, safety, and welfare; will not have detrimental effects on the orderly development of property or the preservation of property values; and will provide sufficient benefit to the City to justify entering into the agreement.

EVALUATION: LARGE LOT TENTATIVE PARCEL MAP

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made in order to approve a Tentative Parcel Map. The three findings are listed below in ***italicized, bold*** text and are followed by an evaluation of the map in relation to the findings.

- 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 the Subdivision Ordinance.***
- 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.***

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 proposed large lot tentative parcel map creates four parcels on F-55 to coincide with the proposed land use changes, and can be found in Exhibit D. Parcel 1 (24.77 acres) is identified as Parcel F-55a, which will accommodate the proposed small lot tentative subdivision map for the single-family residential development and the new parking area for the adjacent apartment complex. Parcel 2 (4.03 acres) will retain its PR land use and zoning designation, remain in City ownership, and is adjacent to other City property. Parcels 3 and 4 (0.81 and 0.05 acres, respectively) will be designated as open space adjacent to Coyote Creek and will also remain in City ownership.

The majority of the improvements for parcel F-55 are captured in the analysis for the proposed small lot tentative subdivision map, which includes 99 single-family parcels, a parking area for the adjacent apartment complex, as well as utility and landscape lots. The large lots are designed to be consistent with the proposed land use boundaries for the General Plan and WRSP land use designations, and will allow for the logical development of the small lot map. Therefore, the large lot map will result in lots which can be used or built upon, and will not create lots which are impractical for improvement or use. The proposed parcel sizes, design, configuration, location, orientation, and character of the lots are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan and the WRSP, and the design standards of the Zoning Ordinance. Additionally, approval of the project will not result in significant increase in demands for sewage services, and there will be no impacts to the existing requirements established by the Regional Water Quality Control Board.

EVALUATION: SMALL LOT TENTATIVE SUBDIVISION MAP

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made in order to approve a Tentative Subdivision Map. The three findings are listed below in ***italicized, bold*** text and are followed by an evaluation of the map in relation to the findings.

- 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 the Subdivision Ordinance.***
- 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.***
- 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 Tentative Subdivision Map, which proposes to divide Parcel F-55a into 99 single family residential units, landscape, utility, and right-of-way lots, and a lot for a future parking area (to support adjacent high density residential) is included as Exhibit E. 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 relevant City departments and divisions and have been found to conform to City standards. Approval of the project will not result in significant increase in demands for sewage services,

and there will be no impacts to the existing requirements established by the Regional Water Quality Control Board. An evaluation focusing on the design elements of the subdivision can be found below.

Subdivision Design and Layout: Consistent with the WRSP, the proposed subdivision configuration will create practical lots for the development of residential and public facility uses. The proposed subdivision consists of low density residential lots, which will be front loaded via individual driveways along a minor residential street. Lot A, which is identified on the map as a stormwater facility, will be located on the western side of the subdivision between Lots 88 and 89. Given the irregular shape of parcel F-55a, lot sizes within the subdivision vary; however, all parcels exceed the minimum requirements for the RS/DS zoning designation as identified in the WRSP. For example, the RS/DS development standards state that the minimum interior lot area is 3,600 square feet, and one of the smallest lots within the proposed subdivision, Lot 75, will be approximately 6,300 square feet in size. One parcel, identified as Lot 34, will be accessible via an approximately 30-foot-wide driveway and extend south toward the open space, creating a large single-family lot (greater than 0.5 an acre). All single-family parcels within the subdivision are designed to be usable and can be built upon. No Design Review for Residential Subdivisions (DRRS) to evaluate the future homes is required for the project as the property will be a low density residential development; however, the residences shall conform to RS/DS standards as identified in the WRSP.

The Tentative Subdivision Map also creates one high density residential parcel, identified as Lot B, which is intended to be an overflow parking lot for the existing Siena Apartment complex, located to the east of F-55. The parking lot will be constructed as a part of the proposed project (consistent with the proposed Development Agreement), and once complete the parking lot will be deeded over to the complex. An access easement for the benefit of the City of Roseville is shown along the driveway for previously described Lot 34, in order to prevent the creation of a land-locked parcel by the proposed tentative map. The proposed project is consistent with the proposed General Plan land use designation, WRSP, and the design standards of the Subdivision Ordinance with regard to size, density, design, character, as well as lot and road configuration.

Open Space: The proposed subdivision on parcel F-55a is located to the north of Coyote Creek and its associated open space. Fourteen of the single-family residential lots, as well as the stormwater facility on Lot A and the parking area on Lot B, will be located directly adjacent to the open space. As mentioned in the Large Lot Tentative Parcel Map discussion, two small parcels totaling 0.86 acres will be dedicated open space, widening the buffer between Coyote Creek and the proposed subdivision. A future bike trail is anticipated within the open space area, as identified in the WRSP. A 20-foot-wide bike trail access point will connect the proposed subdivision to the bike trail through Lot A.

The proposed project includes a revised preliminary alignment of the future bike trail along Coyote Creek, identified in the WRSP to the south of Parcel F-55. The original alignment showed the bike trail adjacent to the southern boundary of F-55, with the majority of the trail located on the north side of the creek. One crossing of the creek allowed the trail to connect to Hayden Parkway. The plan proposed by the project relocates the trail to the south side of the creek, with a connection into the proposed subdivision and a crossing in a different location across the creek. The new alignment would connect to proposed trails within the City's future Pistachio Park, and connect to the south on High School Road. The proposed trail alignment has been reviewed by the Parks, Recreation, and Libraries Department, as well as Alternative Transportation, and conditions of approval are recommended to ensure of the appropriate development of the future bike trail. Additionally, the proposed trail will not require additional wetland and resource permitting provided the development of the trail remains consistent with the terms of the WRSP Operations and Management Plan.

Access and Circulation: Access to the subdivision will be provided via a driveway from Blue Oaks Bl. Within the subdivision, minor residential roadways will serve the proposed front-loaded, single-family

homes. According to Section 18.08.040 (E) of the City's Subdivision Ordinance, a "tentative map shall provide for at least two different standard routes for ingress and egress". The Section indicates that a "standard route" is a public street, but that alternative methods of providing access may be evaluated by City staff. Given the shape of parcel F-55a and the limited frontage along a public roadway, Blue Oaks Bl., an alternative second point of egress was evaluated by the Engineering Division and the City of Roseville Fire Department. As a result, secondary access to the subdivision is available via a 20-foot-wide Emergency Vehicle Access lane (identified on the tentative map as LS-3) which will, in the event of an emergency, allow access to the subdivision from Blue Oaks Bl.

Conclusion: The small lot Tentative Subdivision Map will result in lots which can be used or built upon, and will not create lots which are impractical for improvement or use. The proposed parcel sizes, design, configuration, location, orientation, and character of the lots are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan and the WRSP, and the design standards of the Zoning Ordinance. Additionally, approval of the project will not result in significant increase in demands for sewage services, and there will be no impacts to the existing requirements established by the Regional Water Quality Control Board.

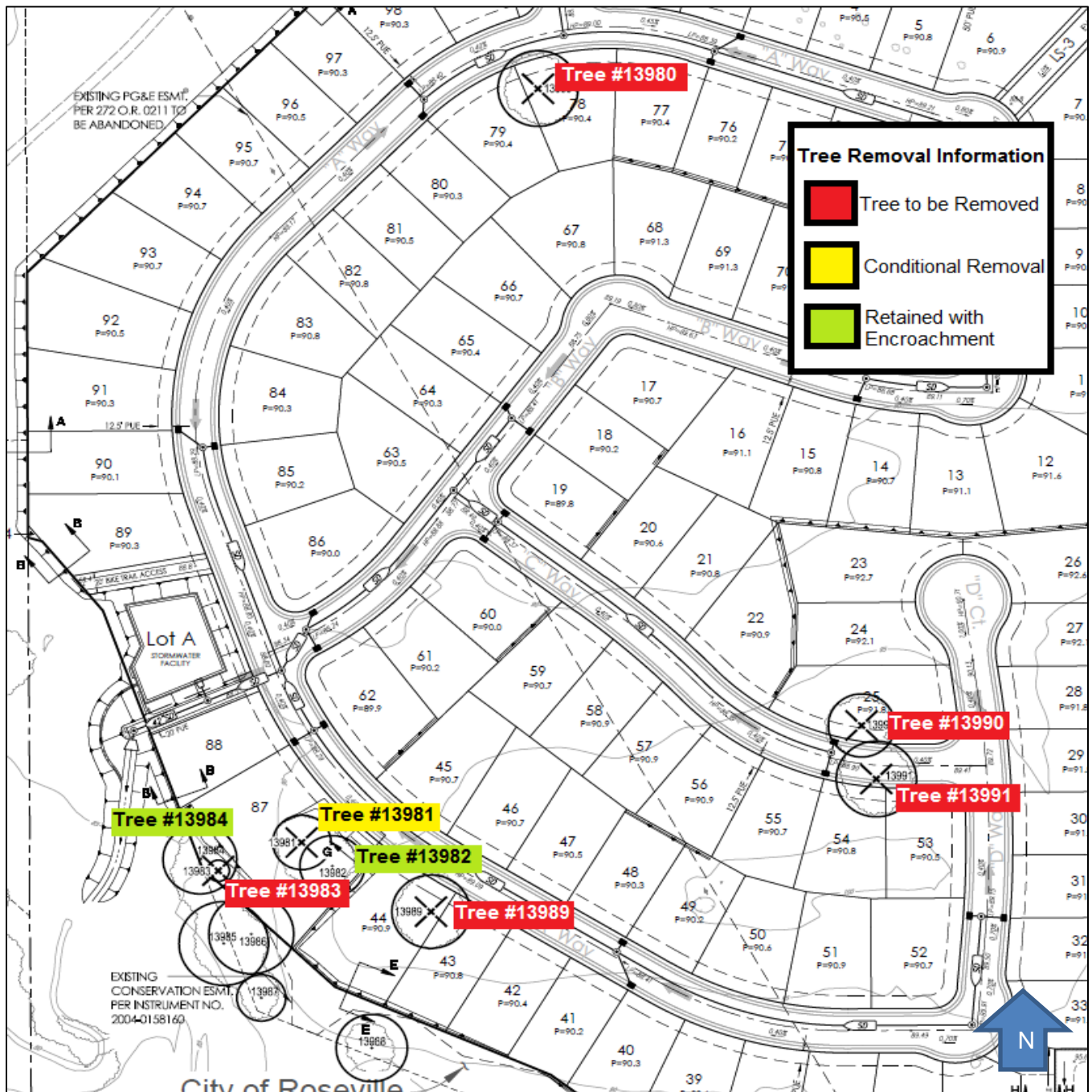
EVALUATION: TREE PERMIT

Pursuant to Zoning Ordinance Section 19.66.030, a Tree Permit is required for any removal of native oak trees, or for more than 20-percent encroachment into the dripline of a native oak tree. The proposed project will result in the removal of five oak trees, the conditional removal of one oak tree, and dripline encroachment of two oak trees. The required findings to approve a Tree Permit are listed below.

- 1. Approval of the Tree Permit will not be detrimental to the public health, safety or welfare, and approval of the Tree Permit is consistent with the provisions of Chapter 19.66.**
- 2. Measures have been incorporated into the project or permit to mitigate impacts to remaining trees or to provide replacement for trees removed.**

An arborist report was prepared for the project site by Sierra Nevada Arborists, dated February 22, 2019. The arborist report documented the presence of twelve native oak trees on the project site. The majority of the trees are located in the southern portion of the site, near Coyote Creek (Figure 3). Of the twelve trees, five require removal in order to develop the project site because they conflict with proposed improvements. The five trees are located either within the proposed residential roadways, or located within the proposed building envelope of the residential lots. One tree, identified as Tree #13981, is proposed for conditional removal, as project improvements may damage and ultimately necessitate removal of the tree. Therefore, the Tree Permit will allow the tree to be removed if the arborist monitoring construction determines removal to be necessary. In total, the project will result in the removal of 221 inches diameter at breast height (DBH) of oak trees, with an additional 32 inches DBH for conditional removal. The applicant shall comply with the compensation requirements of the City's Tree Preservation Ordinance. Mitigation will be completed with a combination of on-site planting and payment into the City's in-lieu fee program.

Figure 4: Tree Removal Information



There are also two trees that will experience dripline encroachment from the development. Trees #13982 and #13984 are located within proposed residential Lot 87, in the southern portion of the proposed subdivision. In an effort to preserve the two trees, Lot 87 is proposed as an approximately 145-foot-wide parcel. This is more than twice the average lot width for parcels within the proposed subdivision. Encroachment from development is expected; however, the lot provides adequate space to develop a single family home without removal of the two oak trees. The total size in DBH of trees experiencing encroachment is 79 inches DBH.

Table 3 below provides a summary of all trees that will be removed, conditionally removed, or encroached upon by the proposed project.

Table 3: Tree Removal and Encroachment on Parcel F-55a

Tree #	Common Name/ Species	Total DBH (inches)	Dripline Radius (feet)	Disposition
13980	Valley Oak/ <i>Quercus lobata</i>	53	36	Removal
13981	Blue Oak/ <i>Quercus douglasii</i>	32	26	Conditional Removal
13982	Blue Oak/ <i>Quercus douglasii</i>	40	29	Retained with Encroachment
13983	Blue Oak/ <i>Quercus douglasii</i>	38	10	Removal
13984	Blue Oak/ <i>Quercus douglasii</i>	39	33	Retained with Encroachment
13989	Blue Oak/ <i>Quercus douglasii</i>	42	35	Removal
13990	Blue Oak/ <i>Quercus douglasii</i>	39	30	Removal
13991	Blue Oak/ <i>Quercus douglasii</i>	49	36	Removal
<i>Subtotal of Tree Removals (5): 221</i>				
<i>Subtotal of Conditional Tree Removals (1): 32</i>				
<i>Subtotal of Tree Encroachments (2): 79</i>				
Total Affected Trees (8): 332				

The Tree Permit contains conditions of approval, which includes a requirement to follow all of the recommendations of the Arborist Report and subsequent letter report. Any deviation from the approved permit would require a Tree Permit Modification, which would require approval by the City. The removal of the identified trees will not be detrimental to the public health, safety, or welfare, and measures have been incorporated to mitigate impacts.

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 February 14, 2020, and was distributed to all property owners within 300 feet of the project site. To date, two comments have been received from neighbors. One neighbor expressed a concern with the reduction in open space and did not want to see any oak trees cut down. The second neighbor, who lives in apartment complex adjacent

to Parcel F-55, expressed concerns about the open space, existing wildlife, and felt that the rezone of F-55 to a residential use changes the nature of the “activity core” identified in the Specific Plan. They also believed that adequate housing stock is already provided by the Specific Plan, and felt that additional housing is not necessary and will impact traffic in the area.

Staff has considered the comments and believes that the project is consistent with the intent of the General Plan, WRSP, and Zoning Ordinance. The open space identified as an area of concern for the residents has already been anticipated for development. The proposed project will ultimately increase the amount of planned open space for Coyote Creek, as additional acreage will be added to the buffer area as a part of the project. The proposed revision to the “activity core” of the WRSP will further buffer residences from utility uses within the plan area, placing recreational facilities to both the east and west of the PGWWTP, and eliminating a Light Industrial zoning designation in close proximity to existing housing. The increase of 99 single family residences is an incremental increase (less than 1%) in the amount of housing within the Specific Plan area, and the preceding analysis (as well as the analysis in the Addendum to the WRSP Environmental Impact Report and Fiddyment Ranch Amendment 3 Subsequent Environmental Impact Report) shows that the new units will have a minimal impact on the existing uses, including with regard to traffic and provision of services. Therefore, staff recommends that the Planning Commission and City Council approve the project as proposed.

CONCLUSION

As demonstrated by the analyses in the foregoing sections, the proposed project is consistent with the objectives and overall intent of the General Plan and the WRSP. If approved, the project will allow the exchange of WRSP Parcel F-55 and Parcel W-60a, which would create a substantial, unique benefit to the public interest in the City of Roseville. Staff supports the proposed project as it will not be detrimental to public health or safety, nor will it be detrimental to the public welfare.

ENVIRONMENTAL DETERMINATION

An Addendum to the 2004 West Roseville Specific Plan Environmental Impact Report (EIR) and the 2014 Fiddyment Ranch Specific Plan Amendment 3 Subsequent EIR has been prepared for the WRSP PCL F-55 and W-60a Project (File # PL19-0180) consistent with California Environmental Quality Act Section 15164. The Planning Commission and City Council will consider the Addendum prior to taking action on the project. The Addendum and all appendices is included as Attachment 1.

RECOMMENDATION

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

- A. Consider the Addendum to the West Roseville Specific Plan EIR and the Fiddyment Ranch Amendment 3 SEIR.
- B. Recommend the City Council approve the **General Plan Text and Land Use Amendment – 2401 Blue Oaks Bl. and 2600 Westbrook Bl. – WRSP PCL F-55 and W-60a – PL19-0180.**
- C. Recommend the City Council approve the **Specific Plan Text and Land Use Amendment – 2401 Blue Oaks Bl. and 2600 Westbrook Bl. – WRSP PCL F-55 and W-60a – PL19-0180.**
- D. Recommend the City Council adopt the two (2) findings of fact as stated in the staff report and approve the **Rezone – 2401 Blue Oaks Bl. and 2600 Westbrook Bl. – WRSP PCL F-55 and W-60a – PL19—0180.**

- E. Recommend the City Council approve the **Development Agreement – 2401 Blue Oaks Bl. and 2600 Westbrook Bl. – WRSP PCL F-55 and W-60a – PL19-0180.**
- F. Adopt the three (3) findings of fact as listed in the staff report and approve the **Tentative Parcel Map – 2401 Blue Oaks Bl. and 2600 Westbrook Bl. – WRSP PCL F-55 and W-60a – PL19-0180** subject to thirty-two (32) conditions of approval.
- G. Adopt the three (3) findings of fact as listed in the staff report and approve the **Small Lot Tentative Subdivision Map – 2401 Blue Oaks Bl. and 2600 Westbrook Bl. – WRSP PCL f-55 and W-60a – PL19-0180** subject to sixty (60) conditions of approval.
- H. Adopt the two (2) findings of fact as listed in the staff report and approve the **Tree Permit – 2401 Blue Oaks Bl. and 2600 Westbrook Bl. – WRSP PCL F-55 and W-60a – PL19-0180** subject to twenty (20) conditions of approval.

CONDITIONS OF APPROVAL FOR THE LARGE LOT TENTATIVE PARCEL MAP (FILE # PL19-0180)

- 1. The project is approved as shown in Exhibit D and as conditioned or modified below. (Planning)
- 2. 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 recordation of the map. (Engineering, Environmental Utilities, Finance)
- 3. The project shall comply with all required environmental mitigation identified in the West Roseville Specific Plan Environmental Impact Report and the Fiddyment Ranch Amendment 3 Subsequent Environmental Impact Report and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
- 4. The project on parcel F-55 shall be addressed as 2401 Blue Oaks Bl. The address for proposed Parcel 1 shall be 2401 Blue Oaks Bl. The address for proposed Parcel 2 shall be 2451 Blue Oaks Bl. The address for proposed Parcel 3 shall be 2409 Blue Oaks Bl. The address for proposed Parcel 4 shall be 2403 Blue Oaks Bl. (Business Services)

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

- 5. The applicant shall submit to the Engineering Division the appropriate Army Corps of Engineers permit or clearance, the California Department of Fish and Wildlife Stream Bed Alteration Agreement, and/or the Regional Water Quality Control Board Water Quality Certificate. (Planning)
- 6. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer, and recycling water utilities within the boundaries of the project (including adjoining public right-of-way). Existing utilities shall be identified in plan-view and 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 the proposed protection measures. The developer shall be responsible for taking measures and incurring cost associated with protecting the existing water, sewer, and recycling water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)
- 7. 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)
8. 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)
9. 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)
10. A note shall be added to the Improvement Plans stating that all water backflow devices shall be tested and approved by the Environmental Utilities Division prior to the Notice of Completion for the improvements. (Environmental Utilities)
11. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
12. Minimum fire flow is 1,500 gallons per minute with 20 pounds of residual pressure. The fire flow and residual pressure may be increased, as determined by the Fire Marshal, where the project utility lines will serve non-residential uses. (Fire)
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. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specification for Residential Trenching". (Electric)

15. The design for electrical service for this project will begin when the Electrical Department has received a full set of improvement plans for the project. (Electric)
16. 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)
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. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
20. 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)
21. Street names shall be approved by the City of Roseville. (Engineering)
22. The Final/Parcel Map shall be include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. Lettered Lot/Parcels along major roads shall be dedicated as landscape/pedestrian/public utility easements and in fee to the City as open space. (Engineering)
23. 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)
24. The Parcel Map shall be submitted per, “The Digital Submittal of Cadastral Surveys”. Submittal shall occur after Engineering approval but prior to Council approval. (Engineering)
25. 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)
26. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

27. The applicant shall pay City’s actual costs for providing plan check, installation and inspection sections. This may be combination of staff costs and direct billing for contract professional services. (Environmental Utilities, Engineering)
28. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer’s expense, except for an existing PG&E overhead power line, which shall be removed by the City of Roseville at their sole cost. (Electric)

29. 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)
30. 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)
31. 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 warranty 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 warranty period shall be replaced during one month prior to the end of the warranty period. Tree or shrub replacement made necessary due to acts of God, neglect or vandalism shall be exempt from the warranty. (Parks, Recreation, and Libraries)
32. The Parcel Map shall not be deemed approved until the actions on the General Plan Amendment, Specific Plan Amendment, Rezone, and Development Agreement are approved and become effective. (Planning)

CONDITIONS OF APPROVAL FOR THE SMALL LOT TENTATIVE SUBDIVISION MAP (FILE #

PL19-0180)

1. The project is approved as shown in Exhibits E-H 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 Divisions 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 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)
5. The project shall comply with all required environmental mitigation measures identified in the West Roseville Specific Plan Environmental Impact Report and the Fiddyment Ranch Amendment 3 Subsequent Environmental Impact Report 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

6. Landscape Plans for 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 West Roseville Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Engineering, Parks, Fire, Environmental Utilities)

7. Grading around the native oak trees shall be as shown on the tentative map or as approved in these conditions. (Planning)
8. The applicant shall submit to the Engineering Division the appropriate Army Corps of Engineers permit or clearance, the California Department of Fish and Wildlife Stream Bed Alteration Agreement, and/or the Regional Water Quality Board Water Quality Certificate. (Planning)
9. The grading and improvement plans shall be designed in accordance with the City's Improvements Standards and Construction Standards and shall reflect the following:
 - a) Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage system, 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 Stormwater Pollution Prevention Plan (SWPPP) and its associated WDID number noted 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 the 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 Division prior approval of the improvement plans.
 - d) Access to the floodplain as required by the Development Services Department – Engineering Division and Public Works Department.
 - e) Standard accessible 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 the Engineering Division prior to approval of any plans. (Engineering)
11. The applicant shall apply for and obtain an encroachment permit from the Engineering Division prior to any work conducted within the City right-of-way. (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. 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 suited for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.” (Engineering)*

- 15. The developer shall be responsible to construct the remaining frontage on Blue Oaks Bl. from the western curb return of “Citra” Drive to the existing eastern improvements. This will include all curb, gutter, and an eight-foot-wide sidewalk. Additionally, a 215-foot right turn interim taper shall be constructed from the western curb return, extending west to meet the existing roadway, as shown on Exhibit H. (Engineering)
- 16. All proposed roadways shall be constructed to the City’s minor residential street standard unless modified by details shown on the approved tentative map. (Engineering)
- 17. An emergency vehicle access (EVA) shall be provided through lot LS-3, as shown on the approved tentative map. The EVA shall be approved by the Fire Code Official and have a minimum width of 20-feet and shall provide access to Blue Oaks Bl. (Engineering, Fire)
- 18. All storm drainage, including roof drains, shall be collected on-site and treated with Best Management Practices (BMP’s) per the City’s Storm Water Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Any drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines the area tributary to the site and all drainage facilities shall be designed to accommodate the tributary flow. If the subdivision becomes a private community, the storm drain system and proposed BMP’s shall be privately owned and maintained by the Homeowner’s Association (HOA). Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP’s. (Engineering)
- 19. 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)
- 20. 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)

21. Improvement plans shall show the open space boundary and label it as a protected area. The Pre-Construction meeting shall address the presence of the open space, the sensitive habitats present and minimization of disturbance to the open space. During grading and construction the preserve area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into the preserve from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the preserve, along with all temporary erosion control measures (e.g. straw bales, straw waddles and stakes, silt fencing). (Engineering, Development Services, Planning)
22. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the open space. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Engineering, Development Services, Planning)
23. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the open space. Post and cable fencing or other improvements shall be utilized to meet this requirement. (Engineering, Development Services, Planning)
24. Landscaping adjacent to the open space shall be California native, drought-tolerant groundcover, shrubs, plants, and trees. (Development Services, Planning)
25. 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, 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)
26. 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)
27. 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)
28. 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)
29. 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)
30. A note shall be added to the Improvement Plans stating that all water backflow devices shall be tested and approved by the Environmental Utilities Division prior to the Notice of Completion for the improvements. (Environmental Utilities)
31. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
32. Minimum fire flow is 1,500 gallons per minute with 20 pounds of 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)
33. 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)
34. All Electric Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)
35. 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)
36. 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)
37. 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)

38. It is the developer's responsibility to notify PG&E of any work required on PGE&E facilities. (PG&E)

PRIOR TO OR UPON RECORDATION OF THE FINAL/PARCEL MAP

39. All existing easements shall be maintained, unless otherwise provided for in these conditions or as noted on the tentative map. (Environmental Utilities, Electric, Engineering)

40. 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)

41. 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 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.

42. 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)

43. 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, Engineering)

44. Street names shall be approved by the City of Roseville. (Engineering)

45. The Final 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/Parcels along major roads shall be dedicated as landscape/pedestrian/public utility easements and in fee to the City as open space. (Engineering)

46. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utility easements (PUE's) located along public roadways. (Engineering)

47. The Final Map shall be submitted per, "the Digital Submittal of Cadastral Surveys". Submittal shall occur after Engineering approval but prior to Council approval. (Engineering)

48. 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)

49. The Environmental Utilities Division 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)
50. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

51. All residential units must install a Seasonal Energy Efficiency Rating ("SEER") of 2 points above the minimum, as defined by the State of California in the current Title 24 of the Code of California regulations, up to a total maximum of 16 points including the 2 point premium, an Energy Efficiency Ratio ("EER") of 12 or greater, and a thermal expansion valve "TXV". The SEER rating of 2 points above the minimum, as defined by the current Title 24, up to a maximum of 16 points, and an EER rating of 12 or greater along with a TXV will be specified on building plans and Title 24 compliance certificates at the time building permits are requested. If Title 24 of the Code of California Regulations in effect at the time of request for building permits requires higher SEER or EER ratings, residential units in the Plan Area shall comply with such State requirements. The SEER and EER ratings will be verified with appropriate documentation. These requirements shall be utilized in the overall energy compliance calculations required for issuance of a building permit for any residential unit. Any variances must be approved by the Electric Department's Retail Energy Services Department. (Building, Electric)
52. 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)
53. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense, except for an existing PG&E overhead power line, which shall be removed by the City of Roseville at their sole cost. (Electric)
54. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)
55. 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)
56. 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 7 A.M. and 7 P.M. Monday through Friday, and between the hours of 8 A.M. and 8 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)
57. If site survey or earthmoving 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)
58. 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 warranty for a minimum of an additional nine months. 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 warranty period shall be replaced one month prior to the end of the warranty period. Tree or shrub replacement made necessary due to acts of God, neglect or vandalism shall be exempt from the warranty. (Parks, Recreation, and Libraries)

59. The developer shall be responsible for installation of the trail improvements within Lot A with no reimbursement from the City. If the subdivision is gated, the Lot A improvements shall include a gated access from Lot A to the future public trail within the open space, and the Homeowner's Association shall be responsible maintaining the trail improvements within Lot A, including the gate. (Alternative Transportation)
60. If sufficient funds are available within the West Roseville Specific Plan Bike Trail fund, and if mutually agreeable by the City and the developer, the subdivision improvements shall include some or all of the trail improvements as shown in the Conceptual Bike Trail Exhibit. (Alternative Transportation)

CONDITIONS OF APPROVAL FOR THE TREE PERMIT (FILE # PL19-0180)

1. All recommendations contained in the Arborist Report (included in Attachment 1) are incorporated by reference into these conditions, except as modified herein. (Planning)
2. The approval of this Tree Permit shall expire on **February 27, 2022**.
3. Trees as listed in Exhibit F are approved for removal with this Tree Permit. All other native oak trees shall remain in place. Trees to be removed shall be clearly marked in the field and inspected by Planning Staff prior to removal. Removal of the trees shall be performed by or under the supervision of a certified arborist. (Planning)
4. The developer shall be responsible for the replacement for the total number of inches proposed for removal prior to any tree removal. The total number of inches for this project is 221 inches, or 253 inches if Tree #13981 requires removal. Mitigation must be provided prior to tree removal unless otherwise approved in the tree replacement plan or in these conditions. (Planning)
5. No activity shall be permitted within the protected zone of any native oak tree beyond those identified by this report. Encroachment into the protected zone of Trees # 13982 and #13984 as shown in Exhibit F and described in the staff report is permitted. (Planning)
6. A \$10,000 cash deposit or bond (or other means of security provided to the satisfaction of the Planning Division) shall be posted to ensure the preservation of all remaining trees during construction. The cash deposit or bond shall be posted in a form approved by the City Attorney. Each occurrence of a violation on any condition regarding tree preservation shall result in forfeiture of all or a portion of the cash deposit or bond. (Planning)
7. A violation of any of the conditions of this Tree Permit is a violation of the Roseville Municipal Code, the Zoning Ordinance (Chapter 19.74) and the Tree Preservation Ordinance (Chapter 19.66). Penalties for violation of any of the conditions of approval may include forfeiture of the bond, suspension or revocation of the permit, payment of restitution, and criminal penalties. (Planning)
8. A fencing plan shall be shown on the approved site plan and/or improvement plans demonstrating the Protected Zone for the affected trees. A maximum of three feet beyond the edge of the walls, driveways, or walkways will be allowed for construction activity and shall be shown on the fencing plan. The fencing

plan shall be reviewed and approved by the Planning Division prior to the placement of the protective fencing. (Planning)

9. The applicant shall install a minimum of a five-foot-high chain link fence (or acceptable alternative) to the outermost edge of the Protected Zone of the oak tree. Where encroachment is permitted pursuant to Condition 4 above, the fencing for encroachments shall be installed at the limit of construction activity. The applicant shall install signs at two equidistant locations on the temporary fencing that are clearly visible from the front of the lot and where construction activity will occur. The size of each sign shall be a minimum of two feet (2') by two feet (2') and must contain the following language: "WARNING THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE PLANNING DIVISION." (Planning)
10. Once the fencing is installed, the applicant shall schedule an appointment with the Planning Division to inspect and approve the temporary fencing before beginning any construction. (Planning)
11. The applicant shall arrange with the arborist to perform, and certify in writing, the completion of deadwooding, fertilization, and all other work recommended for completion prior to the approval of improvement plans. Pruning shall be done by an Arborist or under the direct supervision of a Certified Arborist, in conformance with International Society of Arboriculture (I.S.A.) standards. Any watering and deep root fertilization which the arborist deems necessary to protect the health of the trees as noted in the arborist report or as otherwise required by the arborist shall be completed by the applicant.
12. A utility trenching pathway plan shall be submitted depicting all of the following systems: storm drains, sewers, water mains, and underground utilities. The trenching pathway plan shall show the proposed locations of all lateral lines. (Planning)
13. A Site Planning Meeting shall be held with the applicant, the applicant's primary contractor, the Planning Division, and the Engineering Division to review this permit, the approved grading or improvement plans, and the tree fencing prior to any grading on-site. The Developer shall call the Planning Division and Engineering Division two weeks prior to the start of grading work to schedule the meeting and fencing inspection. (Planning)
14. The following information must be located on-site during construction activities: Arborist Report, approved site plan/improvement plans including fencing plan, and conditions of approval for the Tree Permit. All construction must follow the approved plans for this tree permit without exception. (Planning)
15. All preservation devices (aeration systems, oak tree wells, drains, special paving, etc.) shall be designed and installed as required by these conditions and the arborist's recommendations, and shall be shown on the improvement plans or grading plans. (Planning)
16. If any native ground surface fabric within the Protected Zone must be removed for any reason, it shall be replaced within forty-eight (48) hours. (Planning)
17. Storage or parking of materials, equipment, or vehicles is not permitted within the Protected Zone of any oak tree, Vehicles and other heavy equipment shall not be operated within the Protected Zone of any oak tree. (Planning)
18. Where recommended by the arborist, portions of the foundation shall be hand dug under the direct supervision of the project arborist. The certified arborist shall immediately treat any severed or damaged roots. Minor roots less than one (1) inch in diameter may be cut, but damaged roots shall be traced back and cleanly cut behind any split, cracked, or damaged area. Major roots over one (1) inch in diameter

may not be cut without approval of an arborist and any arborist recommendations shall be implemented. (Planning)

19. The temporary fencing shall remain in place throughout the entire construction period and shall not be removed without obtaining written authorization from the Planning Division. In no event shall the fencing be removed before the written authorization is received from the Planning Division. (Planning)

PRIOR TO ISSUANCE OF FINAL

20. Within five days of the completion of construction, a Certification Letter from a certified arborist shall be submitted to and approved by the Planning Division. The certification letter shall attest to all of the work (regulated activity) that was conducted in the protected zone of the tree, either being in conformance with this permit or of the required mitigation still needing to be performed. (Planning)

Attachments

1. Addendum to the West Roseville Specific Plan Environmental Impact Report (EIR) and the Fiddymint Ranch Amendment 3 Subsequent EIR
2. Guidelines for Conversion of Non-Residential Land Uses (August 4, 2004)

Exhibits

- A. General Plan Amendment and Specific Plan Amendment Exhibit
- B. Rezone Exhibit
- C. West Roseville LLC Development Agreement
- D. Large Lot Tentative Parcel Map
- E. Small Lot Tentative Subdivision Map
- F. Tentative Subdivision Map – Tree Removals, Conceptual Grading and Drainage
- G. Tentative Subdivision Map – Conceptual Grading, Drainage, and Utilities
- H. Tentative Subdivision Map – Blue Oaks Bl. Striping Plan
- I. West Roseville Specific Plan Text and Figure Change Pages

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.