AGENDA
September 27, 2018

PLANNING COMMISSION MEETING
7:00 p.m.
Council Chambers
311 Vernon Street
Roseville, CA

THE CITY OF ROSEVILLE WELCOMES YOUR PARTICIPATION

If an agenda item is open to public comment, such public comment shall be addressed to the chair of the meeting.

Public Comment - Speakers have three minutes under Public Comment to speak on issues that are not listed on the agenda and are within the City's jurisdiction. The Brown Act does not permit any action or discussion on items not listed on the agenda.

Consent Calendar - If applicable, the Consent Calendar consists of routine items that may be approved by one motion. Any person can remove an item from the Consent Calendar to be discussed separately.

Agenda Items - Speakers have five minutes to address items that are listed on the agenda.

Americans with Disabilities Act - Notify the City Clerk or Secretary at least 72 hours in advance if special assistance is required to participate in a meeting including the need of auxiliary aids or services.

Audio/Visual Presentations - If making a presentation regarding an agenda item, audio/visual materials must be submitted to the City Clerk or Secretary at least 72 hours in advance.

Roseville City Clerk 311 Vernon Street, Roseville, CA 916-774-5200 TDD 916-774-5220

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENTS

5. CONSENT CALENDAR

5.1. MINUTES OF SEPTEMBER 13, 2018

6. REQUESTS/PRESENTATIONS

6.1. FY19 BUDGET OVERVIEW AND OUTLOOK

Informational item, no action required.

6.2. NIPA PCL CO-4, CO-5, CO-15 - 8830 CRIMSON RIDGE WAY - PL18-0147

6.3. NCRSP PCL 35 – GALLERIA SPECIFIC PLAN AMENDMENT – 1151 GALLERIA BL – FILE # PL18-0032

Item continued to the October 11, 2018 Planning Commission Meeting.

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

8. ADJOURNMENT

PLANNING COMMISSION COMMUNICATION

Title: MINUTES OF SEPTEMBER 13, 2018
Contact:

Meeting Date: 9/27/2018
Item #: 5.1.

ATTACHMENTS:

Description

Minutes of September 13, 2018

DRAFT MINUTES
September 13, 2018

PLANNING COMMISSION MEETING
7:00 p.m.
City Council Chambers
311 Vernon Street Roseville, California

1. CALL TO ORDER

Chair Krafka called the meeting to order at 7:00 p.m.

2. ROLL CALL

Commissioner Brashears – Present
Commissioner Caporusso – Present
Commissioner Dohner – Present
Commissioner Houdesheldt – *Arrived at 7:06 p.m.*
Commissioner Jensen - Present
Commissioner Mendonsa – Present
Chair Krafka – Present

3. PLEDGE OF ALLEGIANCE

Commissioner Mendonsa led those in attendance in the Pledge of Allegiance.

4. PUBLIC COMMENTS

Chair Krafka opened the Public Comment. Hearing none, Chair Krafka closed the Public Comment.

5. CONSENT CALENDAR

5.1. MINUTES OF AUGUST 23, 2018

MOTION

Motion by Commissioner Caporusso, seconded by Commissioner Mendonsa, to approve the Consent Calendar**.**

The motion passed with the following roll call vote:
Ayes: Brashears, Caporusso, Dohner, Jensen, Mendonsa, Krafka
Noes: None
Abstain: None

6. REQUESTS/PRESENTATIONS

6.1. MEASURE B UPDATE

Staff requested this item be continued to September 27, 2018 as Acting Development Services Director, Mike Isom, was unable to attend the Planning Commission Meeting.

MOTION

Commissioner Brashears made the motion, seconded by Commissioner Mendonsa, to continue the Measure B Update presentation to the September 27, 2018 Planning Commission Meeting.

The motion passed with the following roll call vote:

Ayes: Brashears, Caporusso, Dohner, Jensen, Mendonsa, Krafka
Noes: None
Abstain: None

Commissioner Houdesheldt arrived at 7:06 p.m.

6.2. NRSP PCL DC-30 AND DC-33 – DIAMOND CREEK RESIDENTIAL – 1550 PARKSIDE WAY – FILE # PL18-0106

Associate Planner, Lauren Hocker, presented the staff report and responded to questions.

Chair Krafka opened the public hearing and invited comments from the applicant and/or audience.

Stephen Des Jardins, BBC Diamond Creek, LLC, addressed the Commission and responded to questions. He stated he had received a copy of the staff report and was in agreement with staff's recommendation.

Public Comment

Suzanne Eckes-Wahl, Michael Kline, Lori Hokerson, Laura Braun, Tom Morford, Katie Nuss, Nolie Gemmeil, Amy Beazizo, Rob Beazizo, Rebecca Carroll, Iryna Kline, Ethan Beazizo, Cassie Cullivan, and Tom Carroll spoke in opposition to the proposed project.

- Clarification requested on the four feet widening of McCloud.
- How many cars can park along McCloud with the four foot widening?
- Proposed project will be high density housing.
- Dispute the peak hour trips from 57 houses.
- Is it possible to use some of the commercial parking spaces for the subdivision?
- Noticed received on August 31.
- Change in zoning is the issue.
- Overflow parking is an issue.
- There would be a reverse commute with a commercial project.
- Property values will be impacted by proposed project.
- Safety concerns with street width of McCloud and increased traffic.

- Purchased property thinking neighborhood was going to be walkable.
- Not zoned for high density housing.
- Need appropriate signage for trails.
- Would rather have commercial property built.
- Upset with the process.
- Did not receive notice.
- Clarification requested on height and grade of proposed lots.
- Concerned with traffic flow.
- Project will increase parking issues.
- Traffic study is needed to address “blind spots”.
- Returned to City of Roseville because high density homes was not the “norm”.
- Millenniums want more space not less.
- What is the size of 2 car garage?
- Nearby HOA monitors people parking in driveways.
- No one parks in nearby neighborhood because there is not room.
- Vehicles park on both sides of McCloud, creating occasional one way traffic situations.
- Concerned about the safety of children with increase traffic.
- Balance the interest of homeowners and applicant.
- All advantages are in the applicant’s favor.
- Home buyers were aware that the area was going to be built on but assumed it would be a commercial project.
- More homes will make the neighborhood seem claustrophobic.
- Appreciate that some traffic concerns were addressed.
- Trails in the area are highly used.
- There was not supposed to be access on McCloud Way.
- Parking is by La Provence and the park.
- High density housing will change the feel of the neighborhood.
- When trash cans are placed on the street for pick-up the street become harder to navigate.
- Homeowners were not given enough time to respond.
- The proposed commercial development included a buffer with landscaping.
- Homeowners are not allowed to say no to development.
- Would like a walk-friendly neighborhood.
- Traffic and parking impacted by soccer games.
- Striping the curb red will decrease parking.
- Consider the quality of life with the proposed project.
- Move entrance off of McCloud Way.
- How many high density projects have not been approved due to Public Comment?
- Who is going to enforce parking?
- Parking is going to reduce greenway.
- Having early talk with the applicant is unfair to homeowners.

- High density housing adds more traffic.
- Against parking practices of Monet.
- Non-residents parking on street.
- McCloud Way is impacted by commercial vehicles parking on both sides.
- Safety issue for new drivers.
- A 4-way intersection would ruin the sense of community.
- Children will be unable to walk to school because parent's line of site will be blocked.
- A commercial project is less intrusive, less traffic would impact neighborhood.
- La Provence is proof that a commercial project is viable.

Commissioner Comments:

- Describe how notifications for projects are provided.
- If a holiday falls within the 10-day notification requirement, how does that effect the notification requirement?
- Page 10 of the Staff Report should read "up to the removal of 12 trees". Appreciate including in the Tree Permit the tree that could possibly be removed.
- Is parking on Parkside Way going to be angled?
- Are residents able to park in the adjacent commercial lot?
- Appreciate the widening of the street by 4 feet.
- Will the widening be striped for parking?
- How is on-street parking enforced?
- Is the Public Benefit Fee ready to go?
- Is the traffic count of 57 peak hour trips a reduction from the prior project?
- How will schools be impacted?
- There have been changes to the residential land uses over time.
- Does the number of units within the area include Eskaton?
- When were notices received by homeowners?
- Do the proposed changes to McCloud change the thoughts of neighbors?
- Appreciate photos that were submitted with emails.
- How can the blind turn onto McCloud be addressed?
- Is McCloud Way the standard street width?
- Is anyone in support of the project?
- Would residents prefer a commercial project be built?
- Clarification of peak versus daily trips requested.
- Utility services capacities.
- Why was a traffic study not completed?
- How are trip generation rates calculated?
- What business uses are allowed in the community commercial zone?
- Could McCloud Way exit be used for EVA only?
- What is the standard garage size?
- Can HOA's charge residents to park?

- Has there been an active effort to lease the area for a commercial project?
- Is the site distance from new the subdivision onto McCloud Way safe?
- Impressed by community's communication.
- Appreciate passion of neighborhood.
- Is the parking permit program for homeowners in the neighborhood a possibility?
- Is it possible to eliminate the McCloud Way entrance?

Recess was taken at 8:18 p.m.; Meeting resumed at 8:26 p.m.

Chair Krafka closed the public hearing and asked for a motion.

MOTION

Commissioner Houdesheldt made the motion, seconded by Commissioner Mendonsa, to:

A. Consider the Addendum to the North Roseville Specific Plan and Diamond Creek Commercial Mitigated Negative Declaration;

B. Recommend the City Council approve the General Plan Amendment, Specific Plan Amendment, and Rezone contingent upon approval of an agreement memorializing the public benefit fee.

C. Adopt the findings of fact and approve the Modification of a Major Project Permit Stage 1 and 2 subject to four (4) conditions of approval.

D. Adopt the findings of fact and approve the Tentative Subdivision Map subject to seventy-five (75) conditions of approval, which includes deletion of Condition 10, and new Conditions 10 and 11 which state -

   11. McCloud Way, adjacent to lots 10 through 15, shall be widened by 4 ft. to the City's standard detail design for a primary residential roadway. Landscape "pop-outs" may be designed within the widened area to accommodate additional landscaping, as approved by engineering. In addition, McCloud Way from Parkside Way to Lot 9 shall not allow parking on either side of the street. (Engineering)

   12. To ensure purchasers of Lot 55 and 56 are made aware of their proximity to the equipment yard, and the potential for nuisance noise and the nature of activities in the yard, purchasers shall be provided with a deed disclosure or similar notice approved by the City Attorney, prior to completion of the purchase agreement. (Planning & Engineering)

E. Adopt the findings of fact and approve the Tree Permit subject to twenty-one (21) conditions of approval.

The motion passed with the following roll call vote:

Ayes: Dohner, Houdesheldt, Jensen, Mendonsa, Krafka
Noes: Caporusso
Abstain: Brashears

7. COMMISSIONER / STAFF REPORT

Staff Reports:

- There will be a September 27, 2018 Planning Commission Meeting.

Commissioner Reports:

- None

8. ADJOURNMENT

Chair Krafka asked for a motion to adjourn the meeting.

MOTION

Commissioner Mendonsa made the motion, seconded by Commissioner Houdesheldt, to adjourn the meeting.

The motion passed unanimously at 10:17 p.m.

PLANNING COMMISSION COMMUNICATION

Title: FY19 BUDGET OVERVIEW AND OUTLOOK
Contact:

Meeting Date: 9/27/2018
Item #: 6.1.

PLANNING COMMISSION COMMUNICATION

Title: NIPA PCL CO-4, CO-5, CO-15 - 8830 CRIMSON RIDGE WAY - PL18-0147
Contact:

Meeting Date: 9/27/2018
Item #: 6.2.

ATTACHMENTS:

Description

Staff Report

Attachment 1 Table of Applicable Mitigation Measures

Exhibit A Tentative Subdivion Map, Site Development Plan, Preliminary Grading Plan, and Preliminary Utility Plan

Exhibit B Campus Oaks Master Plan Amended Pages

Exhibit C Design Review Booklet

Exhibit D Development Standards

Exhibit E Landscape Plan

Planning Division Staff Report
Planning Commission Meeting September 27, 2018

Prepared by: Charity Gold, Associate Planner

ITEM 6.2: TENTATIVE SUBDIVISION MAP, MAJOR PROJECT PERMIT STAGE 2, AND ADMINISTRATIVE PERMIT – 8830 CRIMSON RIDGE WAY – NIPA PCL CO-4, CO-5, CO-15 – PL18-0147

REQUEST

The applicant requests approval of a Tentative Subdivision Map to create 132 small lot single-family residential parcels, a Major Project Permit Stage 2 for residential architecture and landscaping, and an administrative permit to merge CO-4, CO-5, and CO-15 into one large lot (CO-4) and transfer eight units into the project from CO-1 and CO-6 within the Campus Oaks Master Plan.

Applicant/Owner – Stephan Des Jardins, BBC Diamond Creek, 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 67 conditions of approval.
B. Adopt three (3) findings of fact and approve the Administrative Permit subject to two (2) conditions of approval.
C. Adopt two (2) findings of fact and approve the Major Project Permit Stage 2 subject to 33 conditions of approval.

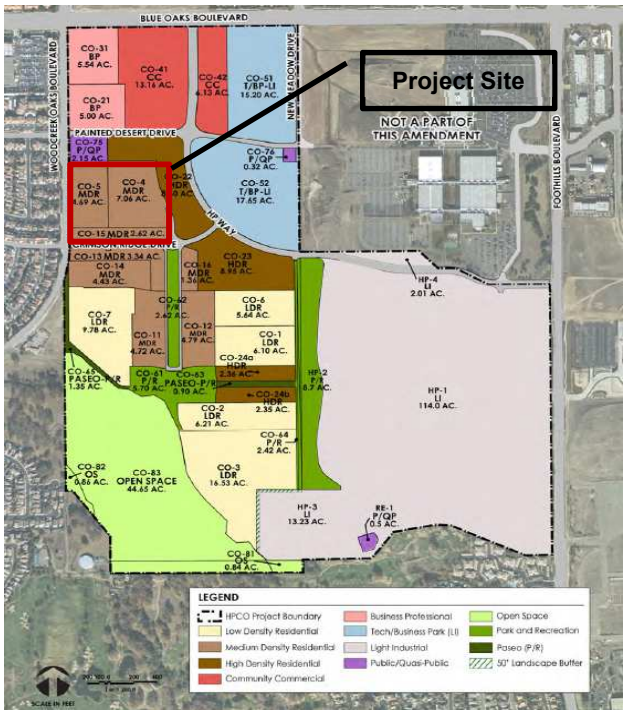
SUMMARY OF OUTSTANDING ISSUES

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 at 8830 Crimson Ridge Drive, on Parcels CO-4, CO-5, and CO-15 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.

Figure 1: Master Plan Land Use Diagram



The project is located on the western side of the Master Plan area on the northeast corner of the intersection of Woodcreek Oaks Boulevard and Crimson Ridge Drive. The planned uses that surround

Figure 2: Aerial View of Project Site

the site include a fire station adjacent to the northern parcel boundary, Campus Oaks Apartments to the north and east, and medium density residential to the south. Figure 1 shows the project site within the Master Plan area and Figure 2 shows an aerial view of the site.

The Master Plan is within the early stages of buildout, with the majority of the plan area still requiring additional entitlements. Some of the Master Plan area has been rough graded and internal collector streets have been constructed. Phase 1 of the Campus Oaks Apartments, southeast of the project, is under construction and entitlements are a being reviewed for other subdivisions south of the project and the commercial center north of the project.

The subject 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 132 residential lots, seven common lots, one paseo and two landscape corridor lots consistent with the Master Plan. The application includes a request to merge the three large lots on the site and transfer seven additional residential units to the site. The Master Plan allows both of these modifications to be approved administratively.

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: 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 pedestrian 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: 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

This application includes a MPP Stage 2 for development of Parcels CO-4, CO-5, and CO-15 with a 132-unit single family project. A minor amendment is requested to merge the aforementioned large lot parcels into one parcel identified as CO-4, and an administrative unit transfer to add 8 additional units to the project. Both the parcel merger and the unit transfer are processed with an Administrative Permit as described below. The project also includes a Tentative Subdivision Map to create 132 medium density single family lots (Figure 3). The evaluation section of this report includes an analysis of the MPP Stage 2, Tentative Subdivision Map, 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 (CDG's), and the HPCO MP.

Figure 3: Proposed Site Layout and Landscaping

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 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 all City divisions and departments and have been found to conform to City standards. The applicant has included 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; 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.

Subdivision Design and Layout

The subdivision consists of medium density residential small lots accessed from rear-loaded alley ways. The typical lot size within the subdivision is 2,613 square feet, with a minimum lot size of 2,600 square feet. A few lots, such as those located on corners, are slightly larger. The internal loop road will provide access to the perimeter alleys as well as two lager alleys in the center of the subdivision ('R' Place and 'S' Place). The alleys are designed so that the units front each other and are separated by landscaped paseos. Two external pedestrian connections are proposed within the subdivision, one through the paseo between lots 23-26 which provides access to Woodcreek Oaks Boulevard, and the other through common Lot E providing access to the pedestrian paseo. To the north, landscape Lot D is proposed to provide a buffer between the single-family residential lots (47-59) and the planned high-density residential development which will be located on Parcel CO-22. The alley configuration, as well as the home design, is similar to the Diamond Creek project on Parkside Way.

Access and Circulation

The proposed subdivision is located on the northeast corner of Woodcreek Oaks Boulevard and Crimson Ridge Drive, between Woodcreek Oaks Boulevard and Campus Parkway. Crimson Ridge Drive is currently developed from Woodcreek Oaks Boulevard to the round-about at the intersection of Crimson Ridge Drive and Campus Parkway. The proposed subdivision will have two access points; one from Crimson Ridge Drive and the other from Campus Parkway. The Crimson Ridge entrance will connect to the subdivision's internal residential loop road. The residences will be accessed by private alleys with garage access. The loop road will provide connections to the alleys within the subdivision. Pedestrian access to the front of the homes is provided via sidewalk and paseo areas.

Campus Parkway is a planned residential connector that will provide access through the Master Plan area from the park couplet south of the project to the pedestrian paseo east of the project (the paseo is discussed further in the Landscaping section below). This paseo will connect to the Campus Oaks Commercial development located directly to the north across Painted Desert Drive.

Campus Parkway is a future residential roadway which is located on the property adjacent to the project's eastern boundary. This roadway may either be constructed with the adjacent high density residential project, or if the applicant is able to secure a right of entry from the adjacent property owner, with the CO-4 subdivision. The City's Engineering Division has placed a condition on the project outlining the requirements for construction of Campus Parkway (Map Condition #18). Due to uncertainty with the timing of the adjacent apartment development, a temporary access point may be constructed through proposed lots 21 and 22 to ensure adequate emergency access is provided. Again, this requirement is addressed in the conditions of approval.

In addition to the roadway connections, multiple pedestrian paseos are proposed between the homes (discussed in the Architecture and Residential Design section below). These paseos provide internal pathways for residents to access adjacent roadways and points of interest within Campus Oaks. A pedestrian access is proposed to connect to Woodcreek Oaks Boulevard through the paseos between lots 23 through 26. The homes along the eastern boundary will front onto the pedestrian paseo and one

public access point to the paseo will be provided through the parking area on the north eastern side of the development adjacent to Lot 64.

The pedestrian paseo along the eastern boundary of the project will ultimately be constructed with development of Phase 2 of the Campus Oaks Apartments project. To facilitate the construction of the public paseo, this project includes dedication of Lot A, which will be the western half of the paseo. The CO-4 subdivision includes an interim walkway within Lot A to provide access from common area Lot E to residential Lots 59, 60, and 61. This interim walkway will be incorporated into the paseo when it is constructed.

Parking

The City's Zoning Ordinance requires two parking spaces for each single family residential unit. The total parking required for the residential development is 264. Each residential unit within the subdivision includes an attached two car garage for a total of 264 spaces. Additionally, 38 overflow parking spaces are provided within six common area/parking lots. The spaces are distributed throughout the subdivision, and also located on the internal loop road. In total the subdivision will provide 302 parking spaces, which results in a surplus of 38 spaces.

ADMINISTRATIVE PERMIT

Merger

Section 6.3 of the Campus Oaks Master Plan describes the procedures for amendments to the Master Plan. The procedures state that minor modifications may be approved through the Administrative Permit process consistent with Article V of the Zoning Ordinance. Article V, Section 19.82.040 of the Zoning Ordinance describes the procedures for amendments to a Major Project Permit. The procedures define a minor modification as limited to changes which:

1. Do not substantially increase the total project square footage or dramatically alter the location of buildings;

2. Are substantially consistent with the intent of the original approval and conditions;

3. Do not change the finding(s) upon which the approval was based; and

4. Do not have a substantial or significant effect on the property rights of adjacent landowners; or

5. Other minor modification as determined by the Planning Manager.

The project includes a modification to the master plan to merge master plan parcels CO-4, CO-5, and CO-15 into one parcel. The new merged parcel will be identified as CO-4 in the Master Plan and references to CO-5 and CO-15 will be removed.

The three master plan parcels that comprise the project site were designed so that they could be sold and developed separately. The parcels have the same land use and zoning designation and are located adjacent to each other. The applicant proposes a lotting pattern that is logical given the layout of the site, but one that does not follow the current boundaries of the existing master plan parcels. This results in the proposed single family residential lots bisecting the boundaries of the existing parcels, which prevents the unit density from being calculated accurately. A merger of these master plan parcels is requested to eliminate this conflict and to allow the density to be more clearly determined. The merger applies only to

the master plan parcels and will not affect the large lot subdivision map. The affected Master Plan pages are included in Exhibit B.

The modification will result in one master plan lot with resulting units and density. The overall unit allocation and density for the three large lot parcels will not be affected by the creation of the new parcel (see Unit Transfer discussion below for an explanation of unit allocation changes). This modification is substantially consistent with the original approval, will not alter the location of building or square footage approved in the master plan, will not affect adjacent landowners, and is consistent with the findings of the original approval. For these reasons staff recommends approval of the master plan parcel merger.

Unit Transfer

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% 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 multiple parcels within the Master Plan. As a part of this request, the parcels identified as CO-4, CO-5, and CO-15 and their associated units will be merged and evaluated as one parcel, CO-4. Unit transfers are proposed from Low Density Residential (LDR) parcels CO-1 (one unit) and CO-6 (seven units) to increase the density on new parcel CO-4. The resulting unit count of new parcel CO-4 will equal 132 units, with a density of 9.2 dwelling units per acre. All parcels giving or receiving units in the proposed transfer will maintain densities consistent with their applicable land use, if the transfer is approved. The affected Master Plan pages are included in Exhibit B.

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%. 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 Campus Oaks. In addition, no changes to land use designations are proposed, and 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 Master Plan, General Plan, and Zoning Ordinance. 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 the report. For the reasons discussed above, staff finds that the required findings can be made and recommends approval of the density transfer.

MAJOR PROJECT PERMIT STAGE 2

The Major Project Permit Stage 2 includes review of the architectural design and landscape design for the subdivision. The project has been evaluated to establish consistency with the Master Plan and the Campus Oaks Design Standards and Guidelines.

Architecture and Residential Design

The homes along Crimson Ridge Drive and the Campus Parkway intersection will face the roadways, and will have paved walkways extending from the front door to the sidewalk along the street. Most of the remaining homes have been designed to face one another across paseos. The proposed elevations for these lots have three styles (cottage, manor, and French eclectic) and nine color schemes. The elevations are included as Exhibit C, and the development standards are included as Exhibit D. The submitted elevations are the same as those being constructed by Lennar Homes in Diamond Creek, along Parkside Way. The Commission recently reviewed the same product type and a similar subdivision design on September 13, 2018. Though not shown on the elevations provided, this project will include enhanced side elevations on public facing sides similar to those proposed on Parkside Way (MPP Condition 2). The proposed elevations conform to the Campus Oaks Design Standards and Guidelines as well as the Community Design Guidelines. The homes will provide a mix of colors and materials, include wall plane and roofline variation, and generally provide for an engaging and activated streetscape (Figure 4).

Landscaping

The applicant submitted a landscape plan and the plan is included as Exhibit E of this report. The landscape design includes a conceptual layout and plant palate. The plant palette is consistent throughout the subdivision providing a layering of plant materials along Woodcreek Oaks Boulevard and Crimson Ridge Drive. The laying includes primary and secondary trees followed by medium shrubs and groundcovers to match the existing street planting. Each lot will also include a tree both in the front and the rear of the home. Landscape adjacent to the homes will be enhanced. The bioretention basins will be landscaped with plantings of sedges and rushes appropriate for damp areas. Trees will be planted within each common area/parking lot to provide shade. In total 62% shade coverage will be provided for parking areas.

The project also includes a landscape buffer along the interface between the single family residential and high density residential areas to the north and east. To the north, landscape Lot D is proposed to provide a buffer between the side on single-family units and the apartment complex. This area will be landscaped with trees and will also include enhanced planting. To the east, the units will front onto a pedestrian paseo that will connect Campus Parkway, through the apartment development, to the commercial development at Blue Oaks Boulevard. Larger tree species are proposed to be planted in this location for privacy and to provide a transition and shading for the future paseo area. The paseo will be constructed and landscaped with development of the adjacent apartment.

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 street trees be selected from the Campus Oaks Recommended Plant List. The conceptual plan submitted by the applicant is consistent with the intent of the Master Plan; however, the ultimate plant selection and layout will be reviewed for consistency with the plan during improvement plan review. MPP Condition 4 will ensure that the landscape plan and plant selection is consistent with Section 3-4 prior to being approved.

Figure 4: Proposed Streetscape

Conclusion

The project has been designed in a manner consistent with the General Plan, Specific Plan, Community Design Guidelines, and Campus Oaks Master Plan providing both appropriate vehicle access and circulation, and pedestrian connections; a varied, interesting, and high-quality landscaping proposal; building designs which use a variety of materials, colors, and building forms; 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 be materially detrimental to the public welfare.

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. To date, no comments have been received. A public notice of the Planning Commission hearing was published on September 14, 2018, 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 stated below and Approve the Tentative Subdivision Map **NIPA PCL CO-4, CO-5, CO-15 – PL18-0147** subject to 67 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 applicable 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 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.***

B. Adopt three (3) findings of fact as stated below and Approve the Administrative Permit **– NIPA PCL CO-4, CO-5, CO-15 – PL18-0147** subject to two (2) conditions 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.***

C. Adopt two (2) findings of fact as stated below and Approve the **MAJOR PROJECT PERMIT STAGE 2 – NIPA PCL CO-4, CO-5, CO-15 – PL18-0147** subject to 33 conditions of approval.

1. ***The Architecture and Landscaping is consistent with the General Plan, HPCO MP, and Community Design Guidelines; and***

2. ***The design shall not be detrimental to the public, health and safety, or be materially detrimental to the public welfare.***

CONDITIONS OF APPROVAL FOR TENTATIVE SUBDIVISION MAP NIPA PCL CO-4, CO-5, CO-15 – CAMPUS OAKS RESIDENTIAL (FILE # PL18-0147)

1. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)

2. 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)

3. 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 Public Works. (Engineering)

4. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. 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 identified in the Campus Oaks Addendum to the Hewlett Packard Master Plan EIR and shall include all applicable mitigation measures as notes on the grading and improvement plans. (All Departments)

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

6. 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)

7. Prior to submitting for an Improvement Plan for the subdivision, the applicant is required to submit a street name application for streets within the subdivision. The application can be found here: https://www.roseville.ca.us/government/departments/development_services/addressing___street_names/. (Business Services)

8. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:

    a. Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.

    b. Grading shall comply with the City grading ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore modification of the erosion control plan may be warranted during wet weather conditions.

c. A rough grading permit may be approved by the Engineering Department prior to approval of the improvement plans.

d. Standard Accessible ramps shall be installed at all curb returns per City Standards. (Engineering)

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. Developer shall be responsible for the installation of a bus shelter and related improvements conforming to the city's current standards on the shelter pad as conditioned above. The Developer

and City may enter into a construction fee agreement or other agreement based upon a construction cost of $10,000 per shelter for future construction of the Bus Shelter on the northbound Woodcreek Oaks past Crimson Ridge (shelter number 308) (Engineering, Alternative Transportation)

17. A pedestrian shortcut to Woodcreek Oaks between lots 25 and 26 will be provided to allow access to transit and nearby commercial. (Alternative Transportation).

18. Campus Parkway shall be constructed as a Standard Primary residential roadway with detached walks up to Road 'A2'. The right of way for Campus Parkway shall be dedicated by separate instrument. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. If the developer is unable to obtain the right of way and a right of entry from the neighboring property owner to construct Campus Parkway, then a temporary emergency vehicle access (EVA) shall be constructed to the existing portion of Campus Parkway, as identified on the tentative map. Any lots adjacent to Campus Parkway or used for the EVA shall not be able to obtain building permits until Campus Parkway has been constructed and deemed substantially complete by the City and the EVA has been removed and the lots recertified for elevation and compaction. (Engineering, Building)

19. Road 'A1' and Road 'A2' shall be constructed as City standard primary residential roads with detached walk and a 58-foot right of way width. Bulb outs shall be constructed as shown on the tentative map. (Engineering)

20. North Loop and East Loop shall be constructed as a City standard minor residential roadway with detached walk and a 54-foot right of way width. Bulb outs shall be constructed as shown on the tentative map. (Engineering)

21. West Loop shall be constructed as a City standard primary residential road with detached walk and a modified right of way width to include bio retention planters. Bulb outs shall be constructed as shown on the tentative map. (Engineering)

22. Crimson Ridge frontage shall be improved to include 5-foot detached walk along the limits of the property. (Engineering)

23. All alleys shall be 20-foot paved width and shall be privately owned and maintained by the Home Owners Association. (Engineering)

24. The grading plans for the site 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 coarse. (Engineering)

25. 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. (Engineering)

26. 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)

27. Prior to the approval of the Improvement Plans, the project proponent shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the project proponent during the pre-construction meeting. (Engineering)

28. 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)

29. 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)

30. 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)

31. 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)

32. 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)

33. Refuse trucks cannot turn around in dead ends. Residence shall bring their trash bins to the designated pick up area on the main street. The CC&R shall have wording to this effect. (Environmental Utilities)

34. Water services are to be installed 5' from property line. (Environmental Utilities)

35. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)

36. 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)

37. 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)

38. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)

39. 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)

40. 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)

41. 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)

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

43. The following easements shall be provided and shown on the Final Map or by separate instrument, unless otherwise provided for in these conditions:

    a. Public utilities easement along all road frontages as shown on the tentative map;

    b. Water and sewer easements; and,

    c. A public drainage easement shall be provided for the width and length of 'C' Place and 'Q' Place. (Engineering)

    d. A 15-foot wide public drainage easement shall be placed on Lot 'D' from the western property line to 'C' Place. (Engineering)

44. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)

45. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)

46. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. (Environmental Utilities, Electric, Engineering)

47. 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.

48. 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)

49. Lot A shall be dedicated to the City in fee as an Irrevocable Offer of Dedication (IOD) for use as a public paseo. (Engineering)

50. Lot D shall be a common area privately owned and maintained by the property owner. (Engineering)

51. Lots E through J shall be common areas privately owned and maintained by the Home Owner Association. (Engineering)

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

53. *The subject property shall be annexed into HP Campus Oaks CFD 1 and 2, and CFD 3 and CFD 4 prior to approval of the Final/Parcel Map. It is the applicant's responsibility to prepare the appropriate documentation for the annexation of this property into the CFD. In order to allow the LLD to be in place at the beginning of the fiscal year, the documentation shall be provided to the Finance Department not later than March 15 of the year preceding the fiscal year in which this annexation will become effective. (Finance, Engineering)

54. 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)

55. 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)

56. 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)

57. 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)

58. 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)

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

OTHER CONDITIONS OF APPROVAL

60. 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)

61. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)

62. 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)

63. 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)

64. 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)

65. 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)

66. Prior to the approval of each final small residential lot subdivision map containing lots for affordable purchase (modified CO-4, formerly CO-5), the developer shall enter into City's current Affordable Purchase Housing Agreement (or other applicable City-approved form) for such residential purchase units affordable to middle-income households. (Housing)

67. 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 ADMINISTRATIVE PERMIT (FILE # PL18-0147)

1. The Administrative Permit for the unit transfers from CO-1 and CO-6 to CO-4 (formerly CO-4, CO-5, CO-15) is approved as shown in Exhibit B. (Planning)

2. The developer shall coordinate with the City's Finance Department to have the City's Special Tax Consultant analyze the unit transfer as it relates to the max tax transfer request. An RMA amendment may be needed. (Finance)

CONDITIONS OF APPROVAL FOR MPP STAGE 2 (FILE # PL18-0147)

1. The development standards, unit designs and landscape plans for **NIPA PCL CO-4, CO-5, CO-15 - Campus Oaks Residential** are approved as described in Exhibit A, except as modified by these conditions of approval. (Planning)

2. Homes shall use a smooth texture stucco finish and provide enhanced elevations on street or public facing frontages consistent with the approval and construction of PCL DC-31C (File 2013PL-017). (Planning)

3. This permit shall expire on the same date as the Tentative Map for **NIPA PCL CO-4, CO-5, CO-15 – Campus Oaks Tentative Subdivision Map**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **September 27, 2021**. Effectuation of this MPP Stage 2 shall occur with the first residential Building Permit. (Planning)

4. The landscape plan shall comply with the Landscape Guidelines for the Campus Oaks Master Plan and the City of Roseville Water Efficient Landscape Ordinance. The plans should also be consistent with the City of Roseville Park Construction Standards. (Planning, Parks)

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. This project shall be addressed 8830 Crimson Ridge Way. All projects with multi-tenants or buildings must submit a site plan with building footprint(s) to the Development Services Department (Business Services – Addressing) for building/suite addressing. (Business Services)

9. Within new subdivisions that are compact in development (i.e. parcels that are roughly less than 3000 sq ft), all interior roads that are 20 ft. in width, and classified as alleys or not clearly classified as roads, must be identified as a road with the classification type of Place. In these compact development subdivisions, houses will be addressed off of roads *within* the development. Generally, if the front doors of the houses within the subdivision face interior streets, they will be addressed off the front doors first. Where the front doors of the houses are facing walkways, common areas, or to streets

outside the subdivision, the houses will be addressed off of the street the garage is facing. In all of these developments, the developer is required to provide signage on both front and back sides of the house identifying the Street Number and Street Name the houses are addressed off of. This signage will be a size of 1 1/4" with 1/4" stroke. (Business Services)

10. 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)

11. 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)

12. 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)

13. Testing of all fire systems shall be performed prior to opening the sales office for business. (Fire)

14. Framing construction cannot commerce until access roads and public fire hydrants are approved by the Fire Department. (Fire)

15. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. This provision applies only to future detached residential use only. (Fire)

16. Minimum fire flow is 1,500 gallons per minute with 20 lbs. residual pressure. The fire flow and residual pressure may be increased, as determined by the Fire Marshall, where the project utility lines will serve non-residential uses. This provision applies only to future detached residential use only. (Fire)

17. Framing construction cannot commerce until access roads and public fire hydrants are approved by the Fire Department. (Fire)

18. If this project will be phased, the fire department requirements for access and circulation throughout shall be approved by the City for such proposal. Access road shall comply in accordance with the California Fire Code and the City of Roseville's Amendments. A separate phasing plan shall be reviewed and approved by this department. (Fire)

19. Provide a cross-sectional view of the proposed "temporarily EVA proposed" noted on Sheet 1 on the north-east side of this project. Also describe the purpose and use of this temporary access point. (Fire)

20. The proposed temporary fire apparatus access road shall be designed and maintained to support the imposed load of our vehicle (68,000 G.V.W), and shall be provided with an asphalt concrete pavement surface so as to provide all weather driving capabilities in accordance with Section 503 of the California Fire Code. (Fire)

21. 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:

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

23. 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

24. 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)

25. 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)

26. 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)

27. 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)

28. All alley loaded driveways shall have the address and street name of the designated unit as identified on the approved city lot maps. (Fire)

29. Signs are not approved as part of the Major Project Permit. A Sign Permit is required for all project signs. (Planning)

30. 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)

31. Fences and walls shall be consistent with the locations and treatments specified in the Campus Oaks Design Guidelines. (Planning)

32. 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)

33. 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)

Attachments

1. HPCO Applicable Mitigation Measures

Exhibits

A. Plans: Tentative Subdivision Map; Site Development Plan; Preliminary Grading Plan; and Preliminary Utility Plan.
B. Campus Oaks Master Plan Amended Pages
C. Design Review Booklet
D. Development Standards
E. Landscape Plan

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.

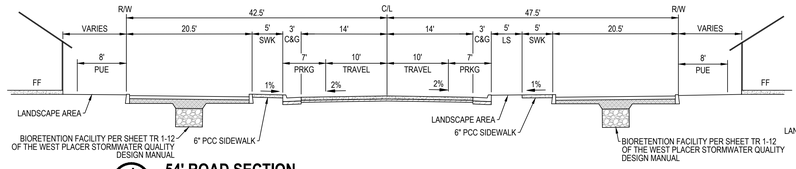
TABLE OF APPLICABLE MITIGATION MEASURES
HEWLETT PACKARD CAMPUS OAKS MASTER PLAN AMENDMENT MITIGATION MONITORING PROGRAM

Mitigation Measure	Implementation	Timing	Reviewing Party	Documents to be Submitted to City	Staff Use Only
1996 Mitigation Measure 4.10-1: Provide Dust Controls. In order to reduce construction-generated PM10 emissions, the contractor shall comply with the dust control strategies developed by the Placer County APCD. The developer shall include in construction contracts the following requirements or measures shown to be equally effective: a) The contractor shall water as indicated by City inspectors to keep all earth surfaces most during clearing, grading, earthmoving and other site preparation activities. b) The contractor shall use tarpaulins or other effective covers for haul trucks that travel on public streets. c) The contractor shall sweep streets within and adjacent to the project as needed or as directed by City inspectors. d) The contractor shall schedule clearing, grading and earthmoving activities during periods of low wind speeds, and restrict those construction activities during high wind conditions with wind speeds greater than 20 mph average during an hour. e) The contractor shall control construction and site vehicle speed to 15 mph on unpaved roads. f) The contractor shall minimize open burning of wood and vegetative waste materials from both construction and operation of the project. No open burning shall occur unless it can be demonstrated to the Placer County APCD that alternatives have been explored. These alternatives may include, but are not limited to, chipping, mulching and conversion of biomass fuel. For any open burning, an APCD permit must be obtained in conformance with APCD Regulation 3 (Open Burning), Rules 301-325.	The applicants shall submit construction management plans as part of the Grading Permit or Improvement Plan application. Engineering will review plans for inclusion of these measures prior to issuance of permits or approval of plans.	*Pre-Construction*: Prior to issuance of Grading Permits or Improvement Plans. Add as note on Improvement Plans.	Engineering	Dust Control Plan and proof of submittal to PCAPCD	
1996 Mitigation Measure 4.10-2(a): Maintain construction equipment and vehicles. The contractor shall reduce NOx, ROG and CO emissions by complying with the construction vehicle air pollutant control strategies developed by the Placer County APCD.	The applicants shall submit construction management plans as part of the Grading Permit application. Engineering will review grading plans for inclusion of these measures prior to issuance of grading permits.	*Pre-Construction*: Prior to issuance of Grading Permits. Add as note on Improvement Plans.	Engineering	None	
1996 Mitigation Measure 4.10-2(b): Develop and Implement Construction Employee Trip Reduction Plan. Consistent with the City's TSM Ordinance, the construction contractor shall develop and implement a trip reduction plan designed to reduce construction-phase employee vehicle trips. Elements of this plan could include the following: 1. Providing all construction employees with information relating to public transit facilities serving the site, such as bus routes and schedules; 2. Carpooling incentives, including incentives for carpool participants such as preferred on-site parking; and 3. Carpool rider matching services.	The applicants shall submit construction management plans as part of the Grading Permit application. Engineering will review grading plans for inclusion of these measures prior to issuance of grading permits.	*Pre-Construction*: Prior to issuance of Grading Permits. Add as note on Improvement Plans.	Engineering	None	
2015 Mitigation Measure 3-1. Participation in Mitigation Program. The Applicant shall participate in the District's Offsite Mitigation Program by paying the equivalent amount of money, which is equal to the projects contribution of pollutants (ROG and NOx), which exceeds the cumulative threshold of 10 lbs per day. The estimated payment for the proposed project is $65,274 based on $16,640 per ton for a one year period. The actual amount to be paid shall be determined, and satisfied per current California Air Resource Board guidelines, at the time of recordation of the Final Map (residential projects), or issuance of a Building Permit (non-residential projects).	The applicants shall submit proof of payment as part of the Grading Permit application.	*Pre-Construction*: Prior to issuance of Grading Permits.	Engineering	Proof of payment.	

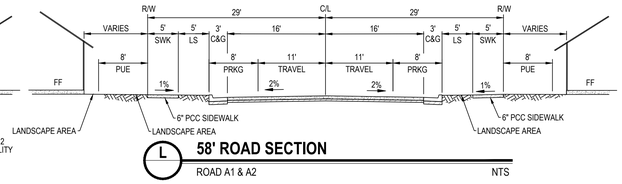
1996 Mitigation Measure 4.5-5 – Develop and implement construction protocols. The Proposed Project shall include policies that require the implementation of construction protocols that include, but may not be limited to, the following: • Restrict construction activities to areas away from preserved oak and riparian habitat Construction activities in the vicinity of oak trees shall be minimized. Laydown, staging, refueling and parking areas shall not be located adjacent to open space oak or riparian zones. Construction activities that by necessity occur in the vicinity of oak woodlands and riparian zones to be preserved. Encroachments or damage that have not been authorized by a tree permit shall be implemented as detailed in the Tree Preservation Ordinance. • Provide for construction parking away from sensitive habitat resources. Parking areas for construction personnel shall be located a minimum of 350 feet from the drip line of any mature oak tree intended for preservation, where parking will not compact or contaminate soils, damage tree roots, or otherwise degrade trees intended for open space or landscape preservation. • Erect temporary barrier fencing to delimit protected areas. Temporary fencing, consisting of five-foot orange construction drift fence, flagging, signs or other markings shall be erected around open space areas and restricted areas, and maintained for the duration of construction, to prevent inadvertent damage to natural resources. Fencing shall be maintained bi-weekly, and shall be the responsibility of an on-site compliance officer designated by the developer. The Applicant shall monitor and prepare annual reports as required by USCOE.	The applicants shall submit construction management plans as part of the Grading Permit or Improvement Plan application. Planning and Engineering will review plans for inclusion of these measures prior to issuance of permits or approval of plans.	*Pre-Construction*: Prior to issuance of Grading Permits. Add as note on Improvement Plans and Grading Plans.	Planning and Engineering	None	
1996 Mitigation Measure 4.5-7 – Conduct pre-construction survey and implement restrictions. To ensure that fully protected and raptor species are not injured or disturbed, the Applicant shall implement one of the three following measures: A. All tree removal shall occur between August 30 and March 15 to avoid the breeding season of any raptor species that could be using the area. This period may be modified with the authorization of the DFG [DFW]. -OR- B. Prior to the beginning of construction during the period between March 15 to August 30, all trees within 350 feet of any grading or earthmoving activity shall be surveyed for active raptor nests by a qualified biologist. If active raptor nests are found, a fence or equally effective demarcation shall be erected around the tree at a distance of 350 feet from the edge of the canopy to prevent construction disturbance and intrusions on the nest area. -OR- C. The Applicant shall confer with CDFG [CDFW] and develop measures that satisfy the requirements of CDFG [CDFW] and the City. Any raptor nest should be relocated according to CDFG [CDFW] protocol, or in consultation with CDFG [CDFW], to the nearest suitable nest tree. Alternatively, the Applicant could develop protocol to the satisfaction of CDFG [CDFW] and the City.	Results of preconstruction surveys shall be submitted prior to the issuance of a grading permit or Improvement Plans. Applicable construction restrictions shall be reflected within plans. The applicants shall prepare annual reports on the status and success of mitigation and shall submit these reports to USFWS and CDFG. The applicants shall coordinate with USFWS and CDFG to modify as necessary any mitigation plans in an effort to attain mitigation success.	*Pre-Construction and Construction*: Surveys required prior to construction. If surveys are positive for birds, then remainder of mitigation steps are required prior to construction. Add as note on Improvement Plans and Grading Plans.	Planning and Engineering	Nesting bird Survey	
1996 Mitigation Measure 4.6-1. Unidentified Cultural Resources. In the event of the discovery of buried archaeological deposits it is recommended that project activities in the vicinity of the find should be temporarily halted and a qualified archaeologist consulted to assess the resource and provide proper management recommendations. Possible management recommendations for important resources could include resource avoidance or data recover excavations.	The applicants shall submit construction management plans as part of the Grading Permit or Improvement Plan application. Planning and Engineering will review plans for inclusion of these measures prior to issuance of permits or approval of plans.	Add as note on Improvement Plans and Grading Plans.	Planning and Engineering	None	

1996 Mitigation Measure 4.3-2. Site-specific geotechnical evaluation to assess development on soils characterized by slow permeability, low strength and high shrink-swell potential. To comply with General Plan Policies SA-2 and SA-3, a site-specific geotechnical evaluation shall be conducted as part of the development review process per the determination of the Public Works Director. Additionally, the site-specific geotechnical evaluations shall provide recommendations for development in areas with identified soil constraints, which shall be implemented during construction.	The applicants shall be responsible for conducting soil testing and/or recommendation of the Phase I environmental site assessments, if conditions are encountered which warrant such studies.	*Construction*: Applies if conditions found which warrant assessment (e.g. stained soils, underground tanks). Add as note on Improvement Plans.	Engineering and Fire	Phase I environmental assessment, if conditions warrant	
1996 Mitigation Measure 4.4-4. Implement erosion control plan. Mitigation Measure 4.4-4 requires that for any construction activities that would disturb fewer than five acres of land, all contractors must prepare and retain on site an erosion control plan that includes a description of post-construction sediment, erosion control measures and maintenance responsibilities, and non-storm water management controls. The State General Permit requires implementation of BMPs. BMPs include schedules of activities, prohibitions of practices, maintenance procedures, and other management practices to prevent or reduce pollution (e.g., straw bales, dikes, silt fences, sediment traps, or similar methods). These measures would reduce water quality impacts associated with construction activities to a less-than-significant level.	The developer shall create a SWPPP, submit it to the City, and comply with its provisions.	*Pre-Construction and Construction*: Submit SWPPP and ensure that BMPs remain in place during construction. Add as note on Improvement Plans and Building Plans.	Engineering	SWPPP	
2015 Mitigation Measure 12.1a: Construction contractors shall be required to limit construction activities to daytime hours from 7:00 a.m. to 7:00 p.m., Monday through Friday, and 8:00 a.m. to 8:00 p.m. on Saturday and Sunday.	The applicants shall submit construction management plans as part of the Grading Permit application. Engineering will review grading plans for inclusion of these measures prior to issuance of grading permits.	*Pre-Construction*: Prior to issuance of Grading Permits. Add as note on Improvement Plans and Grading Plans.	Engineering	None	
2015 Mitigation Measure 12.1b: Construction contractors shall post signs at construction sites that include information on permitted construction days and hours, a day and evening contact number for the job site, and a contact number in the event of problems. An onsite complaint and enforcement manager shall respond to and track complaints and questions related to noise.	The applicants shall submit construction management plans as part of the Grading Permit application. Engineering will review grading plans for inclusion of these measures prior to issuance of grading permits.	*Pre-Construction*: Prior to issuance of Grading Permits. Add as note on Improvement Plans and Grading Plans.	Engineering	None	
2015 Mitigation Measure 12.1c: The applicant shall require construction contractors working within 800 feet of an occupied residence to implement the following measures: • Equipment and trucks used for proposed project construction shall use the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically-attenuating shields or shrouds, wherever feasible). • Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for proposed Project construction shall be hydraulically or electrically powered where feasible to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used where feasible; this could achieve a reduction of 5 dBA. Quieter procedures, such as use of drills rather than impact tools, shall be used whenever feasible. • Stationary construction noise sources shall be located as far from adjacent receptors as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or other measures to the extent this does not interfere with construction purposes.	The applicants shall submit construction management plans as part of the Grading Permit application. Engineering will review grading plans for inclusion of these measures prior to issuance of grading permits.	*Pre-Construction*: Prior to issuance of Grading Permits. Add as note on Improvement Plans and Grading Plans.	Engineering, Code Enforcement	None	

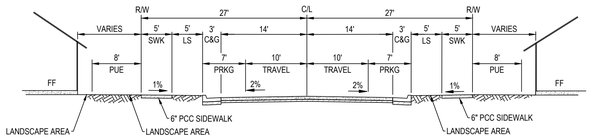
NOTE: This table is provided as a courtesy to the developer, to highlight the text of measures which are required to be placed on Improvement Plans and/or Building Plans. Refer to the applicable environmental document (e.g. Environmental Impact Report) for a full list of measures, and for context. Other measures may be applicable, but are not included here because they have already been completed or they are addressed via other mechanisms (e.g. development fees).



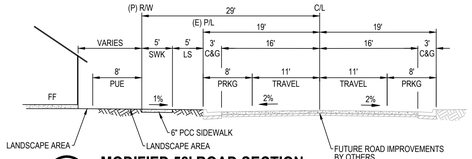
J 54' ROAD SECTION
WEST LOOP
NTS



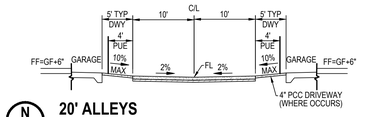
L 58' ROAD SECTION
ROAD A1 & A2
NTS



K 54' ROAD SECTION
NORTH & EAST LOOP
NTS



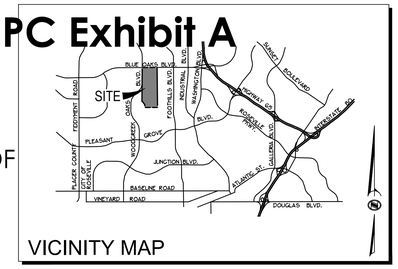
M MODIFIED 58' ROAD SECTION
CAMPUS PARKWAY
NTS



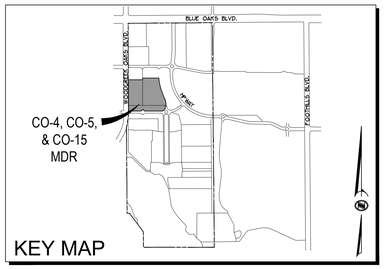
N 20' ALLEYS
NTS

TENTATIVE SUBDIVISION MAP
CAMPUS OAKS
MASTER PLAN - 4, 5, & 15
SHEET 1 OF 4
A MERGER & RE-SUBDIVISION OF LOTS 7, 8, & 10 OF DD MAPS 47

PC Exhibit A



VICINITY MAP



KEY MAP

LOTS:	AREA	LAND USE
A	0.16 ± AC (6,905 ± SF)	PUBLIC PASEO (CITY)
B	0.28 ± AC (11,684 ± SF)	LANDSCAPE CORRIDOR (CITY)
C	0.60 ± AC (26,307 ± SF)	LANDSCAPE CORRIDOR (CITY)
D	0.23 ± AC (9,958 ± SF)	COMMON AREA (BBC ROSEVILLE, LLC)
E	0.25 ± AC (10,952 ± SF)	COMMON AREA / PARKING (HOA)
F	0.08 ± AC (3,627 ± SF)	COMMON AREA / PARKING (HOA)
G	0.09 ± AC (3,770 ± SF)	COMMON AREA / PARKING (HOA)
H	0.06 ± AC (2,464 ± SF)	COMMON AREA / PARKING (HOA)
I	0.11 ± AC (4,895 ± SF)	COMMON AREA / PARKING (HOA)
J	0.05 ± AC (2,333 ± SF)	COMMON AREA / PARKING (HOA)
LOTS	9.89 ± AC	RESIDENTIAL
STREET R/W	2.43 ± AC	PUBLIC R/W (CITY)
TOTAL AREA:	14.23 ± AC	

LOTTING

AE	ACCESS EASEMENT (PRIVATE)
DE	DRAINAGE EASEMENT (PRIVATE)
IOD	IRREVOCABLE OFFER OF DEDICATION
PAE	PUBLIC ACCESS EASEMENT
PE	PEDESTRIAN EASEMENT(PRIVATE)
PUE	PUBLIC UTILITY EASEMENT
EVA	EMERGENCY VEHICLE ACCESS

ABBREVIATIONS

OWNER / APPLICANT

BBC ROSEVILLE OAKS, LLC
CONTACT: STEPHEN DES JARDINS
130 DIAMOND CREEK PLACE
ROSEVILLE, CA 95747
PHONE: (916) 786-8158

ENGINEER / PLANNER

MORTON PITALO INC.
2870 GATEWAY OAKS DR., SUITE #120
SACRAMENTO, CA 95833
CONTACT: SCOTT PEDERSEN / KEN TOPPER
PHONE: (916) 496-8763
EMAIL: SPEDERSEN@MPENGR.COM
KTOPPER@MPENGR.COM

UTILITY PROVIDERS

WATER:	CITY OF ROSEVILLE
WATES:	CITY OF ROSEVILLE
GAS:	PG&E
ELECTRIC:	ROSEVILLE ELECTRIC
TELEPHONE:	ROSEVILLE TELEPHONE
CABLE TV:	COMCAST

SERVICE PROVIDERS

SCHOOL DISTRICT:	ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT
	ROSEVILLE CITY SCHOOL DISTRICT
FIRE PROTECTION :	CITY OF ROSEVILLE
POLICE PROTECTION:	CITY OF ROSEVILLE
STORM DRAINAGE:	CITY OF ROSEVILLE
SOLID WASTE:	CITY OF ROSEVILLE

PROJECT INFORMATION

		PROPOSED PARCELS
ASSESSOR PARCEL NUMBERS	017-231-007, 010 & 024	
USE:	VACANT	DENSITY: 9.3 (GROSS)
EXISTING ZONING:	RS/DS	ON-SITE PARKING: 38
PROPOSED ZONING:	RS/DS	ON-SITE (GARAGE) PARKING: 2 PER DU 264
GENERAL PLAN:	MDR	TOTAL PARKING PROVIDED: 302

EXISTING	#	ACRES
EXISTING NUMBER OF PARCELS	3	14.23 ± AC

PROPOSED	#	TYPE
PROPOSED NUMBER OF LOTS	132	RESIDENTIAL LOTS
	7	COMMON AREA LOTS
	1	PASEO LOT (CITY)
	2	LANDSCAPE CORRIDOR LOTS (CITY)

PROJECT INFORMATION

1. THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
2. MINOR MODIFICATION MAY BE MADE TO LOT LINES AT FINAL MAP.
3. FOR PRELIMINARY PLANNING PURPOSES ONLY. BOUNDARY, TOPO, EASEMENTS AND SITE CONDITIONS TO BE VERIFIED PRIOR TO FINAL MAP AND ENGINEERING.
4. PURSUANT TO GOVERNMENT CODE SECTION 66456.1 THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS BASED UPON THIS TENTATIVE MAP. THE FILING OF A FINAL MAP ON A PORTION OF THIS TENTATIVE MAP SHALL NOT INVALIDATE ANY PART OF THIS TENTATIVE MAP, INCLUDING THE AUTHORITY OF THE LOCAL AGENCY TO IMPOSE REASONABLE CONDITIONS RELATING TO THE FILING OF MULTIPLE FINAL MAPS.
5. ALL UTILITY SYSTEMS ILLUSTRATED ON THE TENTATIVE MAP ARE SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN.
6. GRADING SHOWN ON THIS TENTATIVE MAP ILLUSTRATES A GENERAL GRADING CONCEPT AND IS SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN.
7. LOT A IS A PUBLIC PASEO LOT TO BE DEDICATED TO THE CITY AS AN IOD IN FEE AND SHALL INCLUDE A PAE.
8. LOTS B AND C ARE LANDSCAPE CORRIDOR LOTS TO BE DEDICATED TO THE CITY AS AN IOD IN FEE
9. LOT D IS A COMMON AREA LOT TO BE RETAINED, LANDSCAPED & MAINTAINED BY BBC ROSEVILLE OAKS, LLC
10. LOTS E-J ARE COMMON ARE LOTS TO BE DEDICATED TO THE HOA FOR PARKING AND LANDSCAPE PURPOSES AND SHALL INCLUDE PE, DE, PUE
11. PURSUANT TO SECTION 66445 (J) OF THE GOVERNMENT CODE, THE FOLLOWING EASEMENTS ARE PROPOSED TO BE ABANDONED:
    11.1. 54' IOD PER 35 PM 75 AFFECTING LOT 10
    11.2. PORTION OF 20' PUE & PE PER 35 PM 75 @ PROJECT ENTRANCE (ROAD A1 & CRIMSON RIDGE DRIVE)
12. PUBLIC UTILITY EASEMENTS OVER, ON, UNDER AND ACROSS THE LAND DESIGNATED ON THESE PLANS AS "P.U.E." FOR THE INSTALLATION AND MAINTENANCE OF ANY AND ALL UTILITY SERVICE FACILITIES INCLUDING BUT NOT LIMITED TO POLES, WIRES, AND CONDUITS FOR ELECTRICAL, TELEPHONE, TELEVISION, GAS, SANITARY, DRAINAGE, AND WATER SERVICES, AND ALL APPURTENANCES THERETO TOGETHER WITH THE RIGHT TO CONSTRUCT, PLACE TRAFFIC CONTROL, AND TRIM AND REMOVE TREES AND VEGETATION.
13. ALL PRIVATE ALLEYS IDENTIFIED AS "PLACE" SHALL INCLUDE PE, DE, PUE, AE
14. ALL PUBLIC ROADS (ROADS A1, A2, LOOPS EAST, WEST, NORTH, AND CAMPUS PARKWAY) SHALL BE DEDICATED TO THE CITY AS AN IOD IN FEE.

NOTES

MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
LANDSCAPE ARCHITECTURE • TRAFFIC ENGINEERING
75 Iron Point Circle, Suite 120 • Folsom, CA 95630
phone: 916.984.7621 • fax: 916.984.9617 • survey fax: 916.563.6770
survey email: staking@mpengr.com • web: www.mpengr.com

CONSULTANT

APPROVALS

NO	DATE	DESCRIPTION

REVISIONS

BENCH MARK
ELEV = 112.83
3-1/4" BRASS DISC STAMED LS5614, TOP OF CURB WEST SIDE OF DI @ SE CORNER OF WASHINGTON BLVD. & ROSEVILLE PARKWAY @ NE END OF CURB RETURN

COMPUTED BY
DESIGNED BY GJB
DRAWN BY
PROJECT ENGINEER GJB

PROJECT
ENTITLEMENT DRAWINGS FOR
CAMPUS OAKS MASTER PLAN
9014 WOODCREEK OAKS
CO-4, 5 & 15
ROSEVILLE, CA

DRAWING
TENTATIVE SUBDIVISION MAP

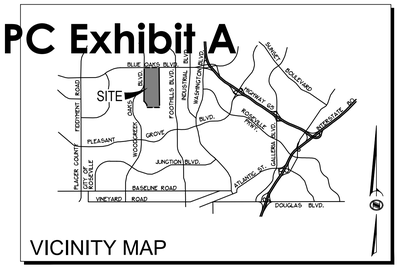
DATE SEPTEMBER 11, 2018
SCALE 1"=40'
JOB NUMBER 13-0076-00
SHEET 1
OF 4

NOT FOR CONSTRUCTION

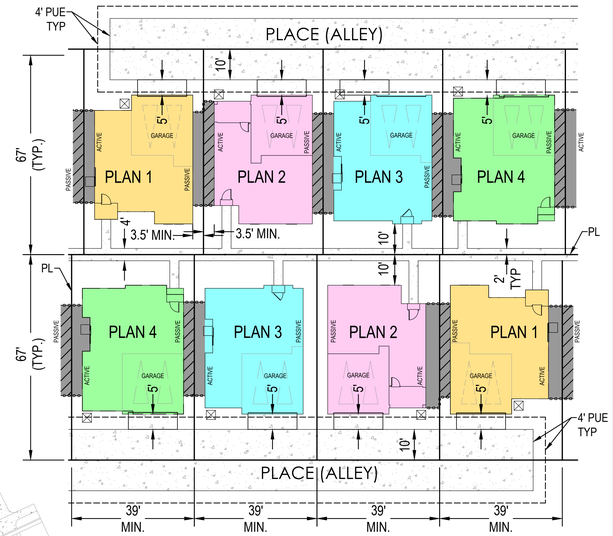
SITE DEVELOPMENT PLAN
CAMPUS OAKS
MASTER PLAN - 4, 5 & 15
SHEET 2 OF 4

GRAPHIC SCALE
40 20 0 40 80
1 in = 40 ft

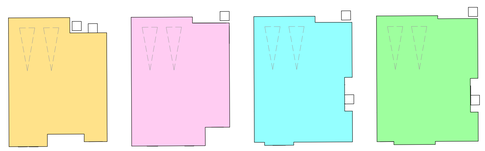
PC Exhibit A



VICINITY MAP



TYPICAL LOT LAYOUT



PLAN 1	PLAN 2	PLAN 3	PLAN 4
32 UNITS	14 UNITS	43 UNITS	43 UNITS
1438 s.f.	1937 s.f.	2013 s.f.	2185 s.f.

LOT MIX

TYPICAL LOT LAYOUT LEGEND:

- COURTYARD AREA
- COURTYARD FENCE/GATE
- USE EASEMENT

City of Roseville Approval

MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
LANDSCAPE ARCHITECTURE • TRAFFIC ENGINEERING
75 Iron Point Circle, Suite 120 • Folsom, CA 95630
phone: 916.984.7621 • fax: 916.984.9617 • survey fax: 916.563.6770
survey email: staking@mpengr.com • web: www.mpengr.com

CONSULTANT

APPROVALS

NO	DATE	DESCRIPTION

REVISIONS

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3-1/4" BRASS DISC STAMED LS5614, TOP OF CURB WEST SIDE OF DI @ SE CORNER OF WASHINGTON BLVD. & ROSEVILLE PARKWAY @ NE END OF CURB RETURN

COMPUTED BY
DESIGNED BY GJB
DRAWN BY
PROJECT ENGINEER GJB

PROJECT
ENTITLEMENT DRAWINGS FOR
CAMPUS OAKS MASTER PLAN
9014 WOODCREEK OAKS
CO-4, 5 & 15
ROSEVILLE, CA

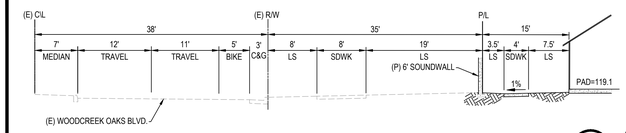
DRAWING
SITE DEVELOPMENT PLAN

DATE SEPTEMBER 11, 2018
SCALE 1"=40'
JOB NUMBER 13-0076-00
SHEET 2 OF 4

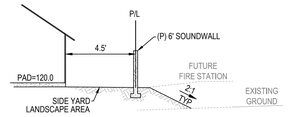
NOT FOR CONSTRUCTION

PC Exhibit A

PRELIMINARY GRADING PLAN
CAMPUS OAKS
MASTER PLAN - 4, 5, & 15
SHEET 3 OF 4



A SECTION @ WEST PROPERTY LINE
AT WOODCREEK OAKS BLVD. NTS



B SECTION @ NORTH PROPERTY LINE
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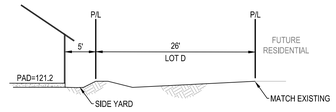
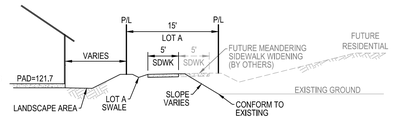
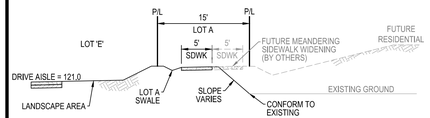


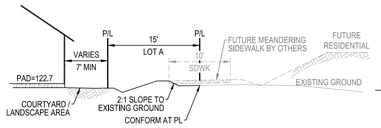
C SECTION @ NORTH PROPERTY LINE
NTS



D SECTION @ EAST PROPERTY LINE
NTS



E SECTION @ EAST PROPERTY LINE
NTS



F SECTION @ EAST PROPERTY LINE
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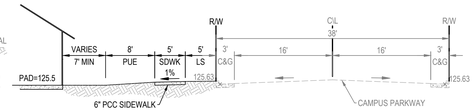
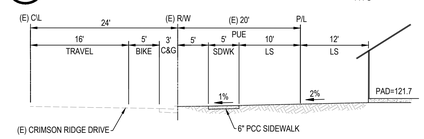
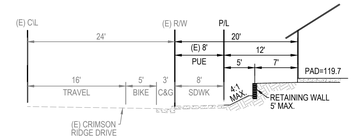


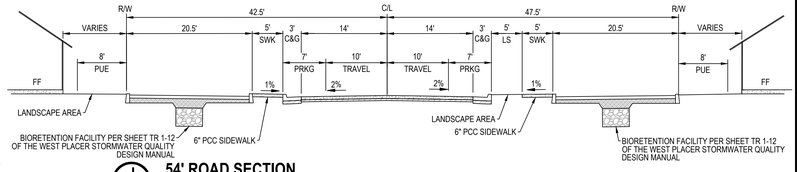
G SECTION @ EAST PROPERTY LINE
AT CAMPUS PARKWAY NTS



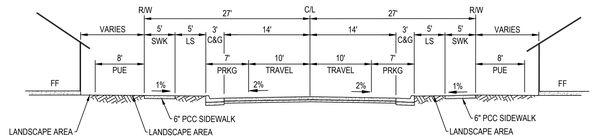
H SECTION @ SOUTH PROPERTY LINE
AT CRIMSON RIDGE ROAD NTS



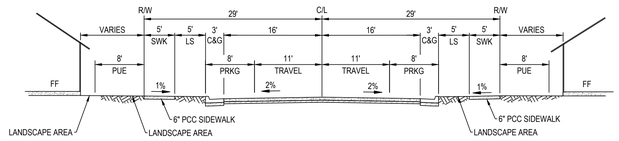
I SECTION @ SOUTH PROPERTY LINE
AT CRIMSON RIDGE ROAD NTS



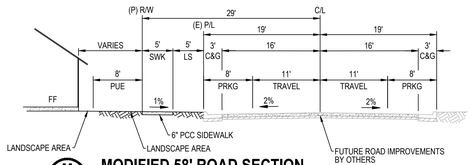
J 54' ROAD SECTION
WEST LOOP NTS



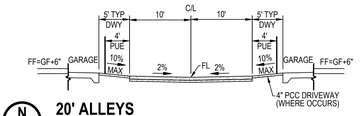
K 54' ROAD SECTION
NORTH & EAST LOOP NTS



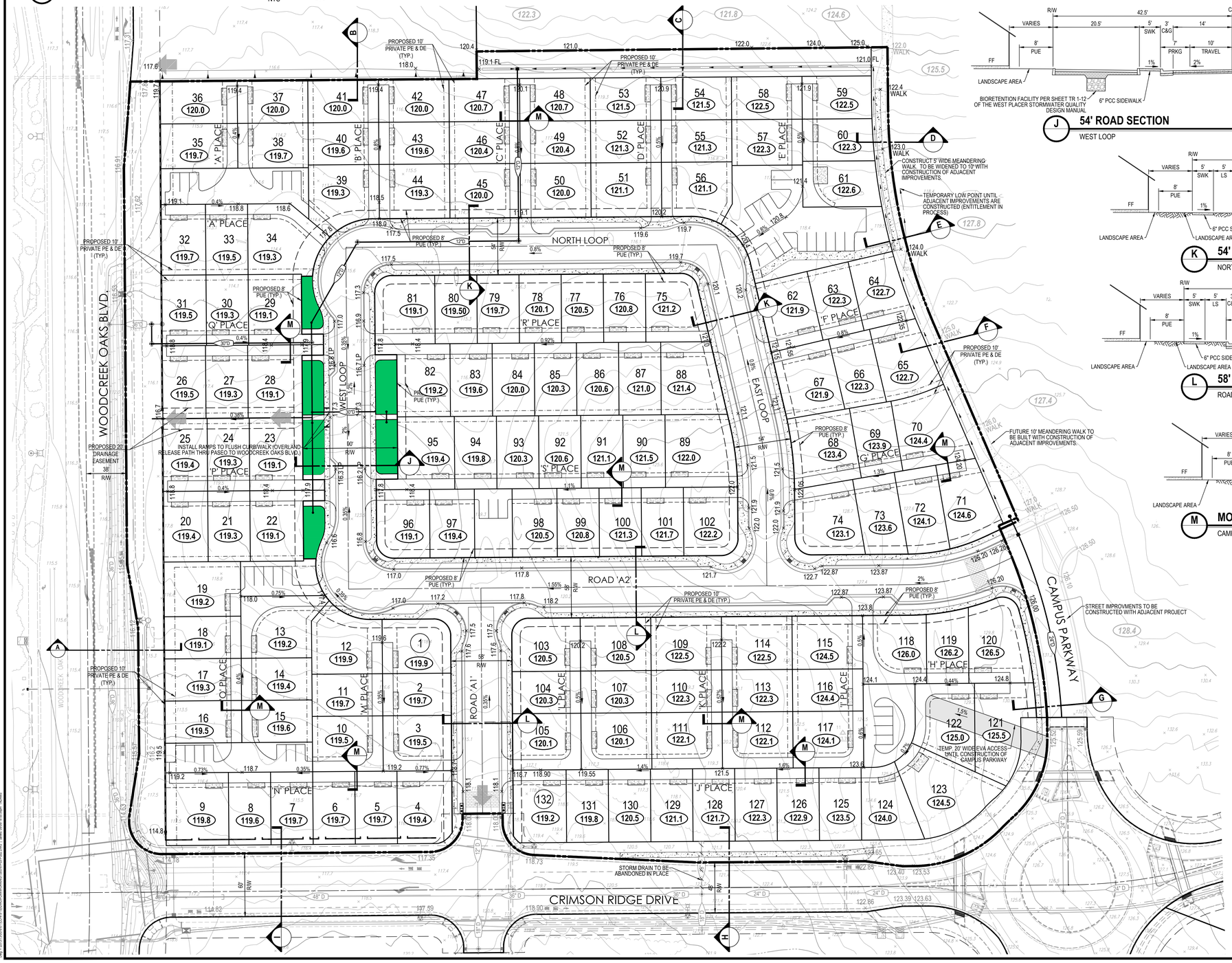
L 58' ROAD SECTION
ROAD A1 & A2 NTS



M MODIFIED 58' ROAD SECTION
CAMPUS PARKWAY NTS



N 20' ALLEYS
NTS



EARTHWORK:	
CUT:	27,185 CY
FILL:	25,600 CY
LOSS (8%):	2,050 CY
NET:	465 CY (IMPORT)

LEGEND

OVERLAND RELEASE

GRAPHIC SCALE
40 20 0 40 80
1 in = 40 ft

City of Roseville Approval

MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
LANDSCAPE ARCHITECTURE • TRAFFIC ENGINEERING
75 Iron Point Circle, Suite 120 • Folsom, CA 95630
phone: 916.984.7621 • fax: 916.984.9617 • survey fax: 916.563.6770
survey email: staking@mpengr.com • web: www.mpengr.com

CONSULTANT

APPROVALS

NO	DATE	DESCRIPTION

REVISIONS

BENCH MARK
ELEV = 112.83
3-1/4" BRASS DISC STAMED LS5614, TOP OF CURB WEST SIDE OF DI @ SE CORNER OF WASHINGTON BLVD. & ROSEVILLE PARKWAY @ NE END OF CURB RETURN

COMPUTED BY

DESIGNED BY
GJB

DRAWN BY

PROJECT ENGINEER
GJB

PROJECT

ENTITLEMENT DRAWINGS FOR
CAMPUS OAKS MASTER PLAN
9014 WOODCREEK OAKS CO-4, 5 & 15
ROSEVILLE, CA

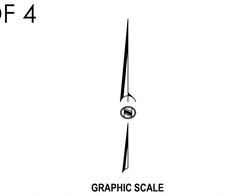
DRAWING
PRELIMINARY GRADING PLAN

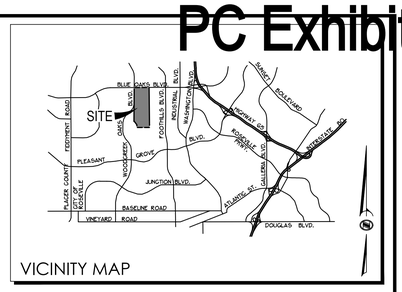
DATE	SHEET
SEPTEMBER 11, 2018	3
SCALE 1"=40'	
JOB NUMBER 13-0076-01	OF 4

NOT FOR CONSTRUCTION

PC Exhibit A

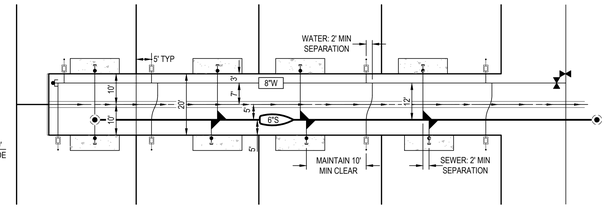
PRELIMINARY UTILITY PLAN
CAMPUS OAKS
MASTER PLAN - 4, 5 & 15
SHEET 4 OF 4



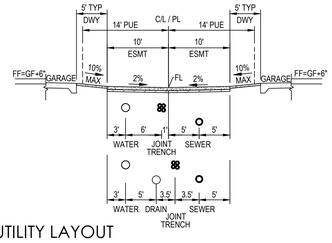


EXISTING	PROPOSED	DESCRIPTION
6"S	6"S	SANITARY SEWER PIPE & SIZE
8"W	8"W	DOMESTIC WATER PIPE & SIZE
		SANITARY SEWER MANHOLE
		GATE VALVE
		FIRE HYDRANT
		BLOW OFF VALVE
		AIR RELIEF VALVE
		WATER SERVICE
		SEWER SERVICE

SYMBOLS



UTILITY LOT LAYOUT



UTILITY LAYOUT

LEGEND

FIRE TURNING RADIUS

WATER SERVICE LOCATION VARIANCE REQUEST

LOTS: 1, 9, 12, 13, 19, 34, 61, 64, 65, 70, 71, 84, 85, 86, 87, 98, 99, 100, 101, 103, 108, 109, 114, 118, 120, 121, 122, 124

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survey email: staking@mpengr.com • web: www.mpengr.com

CONSULTANT

APPROVALS

NO	DATE	DESCRIPTION

REVISIONS

BENCH MARK

ELEV = 112.83

3-1/4" BRASS DISC STAMED LS5614, TOP OF CURB WEST SIDE OF DI @ SE CORNER OF WASHINGTON BLVD. & ROSEVILLE PARKWAY @ NE END OF CURB RETURN

COMPUTED BY

DESIGNED BY GJB

DRAWN BY

PROJECT ENGINEER GJB

PROJECT

ENTITLEMENT DRAWINGS FOR

CAMPUS OAKS MASTER PLAN
9014 WOODCREEK OAKS
CO-4, 5 & 15

ROSEVILLE, CA

DRAWING

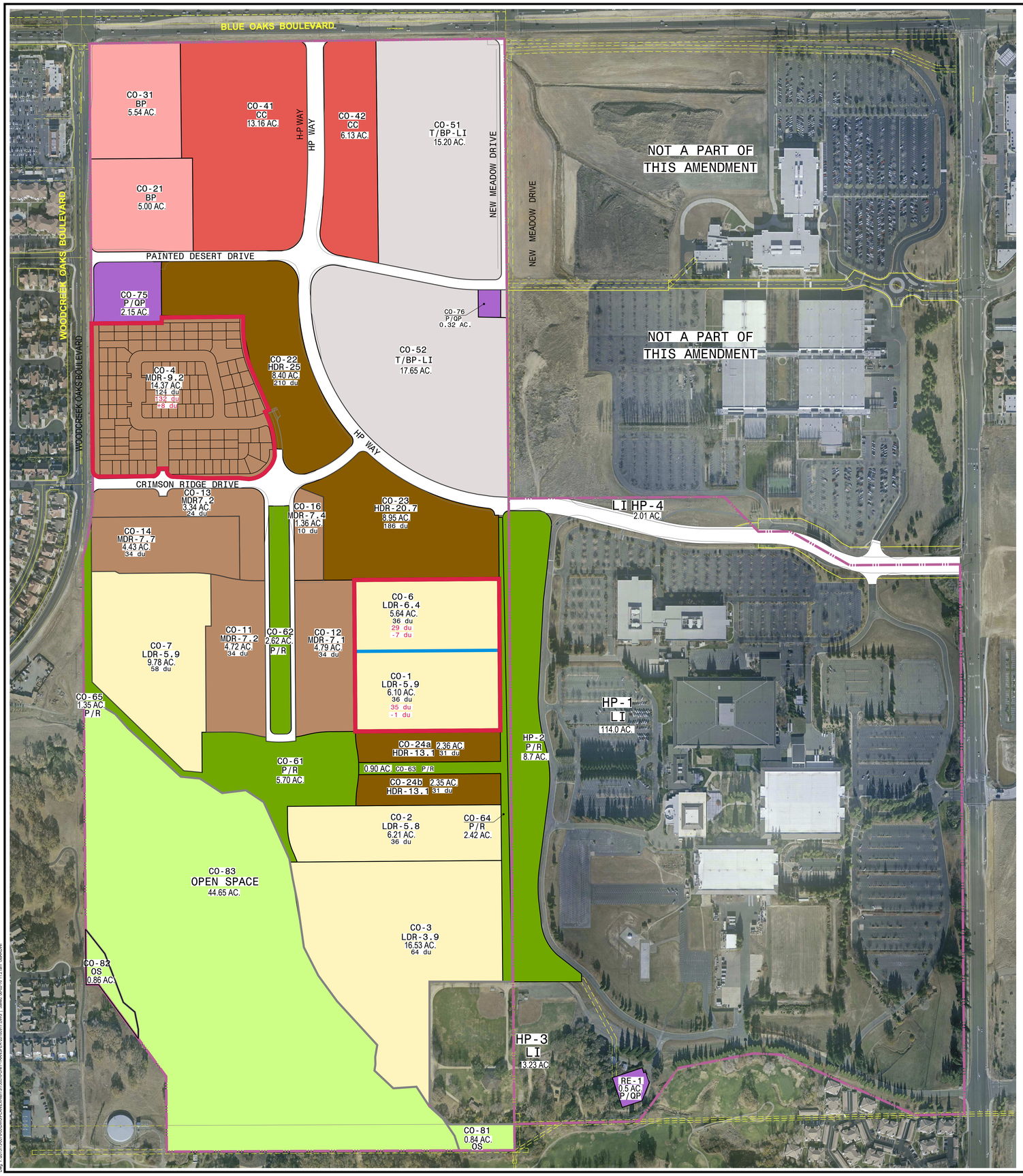
PRELIMINARY UTILITY PLAN

DATE	SHEET
SEPTEMBER 11, 2018	4
SCALE 1"=40'	OF 4
JOB NUMBER 13-0076-00	

City of Roseville Approval

NOT FOR CONSTRUCTION

PC Exhibit B



campus oaks

MASTER PLAN AMENDMENT

GRAPHIC SCALE
100 50 0 100 200
1 in = 100 ft

HEWLETT-PACKARD ROSEVILLE CAMPUS OAKS MASTER PLAN

ADMINISTRATIVE UNIT TRANSFER - SEPTEMBER 17, 2018

HEWLETT-PACKARD | CAMPUS OAKS MASTER PLAN AMENDMENT

LAND USE SUMMARY - September 17, 2018 - Administrative Unit Transfer

PARCEL	LAND USE	ZONING	GROSS AREA (acres)	Dwelling Units (du) DENSITY (du/ac)	Dwelling Units (du) DU's (units)	DENSITY (du/ac)	DU's (units)	Difference (units)	Transfer (%)
RESIDENTIAL									
LOW DENSITY RESIDENTIAL (0.5-6.9 du/ac)									
CO-1	LDR	RS/DS	6.10	5.9	36	5.7	35	-1	-2.8%
CO-2	LDR	RS/DS	6.21	5.8	36	5.8	36	0	0.0%
CO-3	LDR	R1/DS	16.53	3.9	64	3.9	64	0	0.0%
CO-6	LDR	RS/DS	**5.64**	**6.4**	**36**	5.1	29	-7	-19.4%
CO-7	LDR	RS/DS	9.78	5.9	58	5.9	58	0	0.0%
Sub-Total:			**44.26**	**5.2**	**230**		**222**	**-8**	
MEDIUM DENSITY RESIDENTIAL (7.0-12.9 du/ac)									
CO-4	MDR	RS/DS	**14.37**	**8.6**	**124**	9.2	132	8	6.5%
CO-11	MDR	RS/DS	4.72	7.2	34	7.2	34	0	0.0%
CO-12	MDR	RS/DS	**4.79**	7.1	34	7.1	34	0	0.0%
CO-13	MDR	RS/DS	3.34	7.2	24	7.2	24	0	0.0%
CO-14	MDR	RS/DS	4.43	7.7	**34**	7.7	34	0	0.0%
CO-16	MDR	RS/DS	**1.36**	**7.4**	**10**	7.4	10	0	0.0%
Sub-Total:			**33.01**	**7.9**	**260**		**268**	**8**	
HIGH DENSITY RESIDENTIAL (13.0 and above, Attached or Detached du/ac)									
CO-22	HDR	R3/DS	**8.40**	**25.0**	**210**	25.0	210	0	0.0%
CO-23	HDR	R3/DS	**8.95**	**20.8**	**186**	20.8	186	0	0.0%
CO-24a	HDR	R3/DS	2.36	13.1	**31**	13.1	31	0	0.0%
CO-24b	HDR	R3/DS	2.35	13.2	**31**	13.2	31	0	0.0%
Sub-Total:			**22.06**	**20.8**	**458**		**458**	**0**	0.0%
Residential Total:			**99.33**	**9.5**	**948**		**948**		

mortonpitalo

TABLE 3-1: HPCO Project Area Land Use Summary

Land Use	Gross Acres	Building Square Feet (sf)					Dwelling Units (du)		
		Existing	Future	Total Capacity	FAR Range	Avg. FAR	Units	du/ac Range	Avg. du/ac
EMPLOYMENT AND COMMERCIAL USES									
Light Industrial (LI)	129.24 ac	593,820 sf	606,180 sf	1,200,000 sf	20-50%	21%			
Tech/Business Park (T/BP-LI)	32.85 ac		300,000 sf	300,000 sf	20-40%	21%			
Business Professional (BP)	10.54 ac		60,000 sf	60,000 sf	10-40%	13%			
Community Commercial (CC)	19.29 ac		170,000 sf	170,000 sf	20-40%	20%			
Sub-Total	***191.92 ac***	***593,820 sf***	***1,136,180 sf***	***1, 730.000 sf***		***21%***			
RESIDENTIAL USES									
Low Density (LDR)	44.26 ac					222	~~230~~ du	0.5-6.9	~~5.2~~ 5.0
Medium Density (MDR)	33.01 ac					268	~~261~~ du	7.0-12.9	~~7.9~~ 8.1
High Density (HDR)	22.06 ac					458	~~457~~ du	13.0+	~~20.7~~ 20.8
Sub-Total	***99.33 ac***						***948 du***		***9.5***
PARK, OPEN SPACE AND PUBLIC USES									
Park & Recreation (P/R)	19.44 ac								
Paseo (P/R)	2.25 ac								
Open Space (OS)	46.35 ac								
Public (P/QP)	2.97 ac								
Sub-Total	***71.01 ac***								
Backbone Roads	13.47 ac								
TOTAL	**375.73 ac**	**593,820 sf**	**1,136,180 sf**	**1,730.000 sf**		**21%**	**948 du**		**9.5**

NOTE: Existing development consists of Buildings R3 (126,220 sf), R4 (131,190 sf), R5 (158,760 sf), and R6 (177,650 sf). See Section 04, Hewlett-Packard Development Plan, for additional detail.

TABLE 3-2: HPCO Land Use and Zoning by Parcel

Parcel	Zoning	Gross Acres	Dwelling Units (du)		Square Feet (sf)	
			Allocated Units	Density (du/ac)	Allocated Square Feet	FAR
EMPLOYMENT AND COMMERCIAL USES						
Light Industrial (LI)						
HP-1	LI/SA	114.00 ac			1,157,820 sf	23%
HP-3	LI/SA	13.23 ac			42,180 sf	7%
HP-4	LI/SA	2.01 ac			-	-
Sub-Total		*129.24 ac*			***1,200,000 sf***	***21%***
Tech/Business Park – Light Industrial (T/BP LI)						
CO-51	MP/SA	15.20 ac			150,000 sf	23%
CO-52	MP/SA	17.65 ac			150,000 sf	20%
Sub-Total		***32.85 ac***			***300,000 sf***	***21%***
Business Professional (BP)						
CO-21	BP	5.00 ac			28,000 sf	13%
CO-31	BP	5.54 ac			32,000 sf	13%
Sub-Total		***10.54 ac***			***60,000 sf***	***13%***
Community Commercial (CC)						
CO-41	CC	13.16 ac			120,000 sf	21%
CO-42	CC	6.13 ac			50,000 sf	19%
Sub-Total		***19.29 ac***			***170,000 sf***	***20%***
Sub-Total Employment & Comm.		***191.92 ac***			***1,7300,000 sf***	***21%***
RESIDENTIAL USES						
Low Density Residential (LDR)						
CO-1	RS/DS	6.10 ac	35 ~~36~~ du	5.7 ~~5.9~~ du/ac		
CO-2	RS/DS	6.21 ac	36 du	5.8 du/ac		
CO-3	R1/DS	16.53 ac	64 du	3.9 du/ac		
CO-6	RS/DS	5.64 ac	29 ~~36~~ du	5.1 ~~6.4~~ du/ac		
CO-7	RS/DS	9.78 ac	58 du	5.9 du/ac		
Sub-Total		***44.26 ac***	222 ~~230~~ ***du***	5.0 ~~5.2~~ ***du/ac***		
Medium Density Residential (MDR)						
CO-4	RS/DS	14.37 ~~7.06~~ ac	132 ~~60~~ du	9.2 ~~8.5~~ du/ac		
~~CO-5~~	~~RS/DS~~	~~4.69 ac~~	~~46 du~~	~~9.8 du/ac~~		
CO-11	RS/DS	4.72 ac	34 du	7.2 du/ac		
CO-12	RS/DS	4.79 ac	34 du	7.1 du/ac		
CO-13	RS/DS	3.34 ac	24 du	7.2 du/ac		
CO-14	RS/DS	4.43 ac	34 du	7.7 du/ac		
~~CO-15~~	~~RS/DS~~	~~2.62 ac~~	~~19 du~~	~~7.3 du/ac~~		
CO-16	RS/DS	1.36 ac	10 du	7.4 du/ac		
Sub-Total		***33.01 ac***	268 ~~261~~ ***du***	8.1 ~~7.0~~ ***du/ac***		

TABLE 3-2: HPCO Land Use and Zoning by Parcel (continued)

Parcel	Zoning	Gross Acres	Dwelling Units (du)		Square Feet (sf)	
			Allocated Units	Density (du/ac)	Allocated Square Feet	FAR
RESIDENTIAL USES (cont.)						
High Density Residential (HDR)						
CO-22	R3/DS	8.40 ac	210 du	25.0 du/ac		
CO-23	R3/DS	8.95 ac	186 ~~185~~ du	20.8 ~~20.7~~ du/ac		
CO-24a	R3/DS	2.36 ac	31 du	13.1 du/ac		
CO-24b	R3/DS	2.35 ac	31 du	13.2 du/ac		
Sub-Total		***22.06 ac***	458 ~~457~~ ***du***	20.8 ~~20.7~~ ***du/ac***		
Sub-Total Residential		***99.33 ac***	***948 du***	***9.5 du/ac***		
PARKS, OPEN SPACE & PUBLIC USES						
Parks (P/R)						
HP-2[1]	PR	8.7 ac				
CO-61	PR	5.70 ac				
CO-62	PR	2.62 ac				
CO-64	PR	2.42 ac				
Sub-Total		***19.44 ac***				
Paseos (P/R)						
CO-63	PR (Paseo)	0.90 ac				
CO-65	PR (Paseo)	1.35 ac				
Sub-Total		***2.25 ac***				
Open Space (OS)						
CO-81	OS	0.84 ac				
CO-82	OS	0.86 ac				
CO-83	OS	44.65 ac				
Sub-Total		***46.35 ac***				
Public (P/QP)						
RE-1	P/QP	0.50 ac				
CO-75	P/QP	2.15 ac				
CO-76	P/QP	0.32 ac				
Sub-Total		***2.97 ac***				
Sub-Total Parks, OS & Public		***71.01 ac***				
Backbone Roads		13.47 ac				
TOTAL		**375.73 ac**	***948 du***	***9.5 du/ac***	**1,730.000 sf**	**21%**

1. Parcel HP-2 park acreage credited towards Campus Oaks. See Table 3-5.

TABLE 5-1: Campus Oaks Land Use Summary

Land Use	Gross Acres	Dwelling Units (du)		Square Feet (sf)	
		Allocated Units	Density (du/ac)	Allocated Square Feet	FAR
EMPLOYMENT AND COMMERCIAL USES					
Tech/Business Park (T/BP-LI)	32.85 ac			300,000 sf	21%
Business Professional (BP)	10.54 ac			60,000 sf	13%
Community Commercial (CC)	19.29 ac			170,000 sf	20%
Sub-Total	***62.68 ac***			***530,000 sf***	***19%***
RESIDENTIAL USES					
Low Density Residential (LDR)	44.26 ac	222 ~~230~~ du	5.0 ~~5.2~~ du/ac		
Medium Density Residential (MDR)	33.01 ac	268 ~~261~~ du	8.1 ~~7.9~~ du/ac		
High Density Residential (HDR)	22.06 ac	458 ~~457~~ du	20.8 ~~20.7~~ du/ac		
Sub-Total	***99.33 ac***	***948 du***	***9.5 du/ac***		
PARK, OPEN SPACE & PUBLIC USES					
Parks (P/R)	10.74 ac				
Paseo (P/R)	2.25 ac				
Open Space (OS)[1]	46.35 ac				
Public (P/QP)	2.47 ac				
Sub-Total	***61.81 ac***				
Backbone Roads	10.71 ac				
TOTAL	***234.53 ac***	***948 du***	***9.5 du/ac***	***530,000 sf***	***19%***

1. Includes City Open Space Preserve.

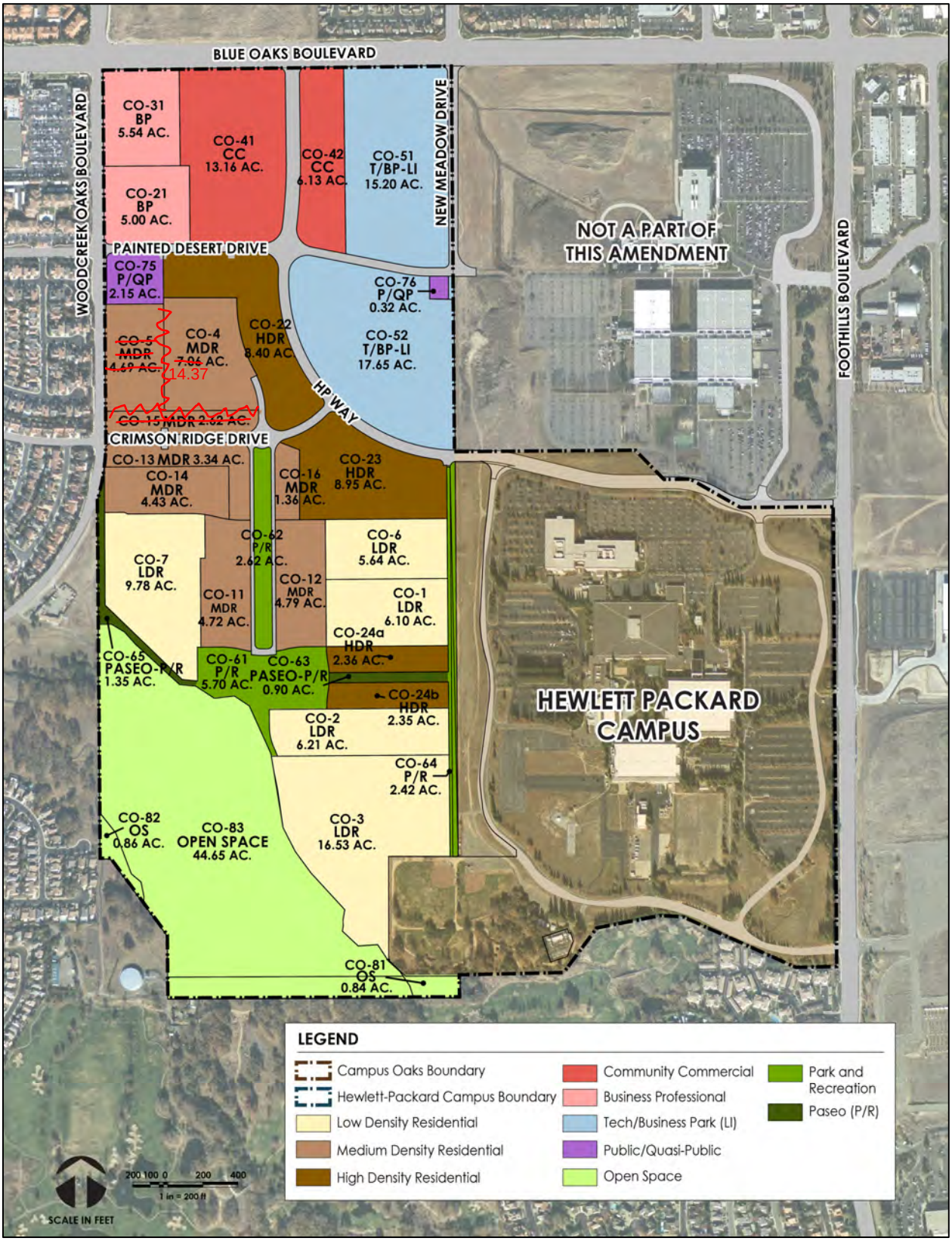


FIGURE 5-1: Campus Oaks Land Use Diagram

TABLE 5-2: Campus Oaks Land Use and Zoning by Parcel

Parcel	Zoning	Gross Acres	Dwelling Units (du)		Square Feet (sf)	
			Allocated Units	Density (du/ac)	Allocated Square Feet	FAR
EMPLOYMENT AND COMMERCIAL USES						
Tech/Business Park – Light Industrial (T/BP LI)						
C0-51	MP/SA	15.20 ac			150,000 sf	23%
C0-52	MP/SA	17.65 ac			150,000 sf	20%
Sub-Total		***32.85 ac***			***300,000 sf***	***21%***
Business Professional (BP)						
C0-21	BP	5.00 ac			28,000 sf	13%
C0-31	BP	5.54 ac			32,000 sf	13%
Sub-Total		***10.54 ac***			***60,000 sf***	***13%***
Community Commercial (CC)						
C0-41	CC	13.16 ac			120,000 sf	21%
C0-42	CC	6.13 ac			50,000 sf	19%
Sub-Total		***19.29 ac***			***170,000 sf***	***20%***
Sub-Total Employment & Comm.		***62.68 ac***			***530,000 sf***	***19%***
RESIDENTIAL USES						
Low Density Residential (LDR)						
C0-1	RS/DS	6.10 ac	35 ~~36~~ du	5.7 ~~5.9~~ du/ac		
C0-2	RS/DS	6.21 ac	36 du	5.8 du/ac		
C0-3	R1/DS	16.53 ac	64 du	3.9 du/ac		
C0-6	RS/DS	5.64 ac	29 ~~36~~ du	5.1 ~~6.4~~ du/ac		
C0-7	RS/DS	9.78 ac	58 du	5.9 du/ac		
Sub-Total		***44.26 ac***	222 ~~***230 du***~~	5.0 ~~***5.2 du/ac***~~		
Medium Density Residential (MDR)						
C0-4	RS/DS	14.37 ~~7.06~~ ac	132 ~~60~~ du	9.2 ~~8.5~~ du/ac		
~~C0-5~~	~~RS/DS~~	~~4.69 ac~~	~~46 du~~	~~9.8 du/ac~~		
C0-11	RS/DS	4.72 ac	34 du	7.2 du/ac		
C0-12	RS/DS	4.79 ac	34 du	7.1 du/ac		
C0-13	RS/DS	3.34 ac	24 du	7.2 du/ac		
C0-14	RS/DS	4.43 ac	34 du	7.7 du/ac		
~~C0-15~~	~~RS/DS~~	~~2.62 ac~~	~~19 du~~	~~7.3 du/ac~~		
C0-16	RS/DS	1.36 ac	10 du	7.4 du/ac		
Sub-Total		***33.01 ac***	268 ~~***261 du***~~	8.1 ~~***7.9 du/ac***~~		

Parcel	Zoning	Gross Acres	Dwelling Units (du)		Square Feet (sf)	
			Allocated Units	Density (du/ac)	Allocated Square Feet	FAR
RESIDENTIAL USES (cont.)						
High Density Residential (HDR)						
CO-22	R3/DS	8.40 ac	210 du	25.0 du/ac		
CO-23	R3/DS	8.95 ac	186 ~~185~~ du	20.8 ~~20.7~~ du/ac		
CO-24a	R3/DS	2.36 ac	31 du	13.1 du/ac		
CO-24b	R3/DS	2.35 ac	31 du	13.2 du/ac		
Sub-Total		***22.06 ac***	458 ~~457~~ ***du***	20.8 ~~20.7~~ ***du/ac***		
Sub-Total Residential		***99.33 ac***	***948 du***	***9.5 du/ac***		
PARKS, OPEN SPACE & PUBLIC USES						
Parks (P/R)[1]						
CO-61	PR	5.70 ac				
CO-62	PR	2.62 ac				
CO-64	PR	2.42 ac				
Sub-Total		***10.74 ac***				
Paseos (P/R)						
CO-63	PR (Paseo)	0.90 ac				
CO-65	PR (Paseo)	1.35 ac				
Sub-Total		***2.25 ac***				
Open Space (OS)						
CO-81	OS	0.84 ac				
CO-82	OS	0.86 ac				
CO-83	OS	44.65 ac				
Sub-Total		***46.35 ac***				
Public (P/QP)						
CO-75	P/QP	2.15 ac				
CO-76	P/QP	0.32 ac				
Sub-Total		***2.47 ac***				
Sub-Total Parks, OS & Public		***61.81 ac***				
Backbone Roads		10.71 ac				
TOTAL		***234.53***	***948 du***	***9.1 du/ac***	***530,000 sf***	***21%***

1. Parcel HP-2 park acreage credited towards Campus Oaks. See Tables 4-1 and 3-5.

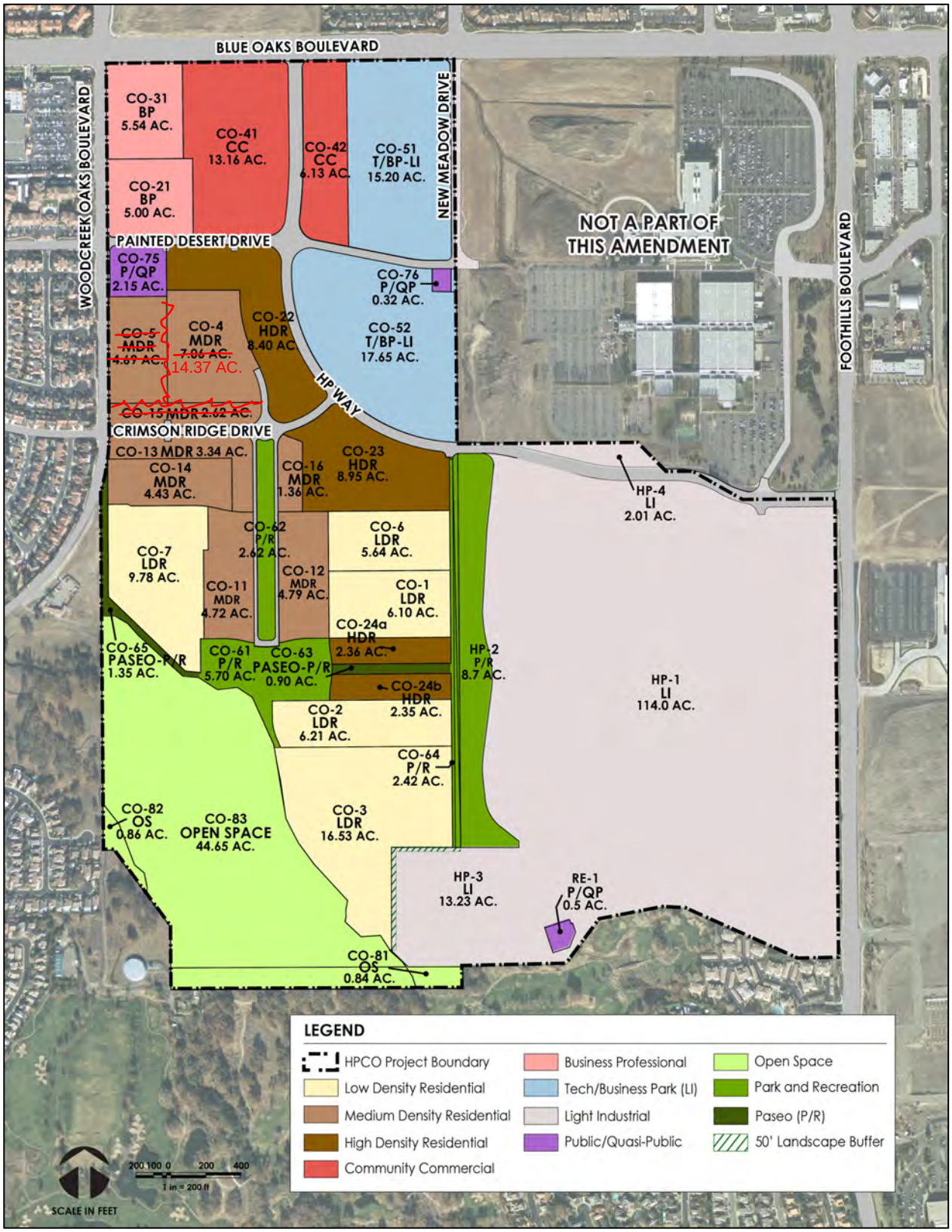


FIGURE 3-1: HPCO Project Area Land Use Diagram

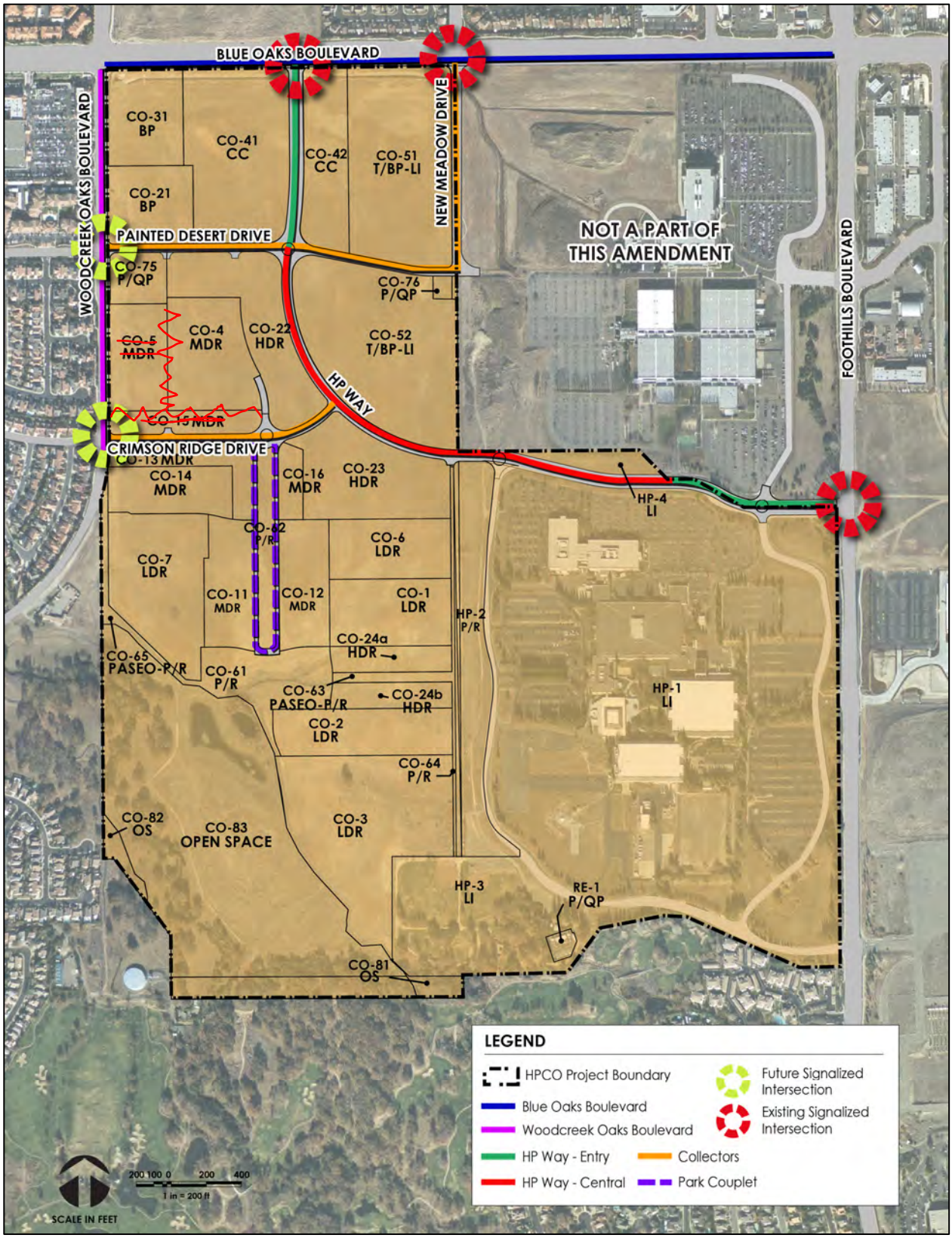


FIGURE 3-2: Backbone Roadway System

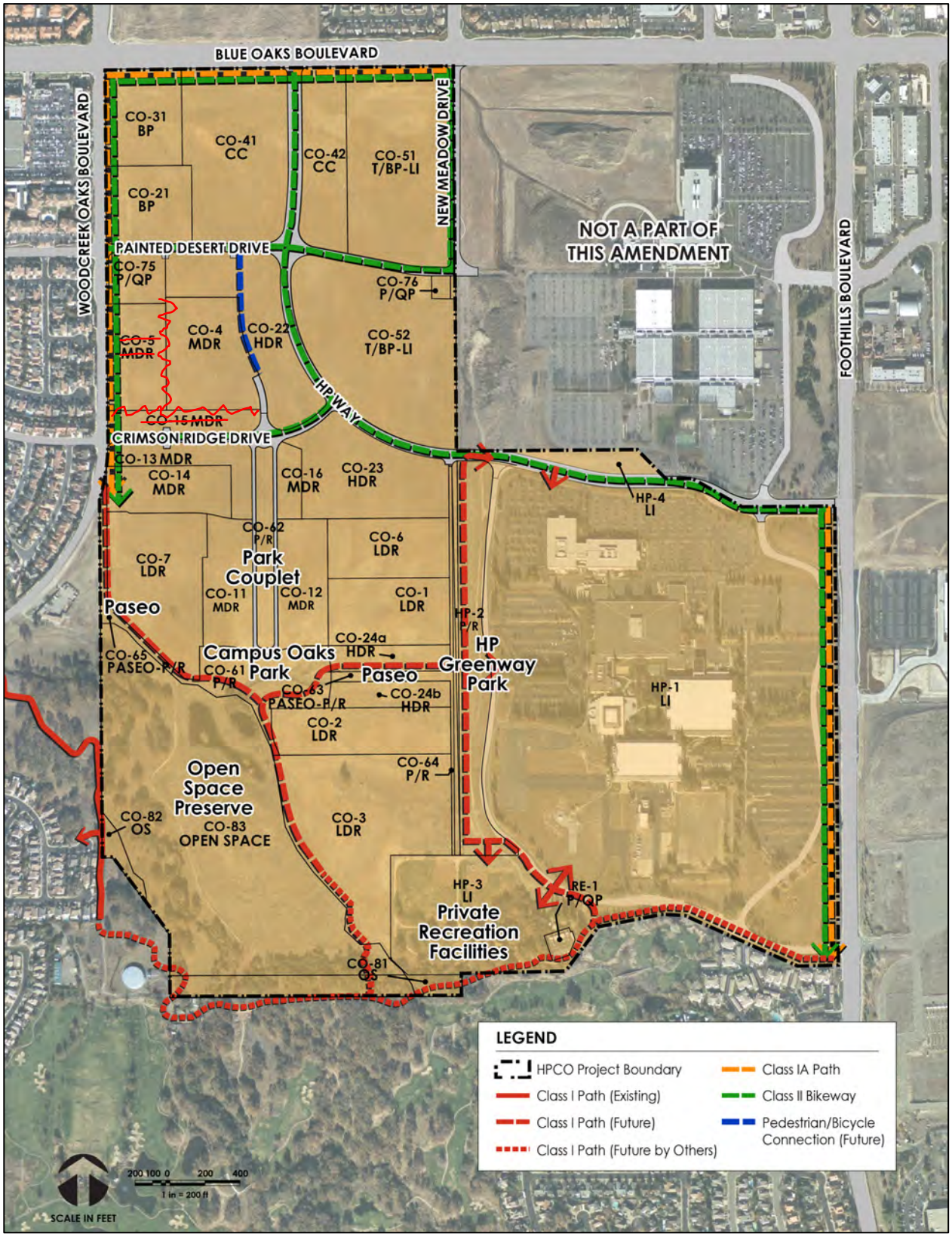


FIGURE 3-13: Pedestrian and Bicycle Network

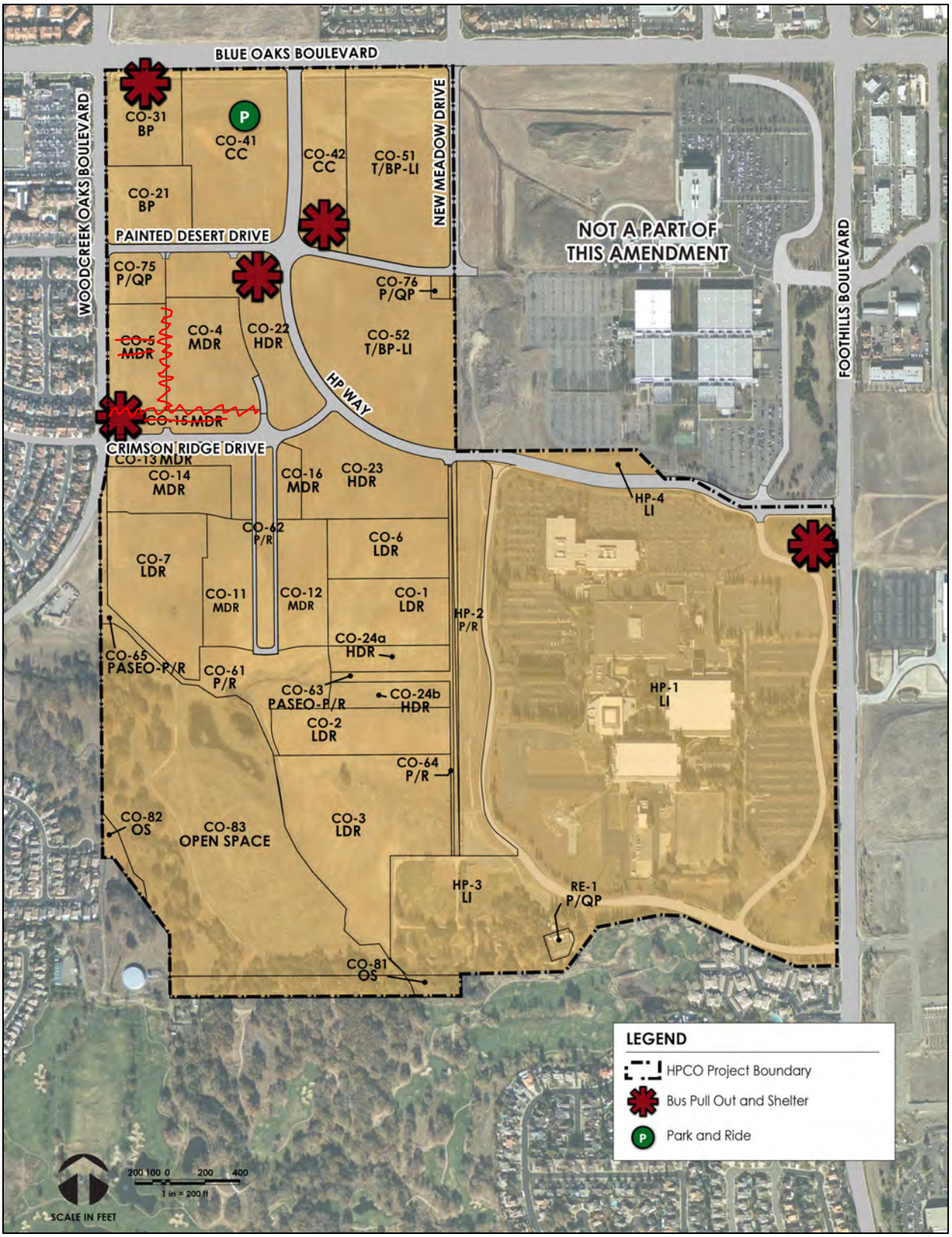


FIGURE 3-14: Transit Facilities and Park & Ride Lot

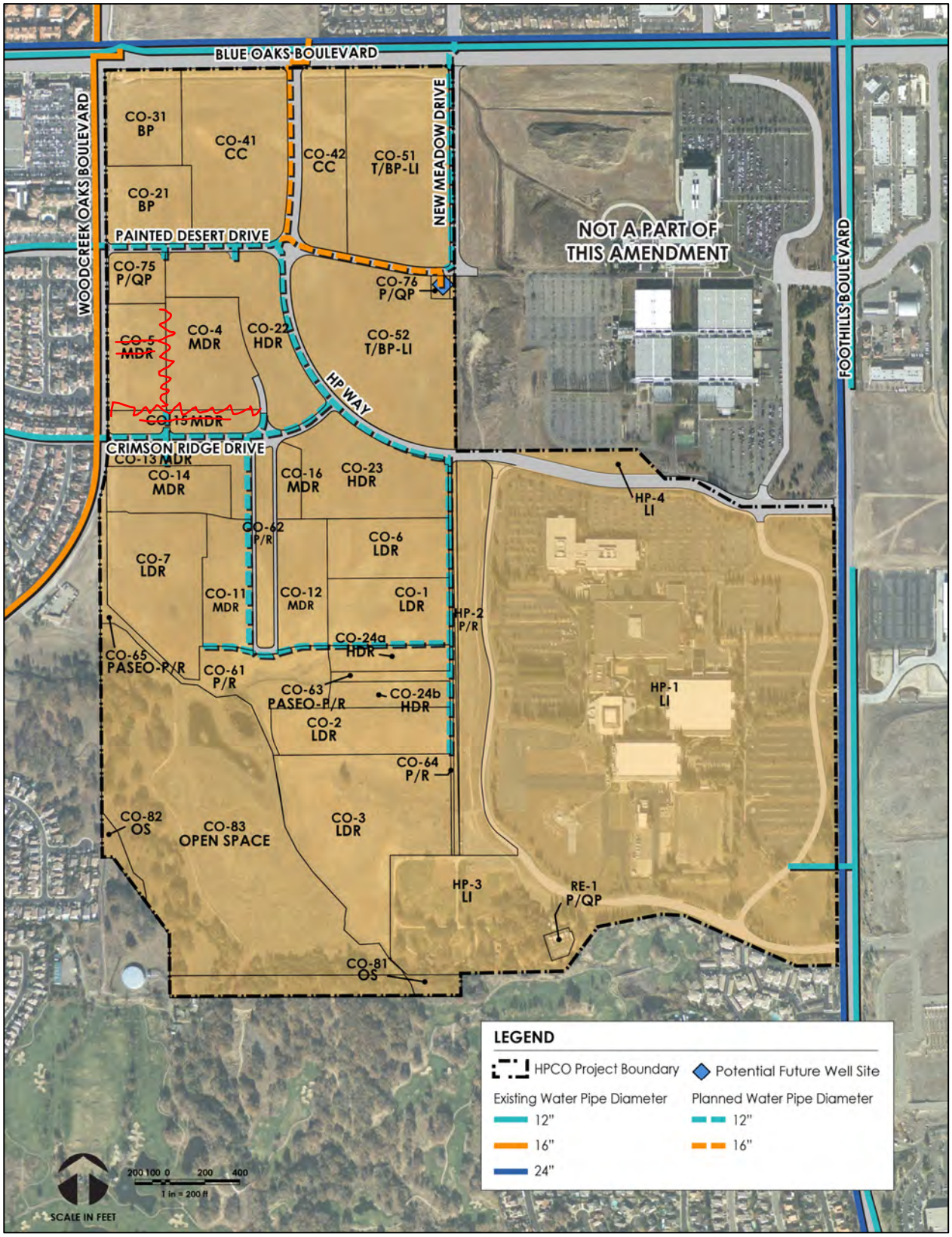


FIGURE 3-15: Backbone Potable Water Distribution System and Well Location

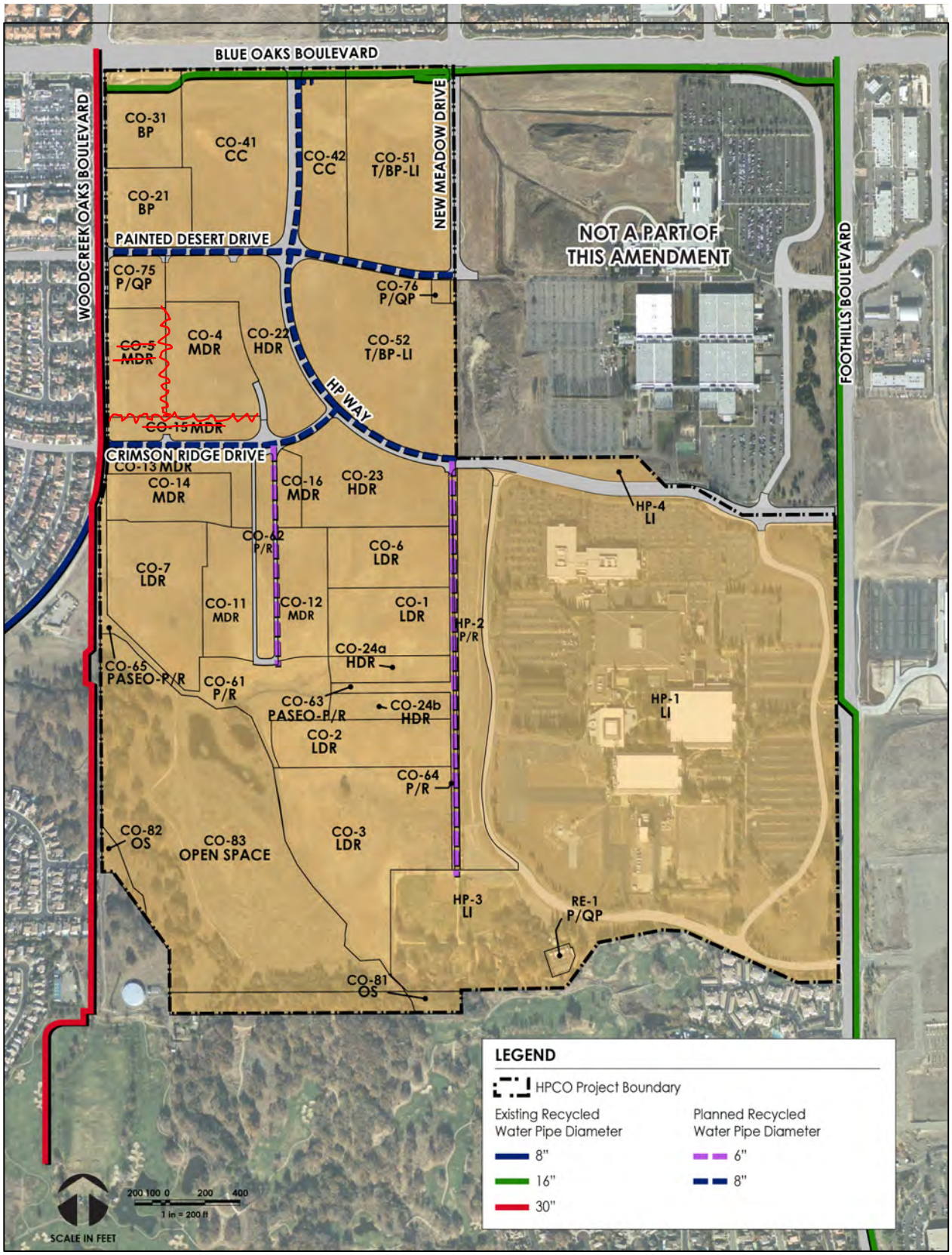


FIGURE 3-16: Backbone Recycled Water Distribution System

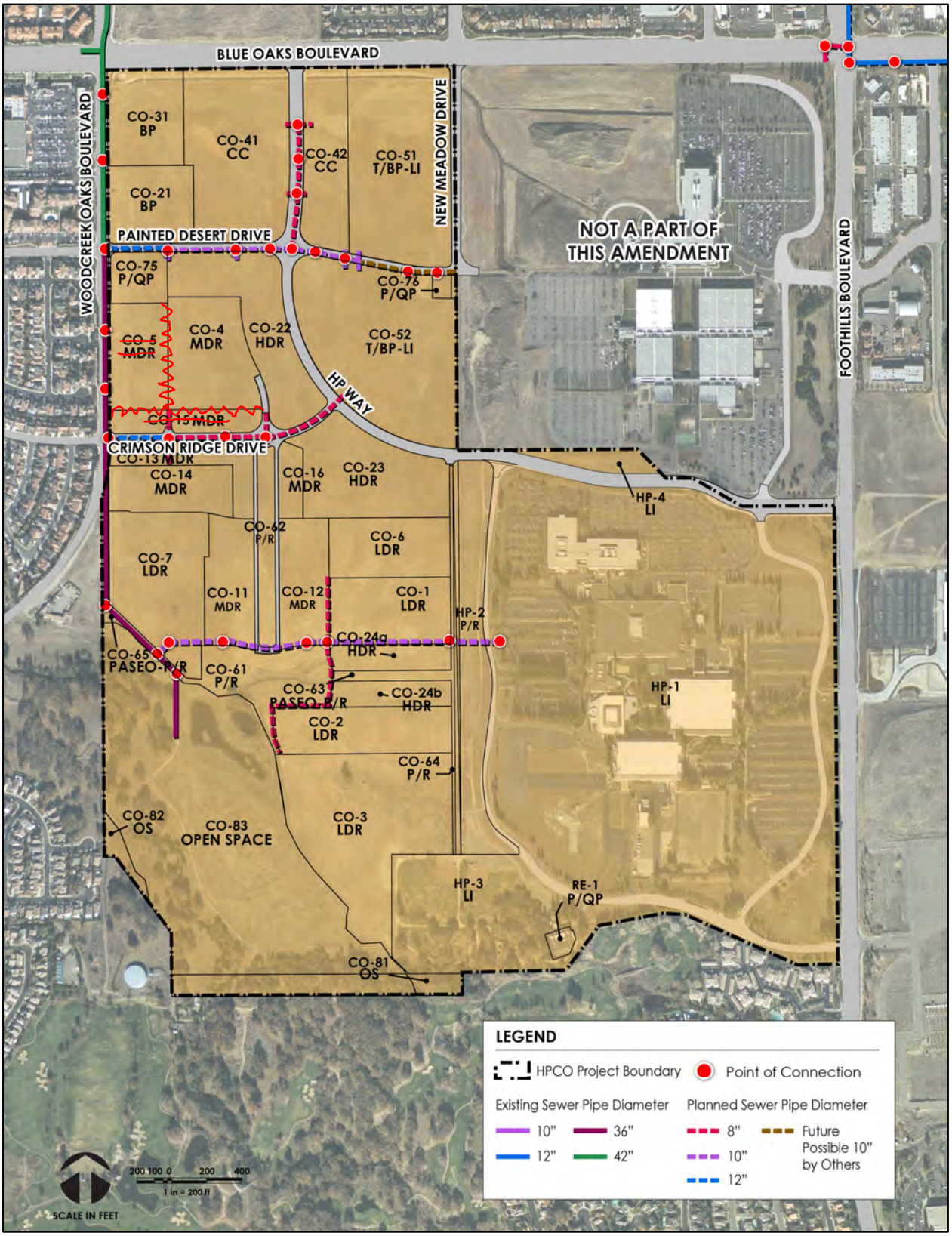


FIGURE 3-17: Backbone Wastewater Collection System

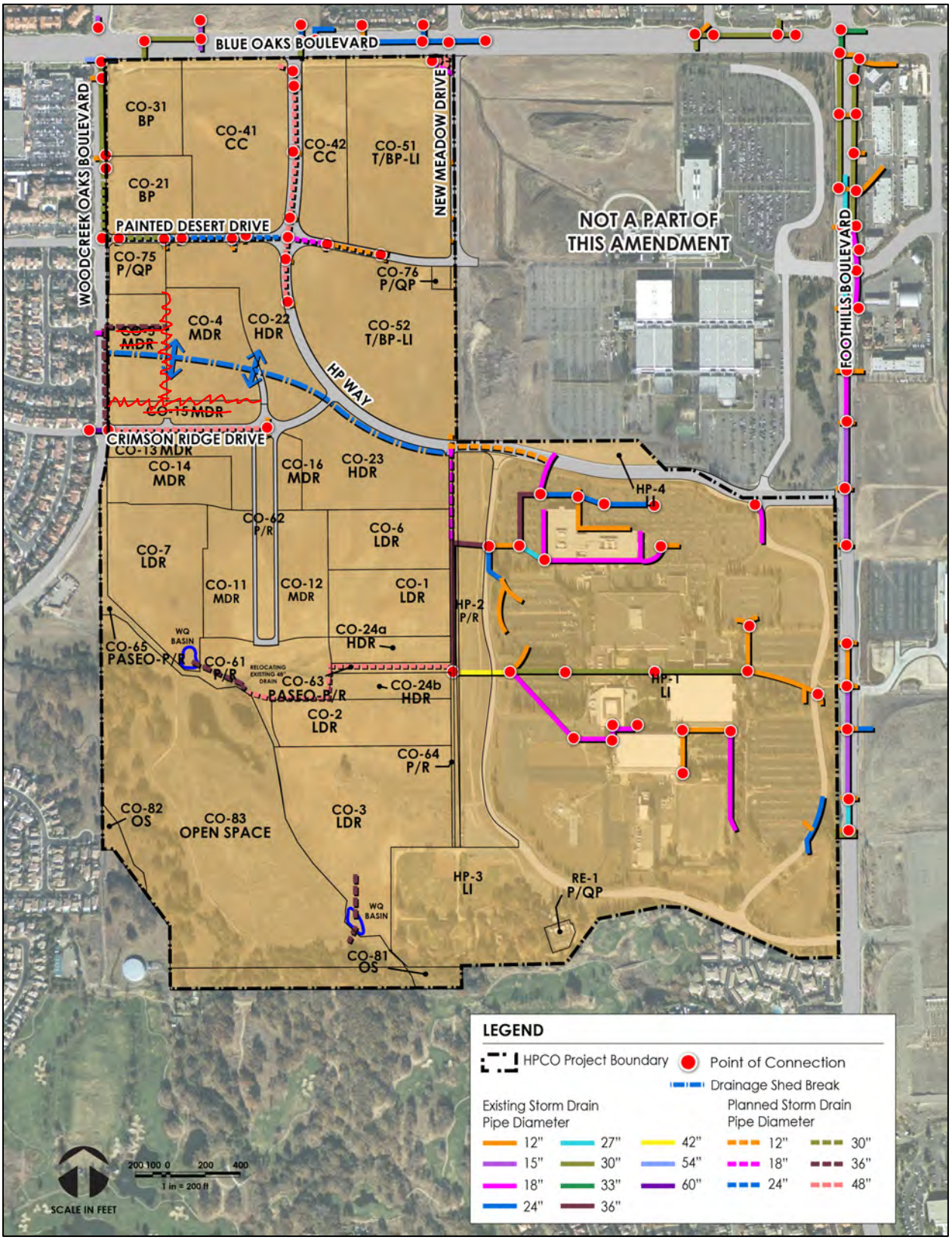


FIGURE 3-18: Backbone Drainage Improvements

FIGURE 3-19: Parks and Open Space System

FIGURE 5-3: Affordable Housing Sites

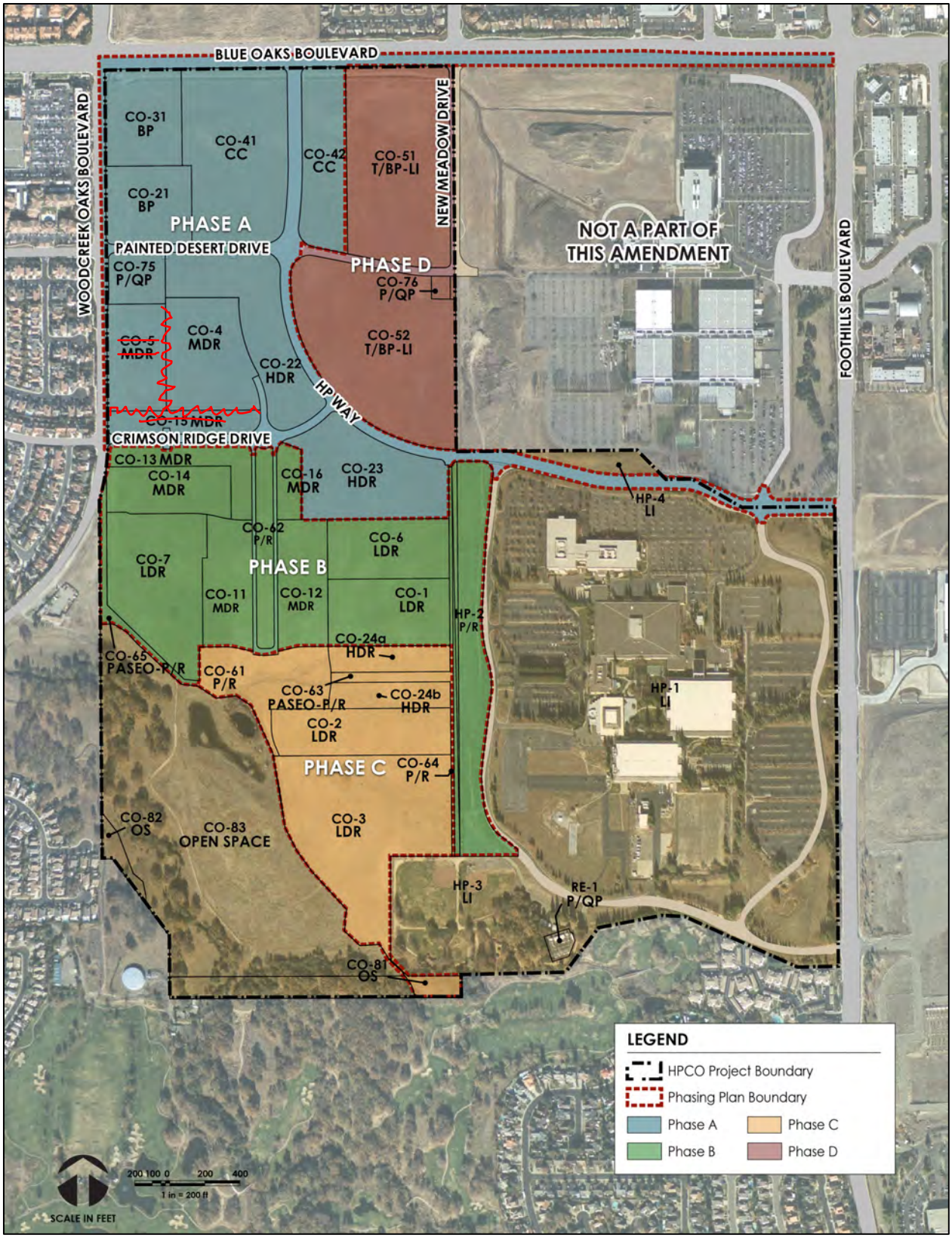


FIGURE 5-4: Potential Campus Oaks Phasing

Please included enhanced side elevations for Plan 2, Plan 3, and Plan 4 to be used at street facing locations.

CAMPUS OAKS 4, 5 & 15

City of Roseville, California

July 18, 2018

DESIGN REVIEW SUBMITTAL

Prepared by Jeffrey DeMure + Associates Architects Planners, Inc.

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STREETSCAPE

PLAN 1
1,438 SF

PLAN 2
1,937 SF

PLAN 3
2,013 SF

PLAN 4
2,185 SF

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STYLE NARRATIVE

THE COMMUNITY VISION

A cohesive village displaying a sense of individuality was the inspiration for this community. Similar to the previously approved project, Chateau at Diamond Creek Phase II, the Architecture embraces this concept with massing and details of a French-inspired village. The Cottage, Manor, and French Eclectic styles all demonstrate the use of similar materials, yet display a variety of unique details to allow distinction between the styles and still maintain a sense of familiarity.

REVISION TO MMP

Diamond Creek is a new housing community proposed for the City of Roseville which utilizes three floor plans comparable to the previously approved Plans 2, 3, and 4 in the Chateau at Diamond Creek Phase II Community. In addition to these three plans, this community will also showcase a new 1430 SF plan with 3 bedrooms and an "L-shaped" living/kitchen/dining configuration similar to Plan 1 in Chateau at Dimond Creek Phase II. Plan 2 displays a similar layout of the main floor with a large family room and adjacent kitchen with separate dining space. Similar to Plan 2 at Chateau at Diamond Creek Phase II, the upper floor contains 3 bedrooms, 2 baths, and a loft/second living area. Both Plan 3 layouts have a large family room and identical kitchen/dining relationship with a bedroom and bathroom on the main floor. Upstairs, these plans both have 3 bedrooms and 2 bathrooms. Plan 4 shows a side entry into a living space, the kitchen towards the front, and an interior stair similar to the previously approved plan. Both plans have 4 bedrooms total with the large Master Bedroom located on the upper floor at the rear of the house. The minor differences in square footages are shown below:

Plan 2: Previously approved = 2,003 SF, Proposed = 1,937 SF

Plan 3: Previously approved = 2,195 SF, Proposed = 2,013 SF

Plan 4: Previously approved = 2,282 SF, Proposed = 2,185 SF

In regards to the elevations, the architectural massing, roof pitches, and materials closely resemble what had been previously approved. A significant amount of thought and care has been given to elevate the level of detail in this community as well. It was important that all sides visible from the street have enough articulation and detail to create variety and visual interest throughout the community.

THE NEW 1438 SF PLAN

Plan 1 for this community showcases a new floor plan which offers a single-story living option with a kitchen, living/dining room, and bedroom/bathroom located downstairs. Two additional bedrooms and bathrooms are located upstairs. Additionally, the offset of the upper floor and the angled entry make this plan a great candidate for placement on corner lots.

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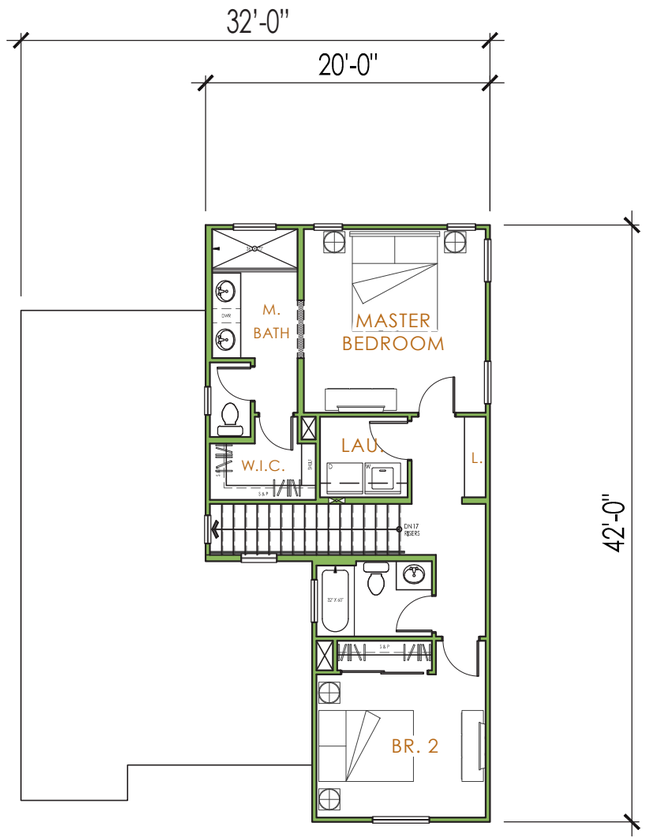
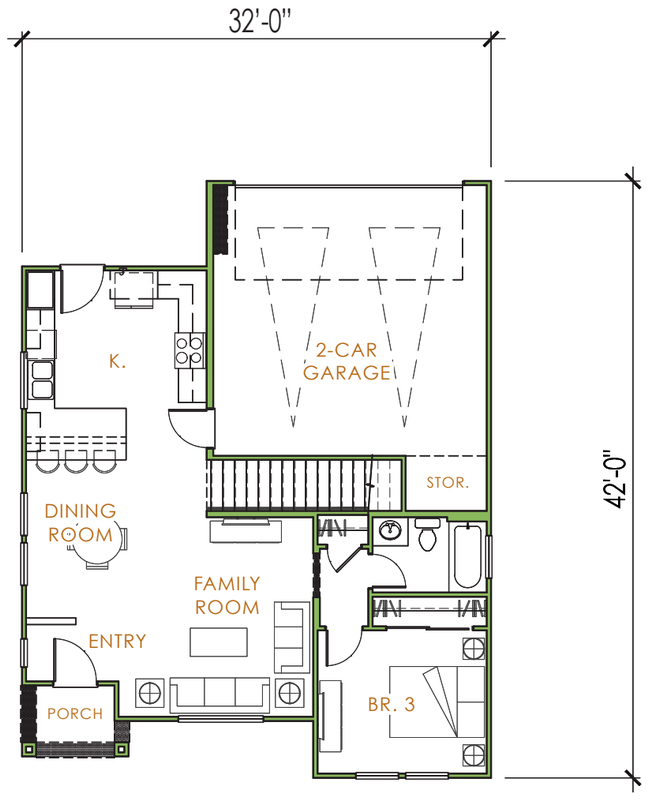
PLAN 1 - FLOOR PLAN 1,438 SF



UPPER FLOOR

ELEVATION "A" SHOWN



MAIN FLOOR

ELEVATION "A" SHOWN

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PLAN 1 - ELEVATION 'A' COTTAGE

Cottage - Color Scheme 3

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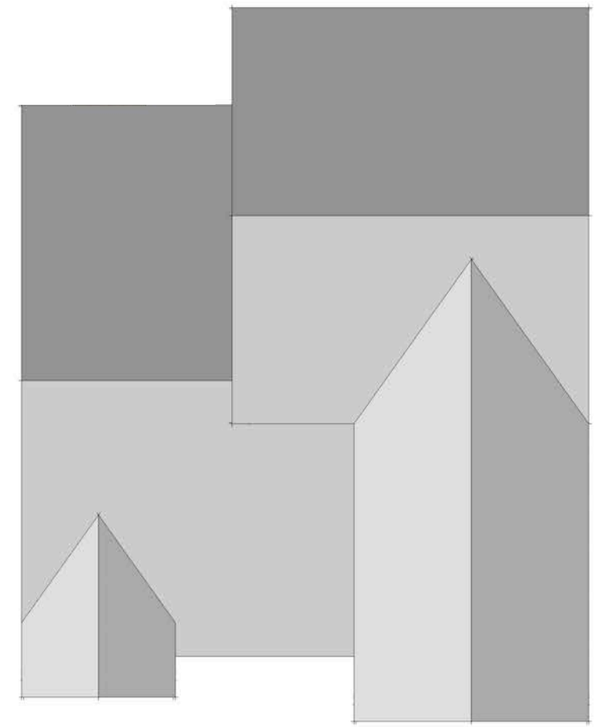
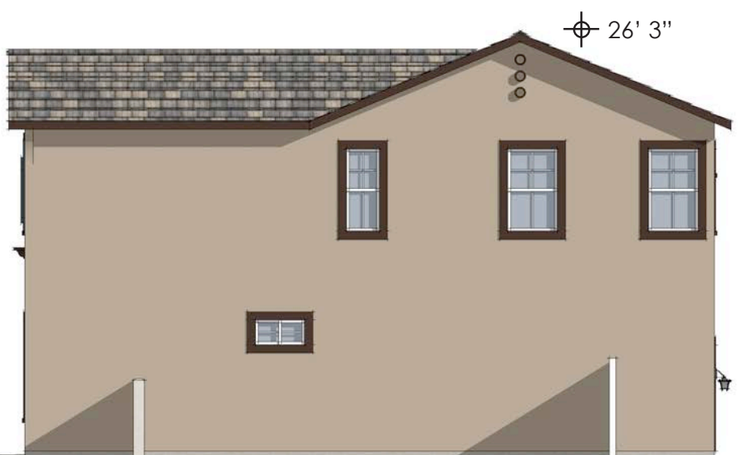
PLAN 1 - ELEVATION 'A' SIDES & REAR

LEFT ELEVATION "A" SCALE = 3/32"



ROOF PLAN "A"
SCALE =3/32"



RIGHT ELEVATION "A" SCALE = 3/32"

REAR ELEVATION "A" SCALE = 3/32"

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PLAN 1 - ELEVATION 'B' MANOR

Manor - Color Scheme 1

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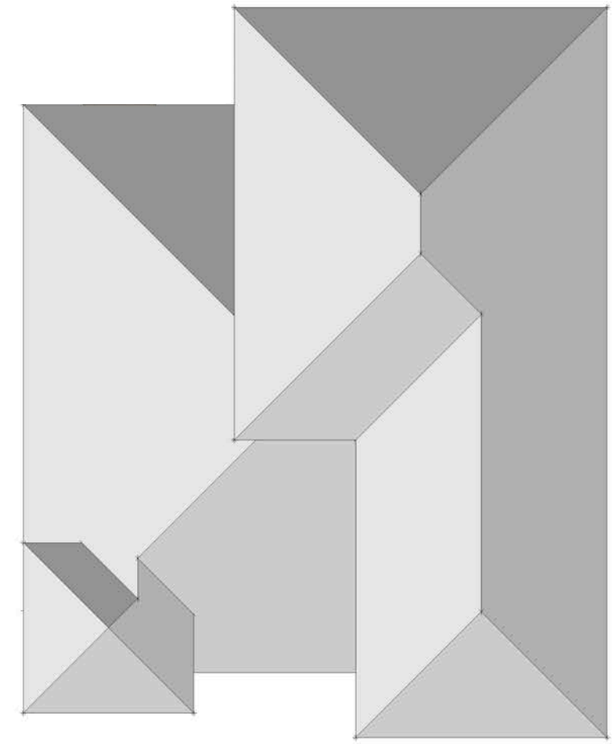
PLAN 1 - ELEVATION 'B' SIDES & REAR

LEFT ELEVATION "B" SCALE = 3/32"



ROOF PLAN "B"
SCALE =3/32"

RIGHT ELEVATION "B" SCALE = 3/32"

REAR ELEVATION "B" SCALE = 3/32"

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PLAN 1 - ELEVATION 'C' FRENCH ECLECTIC

French Eclectic - Color Scheme 2

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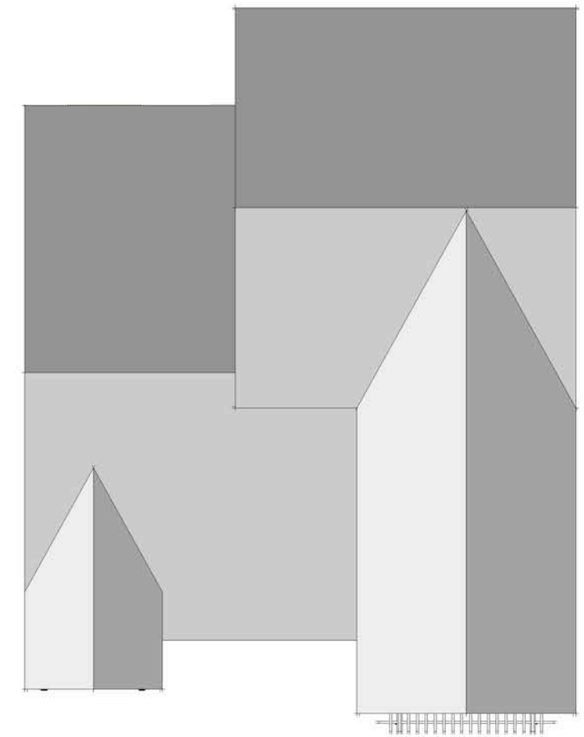
PLAN 1 - ELEVATION 'C' SIDES & REAR

LEFT ELEVATION "C" SCALE = 3/32"



ROOF PLAN "C"
SCALE =3/32"

RIGHT ELEVATION "C" SCALE = 3/32"

REAR ELEVATION "C" SCALE = 3/32"

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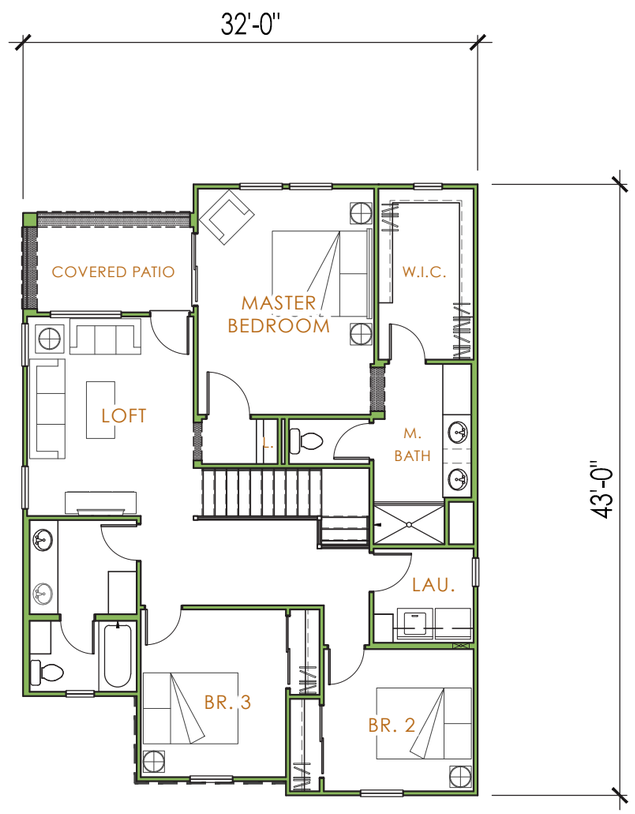
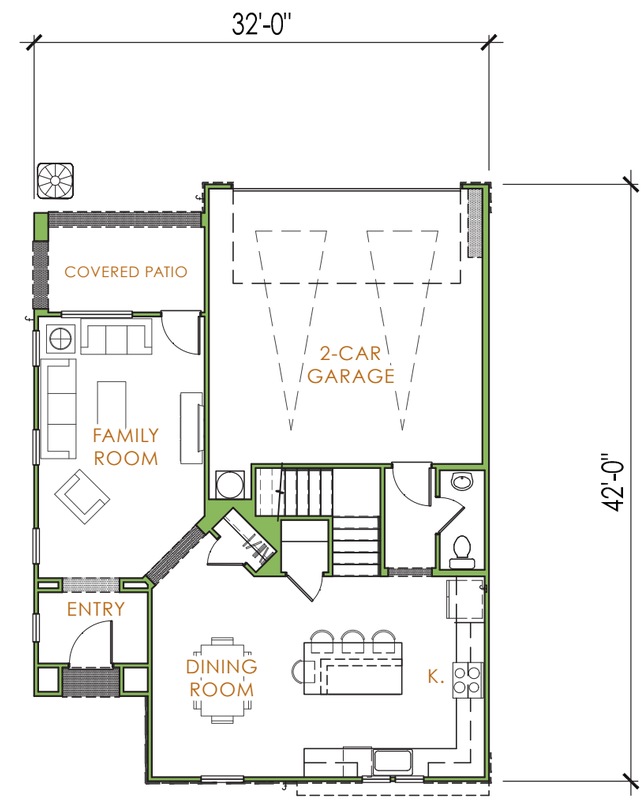
PLAN 2 - FLOOR PLAN 1,937 SF



UPPER FLOOR

ELEVATION "A" SHOWN



MAIN FLOOR

ELEVATION "A" SHOWN

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PLAN 2 - ELEVATION 'A' COTTAGE

Cottage - Color Scheme 9

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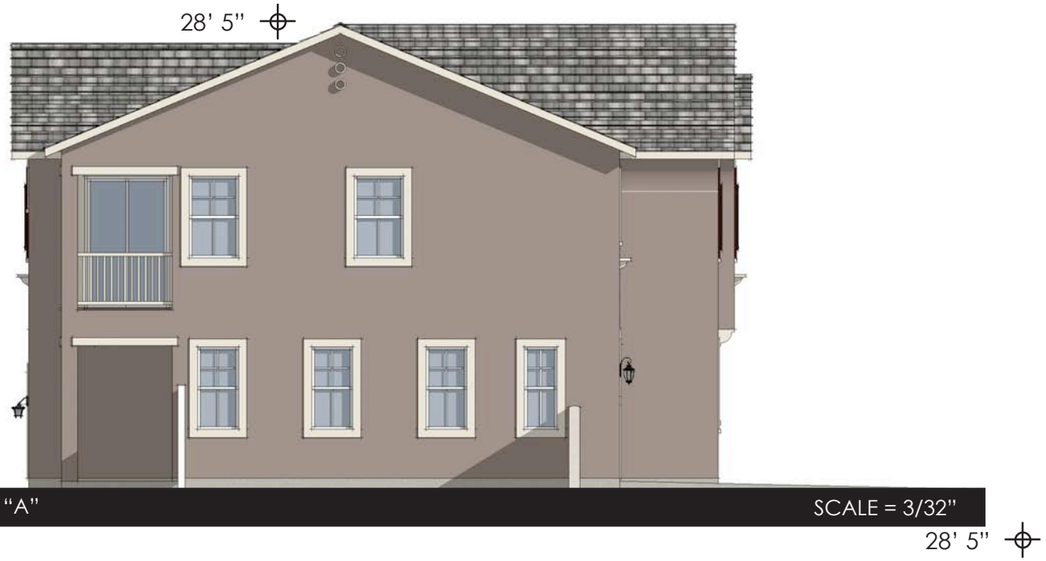
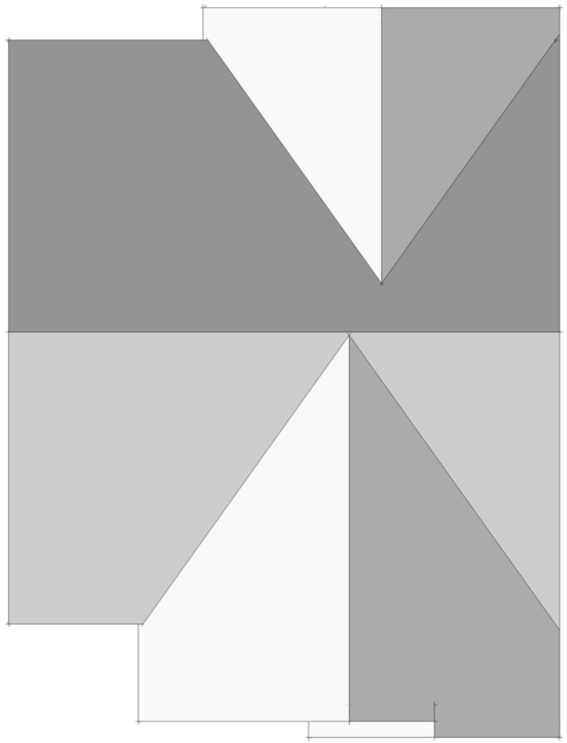
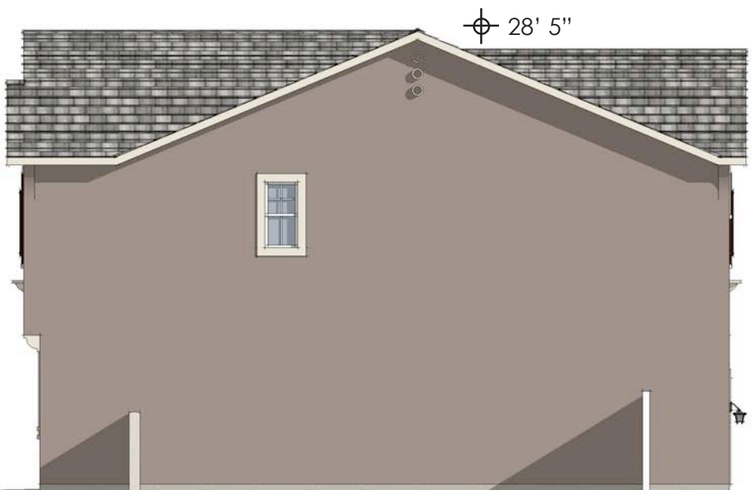


LEFT ELEVATION "A" SCALE = 3/32"



ROOF PLAN "A"
SCALE =3/32"



RIGHT ELEVATION "A" SCALE = 3/32"

REAR ELEVATION "A" SCALE = 3/32"

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PLAN 2 - ELEVATION 'B' MANOR

Manor - Color Scheme 8

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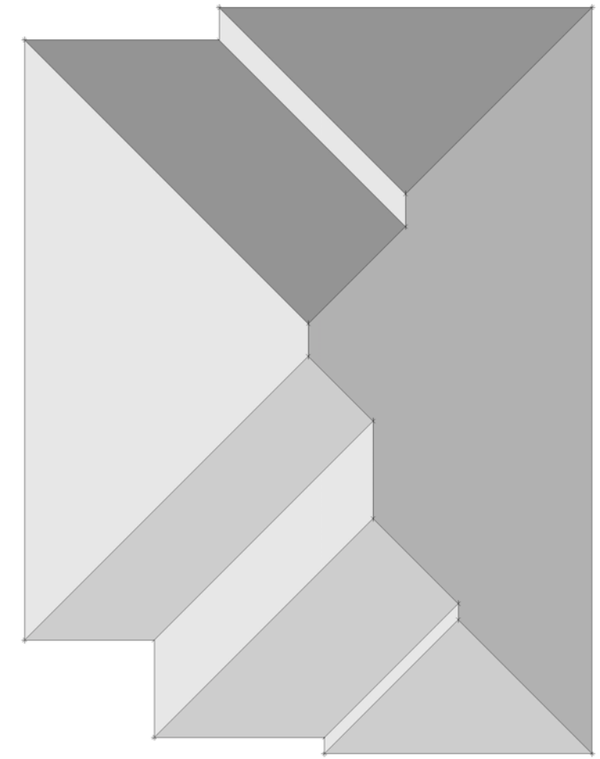
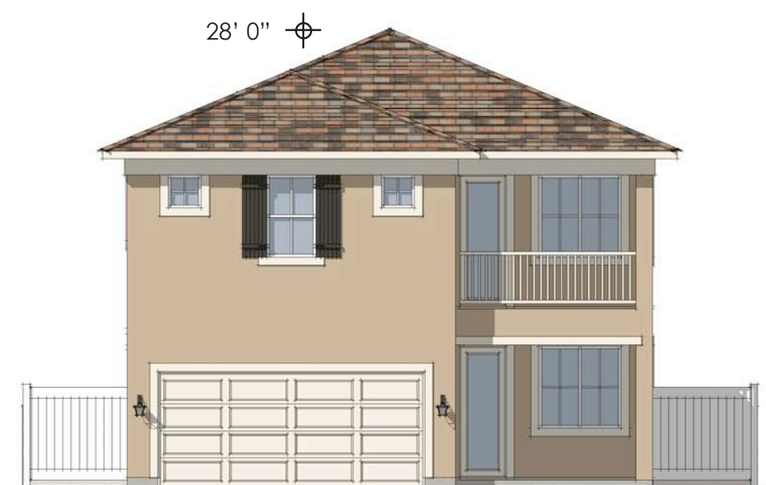
PLAN 2 - ELEVATION 'B' SIDES & REAR

LEFT ELEVATION "B" SCALE = 3/32"



ROOF PLAN "B"
SCALE =3/32"

RIGHT ELEVATION "B" SCALE = 3/32"



REAR ELEVATION "B" SCALE = 3/32"

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PLAN 2 - ELEVATION 'C' FRENCH ECLECTIC

French Eclectic - Color Scheme 4

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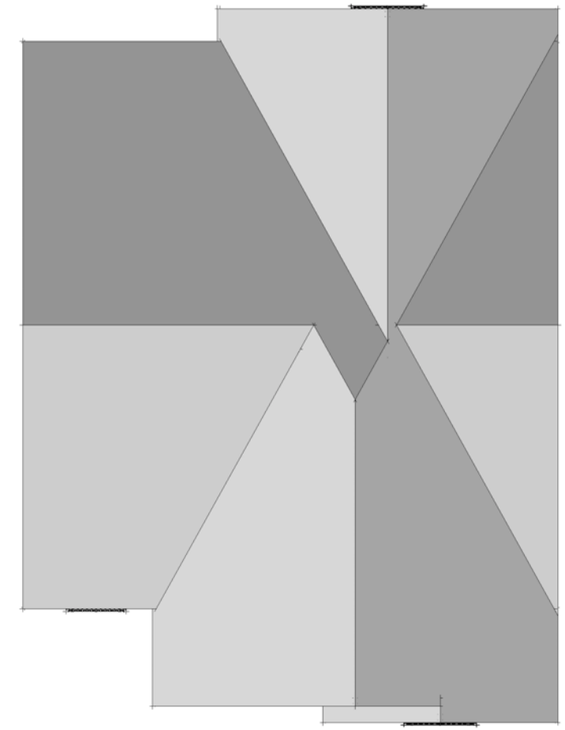
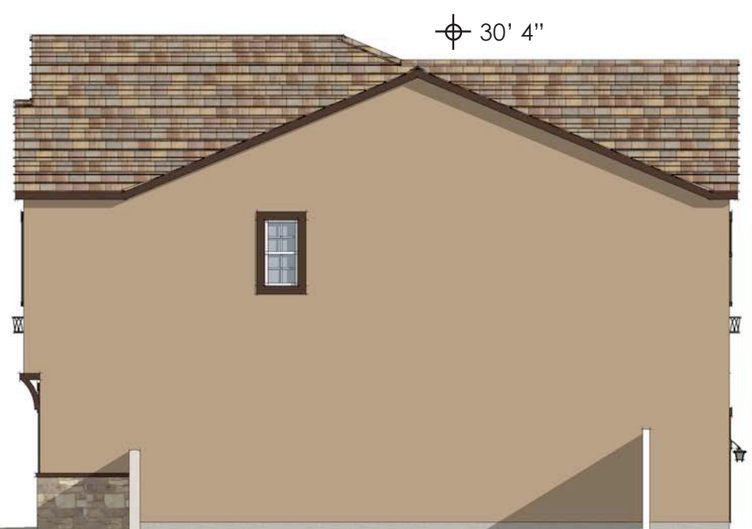
PLAN 2 - ELEVATION 'C' SIDES & REAR

LEFT ELEVATION "C" SCALE = 3/32"



ROOF PLAN "C"
SCALE =3/32"



RIGHT ELEVATION "C" SCALE = 3/32"

REAR ELEVATION "C" SCALE = 3/32"

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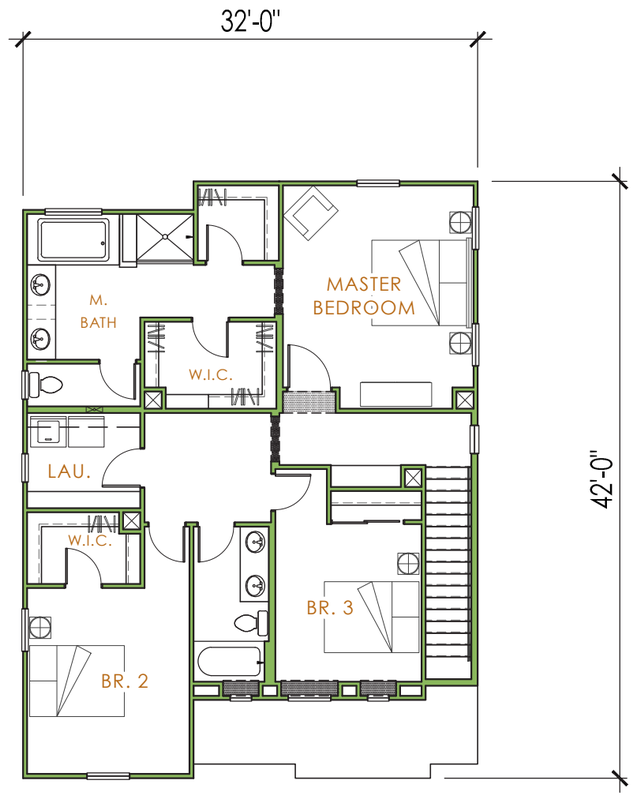
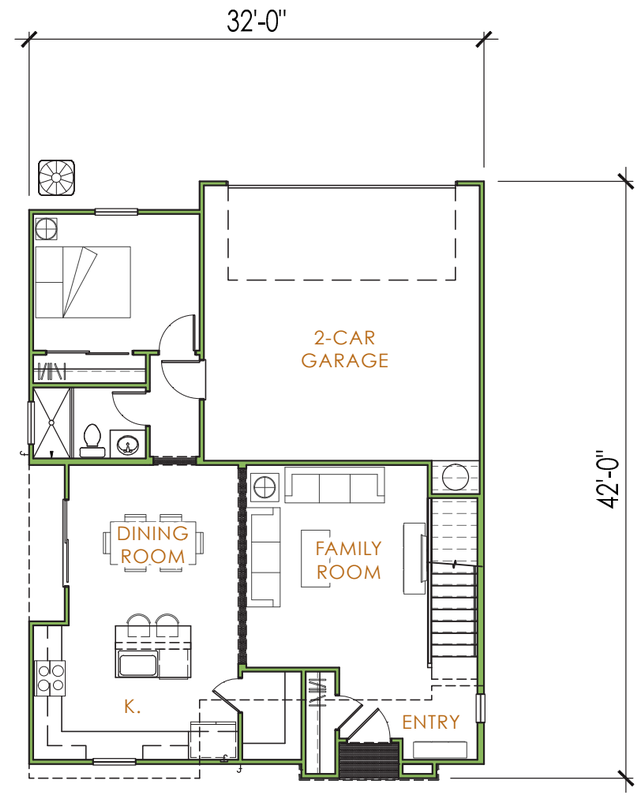
PLAN 3 - FLOOR PLAN 2,013 SF



UPPER FLOOR

ELEVATION "A" SHOWN



MAIN FLOOR

ELEVATION "A" SHOWN

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PLAN 3 - ELEVATION 'A' COTTAGE

Cottage - Color Scheme 5

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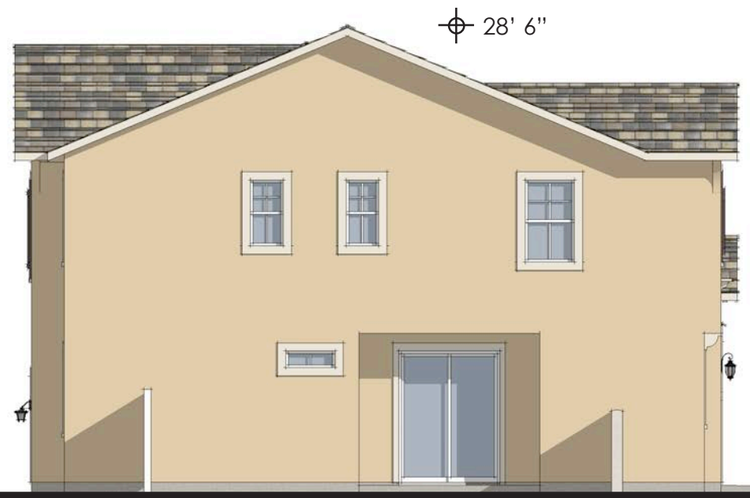
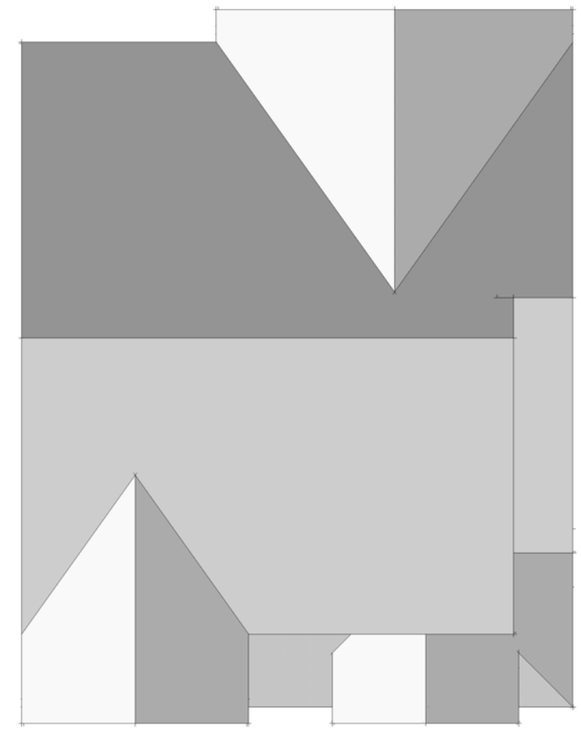
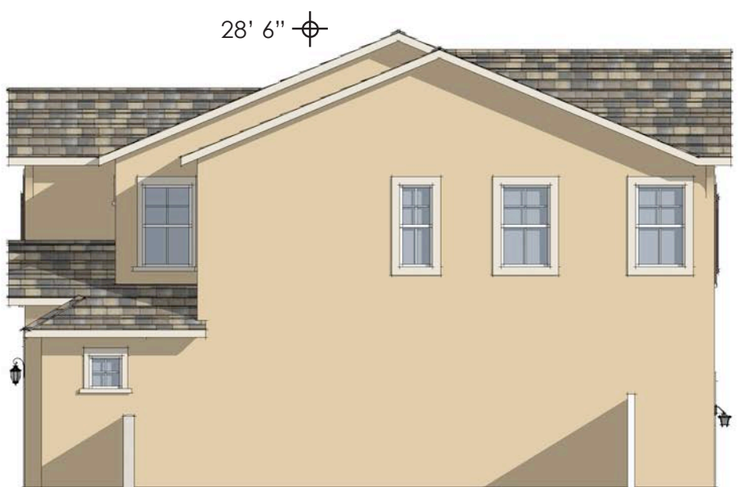
PLAN 3 - ELEVATION 'A' SIDES & REAR



LEFT ELEVATION "A" SCALE = 3/32"



ROOF PLAN "A"
SCALE =3/32"



RIGHT ELEVATION "A" SCALE = 3/32"

REAR ELEVATION "A" SCALE = 3/32"

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PLAN 3 - ELEVATION 'B' MANOR

Manor - Color Scheme 6

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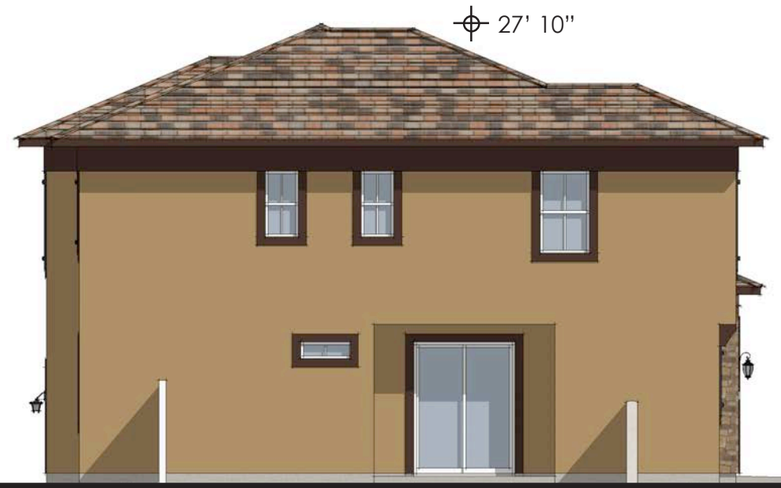
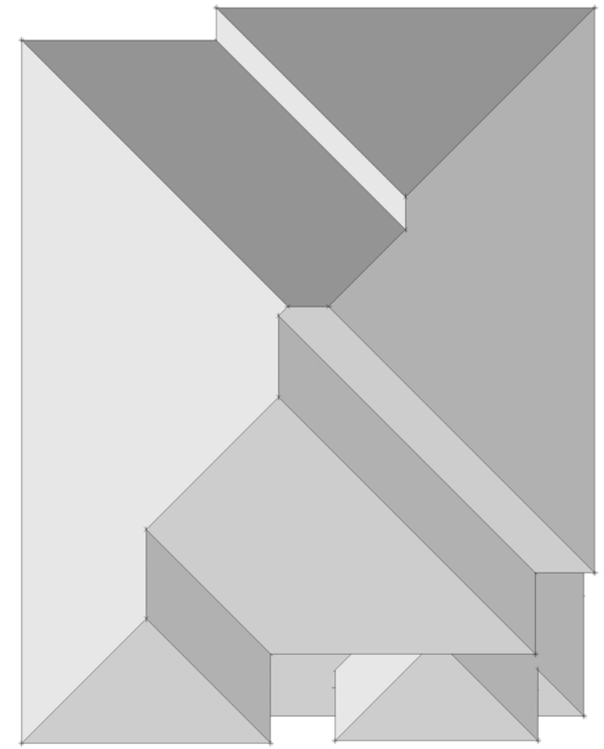
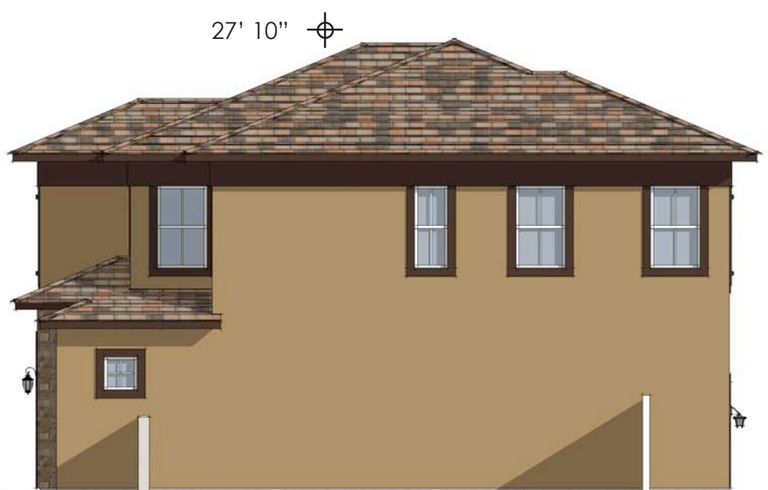
PLAN 3 - ELEVATION 'B' SIDES & REAR



LEFT ELEVATION "B" SCALE = 3/32"



ROOF PLAN "B"
SCALE =3/32"



RIGHT ELEVATION "B" SCALE = 3/32"

REAR ELEVATION "B" SCALE = 3/32"

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PLAN 3 - ELEVATION 'C' FRENCH ECLECTIC

French Eclectic - Color Scheme 7

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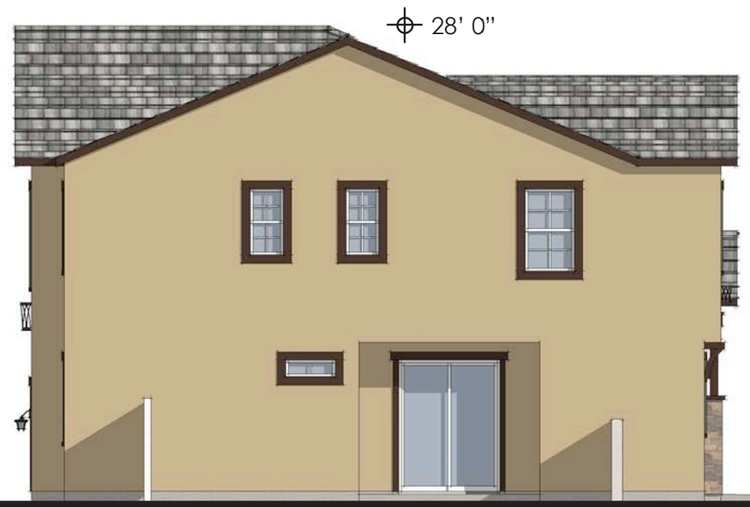
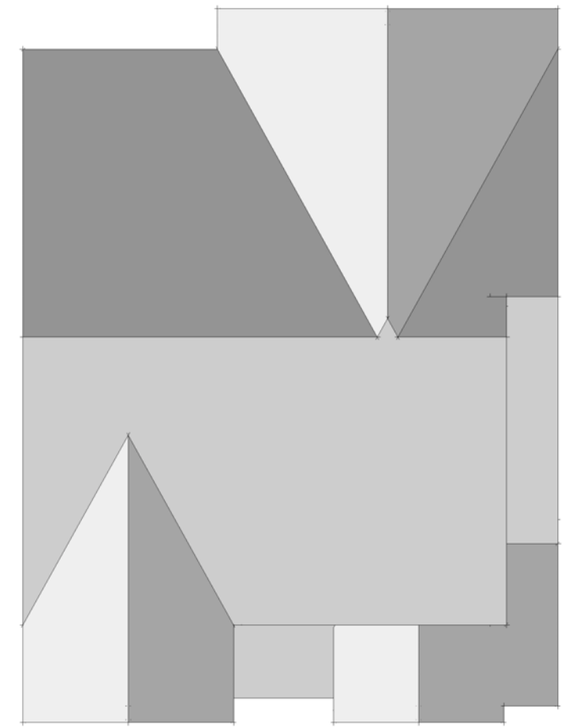
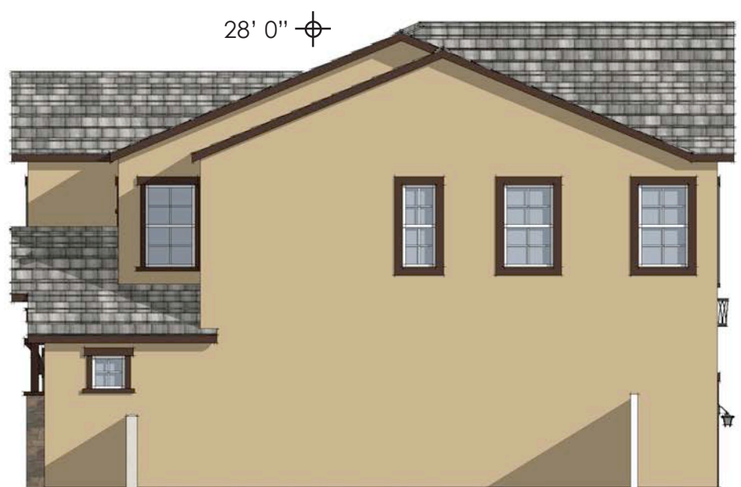
PLAN 3 - ELEVATION 'C' SIDES & REAR



LEFT ELEVATION "C" SCALE = 3/32"



ROOF PLAN "C"
SCALE =3/32"



RIGHT ELEVATION "C" SCALE = 3/32"

REAR ELEVATION "C" SCALE = 3/32"

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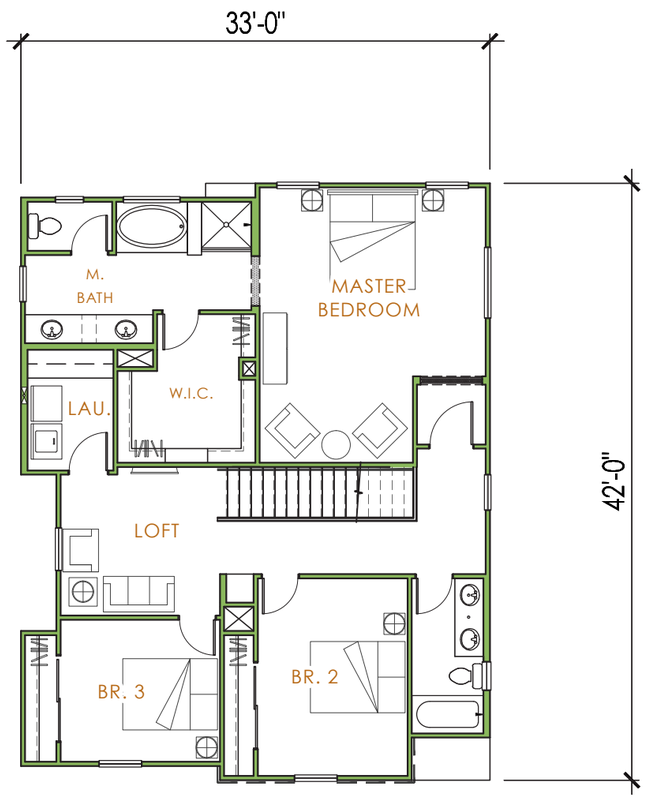
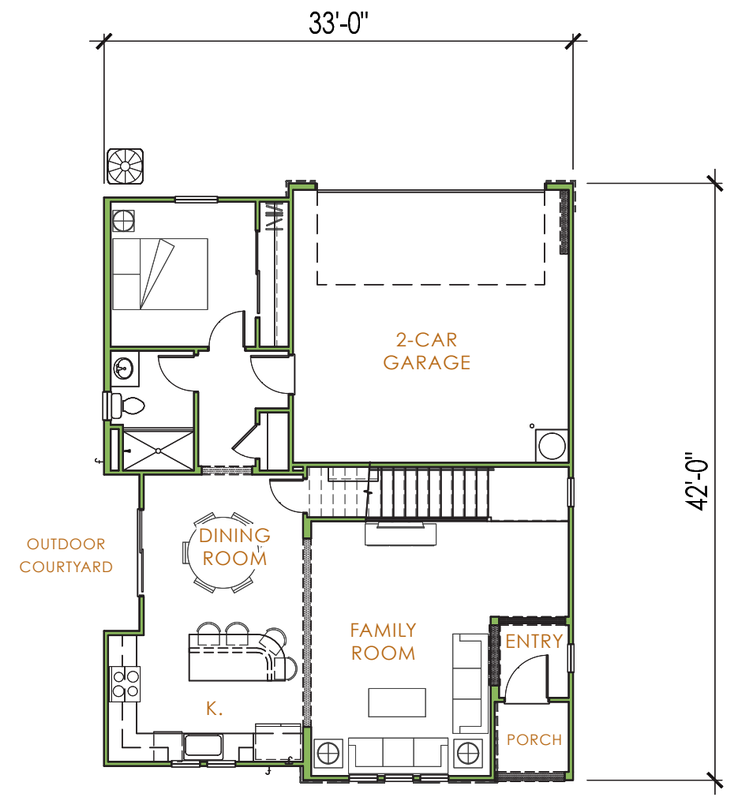
PLAN 4 - FLOOR PLAN 2,185 SF



UPPER FLOOR

ELEVATION "A" SHOWN



MAIN FLOOR

ELEVATION "A" SHOWN

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PLAN 4 - ELEVATION 'A' COTTAGE

Cottage - Color Scheme 4

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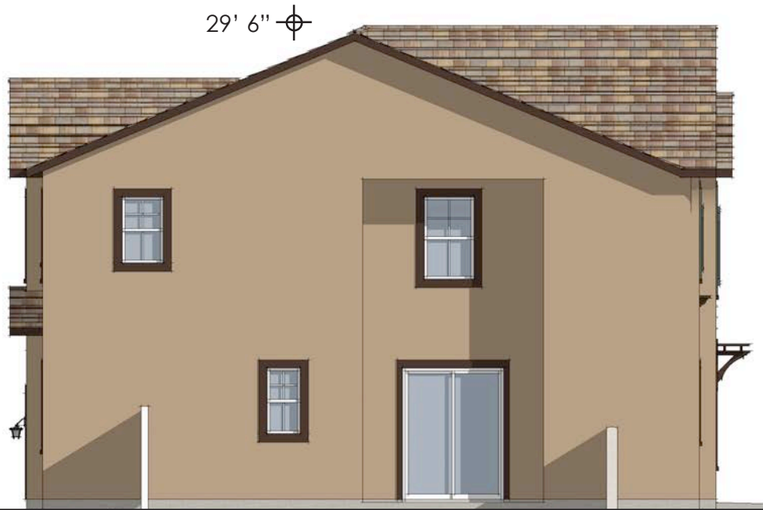
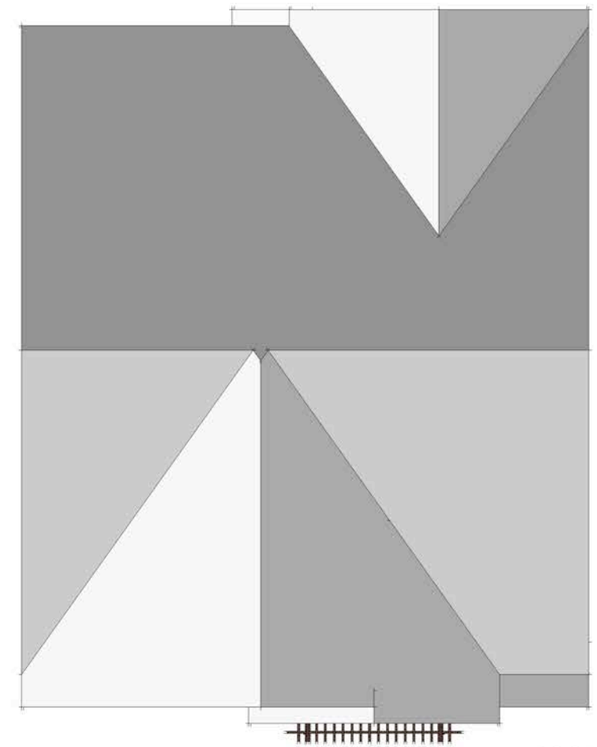
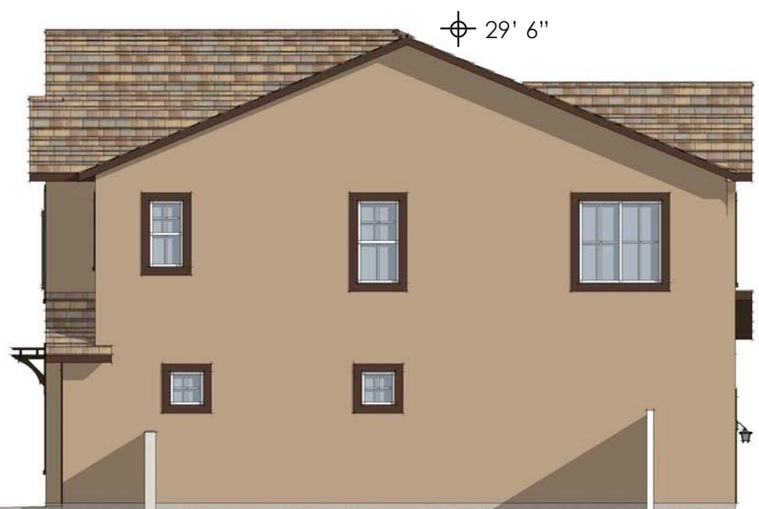
PLAN 4 - ELEVATION 'A' SIDES & REAR



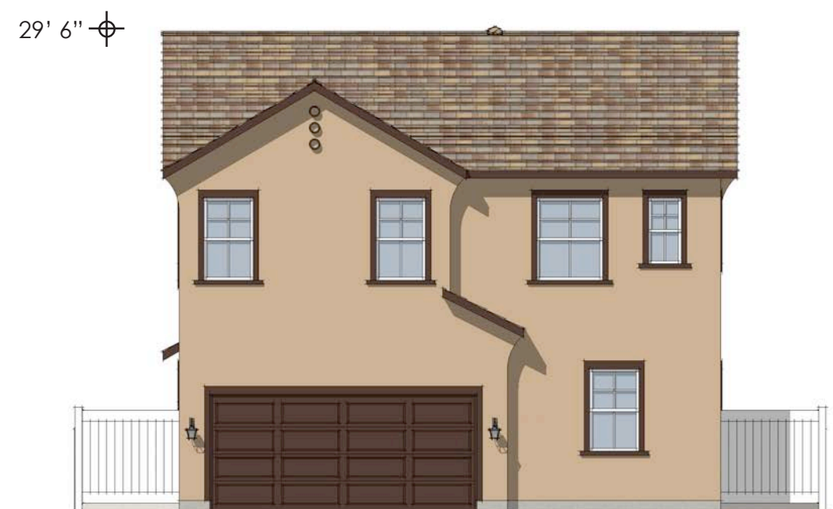
LEFT ELEVATION "A" SCALE = 3/32"



ROOF PLAN "A"
SCALE =3/32"



RIGHT ELEVATION "A" SCALE = 3/32"



REAR ELEVATION "A" SCALE = 3/32"

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PLAN 4 - ELEVATION 'B' MANOR

Manor - Color Scheme 3

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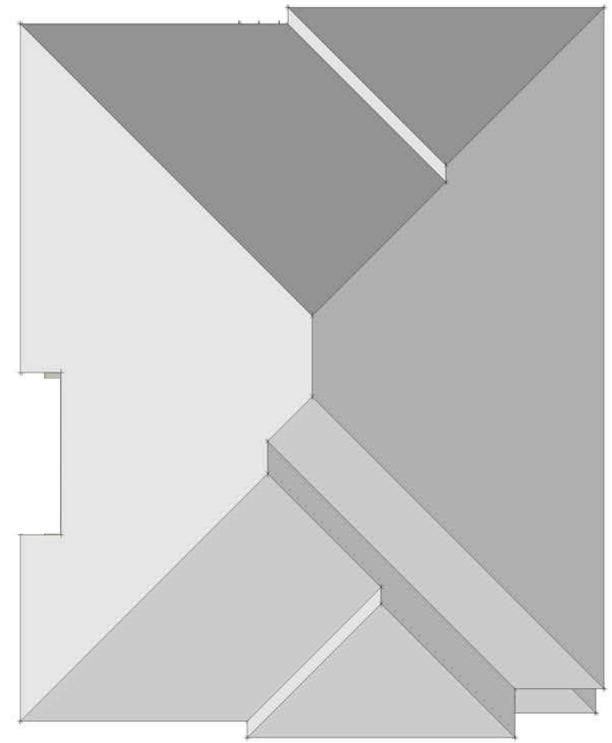
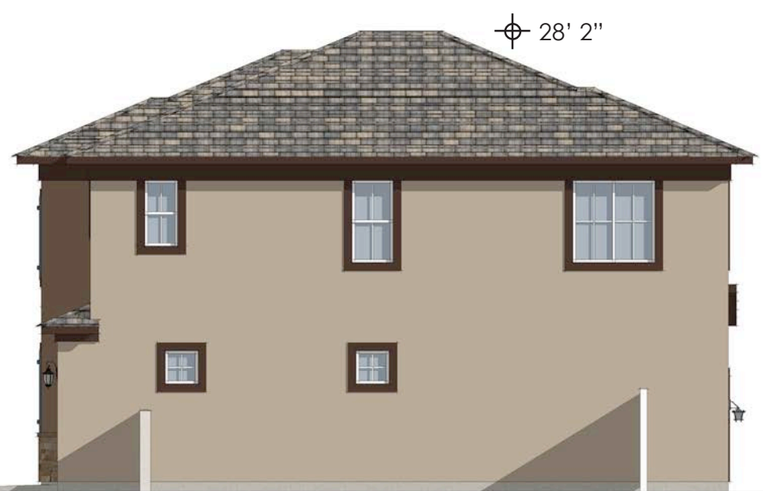
PLAN 4 - ELEVATION 'B' SIDES & REAR

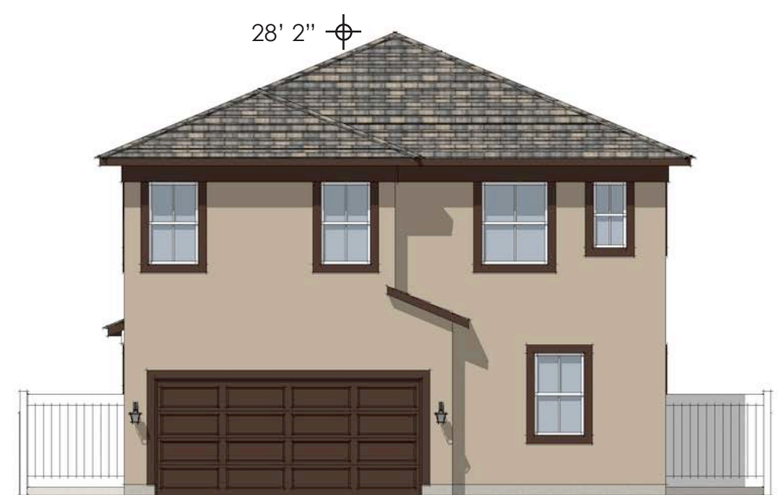
LEFT ELEVATION "B" SCALE = 3/32"



ROOF PLAN "B"
SCALE =3/32"



RIGHT ELEVATION "B" SCALE = 3/32"



REAR ELEVATION "B" SCALE = 3/32"

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PLAN 4 - ELEVATION 'C' FRENCH ECLECTIC

French Eclectic - Color Scheme 1

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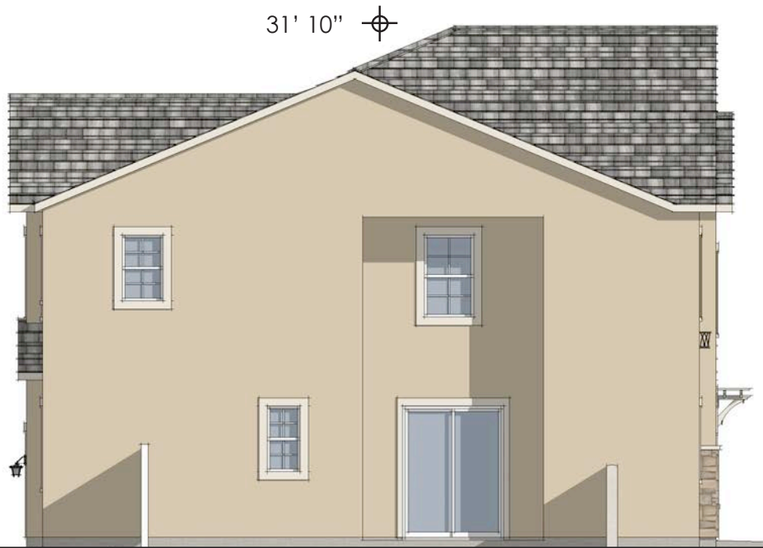
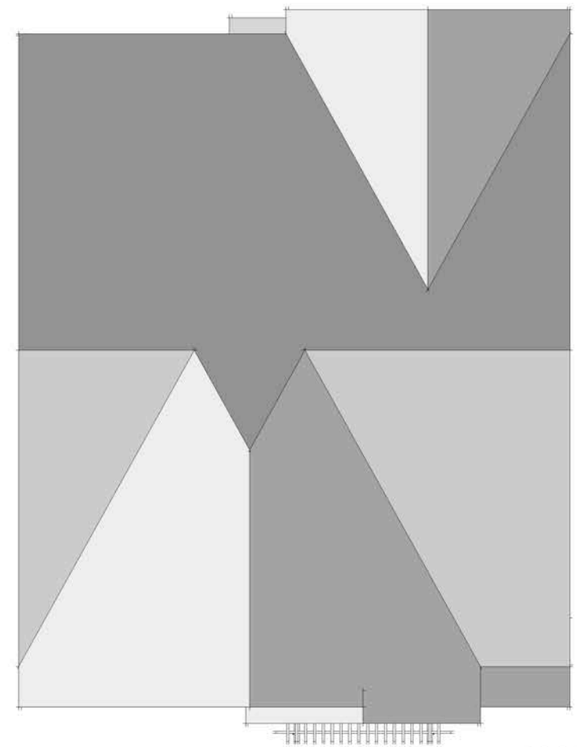
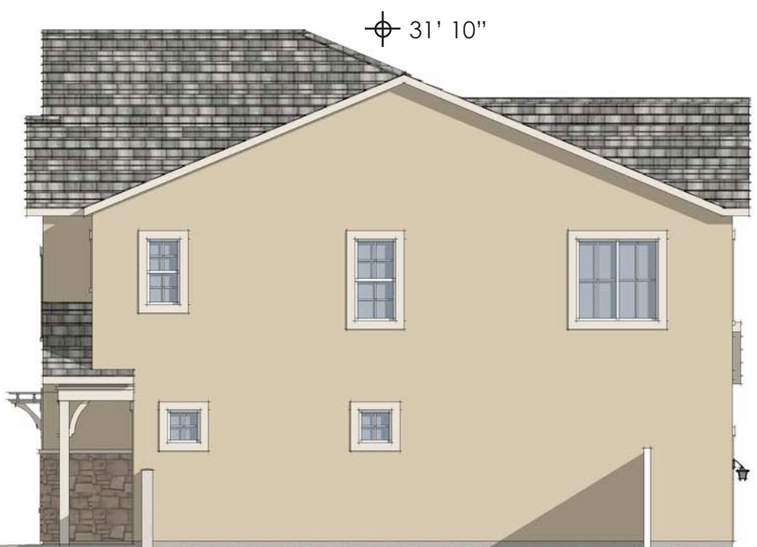
PLAN 4 - ELEVATION 'C' SIDES & REAR



LEFT ELEVATION "C" SCALE = 3/32"



ROOF PLAN "C"
SCALE =3/32"



RIGHT ELEVATION "C" SCALE = 3/32"

REAR ELEVATION "C" SCALE = 3/32"

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COLOR PALETTES

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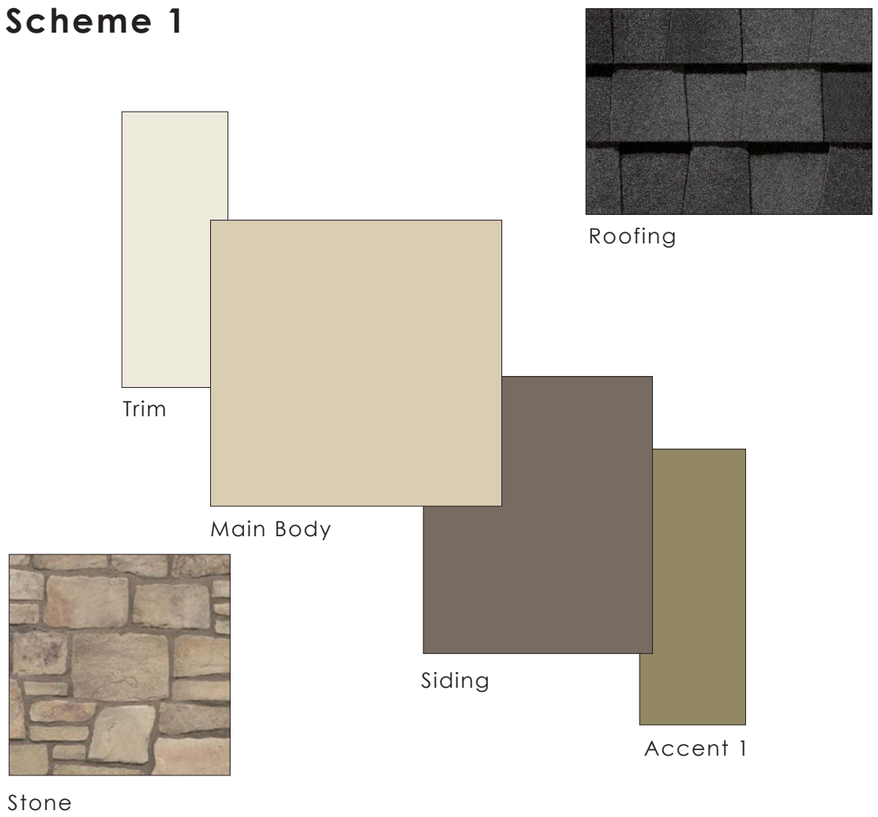
COLOR PALETTES

Roofing: CertainTeed Landmark Pro
Paint: Sherwin-Williams
Masonry: Cultured Stone by Boral

Scheme 1



LEGEND			
Roofing	Moire Black	Landmark Pro	
Main Body	Softer Tan	SW 6141	Stucco Body
Siding	Garret Gray	SW 6075	Siding (when present)
Trim	Creamy	SW 7012	Fascia, window & door trim
Accent 1	Renwick Olive	SW 2815	Shutters, Front Door
Masonry	Chianti	Ancient Villa Ledgestone	Stone (when present)

Scheme 2

LEGEND			
Roofing	Heather Blend	Landmark Pro	
Main Body	Perfect Greige	SW 6073	Stucco Body
Siding	Otter	SW 6041	Siding (when present)
Trim	Creamy	SW 7012	Fascia, window & door trim
Accent 1	Wheat Penny	SW 7705	Shutters, Front Door
Masonry	Toscana	Ancient Villa Ledgestone	Stone (when present)

COLOR PALETTES

Roofing: CertainTeed Landmark Pro
Paint: Sherwin-Williams
Masonry: Cultured Stone by Boral

Scheme 3

Roofing

Trim

Main Body

Siding

Accent 1

Stone

LEGEND			
Roofing	Weathered Wood	Landmark Pro	
Main Body	Avenue Tan	SW 7543	Stucco Body
Siding	Nuthatch	SW 6088	Siding (when present)
Trim	Turkish Coffee	SW 6076	Fascia, window & door trim
Accent 1	Outerspace	SW 6251	Shutters, Front Door
Masonry	Sevilla	Ancient Villa Ledgestone	Stone (when present)

Scheme 4

Roofing

Trim

Main Body

Siding

Accent 1

Stone

LEGEND			
Roofing	Heather Blend	Landmark Pro	
Main Body	Latte	SW 6108	Stucco Body
Siding	Portabello	SW 6102	Siding (when present)
Trim	Turkish Coffee	SW 6076	Fascia, window & door trim
Accent 1	Rosemary	SW 6187	Shutters, Front Door
Masonry	Sienna	Ancient Villa Ledgestone	Stone (when present)

JDA
JEFFREY DEMURE + ASSOCIATES
ARCHITECTS · PLANNERS
5905 GRANITE LAKE DRIVE, SUITE 140
GRANITE BAY, CALIFORNIA 95746
P: 916.783.3700
WWW.JDAARCH.COM

CAMPUS OAKS 4, 5 & 15
City of Roseville, California

LENNAR®

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City of Roseville, California

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COLOR PALETTES

Roofing: CertainTeed Landmark Pro
Paint: Sherwin-Williams
Masonry: Cultured Stone by Boral

Scheme 5

LEGEND			
Roofing	Heather Blend	Landmark Pro	
Main Body	Iviore	SW 6127	Stucco Body
Siding	Sawdust	SW 6158	Siding (when present)
Trim	Creamy	SW 7012	Fascia, window & door trim
Accent 1	Less Brown	SW 6040	Shutters, Front Door
Masonry	Sienna	Ancient Villa Ledgestone	Stone (when present)

Scheme 6

LEGEND			
Roofing	Heather Blend	Landmark Pro	
Main Body	Baguette	SW 6123	Stucco Body
Siding	Brevity Brown	SW 6068	Siding (when present)
Trim	Turkish Coffee	SW 6076	Fascia, window & door trim
Accent 1	Iron Ore	SW 7069	Shutters, Front Door
Masonry	Sevilla	Ancient Villa Ledgestone	Stone (when present)

COLOR PALETTES

Roofing: CertainTeed Landmark Pro
Paint: Sherwin-Williams
Masonry: Cultured Stone by Boral

Scheme 7

Roofing

Trim

Main Body

Siding

Accent 1

Stone

LEGEND			
Roofing	Moire Black	Landmark Pro	
Main Body	Whole Wheat	SW 6121	Stucco Body
Siding	Library Pewter	SW 0038	Siding (when present)
Trim	Turkish Coffee	SW 6076	Fascia, window & door trim
Accent 1	Homburg Gray	SW 7622	Shutters, Front Door
Masonry	Toscana	Ancient Villa Ledgestone	Stone (when present)

Scheme 8

Roofing

Trim

Main Body

Siding

Accent 1

Stone

LEGEND			
Roofing	Weathered Wood	Landmark Pro	
Main Body	Nomadic Desert	SW 6107	Stucco Body
Siding	Yearling	SW 7725	Siding (when present)
Trim	Creamy	SW 7012	Fascia, window & door trim
Accent 1	Sealskin	SW 7675	Shutters, Front Door
Masonry	Sienna	Ancient Villa Ledgestone	Stone (when present)

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CAMPUS OAKS 4, 5 & 15

City of Roseville, California

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COLOR PALETTES

Roofing: CertainTeed Landmark Pro
Paint: Sherwin-Williams
Masonry: Cultured Stone by Boral

Scheme 9

Roofing

Trim

Main Body

Siding

Accent 1

Stone

LEGEND			
Roofing	Moire Black	Landmark Pro	
Main Body	Sticks & Stones	SW 7503	Stucco Body
Siding	Manor House	SW 7505	Siding (when present)
Trim	Creamy	SW 7012	Fascia, window & door trim
Accent 1	Rookwood Dark Red	SW 2801	Shutters, Front Door
Masonry	Toscana	Ancient Villa Ledgestone	Stone (when present)

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PC Exhibit D

RS/DS Development Standards for Campus Oaks Master Plan Parcels CO-4, CO-5, and CO-15	
	Single Family
Lot Size (minimum)	
Area	2600 sq. ft.
Width	24ft.
Permitted Density (maximum per lot)	
Residential Density	1 dwelling
Setbacks (minimum)	
Front	5ft. from PL
Side:	3.5 ft. min. from property line
Rear	15 ft. min. to garage from PL 5 ft. min. driveway depth
Coverage (maximum)	
Site Coverage	None[1]
Height (maximum)	
Height	32'
Parking (Minimum)	2 per Dwelling
Supplemental Design Standards	
1. Front Yard Stagger	None required, but optional per unit design
3. Two-story unit mix	No limit
4. Separation Between Second Story Elements	A minimum of 7 feet shall be provided between second story elements of adjacent two-story dwellings[2]
5. Building Exterior	Architectural treatment shall be applied to all elevations of a building. At a minimum, all doors, windows and other wall openings shall be trimmed consistent with the architectural style.

Notes:

(1) Maximum coverage is a function of lot size, required setbacks and usable open space.

(2) Second Story Elements such as but not limited to eaves and cornices may encroach up to 1' into a required setback provided adequate access/emergency egress paths are maintained.

(3) Steps may encroach into setback

(4) Residential development standards identified above may be modified, expanded, or eliminated through the approval of a Design Review Permit for Residential Subdivision (DRRS), as provided for in the Roseville Municipal Code, Title 19- Zoning, Article V. - Administration and Procedures.

PC Exhibit E

PRELIMINARY STREET TREE LEGEND

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	QTY
	ACE BUE	ACER BUERGERIANUM / TRIDENT MAPLE WUCOLS (M)	15 GAL.	22
	ACE ARM	ACER RUBRUM `ARMSTRONG` / ARMSTRONG RED MAPLE WUCOLS (M)	15 GAL.	7
	GIN FAI	GINKGO BILOBA `FAIRMONT` / MAIDENHAIR TREE WUCOLS (M), ACCENT TREE AT WOODCREEK OAKS AND CRIMSON RIDGE DRIVE	24" BOX	3
	PIS KEI	PISTACIA CHINENSIS `KEITH DAVEY` / KEITH DAVEY CHINESE PISTACHE WUCOLS (L), PRIMARY TREE ON CRIMSON RIDGE DR.	15 GAL.	66
	PLA COL	PLATANUS X ACERIFOLIA `COLUMBIA` / LONDON PLANE TREE WUCOLS (L), SHADE TREE FOR PARKING AREAS AND ALONG PASEO	24" BOX	30
	QUE CAT	QUERCUS VIRGINIANA `CATHEDRAL` / CATHEDRAL LIVE OAK WUCOLS (L), SECONDARY TREE ALONG PASEO	24" BOX	10
	QUE WIS	QUERCUS WISLIZENII / INTERIOR LIVE OAK WUCOLS (VL), SECONDARY TREE ALONG WOODCREEK OAKS BLVD., MIN. 6' FROM HARDSCAPE W/O ROOT BARRIER	24" BOX	19
	ULM DRA	ULMUS PARVIFOLIA `DRAKE` / DRAKE ELM WUCOLS (M), PRIMARY STREET TREE	24" BOX	39

Parking Lot Shade Calculations — **Project: 18022A**
Campus Oaks- 4, 5, 15 — **Date: 8/9/2018**

	25%	50%	100%	Total
Qty. 35' Diameter Trees		12		
sub total of shade at 962 sf for 100% canopy	0	5772	0	5,772
Qty. 30' Diameter Trees		2		
sub total of shade at 706 sf for 100% canopy	0	708	0	708
Qty. 25' Diameter Trees				
sub total of shade at 491sf for 100% canopy	0	0	0	-
Qty. 20' Diameter Trees	6	7		
sub total of shade at 314sf for 100% canopy	474	1099	0	1,573
Total Shade Provided				8,053
Total Parking Area				13,015
Percent Shaded				**62%**

PRELIMINARY PLANT LEGEND

ACCENT TREES
SMALLER SIZE SUITABLE FOR PLANTING ADJACENT HOMES IN THE PATIO SPACES OR IN TIGHTER PLANTING BEDS AS AN ARCHITECTURAL ACCENT.
CERCIS CANADENSIS `OKLAHOMA` / OKLAHOMA REDBUD — 15 GAL.
WUCOLS (L), 25'-35' H/W
CHIONANTHUS RETUSUS / CHINESE FRINGE TREE — 15 GAL.
WUCOLS (M), 15'-20' H X 20'-25' W
CORNUS KOUSA / KOUSA DOGWOOD — 15 GAL.
WUCOLS (M), 25' H X 20'-25' W
ERIOBOTRYA DEFLEXA / BRONZE LOQUAT — 15 GAL.
WUCOLS (L), 15'-20' H/ W
LAGERSTROEMIA INDICA `MUSKOGEE` / MUSKOGEE CRAPE MYRTLE — 15 GAL
WUCOLS (L), 15'-20' H X 15' W

COLUMNAR SHADE TREES
COLUMNAR SHADE TREES IN TIGHER LOCATIONS.
ACER GINNALA / AMUR MAPLE — 15 GAL.
WUCOLS (M), 15'-20' H/W
NYSSA SYLVATICA / SOUR GUM — 15 GAL.
WUCOLS (M), 30'-50' H X 15'-25' W
QUERCUS ROBUR `FASTIGIATA` / PYRAMIDAL ENGLISH OAK — 15 GAL.
WUCOLS (M), 50' H X 15' W
QUERCUS ROBUR `REGAL PRINCE` / REGAL PRINCE ENGLISH OAK — 15 GAL.
WUCOLS (M), 50' H X 20'-25' W

FOUNDATION SHRUBS
LARGE, EVERGREEN SHRUBS USED AS A BACKDROP AND FOR SCREENING.
ARBUTUS UNEDO `COMPACTA` / DWARF STRAWBERRY TREE — 5 GAL.
WUCOLS (L), 6'-8' H X 5'-6' W
COTONEASTER LACTEUS / RED CLUSTERBERRY COTONEASTER — 5 GAL.
WUCOLS (M), 6'-8' H X 6'-12' W
DODONAEA VISCOSA `PURPUREA` / PURPLE LEAFED HOPSEED BUSH — 5 GAL.
WUCOLS (L), 10'-12' H X 6'-8' W
FEIJOA SELLOWIANA / PINEAPPLE GUAVA — 5 GAL.
WUCOLS (L), 10'-15' H/ W
LAURUS NOBILIS `SARATOGA` / SWEET BAY — 5 GAL.
WUCOLS (L), 20-30' H X 15'-25' W
LIGUSTRUM JAPONICUM `TEXANUM` / WAX LEAF PRIVET — 5 GAL.
WUCOLS (L), 8'-10' H X 4'-6' W
OSMANTHUS FRAGRANS / SWEET OLIVE — 5 GAL.
WUCOLS (M), 10' H X 6'-8' W
PHOTINIA X FRASERI / PHOTINIA — 5 GAL.
WUCOLS (M), 8'-12' H X 8'-10' W
PITTOSPORUM TOBIRA `VARIEGATA` / VARIEGATED MOCK ORANGE — 5 GAL.
WUCOLS (L), 6'-8' H X W
PRUNUS CAROLINIANA `BRIGHT `N TIGHT` TM / BRIGHT `N TIGHT CAROLINA LAUREL — 5 GAL.
WUCOLS (L), 8'-10' H X 6'-10' W

VINES
MIX OF EVERGREN AND DECIDIOUS VINES, PLANTED ON MASONRY SCREEN WALLS OR TRELLISES
FICUS PUMILA / CREEPING FIG — 5 GAL.
WUCOLS (M)
PARTHENOCISSUS TRICUSPIDATA `VEITCHII` / BOSTON IVY — 5 GAL.
WUCOSL (M)

INTERIOR PLANTING
ENHANCED PLANTING ADJACENT TO ARCHITECTURE. TIGHTER PLANT SPACING AND CONTRASTING FORM AND TEXTURE. GENERALLY ONE GALLON PLANTING AT 18-32" O.C., WITH 20-30% TWO GALLON OR FIVE GALLON PLANTINGS LIKELY.
BUXUS SUFFRUTICOSA / BOXWOOD — 1 GAL.
WUCOLS (M), 1'-2' H/W
DIANELLA REVOLUTA `LITTLE REV` / LITTLE REV FLAX LILY — 1 GAL.
WUCOLS (L), 18"-24" H/W
ILEX CRENATA `STOKES` / JAPANESE HOLLY — 5 GAL.
WUCOLS (L), 6'-8' H X 2'-3' W
LOROPETALUM C. RUB.`FIRE DANCE` / PURPLE LEAF FRINGE FLOWER — 5 GAL.
WUCOLS (M), 3'-6' H /W
OLEA EUROPAEA `LITTLE OLLIE` TM / LITTLE OLLIE OLIVE — 15 GAL.
WUCOLS (L)
PHORMIUM TENAX `MAORI MAIDEN/SUNRISE` / NEW ZEALAND FLAX — 5 GAL.
WUCOLS (L), 2'-3' H/W
PITTOSPORUM TOBIRA `VARIEGATA` / VARIEGATED MOCK ORANGE — 5 GAL.
WUCOLS (L), 4'-5' H/W
PRUNUS LAUROCERASUS `OTTO LUYKEN` / LUYKENS LAUREL — 5 GAL.
WUCOLS (M), 3' H X 6' W
RHAPHIOLEPIS INDICA `MAJESTIC BEAUTY` TM / MAJESTIC BEAUTY INDIAN HAWTHORN — 5 GAL.
WUCOLS (M), 8'-10 H/W
RHAPHIOLEPIS UMBELLATA `PINKIE` / PINK INDIAN HAWHORNE — 1 GAL.
WUCOLS (L), 2'-3' H X 3'-4' W
ROSA X `FLOWER CARPET WHITE` / ROSE — 2 GAL.
WUCOLS (M), 2'-2.5' H X 3' W
ROSMARINUS OFFICINALIS `INGRAMII` / ROSEMARY — 1 GAL.
WUCOLS (L), 2'-3' H X 4' W

ALLEY SHRUBS AND GROUNDCOVER
SHRUBS AND GROUNDCOVER TO COMPLIMENT AND PROVIDE SCALE TO THE ARCHITECTURE WHILE MAINTAINING A CONSISTENT LOOK AND EASY VISIBILITY.
COTONEASTER DAMMERI `LOWFAST` / LOWFAST BEARBERRY COTONEASTER — 1 GAL.
WUCOLS (L), 1' H X 12' W
ILEX CRENATA `SKY PENCIL` / SKY PENCIL JAPANESE HOLLY — 1 GAL.
WUCOLS (UN), 6'-8' H 2'-3' W
PITTOSPORUM TOBIRA `VARIEGATA DWARF` / DWARF VARIEGATED MOCK ORANGE — 1 GAL.
WUCOLS (M), 2'-3' H X 3'-5' W
PODOCARPUS MACROPHYLLUS MAKI / SHRUBBY YEW — 1 GAL.
WUCOLS (M), 5'-10' H X 3'-4' W
RHAPHIOLEPIS UMBELLATA `PINKIE` / PINK INDIAN HAWHORNE — 1 GAL.
WUCOLS (L), 2'-3' H/W
ROSMARINUS OFFICINALIS `INGRAMII` / ROSEMARY — 1 GAL.
WUCOLS (L), 2'-3' H, 3'-4' W
TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE — 1 GAL.
WUCOLS (M), 1'-2' H X 10'-15' W

STREETSCAPE SHRUBS AND GROUNDCOVER
MEDIUM TO LOW SHRUBS, WITH GROUNDCOVERS (SEE BELOW) IN LARGER AREAS THAT MATCH EXISTING STREET PLANTINGS.
CALLISTEMON VIMINALIS `BETTER JOHN` / DWARF WEEPING BOTTLE BRUSH — 1 GAL.
WUCOSL (L), 2'-3' H X 3' W
CISTUS PULVERULENTUS `SUNSET` / ROCKROSE — 1 GAL.
WUCOLS (L), 2-2.5' H X 4'-6' W
COTONEASTER DAMMERI `LOWFAST` / BEARBERRY COTONEASTER — 1 GAL.
WUCOLS (L), WUCOLS (L), 1' H X 12' W
DIETES VEGETA / AFRICAN IRIS — 1 GAL.
WUCOSL (L), 2'-3' H/ W
ESCALLONIA FRADESII / ESCALLONIA — 1 GAL.
WUCOLS (M), 5'-6' H/ W
GREVILLEA X `NOELLII` / GREVILLEA — 1 GAL.
WUCOLS (L) 4'H/W
JUNIPERUS CONFERTA `COMPACTA` / SHORE JUNIPER — 1 GAL.
WUCOLS (L), 12"-18" H X 4' W
RHAPHIOLEPIS UMBELLATA `MINOR` / YEDDA HAWTHORN — 1 GAL.
WUCOLS (L), 2'-3' H/W

BIO-RETENTION PLANTING
PLUGGED PLANTING OF HYDROPHYLLIC SEDGES AND RUSHES AT REGULAR SPACING, INCLUDING CAREX AND JUNCUS SP.
-

GROUNDCOVER
SPREADING EVERGREEN PLANTS,MEDIUM AND LOW WATER USE. PRIMARILY SELECTED FOR HARDINESS, SOME FLOWERING. USED AS FOREGROUND FOR MIXED PLANTING.
COPROSMA KIRKII / CREEPING MIRROR PLANT — 1 GAL.
WUCLS (L), 1'-2' H X 6' W
JUNIPERUS HORIZONTALIS VARS. / CREEPING JUNIPER — 1 GAL.
WUCOLS (L), 12"-18" H X 4' W
ROSA X `FLOWER CARPET CORAL` / ROSE — 1 GAL.
WUCOLS (M)2-1/2'-3' H/W
ROSMARINUS OFF.`HUNTINGTON CARPET` / H. CARPET ROSEMARY — 1 GAL.
WUCOLS (L), 1'-2' H X 8' W
TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE — 1 GAL.
WUCOLS (M), 1'-2' H X 10'-12' W
TRACHELOSPERMUM JASMINOIDES / STAR JASMINE — 1 GAL.
WUCOLS (M), 1'-2' H X 10'-15' W

(SPECIES LISTED ARE REPRESENTATIVE AND NOT EXCLUSIVE; FINAL SELECTION TO CONFORM TO CAMPUS OAKS DESIGN GUIDELINES). PLANS ARE PRELIMINARY AND PLANTING (SHRUBS, GROUNDCOVER, ETC.) IS SHOWN GRAPHICALLY.

CITY OF ROSEVILLE APPROVAL

KEYNOTES

1. PROJECT ENTRY MONUMENT SIGNAGE AND ENHANCED PLANTING (PER CAMPUS OAKS DESIGN GUIDELINES, SEE DETAIL L1.3/1 AND L1.3/4)
2. PROPOSED STONE CLAD PILASTER AT PASEO (1 TOTAL)
3. MASONRY SOUND WALL WITH DECORATIVE STONE PILASTERS SPACED PER CAMPUS OAKS DESIGN GUIDELINES (SEE DETAIL L1.3/ 3)
4. SEGMENTAL RETAINING WALLS AT LOTS 4-9
5. VINYL FENCING AT SIDE YARDS, TYPICAL (SEE DETAIL L1.3/2)
6. PEDESTRIAN ACCESS TO COMMUNITY
7. PEDESTRIAN ACCESS TO PASEO (SEE DETAIL L1.2/4)
8. FUTURE PASEO BY OTHERS
9. ENHANCED PAVING AT PRIMARY AND SECONDARY ENTRANCES
10. EXISTING STREETSCAPE PLANTING
11. NEW STREETSCAPE PLANTING TO MATCH EXISTING PER CAMPUS OAKS DESIGN GUIDELINES
12. BIO-RETENTION BASINS (REFER TO CIVIL PLANS)
13. ENHANCED PLANTING AT PRIMARY AND SECONDARY ENTRANCE
14. AREA USED FOR SHADE CALCULATIONS

IRRIGATION DESIGN STATEMENT

IRRIGATION SYSTEM WILL CONFORM TO THE CITY'S WATER USE ORDINANCE. HOA MAINTAINED PASEOS, ALLEYS, AND COMMON AREAS WILL BE CONTROLLER WILL BE "SMART" WITH SELF-ADJUSTING PROGRAMS BASED ON LOCAL WEATHER CONDITIONS. HYDROZONES WILL BE BASED ON EXPOSURE, PLANT WATER REQUIREMENTS AND EMISSION TYPE. IRRIGATION EMISSION SYSTEM WILL GENERALLY CONSIST OF:

- HARD PIPED DRIP OR BUBBLERS TO LARGE SHRUBS IN LINEAR ARRANGEMENTS,
- POP-UP HEADS WITH MULTI-STREAM, MULTI-TRAJECTORY ROTATING NOZZLES FOR TURF AND GROUND COVER AREAS GREATER THAN 10' WIDE, SET BACK 2' FROM HARDSCAPE,
- DRIP IRRIGATION FOR SHRUB AND GROUNDCOVER AREAS LESS THAN 10' IN WIDTH

ALL AREAS TO BE CITY MAINTAINED (AS NOTED ABOVE), SHALL BE CONSTRUCTED TO CITY PARKS CONSTRUCTION STANDARDS AND SHALL BE SEPARATED FROM PRIVATELY MAINTAINED AREAS.

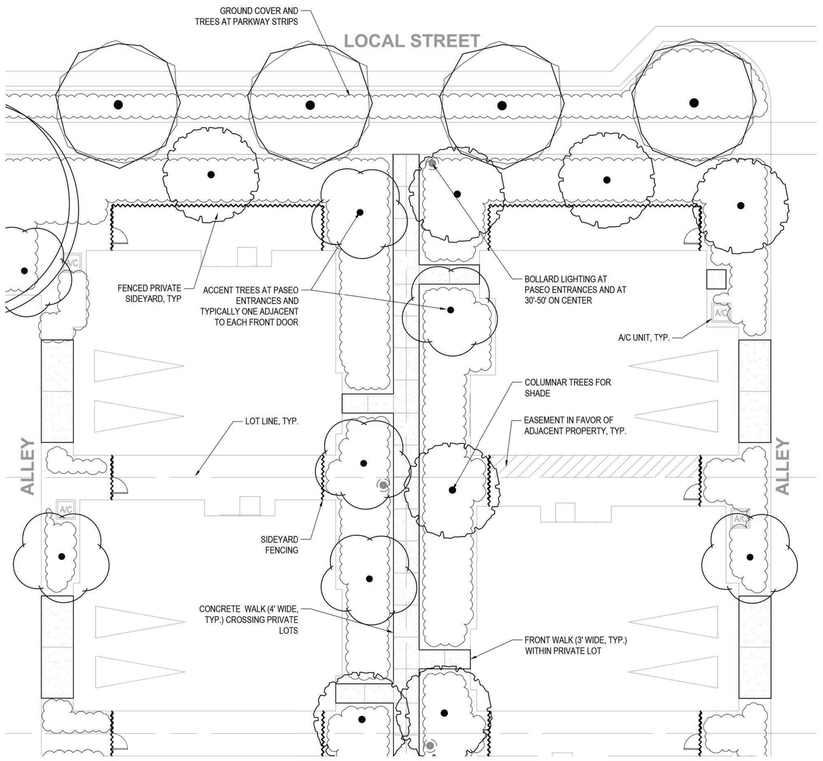
0' 40' 80'
1" = 40'
N

Roach & Campbell

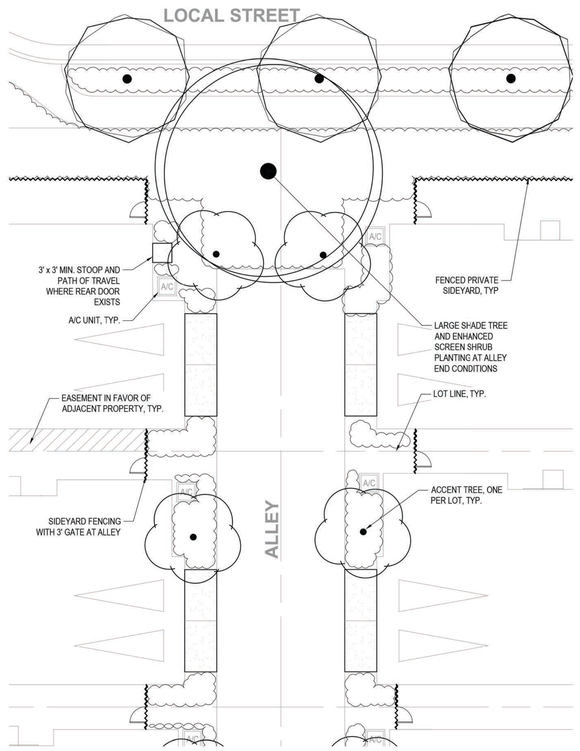
AUGUST 2018
ROSEVILLE, CA
BBC ROSEVILLE OAKS, LLC

CAMPUS OAKS- 4, 5, 15
PRELIMINARY LANDSCAPE PLAN/ OVERALL PLAN

L1.1



1 NEIGHBORHOOD PASEO ENLARGEMENT
1"= 10'-0" PLAN



2 ALLEY END ENLARGEMENT
1"= 10'-0" PLAN

MATERIALS

PAVING

STAMPED ASPHALT (ALTERNATE FOR STAMPED CONCRETE)
RANDOM COBBLE, RUNNING BOND (SHOWN WITH STREETBOND COATING)
PATTERN SIMILAR TO STAMPED CONCRETE GRANITE SETTS IN EXISTING CAMPUS OAKS MEDIANS

MASONRY

PRECAST CAP AT SOUNDWALL
CAP: VALORI (OR EQUAL) 4"X24"X 8", BEVELED CAP, COLOR: GRIS (STANDARD), FINISH: SANDWASH

MASONRY WALL AT SOUNDWALL
SPLIT-FACE BLOCK (SECONDARY, 25% RANDOM MIX, 8" PROTO II W/ OFFSET 6" CORE: PRCTRUDES 2" AT FACE. COLOR: 389 (STANDARD), FINISH: SPLIT EXTERIOR, PRECISION INTERIOR

MASONRY WALL AT SOUNDWALL
SPLIT-FACE BLOCK (PRIMARY, 75% RANDOM MIX, 6" PROTO II). COLOR: 438 (STANDARD), FINISH: SPLIT EXTERIOR, PRECISION INTERIOR

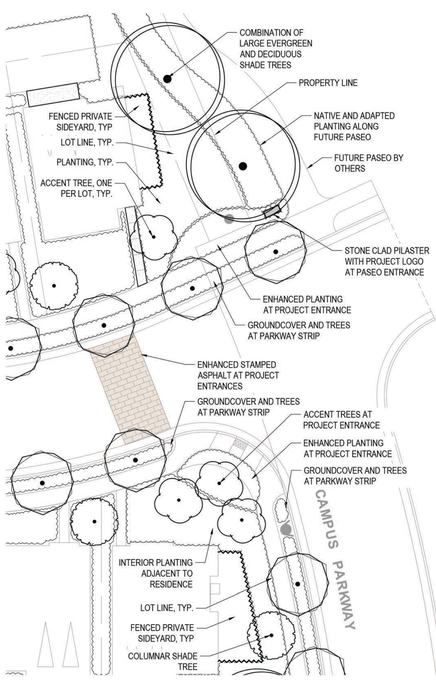
VENEER

STONE VENEER
'ROUGH CUT' COLOR: AUTUMN LEAF, BY EL DORADO STONE.

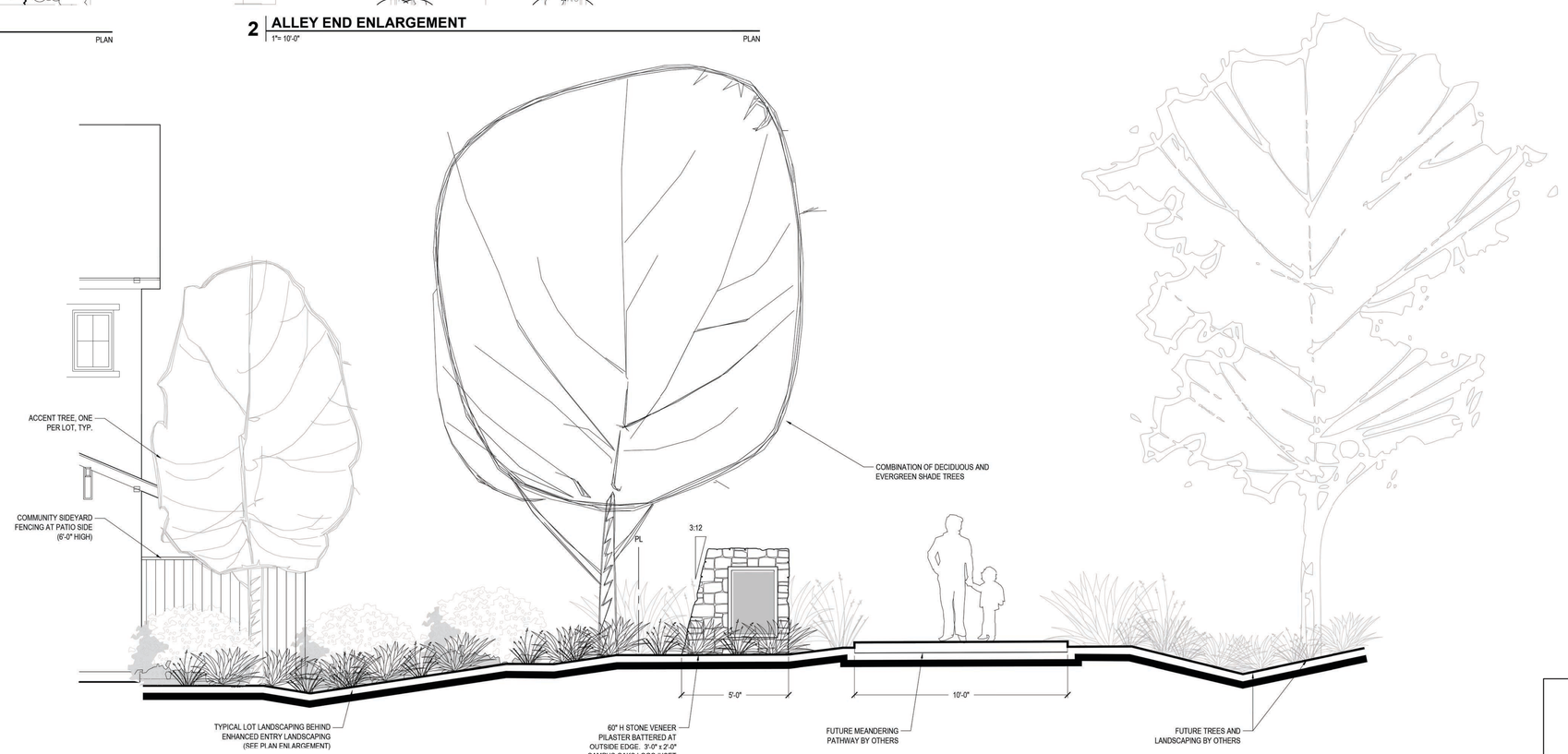
GENERAL NOTES:
DUE TO VARYING CONDITIONS OR ORIGINAL PHOTOGRAPHY AND REPRODUCTION, SIMULATED IMAGES CANNOT ACCURATELY REPRESENT ACTUAL COLORS, AND ARE INTENDED TO SHOW DESIGN INTENT ONLY.

SPECIFIC PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO AVAILABILITY AND COMPETITIVE BIDDING, AND ARE SHOWN TO ILLUSTRATE DESIGN INTENT.

EXACT COLORS AND PATTERNS TO BE DETERMINED.



3 COMMUNITY AND PASEO ENTRY ENLARGEMENT
1"= 20'-0" PLAN



4 PASEO ENTRY WITH PILASTER MONUMENT
3/8" = 1'-0" ELEVATION

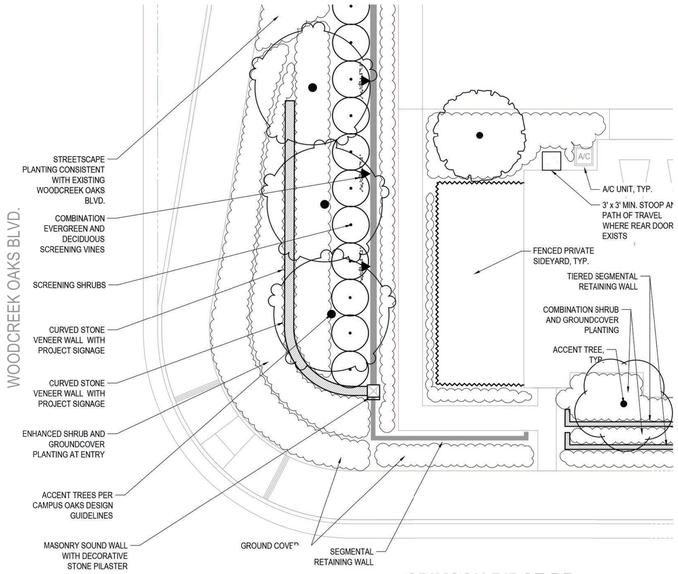
CITY OF ROSEVILLE APPROVAL

Roach & Campbell

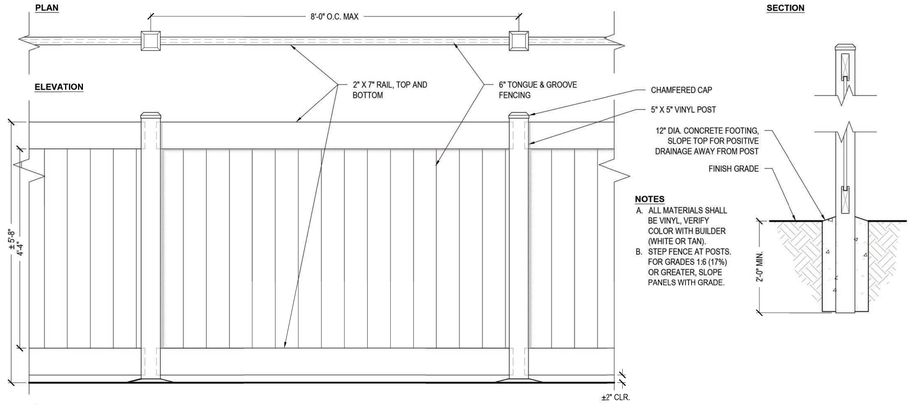
AUGUST 2018
ROSEVILLE, CA
BBC ROSEVILLE OAKS, LLC

CAMPUS OAKS- 4, 5, 15
PRELIMINARY LANDSCAPE MATERIALS/ ENLARGEMENTS

L1.2

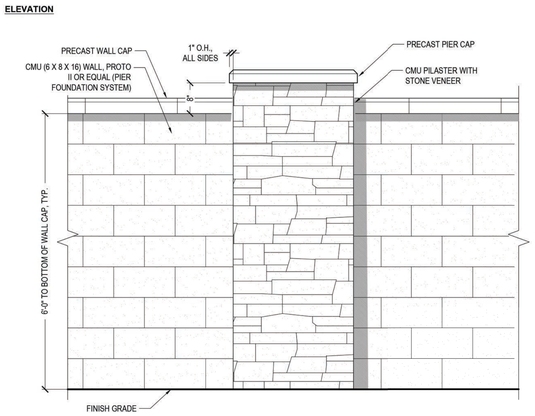


1 **PROJECT ENTRY MONUMENT ENLARGEMENT**
1"= 10'-0" PLAN

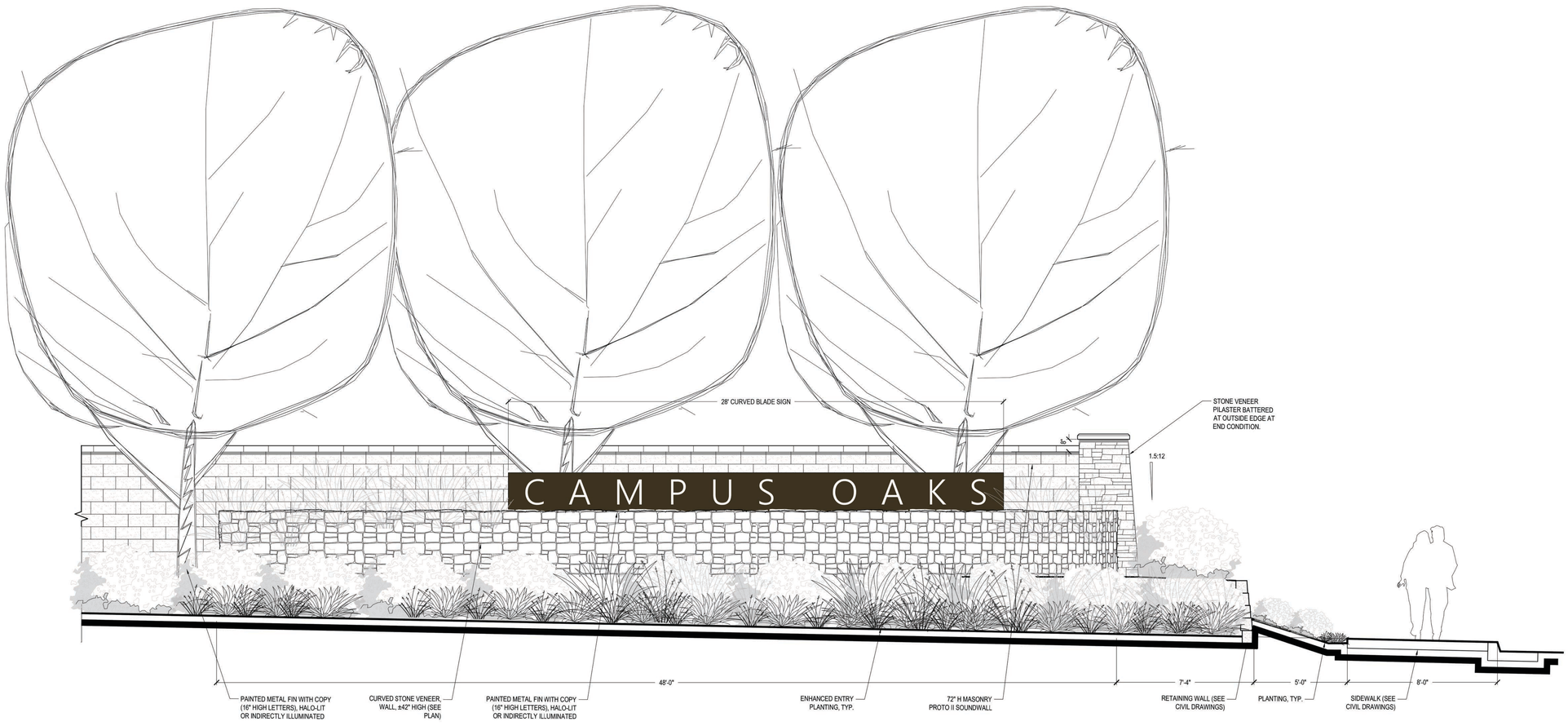


NOTES
A. ALL MATERIALS SHALL BE VINYL. VERIFY COLOR WITH BUILDER (WHITE OR TAN).
B. STEP FENCE AT POSTS. FOR GRADES 1:6 (17%) OR GREATER, SLOPE PANELS WITH GRADE.

2 **VINYL FENCING**
3/4" = 1'-0" AS NOTED



3 **SOUNDWALL AND PILASTER**
3/4" = 1'-0" AS NOTED



4 **PROJECT MONUMENT (LOOKING EAST FROM WOODCREEK OAKS BLVD.)**
3/8" = 1'-0" ELEVATION

CITY OF ROSEVILLE APPROVAL

Roach & Campbell

AUGUST 2018
ROSEVILLE, CA
BBC ROSEVILLE OAKS, LLC

CAMPUS OAKS- 4, 5, 15
PRELIMINARY LANDSCAPE DETAILS/ ENLARGEMENTS

L1.3

PLANNING COMMISSION COMMUNICATION

Title:	NCRSP PCL 35 – GALLERIA SPECIFIC PLAN AMENDMENT – 1151 GALLERIA BL – FILE # PL18-0032
Contact:	

Meeting Date: 9/27/2018
Item #: 6.3.