



DEVELOPMENT SERVICES – PLANNING DIVISION

311 Vernon Street
Roseville, CA 95678
(916) 774-5276

December 16, 2013

John Mourier
Mourier Investments, LLC
1430 Blue Oaks Bl #190
Roseville, CA 95747

Steve Schnable
John Mourier Construction
1430 Blue Oaks Bl #190
Roseville, CA 95747

SUBJECT: Project Name – SVSP JMC Maps

FILE #: **2012PL-038**

Project #: GPA-000064, SPA-000046, RZ-000061, DRP-000449, SUB-000157, SUB-000158

City Wide Job #: 120902

On **DECEMBER 12, 2013**, the *Planning Commission* **RECOMMENDED APPROVAL** of a request for a **GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, & REZONE**; and **APPROVED** a **DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION** to establish design standards for the Medium Density Residential Villages JM-20 & JM-21; a **TENTATIVE SUBDIVISION MAP** to subdivide 254.8 acres into 35 large lots; and a **TENTATIVE SUBDIVISION MAP** to create 1,020 single-family lots within six villages, located at **6810 FIDDYMENT ROAD**.

ADVISORY ACTION

The Planning Commission action on the **GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, & REZONE** is a recommendation and does not grant the applicant any entitlement. These items require action by the City Council. The City Council will consider these items at a later date.

EXPIRATION DATE

You have two (2) years from the date of the Planning Commission approval in which to effectuate the permit or record the final map or else the approval for the **DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION & TENTATIVE SUBDIVISION MAPS** becomes null and void.

The expiration date of this request is **DECEMBER 12, 2015**.

EXTENSION OF PERMIT

You may request that a permit be extended for a period up to a maximum of one (1) year. An application for an extension shall be submitted to the Planning Department prior to the expiration date indicated above. No notice will be sent to you prior to the date of permit expiration.

YOU WILL BE RESPONSIBLE FOR REQUESTING ANY EXTENSION.

EXTENSION OF MAP

You may request that a map be extended for a period up to a maximum of six (6) years. An application for an extension shall be submitted to the Planning Department prior to the expiration date indicated above. No notice will be sent to you prior to the date of map expiration.

YOU WILL BE RESPONSIBLE FOR REQUESTING ANY EXTENSION.

FEE NOTIFICATION

Per Government Code Section 66000, et seq, this notice shall serve as notification that the 90 day appeal period has begun in which the applicant may protest the imposition of fees, dedications, reservations, or other exactions imposed under the provisions of Government Code Section 66020 to the City Council. The appeal shall be filed in writing or on a form provided by the City stating the reasons for the appeal as provided for in Government Code Section 66020. **The appeal shall be filed with the City Clerk.**

APPEAL PROCEDURE

The decision of the Planning Commission is final unless appealed. This decision must be appealed to the **City Council** by filing a written appeal and paying the required fee **within ten (10) calendar days of December 12, 2013. The appeal shall be filed with the City Clerk.**

You may be precluded from filing a lawsuit to challenge this decision unless you use this opportunity for administrative appeal and raise any issues you believe to be wrongly decided.

Persons wishing to commence a court case challenging this decision must do so within ninety (90) days of the final decision (after all administrative appeals are exhausted) pursuant to Code of Civil Procedures Section 1094.6. (See Roseville City Council Resolution No. 82-8).

CONDITIONS OF APPROVAL

CONDITIONS OF APPROVAL – LARGE LOT MAP (SUB-000157)

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. (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 are approved and grading and/or encroachment permit is issued by the Development Services Department/Engineering Division. (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. (Engineering, Environmental Utilities, Finance)
5. Fulfillment of all backbone dedication requirements for Irrevocable offers of dedication and easements shall occur prior to the approval of any Improvement, Grading Plans, and/or recordation of any Final or Parcel Map as required by the Development Agreement between the City of Roseville and Mourier Investments, LLC. (Engineering)
6. Prior to the issuance of any improvement plans owner must have obtained issuance of a 404 permit as defined by the Development Agreement between the City of Roseville and Mourier Investments, LLC. (Engineering)
7. The applicant shall be responsible for reimbursements to the West Roseville Specific Plan per Section 3.26 of the Development Agreement. (Engineering)

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

8. Landscape Plans shall be submitted with the Improvement Plans for all landscape corridors and all landscaped common areas. The landscape plans shall comply with the Sierra Vista Specific Plan and the City of Roseville Water Efficient Landscape Requirements (Resolution 93-55). Landscape plans shall include a master irrigation plan showing mainline, size of mainline, points of connection and size and controller locations (at minimum). All landscaping and irrigation shall be inspected and approved prior to Notice of Completion. (Planning, Engineering, Parks, Fire, Environmental Utilities)
9. The developer is responsible for installing Project Entry features within the landscape corridor at the northeast, northwest, southeast, and southwest corner of the intersection of Upland Drive and Vista Grande Boulevard and at the northwest and southwest corner of the intersection of Fiddymont Road and Vista Grande Boulevard. The project entry features shall be shown on the Improvement Plans and shall be designed consistent with Section B.3 of the SVSP Design Guidelines. (Planning)
10. The applicant shall submit to the Engineering Division the appropriate Army Corps of Engineers permit or clearance, the California Department of Fish and Game Stream Bed Alteration Agreement, and/or the Regional Water Quality Control Board Water Quality Certificate. (Engineering)
11. The grading and improvement plans shall be designed in accordance with the City's Design 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 shall be in conformance with approved Stormwater Pollution Prevention Plan (SWPPP). 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.
 - c. A rough grading permit and/or an underground only permit may be approved by the Engineering Department prior to approval of the improvement plans.
 - d. Access to the floodplain as required by Engineering and the Streets Department.

- e. Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
12. 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 unless otherwise addressed in section 3.2.1 of the Development Agreement. Said notarized right-of-entry shall be provided to Engineering prior to approval of any plans that require entry. This includes but is not limited to the following:
 - Street connections along the western boundary of JM-20
 - Grading and drainage ditch to the north of JM-20
 - Street T along the western boundary of JM-04 (Engineering)
 13. The applicant shall apply for and obtain an encroachment permit from the Engineering Division prior to any work conducted within the City right-of-way. (Engineering)
 14. 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)
 15. All Lots/Parcels shall conform to Class 1 drainage, pursuant to the adopted City of Roseville Design and Construction Standards, except as shown on the tentative map or as approved in these conditions. (Engineering)
 16. Per Section 3.5.2 of the Development Agreement, owner shall construct the remainder of Fiddymnt Road improvements from Pleasant Grove Blvd to the northern boundary of open space parcel JM-85. Owner shall be responsible for reimbursing City for construction of 5-ft of pavement, median curb, utility stubs and left turn pockets into the Plan Area. Land owner shall construct full median landscaping along Fiddymnt Road. If cost to landscape ½ of median exceeds reimbursable amount to City, owner will be eligible for TMF credits. Per Section 3.5.2 of the Development Agreement, a Funding, Construction and Acquisition Agreement shall be entered into between City and Developer within 30 days of City acceptance of improvement plans. (Engineering).
 17. Traffic signals shall be constructed and reimbursed per Section 3.5.7 of the Development Agreement and the approved phasing plan. (Engineering)
 18. The southbound right turn lane from Fiddymnt Road to Vista Grande Blvd. shall be 350 feet in length with a 120 foot taper. (Engineering)
 19. The entrance from Fiddymnt Road to Parcel JM-21 shall include a standard right turn deceleration lane. (Engineering)
 20. Gated entrances to private subdivisions shall be designed and constructed per the City Design & Construction Standards. (Engineering)
 21. The phasing of infrastructure shall be consistent with Sierra Vista Utility and Infrastructure Phasing Plan (as prepared by Baker Williams Engineers), the Sierra Vista Specific Plan and as defined by the Development Agreement between the City of Roseville and Mourier Investments, LLC. Phasing shall occur in a sequential order as defined in the Phasing Plan. (Engineering)
 22. If phase 5A of the Sierra Vista Utility and Infrastructure Phasing Plan is not constructed prior to the approval of improvement plans for JM-21, the JM-21 improvement plans shall include the extension of Upland Drive to the northern terminus of phase 5A. (Engineering)

23. Street “T” along the western boundary of JM-04 shall have no parking signs installed along the west side of the road. These signs may be removed when Street “T” is constructed to its ultimate width. (Engineering)
24. Court “V” within Village JM-20 shall provide a pedestrian easement for access at the end of the court to provide continuity with the adjacent school site, Parcel JM-61. (Engineering)
25. Utility stubs for the school site, JM-61 shall be coordinated to accommodate the needs of the Center Unified School District. (Engineering, Environmental Utilities)
26. 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)
27. 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)
28. Turnouts for bus shelters shall be installed at the following locations:
 - a) Southwest corner of southbound Fiddymnt Road at Pleasant Grove Blvd.;
 - b) Southwest corner of southbound Fiddymnt Road at Vista Grande Blvd.;
 - c) Northwest corner of westbound Vista Grande Blvd. at Fiddymnt Road;
 - d) Southeast corner of eastbound Vista Grande Blvd. at Upland Drive;
 - e) Northwest corner of westbound Vista Grande Blvd. at Upland Drive.(Engineering)
29. The applicant shall dedicate all necessary rights-of-way for the widening of any streets required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Records Office. (Engineering)
30. The applicant shall dedicate separate drainage easements to the City of Roseville for any storm drain facility required to transfer public storm waters through private property. The easement document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Records Office. (Engineering)
31. The grading plans for the site shall be accompanied by a shed map that defines that area tributary to this site. All drainage facilities shall be designed to accommodate the tributary flow. All on-site storm drainage shall be collected on site and shall be routed to the nearest existing storm drain stub of natural drainage course. (Engineering)
32. All storm drainage, including roof drains, shall be collected on site and shall be routed to the nearest storm drain system or natural drainage facility. Prior to discharge from the site, the storm water shall be treated with appropriate storm water pollution treatment device(s). The drainage outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. (Engineering)
33. Prior to approval of improvement plans, drainage calculations must be submitted that are consistent with the Master Drainage Study for Sierra Vista or the Master Drainage Study shall be amended as necessary to

accommodate any change in sheds. Detention and drainage swales shall also be consistent with the Master Drainage Study or the Master Drainage Study amended to reflect any proposed changes. (Engineering)

34. Prior to approval of grading within the Open Space developer shall provide a plan that demonstrates that the “created wetlands” will provide enough storage volume to mitigate the 100 year peak flows as identified in the Drainage and Stormwater Master Plan. The design shall demonstrate that there are no adverse changes to the hydromorphological characteristics of the natural drainage course. Topographic data shall be gathered prior to and after the grading of open space to quantify the amount of storage that is being created for peak flow mitigation. Once the capacity of the storage is exceeded additional capacity will need to be created within the Open Space. (Engineering)
35. 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)
36. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)
37. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
38. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
39. Improvement plans shall show the Preserve boundary and label it as a protected area. The Pre-Construction meeting shall address the presence of the Preserve, the sensitive habitats present and minimization of disturbance to the Preserve. During grading and construction the preserve area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into the preserve from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the preserve, along with all temporary erosion control measures (e.g., straw bales, straw wattles and stakes, silt fencing). (Engineering, Development Services, Planning)
40. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the Preserve. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Engineering, Development Services, Planning)
41. With the exception of access required for maintenance and/or emergency vehicles or otherwise required by Federal or State Regulatory Permits, the project shall be designed to prevent vehicle access into the Preserve. Post and cable fencing or other improvements shall be utilized to meet this requirement. (Engineering, Development Services, Planning)
42. Landscaping adjacent to the Preserve shall be California native, drought-tolerant groundcover, shrubs, plants and trees. (Development Services, Planning)
43. **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)

44. 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)
45. 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. (Environmental Utilities)
 - b. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes. (Environmental Utilities)
 - c. Water and sewer mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions. (Environmental Utilities)
 - d. All sewer manholes shall have all weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)
46. 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)
47. Any backflow preventors visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventors shall be screened with landscaping and shall comply with the following criteria:
 - a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventor to the landscaping.
 - b. For maintenance purposes, the landscaping shall be installed on a maximum of three sides and the plant material shall not have thorns.
 - c. The control valves and the water meter shall be physically unobstructed.
 - d. The backflow preventor shall be covered with a green cover that will provide insulation. (Environmental Utilities)

48. 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)
49. Per the DA, Villages JM-4 and JM-20 will require two independent point of connections for the water looping. (Environmental Utilities)
50. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
51. Minimum fire flow is 1,500 gallons per minute with 20 lbs. residual pressure. The fire flow and residual pressure may be increased, as determined by the Fire Marshall, where the project utility lines will serve non-residential uses. (Fire)
52. The phasing of this project shall not limit the fire department requirements for access and circulation throughout the project as a result of continuous construction in accordance with the California Fire Code, 2010 with the City of Roseville's Amendments. A separate phasing plan (and permit issued by the Building Department) shall be reviewed and approved by this department. (Fire)
53. 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)
54. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)
55. 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)
56. All landscaping in areas containing electrical service equipment shall conform with the "Electric Department Landscape Design Requirements" as outlined in Section 7.00 of the Electric Department's "Specifications for Residential Trenching" (Electric)
57. Per the Sierra Vista Specific Plan and Development Agreement section 3.11.3, an electric substation site shall be granted to the City of Roseville once 500 family units, or the equal to in loading, has been permitted by the building department. The proposed project and approval shall be in accordance to this requirement. (Electric)
58. 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)
59. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)
60. Provide utility stubs to both parks at mid-point of the parks' road frontage. Utility stubs to include sewer, storm drain, recycled water, domestic water and electrical. (Parks)

PRIOR TO OR UPON RECORDATION OF FINAL/PARCEL MAP

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

- a. A 15' City of Roseville, Public Utilities Easement shall be granted on both the north and south side of Sierra Glen Drive where the roadway is adjacent to all open space parcels. (Electric)
 - b. Water and sewer easements. (Environmental Utilities)
62. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
 63. The applicant shall dedicate an easement to the City of Roseville for the maintenance of the future shelter on the southwest corner of southbound Fiddymnt Road at Pleasant Grove Blvd. The easement may be recorded with a map or via separate document. (Alternative Transportation, Engineering)
 64. The right of way for San Fernando Drive, measuring 21 ft., shall be dedicated prior to or currently with the first Final Map recorded. The owner of parcel JM-21 shall also enter into a Developer/Developer Reimbursement Agreement with the City, to include the fair share reimbursement to the owner of DF-42 for the San Fernando Drive public improvements. The Reimbursement Agreement shall be entered into prior to or currently with the first Final Map recorded. If a reimbursement agreement is not entered into, parcel JM-21 shall be responsible for all the public improvements within the 21 ft. of right of way. (Engineering)
 65. All existing public easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
 66. 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)
 67. All Final Maps shall include an informational sheet that depicts all prior recordings within the bounds of the Sierra Vista Specific Plan, along with the inclusion of the new area being recorded. (Engineering)
 68. Lots JM-50, JM-60, JM-61, JM-80, JM-81, JM-82, JM-83, JM-84, and JM-85 will not be accepted by the City, either in fee or as an easement, until after the subdivider has fulfilled the terms of the Permit from the Department of Fish and Game or Army Corps of Engineers. Upon completion of the monitoring period, the owner shall notify the City of Roseville Planning Department. (Planning, City Attorney)
 69. Any structures crossing Lot/Parcel lines created by the Final/Parcel map shall be removed. (Engineering)
 70. Lot/Parcel JM-50, JM-51, JM-52, JM-81, JM-82, JM-83, JM-84 and JM-85 shall be dedicated as an Irrevocable Offer of Dedication (I.O.D.) to the City for the purposes of (floodplain, open space, park or public access). (Engineering, Parks)
 71. The street names shall be approved by the City of Roseville. (Engineering)
 72. Applicant has the option of forming a Community Facilities District – Public Facilities (CFD) for the purpose of financing the construction and/or acquisition of public infrastructure and facilities within the project area. (Finance, Engineering)
 73. A Community Facilities District – Public Services (Services CFD) shall be formed for the subject property prior to the issuance of the first residential building permit, excluding permits for model homes or certificates of occupancy for non-residential uses. This district is being formed in order to fund maintenance of

landscaping, open space and neighborhood parks. It is the applicant's responsibility to cooperate with the Finance Department in preparing the appropriate documentation for the formation of the Services CFD. In order to allow the CFD to be in place at the beginning of the Levy cycle, the documentation shall be provided to the Finance Department not later than March 15 of the year preceding the Levy cycle in which the Services CFD will become effective. (Finance, Engineering, Building)

74. The subject property shall be annexed into Municipal Services District #3 (Muni CFD) prior to the issuance of the first residential building permit, excluding permits for model homes or certificates of occupancy for non-residential uses. This property is being added into this district in order to provide the funds required to offset the property's impact on City general fund resources available to pay for municipal services citywide, including the project area. It is the applicant's responsibility to cooperate with the Finance Department in preparing the appropriate documentation for the annexation of this property into the CFD. In order to allow the CFD to be in place at the beginning of the Levy cycle, the documentation shall be provided to the Finance Department not later than March 15 of the year preceding the Levy cycle in which the Muni CFD will become effective. (Finance, Engineering, Building)
75. 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)
76. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)
77. 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)
78. Per Development Agreement, landowner shall pay \$5,597.03 as its fair share for the update of the City's Long Range and Short Range Transit Master Plans and Bicycle Master Plan. (Alternative Transportation, Engineering)
79. 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)
80. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

81. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
82. 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)
83. 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)
84. 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)

85. 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)
86. All plant material shall be maintained under a 90 calendar day establishment period after initial planting. Upon completion of the establishment period, all plant material shall remain under warranty for an additional 9 months minimum. Any plant material which does not survive during the establishment period shall be immediately replaced. Any trees or shrubs which do not survive during the warranty period shall be replaced one month prior to the end of the warranty period. Tree or shrub replacement made necessary due to acts of God, neglect or vandalism shall be exempt from the warranty. (Parks)
87. The project shall comply with all applicable environmental mitigation measures identified in the Sierra Vista EIR. (Planning)
88. Prior to issuance of occupancy permits, per the SVSP EIR Mitigation Measures, the developer shall be responsible for ensuring future residents or other sensitive users are given notice regarding the proximity to McClellan Airport and the potential for over-flight noise. Notice shall be provided with either a deed disclosure or similar notice approved by the City Attorney or identified in the CC&R's for properties with CC&R's. (Planning)
89. The Tentative Subdivision Map application shall not be deemed approved until the actions on the Rezoning, General Plan Amendment and Specific Plan Amendment are approved and become effective. (Planning)

CONDITIONS OF APPROVAL – SMALL LOT MAP (SUB-000158)

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. (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 are approved and grading and/or encroachment permit is issued by the Development Services Department/Engineering Division. (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. (Engineering, Environmental Utilities, Finance)
5. Fulfillment of all backbone dedication requirements for Irrevocable offers of dedication and easements shall occur prior to the approval of any Improvement, Grading Plans, and/or recordation of any Final or Parcel Map as required by the Development Agreement between the City of Roseville and Mourier Investments, LLC. (Public Works)

6. Prior to the issuance of any improvement plans owner must have obtained issuance of a 404 permit as defined by the Development Agreement between the City of Roseville and Mourier Investments, LLC. (Public Works)
7. The applicant shall be responsible for reimbursements to the West Roseville Specific Plan per Section 3.26 of the Development Agreement. (Engineering)

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

8. Landscape Plans shall be submitted with the Improvement Plans for all landscape corridors and all landscaped common areas. The landscape plans shall comply with the Sierra Vista Specific Plan and the City of Roseville Water Efficient Landscape Requirements (Resolution 93-55). All landscaping and irrigation shall be inspected and approved prior to Notice of Completion. (Planning, Engineering, Parks, Fire, Environmental Utilities)
9. The applicant shall submit to the Engineering Division the appropriate Army Corps of Engineers permit or clearance, the California Department of Fish and Game Stream Bed Alteration Agreement, and/or the Regional Water Quality Control Board Water Quality Certificate. (Engineering)

10. The following conditions shall apply to Lot JM-01:

- a. The Improvement plans shall show the location and construction details for all walls and fencing along the subdivision boundary. Fencing and walls shall be designed to be consistent with Figure B-3 of the SVSP and the SVSP design guidelines.

The following conditions shall apply to Lot JM-02:

- a. The Improvement Plans shall show the location and construction details for all walls and fencing along the subdivision boundary. Fencing and walls shall be designed to be consistent with Figure B-3 of the SVSP and the SVSP design guidelines.
- b. Lot C and Lot D shall be designed consistent with Figure B-10 in the SVSP. Improvements including landscaping shall be shown on the Improvement Plans. Responsibility for maintenance of the landscaping and improvements on Lot C and Lot D shall be identified on the final map.
- c. Lot 19 and Lot 20 shall have a minimum side yard setback of 7.5 feet from the property line adjacent to Lot C.
- d. Lot 47 and Lot 48 shall have a minimum side yard setback of 7.5 feet from the property line adjacent to Lot D.

- e. Lot B shall be dedicated to the City as Open Space.

The following conditions shall apply to Lot JM-03:

- a. The Improvement Plans shall show the location and construction details for all walls and fencing along the subdivision boundary. Fencing and walls shall be designed to be consistent with Figure B-3 of the SVSP and the SVSP design guidelines.
- b. Lot D shall be designed consistent with Figure B-10 in the SVSP. Improvements including landscaping on Lot D shall be shown on the Improvement Plans and shall be designed consistent with city standards. The landscaping and improvements on Lot D shall be maintained by the Homeowners Association.

- c. Lot 120 and Lot 121 shall have a minimum side yard setback of 7.5 from the property line adjacent to Lot D.
- d. Improvements and landscaping on Lot F, Lot G, Lot H, and Lot I shall be shown on the Improvement Plans. Maintenance of the landscaping and improvements shall be the responsibility of the Homeowners Association.
- e. Lot E shall be dedicated to the City as Open Space. No gates or fencing, other than post and cable, is permitted on Lot E.

The following conditions apply to Lot JM-04:

- a. The Improvement Plans shall show the location and construction details for all walls and fencing along the subdivision boundary. Fencing and walls shall be designed to be consistent with Figure B-3 of the SVSP and the SVSP design guidelines. Lots 8-12 shall have open rail fencing on property lines that are adjacent to the open space.

- b. Lot F shall be dedicated to the City as Open Space.

The following conditions shall apply to Lot JM-20:

- a. The Improvement Plans shall show the location and construction details for all walls and fencing along the subdivision boundary. Fencing and walls shall be designed to be consistent with Figure B-3 of the SVSP and the SVSP design guidelines.
- b. The subdivision is subject to the development and design standards outlined in the Design Review Permit for Residential Subdivisions entitlement, project number DRP-000449.
- c. The developer shall be responsible for planting large canopy street trees in the landscape planting area on streets with separated sidewalks.

The following conditions shall apply to Lot JM-21:

- a. The Improvement Plans shall show the location and construction details for all walls and fencing along the subdivision boundary. Fencing and walls shall be designed to be consistent with Figure B-3 of the SVSP and the SVSP design guidelines.
- b. The subdivision is subject to the development and design standards outlined in the Design Review Permit for Residential Subdivisions entitlement, project number DRP-000449.

(Planning)

11. The grading and improvement plans shall be designed in accordance with the City's Design 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 shall be in conformance with approved Stormwater Pollution Prevention Plan (SWPPP). 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.

- c. A rough grading permit and/or an underground only permit may be approved by the Engineering Department prior to approval of the improvement plans.
 - d. Access to the floodplain as required by Engineering and the Streets Divisions.
 - e. Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
12. 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, unless otherwise addressed in section 3.2.1 of the Development Agreement. Said notarized right-of-entry shall be provided to Engineering prior to approval of any plans that require entry. This includes but is not limited to the following:
 - Street connections along the western boundary of JM-20
 - Grading and drainage ditch to the north of JM-20
 - Street T along the western boundary of JM-04 (Engineering)
 13. The applicant shall apply for and obtain an encroachment permit from the Engineering Division prior to any work conducted within the City right-of-way. (Engineering)
 14. 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)
 15. All Lots/Parcels shall conform to Class 1 drainage, pursuant to the adopted City of Roseville Design and Construction Standards, except as shown on the tentative map or as approved in these conditions. (Engineering)
 16. Per section 3.5.2(b) of the Development Agreement, owner shall construct the remainder of Fiddymnt Road improvements from Pleasant Grove Blvd to the northern boundary of open space parcel JM-85. Owner shall be responsible for reimbursing City for construction of 5-ft of pavement, median curb, utility stubs and left turn pockets into the Plan Area. Land owner shall construct full median landscaping along Fiddymnt Road. If cost to landscape ½ of median exceeds reimbursable amount to City, owner will be eligible for TMF credits. Per Section 3.5.2 of the Development Agreement, a Funding, Construction and Acquisition Agreement shall be entered into between City and Developer within 30 days of City acceptance of improvement plans. (Engineering).
 17. Traffic signals shall be constructed and reimbursed per Section 3.5.7 of the Development Agreement and the approved phasing plan. (Engineering)
 18. The intersection and traffic signal at Baseline Road/Fiddymnt Road shall be improved prior to the first certificate of occupancy, per section 3.5.17 of the Development Agreement. (Engineering)
 19. The south bound right turn lane from Fiddymnt Road to Vista Grande Blvd. shall be 350 feet in length with a 120 foot taper. (Engineering)
 20. The entrance from Fiddymnt Road to Parcel JM-21 shall include a standard right turn deceleration lane. (Engineering)
 21. Gated entrances to private subdivisions shall be designed and constructed per the City Design & Construction Standards. (Engineering)

22. The phasing of infrastructure shall be consistent with Sierra Vista Utility and Infrastructure Phasing Plan (as prepared by Baker Williams Engineers), the Sierra Vista Specific Plan and as defined by the Development Agreement between the City of Roseville and Mourier Investments, LLC. Phasing shall occur in a sequential order as defined in the Phasing Plan. (Engineering)
23. If phase 5A of the Sierra Vista Utility and Infrastructure Phasing Plan is not constructed prior to the approval of improvement plans for JM-21, the JM-21 improvement plans shall include the extension of Upland Drive to the northern terminus of phase 5A. (Engineering)
24. Street “T” along the western boundary of JM-04 shall have no parking signs installed along the west side of the road. These signs may be removed when Street “T” is constructed to its ultimate width. (Engineering)
25. Court “V” within Village JM-20 shall provide a pedestrian access at the end of the court to provide continuity with the adjacent school site, Parcel JM-61. (Engineering)
26. Utility stubs for the school site, JM-61 shall be coordinated to accommodate the needs of the Center Unified School District. (Engineering, Environmental Utilities)
27. 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)
28. 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)
29. Standard bus shelter pads shall be installed at the following locations:
 - f) Southwest corner of southbound Fiddymment Road at Pleasant Grove Blvd.;
 - g) Southwest corner of southbound Fiddymment Road at Vista Grande Blvd.;
 - h) Northwest corner of westbound Vista Grande Blvd. at Fiddymment Road;
 - i) Southeast corner of eastbound Vista Grande Blvd. at Upland Drive;
 - j) Northwest corner of westbound Vista Grande Blvd. at Upland Drive.(Engineering)
30. Developer shall be responsible for bus shelters and related improvements conforming to the city's current standards on the shelter pads as conditioned and built prior to the issuance of a grading permit and/or improvement plans. The Developer and City shall enter into a construction fee agreement based upon a construction cost of \$10,000 per shelter for future construction of the Bus Shelters as prescribed at the following locations:
 - a) With Phase 4 of Lot JM-02, on the southwest corner of southbound Fiddymment Road at Vista Grande Blvd.; (Shelter #257)
 - b) With Phase 2 of Lot JM-03 on the northwest corner of westbound Vista Grande Blvd. at Fiddymment Road; (Shelter #258)
 - c) With Phase 1 of Lot JM-03 on the southeast corner of eastbound Vista Grande Blvd. at Upland Drive; (Shelter #259)
 - d) With Phase 1 of Lot JM-20 on the northwest corner of westbound Vista Grande Blvd. at Upland Drive. (Shelter #260)(Alternative Transportation, Engineering)

31. For all phases of subdivisions adjacent to open space with a planned bike trail, the developer shall be responsible for preliminary design, permitting and rough grading per the development agreement. (Engineering, Alternative Transportation)
32. Per the Development Agreement, if City has sufficient funds to reimburse Landowner, Landowner shall prepare the final design and construct Class I bike trail improvements where adjacent to residential subdivisions. (Engineering, Alternative Transportation)
33. The applicant shall dedicate all necessary rights-of-way for the widening of any streets required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)
34. The applicant shall dedicate a separate drainage easements to the City of Roseville for any storm drain facility required to transfer public storm waters through private property. The easement document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)
35. 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)
36. All storm drainage, including roof drains, shall be collected on site and shall be routed to the nearest storm drain system or natural drainage facility. Prior to discharge from the site, the storm water shall be treated with appropriate storm water pollution treatment device(s). The drainage outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. (Engineering)
37. Prior to approval of improvement plans drainage calculations must be submitted that are consistent with the Master Drainage Study for Sierra Vista or the Master Drainage Study shall be amended as necessary to accommodate any change in sheds. Detention and drainage swales shall also be consistent with the Master Drainage Study or the Master Drainage Study amended to reflect any proposed changes. (Engineering)
38. Prior to approval of grading within the Open Space developer shall provide a plan that demonstrates that the "created wetlands" will provide enough storage volume to mitigate the 100 year peak flows as identified in the Drainage and Stormwater Master Plan. The design shall demonstrate that there are no adverse changes to the hydromorphological characteristics of the natural drainage course. Topographic data shall be gathered prior to and after the grading of open space to quantify the amount of storage that is being created for peak flow mitigation. Once the capacity of the storage is exceeded additional capacity will need to be created within the Open Space. (Engineering)
39. 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)
40. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)
41. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of

design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)

42. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
43. Improvement plans shall show the Preserve boundary and label it as a protected area. The Pre-Construction meeting shall address the presence of the Preserve, the sensitive habitats present and minimization of disturbance to the Preserve. During grading and construction the preserve area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into the preserve from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the preserve, along with all temporary erosion control measures (e.g., straw bales, straw waddles and stakes, silt fencing). (Engineering, CDD, Planning)
44. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the Preserve. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Engineering, CDD, Planning)
45. With the exception of access required for maintenance and/or emergency vehicles or as otherwise required by Federal or State Regulatory Permits, the project shall be designed to prevent vehicle access into the Preserve. Post and cable fencing or other improvements shall be utilized to meet this requirement. (Engineering, CDD, Planning)
46. Landscaping adjacent to the Preserve shall be California native, drought-tolerant groundcover, shrubs, plants and trees. (CDD, Planning)
47. **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)
48. 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)
49. 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. (Environmental Utilities)
 - b. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental

Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes. (Environmental Utilities)

- c. Water and sewer mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions. (Environmental Utilities)
 - d. All sewer manholes shall have all weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)
50. 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)
51. Any backflow preventors visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventors shall be screened with landscaping and shall comply with the following criteria:
- a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventor to the landscaping.
 - b. For maintenance purposes, the landscaping shall be installed on a maximum of three sides and the plant material shall not have thorns.
 - c. The control valves and the water meter shall be physically unobstructed.
 - d. The backflow preventor shall be covered with a green cover that will provide insulation. (Environmental Utilities)
52. 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)
53. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
54. Minimum fire flow is 1,500 gallons per minute with 20 lbs. residual pressure. The fire flow and residual pressure may be increased, as determined by the Fire Marshall, where the project utility lines will serve non-residential uses. (Fire)
55. 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)
56. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)
57. 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)

58. All landscaping in areas containing electrical service equipment shall conform with the “Electric Department Landscape Design Requirements” as outlined in Section 7.00 of the Electric Department’s “Specifications for Residential Trenching” (Electric)
59. Per the Sierra Vista Specific Plan and Development Agreement section 3.11.3, and electric substation site shall be granted to the City of Roseville once 500 family units, or the equal to in loading, has been permitted by the building department. The proposed project and approval shall be in accordance to this requirement. (Electric)
60. 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)
61. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)
62. Provide utility stubs to both parks at mid-point of the parks’ road frontage. Utility stubs to include sewer, storm drain, recycled water, domestic water and electrical. (Parks)

PRIOR TO OR UPON RECORDATION OF FINAL/PARCEL MAP

63. The following easements shall be provided and shown on the Final/Parcel Map or by separate instrument, unless otherwise provided for in these conditions:
 - a. A 15’ City of Roseville, Public Utilities Easement shall be granted on both the north and south side of Sierra Glen Drive where the roadway is adjacent to all open space parcels. (Electric)
 - b. Water and sewer easements (Environmental Utilities)
64. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
65. The applicant shall dedicate an easement to the City of Roseville for the maintenance of the future shelter on the southwest corner of southbound Fiddymnt Road at Pleasant Grove Blvd. The easement may be recorded with a map or via separate document. (Alternative Transportation, Engineering)
66. The right of way for San Fernando Drive, measuring 21 ft., shall be dedicated prior to or currently with the first Final Map recorded. The owner of parcel JM-21 shall also enter into a Developer/Developer Reimbursement Agreement with the City, to include the fair share reimbursement to the owner of DF-42 for the San Fernando Drive public improvements. The Reimbursement Agreement shall be entered into prior to or currently with the first Final Map recorded. If a reimbursement agreement is not entered into, parcel JM-21 shall be responsible for all the public improvements within the 21 ft. of right of way. (Engineering).
67. All existing public easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
68. 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)

-
69. All Final Maps shall include an informational sheet that depicts all prior recordings within the bounds of the Sierra Vista Specific Plan, along with the inclusion of the new area being recorded. (Engineering)
70. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on all residential lots within private subdivisions 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 addressing the maintenance of all landscaping and improvements within the common areas of the subdivisions.
71. 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)
72. Any structures crossing Lot/Parcel lines created by the Final/Parcel map shall be removed. (Engineering)
73. Lot/Parcel JM-50, JM-51, JM-52, JM-81, JM-82, JM-83, JM-84 and JM-85 shall be dedicated as an Irrevocable Offer of Dedication (I.O.D.) to the City for the purposes of (floodplain, open space, park or public access). (Engineering, Parks)
74. The street names shall be approved by the City of Roseville. (Engineering)
75. Applicant has the option of forming a Community Facilities District – Public Facilities (CFD) for the purpose of financing the construction and/or acquisition of public infrastructure and facilities within the project area. (Finance, Engineering)
76. A Community Facilities District – Public Services (Services CFD) shall be formed for the subject property prior to the issuance of the first residential building permit, excluding permits for model homes or certificates of occupancy for non-residential uses. This district is being formed in order to fund maintenance of landscaping, open space and neighborhood parks. It is the applicant's responsibility to cooperate with the Finance Department in preparing the appropriate documentation for the formation of the Services CFD. In order to allow the CFD to be in place at the beginning of the Levy cycle, the documentation shall be provided to the Finance Department not later than March 15 of the year proceeding the Levy cycle in which the Services CFD will become effective. (Finance, Engineering, Building)
77. The subject property shall be annexed into Municipal Services District #3 (Muni CFD) prior to the issuance of the first residential building permit, excluding permits for model homes or certificates of occupancy for non-residential uses. This property is being added into this district in order to provide the funds required to offset the property's impact on City general fund resources available to pay for municipal services citywide, including the project area. It is the applicant's responsibility to cooperate with the Finance Department in preparing the appropriate documentation for the annexation of this property into the CFD. In order to allow

the CFD to be in place at the beginning of the Levy cycle, the documentation shall be provided to the Finance Department not later than March 15 of the year preceding the Levy cycle in which the Muni CFD will become effective. (Finance, Engineering, Building)

78. 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)
79. 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)
80. 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)
81. The cost of any facilities which are identified in the CIP and are beyond those needed for this project may be reimbursed to the developer. In accordance with §66485 and §66486 of the Subdivision Map Act, any improvements constructed by the subdivider which contain supplemental size, capacity, number, or length for the benefit of property not within the subdivision and which improvements are to be dedicated to the public, the subdivider shall be entitled to reimbursement for that portion of the cost of the improvements which is in excess of the construction required for the subdivision. (Engineering)
82. 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)
83. 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)
84. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

85. 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)
86. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
87. 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)
88. 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)
89. Per the Development Agreement, Landowner shall provide educational and marketing materials for alternative modes of transportation to each new homeowner. (Alternative Transportation)

90. 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)
91. All plant material shall be maintained under a 90 calendar day establishment period after initial planting. Upon completion of the establishment period, all plant material shall remain under warranty for an additional 9 months minimum. Any plant material which does not survive during the establishment period shall be immediately replaced. Any trees or shrubs which do not survive during the warranty period shall be replaced one month prior to the end of the warranty period. Tree or shrub replacement made necessary due to acts of God, neglect or vandalism shall be exempt from the warranty.
92. The project shall comply with all applicable environmental mitigation measures identified in the Sierra Vista EIR. (Planning)
93. The Tentative Subdivision Map application shall not be deemed approved until the actions on the Rezoning, General Plan Amendment and Specific Plan Amendment are approved and become effective. (Planning)

CONDITIONS OF APPROVAL – DRRS (DRP-000449)

1. The development standards, unit designs and landscape plans for **SVSP JMC Village JM-20** are approved as described in Exhibits R-T, except as modified by these conditions of approval. (Planning)
2. The development standards, unit designs and landscape plans for **SVSP JMC Village JM-21** are approved as described in Exhibits U-W, except as modified by these conditions of approval. (Planning)
3. This permit shall expire on the same date as the Tentative Map for **SVSP JMC Subdivision SUB-000158**. Effectuation of this DRRS shall occur with the first residential Building Permit. (Planning)
4. 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, Planning)
5. The landscape plans shall comply with the Water Efficient Landscape Ordinance (Ordinance 4783). (Planning)
6. The project shall comply with all applicable mitigation measures required by the SVSP EIR certified by the City of Roseville in May 2010. (All Departments)

NOTICE TO PROJECT APPLICANT

All materials introduced at a public hearing or included with the project's staff report, including but not limited to exhibits, photographs, video or audio tapes, plan sets, architectural drawings, models, color and materials palettes, and maps must be retained by the Planning Department as a part of the public record for one year following the City's final action on the project. Official project file materials will be kept in conformance with the Department's adopted retention schedule. Color renderings and material boards will be disposed of after the project is built and the project receives a certificate of occupancy or at the end of one year, whichever is later.