

ITEM 6.1: Tentative Subdivision Map and Development Agreement Amendment – 1601 Vista Grande Bl. – SVSP PCL DF-20 Tentative Subdivision Map and Development Agreement Amendment – PL20-0098

REQUEST

The applicant requests approval of a Small Lot Tentative Subdivision Map to create 103 single-family residential lots and five landscape lots on SVSP PCL DF-20, as well as the First Amendment of the Development Agreement by and between the City of Roseville and DF Properties, Inc. relative to the Sierra Vista Specific Plan to modify development standards and affordable housing provisions.

Applicant- Vance Jones, MacKay & Soms
 Owner – Jeff Ronten, DF Properties

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 Small Lot Tentative Subdivision Map subject to seventy-two (72) conditions of approval.
- B. Recommend the City Council approve the Development Agreement Amendment.

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 project site is located within the DF Properties portion of the Sierra Vista Specific Plan (SVSP). The SVSP is the guiding document for development of the plan area and establishes the land use designations and zoning standards for parcels within the SVSP. The SVSP was adopted in 2010 and amended in 2012 to include the Westbrook land use amendments. The Phased Large Lot Tentative Subdivision Map to subdivide the SVSP property into 150 large lots consistent with the land use plan, which included subject parcel DF-20, was adopted by Planning Commission on July 28, 2011 (File # 2007PL-044, SUB-000145). The Planning Commission’s approval was appealed to City Council, and on October 5, 2011, the City Council voted to uphold the Planning Commission’s approval of the map. A map extension was requested and approved in July of 2015 (File #PL15-0192).

Figure 1: Project Location



Parcel DF-20 is approximately 14.5 acres in size and located at the southeast corner of the intersection of Market St. and Vista Grande Bl. The subject parcel is located in a developing area of the SVSP. A low density residential subdivision to the east and a medium density residential subdivision to the north are in the process of construction. Future low density residential is planned to the south of the subject parcel, as well as future high density residential to the west of Market St.

The proposed project includes a request to subdivide large lot parcel DF-20 into 103 single-family residential lots and five landscape lots, as well as the First Amendment of the Development Agreement (DA) between the City of Roseville and DF. Properties, Inc. The Development Agreement Amendment (DAA) includes a request to modify the RS/DS development standards that apply to the proposed subdivision, modified affordable housing provisions within the DF Properties portion of the SVSP, and changes to the requirements and responsibilities for the construction of frontage improvements along Fiddyment Road.

EVALUATION

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

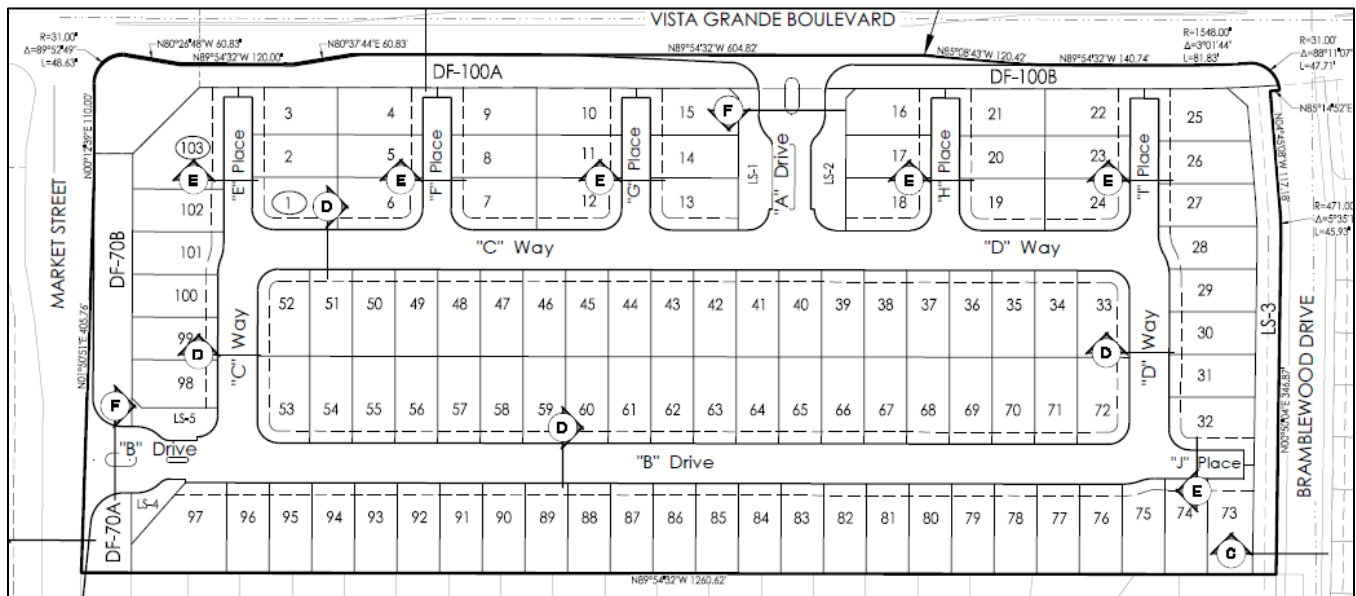
- 1. The size, design, character, grading, location, orientation and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan or any applicable specific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

The Tentative Subdivision Map, which proposes to divide Parcel DF-20 into 103 single-family residential lots and five landscape lots, is included in Exhibit A. The proposed lot sizes, depths, and widths conform to the proposed development standards for the project. The design of the proposed improvements have been reviewed by relevant City departments and divisions and have been found to conform to City standards. An evaluation of the design elements of the subdivision can be found below.

Lot Design and Development Standards: The proposed subdivision would create 103 single-family lots within a gated community. The lots will be front loaded, and accessed via primary residential streets within the subdivision. The typical lots have a minimum width of 45 feet, and are approximately 91 feet deep. The smallest lot within the subdivision has an area of approximately 4,050 square feet, which is consistent with the development standards proposed for the project. The lots are adequately sized to accommodate single-family homes. As the subdivision is medium density residential and no home designs are proposed as part of the current request, a condition of approval requiring that an entitlement for a Design Review for Residential Subdivision be obtained prior to home construction is included as Condition #6. The subdivision also includes five landscape lots, which are located adjacent to the gated entries for the project.

Access and Circulation: Consistent with the SVSP, the proposed subdivision configuration will create practical lots for the development of residential uses. Two points of access to the subdivision are provided, along both Market St. and Vista Grande Bl. Access to each lot within the subdivision will be provided from a residential street or alley. There are six alleys within the subdivision, providing access to 30 of the single-family lots within the subdivision. The subdivision layout and street design was reviewed by the City's Development Services Department – Engineering Division and the Fire Department to ensure that the street design meets standards for vehicular circulation and emergency response.

Figure 2: Proposed Tentative Subdivision Map



Gated Subdivision: Figure B-25 of the SVSP shows that the proposed subdivision may be gated and no connections to adjacent subdivisions are required. The project design is consistent with Figure B-25. A masonry wall is proposed on the project boundary, with paseos along the west, north and east sides of the subdivision. As a result, a masonry wall will be placed adjacent to Bramblewood Dr., with a proposed landscaped paseo serving as the street interface on the outside of the subdivision. Access to the site will be gate-restricted along Market St. and Vista Grande Bl. Adequate stacking distance outside of the gated entry is provided to prevent vehicles backing up onto public roadways.

Paseo: The project site is located adjacent to a 60-foot collector paseo along Market St. on parcel DF-70A and B. Section B.6 of the SVSP Design Guidelines states that pedestrian connections should occur every 600 feet along a collector paseo. Additionally, the Guidelines indicate that homes along collector paseos generally back up or are sided to the paseo edge. As the entire length of parcel DF-20 adjacent to the paseo is less than 600 feet long, the only pedestrian connection along the collector paseo will be located at the gated entrance to the subdivision along Market St. The homes adjacent to parcels DF-70A and B will back or side on to the paseo, consistent with Section B.6. The interface with the pedestrian circulation system is consistent with the requirements of the SVSP.

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

The proposed parcels are of sufficient size and shape to accommodate development that is consistent with the applicable zoning and design requirements. As mentioned above, the lots are consistent with the proposed development standards table that will be incorporated into the Development Agreement. These standards are consistent with other development standards that have been approved in the SVSP area. The modified RS/DS standards have been determined to be of adequate size and shape to support development consistent with the SVSP guidelines.

The subdivision is located on relatively flat land. A master drainage plan has been approved for the SVSP area. The project has been reviewed by the Engineering Division and no conflicts with the master drainage plan have been identified.

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.*

Anticipated water quality impacts and discharge of waste are not affected by the proposed map. The Tentative Subdivision Map is consistent with the SVSP and the SVSP EIR, which anticipate the required infrastructure necessary to support a development of this intensity on the project site. The project has been reviewed by the Engineering Division to ensure that adequate facilities will be provided. The City's sewage treatment plant has adequate conveyance and capacity to accommodate development on the parcels created by the proposed Tentative Subdivision Map.

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

EVALUATION: DEVELOPMENT AGREEMENT AMENDMENT

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

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

The DAs are binding contracts that set the terms, rules, conditions, regulations, entitlements, responsibilities, and other provisions relating to the development of the covered properties. The DA outlines requirements and provides the details for responsibility, timing, and financing. The proposed amendment to the DF Properties DA is the first amendment, and is attached as Exhibit C.

The changes to the DA include an update to reflect the requested entitlements, a modified RS/DS Development Standards table, changes to the affordable housing obligation for the parcel, and changes to the frontage improvement requirements on Fiddymont Road. Each modification is summarized below.

Development Standards: The DAA proposes the inclusion of revised RS/DS development standards which will apply to the project site. The same modified development standards are included in other development agreements within the SVSP plan area, but were not present in the original version of the DF Properties DA. Some of the modified standards include smaller lot sizes, from 3,000 square feet for interior lots with attached sidewalks, and 2,800 square feet for interior lots with detached sidewalks. The proposed Tentative Subdivision Map is consistent with these development standards. The modified development standards allow smaller lots consistent with other parcels in the Plan area.

Affordable Housing: The requested DAA would modify the number and location of affordable housing units to be provided with the development of the proposed subdivision. Numbering of the sections is also updated throughout. In the original agreement, five middle income purchase units are allocated to DF-20, as it was anticipated that the site would develop 113 units. With 103 units proposed in the current tentative map request, this number has been modified to four affordable middle income purchase units.

Additionally, the DAA proposes a modification of Section 2.6.1.4, which pertains to the transfer of affordable housing obligation. The original DA required that any transfer of the obligation from the subject parcel would be limited to land within the SVSP area, subject to the approval of the owners of both the transferring and receiving parcels. The DAA would allow the transfer of affordable units to either another parcel within the Specific Plan or to elsewhere in the Infill Area of the City, as identified in Exhibit F-1 of the DAA. This modification would allow more flexibility in the developer's affordable housing obligation, including the opportunity to develop affordable units on property owned by the developer in other parts of the City. Additionally, new language requiring that the developer enter into an affordable housing agreement prior to recordation of the Small Lot Tentative Subdivision Map, which would require the affordable units to be rented only to qualified affordable households for a period of 55 years, is included in the DAA.

The DAA also modifies Section 2.6.2.1 of the DA, which specifies the manner of fulfilling the affordable housing obligation. In the original DA, the section allowed the leasing of "carriage units" – defined as an expanded living area over a residential purchase unit's garage, accessible through a walkway and gate or through an alley – to low or very low income households, provided they were deed restricted and fulfilled additional criteria. A total of nine low and nine very low income households were required. The DAA maintains the requirement to provide nine low and nine very low income households, but eliminates the language regarding the carriage units. Instead, the revised Section 2.6.2.1 requires that the 18 affordable units be provided within the Infill Area of the City, as identified in Exhibit F-1 of the DAA. As with the modification to Section 2.6.1.4, this allows greater flexibility in the location of the affordable units. The project is required to provide the same number of affordable rental units, a total of eighteen units, as was required by the original DA, despite the reduced size of the subdivision.

Due the removal of the carriage unit provisions, Section 2.6.2.4 also requires revision. The original section states that the carriage units are not subject to the Costa Hawkins Act; however, as the carriage units have been removed the language has been updated to indemnify the City against any claims, suits, or actions arising from the Costa Hawkins Rental Housing Act. The landowner agrees to provide all of the required rental units without any subsidy from the City.

Frontage Improvements: The DAA also modifies the requirements and responsibilities for frontage improvements along Fiddymment Road. The DAA modifies the phasing for the Fiddymment Road Frontage Improvements from two to three phases, and notes that the northern segment has already been constructed. The revised language notes that construction of the middle segment (adjacent to Parcel JM-85, per Exhibit H of the DAA) will be triggered with the development of Parcel JM-21. Additionally, the revised language states that construction of the southern segment, located adjacent to Parcel DF-42, will be triggered with the development of DF-42. In the event that the southern segment develops first, the developer of DF-42 will also be responsible for constructing signals at the intersection with San Fernando, in addition to the other required Fiddymment Road frontage improvements. The developer of the southern segment will be required to enter into a Deferred Improvement Agreement (DIA) within four years of recordation of the DAA, and within five years of recordation of the DAA, the City may require the developer of DF-42 to construct the southern segment of the Fiddymment Road frontage improvements. The modifications to the sections for frontage improvements reflect the current conditions of the frontage improvements, noting that the northern segment has already been constructed. Additionally, the revision prescribes a more specific construction obligation beyond what was previously required by the original DA, and includes timings for the development of each segment.

PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. No comments were received. A public notice of the Planning Commission hearing was published on October 30, 2020 and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

CONCLUSION

As demonstrated by the analyses in the foregoing sections, the proposed project is consistent with the objectives and overall intent of the General Plan and the SVSP, and the findings for the requested Tentative Subdivision Map and Development Agreement Amendment can be made.

ENVIRONMENTAL DETERMINATION

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15182, which exempts residential projects consistent with a Specific Plan. The project is consistent with the Sierra Vista Specific Plan (SVSP) EIR (SCH #2008032115). No additional environmental analysis is required.

RECOMMENDATION

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

- A. Adopt the findings of fact as stated in the staff report and approve the **TENTATIVE SUBDIVISION MAP – 1601 VISTA GRANDE BL. – SVSP PCL DF-20 TENTATIVE SUBDIVISION MAP AND DEVELOPMENT AGREEMENT AMENDMENT– PL20-0098** subject to seventy-two (72) conditions of approval.
- B. Recommend the City Council approve the **DEVELOPMENT AGREEMENT AMENDMENT – 1601 VISTA GRANDE BL. – SVSP PCL DF-20 TENTATIVE SUBDIVISION MAP AND DEVELOPMENT AGREEMENT AMENDMENT – PL20-0098**.

CONDITIONS OF APPROVAL FOR TENTATIVE SUBDIVISION MAP FILE #PL20-0098

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 applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans have been submitted for review and are approved with grading and/or encroachment permits issued by the Department of Development Services – 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. 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, Electric, Finance)

5. The project shall comply with all required environmental mitigation identified in Sierra Vista Specific Plan Environmental Impact Report and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
6. Prior to issuance of building permits for home construction within Parcel DF-20, the home builder shall be required to submit for a Design Review for a Residential Subdivision (DRRS) approval to evaluate the proposed architecture. Detailed information (e.g. floor plans, additional architectural styles, materials, and color boards, etc.) shall be provided as part of the DRRS submittal. A separate Sign Permit is requirement for all project signs. (Planning)

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 Sierra Vista Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Engineering, Parks, Fire, Environmental Utilities)
7. 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. (Planning)
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 Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)
12. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During site inspection Engineering will designate the exact areas to be reconstructed. (Engineering)
13. All Lots/Parcels shall conform to Class 1 drainage, pursuant to the adopted City of Roseville Improvement Standards, except as shown on the tentative map or as approved in these conditions. (Engineering)
14. 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)*
15. 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)
 16. 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)*

17. A standard bus shelter pad shall be installed on the following two locations: the south side of Vista Grande Boulevard east of Market Street, and the east side of Market Street south of Vista Grande Boulevard. (Engineering, Alternative Transportation)
18. Developer shall be responsible for the installation of a bus shelter and related improvements conforming to the city's current standards on the shelter pads as conditioned above. Upon installation and final inspection by the City of Roseville, the bus shelters and related improvements shall become property of the City of Roseville. 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 Shelters as conditioned above. (Engineering, Alternative Transportation)

19. Vista Grande shall be designed as a 4-lane arterial roadway in conformance with the approved tentative map and the Sierra Vista Specific Plan. The construction of the intersection at Vista Grande Blvd and Market Street shall be completed out to the curb return concurrent with the construction of the DF-20 subdivision, unless already completed. If Vista Grande Boulevard is already completed, then this project shall be responsible for the installation of the median landscaping (Engineering)
20. Market Street shall be designed as a modified collector street with paseo in conformance with the approved tentative map and the Sierra Vista Specific Plan. (Engineering)
21. The typical minor private residential street shall be designed in conformance of the approved tentative map and Sierra Vista Specific Plan. A PUE will be placed over these private roads for access and maintenance of the water and sewer.(Engineering)
22. Bramblewood Drive (Street “F”) is bisected by the DF-1 and DF-20 large lot parcels to the west and the JM-4 large lot parcel to the east. As such, the cost of constructing improvements for Bramblewood Drive are to be shared between the property owners of DF-1 and DF-20, and the property owner of JM-4, per the Reimbursement Agreement approved by the City Council. Prior to the City approving improvement plans for DF-20, the developer will need to reimburse their fair share costs associated with the construction of Bramblewood Drive that is adjacent to their parcel. (Engineering)
23. The entries to the subdivision (“A” Drive & “B” Drive) shall be designed according to the City of Roseville standard detail ST-25. Right turn curb flares will be required at both entries per City of Roseville standard detail ST-23, except as modified by the Tentative Map. (Engineering)
24. A right turn lane shall be installed on Market Street (northbound) at the intersection with Vista Grande per City of Roseville standard detail ST-10, except as modified by the Tentative Map and approved by Engineering. (Engineering)
25. The curb return at the southeast corner of the Market Street/ Vista Grande intersection shall be widened to accommodate Vista Grande westbound u-turns per City of Roseville detail TS-15. (Engineering)
26. 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)
27. 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 storm drainage shall be collected and treated with Best Management Practices per the City’s Stormwater Quality Design Manual, the approved Stormwater Quality Compliance Form and consistent with the LID requirements in the Sierra Vista Master Drainage Study. All stormwater shall be routed to the nearest existing storm drain stub of natural drainage coarse. (Engineering)
28. 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)
29. 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)

30. 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)
31. 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)
32. Project infrastructure improvements maybe subject to reimbursements under the Citywide TMF, the TMF Set-Aside or the Sierra Vista Specific Plan (SVSP) fee program as identified in the Development Agreement. (Engineering)
33. 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)
34. **Prior to the approval of the Improvement Plans**, the project proponent shall provide proof of preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB). Proof shall be in the form of the Waste Discharge Identification Number (WDID#), provided to the applicant from RWQCB, placed on the coversheet of the improvement plans. Upon approval of the improvement plans, a copy of the SWPPP shall be required onsite and available for viewing by City inspection staff upon request. (Engineering)

Environmental Utilities

35. 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)
36. 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 by Environmental Utilities.
 - d. All sewer manholes shall have all-weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)

37. 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)
38. 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)
39. 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)
40. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
41. 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)
42. 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)
43. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)
44. 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)
45. 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)
46. 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)
47. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

PRIOR TO OR UPON RECORDATION OF FINAL/PARCEL MAP

48. The following easements shall be provided and shown on the Final Map or by separate instrument, unless otherwise provided for in these conditions:
- a. Refer to the Tentative Map for all public utilities easement along all road frontages;
 - b. Water and sewer easements;
49. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
50. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. (Alternative Transportation, Environmental Utilities, Electric, Engineering)
51. 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.
 - c. Residents in courts or other dead-end areas shall be required to bring their trash bins to a designated trash pickup area on the main street, because refuse trucks are not able to turn around in dead end streets. Designated pick-up areas shall be established to Environmental Utilities satisfaction, and shall be memorialized in the CC&Rs. (Environmental Utilities)
 - d. A clause noting that the two required vehicle parking spaces within the garage must be kept clear and maintained for parking at all times. Storage of items which causes an inability to park within the required spaces is prohibited.
52. 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)
53. Any structures crossing Lot/Parcel lines created by the Final/Parcel map shall be removed. (Engineering)
54. Street names shall be approved by the City of Roseville. (Engineering)
55. The subject property shall be annexed into Sierra Vista CFD No. 2, Public Services prior to approval of the Final/Parcel Map. This property is being added into this district in order to provide ongoing maintenance for the authorized services within the district boundaries. 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 CFD to be in place at the beginning of the fiscal year, the documentation shall be provided to

the Finance Department not later than March 15 of the year preceding the fiscal year in which this annexation will become effective. (Finance, Engineering)

56. 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)
57. 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)
58. 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)
59. 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)
60. 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)
61. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

62. 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)
63. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
64. 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)
65. All residential units must install a Seasonal Energy Efficiency Rating ("SEER") of 2 points above the minimum, as defined by the State of California in the current Title 24 of the Code of California regulations, up to a total maximum of 16 points including the 2 point premium, an Energy Efficiency Ratio ("EER") of 12 or greater, and a thermal expansion valve "TXV"). The SEER rating of 2 points above the minimum, as defined by the current Title 24, up to a maximum of 16 points, and an EER rating of 12 or greater along with a TXV will be specified on building plans and Title 24 compliance certificates at the time building permits are requested. If Title 24 of the Code of California Regulations in effect at the time of request for building permits requires higher SEER or EER ratings, residential units in the Plan Area shall comply with such State requirements. The SEER and EER ratings will be verified with appropriate documentation. These requirements shall be utilized in the overall energy compliance calculations required for issuance of a building permit for any residential unit. Any variances must be approved by the Electric Department's Retail Energy Services Department. (Building, Electric)
66. 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)
67. 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)

68. 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)
69. Affordable Purchase housing shall be provided as follows: 4 units to be sold to middle income households at 95% of the Area Median Income on Parcel DF-20. (Housing)
70. Prior to the approval of each final small residential lot subdivision map containing lots for affordable purchase, 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)
71. Prior to the recordation of the small lot tentative subdivision map for SVSP Large Lot Parcel DF-20, an Affordable Rental Housing Agreement shall be executed for parcels containing eighteen (18) affordable rental units, to be reserved for 9 very low and 9 low income households within the Infill area of the City, as identified in Exhibit "F-1" of the First Development Agreement Amendment by and between the City of Roseville and DF Properties, Inc. relative to the Sierra Vista Specific Plan.
72. 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)

Exhibits

- A. Tentative Subdivision Map
- B. Conceptual Grading, Drainage, and Utilities
- C. Draft First Amendment of the Development Agreement by and between the City of Roseville and DF Properties, Inc.

<p>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.</p>
