

ITEM 6.2: General Plan Amendment, Specific Plan Amendment, Rezone, Development Agreement Amendments, Tentative Subdivision Map, and Design Review for Residential Subdivision – 1690 Vista Grande Boulevard – SVSP PCL JM-40 – Sierra Vista JM-40 Subdivision – File # PL20-0103

REQUEST

The applicant requests approval of a General Plan Amendment, Specific Plan Amendment and Rezone to change the land use and zoning designation of Parcel JM-40 in the Sierra Vista Specific Plan (SVSP) area to facilitate construction of a 35-unit single-family residential subdivision. The land use designation for Parcel JM-40 will be modified from Community Commercial/Commercial Mixed Use (CC/CMU) to Medium Density Residential (MDR), and the zoning designation will be modified from Commercial Mixed Use/Special Area (CMU/SA) to Small Lot Residential/Development Standards (RS/DS). The Specific Plan Amendment will allow the transfer of five (5) units from Parcel JM-40 to Parcel JM-30. A Tentative Subdivision Map is requested for Parcel JM-40 to create 35 single-family residential lots and one landscape lot, and a Design Review for Residential Subdivision is requested to establish unit designs for the homes and allow modified development standards. Lastly, the project includes a request to amend two Development Agreements that cover the subject parcels to reflect the unit transfers and revise development obligations related to water facilities.

Applicant – David Cobbs, Baker Williams Engineering Group
Property Owner – Steve Schnable, Mourier Investments LLC

SUMMARY RECOMMENDATION

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

- A. Consider the 3rd Addendum to the Sierra Vista Specific Plan Environmental Impact Report (EIR);
- B. Recommend the City Council approve the General Plan Amendment (Land Use Map);
- C. Recommend the City Council approve the Specific Plan Amendment (Text and Land Use Map);
- D. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone;
- E. Recommend the City Council approve the Second Amendment of the Mourier & Bagley Development Agreement;
- F. Recommend the City Council approve the Second Amendment of the Mourier & Computer Deductions Development Agreement;
- G. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to sixty-two (62) conditions of approval; and
- H. Adopt the two (2) findings of fact and approve the Design Review for Residential Subdivision subject to twenty-five (25) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request.

BACKGROUND

The 5.65-acre project site is located on Parcel JM-40 within the Sierra Vista Specific Plan (SVSP), at the northeast corner of Market Street and Vista Grande Boulevard (see Figure 1). The SVSP was adopted on May 5, 2010 and includes 2,064 acres west of Fiddlyment Road, north of Baseline Road. An Environmental Impact Report (EIR) was certified and a Mitigation Monitoring Program was adopted with the SVSP. Additionally, Development Agreements with the property owners of the SVSP parcels and the City were entered into to outline development obligations within the SVSP.

Parcel JM-40 is currently undeveloped and has a zoning designation of Commercial Mixed Use/Special Area (CMU/SA) and a General Plan land use designation of Community Commercial (CC-7). The SVSP identifies Parcel JM-40 and the undeveloped Parcel FD-41 to the west (across Market Street) as part of the “Village Node District”. The Village Node District is intended to support a mixture of commercial and high-density residential uses. As such, the Specific Plan land use designation of the site is Community Commercial/Commercial Mixed Use (CC/CMU). Parcel JM-40 is currently allocated 40 residential units based on a density of 7 units per acre and was anticipated for approximately 60,000 square feet of commercial/office uses.

Figure 1: Project Location (Parcel JM-40)



PROJECT DESCRIPTION

The proposed project will allow the construction of a 35-unit single-family residential subdivision on Parcel JM-40 and includes the following entitlements:

General Plan Amendment (GPA) – The project includes a GPA to amend the land use designation of Parcel JM-40 from Community Commercial (CC-7) to Medium Density Residential (MDR-7.6). The proposed changes will add MDR acreage and decrease CC acreage, but will not change the overall number of residential units designated for the project area or extend beyond the development area of the SVSP. Exhibit A includes the land use amendment plan and Exhibit B includes the proposed amended General Plan land use map.

Specific Plan Amendment (SPA) – The SVSP designates Parcel JM-40 as a Commercial Mixed Use (CC/CMU) parcel. The project includes an Amendment to the SVSP, which includes land use changes consistent with those described in the General Plan Amendment. In addition, the project includes a transfer of five (5) units from Parcel JM-40 to SVSP Parcel JM-30. Parcel JM-30 is a High Density Residential (HDR) parcel with a density of 21 units per acre and is designated as an affordable housing site in the SVSP. The location of JM-30 is identified in Figure 1. With the unit transfer, JM-30 will have a new allocation of 164 units and JM-40 will have a new allocation of 35 units. The unit transfer does not change the HDR land use designation of JM-30 nor does it change the overall number of residential units anticipated for the SVSP. The SPA includes changes to the text, tables, and figures to reflect the land use changes and unit transfers. Exhibit C includes the Specific Plan land use amendment plan and Exhibit D includes the SVSP change pages.

An Administrative Permit for a Unit Transfer is currently being processed separately under file #PL20-0191, which will transfer an additional 12 units to Parcel JM-30 from SVSP Parcel JM-21. With approval of the unit transfers, the total allocation for Parcel JM-30 will be 176 units. All 176 units will be designated as affordable; Table 5-3 of the SVSP Affordable Housing Plan will be amended to reflect this (included with Exhibit D).

Rezone – The project includes a Rezone to change the zoning designation of Parcel JM-40 from Commercial Mixed Use/Special Area (CMU/SA) to Small Lot Residential with Modified Development Standards (RS/DS). The RS/DS zoning designation is consistent with the proposed MDR land use, and will facilitate development of the proposed residential subdivision. The Rezone exhibit is included as Exhibit E.

Development Agreement (DA) Amendments – The project includes the amendment of two development agreements within the SVSP: 1.) Mourier & Bagley (Exhibit F) and 2.) Mourier & Computer Deductions (Exhibit G). The amendments reflect the proposed land use changes and the change in the number of units within the affected development agreements. Both amendments include updates to the parties' obligations with respect to groundwater production wells and recycled water facilities, and updates to the parties' evaluation of water conservation goals. The Mourier & Computer Deductions DA, which covers Parcel JM-30, will also be amended to reflect the updated affordable housing allocation.

Tentative Subdivision Map – The applicant proposes a new subdivision on Parcel JM-40 that will consist of 35 lots and one (1) landscape lot. The Tentative Subdivision Map is included as Exhibit H and includes a preliminary grading plan.

Design Review for Residential Subdivision – The project includes elevations and modified development standards for the proposed subdivision. The modified development standards are included as Exhibit I. The design review package, which includes floor plans, elevations, and typical landscape plans, is included as Exhibit J.

SITE INFORMATION

Location: 1690 Vista Grande Boulevard (APN 498-010-034-000)

Total Size: 5.65 acres

Topography and Setting: The project site is undeveloped and is dominated by relatively flat topography. The site is vegetated with non-native grassland and does not contain any native oak trees. Aerial photography shows evidence of previous ground disturbance on the site due to construction of the adjacent roadways. There are no wetlands or designated open space areas on the site. The site is adjacent to single-family residential subdivisions to the north and east that are currently under construction, an undeveloped CMU parcel to the west across Market St., and an undeveloped Medium Density Residential parcel to the south across Vista Grande Blvd.

EVALUATION: GENERAL PLAN AMENDMENT AND SPECIFIC PLAN AMENDMENT

Proposed amendments to the General Plan and Specific Plan are analyzed for consistency with the goals and policies of the respective plans. The City has adopted Guidelines for Conversion of Non-Residential Land Uses (see Attachment 1), to guide proposed land use changes from non-residential to residential uses. The guidelines state:

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

The project site is under 50 acres, therefore guidelines #2 and #4 listed above are not applicable to the evaluation of the project. The City's building permit process includes the assessment of all applicable and appropriate fees, which will ensure the project conforms to the guidelines addressing impact fees (#6-8).

Traffic and Utilities: As part of the change in land use, impacts to traffic and utilities (water, recycled water, wastewater and solid waste) were evaluated. The City’s Engineering Division staff determined that a long-term traffic study was not required given the project does not generate more than 50 p.m. peak hour trips or exceed the number of trips anticipated in the General Plan. In fact, given the project will remove commercial land use from the property, the vehicle trips generated from the site will be reduced significantly from the trips assumed in the City’s traffic model.

The City’s Environmental Utilities staff determined the City has sufficient water supply and wastewater capacity to adequately serve the project. This evaluation is discussed in detail in the applicable sections of the Addendum to the SVSP EIR that was prepared to support this project (see Attachment 2).

Unit Transfer and Affordable Housing: The SVSP allows for residential units to be transferred between lots within the plan area. Table 1, below, identifies the proposed unit transfer between Parcel JM-40 and Parcel JM-30. The unit transfer will allocate an additional five (5) units to Parcel JM-30, but will not affect the existing HDR land use designation. The General Plan and SVSP will be amended to reflect the unit transfers, as shown in the change pages included as Exhibits B and D.

Table 1: Proposed Unit Transfers

Parcel	Existing Land Use	Proposed Land Use	Existing Units	Proposed Units	Difference	% Change	Transfer from
JM-40	CC/CMU	MDR	40	35	-5	-12.5%	5 units from JM-30
JM-30	HDR	Unchanged	159	164	+5	+3.1%	N/A
TOTAL			199	199			

The SVSP designates Parcel JM-30 as an affordable housing site with a current obligation of 146 affordable units. As mentioned, an additional 12 units are proposed to be transferred to Parcel JM-30 from Parcel JM-21. With the 5 units transferred as part of this project, the resulting unit allocation for Parcel JM-30 will be 176 units. The applicant is proposing to designate all 176 units on Parcel JM-30 as affordable rental units (88 Very Low and 88 Low). The City’s Housing Division reviewed the project and determined the proposed affordable unit transfer is acceptable and is consistent with City policy, and that no affordable units are required for Parcel JM-40. Table 5-3 of the SVSP, which identifies the affordable housing allocation by parcel, will be updated to reflect the proposed transfer (included with Exhibit D).

Fiscal Impact Analysis: Consistent with guideline #3 above, the project was modeled utilizing the City’s fiscal impact model to ensure the proposed land use change will not have a negative fiscal impact on the City. The Fiscal Impact Analysis (FIA) is included as Attachment 3. The FIA concluded that the proposed land use change will result in a net positive fiscal impact to the City. Although the project will reduce the sales tax revenue due to the reduction in commercial land uses, the project mitigates this with the fees generated by the Community Facilities District (CFD) No. 3, which will offset the costs of the project and will not negatively affect the General Fund. The City’s Finance Department reviewed the FIA and confirmed the project would not result in a negative fiscal impact.

Because Parcel JM-40 has an existing housing allocation of 40 units and the entitlements associated with this project do not increase the overall number of units within the SVSP, an additional Community Benefit fee is not warranted with this project.

Based on the evaluation above, staff finds the project is consistent with the Non-Residential Conversion Guidelines and is also consistent with the goals and polices of the General Plan and SVSP.

EVALUATION: REZONE

Zoning Ordinance Section 19.86.050 specifies that recommendations for approval or denial of a rezone shall include consideration of the proposed amendment's consistency with:

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

The project would rezone Parcel JM-40 from Commercial Mixed Use/Special Area (CMU/SA) to Small Lot Residential with a Development Standards overlay (RS/DS). The project includes modified development standards for the RS/DS zoning designation, which are later discussed in the Tentative Subdivision Map and Design Review for Residential Subdivision evaluation sections of this report.

The City of Roseville General Plan provides a list of compatible "Implementing Zones" for each land use designation (General Plan Table II-10), which establishes what zoning designations are considered compatible with the applicable General Plan land use designation. The proposed General Plan land use designation for the project site is Medium Density Residential (MDR). The proposed Small Lot Residential (RS) zone is listed as an implementing zone. According to both the General Plan and SVSP, the MDR land use designation applies to land characterized by small-lot single-family detached dwelling units and attached patio homes, halfplexes, duplexes, townhouses, condominiums, and mobile home parks. Detached single-family is listed as one of the primary uses and the applicable development guidelines include a density of 7.0 to 12.9 dwelling units per gross developable acre. The proposed project is a 35-unit detached single-family subdivision with a density of 7.6 units per gross developable acre (excluding the landscape corridor), which is consistent with the MDR land use designation.

Table II-9 of the General Plan contains a table addressing the compatibility of adjacent land uses. For purposes of the table, "adjacent" includes land uses separated by collectors (e.g., Market St.) and local streets but does not include land uses separated by major arterials (e.g., Vista Grande Blvd.). The proposed MDR land use is considered to be compatible with the adjacent MDR land uses to the north and east of the project site, and conditionally compatible with the adjacent Community Commercial (CC) land use to the west across Market St. In conclusion, staff finds the proposed rezone is consistent with the requirements of the General Plan and SVSP for the MDR land use, and the project will not adversely affect the public interest, safety, or welfare of the City.

EVALUATION: DEVELOPMENT AGREEMENT AMENDMENTS

Section 19.84.040 of the City of Roseville Zoning Ordinance 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, general land uses and programs specified in the General Plan and the Sierra Vista Specific Plan;***
- 2. Consistency with the provisions of the City of Roseville Zoning Ordinance;***
- 3. Conformity with the public health, safety and general welfare;***
- 4. The effect on the orderly development of the property or the preservation of property values; and***
- 5. Whether the provisions of the Agreement shall provide sufficient benefit to the City to justify entering into the Agreement.***

Development Agreements (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 project includes a second amendment of the Mourier & Bagley DA and a second amendment of the Mourier & Computer Deductions DA. The DAs will be amended to reflect the proposed unit transfers and land use change. In addition, the key items addressed in the proposed DA amendments include groundwater wells, water conservation goals, recycled water facilities, and affordable housing unit obligations. Each item is listed and discussed below. Items that are not addressed in this amendment are subject to the terms of the original DAs and prior 1st Amendments.

Groundwater Wells: Section 3.7.2 of the original DAs requires the Landowner to dedicate to the City Parcels JM-60 and FD-63 for two groundwater wells. The City is responsible for the construction of monitoring wells for determining water production and quality and the topside improvements. The Landowner is responsible for drilling and completing the production wells, but not the above ground well improvements such as pumping and treatment facilities. The requested DAAs maintain this language but adds that if the City adopts a revised water connection fee which is uniformly applied on a City-wide basis and encompasses the costs of the well construction requirements, the Landowner shall be relieved of the well construction requirements as long as the Landowner pays the applicable water connection fee.

Water Conservation Goals: The proposed DAAs include an amendment to Section 3.7.4, which pertains to the City's periodic evaluation of available water supply and water conservation goals. The original DAs require the review of water demands, the achievement of water conservation goals and sources of water once construction of the dwelling units in the Plan area cumulatively utilize 25% of the projected potable water usage at buildout of the SVSP, and then every three years thereafter during the term of the DA. The DAAs will replace this language and clarify the City has the ability to monitor potable water consumption on a near real term basis with the implementation of the City's Advanced Metering Infrastructure ("AMI") system.

Recycled Water Facilities: The DAAs will amend Section 3.9 of the original DAs regarding development obligations for construction of recycled water facilities. Similar to Section 3.2.2 discussed above, the DAAs add language that if the City adopts a revised water connection fee that is uniformly applied on a City-wide basis and encompasses the estimated cost for construction of the recycled water facilities, the Landowner shall not be responsible for the payment of the pro-rata share of the cost of the recycled water facilities, as long as the Landowner pays the applicable recycled water connection fee or revised water connection fee, or any special benefit fees as may be applicable to fund the recycled water facilities.

Affordable Unit Allocation: The amendment to the Mourier & Computer Deductions DA includes a revision to the affordable housing obligation for Parcel JM-30. Of the 159 units currently allocated to Parcel JM-30, 146 of these units are designated as affordable in the SVSP and in the Mourier & Computer Deductions DA. The project will transfer five (5) units from Parcel JM-40 to Parcel JM-30, as well as twelve (12) units from Parcel JM-21 (currently being processed under file #PL20-0191). As a result, Parcel JM-30 will be allocated a total of 176 units. The applicant is proposing to designate all 176 units on Parcel JM-30 as affordable rental units (88 Very Low and 88 Low). Section 2.6.1.1 of the DA will be amended to reflect this new allocation. As mentioned, the City's Housing Division reviewed the project and determined the proposed affordable unit transfer is acceptable and is consistent with City policy.

In summary, City staff has found the proposed DAAs to be consistent with the General Plan, SVSP, and the Zoning Ordinance. The DAAs are in conformance with the public health, safety, and welfare, and will not adversely affect the orderly development of the property or the preservation of property values. Therefore, the proposed DAAs are consistent with items 1-5 above.

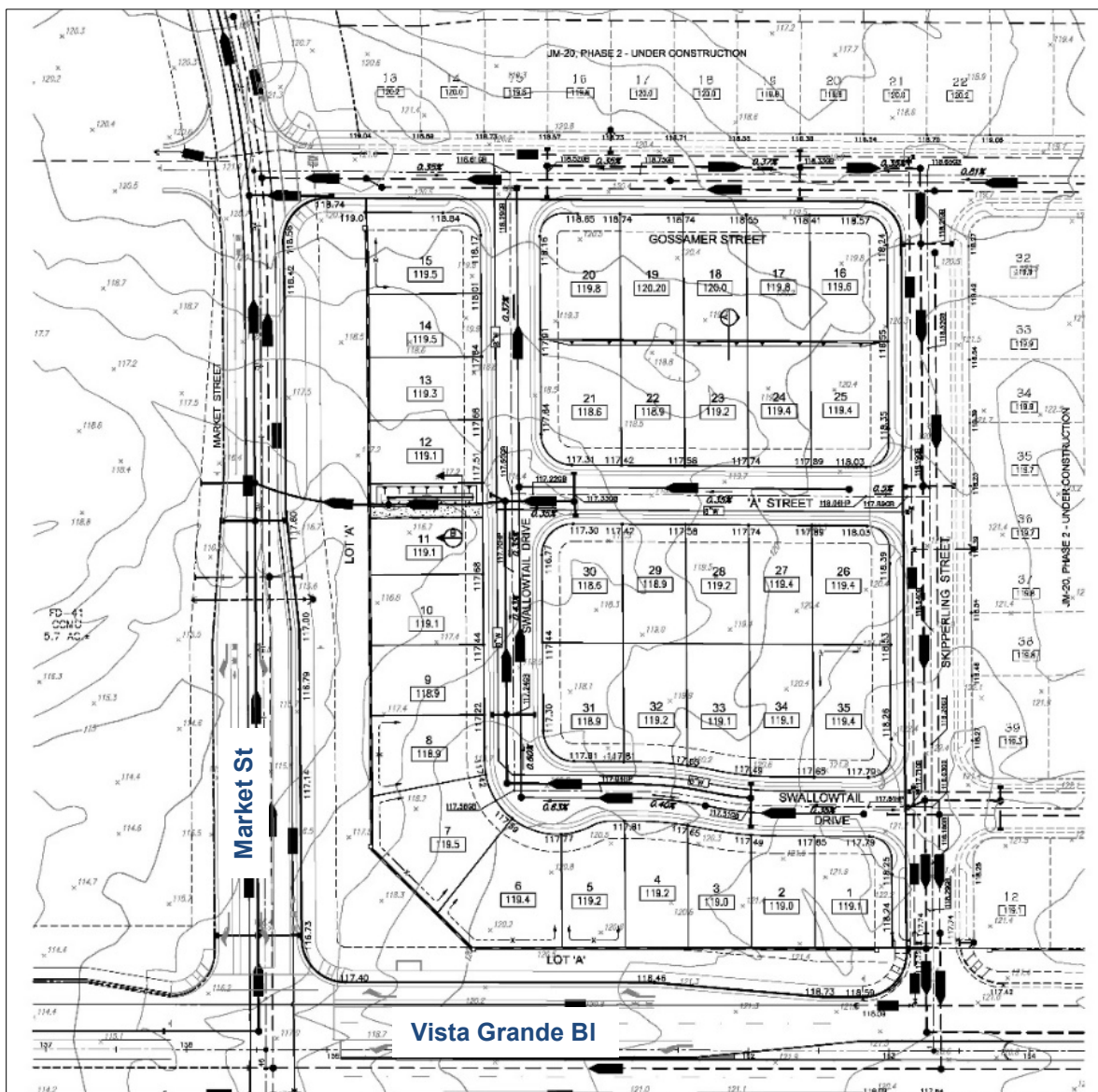
EVALUATION: TENTATIVE SUBDIVISION MAP

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made in order to approve or conditionally approve a Tentative Subdivision Map. The three findings are listed below in **bold, italics** 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 and the Community Design Guidelines, and the design standards of Title 18 (Subdivision Ordinance) of the Roseville Municipal Code.***

The applicant is proposing to subdivide Parcel JM-40 into 35 single-family residential lots and one (1) landscape lot (“Lot A”) (see Figure 2 below and attached Exhibit H). The Map Act and Subdivision Ordinance do not contain any maximum or minimum lot sizes. Instead these standards are contained within the Zoning Ordinance and SVSP. 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 is included below.

Figure 2: Proposed Tentative Subdivision Map



Access and Circulation: Consistent with the SVSP, the proposed subdivision configuration will create practical lots for the development of residential uses. Vehicle access for the subdivision will be provided from both Market St. and Vista Grande Blvd. The layout and street design was reviewed by Development Services Engineering and Fire Department staff to ensure that the street design meets standards for vehicular circulation and emergency response.

Paseo: Figures B-5 and B-11 of the SVSP identify a collector street paseo along Market St. adjacent to Parcel JM-40. The proposed subdivision map includes a 60-foot wide paseo consisting of a 15-foot landscape strip along Market Street, a 10-foot walk, and then a 35-foot landscape street between the walk and the masonry wall adjacent to the proposed lots; this design is consistent with the paseo guidelines for the residential parcels along Market St. Section B.6 of the SVSP Design Guidelines states that pedestrian connections should occur every 600 feet along a collector paseo. As the entire length of Parcel JM-40 adjacent to the paseo is less than 600 feet long, the only pedestrian connection along the collector paseo will be located at the entrance to the subdivision along Market St. In addition, the homes adjacent to the paseo will back 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 included as Exhibit I. 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.*

As part of the adoption of the SVSP, an assessment of wastewater demands was completed for the entire plan area. The proposed subdivision map is consistent with the total number of units anticipated within the Specific Plan, and therefore will not increase planned demands on sewage services; there will be no impacts to the existing requirements established by the Regional Water Quality Control Board.

EVALUATION: DESIGN REVIEW FOR RESIDENTIAL SUBDIVISION

Section 19.10.045 of the Zoning Ordinance specifies that a Design Review Permit is required for all compact residential development (attached or detached single-family units on land with a General Plan land use designation of Medium Density Residential or higher) or for any residential projects of any density on a parcel or parcels zoned Small Lot Residential (RS) where modifications to the RS supplemental design standards are requested. Design Review gives staff the opportunity to examine the proposed design to determine compatibility with the surrounding community, and compliance with the intent of the Community Design Guidelines and other applicable design standards. Pursuant to Zoning Ordinance Section 19.78.060, the required Findings for a Design Review Permit for a Residential Subdivision are as follows:

- 1. The residential design, including the height, bulk, size, and arrangement of buildings is harmonious with other buildings in the vicinity.**
- 2. The residential design is consistent with the applicable design guidelines.**

This project is subject to the development standards of the City’s Zoning Ordinance, the City’s Community Design Guidelines (CDG), and the SVSP. However, the Mourier & Bagley DA (which covers Parcel JM-40) includes a provision allowing MDR parcels to use either the RS/DS standards set forth in the SVSP or to use the modified RS/DS standards outlined in the DA (see Attachment 4). The RS/DS development standards within the DA allow for a smaller lot size, reduced front yard setback, and removes the minimum usable open space requirement. The applicant is proposing to apply the RS/DS standards in the DA (Single Family with Attached Sidewalk), with modifications to the front and interior side yard setbacks. The front yard setback will be reduced from 14 feet to 12.5 feet and the interior side yard setback will be reduced from 5 feet to 4 feet. The proposed standards are included as Exhibit I, and the conceptual elevations showing architectural treatment, floor plans, and color schemes are included as Exhibit J.

Plan Types: The project includes eight plan types, three one-story and five two-story, ranging in size from approximately 1,300 square feet to approximately 2,300 square feet. The units will be single-family, detached, front-loaded product types with two-car garages, similar in height, bulk, and arrangement to other planned homes in the vicinity. Table 2 identifies the square footage, number of bedrooms, and number of floors for each plan type.

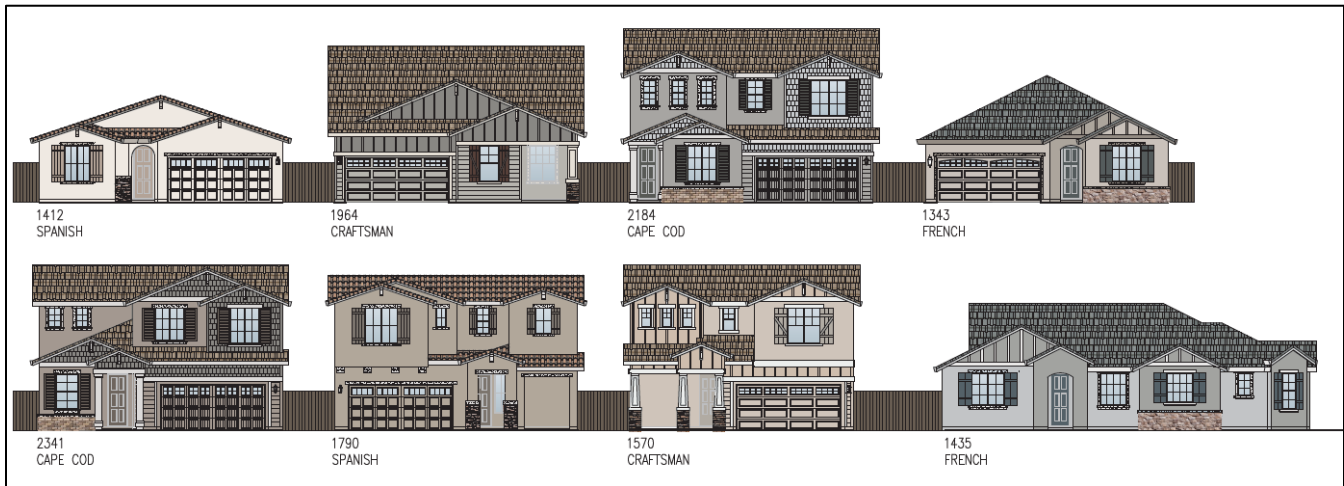
Table 2: Plan Types

Plan Type	Square Footage	Bedrooms	Floors
Plan 1343	1,343	3	1
Plan 1412	1,412	3	1
Plan 1435	1,435	3	1
Plan 1570	1,570	3	2
Plan 1790	1,790	4	2
Plan 1964	1,964	4	2
Plan 2184	2,184	5	2
Plan 2341	2,341	5	2

Streetscape: Each of the eight floor plans will be offered in one of four architectural styles—Spanish, Craftsman, Cape Cod, and French. Building projections and varying roof forms are used to provide visual interest in the streetscape. For the sides and rear of the homes, each elevation includes both a standard and an enhanced set of plans. The enhanced elevations will be used on lots adjacent to the roadways (Market St. and Vista Grande Bl.) and all street-facing elevations on corner lots. Enhancement includes the addition of window fittings such as shutters, window trims, and the use of additional materials on the façade. Figure 3 below includes an example of the streetscape.

Colors and Materials: Visual interest on the homes’ façades are provided by the variation in materials and architecture. The homes will be offered in seven color schemes consisting of natural or neutral tones. The designs incorporate a mix of materials, such as stucco, lap siding, and stone, and decorative embellishments (i.e., shutters and decorative woodwork) which help further emphasize façade articulation in the streetscape.

Figure 3: Example Streetscape



Landscaping: The applicant has included typical landscaping plans showing the proposed plant palette and layout. The plans include a mix of trees, shrubs, and groundcover, using a palette that will create seasonal visual interest consistent with the SVSP Landscape Guidelines. The project is conditioned to comply with the City’s Water Efficient Landscape Ordinance (WELO).

Development Standards: The project request includes modified development standards to deviate from the RS/DS standards outlined in the Mourier & Bagley DA. The front yard setback will be reduced from 14 feet to 12.5 feet and the interior side yard setback will be reduced from 5 feet to 4 feet. These reduced setbacks will help to facilitate the single story units planned for the subdivision. Staff is supportive of the setback reductions as single story units help to vary the streetscape views and massing for the residential units. In addition, the setback reductions are consistent with other DRRS approvals in the SVSP area, including the adjacent JM-20A and JM-20B subdivisions to the north and east, and the massing and varying wall planes of the building design will reduce the visual impact of the reduced setbacks.

The size and overall design of the project is compatible with the other approved subdivisions in the nearby area. The project is also consistent with the applicable design guidelines, as the design has included architectural treatments and details which will create street presence and character.

PUBLIC OUTREACH

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. A notice of the public hearing was published in the Sacramento Bee on November 27, 2020 and a notice of the hearing was also distributed to all property owners within 300 feet of the site, and to the Roseville Coalition of Neighborhood Associations. To date, no comments have been received.

ENVIRONMENTAL DETERMINATION

Consistent with CEQA Guidelines Section 15164, regarding previously certified and adopted Environmental Impact Reports (EIR), an Addendum to the Sierra Vista Specific Plan EIR (SCH #2008032115, certified May 5, 2010) has been prepared to cover the minor technical changes and additions necessary to describe the impacts of the proposed project (Attachment 2). The Addendum did not identify any new environmental impacts from the project. As such, staff recommends the Planning Commission consider the Addendum prior to taking action on this project.

RECOMMENDATION

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

- A. Consider the **3rd Addendum to the Sierra Vista Specific Plan EIR**;
- B. Recommend the City Council approve the **GENERAL PLAN AMENDMENT (LAND USE MAP) – 1690 VISTA GRANDE BOULEVARD – SVSP PCL JM-40 – SIERRA VISTA JM-40 SUBDIVISION – FILE #PL20-0103**;
- C. Recommend the City Council approve the **SPECIFIC PLAN AMENDMENT (TEXT AND LAND USE MAP) – 1690 VISTA GRANDE BOULEVARD – SVSP PCL JM-40 – SIERRA VISTA JM-40 SUBDIVISION – FILE #PL20-0103**;
- D. Recommend the City Council adopt the two (2) findings of fact and approve the **REZONE – 1690 VISTA GRANDE BOULEVARD – SVSP PCL JM-40 – SIERRA VISTA JM-40 SUBDIVISION – FILE #PL20-0103**;
- E. Recommend the City Council approve the **DEVELOPMENT AGREEMENT AMENDMENT (MOURIER & BAGLEY) – 1690 VISTA GRANDE BOULEVARD – SVSP PCL JM-40 – SIERRA VISTA JM-40 SUBDIVISION – FILE #PL20-0103**;
- F. Recommend the City Council approve the **DEVELOPMENT AGREEMENT AMENDMENT (MOURIER & COMPUTER DEDUCTIONS) – 1690 VISTA GRANDE BOULEVARD – SVSP PCL JM-40 – SIERRA VISTA JM-40 SUBDIVISION – FILE #PL20-0103**;
- G. Adopt the three (3) findings of fact and approve the **TENTATIVE SUBDIVISION MAP – 1690 VISTA GRANDE BOULEVARD – SVSP PCL JM-40 – SIERRA VISTA JM-40 SUBDIVISION – FILE #PL20-0103** subject to sixty-two (62) conditions of approval; and
- H. Adopt the two (2) findings of fact and approve the **DESIGN REVIEW FOR RESIDENTIAL SUBDIVISION – 1690 VISTA GRANDE BOULEVARD – SVSP PCL JM-40 – SIERRA VISTA JM-40 SUBDIVISION – FILE #PL20-0103** subject to twenty-five (25) conditions of approval.

CONDITIONS OF APPROVAL FOR THE TENTATIVE SUBDIVISION MAP – FILE #PL20-0103

1. The Tentative Subdivision Map shall not be deemed approved until the actions on the General Plan Amendment, Specific Plan Amendment, Rezone, and Development Agreement Amendment are approved and become effective. (Planning)
2. 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)
3. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
4. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans have been submitted for review and are approved and grading and/or encroachment permits are issued by the Department of Development Services – Engineering Division. (Engineering)
5. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Finance)

6. The project shall comply with all required environmental mitigation identified in the Sierra Vista Specific Plan EIR (State Clearinghouse #2008032115, certified May 5, 2010) and subsequent Addendum prepared for the project, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)

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

7. Landscape Plans for all landscape corridors and all landscaped common areas shall be approved with the improvement plans. Landscaping shall be installed for Substantial Completion of the subdivision improvements. Landscape corridors shall also successfully complete the required establishment period. The landscape plan shall comply with the Sierra Vista Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Engineering, Parks, Fire, Environmental Utilities)
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. Access to the floodplain as required by Engineering and the Streets Department.
 - e. 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 Subdivision or Infrastructure improvement plans shall include a complete set of Landscape Plans. The frontage landscaping improvements shall be completed and accepted by the city prior to or concurrent with City acceptance of the subdivision 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. Market Street shall be designed in conformance with the approved tentative map and the Sierra Vista Specific Plan. The west half of the street section will include 14'-23' of pavement improvements along with curb and gutter. The eastern half will include a 60' wide paseo, a 15' (5' min) wide planter between the back of curb and the sidewalk, a 10' wide sidewalk and approximately 35' of landscaping between the back of sidewalk and the masonry wall. (Engineering)
17. The typical minor private residential street shall be designed in conformance of the approved tentative map and Sierra Vista Specific Plan. The street will consist of 42' of right of way with a typical ½ section of 14' pavement, 4' sidewalk and 12.5' PUE. The PUE will be placed over these private roads for access and maintenance of the water and sewer.(Engineering)
18. 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)*
19. 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)
20. The applicant shall dedicate a separate drainage easement to the City of Roseville for the storm drain facility required to transfer public storm waters through the site. The easement document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)
21. 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)

22. All storm drainage, including roof drains, shall be collected on site and shall be routed to the nearest storm drain system or natural drainage facility. Prior to discharge from the site, the storm water shall be treated with appropriate storm water pollution treatment device(s). Any drainage outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. (Engineering)
23. 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)
24. 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)
25. 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)
26. 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)
27. 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)
28. **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)
29. 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)
30. Water and sewer infrastructure shall be designed and constructed pursuant to the adopted City of Roseville Improvement Standards and Construction Standards and shall reflect the following:
 - a. Sewer and water service laterals shall not be allowed off of water and sewer mains larger than 12 inches in diameter.
 - b. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.

- c. Water and sewer mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions.
 - d. All sewer manholes shall have all-weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)
31. 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)
32. 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)
33. 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)
34. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
35. 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)
36. 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)
37. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)
38. 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)
39. 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)
40. 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)
41. 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:

42. 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; and
 - b. Water and sewer easements. (Environmental Utilities, Engineering)
43. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
44. 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)
45. 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.
46. 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)
47. Any structures crossing Lot/Parcel lines created by the Final/Parcel map shall be removed. (Engineering)
48. Street names shall be approved by the City of Roseville. (Engineering)
49. 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)
50. 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)
51. 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)
52. 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)
53. 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)

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

OTHER CONDITIONS OF APPROVAL:

55. 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)

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

57. 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)

58. 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)

59. 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)

60. 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)

61. 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)

62. All plant material shall be maintained under a 30 calendar day establishment period after initial planting. Upon completion of the establishment period, all plant material shall remain under warrantee for an additional 9 months minimum. Any plant material which does not survive during the establishment period shall be immediately replaced. Any trees or shrubs which do not survive during the warrantee period shall be replaced one month prior to the end of the warrantee period. Tree or shrub replacement made necessary due to acts of God, neglect or vandalism shall be exempt from the warrantee. (Parks, Recreation, and Libraries)

CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW FOR RESIDENTIAL SUBDIVISION –

FILE #PL20-0103

1. The development standards, unit designs and landscape plans for **SVSP PCL JM-40 – JM-40 Subdivision** are approved as described in Exhibits I–J, except as modified by these conditions of approval. (Planning)
2. This permit shall expire on the same date as the Tentative Map for **SVSP PCL JM-40 – JM-40 Subdivision (File #PL20-0103), which is December 10, 2022**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **December 10, 2023**. Effectuation of this DRRS shall occur with the first residential Building Permit. (Planning)
3. The landscape plan shall comply with the Landscape Guidelines for the Sierra Vista Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning)
4. The project shall comply with all required environmental mitigation identified in the Sierra Vista Specific Plan EIR (State Clearinghouse #2008032115, certified May 5, 2010) and subsequent Addendum prepared for the project, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
5. To provide variation along the streetscape, no two identical unit designs shall be located adjacent to one another. (Planning)
6. Lots with street-facing rear and side elevations shall be constructed with enhanced architectural details. (Planning)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

7. The project Landscape Plans shall comply with the following:
 - a) The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines, backflow preventers, fire department connections, and public water, sewer, and storm drain facilities. (Planning, Fire, EUD, Electric, Public Works)
 - b) At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
8. All on-site external lighting shall be installed and directed to have no off-site glare. (Planning)
9. Building permit plans shall comply with all applicable code requirements (California Residential Code-CRC- based on the International Residential Code, California Building Code – CBC – based on the International Building Code, California Green Building Standards Code-CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)
10. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)

11. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
12. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting. (Fire)
13. Testing of all fire systems shall be performed prior to opening the sales office for business. (Fire)
14. Framing construction cannot commence until access roads and public fire hydrants are approved by the Fire Department. (Fire)
15. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION AND PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

16. All electric metering shall be directly outside accessible. (Electric)
17. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

OTHER CONDITIONS OF APPROVAL:

18. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Building)
19. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)
20. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000 gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)
21. Signs are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
22. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)
23. Fences and walls shall be consistent with the locations and treatments specified in the Sierra Vista Specific Plan Design Guidelines. (Planning)
24. The location and design of the gas service shall be determined by PG&E. The design of the gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)

25. Any relocation or modification to the existing utility facilities or other existing improvements required for the development of this subdivision shall be at the developer's expense. (Electric, Environmental Utilities, Engineering, Fire)

ATTACHMENTS

1. Guidelines for Conversion of Non-Residential Land Uses
2. 3rd Addendum to the SVSP EIR
3. Fiscal Impact Analysis
4. Mourier & Bagley DA RS/DS Standards

EXHIBITS

- A. GPA Exhibit
- B. General Plan Land Use Map
- C. SPA Exhibit
- D. SVSP Change Pages
- E. Rezone Exhibit
- F. Second Amendment of the Mourier & Bagley DA
- G. Second Amendment of the Mourier & Computer Deductions DA
- H. Tentative Subdivision Map (4 sheets)
- I. Modified RS/DS Standards
- J. DRRS Package

Note to Applicant and/or Developer: Please contact 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.