

**ITEM 6.2: General Plan Amendment, Specific Plan Amendment, Development Agreement Amendment, Major Grading Plan, Tentative Subdivision Map, and Design Review for Residential Subdivision – 2150 Vista Grande Boulevard – SVSP PCL FD-8, FD-10, FD21, FD-23 – JMC TM#3 – File # PL20-0119**

**REQUEST**

The proposed project will create 613 single-family residential lots within the Sierra Vista Specific Plan (SVSP). The project entitlements include a General Plan Amendment to change the land use designation of Parcel FD-10 from Low Density Residential (LDR) to Medium Density Residential (MDR), a Specific Plan Amendment to reflect the land use change and to transfer units among several large lot parcels within the SVSP, a Tentative Subdivision Map to create 613 single-family lots on parcels FD-8, FD-10, FD-21 & FD-23, a Major Grading Plan to allow rough grading for FD-10, and a Design Review for Residential Subdivision for FD-10, FD-21, and FD-23 to establish unit designs and modify development standards. Lastly, two Development Agreement Amendments are included to reflect the land use changes and unit transfers, revise development obligations with respect to groundwater and recycled water facilities, and to clarify evaluation of water conservation goals.

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 4<sup>th</sup> 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 approve the First Amendment of the Mourier Investments, LLC Development Agreement;
- E. Recommend the City Council approve the Fourth Amendment of the Westpark Federico Development Agreement;
- F. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to ninety-nine (99) conditions of approval;
- G. Adopt the three (3) findings of fact and approve the Major Grading Plan subject to twenty-nine (29) conditions of approval; and
- H. Adopt the two (2) findings of fact and approve the Design Review for Residential Subdivision subject to twenty-six (26) conditions of approval.

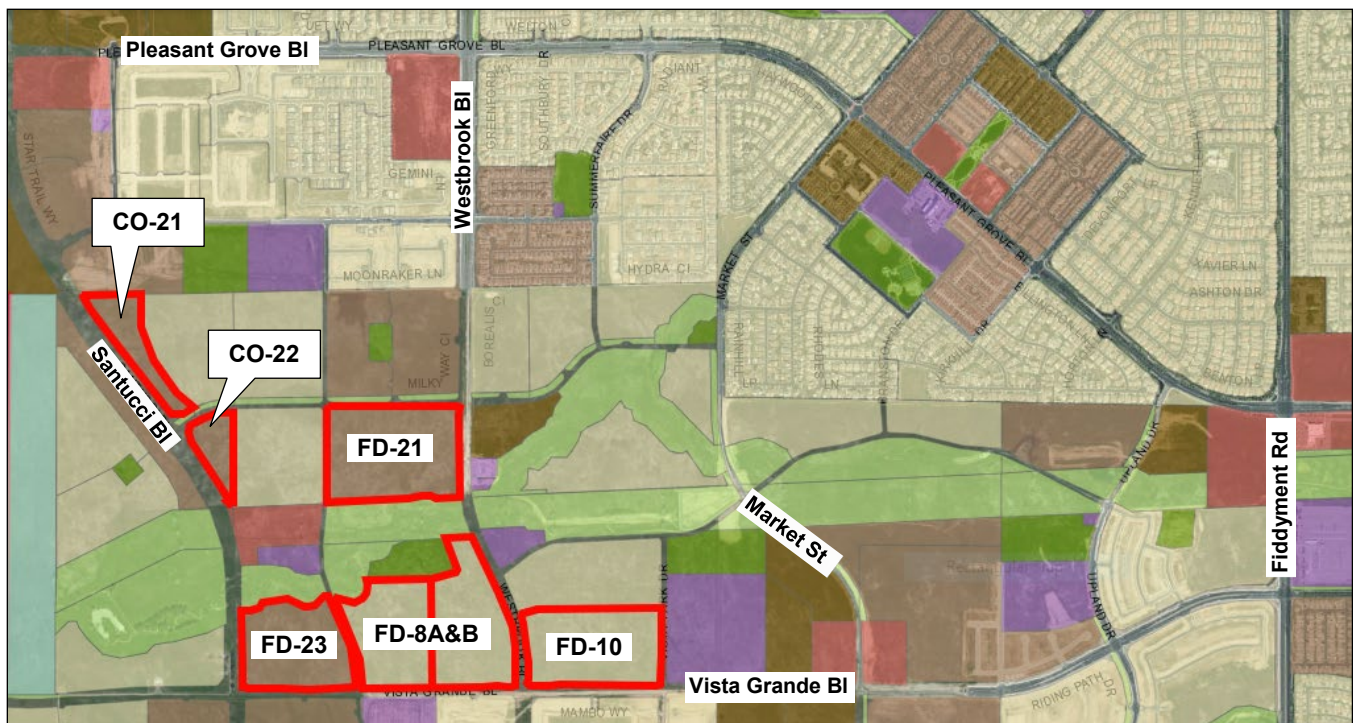
**SUMMARY OF OUTSTANDING ISSUES**

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

## **BACKGROUND**

The project site is within the Sierra Vista Specific Plan (SVSP). 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. The requested entitlements would allow for development of 613 units on approximately 115 acres in the western portion of the SVSP area (see Figure 1). New subdivisions are currently under development to the east and southeast of the project area.

**Figure 1: Project Location (parcels bordered in red)**



## **PROJECT DESCRIPTION**

**General Plan Amendment (GPA)** – The project includes a GPA to amend the land use designation of Parcel FD-10 from Low Density Residential (LDR) to Medium Density Residential (MDR). The proposed changes will add MDR acreage and decrease LDR 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 General Plan Amendment exhibit and Exhibit B includes the General Plan Land Use Map reflecting the land use change.

**Specific Plan Amendment (SPA)** – The project includes an Amendment to the SVSP, which includes land use changes consistent with those described in the General Plan Amendment as well as unit transfers among parcels FD-8, FD-10, FD-21, FD-23, CO-21, and CO-22. The Specific Plan Amendment also includes changes to the text, tables, and figures to reflect the land use changes and unit transfers. The applicant has proposed a gated community for Parcel FD-10 and Parcel FD-23, which are not currently shown as gated within the SVSP. Therefore, the project will revise SVSP Figure B-25, which identifies the locations where gated communities are permitted. Exhibit C includes the map amendment and Exhibit D includes the proposed change pages for the text, tables, and figures of the SVSP.

**Development Agreement (DA) Amendments** – The project includes the amendment of two development agreements within the SVSP: 1.) Westpark Federico and 2.) Mourier Investments LLC (Exhibits E and F). The amendments reflect the proposed land use changes and the change in the number of units within the affected development agreements. The amendments to the Westpark Federico DA 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.

**Tentative Subdivision Map** – The applicant proposes new subdivisions on Parcels FD-8, FD-10, FD-21, and FD-23. Subdivisions on Parcels CO-21 and CO-22 are not being proposed at this time. Parcel FD-8 will be a 156-unit LDR subdivision; Parcel FD-10 will be a 143-unit MDR subdivision; Parcel FD-21 will be a 187-lot MDR subdivision; and Parcel FD-23 will be a 127-lot MDR subdivision. The Tentative Subdivision Maps are included as Exhibit G.

**Major Grading Plan** – The applicant requests a Major Grading Plan approval to allow rough grading of Parcel FD-10, with approximately 60,000 cubic yards of cut and 43,000 cubic yards of fill. Approximately 16,000 cubic yards of earth will be stockpiled temporarily on the future 5.5-acre park parcel to the northwest of FD-10 (Parcel FD-52). The rough grading plans are included as Exhibit H.

**Design Review for Residential Subdivision** – The project includes unit designs with modified development standards for the proposed subdivisions. The modified development standards are consistent with those approved for similar subdivisions within the SVSP. The development standards are included as Exhibit I and the proposed elevations are included as Exhibit J.

**EVALUATION: GENERAL PLAN AMENDMENT AND SPECIFIC PLAN AMENDMENT**

The applicant is requesting a GPA and SPA to reconfigure land use designations and transfer units among several large lot parcels in the project area. These parcels include FD-8 (A&B), FD-10, FD-21, FD-23, CO-21 and CO-22. Each of these parcels has a zoning designation of Small Lot Residential/Development Standards (RS/DS), which will remain unchanged. The SVSP allows for residential units to be transferred between lots within the plan area. However, unit transfers that result in a change in land use or result in greater than a 20% difference shall be evaluated with an amendment to the Specific Plan. In this case, the cumulative increase in units for Parcel FD-10 changes the allocation by more than 20% and results in a change in land use from LDR to MDR (see Table 1). Thus, the unit transfers are being processed as a SPA. The SPA also includes changes to the text, tables, and figures of the SVSP to reflect the land use change and unit transfers.

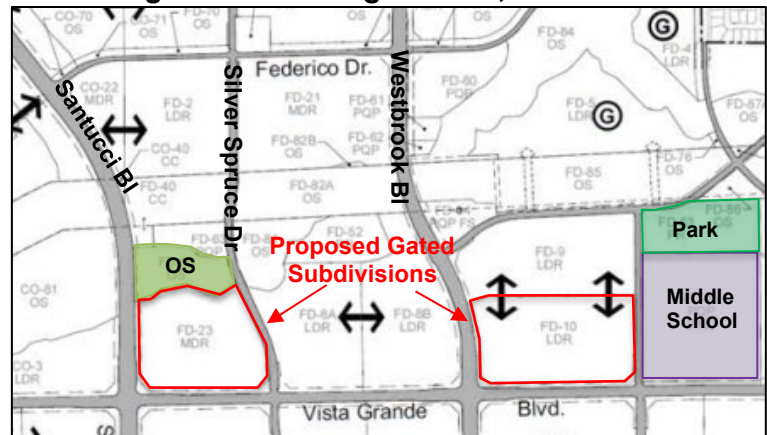
**Table 1: Proposed Unit Transfers**

Parcel	Existing Land Use	Proposed Land Use	Existing Units	Proposed Units	Difference	% Change	Transfer from
FD-8	LDR	Unchanged	164	156	-8	4.9%	--
FD-10	LDR	MDR	96	143	+47	49%	8 units from FD-8, 10 units from FD-21, 16 units from FD-23, 8 units from CO-21, and 5 units from CO-22
FD-21	MDR	Unchanged	197	187	-10	5%	--
FD-23	MDR	Unchanged	143	127	-16	11.2%	--
CO-21	MDR	Unchanged	70	62	-8	11.4%	--
CO-22	MDR	Unchanged	43	38	-5	11.6%	--
<b>TOTAL</b>			<b>713</b>	<b>713</b>			

The proposed changes will decrease Low Density Residential (LDR) acreage and increase the Medium Density Residential (MDR) 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. As discussed in the Addendum prepared for the project (Attachment 1), the project is converting some of the anticipated land uses with a higher water demand to a lower water demand (20.46 acres of LDR to MDR); therefore, the proposed land use change will result in an overall decrease in water demand for the project area. The City Departments responsible for development review have examined the proposed land use modification and unit transfers, and determined that there will be no impacts to planned infrastructure, roadways, or other public facilities. As such, staff supports the proposed GPA and SPA.

In addition to the above amendments, the applicant has requested a minor revision to the SVSP to identify two new gated subdivisions. Section B.8 of the SVSP design guidelines includes design requirements for gated subdivisions, and identifies the location of areas which are permitted to be gated in SVSP Figure B-25. The applicant has proposed gating subdivisions within Parcels FD-10 and FD-23, but the SVSP does not identify these parcels as gated. Figure 2 of this staff report is a portion of Figure B-25, which has been annotated to show how the proposed gated portion of the subdivision (bordered in red) relates to the adjacent areas. The black arrows in SVSP Figure B-25 show locations where connections between subdivisions are anticipated, and the encircled “G” is a subdivision where a gated community is permitted. The SVSP includes an administrative-approval process for gating additional areas, stating: “. . . additional parcels may be determined appropriate for a gated subdivision if it can be demonstrated that the gates will not preclude adequate through-access for pedestrians, cyclists, or automobiles.”

**Figure 2: SVSP Figure B-25, Annotated**



As shown, the proposed gated subdivision for Parcel FD-10 is in an area where connection was anticipated between Parcel FD-9 to the north. Parcel FD-10 will have two gated points of access—one on Vista Grande Boulevard to the south and one on Westbrook Boulevard to the west. A future middle school (Parcel FD-65) and a future park (Parcel FD-53) are located to the east across Vista Park Drive. The school and park are adjacent to public roadways that will provide direct connections for surrounding uses, including Parcel FD-9 to the north. Pedestrians and bicyclists can share the roadway facilities in the project area, as all public roads will include sidewalks, and Vista Grande Boulevard and Westbrook Boulevard will include a Class II (on-street) bicycle lane. The proposed gated subdivision does not impede or affect access to the school and park for surrounding residential areas.

Parcel FD-23 is not identified to have any connections with adjacent subdivisions as it is bounded by roadways on all three sides, and is bounded by open space Parcel FD-80 to the north. The northern boundary was never anticipated to include through-access for vehicles given the open space preserve. The open space will have a 10-foot trail that will be accessible via Santucci Boulevard to the east and Silver Spruce Drive to the west. Pedestrians and bicyclists can share the roadway facilities in the project area, as all public roads will include sidewalks, and Vista Grande Boulevard and Santucci Boulevard will include a Class II (on-street) bicycle lane. There will also be a Class I (off-street) bike path along Santucci Boulevard that will provide direct connection to the open space trail. The proposed gated subdivision does not impede or affect access to the open space trail for surrounding residential areas.

Based on this analysis, staff concludes the proposed gated subdivisions conform to the requirements for gated subdivisions in the SVSP.

## **EVALUATION: DEVELOPMENT AGREEMENT AMENDMENT**

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 first amendment of the Mourier Investments, LLC DA and a fourth amendment of the Westpark Federico DA. The DAs will be amended to reflect the proposed unit transfers and land use change. In addition, the key items addressed in the Westpark Federico DA amendment 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 Amendments.

**Groundwater Wells:** Section 3.7.2 of the original DA 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 DAA 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 DAA includes 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 DA requires 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 DAA 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 DAA will amend Section 3.9 of the original DA regarding development obligations for construction of recycled water facilities. Similar to Section 3.2.2 discussed above, the DAA adds 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.

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 (PARCELS FD-8, FD-10, FD-21, FD-23)**

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 four subdivisions: a 156-lot map within Parcel FD-8, a 143-lot map within Parcel FD-10, a 187-lot map within Parcel FD-21, and a 127-lot map on Parcel FD-23. Adequate access and circulation is provided to each parcel to facilitate development of the small lots. At least two entrance points will be provided into each subdivision and all single-family lots are oriented with frontage on the public streets. The subdivision layout and street design were reviewed by the City's Engineering Division and Fire Department to ensure there is adequate street widths for circulation and emergency response.

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 project parcels all have a zoning designation of Small Lot Residential with Development Standards (RS/DS). A developer may either use the RS/DS development standards established in the SVSP, applicable Development Agreement, or may adopt adjusted standards through the Design Review Permit for Residential Subdivisions (DRRS) entitlement. The SVSP also includes multiple design standards applicable to subdivision design, including guidelines for the locations of walls and fencing, the locations of trails and paseos, requirements for connectivity along paseos, and guidelines for developments adjacent to parks and open space trails. Each proposed subdivision is analyzed with respect to these guidelines below.

#### **Parcel FD-8A&B**

The parcel has a land use designation of LDR. The applicant proposes to use the RS/DS development standards contained in the SVSP (included as Attachment 2). All of the lots conform to the applicable standards and have a typical lot size of approximately 55 feet by 100 feet. The proposed unit density is 4.4 units per acre, which is consistent with the LDR land use designation. The subdivision will have three points of access.

SVSP Figure B-3, Location of Walls and Fences, shows open style wrought iron fencing on the northern boundary adjacent to the open space (Parcel FD-81), a standard wood fence on the northern boundary adjacent to the future park parcel (Parcel FD-52) except when a street lies adjacent, and a masonry wall along Westbrook Boulevard to the east and Vista Grande Boulevard to the south. The tentative subdivision map is consistent with these fencing recommendations. In addition, SVSP Figure B-5 shows a primary residential street paseo along Silver Spruce Drive to the west and a trail on the northern property boundary adjacent to the open space. Consistent with the SVSP, the subdivision map includes a 5-foot landscape strip along Silver Spruce Drive, a 10-foot walk, and then a 10-foot landscape between the walk and the masonry wall adjacent to the proposed lots. The SVSP also requires a pedestrian or other connection on an average of 600 feet for developments adjacent to a paseo. The proposed subdivision design is consistent with this standard. In addition, the subdivision map shows a 10-foot bike trail along the open space with a pedestrian and bike crossing connection across Silver Spruce Drive.

The SVSP recommends that neighborhood access and visibility be provided when adjacent to parks and open space, and includes guidelines to help achieve this. Consistent with the SVSP guidelines, single-loaded streets are used adjacent to the park to provide a visual connection for homes fronting the park. In addition, the internal street system and sidewalks are designed to allow residents to walk easily to the park. The subdivision design includes homes that back up to the open space trail. Although it is generally recommended that there be opportunities to have homes fronting the open space, so that residential streets can provide public views into the open space, the SVSP allows homes to back up to a trail. In such cases, the use of open-style fencing is recommended; the subdivision design will include open fencing along the northern property line.

#### Parcel FD-10

This parcel has an existing land use designation of LDR. The land use will be amended to MDR based on the proposed number of units within this subdivision and the resulting density of 7.0 units per acre. Pursuant to Zoning Ordinance Section 19.10.045, a DRRS application is required for all single-family housing units on property with the MDR land use designation. The DRRS evaluation is found in a later section of this staff report, but because it includes a proposal to reduce the lot size and width standards, these aspects of the DRRS are evaluated as part of this subdivision map analysis.

The applicant proposes to use modified RS/DS development standards for these lots, which have a typical lot size of approximately 45 feet by 80 feet. All of the lots conform to the proposed standards. This parcel is bordered by roadways on all sides, with the exception of the northern boundary, which is adjacent to the MDR Parcel FD-9. The subdivision is designed to have a gated entry on Westbrook Boulevard and on Vista Grande Boulevard. As discussed previously, staff concludes gating of the subdivision will not preclude adequate through-access for pedestrians, cyclists, or automobiles.

SVSP Figure B-3, Location of Walls and Fences, recommends a masonry wall along Westbrook Boulevard to the west and Vista Grande Boulevard to the south. The tentative subdivision map is consistent with this recommendation and will continue the 6-foot tall masonry wall along the eastern boundary along Vista Park Drive to comply with the noise study recommendations. The SVSP does not identify any paseo requirements for Parcel FD-10. The subdivision will provide a 35-foot wide landscape corridor with 8-foot wide sidewalks along Westbrook Boulevard and Vista Grande Boulevard, which is consistent with the SVSP requirements.

#### Parcel FD-21

The applicant has proposed to use the same modified RS/DS development standards for this 187-lot subdivision, which has a typical lot size of approximately 45 feet by 80 feet. All of the lots conform to the proposed standards. The proposed unit density is 7.7 units per acre, which is consistent with the MDR land use designation. This parcel is bordered by roadways on all sides, with the exception of the southern boundary, which is adjacent to an open space parcel (FD-82A). Access to the subdivision will be provided by Earl Rush Drive to the north and Silver Spruce Drive to the west. SVSP Figure B-5 identifies a 30-foot wide collector street paseo along Earl Rush Drive, with a 10-foot landscape strip, 8-foot walk, and then a 12-foot landscape behind walk. It also identifies a 20-foot wide primary residential street paseo along Silver Spruce Drive, with a 10-foot walk and 5-foot landscaping on each side. The subdivision is designed consistent with these paseo design guidelines and will provide a pedestrian connection on an average of 600 feet.

SVSP Figure B-3, Location of Walls and Fences, recommends open style wrought iron fencing on the southern boundary adjacent to the open space (Parcel FD-82A), an optional masonry wall on the northern boundary along Earl Rush Drive, and a masonry wall along Westbrook Boulevard to the east. The tentative subdivision map is consistent with these fencing recommendations and will continue the masonry wall along the parcels adjacent to the roadways to provide noise attenuation. As mentioned previously, the SVSP encourages neighborhood access and visibility when adjacent to open space;

however, Parcel FD-82B is not planned for any recreational trails. Visibility into the open space will be achieved through the use of open style fencing as recommended by the SVSP guidelines.

### Parcel FD-23

The applicant has proposed to use the same modified RS/DS development standards for this 127-lot gated subdivision, which has a typical lot size of approximately 45 feet by 80 feet. All of the lots conform to the proposed standards. The proposed unit density is 7.2 units per acre, which is consistent with the MDR land use designation. This parcel is bordered by roadways on all sides, with the exception of the northern side, which is adjacent to an open space parcel (FD-80). The subdivision is designed to have a gated entry on Santucci Boulevard to the west and on Silver Spruce Drive to the east. As discussed previously, staff concludes gating of the subdivision will not preclude adequate through-access for pedestrians, cyclists, or automobiles.

SVSP Figure B-5 identifies a paseo sidewalk in the landscape corridor along Santucci Boulevard and an open space trail to the north along the open space. The subdivision is designed consistent with the paseo design guidelines and will provide a pedestrian connection on an average of 600 feet. SVSP Figure B-3, Location of Walls and Fences, recommends open style wrought iron fencing on the northern boundary adjacent to the open space and a masonry wall on the western and southern boundaries. The tentative subdivision map is consistent with these fencing recommendations and will continue the masonry wall along the parcels adjacent to the roadways. Visibility for homes backing on to the open space will be achieved through the use of open style fencing as recommended by the SVSP guidelines. The subdivision will also include a single-loaded street adjacent to the open space to provide a visual connection for homes that front the open space.

- 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 applicable development standards. The proposed modified 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 proposed parcel configurations preserve the location of watercourses and do not create a physical condition that would be impractical for the proposed improvements.

- 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: MAJOR GRADING PLAN (PARCEL FD-10)**

Grading Ordinance Section 16.20.080 stipulates that three findings must be made in order to approve a Major Grading Plan. The required findings are listed below in ***bold italics*** and are followed by an evaluation.

- 1. The grading plan conforms to the requirements of the city's improvement standards and the provisions of Chapter 16.20 of the Roseville Municipal Code.***

The project includes a request to rough grade Parcel FD-10 and to balance approximately 60,000 cubic yards of cut and fill on the site. Approximately 16,000 cubic yards of earth will be stockpiled temporarily on the future 5.5-acre park parcel (Parcel FD-52) to the northwest of the site. The rough grading plans are included as Exhibit H. Once the stockpile is removed, the park will be returned to a like condition of its existing state, as approved by the Engineering and Parks Department. There are existing wetland areas on the property which will require the approval of the appropriate State and Federal permits before construction can begin on the property. The applicant has received approval of the required Army Corps of Engineers “404” permit and has provided staff with the permit documentation. The plan will not impact wetland areas that are within Open Space areas.

As part of the Grading Permit, the applicant will be required to submit a Storm Water Pollution Prevention Plan (SWPPP) prior to the commencement of work. This plan will ensure that storm water will either be contained on site or will be treated and will not impact surrounding properties and water bodies prior to discharge from the site. With the recommended conditions of approval the project will meet the requirements of the City’s Improvement Standards and Grading Ordinance, and will be consistent with the master grading and drainage plan for the SVSP.

***2. The grading has been designed to accommodate, and/or mitigation conditions have been imposed to compensate for any potential impacts to any of the natural features of the property or to adjacent properties, and the grading will not result in any increase in water surface elevation in any stream channel located on the property and associated with the grading as approved.***

The City’s Grading Ordinance and General Plan require City staff to evaluate the impacts to wetlands and other natural resource areas and recommend changes to a project if there are opportunities to preserve these areas. Long term preservation of natural resources is best achieved through placement in Open Space areas. Parcel FD-10 has residential land use and zoning designations and was anticipated for development in the SVSP. Buildout of the SVSP area, including Parcel FD-10, was evaluated in the SVSP EIR and mitigation measures were adopted to compensate for any loss of wetlands. Per the SVSP EIR mitigation measures, any fill that will impact wetland areas will require the applicant to receive approval of an Army Corps of Engineers “404” permit and a Regional Water Quality Control Board “401” certification. The applicant has received approval of the required permits for the project area and has provided staff with the permit documentation. The proposed grading will not result in an increase in water surface elevation of any stream channel.

***3. The proposed grading is necessary to allow development of the property consistent with the general plan land use allocation for the property.***

Parcel FD-10 has an existing General Plan land use designation of Low Density Residential, but will be amended to Medium Density Residential as discussed in the earlier sections of this report. The property will require grading to allow development of the site and the Major Grading Plan will facilitate the property being developed consistent with the land use allocation.

**EVALUATION: DESIGN REVIEW FOR RESIDENTIAL SUBDIVISION (PARCELS FD-10, FD-21, FD-23)**

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. The applicant is proposing modified development standards for FD-10, FD-21, and FD-23 to allow for a smaller lot size and reduced setbacks. 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. However, the home builder is always enhancing and updating the plan types offered based on current market trends and needs. The home builder has indicated the following changes will be made to the proposed home plans:

- Four of the plans will be eliminated and replaced with four new plans, and a fifth one will be modified.
- All plans will have their respective “A” elevations (the Spanish style) replaced with a Modern Farmhouse style, which will include new color schemes appropriate to the architectural style.

Given these anticipated modifications, a condition of approval has been added to the DRRS entitlement that requires the home builder to submit a DRRS Modification prior to submittal of building permits for the proposed subdivisions (see condition #3). The following evaluation is based on the submitted design package.

**Plan Types:** The project includes eleven (11) plan types with a mix of one-story and two-story, ranging in size from approximately 1,200 square feet to approximately 2,500 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 1203	1,203	3	1
Plan 1343	1,343	3	1
Plan 1412	1,412	3	1
Plan 1435	1,435	3	1
Plan 1477	1,477	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
Plan 2492	2,492	5	2

**Streetscape:** Each of the 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 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 on the following page includes an example of the streetscape.

**Colors and Materials:** Visual interest on the homes’ façades are provided by the variation in materials and architecture. Each architectural style will be offered in four 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.

**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).

**Figure 3: Example Streetscape**



**Development Standards:** The project request includes modified development standards to deviate from the RS/DS standards. 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, 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 Press Tribune on February 12, 2021 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 1). 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 **4<sup>th</sup> Addendum to the Sierra Vista Specific Plan EIR**;
- B. Recommend the City Council approve the **GENERAL PLAN AMENDMENT (LAND USE MAP) – 2150 VISTA GRANDE BOULEVARD – SVSP PCL FD-8, FD-10, FD-21, FD-23 – JMC TM#3 – FILE #PL20-0119**;
- C. Recommend the City Council approve the **SPECIFIC PLAN AMENDMENT (TEXT AND LAND USE MAP) – 2150 VISTA GRANDE BOULEVARD – SVSP PCL FD-8, FD-10, FD-21, FD-23 – JMC TM#3 – FILE #PL20-0119**;
- D. Recommend the City Council approve the **DEVELOPMENT AGREEMENT AMENDMENT (MOURIER INVESTMENTS LLC) – 2150 VISTA GRANDE BOULEVARD – SVSP PCL FD-8, FD-10, FD-21, FD-23 – JMC TM#3 – FILE #PL20-0119**;
- E. Recommend the City Council approve the **DEVELOPMENT AGREEMENT AMENDMENT (WESTPARK FEDERICO) – 2150 VISTA GRANDE BOULEVARD – SVSP PCL FD-8, FD-10, FD-21, FD-23 – JMC TM#3 – FILE #PL20-0119**;
- F. Adopt the three (3) findings of fact and approve the **TENTATIVE SUBDIVISION MAP – 2150 VISTA GRANDE BOULEVARD – SVSP PCL FD-8, FD-10, FD-21, FD-23 – JMC TM#3 – FILE #PL20-0119** subject to ninety-nine (99) conditions of approval;
- G. Adopt the three (3) findings of fact and approve the **MAJOR GRADING PLAN – 2150 VISTA GRANDE BOULEVARD – SVSP PCL FD-8, FD-10, FD-21, FD-23 – JMC TM#3 – FILE #PL20-0119** subject to twenty-nine (29) conditions of approval; and
- H. Adopt the two (2) findings of fact and approve the **DESIGN REVIEW FOR RESIDENTIAL SUBDIVISION – 2150 VISTA GRANDE BOULEVARD – SVSP PCL FD-8, FD-10, FD-21, FD-23 – JMC TM#3 – FILE #PL20-0119** subject to twenty-six (26) conditions of approval.

### **CONDITIONS OF APPROVAL FOR THE TENTATIVE SUBDIVISION MAP (FD-8, FD-10, FD-21, FD-23) – FILE #PL20-0119**

1. The Tentative Subdivision Map shall not be deemed approved until the actions on the General Plan Amendment, Specific Plan Amendment, 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 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 shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
7. Fulfillment of all backbone dedication requirements for Irrevocable offers of dedication and easements shall occur prior to the approval of any Improvement, Grading Plans, and/or recordation of any Final or Parcel Map as required by the Development Agreement between the City of Roseville and Mourier Investments, LLC. (Engineering)

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

8. 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)
9. All lettered lots for FD-08, FD-10, FD-21 and FD-23 shall be designed consistent with Figure B-10 in the SVSP. Improvements including landscaping shall be shown on the Improvement Plans. Responsibility for maintenance of the landscaping and improvements shall be identified on the final map. (Planning, Engineering)
10. The applicant shall submit to the Engineering Division the appropriate Army Corps of Engineers permit or clearance, the California Department of Fish and Game Stream Bed Alteration Agreement, and/or the Regional Water Quality Control Board Water Quality Certificate. (Planning)
11. Improvement plans shall include Neighborhood Entry detail, including masonry wall and fence detail, (architectural design for wall, fence & pilasters), and pilaster locations in accordance with the SVSP Design Guidelines. (Planning, Engineering)
12. 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)
13. 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)
  14. 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)
  15. All private subdivision entrances shall be design and constructed per City Standards. The entrances shall be owned and maintained by the HOA. (Engineering)
  16. 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)
  17. 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)
  18. Traffic signals shall be constructed and reimbursed per Section 3.5.7 of the Development Agreement and the approved JMC TM3 Utility and Infrastructure Phasing Plan. This includes the following signals:
    - a. Santucci/Vista Grande – finish signal including mast arm and controller cabinet as part of the construction of Village FD-23.
    - b. Westbrook/Vista Grande - finish signal including mast arm and controller cabinet as part of the construction of Village FD-08.
    - c. Westbrook/Sierra Glen – install signal infrastructure including conduit, loops and poles as part of Westbrook improvements.(Engineering)
  19. Landowner shall responsible for the construction cost of the traffic signals as shown on Exhibit “K” of the Federico-Mourier Development Agreement and described in the Phasing Plan through the payment of the TMF. (Engineering)
  20. Any backbone improvements, not constructed adjacent to (or needed to serve) a proposed subdivision shall be completed by the applicant. (Engineering)
  21. The developer may qualify for reimbursement of non CIP improvements through the Sierra Vista Fee Program per the Federico-Mourier Development Agreement. (Engineering)
  22. The phasing of infrastructure shall be consistent with JMC TM3 Utility and Infrastructure Phasing Plan, the Sierra Vista Specific Plan and as defined by the Development Agreement between the City of Roseville and Mourier Investments, LLC. Phasing shall occur in a sequential order as defined in the Phasing Plan. (Engineering)
  23. The applicant shall construct Westbrook Boulevard (Phase 1), to the FD-08 north boundary prior to or concurrent with the construction of village FD-10. This will include all utilities, median, paving, curb & gutter, striping & signage, detector loops. (Sierra Glen signal) (Engineering)

24. The construction of Village FD-08 Phase I will require two points of access based on a phasing plan and completion of all utilities required to serve that Phase I. The construction of Village FD-08 Phase II must be completed after Phase I or an additional point of access will be required. (Engineering)
25. The north bound entrance from Silver Spruce Road to Village FD-08 shall include a standard right turn curb flare (City Std ST-23). The south bound entrance from Westbrook Boulevard to FD-08 shall include a standard right turn deceleration lane. The west bound entrance from Vista Grande Boulevard to FD-08 shall include a standard right turn lane. (Engineering)
26. The north bound entrance from Westbrook Boulevard to Village FD-10 shall include a bus turnout/right turn deceleration lane. The west bound entrance from Vista Grande Boulevard to FD-10 shall include a standard right turn deceleration lane. (Engineering)
27. The north bound entrance from Santucci Boulevard to Village FD-23 shall include a bus turnout/right turn deceleration lane. The south bound entrance from Silver Spruce Road to Village FD-23 shall include a standard right turn curb flare (City Std ST-23). (Engineering)
28. The west bound right turn lane from Vista Grande Boulevard to Santucci Boulevard shall be 220 feet in length with a 120 foot taper. (Engineering)
29. The south bound right turn lane from Vista Park Drive to Vista Grande Boulevard shall be 220 feet in length with a 120 foot taper. (Engineering)
30. Street "A" within Village FD-10 shall provide a pedestrian access at the east end of the street to provide continuity with the adjacent school site, Parcel FD-65. (Engineering)
31. Dry utilities, storm drain, and water stubs for the school site, FD-65 shall be coordinated to accommodate the needs of the Center Unified School District. (Engineering, Environmental Utilities)
32. 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)
33. 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)
34. All private subdivision entrances shall be design and constructed per City Standards. The entrances shall be owned and maintained by the HOA. (Engineering)
35. 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)
36. 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)
37. 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)*
38. 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)
39. 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)
40. Per the Development Agreement, for all phases of subdivisions adjacent to the open space with a planned bike trail, the developer shall be responsible for preliminary design, permitting and rough grading. (Engineering, Alternative Transportation)
41. Per the Development Agreement, if the City has sufficient funds to reimburse Landowner, Landowner shall prepare the final design and construct Class I bike trail improvements where adjacent to residential subdivisions. (Alternative Transportation)
42. The design of the trail shall be consistent with City standards and shall incorporate the following:
- a. The design of the trail crossings at Silver Spruce between FD-23 and FD-8A shall be in accordance with SVSP Figure 6-23. However the bot dots should not be used due to anticipated noise. Other signage and striping measures and trail layout alternatives will be considered at the crossings to ensure trail user safety. (Engineering, Alternative Transportation)
  - b. For the trail crossing of Westbrook at Sierra Glen, the trail shall include a safe crossing of Sierra Glen. The trail crossing shall be in accordance with SVSP Figure 6-23. However the bot dots should not be used due to anticipated noise. Other signage and striping measures and trail layout alternatives will be considered at the crossings to ensure trail user safety. (Engineering, Alternative Transportation)
  - c. Where an overland release crosses a bike trail, the trail design shall accommodate the potential drainage through grading, concrete paving and scour control as determined necessary by Development Services/Engineering. (Engineering, Alternative Transportation)
43. Per the Sierra Vista Specific plan, pedestrian sidewalks along the open spaces will be installed at the time of adjacent roadway construction. (Engineering, Alternative Transportation)
44. A standard bus shelter pad shall be installed on the following corners: (Engineering, Alternative Transportation)
- a. Southwest corner of Westbrook & Earl Rush along southbound Westbrook (Shelter #316);
  - b. Northwest corner of Westbrook & Vista Grande– along westbound Vista Grande (shelter #315);

- c. Northeast corner of Westbrook & Vista Grande– along northbound Westbrook (shelter #313); and
  - d. Northeast corner of Santucci and Vista Grande– along northbound Santucci (shelter #315).
45. Developer shall be responsible for the installation cost of a bus shelter and related improvements conforming to the city's current standards on the shelter pads as conditioned above. The Developer shall enter into a construction fee agreement with the City and pay a construction cost of \$10,000 per shelter for future construction of the Bus Shelters identified above (shelter numbers 313, 314, 315, 316). (Engineering, Alternative Transportation)
  46. 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)
  47. 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)
  48. 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)
  49. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. If located within a private subdivision, the storm drain system and proposed BMP's shall be privately owned and maintained by the property owner, unless otherwise identified on the approved tentative map. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Engineering)
  50. Prior to approval of improvement plans, drainage calculations must be submitted that are consistent with the Master Drainage Study for Sierra Vista or the Master Drainage Study shall be amended as necessary to accommodate any change in sheds. Detention and drainage swales shall also be consistent with the Master Drainage Study or the Master Drainage Study amended to reflect any proposed changes. (Engineering)
  51. Prior to approval of grading within the Open Space, the developer shall provide a plan that demonstrates that the proposed detention storage volume used to mitigate the 100 year peak flows match the requirements identified in the Drainage and Stormwater Master Plan. (Engineering)
  52. 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)
  53. 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)
  54. 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)

55. 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)
56. Improvement plans shall show the Preserve boundary and label it as a protected area. The Pre-Construction meeting shall address the presence of the Preserve, the sensitive habitats present and minimization of disturbance to the Preserve. During grading and construction the preserve area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into the preserve from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the preserve, along with all temporary erosion control measures (e.g., straw bales, straw waddles and stakes, silt fencing). (Engineering, Development Services, Planning)
57. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the Preserve. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Engineering, Development Services, Planning)
58. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the Preserve. Post and cable fencing or other improvements shall be utilized to meet this requirement. (Engineering, Development Services, Planning)
59. Landscaping adjacent to the Preserve shall be California native, drought-tolerant groundcover, shrubs, plants, and trees. (Development Services, Planning)
60. **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)
61. Any future park parcel, used for the stockpiling of dirt, shall require an existing topographic survey to determine the existing elevations of said parcel. An approved mass grading plan of the park will also be required. Once the stockpile is removed, the park will need to be returned to a like condition of its existing state or contour graded to provide positive drainage to an approved drainage outlet, as approved by the Engineering and Parks Department. (Engineering, Parks)
62. 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)
63. 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)
64. 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)
65. 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)
66. 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)
67. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
68. 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)
69. 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)
70. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)
71. 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)
72. 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)

73. To provide power to Villages FD-10, FD-08 & FD-23 electric mainline trench will need to be installed on Westbrook Blvd from Vista Grande Blvd to Roseville Electric Substation (FD-61). In the event Westbrook Blvd improvements are phased into a southern and northern portion a minimum of three circuits will need to be extended to the Roseville Electric Substation, two circuits on the west and one on the east. In the event the northern portion of Westbrook is not built or designed the Developer may bore and install the three circuits consisting of two six inch conduits per circuit.
74. 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)
75. 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**

76. The following easements shall be provided and shown on the Final Map or by separate instrument, unless otherwise provided for in these conditions:
- a. A 12.5-foot wide public utilities easement along all residential road frontages;
  - b. Water and sewer easements;
- Easement widths shall comply with the City's Improvement Standards and Construction Standards. The easement documents shall be drafted for approval and acceptance by the City of Roseville and recorded at the Placer County Recorder's Office. (Environmental Utilities, Electric, Engineering)
77. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
78. 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)
79. 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 where there is no standard turn-around bulb 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. This comment applies to Lots 115 and 116 of FD-10. Designated pick-up areas shall be established to Environmental Utilities satisfaction, and shall be memorialized in the CC&Rs. (Environmental Utilities)
  - d. There shall be clear language regarding maintenance and common easements agreement for servicing all fire protection systems and gates used by the first responders. A service company shall be obtained to maintain all on-site fire protection systems including all common interior adjoining fire sprinkler-piping penetrations and private fire hydrants. An agreement between owners and tenants shall be made to allow permission to enter the premises to inspect all apparatuses associated with fire protection. Draft documents shall be provided to the Fire Department for review. (Fire)

80. 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.
  - i. 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)
81. Any structures crossing Lot/Parcel lines created by the Final/Parcel map shall be removed. (Engineering)
82. Lots/Parcels shall be dedicated as an easement (or in fee) to the City for the purposes of (floodplain, open space, or public access). (Engineering)
83. Street names shall be approved by the City of Roseville. (Engineering)
84. The subject property shall be annexed into the Sierra Vista CFD 2, Public facilities prior to approval of the Final/Parcel Map, unless it is already included. This property is being added into this district in order to pay for the costs of the ongoing maintenance obligations of the parcels. 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)
85. 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)
86. 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)
87. 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)
88. The cost of any facilities which are identified in the CIP and are beyond those needed for this project may be reimbursed to the developer. In accordance with §66485 and §66486 of the Subdivision Map Act, any improvements constructed by the subdivider which contain supplemental size, capacity, number, or length for the benefit of property not within the subdivision and which improvements are to be dedicated to the public, the subdivider shall be entitled to reimbursement for that portion of the cost of the improvements which is in excess of the construction required for the subdivision. (Engineering)
89. 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)
90. 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)
91. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

## **OTHER CONDITIONS OF APPROVAL**

92. 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)
93. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
94. 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)
95. 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)
96. 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)
97. 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)
98. 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)
99. 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 MAJOR GRADING PLAN (FD-10) – FILE #PL20-0119**

1. This Grading Plan approval for Parcel FD-10 shall be effectuated within a period of one (1) year from **February 25, 2021** and if not effectuated shall expire on **February 25, 2022**. (Planning)

2. The project is approved as shown in Exhibit H, and as conditioned or modified below. (Planning)
3. 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 the 4<sup>th</sup> Addendum, and shall include all applicable mitigation measures as notes on the grading plans. (Planning)
4. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
5. The applicant shall not commence with any on-site improvements until such time as grading plans are approved and grading and/or encroachment permits are issued by the Development Services Engineering. (Engineering)

**PRIOR TO ISSUANCE OF GRADING PERMIT:**

6. 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)
7. The grading plans shall be designed in accordance with the City's Improvement Standards and Construction Standards, and shall reflect the following:
  - a) Grading shall comply with the City grading ordinance. There shall be no cut and/or fill slopes steeper than a 4:1 ratio. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans and 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 the applicant's responsibility to ensure that necessary measures are taken to minimize silt discharge from the site. Modification of the erosion control plan may be warranted during wet weather conditions.
8. For native oak trees in the project area, there shall be no grading or alteration of the drainage patterns within 1.5 times the radius of the protected zone, as defined by the Tree Preservation Ordinance. (Planning)
9. Grading plans shall include a fencing plan for the installation of temporary construction fencing to protect oak trees or wetland areas. The fencing plan is subject to the review and approval of the Planning Division. Prior to any onsite work, the applicant shall contact the Planning Division to inspect installed fencing and verify compliance with the fencing plan. (Planning)
10. The applicant shall submit to the Planning and Engineering Departments any applicable 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. The permit(s) shall at a minimum provided for the 1:1 replacement of wetland and vernal pool habitat of equal or greater value. (Planning)
11. Grading plans shall show the Preserve boundary and label it as a protected area. The Pre-Construction meeting shall address the presence of the Preserve, the sensitive habitats present and minimization of disturbance to the Preserve. The following shall apply:
  - a) Prior to grading or other site work, high-visibility temporary construction fencing shall be installed along the parcel adjacent to the Preserve. Fencing shall be maintained daily until grading or other construction activities are complete, at which time fencing and all temporary erosion control measures shall be removed.

- b) During grading and construction the preserve area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into the preserve from adjacent construction on a daily basis.
- c) Slopes between the project site and Preserve shall be 3:1 or less. (Parks, Recreation, and Libraries)

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

**DURING CONSTRUCTION & PRIOR TO NOTICE OF COMPLETION:**

13. Easement widths shall comply with the City's Improvement Standards and Construction Standards. The following easements shall be provided by separate instrument and shown on the grading plan, unless otherwise provided for in these conditions: a 12.5-foot wide public utilities easement along all residential road frontages. (Engineering, Environmental Utilities, Electric)
14. 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. (Engineering, Environmental Utilities, Electric)
15. The following note shall be added to the grading 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, to minimize dust.
  - b) Use tarpaulins or other effective covers on all stockpiled earth material and on all haul trucks to minimize dust.
  - c) Sweep the adjacent street frontages of Vista Grande Boulevard 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 opinion of city staff, inadequate dust control or excessive wind conditions contribute to fugitive dust emissions. (Engineering)
16. 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)
17. All improvements being constructed in accordance with the approved grading plans shall be accepted as complete by the City. (Engineering)
18. Prior to grading, the site shall be scarified and all deleterious vegetation shall be removed. (Engineering)
19. All fill shall be placed in standard lifts, and shall be compacted to a minimum of 90% relative compaction. Prior to the approval and acceptance of the grading operation as complete, the applicant shall provide a soils report generated from a registered geotechnical engineer certifying that the fill has been properly constructed. (Engineering)
20. **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)

21. Any future park parcel, used for the stockpiling of dirt, shall require an existing topographic survey to determine the existing elevations of said parcel. An approved mass grading plan of the park will also be required. Once the stockpile is removed, the park will need to be returned to a like condition of its existing state or contour graded to provide positive drainage to an approved drainage outlet, as approved by the Engineering and Parks Department. (Engineering, Parks)
22. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance, provided all construction equipment is fitted with factory installed muffling devices and is maintained in good working order, project construction noise 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. (Engineering)
23. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
24. 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, retaining walls, and structures of any type. (Electric)
25. 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:**

26. The applicant shall pay City's actual cost for providing plan check, installation, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities)
27. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained. (Electric, Engineering, Environmental Utilities)
28. 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)
29. 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 or person responsible for the building permit must 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. (Fire)

#### **CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW FOR RESIDENTIAL SUBDIVISION (FD-10, FD-21, FD-23) – FILE #PL20-0119**

1. The development standards, unit designs and landscape plans for **SVSP PCL FD-10, FD-21, & FD-23 – JMC TM#3** 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 FD-10, FD-21, & FD-23 – JMC TM#3 (File #PL20-0119), which is February 25, 2023**. Prior to said expiration date, the

applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **February 25, 2024**. Effectuation of this DRRS shall occur with the first residential Building Permit. (Planning)

3. Prior to submittal of building permits for construction of homes within the subdivisions, the home builder shall submit and gain approval of a Design Review for Residential Subdivision (DRRS) Modification to review the anticipated changes to the proposed architecture and home designs. (Planning)
4. The landscape plan shall comply with the Landscape Guidelines for Sierra Vista Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning)
5. 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, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
6. To provide variation along the streetscape, no two identical unit designs shall be located adjacent to one another. (Planning)
7. Lots with street-facing rear and side elevations shall be constructed with enhanced architectural details. (Planning)

#### **PRIOR TO ISSUANCE OF BUILDING PERMITS:**

8. 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)
9. All on-site external lighting shall be installed and directed to have no off-site glare. (Planning)
10. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code-CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)
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)
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 developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Department Field Inspector at the time of or prior to the foundation inspection. (Building)
20. 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)
21. 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)
22. Signs are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
23. 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)
24. Fences and walls shall be consistent with the locations and treatments specified in the Sierra Vista Specific Plan Design Guidelines. (Planning)
25. 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)
26. 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. 4<sup>th</sup> Addendum to the SVSP EIR
2. SVSP RS/DS Standards
3. Open Space Access Plan

## **EXHIBITS**

- A. GPA Exhibit
- B. General Plan Land Use Map
- C. SPA Exhibit
- D. SVSP Change Pages
- E. Draft First Amendment of the Mourier Investments, LLC DA
- F. Draft Fourth Amendment of the Westpark Federico DA
- G. Tentative Subdivision Maps
- H. FD-10 Mass Grading Plan
- 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.