



MDR DEVELOPMENT STANDARDS

MDR RS/DS Development Standards

	Single Family with Attached Sidewalk ⁴	Single Family with Separated Sidewalk ^{2,4}
Lot Size (minimum)		
Area, Interior Lot	3,000 sq. ft.	2,800 sq. ft. ²
Area, Corner Lot	3,300 sq. ft.	3,000 sq. ft. ²
Width, Interior	40 ft.	40 ft.
Width, Corner	50 ft.	45 ft.
Permitted Density (maximum per lot)		
Residential Density	1 dwelling; 1 second unit	1 dwelling; 1 second unit
Setbacks (minimum)		
Front ³	14 ft. to living space or side wall of garage; 18 ft. min. driveway depth w/ roll-up garage door	9 ft. to living space or side wall of garage; 18 ft. min. driveway depth w/ roll-up garage door
Sides ^{3,5}	5 ft. interior side 12.5 ft. street side on corner	5 ft. interior side 7.5 ft. street side on corner
Rear	10 ft. to 1 st story wall 15 ft. to 2 nd story wall	10 ft. to 1 st story wall 15 ft. to 2 nd story wall
Coverage (maximum)		
Site Coverage	None & no min. usable open space required	None & no min. usable open space required
Height (maximum)		
Height	35 ft.	35 ft.
Other Provisions		
Front Yard Stagger	None required, but optional per unit design	None required, but optional per unit design
2 nd story wall separation	10 ft.	10 ft.
Two-story unit mix	No limit	No limit
Stagger for 3 rd car garages	2 ft. between 3 rd car bay and two-car garage	2 ft. between 3 rd car bay and two-car garage

- Items in *italics* represent modifications to City Zoning Ordinance Standards
- Sidewalk separated from back of curb by 5-foot planter strip.
- Front setback (and side setback where adjacent to street) measured from back of walk. If no sidewalk is present, setbacks measured from back of curb. Minimum separation between two-story elements shall be 10 feet.
- A DRRS permit (required for neighborhoods greater than 7 du/ac) will be used to ensure compliance with the standards above.
- Fence side yard setback is 5 feet from back of walk where facing a street with an attached sidewalk. Fence side yard setback is 2.5 feet from back of walk where facing a street with a detached sidewalk.

LDR DEVELOPMENT STANDARDS

Table A-1: RS/DS Development Standards

	Single Family with Attached Sidewalk ⁴	Single Family with Separated Sidewalk ^{1,4}
Lot Size (minimum)		
Area, Interior Lot	4,500 sq. ft.	4,275 sq. ft. ¹
Area, Corner Lot	5,900 sq. ft.	4,710 sq. ft. ¹
Width, Interior	45 ft.	45 ft.
Width, Corner	55 ft.	50 ft.
Permitted Density (maximum per lot)		
Residential Density	1 dwelling; 1 second unit	1 dwelling; 1 second unit
Setbacks (minimum)		
Front ²	15 ft. to living space or side wall of garage; 12.5 ft. to porch 18 ft. min. driveway depth	10 ft. to first-floor living space or side wall of garage 7.5 ft. to porch, but in no case may encroach into a PUE 15 ft. to second-floor living space 18 ft. min. driveway depth
Sides ²	Interior Lots: 5 ft. Corner Lots: 5 ft. interior side 12.5 ft. street side on first floor 15 ft. street side on second floor	5 ft. 5 ft. interior side 10 ft. street side on first floor 13 ft. street side on second floor
Rear	10 ft. minimum with minimum usable open space of 700 s.f. or 500 s.f. where a usable front porch is provided ³	10 ft. minimum with minimum usable open space of 500 s.f. ¹
Coverage (maximum)		
Site Coverage	None ³	None ³
Height (maximum)		
Height	35 ft.	35 ft.
Supplemental Design Standards		
1. Front Yard Stagger	None required, but optional per unit design	
2. Stagger for 3 rd Car Garages	2 ft. between 3 rd car bay and two-car garage	
3. Two-story unit mix	No limit	
4. Separation Between Second Story Elements	A minimum of 10 feet shall be provided between second story elements of adjacent two-story dwellings	
5. Building Exterior	Architectural treatment shall be applied to all elevations of a building. At a minimum, all doors, windows and other wall openings shall be finished consistent with the architectural style. Panelized windows or other architectural treatment shall be used on all garage doors.	

- Sidewalk separated from back of curb by 5-foot planter strip.
- Front setback (and side setback where adjacent to street) is measured from back of walk. Fence side yard setback is 5' from back of walk where facing a street. In the absence of a sidewalk, setback is measured from edge of right-of-way.
- The rear and side yards may be utilized to meet the minimum usable open space provided the minimum dimension, measured perpendicular to the applicable rear or side yard is ten (10) feet. Maximum coverage is a function of lot size, required setbacks and usable open space. A minimum usable open space of 500 s.f. may be applied where a front porch is provided with minimum dimension of 6 ft. x 10 ft. exclusive of entry way.
- Variations to the standards and other housing product types may be permitted subject to processing of a Design Review Permit for Residential Subdivisions (DRRS) concurrent with the approval of a tentative subdivision map and review of product type.

PARCEL SUMMARY

PARCEL	ACRES
CG-1	23.86± AC.
CG-20	5.34± AC.
CG-80*	1.86± AC.
CG-81*	6.70± AC.
CG-83A	0.53± AC.
CG-83B	0.06± AC.
CG-83C	0.11± AC.
CG-83D	0.06± AC.
RIGHT OF WAY & LANDSCAPE LOTS	
CG-84A	0.18± AC.
CG-84B	0.23± AC.
CG-84C	0.15± AC.
CG-84D	0.03± AC.
CG-84E	0.18± AC.
PARCEL A	0.04± AC.
PARCEL B	0.13± AC.
ROW*	3.72± AC.
TOTAL	43.18± AC.

*LOTS: ROW, CG-50, CG-70, CG-80, CG-81, CG-82 WERE PREVIOUSLY DEDICATED TO THE CITY OF ROSEVILLE PER LARGE LOT SUBDIVISION NO. PL 15-01992 FILED ON JUNE 4, 2019 IN BOOK EE PAGE 56.

TENTATIVE MAP INFORMATION

OWNER:	THE CYRIL G. BARBACCIA IRREVOCABLE TRUST 165 BLOSSOM HILL ROAD SAN JOSE, CA 95123 ATTN: JOHN J. GUERRA JR.
DEVELOPER:	SIERRA BASELINE DEVELOPMENT LLC 1731 TECHNOLOGY DRIVE, SUITE 880 SAN JOSE, CA 95110 ATTN: KEVIN WEISS
ENGINEER:	JMH WEISS, INC. 1731 TECHNOLOGY DRIVE, SUITE 880 SAN JOSE, CA 95110 ATTN: KEVIN WEISS
ASSESSORS PARCEL NO.:	498-01-062 498-01-063 498-01-064 498-01-065
LAND USE & ZONE:	LDR (LOW DENSITY RESIDENTIAL) MDR (MEDIUM DENSITY RESIDENTIAL) OS (OPEN SPACE)
NUMBER OF LOTS:	EXISTING: 2 PROPOSED: 161 TOTAL LOTS LDR (6,350 - 14,850 SF): 115 MDR (3,350 - 6,400 SF): 44 OS PASEO PARCELS: 2 ROW/LANDSCAPE CORRIDOR: 5 PARCEL A** (1653± SF): 1 PARCEL B** (5468± SF): 1
SERVICE PROVIDERS	ROSEVILLE CITY SCHOOL DISTRICT & ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT
SCHOOL DISTRICTS:	CITY OF ROSEVILLE
PARKS & RECREATION:	CITY OF ROSEVILLE (ENVIRONMENTAL UTILITIES)
POLICE & FIRE PROTECTION:	CITY OF ROSEVILLE/PLACER COUNTY WATER AGENCY
SANITARY SEWER:	CITY OF ROSEVILLE (ENVIRONMENTAL UTILITIES)
DOMESTIC WATER:	CITY OF ROSEVILLE (ROSEVILLE ELECTRIC)
STORM DRAIN:	COMCAST/SUREWEST
ELECTRICITY:	COMCAST/SUREWEST
TELEPHONE:	PACIFIC GAS & ELECTRIC CO.
GAS:	COMCAST/SUREWEST
CABLE:	COMCAST/SUREWEST

- ### TENTATIVE MAP NOTES
- PROPERTY DESCRIPTION: ALL THE REAL PROPERTY SITUATED IN THE COUNTY OF PLACER, STATE OF CALIFORNIA, BEING A SUBDIVISION OF LOTS 4&5 OF SIERRA VISTA - CGB LARGE LOT SUBDIVISION, SUBDIVISION NO. PL 15-0192 FILED IN BOOK EE OF MAPS AT PAGE 56, ON JUNE 4, 2019 IN THE OFFICE OF THE PLACER COUNTY RECORDER.
 - LOT DIMENSIONS AND ACREAGES ARE APPROXIMATE AND ARE SUBJECT TO CHANGE.
 - LOT LINES AND LOT AREAS MAY BE ADJUSTED AT THE TIME OF FINAL MAP(S) PREPARATION PROVIDED NO ADDITIONAL LOTS ARE CREATED. SUBJECT TO APPROVAL BY THE CITY OF ROSEVILLE. FLEXIBILITY IN LARGE LOT PARCEL CONFIGURATION AND PHASING AS SHOWN HEREON IS PERMITTED WITH THE FINAL MAP PROVIDED THAT THE CONFIGURATION IS IN SUBSTANTIAL COMPLIANCE WITH THIS PHASED TENTATIVE SUBDIVISION MAP, SUBJECT TO APPROVAL BY THE CITY OF ROSEVILLE.
 - ADDITIONAL EASEMENTS TO ACCOMMODATE NEW PUBLIC UTILITY IMPROVEMENTS, ACCESS REQUIRED FOR PARCEL DEVELOPMENT, RIGHTS TO CONSTRUCT, OR OTHER SIMILAR MAPPING REQUIREMENTS NEEDED TO ACCOMPLISH THE FINAL DESIGN MAY BE ADDED PRIOR TO EACH SMALL LOT FINAL MAP BASED ON THIS TENTATIVE SUBDIVISION MAP.
 - STREET SECTIONS ARE PER THE SIERRA VISTA SPECIFIC PLAN (CHAPTER 6) AND THE SIERRA VISTA DESIGN GUIDELINES (APPENDIX B), EXCEPT AS MODIFIED HEREON.
 - A MINIMUM 12.5' PUBLIC UTILITY EASEMENT (PUE) WILL BE LOCATED ADJACENT TO ALL RIGHTS OF WAY UNLESS OTHERWISE NOTED.
 - LANDSCAPE CORRIDOR WIDTHS MAY BE REDUCED FOR ANCILLARY RIGHT-TURN LANES, AUXILIARY LANES, BUS TURN-OUTS, STANDARD TAPERS, AND THE LIKE PER THE PROVISIONS IN THE SIERRA VISTA SPECIFIC PLAN.
 - THE FINAL MAPPING AND SUBSEQUENT DEVELOPMENT OF PARCELS AND STREETS MAY BE PHASED. PROJECT IMPROVEMENTS ARE DEFERRED TO INDIVIDUAL SMALL LOT FINAL MAPS OR PROJECT DEVELOPMENT PLANS. PHASING IS TO BE CONSISTENT WITH THE PERFORMANCE CRITERIA IN THE DEVELOPMENT AGREEMENT AND APPLICABLE INFRASTRUCTURE PHASING MATRIX.
 - PURSUANT TO GOVERNMENT CODE SECTION 66463.1, THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS BASED UPON THIS PHASED TENTATIVE SUBDIVISION MAP. THE FILING OF A FINAL MAP ON A PORTION OF THIS PHASED TENTATIVE SUBDIVISION MAP SHALL NOT INVALIDATE ANY PART OF THIS PHASED SUBDIVISION MAP.
 - PASEO LOTS ARE TO BE DEDICATED AS STREET RIGHT-OF-WAYS (ROW).
- **PARCELS A & B TO BE DEDICATED TO THE CITY FOR OPEN SPACE AND TRAIL USE.

COVER SHEET

PHASED TENTATIVE SUBDIVISION MAP

FOR
PARCELS CG-1 & CG-20

4178 & 4230 MARKET STREET

A PORTION OF THE SIERRA VISTA SPECIFIC PLAN AREA

THE CYRIL G. BARBACCIA
IRREVOCABLE TRUST

SCALE: 1"=100'
MAY 2021

Real Estate Development Consultants
Planning and Engineering
1731 TECHNOLOGY DRIVE, SUITE 880 SAN JOSE, CA 95110

SHEET: 1 OF 7