

ITEM 6.1: General Plan Amendment, Specific Plan Amendment, Development Agreement Amendment, Major Grading Plan, and Tentative Subdivision Map – 1260 Westbrook Boulevard – SVSP PCL FD-2, FD-5, FD-9, FD-40, FD-63, FD-64 – Solaire Phase 6 – File # PL21-0111

REQUEST

The proposed project will create 294 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-2 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 294 single-family lots on parcels FD-2, FD-5, and FD-9, and a Major Grading Plan to allow rough grading for parcels FD-40, FD-64, and FD-63. Lastly, a Development Agreement Amendment is included to reflect the land use change and unit transfers.

Applicant – Eric Crow, MacKay & Soms
Property Owner – Ryan O’Keefe, Solaire Community Builders LLC

SUMMARY RECOMMENDATION

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

- A. Consider the 5th 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 Fifth Amendment of the Westpark Federico Development Agreement;
- E. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to eighty (80) conditions of approval;
- F. Adopt the three (3) findings of fact and approve the Major Grading Plan subject to twenty-seven (27) conditions of approval.

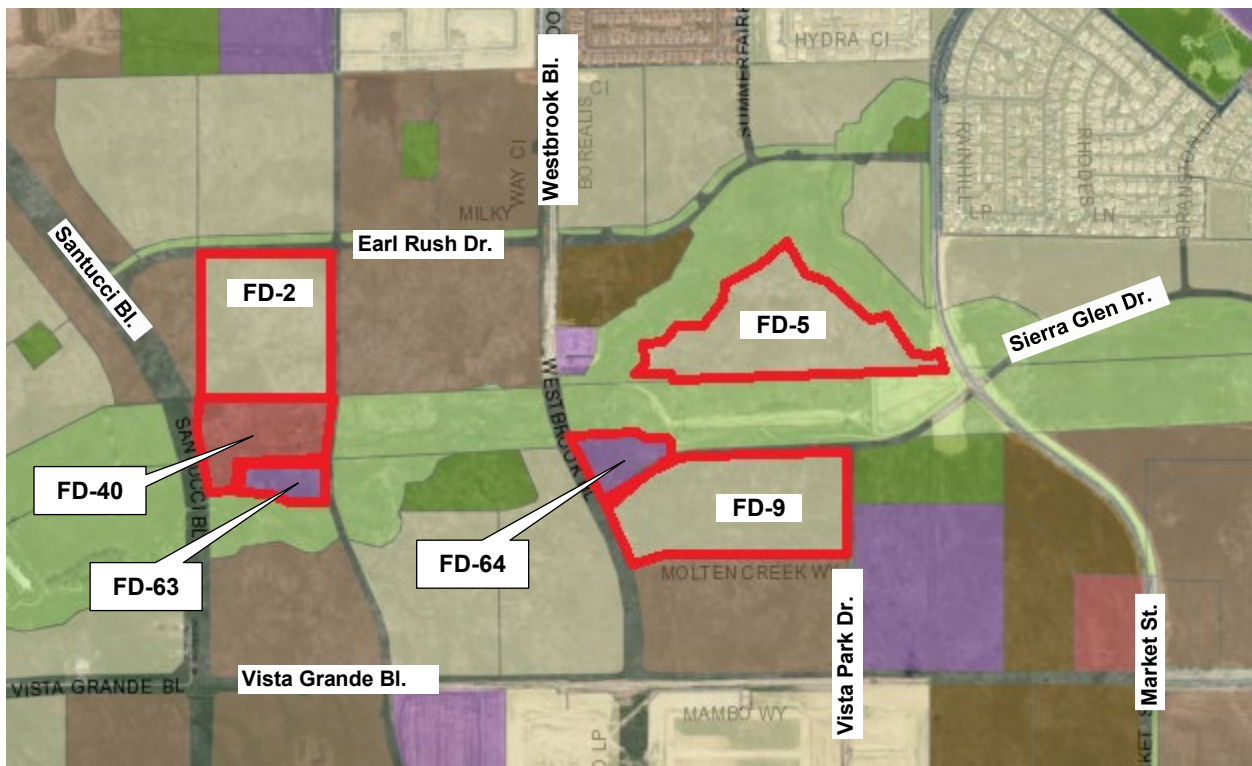
SUMMARY OF OUTSTANDING ISSUES

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 Fiddymont 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 294 units on approximately 55 acres in the western portion of the SVSP area (see Figure 1).

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-2 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 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. The Specific Plan Amendment also includes changes to the text, tables, and figures to reflect the land use change. Exhibit B includes the proposed change pages for the text, tables, and figures of the SVSP.

Development Agreement (DA) Amendments – The project includes an amendment to the Westpark Federico Development Agreement (Exhibits C). The amendment reflects the proposed land use changes and the change in the number of units within the development agreement.

Tentative Subdivision Map – The applicant proposes new subdivisions on Parcels FD-2, FD-5, FD-9. Parcel FD-2 will be a 97-unit MDR subdivision; Parcel FD-5 will be a 90-unit LDR subdivision; and Parcel FD-9 will be a 107-unit LDR subdivision. The Tentative Subdivision Maps are included as Exhibit D.

Major Grading Plan – The applicant requests a Major Grading Plan approval to allow rough grading of Parcels FD-40, FD-63, and FD-64. The grading plan will allow the applicant to cut and fill on parcels that are otherwise unentitled. Earthwork will be balanced among the six parcels included in the project and will require no excess cut or fill. The mass grading plan is included as Exhibit E.

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 two large lot parcels in the project area. These parcels include FD-2 and FD-5. Both parcels have 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-2 changes the allocation by more than 20% and results in a change in land use from LDR to MDR (see Table 1). The unit change on Parcel FD-5 will also exceed 20% but will not change the land use. 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-2	LDR	MDR	97	120	+23	4.9%	FD-5
FD-5	LDR	Unchanged	90	67	-23	26%	--
FD-9	LDR	Unchanged	107	107	--	--	--
TOTAL			294	294			

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 (15.75 acres of LDR to MDR), which will create a decrease in water demand. The density reduction of FD-5 will also increase water demand. However, the net change between the two parcels has determined to be negligible. 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.

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 fifth amendment of the Westpark Federico DA. The DA will be amended to reflect the proposed unit transfers and land use change.

The changes to the DA are consistent with the land use changes discussed above. City staff has found the proposed DAAs including the unit transfers and land use changes 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-2, FD-5, FD-9)

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.***

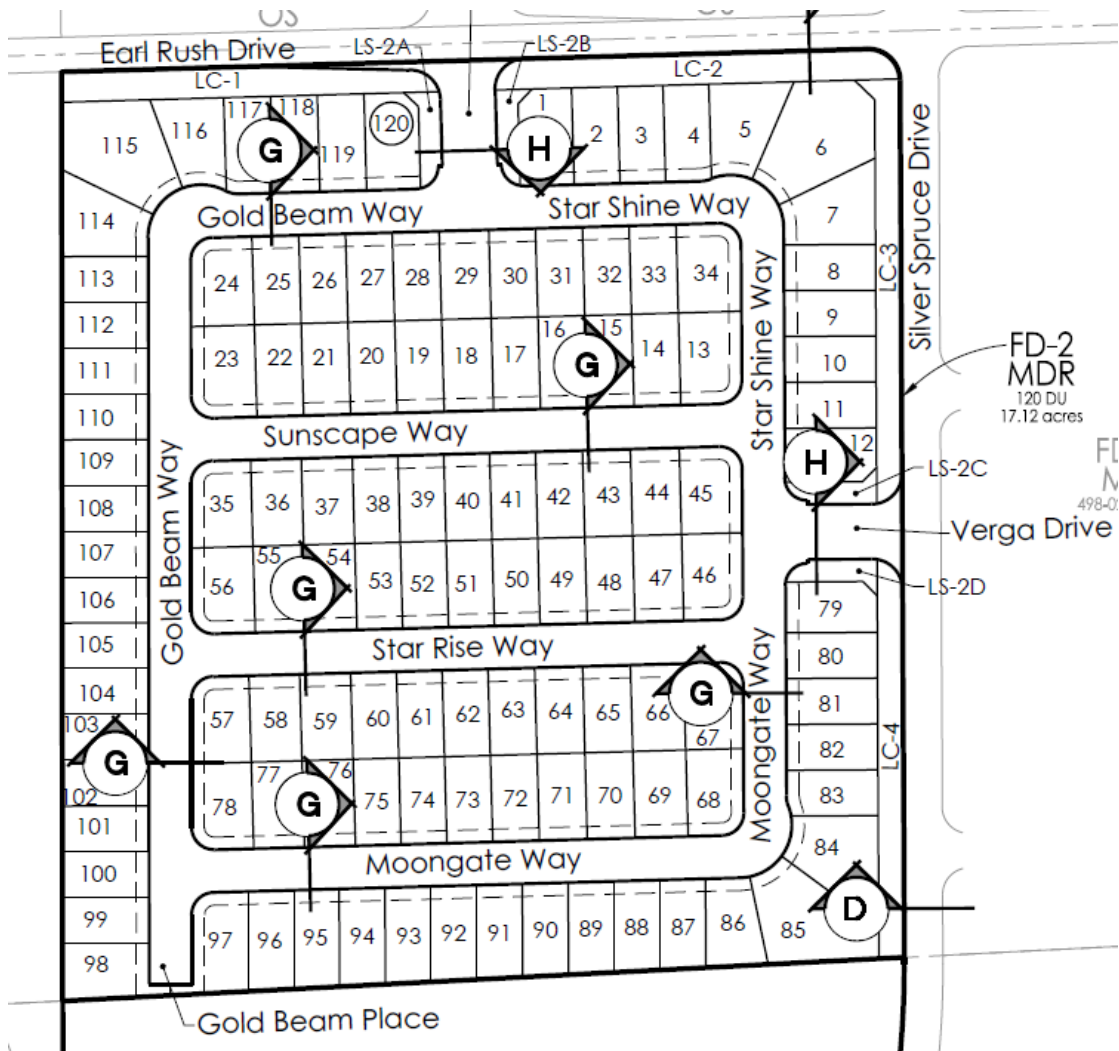
The applicant is proposing three subdivisions: a 120-lot map within Parcel FD-2, a 67-lot map within Parcel FD-5, and a 107-lot map within Parcel FD-9. Adequate access and circulation is provided to each parcel to facilitate development of the small lots. The subdivision layout and street design were reviewed by the City's Engineering Division and Fire Department to ensure there is adequate access and 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-2 This parcel has an existing land use designation of LDR. The land use will be amended to MDR based on the proposed 120 units within this subdivision (Figure 2) and the resulting density of 7.0 units per acre. Pursuant to Zoning Ordinance Section 19.10.045, a Design Review for residential Subdivision (DRRS) application is required for all single-family housing units on property with the MDR land use designation. However, no home designs are proposed with this project, so a DRRS is not appropriate at this time. Any future home builder will be required to receive a DRRS approval from the Planning Commission before constructing homes on the lots. 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 45 feet by 85 feet.

The subdivision will have two points of access from Earl Rush Drive and Silver Spruce Drive. Lots 98 and 99 within the subdivision do not meet the access requirements for refuse pick up in front of the lots. Future residents of these homes will be required to bring their refuse to the entrance of Gold Beam Place where trucks can access them.

Figure 2. FD-2 Subdivision



SVSP Figure B-3, Location of Walls and Fences, shows a masonry wall along the northern border of the parcel at Earl Rush Drive and on the southern border of the parcel adjacent to future Community Commercial parcel FD-40. There are no fencing recommendations on the east or west borders of the parcel on Figure B-3. The applicant proposes a masonry wall along Silver Spruce Drive and a wood fence for the border with future homes on parcel CO-22. The walls and fences in the tentative subdivision map are consistent with the recommendations in the SVSP and with City standards.

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. The subdivision is designed consistent with the paseo design guidelines and will provide a pedestrian connection on an average less than the 600 feet maximum allowed in the SVSP.

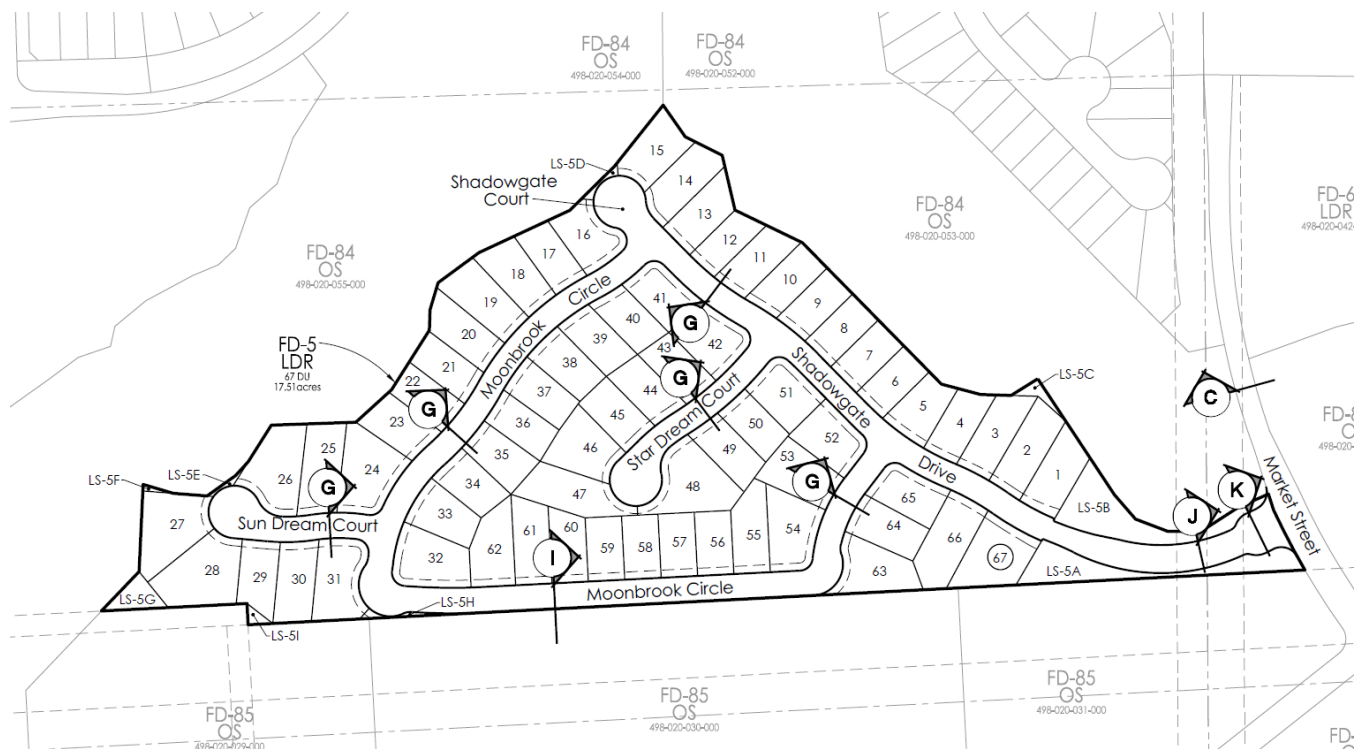
Parcel FD-5

This parcel has an existing land use designation of LDR, which will not be modified with the unit transfer that reduces units on FD-5. The resulting density of the 67-lot subdivision (Figure 3) will be 3.9 units per acre. The lower density allows for the creation of larger lots within the subdivision. The typical lot size is 60 feet by 105 feet. The irregular shape of the northern parcel boundary created many lots that exceed this length with some lots up to 150 feet long. The lots conform to the RS/DS standards. FD-5 is proposed

to be gated, as identified in SVSP Figure B-25. This subdivision lends itself to a gated community because it is surrounded by Open Space parcels on all three sides of its triangular shape.

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, a single-loaded street is used adjacent to Open Space parcel FD-85 to the south and provides a visual connection for homes fronting the open space. SVSP Figure B-3, Location of Walls and Fences, shows open style wrought iron fencing surrounding all three sides of FD-5. 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. Open-style fencing will also be used along the single loaded street at the southern property border. Figure B-5 identifies an Open Space Trail along the southern and northwestern boundary of FD-5. The trail is provided and there is a connection to a continuation of the trail into Open Space parcel FD-85 to the south.

Figure 3. FD-5 Subdivision

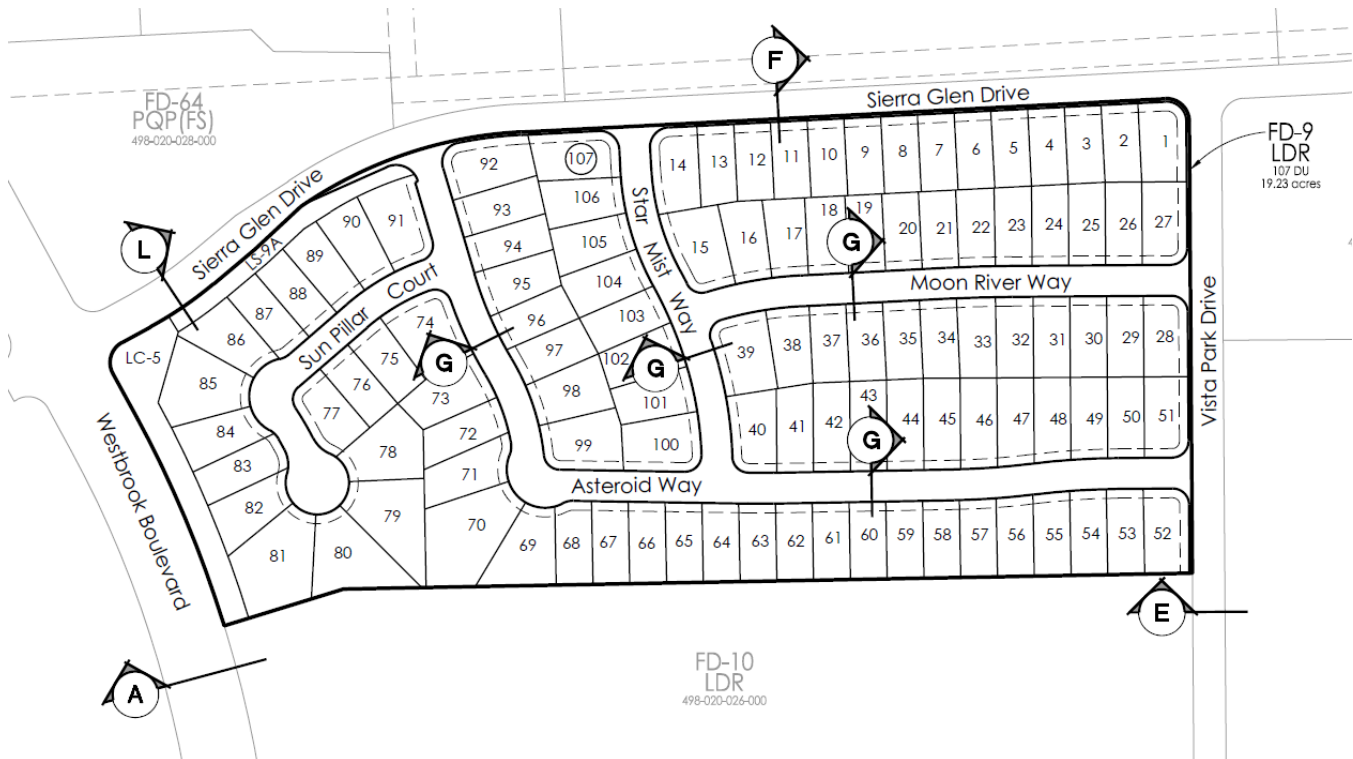


Parcel FD-9

This 107-lot subdivision (Figure 4), which has a typical lot size of approximately 50 feet by 105 feet contains lots that conform to the RS/DS standards. The proposed unit density is 5.6 units per acre, which is consistent with the LDR land use designation. This parcel is bordered by roadways on three sides and MDR parcel FD-10 to the south. Access to the subdivision will be provided by two points on Sierra Glen Drive to the north and two points on Vista Park Drive to the east. The subdivision is bordered to the north by Open Space parcel FD-85 and to the east by Park parcel FD-53 and future middle school FD-65. Consistent with the SVSP, homes front onto the open space via a single-loaded street. A single-loaded street is also provided along the school and park parcels, allowing for easy connections to these amenities for future residents.

SVSP Figure B-3, Location of Walls and Fences, recommends a masonry wall on the western boundary along Westbrook Boulevard. An optional masonry wall is also identified along the northern boundary adjacent to Westbrook Drive. The tentative subdivision map is consistent with these fencing recommendations. A wood fence is proposed along the southern boundary where homes back up to the adjacent subdivision.

Figure 4. FD-9 Subdivision



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 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 (PARCELS FD-40, FD-63, FD-64)

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 Parcels FD-40, FD-63, and FD-64, in addition to the grading that will take place on the three residential subdivisions. The work will balance approximately 38,150 cubic yards of cut and fill across the six parcels in the project. The Engineering Division reviewed the Grading Plan and the rough grading plans are included as Exhibit E.

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. The three parcels identified in the Grading Plan have Zoning Designations and Land Use Designations of Community Commercial (FD-40) and Public/Quasi-Public (FD-63 and FD-64) and are anticipated for development in the SVSP. Buildout of the SVSP area, including Parcels FD-40, FD-63, and FD-64, 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-40 has an existing General Plan land use designation of Community Commercial and FD-63 and FD-64 are designated Public/Quasi-Public. 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.

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 August 13, 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 **5th Addendum to the Sierra Vista Specific Plan EIR**;
- B. Recommend the City Council approve the **GENERAL PLAN AMENDMENT (LAND USE MAP) – 1260 WESTBROOK BOULEVARD – SVSP PCL FD-2, FD-5, FD-9, FD-40, FD-63, FD-64 – SOLAIRE PHASE 6 – FILE #PL21-0111**;
- C. Recommend the City Council approve the **SPECIFIC PLAN AMENDMENT (TEXT AND LAND USE MAP) – 1260 WESTBROOK BOULEVARD – SVSP PCL FD-2, FD-5, FD-9, FD-40, FD-63, FD-64 – SOLAIRE PHASE 6 – FILE #PL21-0111**;
- D. Recommend the City Council approve the **DEVELOPMENT AGREEMENT AMENDMENT (WESTPARK FEDERICO) – 1260 WESTBROOK BOULEVARD – SVSP PCL FD-2, FD-5, FD-9, FD-40, FD-63, FD-64 – SOLAIRE PHASE 6 – FILE #PL21-0111**;
- E. Adopt the three (3) findings of fact and approve the **TENTATIVE SUBDIVISION MAP – 1260 WESTBROOK BOULEVARD – SVSP PCL FD-2, FD-5, FD-9, FD-40, FD-63, FD-64 – SOLAIRE PHASE 6 – FILE #PL21-0111** subject to eighty (80) conditions of approval;
- F. Adopt the three (3) findings of fact and approve the **MAJOR GRADING PLAN – 1260 WESTBROOK BOULEVARD – SVSP PCL FD-2, FD-5, FD-9, FD-40, FD-63, FD-64 – SOLAIRE PHASE 6 – FILE #PL21-0111** subject to twenty-seven (27) conditions of approval; and

CONDITIONS OF APPROVAL FOR THE TENTATIVE SUBDIVISION MAP (FD-2, FD-5, FD-9) – FILE #PL21-0111

1. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)
2. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
3. The 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)
4. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services.

Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Finance)

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 the 5th Addendum, and shall include all applicable mitigation measures as notes on the grading plans. (Planning)
6. 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 Westpark Federico, LLC. (Engineering)

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

7. Landscape Plans for all landscape corridors and all landscaped common areas shall be approved with the improvement plans. Landscaping shall be installed for Substantial Completion of the subdivision improvements. Landscape corridors shall also successfully complete the required establishment period. The landscape plan shall comply with the SVSP Roseville Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Engineering, Parks, Fire, Environmental Utilities)
8. The applicant shall submit to the Engineering Division the appropriate Army Corps of Engineers permit or clearance, the California Department of Fish and Wildlife Stream Bed Alteration Agreement, and/or the Regional Water Quality Control Board Water Quality Certificate. (Planning)
9. 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)
10. 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)
11. 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)
12. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During site inspection Engineering will designate the exact areas to be reconstructed. (Engineering)

13. All Lots/Parcels shall conform to Class 1 drainage, pursuant to the adopted City of Roseville Improvement Standards, except as shown on the tentative map or as approved in these conditions. (Engineering)
14. The following note shall be added to the Grading and/or Improvement Plans:
To minimize dust/grading impacts during construction the applicant shall:
 - a. *Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day.*
 - b. *Use tarpaulins or other affective covers on all stockpiled earth material and on all haul trucks.*
 - c. *Sweep the adjacent streets frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.*
 - d. *Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off site.*
 - e. *The City shall have the authority to stop all grading operations, if in the opinion of city staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. (Engineering)*
15. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
16. All private subdivision entrances shall be designed and constructed per City Standards. The entrances shall be owned and maintained by the HOA. (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. Any backbone improvements, not constructed adjacent to (or needed to serve) a proposed subdivision shall be completed by the applicant. (Engineering)
19. The developer may qualify for reimbursement of non CIP improvements through the Sierra Vista Fee Program per the Federico-Mourier Development Agreement.
20. The phasing of infrastructure shall be consistent with the Solaire Phase 6 Infrastructure Matrix, the Sierra Vista Specific Plan and as defined by the Development Agreement between the City of Roseville and Westpark Federico, LLC. (Engineering)
21. The east bound entrance from Earl Rush Drive into Village FD-2 at Hawking Drive, shall include a standard right turn curb flare (City Std ST-23). (Engineering)
22. The east bound entrance from Sierra Glen Drive into Village FD-9 at Asteroid Way, shall include a standard right turn curb flare (City Std ST-23). (Engineering)
23. Per the Solaire Phase 6 Infrastructure Matrix, Sierra Glen Drive (SG-1), is from Westbrook Blvd east to Lot 92/107 in FD-9. If FD-5 is constructed first, it will be responsible for SG-1, the Emergency Vehicle Access (EVA) and the water line infrastructure (WL-1). (Engineering)

24. Per the Solaire Phase 6 Infrastructure Matrix, Silver Spruce Drive shall be completed, including all underground infrastructure and dry utilities, from Earl Rush Drive to the FD-2 southern boundary, if not previously constructed. (Engineering)
25. 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)
26. 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)
27. 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)
28. The design of the trail shall be consistent with City standards and shall incorporate the following:
 - a. The Emergency Vehicle Access Road through FD-85 shall be striped for a Class 1 bike trail. (Engineering, Alternative Transportation)
 - b. 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)
29. 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)
30. 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)
31. The applicant shall dedicate a separate drainage easement to the City of Roseville for any 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)
32. 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 or natural drainage coarse. (Engineering)
33. 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)

34. 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)
35. Prior to approval of grading within the Open Space, 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)
36. 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)
37. 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)
38. 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)
39. 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)
40. 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)
41. 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)
42. 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)
43. Landscaping adjacent to the Preserve shall be California native, drought-tolerant groundcover, shrubs, plants, and trees. (Development Services, Planning)
44. **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)

45. 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)
46. 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)
47. 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)
48. 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)
49. 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)

50. Lots at the end of dead end courts without bulb out will need to bring trash bins to the main street for pick up. Location is to be dedicated and wording to be added to CC&Rs. (Environmental Utilities)
51. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
52. 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)
53. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)
54. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)
55. The design for electrical service for this project will begin when the Electric Department has received a full set of improvement plans for the project. (Electric)
56. All landscaping in areas containing electrical service equipment shall conform to the "Electric Department Landscape Design Requirements" as outlined in Section 7.00 of the Electric Department's "Specifications for Residential Trenching." (Electric)
57. 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)
58. 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

59. 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 road frontages;
 - b. Water, drainage and sewer easements as necessary.

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)
60. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
61. 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)
62. 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)

63. Any structures crossing Lot/Parcel lines created by the Final/Parcel map shall be removed. (Engineering)
64. Lettered lots (LS or LC) shall be dedicated as an easement (or in fee) to the City for the purposes of (floodplain, open space, or public access). (Engineering)
65. Street names shall be approved by the City of Roseville. (Engineering)
66. 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)
67. 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)
68. 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)
69. 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)
70. 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)
71. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

72. 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)
73. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
74. 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)
75. 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)

76. 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)
77. 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)
78. 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)
79. 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)
80. The Tentative Subdivision Map shall not be deemed approved until the actions on the Development Agreement Amendment, General Plan Amendment, and Specific Plan Amendment are approved and become effective. (Planning)

CONDITIONS OF APPROVAL FOR THE MAJOR GRADING PLAN (FD-40, FD-63, FD-64) – FILE #PL21-0111

1. This Grading Plan approval shall be effectuated within a period of one (1) year from **August 26, 2021** and if not effectuated shall expire on **August 26, 2022**. (Planning)
2. The project is approved as shown in **Exhibit E** 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 5th 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 Department of Public Works. (Engineering)

PRIOR TO ISSUANCE OF GRADING PERMIT:

6. 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 Engineering prior to approval of any plans. (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, unless approved otherwise. 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. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to the commencement of on-site work that will require material to be trucked to or from the site within City right-of-ways. (Engineering)
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 Wildlife Stream Bed Alteration Agreement, and/or the Regional Water Quality Control Board Water Quality Certificate. (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, unless approved otherwise. (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 and 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 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 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. 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)
21. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
22. 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)
23. 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:

24. 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)
25. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained. (Electric, Engineering, Environmental Utilities)
26. 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)
27. 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)

ATTACHMENTS

1. 5th Addendum to the SVSP EIR
2. SVSP RS/DS Standards

EXHIBITS

- A. GPA/SPA Exhibit
- B. SVSP Change Pages
- C. Draft Fifth Amendment of the Westpark Federico DA
- D. Tentative Subdivision Maps
- E. Mass Grading Plan

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.