

**ITEM 6.3: General Plan Amendment, Specific Plan Amendment, Rezone, Development Agreement Amendments, Large Lot Tentative Subdivision Map, Small Lot Tentative Subdivision Map, Design Review for Residential Subdivisions – 3801 Santucci Bl. – SVSP JMC Tentative Map #4 – PL21-0223**

**REQUEST**

The proposed project will create 516 single-family residential lots within the Sierra Vista Specific Plan (SVSP) for a subdivision known as JMC Tentative Map #4, as well as reconfigure land use and zoning designations throughout the SVSP. The project includes a General Plan Amendment to: move Parcel CO-21, which has the effect of changing 7.8 acres of Medium Density Residential (MDR) to Low Density Residential (LDR); change Parcel CO-22 from 4.8 acres of MDR to 4.81 acres of LDR; change Parcel FD-7 from 8.97 acres of LDR to 8.34 acres of MDR; separate High Density Residential (HDR) Parcel FD-32 (8.9 acres) into HDR Parcels FD-32A (3.81 acres) and FD-32B (4.23 acres) and reduce the HDR acreage by 0.86 acres; and increase Community Commercial (CC) Parcel FD-41 from 5.71 acres to 6.24 acres. This will result in a net decrease of 27.3 acres of LDR land use and a net increase of 27.3 acres of MDR land use, a net decrease of 0.86 acres of HDR, and a net increase of 0.53 acres of CC within the SVSP. The project also includes a Specific Plan Amendment to reflect the General Plan land use changes, remove the Mixed-Use overlay from Parcel FD-41, reallocate the affordable unit allocation of 34 middle-income purchase units from CO-20 and four (4) middle-income purchase units on DF-20 to new Parcel FD-32B, and to transfer units among several large lot parcels within the SVSP. A Rezone is requested to align zoning designations with the revised parcels and land use designations. The project also includes Amendments to three (3) Development Agreements, including the Fifth Amendment to the Federico Development Agreement, Second Amendment to the Mourier Investments LLC Development Agreement, and the Second Amendment of the DF Properties Development Agreement to reflect the project changes and reallocation of affordable units. Several additional entitlements are requested to support the development of JMC Tentative Map #4, including a Large Lot Tentative Subdivision Map, Small Lot Tentative Subdivision Map for 516 single-family residential parcels, and a Design Review for Residential Subdivisions to evaluate architecture and modified development standards for Parcels CO-20, CO-21, and CO-22. The overall unit count within the SVSP will remain the same.

Applicant – David Cobbs, Baker Williams Engineering  
Owner – Ryan Biziewski, Mourier Investments, LLC

**SUMMARY RECOMMENDATION**

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

1. Consider the Addendum to the Sierra Vista Specific Plan Environmental Impact Report;
2. Recommend that the City Council approve the General Plan Amendment;
3. Recommend that the City Council approve the Specific Plan Amendment;
4. Recommend that the City Council adopt the two (2) findings of fact and approve the Rezone;
5. Recommend that the City Council adopt the five (5) findings of fact and approve the second amendment to the Mourier Investments LLC Development Agreement;
6. Recommend that the City Council adopt the five (5) findings of fact and approve the second amendment to the DF Properties Development Agreement;
7. Recommend that the City Council adopt the five (5) findings of fact and approve the fifth amendment to the Westpark Federico Development Agreement;
8. Adopt the three (3) findings of fact and approve the Large Lot Tentative Subdivision Map subject to seventy (70) conditions of approval;
9. Adopt the three (3) findings of fact and approve the Small Lot Tentative Subdivision Map subject to eighty-five (85) conditions of approval;

10. Adopt the two (2) findings of fact and approve the Design Review for Residential Subdivisions subject to twenty-six (26) conditions of approval.

### **SUMMARY OF OUTSTANDING ISSUES**

At the time of staff report publication, City staff and the applicant team were still in the process of negotiating conditions of approval regarding supplemental fees for both the Neighborhood Park Fee and Bike Trail Fee, as described in the Development Agreements.

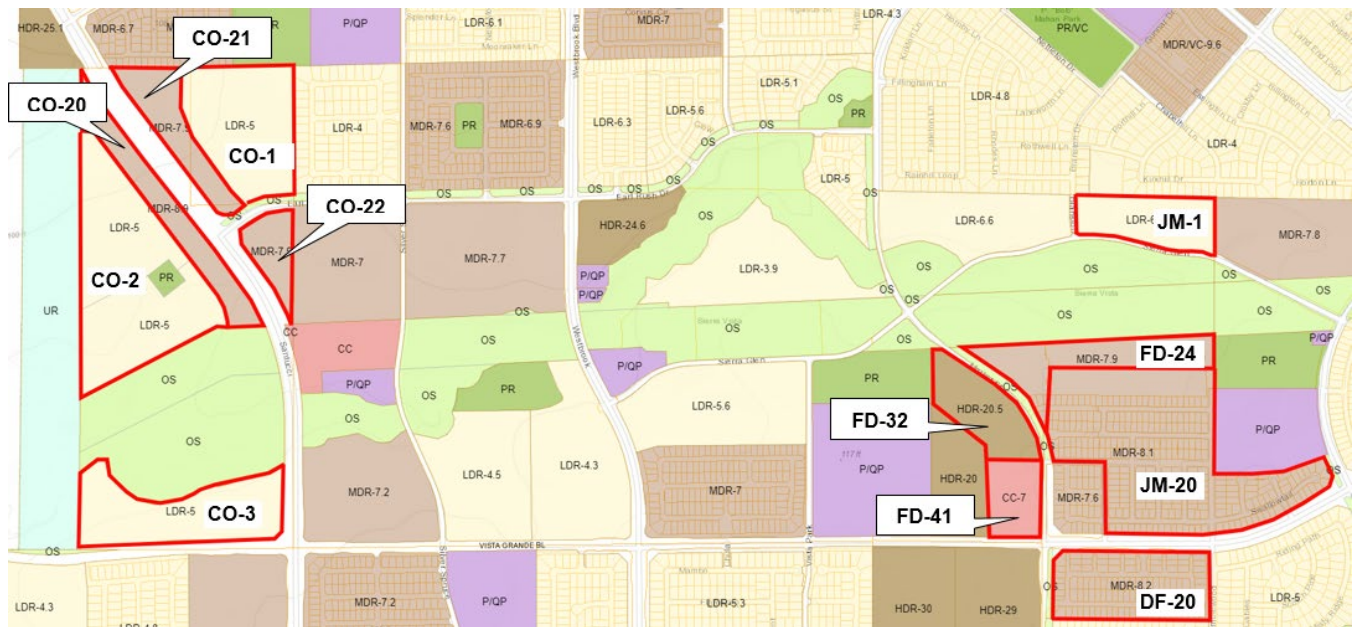
Both of these fee programs allocate a higher fee payment to Low Density Residential (LDR) units than to Medium Density Residential (MDR) units or High Density Residential (HDR) units; therefore, modifying the land use to reduce LDR units by 197 units, increase MDR units by 223 units, and increase HDR units by 14 units results in a shortfall of funds for both fee programs. Staff will propose new conditions to recapture the loss of fees.

### **BACKGROUND**

The project site is within the Sierra Vista Specific Plan (SVSP) area. 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 and Reporting Program was adopted with the SVSP. Additionally, the City entered into several Development Agreements with the property owners of the SVSP parcels to outline development obligations within the plan area.

The requested entitlements (described in further detail in the Project Description section below) will allow the development of 516 single-family residential units on Parcels CO-1, CO-2, CO-3, CO-20, CO-21, and CO-22 (Tentative Map #4). Additionally, the project will modify the land use and zoning designations for Parcels FD-7, FD-24, FD-32 (into 32A and B), FD-41, JM-1, and JM-20 to facilitate future development.

**Figure 1: Project Location**



## **PROJECT DESCRIPTION**

**General Plan Amendment (GPA):** The project includes a General Plan Amendment to: move Parcel CO-21, which has the effect of changing 7.8 acres of Medium Density Residential (MDR) to Low Density Residential (LDR); change Parcel CO-22 from 4.8 acres of MDR to 4.81 acres of LDR; change Parcel FD-7 from 8.97 acres of LDR to 8.34 acres of MDR; separate High Density Residential (HDR) Parcel FD-32 (8.9 acres) into HDR Parcels FD-32A (3.81 acres) and FD-32B (4.23 acres) and reduce the HDR acreage by 0.86 acres; and increase Community Commercial (CC) Parcel FD-41 from 5.71 acres to 6.24 acres. This will result in a net decrease of 27.3 acres of LDR land use and a net increase of 27.3 acres of MDR land use, a net decrease of 0.86 acres of HDR, and a net increase of 0.53 acres of CC within the SVSP. Exhibit B includes the General Plan Amendment exhibits.

**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 between Parcels CO-1 through CO-3, CO-20 through CO-22, FD-7, FD-24, FD-32 A and B, FD-41, JM-01, and JM-20. The land use for FD-41 will be modified to remove the mixed-use overlay, and the units reallocated amongst the parcels. Additionally, the Amendment will transfer the obligation to construct affordable middle-income purchase units from Parcel CO-20 (34 units) and DF-20 (four units) to new parcel FD-32B, and convert those units to 19 low and 19 very low income rental units. The SPA includes changes to the text, tables, and figures to reflect the land use changes and unit transfers. Exhibit C includes the proposed amendments to the land use map, and Exhibit E includes the proposed change pages for the text, tables, and figures of the SVSP.

**Rezone (RZ):** All of the affected residential parcels have a zoning designation of RS/DS, which will remain unchanged. The Rezone is requested to adjust the acreages and boundaries of the zoning designations to be consistent with the proposed land use adjustments and the large and small lot maps. The Rezone exhibit is located in Exhibit D.

**Development Agreement Amendment (DAA):** The project also includes the amendment of three development agreements within the SVSP: the second amendment of the Mourier Investments, LLC (Conley) DA; the second amendment of the DF Properties DA; and the fifth amendment of the Federico DA. The DAAs reflect the proposed land use changes and the change in the number of units within the affected development agreements. Additionally, the DAAs will remove fee deferrals for the Public Facilities and Public Benefits fees, consistent with other DAs in the area, as well as the transfer of the affordable unit obligation of middle income purchase units from CO-20 (34 units) and DF-20 (four units) to FD-32B, and the conversion of those units to 19 low and 19 very low income rental units. The DAAs are included in Exhibits F, G, and H.

**Tentative Subdivision Maps:** The project includes a Large Lot Tentative Subdivision Map (LLTSM) to align with the revised land use plan. Additionally, the project includes a Small Lot Tentative Subdivision (SLTSM) to subdivide approximately 83.64 acres into 516 single-family residential units. Parcel CO-1 will be an 87-unit, gated LDR subdivision; CO-2 will be a 43-unit LDR subdivision connected to CO-1; CO-3 will be a 67-unit, gated LDR subdivision; CO-20 will be a 94-unit MDR subdivision; CO-21 will be a 193-unit, gated MDR subdivision; and CO-22 will be a 32-unit, gated MDR subdivision. The LLTSM are located in Exhibit I, and the SLTSM are in Exhibit J.

**Design Review for Residential Subdivisions (DRRS):** The project includes unit designs with modified development standards for the proposed MDR subdivisions. The modified development standards are

consistent with those approved for similar subdivisions within the SVSP. The development standards are included as Exhibit N and the proposed elevations are included as Exhibit O.

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

The proposed land use (General Plan and SVSP) and zoning designation amendments are shown in Exhibit B, C, and D. The proposed change pages to the SVSP are provided in Exhibit E.

Proposed amendments to the General Plan and Specific Plan are analyzed for consistency with the goals and policies of the respective plans. The Zoning Ordinance Section 19.86.050 specifies that recommendations for approval or denial of a rezone shall include consideration of the proposed amendment’s consistency with:

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

The proposed project will reallocate units, land use, and large lot parcels throughout the SVSP, as shown in the table below (Table 1). The General Plan and the SVSP will be amended to reflect the proposed reconfiguration of large lots and units. The Rezone is requested to adjust the acreages and boundary locations of zoning designations to be consistent with the proposed parcel adjustments, including modifications to residential, open space, park, and commercial parcels. A total of 18 large lot parcels will be adjusted with the proposed project.

The project proposes to change the land use on several large lot parcels. The land use for Parcel CO-22 will change from MDR to LDR, Parcel FD-7 will change from LDR to MDR, and Parcel FD-41 will change from CMU/SA to CC (removing the mixed-use overlay and reallocating 40 units). Given that the locations of some of the parcels are being moved (for example, Parcel CO-21 will keep the same name and land use designation but move from the east side of Santucci to the west side), the net change in land use provides a clearer picture of the modification. As proposed, the project would result in a net decrease of 27.3 acres of LDR land use and a net increase of 27.3 acres of MDR land use, a net decrease of 0.86 acres of HDR, and a net increase of 0.53 acres of CC within the SVSP. This includes a decrease of 197 LDR units, 40 units from the removal of the mixed-use designation on FD-41, and an increase of 14 HDR units and 223 MDR units. The overall number of units will remain the same within the SVSP.

**Table 1: Land Use Modifications**

Parcel	Existing Land Use (General Plan/Specific Plan)	Proposed Land Use (General Plan/Specific Plan)	Existing Units (du)	Proposed Units (du)	Unit Change	Existing Density (du/ac)	Proposed Density (du/ac)
CO-01	LDR/LDR	Same	86	87	+1	5.0	5.3
CO-2A	LDR/LDR	-	74	-	-	5.0	-
CO-2B	LDR/LDR	-	73	-	-	5.0	-
CO-02	None	LDR/LDR	None	43	+43	None	4.9
CO-03	LDR/LDR	Same	78	67	-9	5.0	4.3

CO-20	MDR/MDR	Same	84	94	+10	8.9	7.4
CO-21	MDR/MDR	Same	62	193	+131	7.9	7.6
CO-22	MDR/MDR	LDR/LDR	38	32	-6	7.9	6.6
FD-7	LDR/LDR	MDR/MDR	57	58	+1	6.4	7.0
FD-24	MDR/MDR	Same	84	135	+51	7.8	8.2
FD-32	HDR/HDR		178			20.4	
FD-32A	None	HDR/HDR	None	78	+78	None	20.5
FD-32B	None	HDR/HDR	None	116	+116	None	27.4
FD-41	CC/(CMU/SA)	CC/CC	40	0	-40	20.0	0
JM-1	MDR/MDR	Same	135	134	-1	7.9	Same
JM-20	MDR/MDR	Same	322	271	-151	8.1	8.0
FD-77	OS/OS	Same	-	-	-	-	-
JM-70	OS/OS	Same	-	-	-	-	-
CO-70	OS/OS	Same	-	-	-	-	-
CO-71	OS/OS	-	-	-	-	-	-
CO-50	PR/PR	Same	-	-	-	-	-

While changes are occurring on a large number of parcels due to the shifting of lines and redistribution of units, the overall modification is consistent with the original intent of the Specific Plan. The overall number of units remains the same, though the number of LDR units decrease from 3,169 to 2,792 (a reduction of 197 units), the removal of the mixed-use designation on FD-41 resulted in a loss of 40 units, MDR units increase from 2,431 to 2,654 (an additional 223 units), and HDR units increase from 2,337 to 3,351 (an additional 14 units).

#### Affordable Housing

The project proposes the transfer of middle income purchase units from Parcels CO-20 (34 units) and DF-20 (4 units) to new parcel FD-32B, which is a High Density Residential (HDR) lot. As the minimum required density on HDR parcels is 13 dwelling units per acre, the primary development type that occurs on HDR parcels is multi-family apartments. Therefore, in order to allow the transfer of the 38 units and make their future development feasible, the units will also be converted to 19 low and 19 very low income rental units. Staff supports the proposed transfer, as the City is currently in a deficit for housing units in these categories. The Federico DA will also be modified to reflect the change.

#### FD-41 Mixed Use Overlay

The project proposes a modification to the current land use designation for Parcel FD-41, which is Commercial Mixed Use, and zoning designation of CMU/SA, to Community Commercial (CC). The acreage of Parcel FD-41 will increase by approximately half an acre, from 5.71 acres to 6.24 acres. With the

modification, the 40 units allocated to FD-41 will be removed, with 16 units transferred to FD-32 (HDR) and the remaining units transferred to the Conley parcels (Tentative Map #4) to bring the total within the subdivision to 516 units.

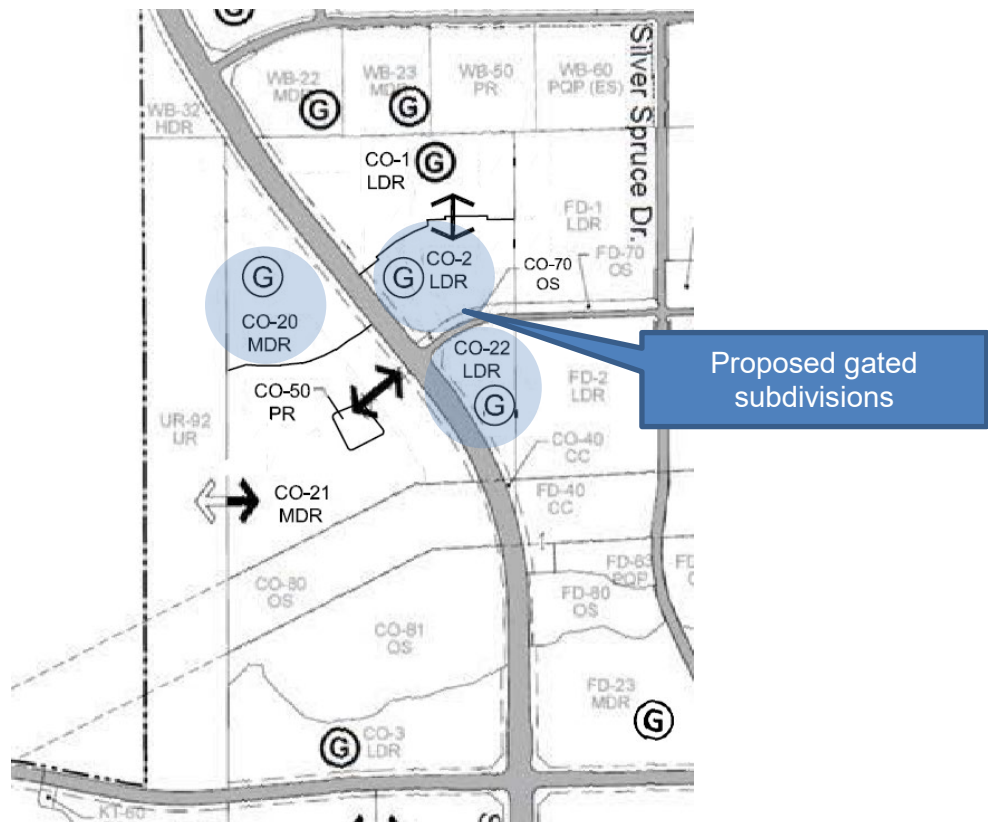
Per the SVSP, the intent of the mixed-use overlay is to provide an approximate development allocation of 60% commercial/office and 40% high density residential. The SVSP acknowledges that each CMU parcel will develop differently, in some cases completely commercial, as long as some non-residential use is provided. With the removal of the overlay, the units will be reallocated in the SVSP and future development of FD-41 will be consistent with the CC land use designation.

### Gated Subdivisions

In addition to the above amendments, the applicant has requested a minor revision to the SVSP to identify 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 CO-1, 2, 3, 21, and 22. Of those parcels, CO-1 and CO-3 are shown as gated in the current version of the Specific Plan.

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.” As shown, the proposed gating of CO-1 and CO-2 would limit access to FD-1; however, the internal design of CO-1 and CO-2 is such that there are no roadways connecting to FD-1, and FD-1 has more direct access along Earl Rush and Silver Spruce Drives. Furthermore, CO-1 was already anticipated to be gated in the SVSP, and CO-2 is being reconfigured in the proposed project to function as part of the same subdivision as CO-1.

**Figure 2: Revised Locations of Gated Subdivisions**



Parcel CO-22 is identified in the current SVSP as providing connections to FD-2, an LDR parcel to the east. However, the approved subdivision map for FD-2 (Solaire Phase 6, File #PL21-0111, approved by Planning Commission August 26, 2021) does not provide any roadway connections to CO-22 to the west, instead relying on access from Earl Rush and Silver Spruce Dr. As this was the only through connection anticipated for CO-22, gating the subdivision does not impede access to any facilities.

For Parcels CO-20 and CO-21 on the west side of Santucci Bl., the parcels are reconfigured so that CO-20 is gated, and located to the north of CO-21. In the prior plan, CO-21 was a narrow strip that separated two large lot parcels from Santucci Bl. Both CO-20 and CO-21 will be directly accessible from Santucci Bl. with the proposed project. Parcel CO-21 will not be gated, and will maintain public access both to Santucci Bl. and to the future Urban Reserve parcel (UR-92) to the west. In order to maintain access for pedestrians, a gate is proposed between these two subdivisions to allow residents of CO-20 to provide a more direct pedestrian connection to the public park on Parcel CO-50. While no vehicular access will be provided internally between CO-20 and 21, vehicles from CO-20 may still use the park within CO-21 by exiting onto Santucci and entering the subdivision to the south. While some changes will limit internal connections, staff finds that the proposed gated subdivisions do not significantly impede or modify access within the Specific Plan.

### **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 Amoruso Ranch 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 (DA) are binding contracts that set the terms, rules, conditions, regulations, entitlements, obligations, and other provisions relating to the development of the covered properties. The SVSP is subject to ten development agreements, and the current project proposes amendments to three of those agreements: the second amendment to the Mourier Investments, LLC (Conley) Development Agreement; the second amendment to the DF Properties Development Agreement; and the fifth amendment of the Westpark Federico Development Agreement.

All three DAs will reflect updates associated with the proposed project, as well as eliminating fee deferrals for the Public Facilities and Public Benefit fees. This is consistent with other recent DAA approvals, and allows these fees to be collected prior to the termination of the DA. The following sections disclose the changes proposed to each individual DA.

#### **Neighborhood Park and Bike Trail Fees**

The Mourier Investments, LLC, or Conley, DA and the Federico DA include parcels which be converted from LDR to MDR uses, and the project overall results in a net decrease of 27.3 acres of LDR land use

(loss of 197 units) net increase of 27.3 acres of MDR land use (addition of 223 units), a net decrease of 0.86 acres of HDR (addition of 14 units). The fee programs for both the Neighborhood Park Fee and the Bike Trail fee allocate different contribution rates based on density (LDR, MDR, and HDR), with the highest fees apportioned to LDR parcels. Therefore, reducing LDR units and increasing MDR and HDR units results in a shortfall of contributions to both of these programs. Both DAs provide the City with a mechanism to recapture the lost park fees (Section 3.12.3 for both the Conley and Federico DAs), as land use modifications due to changing market conditions were anticipated.

At the time of staff report publication, City staff and the applicant team were continuing to negotiate language for new conditions of approval to address the loss in fees. Staff will propose new conditions of approval on the Small Lot Tentative Subdivision Map for consideration by the Planning Commission. These conditions will ensure no net loss in bike trail or park fees.

### Conley Development Agreement

The Conley DA will be modified to reflect the proposed unit transfers within the plan area, as well as revise the parties' obligations with respect to groundwater production wells and recycled water facilities, and update the evaluation of water conservation goals. Per the previous section, the DA is impacted by the fee shortfalls for both the Neighborhood Park Fees and Bike Trail fees. New conditions are forthcoming to address the loss of fees.

### DF Properties Development Agreement

Due to the transfer of the affordable obligation from Parcel DF-20 to FD-32B, the DAA for DF Properties proposes the removal of Sections 2.6.1.1 through 2.6.1.6 from the agreement. These sections pertain to the provision of four (4) middle-income affordable purchase units on DF-20, which is no longer applicable with the transfer.

### Westpark Federico Development Agreement

The Westpark Federico (Federico) DA will be amended to reflect the proposed project, changes, as well as the transfer of affordable units to FD-32B. As described in the Affordable Housing discussion, 38 middle-income purchase units will be transferred to new parcel FD-32B, with four (4) units transferred from Parcel DF-20 and 34 units transferred from Parcel CO-20. FD-32B is a HDR parcel; therefore, middle income purchase units are unlikely to be developed. In order to make development of affordable units feasible, the 38 units will be converted to 19 low and 19 very-low income rental units. This change will support the affordable housing goals of the City, and will provide a benefit to the City in that the conversion will help reduce the deficit of low and very-low income rental units identified in the City's Housing Element.

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 findings 1-5 above.

## **EVALUATION: LARGE LOT TENTATIVE SUBDIVISION MAP**

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

- 1. The size, design, character, grading, location, orientation, and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density,***

***uses, circulation and open space systems, applicable policies and standards of the General Plan and the Community Design Guidelines, and the design standards of Title 18 (Subdivision Ordinance) of the Roseville Municipal Code.***

- 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.***
- 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.***

The proposed project includes a LLTSM to align with the proposed land use map, as well as create new large lot parcels, CO-2 and FD-32A and FD-32B. As discussed in the SLTSM section of this report, CO-2 will be designed to accommodate a LDR subdivision adjacent to Village CO-1. The subdivision will provide adequate access to the parcel, and all lots within the subdivision meet the proposed LDR density and lot size requirements. The division of FD-32 into FD-32A and FD-32B is substantially consistent with the previous parcel layout, and units are apportioned to each new parcel.

The proposed parcels are of sufficient size and shape to accommodate development that is consistent with the applicable zoning and design requirements. The reconfiguration of the parcels will result in lots which can be used and built upon, and which are practical for improvement based on the existing topography. Additionally, the proposed parcel configurations do not change the location of watercourses or create a physical condition that would be impractical for the proposed improvements.

As part of the adoption for 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 demand on sewage services. There will be no impacts to the existing requirements established by the Regional Water Quality Control Board.

### **EVALUATION: SMALL LOT TENTATIVE SUBDIVISION MAP**

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

- 1. The size, design, character, grading, location, orientation, and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan and the Community Design Guidelines, and the design standards of Title 18 (Subdivision Ordinance) of the Roseville Municipal Code.***

The proposed project includes a tentative subdivision map for Parcels CO-1 through CO-3 and CO-20 through CO-22 to create 516 single-family residential lots. Table 2 below provides a summary of each large lot parcel within the proposed subdivision. At least two entrance points will be provided into each subdivision, and the single-family lots are oriented onto public streets. Approximately 17 lots will be located on a stub court, which will require special provision for trash service. These parcels will be required to bring their waste bins to the public street, as specified in Condition No. 65 for the project CC&Rs and shown in Exhibit M. The subdivision layout and street design were reviewed by

the City’s Engineering Division and the Fire Department to ensure there are adequate street widths for circulation and emergency response.

Villages CO-20 and CO-21

Parcels CO-20 and CO-21 are located on the west side of Santucci Bl., north of open space Parcel CO-8. Both subdivisions will be developed with MDR lots. CO-20, the northern of the two parcels, will be a private, gated subdivision with 94 units, whereas CO-21 (with 193 units) will be served by public streets. The park parcel, CO-50, is located within the CO-21 subdivision. In order to allow residents of Village CO-20 access to the park, a pedestrian gate will be located between the subdivisions, near the northwest corner of CO-21. A detail of the proposed wrought iron pedestrian gate is included with the Tentative Subdivision Map. Additionally, as the southern boundary of CO-21 is adjacent to Open Space Parcel CO-80, tubular steel fencing will be provided in the rear yards of the parcels that back onto the open space. Modified development standards are proposed for Parcels CO-20 and CO-21, which are evaluated in the DRRS section of this report, along with the proposed architecture.

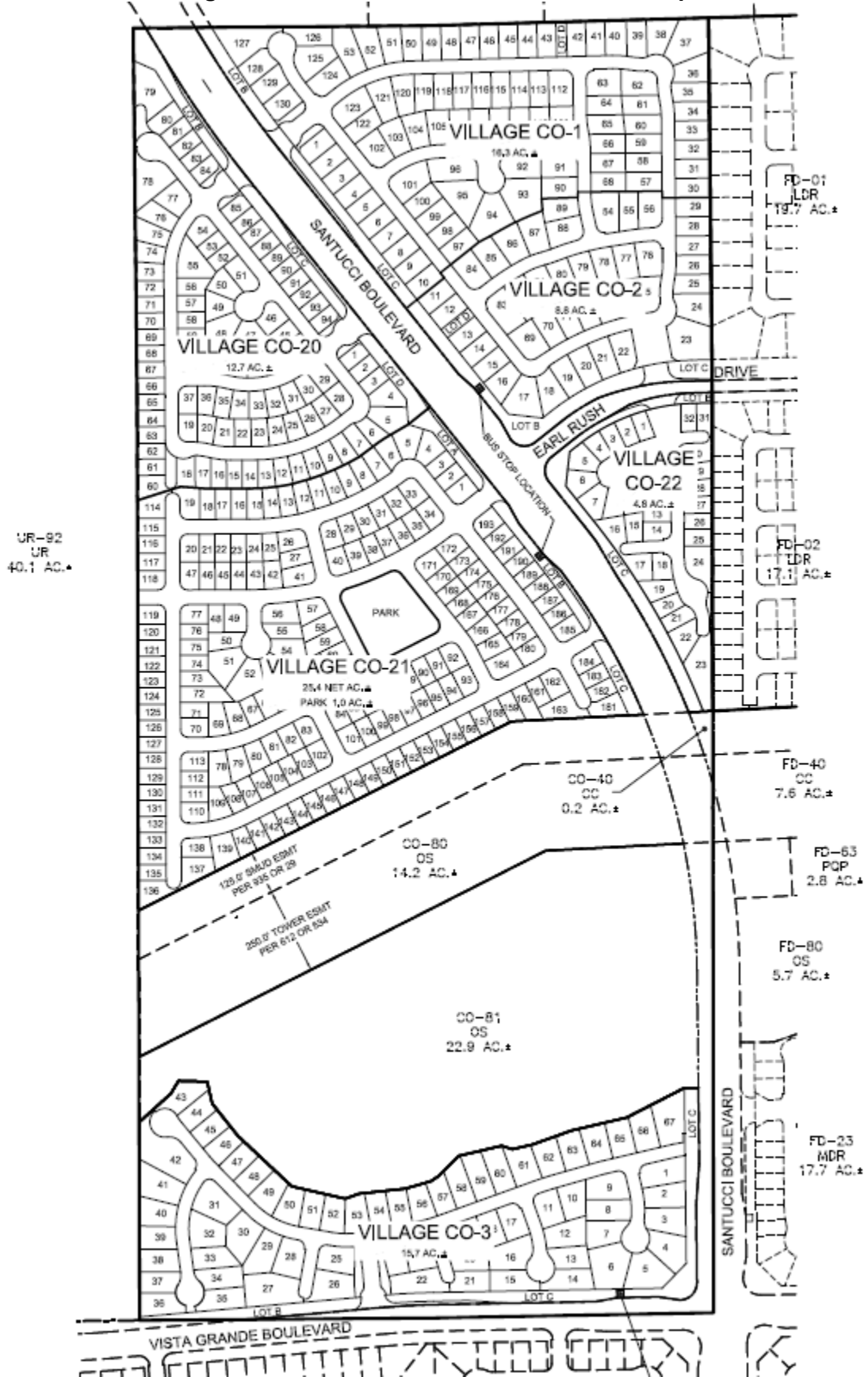
**Table 2: Proposed Villages for JMC Tentative Map #4**

Parcel	Land Use Designation	Zoning Designation	Proposed Units (du)	Gross Acreage (ac)	Proposed Density (du/ac)
CO-01	LDR	RS/DS	87	16.30	5.3
CO-02	LDR	RS/DS	43	8.77	4.9
CO-03	LDR	RS/DS	67	15.66	4.3
CO-20	MDR	RS/DS	94	12.71	7.4
CO-21	MDR	RS/DS	193	25.39	7.6
CO-22	LDR	RS/DS	32	4.81	6.6

Villages CO-1, CO-2, and CO-22

Large lot parcels CO-1 (87 units), CO-2 (43 units), and CO-22 (32 units), located to the east of Santucci Bl., are all LDR subdivisions. As discussed in the Gated Subdivision section of the Land Use Evaluation, all three subdivisions will be gated. However, CO-1 and CO-2 are internally connected to create a larger subdivision spread over two large lot parcels. While CO-22 will be converted from MDR to LDR, the subdivision proposes lots which do not meet the standard RS/DS requirements. Therefore, the same development standards and architectural elevations applied to Villages CO-20 and CO-21 will also apply to CO-22. A further evaluation of the modified development standards and architecture is included in the DRRS Evaluation section of this report.

Figure 3: Small Lot Tentative Subdivision Map



### Village CO-3

Village CO-3 proposes the development of 67 LDR units. Given the irregular shape of the large lot parcel (located adjacent to open space), the configuration includes a number of stub streets. This configuration also resulted in 25 lots with rear yards backing onto open space. All rear yards facing onto Open Space Parcel CO-81 will have tubular steel fencing along the open space boundary. Additionally, a total of 17 residential lots will be exclusively served by stub streets, requiring special placement for waste bins. Exhibit M shows potential bin placements along the primary residential streets.

Access to Village CO-3 is provided from Vista Grande Bl. As only one access point is proposed, the subdivision requires an emergency vehicle access (EVA) onto Santucci Bl. to ensure there is adequate access available to the subdivision in the event of an emergency. The EVA will be gated to ensure it will be used by Emergency Services personnel only.

In conclusion, the proposed subdivision will be consistent with the General Plan, SVSP, and Subdivision Ordinance in terms of circulation, density, configuration, and design.

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

The proposed parcels are of sufficient size and shape to accommodate development that is consistent with the applicable zoning and design requirements. As mentioned above, the lots are consistent with the proposed development standards, or the new development standards as proposed. The modified standards are consistent with other development standards that have been approved within the Specific Plan area. The 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 do not change the location of watercourses or 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 for 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 demand on sewage services. There will be no impacts to the existing requirements established by the Regional Water Quality Control Board.

### **EVALUATION: DESIGN REVIEW FOR RESIDENTIAL SUBDIVISIONS (PARCELS CO-20, 21, 22)**

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 (DRRS) 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.***

The project is subject to the development standards of the City’s Zoning Ordinance, Community Design Guidelines (CDG), and the SVSP. The applicant is proposing modified development standards for CO-20, CO-21, and CO-22 to allow for a smaller lot size and reduced setbacks. The proposed standards are included in Exhibit N, and the conceptual elevations showing architectural treatment, floor plans, and color schemes are included as Exhibit O.

**Plan Types:** The project includes 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, and similar in height, bulk, and arrangement to other planned homes in the vicinity. Table 2 identifies the square footage, number of bedrooms, and the number of floors for each plan type.

**Table 3: Plan Types**

<b>Plan Type</b>	<b>Square Footage</b>	<b>Bedrooms</b>	<b>Floors</b>
Plan 1203	1,203	3	1
Plan 1343	1,343	3	1
Plan 1405	1,405	3	1
Plan 1504	1,504	4	1
Plan 1717	1,717	3	2
Plan 1814	1,814	4	1
Plan 1964	1,964	3/4	2
Plan 2051	2,051	4/5	2
Plan 2184	2,184	4/5	2
Plan 2340	2,340	4/5	2
Plan 2492	2,492	4/5	2

**Streetscape:** Each of the floorplans will be offered in one of three architectural styles – Farmhouse, Cottage, and Villa. Five color palates are provided for each of the architectural styles. 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. Enhancements include the addition of window fittings such as shutters, window trims, and the use of additional materials on the façade. Figure 3 includes an example of the streetscape.

**Figure 4: Streetscape**



**Color and Materials:** Visual interest on the homes' facades are provided by the variation in materials and architecture. Each architectural style will be offered in five 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 palate and layout. The plans include a mix of trees, shrubs, and groundcover, using a palate that will create seasonal visual interest consistent with the SVSP Landscape Guidelines. The project is conditioned to comply with the City's Water Efficient Landscape Ordinance (WELO).

**Development Standards:** The project request includes modified development standards to deviate from the RS/DS standards. The front yard setback will be reduced from 14 feet to 12.5 feet, and the interior side yard setback will be reduced from five (5) feet to four (4) feet. These reduced setbacks will help 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 the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of

Neighborhood Associations (RCONA). No comments were received. A public notice of the Planning Commission hearing was published on April 8, 2022, and was distributed to all property owners within 300 feet of the project site and to the RCONA webpage. To date, no comments have been received.

## **CONCLUSION**

As demonstrated by the analyses in the foregoing sections, the proposed Project is consistent with the policies and intent of the General Plan and the SVSP. The project as proposed will not be detrimental to public health or safety, nor will it be detrimental to the public welfare. The findings for all requested entitlements can be made.

## **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. The SVSP EIR Addendum is provided as Exhibit A. The proposed project does not change the area of disturbance beyond what was previously evaluated in the SVSP EIR, and no new or substantially more severe impacts will occur with the development of the proposed project; therefore, no additional analysis is required.

## **RECOMMENDATION**

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

1. Consider the Addendum to the Sierra Vista Specific Plan Environmental Impact Report;
2. Recommend that the City Council approve the General Plan Amendment;
3. Recommend that the City Council approve the Specific Plan Amendment;
4. Recommend that the City council adopt the two (2) findings of fact and approve the Rezone;
5. Recommend that the City Council adopt the five (5) findings of fact and approve the second amendment to the Mourier Investments LLC Development Agreement;
6. Recommend that the City Council adopt the five (5) findings of fact and approve the second amendment to the DF Properties Development Agreement;
7. Recommend that the City Council adopt the five (5) findings of fact and approve the fifth amendment to the Westpark Federico Development Agreement;
8. Adopt the three (3) findings of fact and approve the **Large Lot Tentative Subdivision Map – 3801 Santucci Bl. – SVSP JMC Tentative Map #4 – PL21-0223** subject to seventy (70) conditions of approval;
9. Adopt the three (3) findings of fact and approve the **Small Lot Tentative Subdivision Map – 3801 Santucci Bl. – SVSP JMC Tentative Map #4 – PL21-0223** subject to eighty-five (85) conditions of approval;
10. Adopt the two (2) findings of fact and approve the **Design Review for Residential Subdivisions – 3801 Santucci Bl. – SVSP JMC Tentative Map #4 – PL21-0223** subject to twenty-six (26) conditions of approval.

**CONDITIONS OF APPROVAL FOR LARGE LOT TENTATIVE SUBDIVISION MAP FILE # PL21-**

**0223**

1. This Tentative Subdivision Map approval shall be effectuated within a period of two (2) years from **April 28, 2022** and if not effectuated shall expire on **April 28, 2024**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **April 28, 2025**. (Planning)
2. The project is approved as shown in Exhibit I and as conditioned or modified below. (Planning)
3. 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. (Engineering)
4. 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)
5. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works. (Engineering)
6. 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. (Engineering, Environmental Utilities, Finance)
7. The project shall comply with all required environmental mitigation identified in Sierra Vista Specific Plan Environmental Impact Report and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)

**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. 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)
10. 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)
11. 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)
12. 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)
13. 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)
14. 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)
15. 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)*

16. 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)

17. 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)

18. Traffic signals shall be constructed and reimbursed per Section 3.5.7 of the Development Agreement and the approved JMC TM4 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 CO-3.
  - b) Santucci/Earl Rush – install signal infrastructure including conduit, loops and poles as part of the construction of Village CO-2, CO-21 or CO-22, whichever commences first.(Engineering)
19. Landowner shall be 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. The developer shall receive fee credits for the completion of the traffic signals as part of the City’s TMF Set-Aside Fund. (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 TM4 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. (Engineering)
23. The applicant shall provide a right turn lane (per City Standard) for entry into Villages CO-1, CO-3, CO-20, and CO-21. The applicant shall also provide a right curb flare for entry into Villages CO-2 and CO-22. (Engineering)
24. The applicant shall provide an egress only, paved vehicular access, from Village CO-3 (Street A) to Santucci Boulevard. (Engineering)
25. The developer shall provide a primary residential road section from the northern entry of CO-21 up to, and around the proposed park site. (Engineering)
26. The applicant shall provide City of Roseville standard tapers from the existing interim median located at the northern project boundary on Santucci Boulevard south to the proposed median. (Engineering)
27. Per the Sierra Vista Specific plan, pedestrian sidewalks along the open spaces shall be installed at the time of adjacent roadway construction. (Engineering, Alternative Transportation)
28. \* A standard bus shelter pad shall be installed along:
  - i) Northbound Santucci Boulevard, north of Earl Rush Drive (Shelter #321),
  - ii) Southbound Santucci Boulevard, south of Earl Rush Drive (Shelter #322) and
  - iii) Westbound Vista Grande Boulevard, west of Santucci Boulevard (Shelter #323)(Engineering)

29. Developer shall be responsible for the installation of a bus shelter and related improvements conforming to the city's current standards on the shelter pad as conditioned above. Upon installation and final inspection by the City of Roseville, the bus shelter and related improvements shall become property of the City of Roseville. The Developer and City may enter into a construction fee agreement or other agreement based upon a construction cost of \$10,000 per shelter for future construction of the following Bus Shelters:
  - a) Northbound Santucci Boulevard, north of Earl Rush Drive (Shelter #321),
  - b) Southbound Santucci Boulevard, south of Earl Rush Drive (Shelter #322), and
  - c) Westbound Vista Grande Boulevard, west of Santucci Boulevard (Shelter #323).  
(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 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)
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 of natural drainage coarse. (Engineering)
33. 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)
34. 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)
35. 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)
36. 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)
37. 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)
38. 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)

39. 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)
40. 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)
41. 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)
42. 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)
43. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
44. 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)

45. 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)
46. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the “City of Roseville Specifications for Residential Trenching”. (Electric)
47. 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)
48. 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)
49. 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)
50. 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**

51. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
52. 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)
53. 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)
54. Any structures crossing Lot/Parcel lines created by the Final/Parcel map shall be removed. (Engineering)
55. Street names shall be approved by the City of Roseville. (Engineering)
56. The Final/Parcel Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. Lettered Lot//Parcel along major roads shall be dedicated as landscape/pedestrian/public utility easements and in fee to the City as open space. (Engineering)
57. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)
58. The Final/Lot/Parcel/Parcel Map shall be submitted per, “The Digital Submittal of Cadastral Surveys”. Submittal shall occur after Engineering approval but prior to Council approval. (Engineering)

59. \*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)
60. 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)
61. 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)
62. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

#### **OTHER CONDITIONS OF APPROVAL**

63. 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)
64. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
65. 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)
66. Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (Engineering)
67. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Engineering)
68. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor shall notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. Non-emergency releases or notifications about the presence of containers found shall be reported to the Fire Department. (Fire)
69. 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)

70. The Tentative Subdivision Map shall not be deemed approved until the actions on the Rezoning, Development Agreement and Specific Plan Amendment are approved and become effective. (Planning)

**CONDITIONS OF APPROVAL FOR SMALL LOT TENTATIVE SUBDIVISION MAP FILE # PL21-**

**0223**

1. This Tentative Subdivision Map approval shall be effectuated within a period of two (2) years from **April 28, 2022** and if not effectuated shall expire on **April 28, 2024**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **April 28, 2025**. (Planning)
2. The project is approved as shown in Exhibit I-L and as conditioned or modified below. (Planning)
3. The approval of this 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)
4. 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)
5. 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)
6. 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)
7. The project shall comply with all required environmental mitigation identified in SVSP EIR and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
8. 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**

9. 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)
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. 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)
12. 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)
13. 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)
14. All private subdivision entrances shall be designed and constructed per City Standards. The entrances shall be owned and maintained by the HOA. (Engineering)
15. 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)
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. 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)
18. 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)*
19. 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)
20. 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)*
21. Traffic signals shall be constructed and reimbursed per Section 3.5.7 of the Development Agreement and the approved JMC TM4 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 CO-3.
  - b) Santucci/Earl Rush – install signal infrastructure including conduit, loops and poles as part of the construction of Village CO-2, CO-21 or CO-22, whichever commences first.
- (Engineering)
22. Landowner shall be 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. The developer shall receive fee credits for the completion of the traffic signals as part of the City's TMF Set-Aside Fund. (Engineering)
23. Any backbone improvements, not constructed adjacent to (or needed to serve) a proposed subdivision shall be completed by the applicant. (Engineering)
24. The developer may qualify for reimbursement of non-CIP improvements through the Sierra Vista Fee Program per the Federico-Mourier Development Agreement. (Engineering)
25. The phasing of infrastructure shall be consistent with JMC TM4 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. (Engineering)
26. The applicant shall provide a right turn lane (per City Standard) for entry into Villages CO-1, CO-3, CO-20, and CO-21. The applicant shall also provide a right curb flare for entry into Villages CO-2 and CO-22. (Engineering)
27. The applicant shall provide an egress only, paved vehicular access, from Village CO-3 (Street A) to Santucci Boulevard. (Engineering)

28. The developer shall provide a primary residential road section from the northern entry of CO-21 up to, and around the proposed park site. (Engineering)
29. The applicant shall provide City of Roseville standard tapers from the existing interim median located at the northern project boundary on Santucci Boulevard south to the proposed median. (Engineering)
30. Per the Sierra Vista Specific plan, pedestrian sidewalks along the open spaces shall be installed at the time of adjacent roadway construction. (Engineering, Alternative Transportation)
31. A standard bus shelter pad shall be installed along:
  - i) Northbound Santucci Boulevard, north of Earl Rush Drive (Shelter #321),
  - ii) Southbound Santucci Boulevard, south of Earl Rush Drive (Shelter #322) and
  - iii) Westbound Vista Grande Boulevard, west of Santucci Boulevard (Shelter #323)  
(Engineering)
32. Developer shall be responsible for the installation of a bus shelter and related improvements conforming to the city's current standards on the shelter pad as conditioned above. Upon installation and final inspection by the City of Roseville, the bus shelter and related improvements shall become property of the City of Roseville. The Developer and City may enter into a construction fee agreement or other agreement based upon a construction cost of \$10,000 per shelter for future construction of the following Bus Shelters:
  - a) Northbound Santucci Boulevard, north of Earl Rush Drive (Shelter #321),
  - b) Southbound Santucci Boulevard, south of Earl Rush Drive (Shelter #322), and
  - c) Westbound Vista Grande Boulevard, west of Santucci Boulevard (Shelter #323).  
(Engineering, Alternative Transportation)
33. 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)
34. 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)
35. 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)
36. 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)

37. 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)
38. 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 as identified in the Drainage and Stormwater Master Plan. (Engineering)
39. 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)
40. 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)
41. 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)
42. 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)
43. 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)
44. 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)
45. 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)
46. Landscaping adjacent to the Preserve shall be California native, drought-tolerant groundcover, shrubs, plants, and trees. (Development Services, Planning)
47. 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)

48. 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)
49. 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)
50. 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)
51. 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)
52. 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)

53. Dead ends cul-de-sac without the turnaround bulbs cannot be serviced by refuse. Residents will need to bring the trash bins out to the main street to the designated pick up location. Wording to this effect shall be included in the CC&R's.(Engineering)
54. Prior to approval of improvement plans, confirm that assumed water and sewer mains have been constructed. If this project precedes construction of those facilities, then sewer main and 12" water main loop will be built with this project. (Engineering)
55. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
56. 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)
57. 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)
58. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)
59. 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)
60. 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)
61. 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)
62. 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**

63. 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 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)

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

65. 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)
66. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with the Final/Parcel Map. The CC&Rs shall include the following items: (Attorney, Planning)
- a) A clause prohibiting the amendment, revision or deletion of any sections in the CC&Rs required by these conditions of approval without the prior written consent of the City Attorney.
  - b) A clause excluding any property owned by the City from the terms of the CC&Rs.
  - c) Residents in courts or other dead-end areas shall be required to bring their trash bins to a designated trash pickup area on the main street, because refuse trucks are not able to turn around in dead end streets. Designated pick-up areas shall be established to Environmental Utilities satisfaction, and shall be memorialized in the CC&Rs. (Environmental Utilities)
  - d) A clause noting that the two required vehicle parking spaces within the garage must be kept clear and maintained for parking at all times. Storage of items which causes an inability to park within the required spaces is prohibited.
  - e) 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)
  - f) Landowner shall provide educational and marketing materials for alternative modes of transportation. (Alternative Transportation)
67. The City shall not approve the Final Map for recordation until either:
- a) A subdivision agreement is entered into along with the necessary bonds and insurance as required by the City. Said agreement shall be in a form acceptable to the City Attorney.
- OR
- b) The improvement plans are approved, and the improvements are constructed and accepted as complete. In this case, the subdivider shall enter into a one-year maintenance agreement concurrent with the recordation of the Final Map. (Engineering)
68. Street names shall be approved by the City of Roseville. (Engineering)
69. 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)
70. 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)

71. 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)
72. 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)
73. The applicant shall pay their fair share for the update of the City's Long Range Transit Master Plan, Short Range Transit Plan Update, and Bicycle Master Plan Update.(Alternative Transportation)
74. 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)
75. 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)
76. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

#### **OTHER CONDITIONS OF APPROVAL**

77. 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)
78. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
79. 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)
80. 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)
81. 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)
82. 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)

83. 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)
84. 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)
85. The Tentative Subdivision Map shall not be deemed approved until the actions on the Rezoning, Development Agreement and Specific Plan Amendment are approved and become effective. (Planning)

**CONDITIONS OF APPROVAL FOR DESIGN REVIEW FOR RESIDENTIAL SUBDIVISIONS FILE #**

**PL21-0223**

1. The development standards, unit designs and landscape plans for **SVSP JMC Tentative Map #4, File #PL21-0223** are approved as described in Exhibits N and O, except modified by these conditions of approval. (Planning)
2. This permit shall expire on the same date as the Tentative Map for **SVSP JMC Tentative Map #4, File #PL21-0223**, which is **April 28, 2024**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **April 28, 2025**. Effectuation of this DRRS shall occur with the first residential Building Permit. (Planning)
3. The landscape plan shall comply with the Landscape Guidelines for the Sierra Vista Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning)
4. The project shall comply with all required environmental mitigation identified in Sierra Vista Specific Plan Environmental Impact Report, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
5. Optional accessory structures (patio covers, gazebos, etc.) shall be consistent with the development standards outlined in Zoning Ordinance Section 19.22.030 (C). This includes setback, height, and coverage restrictions for both enclosed and unenclosed structures. (Planning)
6. Enhanced elevation details, as shown in Exhibit O, shall apply to all lots adjacent to the roadways and all street-facing elevations on corner lots. (Planning)

**PRIOR TO ISSUANCE OF BUILDING PERMITS:**

7. The project Landscape Plans shall comply with the following:

- a) The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines, backflow preventers, fire department connections, and public water, sewer, and storm drain facilities. (Planning, Fire, EUD, Electric, Public Works)
  - b) At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
8. All on-site external lighting shall be installed and directed to have no off-site glare. (Planning)
  9. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code-CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)
  10. 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)
  11. 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)
  12. Testing of all fire systems shall be performed prior to opening the sales office for business. (Fire)
  13. Framing construction cannot commence until access roads and public fire hydrants are approved by the Fire Department. (Fire)
  14. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

**DURING CONSTRUCTION AND PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:**

15. All electric metering shall be directly outside accessible. (Electric)
16. 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**

17. 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)
18. 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)

19. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)
20. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000 gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)
21. All alley loaded driveways shall have the address and street name of the designated unit as identified on the approved city lot maps. (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)

**Exhibits**

- A. Addendum to the SVSP Environmental Impact Report
- B. General Plan Amendments
- C. Specific Plan Amendments
- D. Rezones
- E. Specific Plan Change Pages
- F. Second Amendment to Mourier Investments, LLC Development Agreement
- G. Second Amendment to DF Properties Development Agreement
- H. Fifth Amendment to Federico Development Agreement
- I. Large Lot Tentative Subdivision Maps
- J. Small Lot Tentative Subdivision Maps
- K. Preliminary Grading and Utility Plans
- L. Utilities and Infrastructure Plans
- M. Fencing and Bin Placement
- N. Development Standards for CO-20, 21, and 22
- O. Elevations and Color Palates for CO-20, 21, and 22

**Note to Applicant and/or Developer:** Please contact the Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.