

**ITEM 6.3:**      **Specific Plan Amendment, Development Agreement Amendment, Design Review Permit, Tentative Subdivision Map, and Tree Permit – 6350 Baseline Road – SVSP PCL KT-40A & KT-40B – Estia – File #PL21-0256**

**REQUEST**

The proposed project is a Tentative Subdivision Map to subdivide the 23-acre property into three parcels (KT-40A, KT-40B, and KT-40C), a Tree Permit to remove two native oak trees, and a Design Review Permit to allow construction of 209 multi-family residential units on parcel KT-40A. In addition, a Specific Plan Amendment is requested to reflect the subdivision of the site and to modify the applicable Commercial Mixed Use/Special Area (CMU/SA) description in the Sierra Vista Specific Plan. The two Development Agreements (“Baseline P&R DA” and “Baybrook DA”) applicable to the property will be amended so that the property is covered under one Development Agreement (Baseline P&R DA).

Applicant – Jeff Pemstein, Towne Development of Sacramento  
Property Owner – KV Sierra Vista, LLC

**SUMMARY RECOMMENDATION**

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

1. Consider the 7<sup>th</sup> Addendum to the Sierra Vista Specific Plan Environmental Impact Report;
2. Recommend the City Council approve the Specific Plan Amendment;
3. Recommend the City Council adopt the five (5) findings of fact and approve the Development Agreement Amendment (“Baseline P&R DA”);
4. Recommend City Council adopt the five (5) findings of fact and approve the Development Agreement Amendment (“Baybrook DA”);
5. Adopt the four (4) findings of fact and approve the Design Review Permit subject to ninety-three (93) conditions of approval;
6. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to forty-seven (47) conditions of approval; and
7. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) conditions of approval.

**SUMMARY OF OUTSTANDING ISSUES**

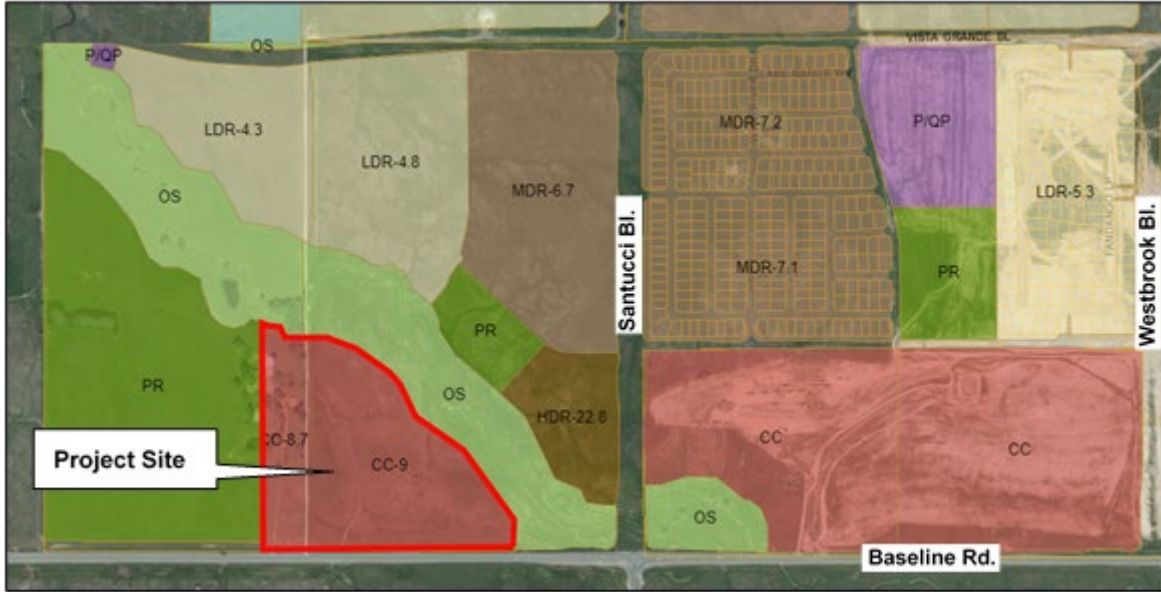
There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with all recommended conditions of approval.

**BACKGROUND**

The 23-acre project site is located at 6350 Baseline Road (APN 499-010-014-000), on Parcel KT-40A and KT-40B within the Sierra Vista Specific Plan (SVSP) area (see Figure 1 below). The site is a single parcel with two large lot numbers. The property has a land use designation of Community Commercial/Commercial Mixed Use (CC/CMU) and a zoning designation of Commercial Mixed Use/Special Area (CMU/SA). The CMU/SA zone is described in the SVSP as intended for mixed-use centers that allow for a combination of commercial, office, and residential uses at a minimum density of 13 units per acre. The SVSP allocates a total of 209 residential units to the site. The site is currently

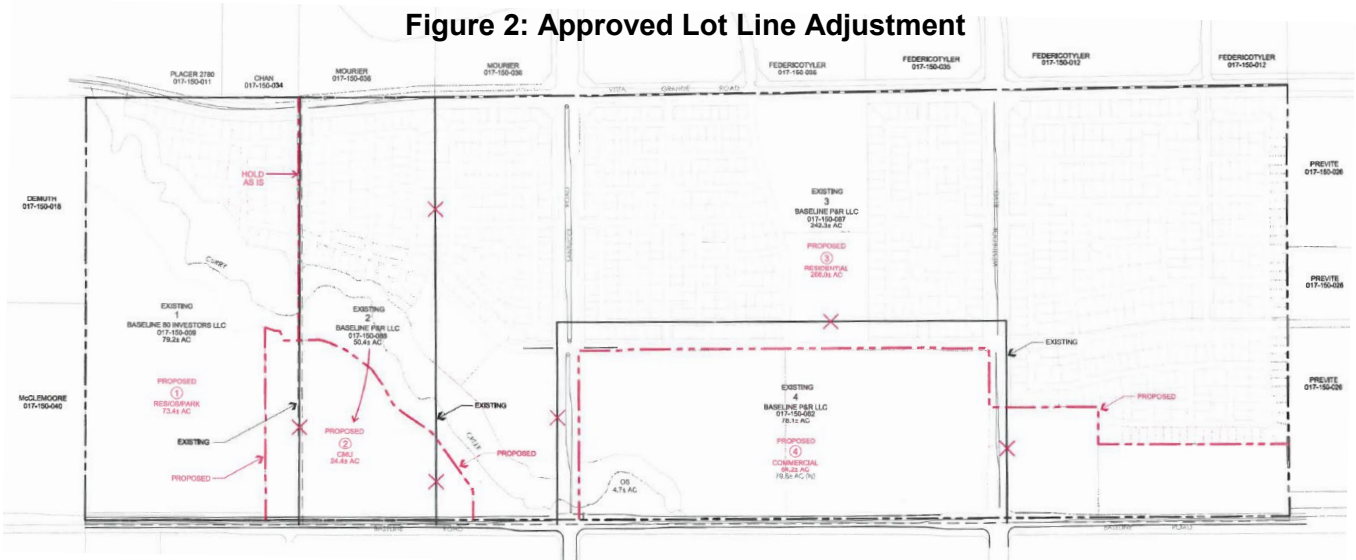
undeveloped but consists of abandoned structures in the northwestern portion of the property. The site has frontage on Blue Oaks Boulevard to the south, and is adjacent to the Curry Creek open space preserve to the north and east, and an undeveloped Park and Recreation parcel to the west that is planned for a Citywide park.

**Figure 1: Project Location**



The SVSP was approved by the City Council on May 5, 2010 (file #2007PL-044). Development Agreements (DAs) with the property owners of the SVSP parcels and the City were entered into to outline development obligations within the Plan area. In January 2014, a lot line adjustment (file #PL13-0236) was approved administratively by the Planning Manager to modify the boundaries of four (4) fee parcels that encompassed approximately 450 acres of the SVSP (see Figure 2 below). The property boundaries were adjusted to conform to the lot lines as configured on the approved SVSP Phased Large Lot Tentative Subdivision Map and the SVSP Land Use Plan. Originally, Parcel KT-40A was located on Parcel 1 and Parcel KT-40B was located on Parcel 2. In addition, these parcels were covered under two different DAs—Parcel 1 was covered under the “Baybrook DA” and Parcel 2 was covered under the “Baseline P&R DA”. The lot line adjustment resulted in both Parcels KT-40A and KT-40B being located on Parcel 2, however the parcels remain subject to two different DAs.

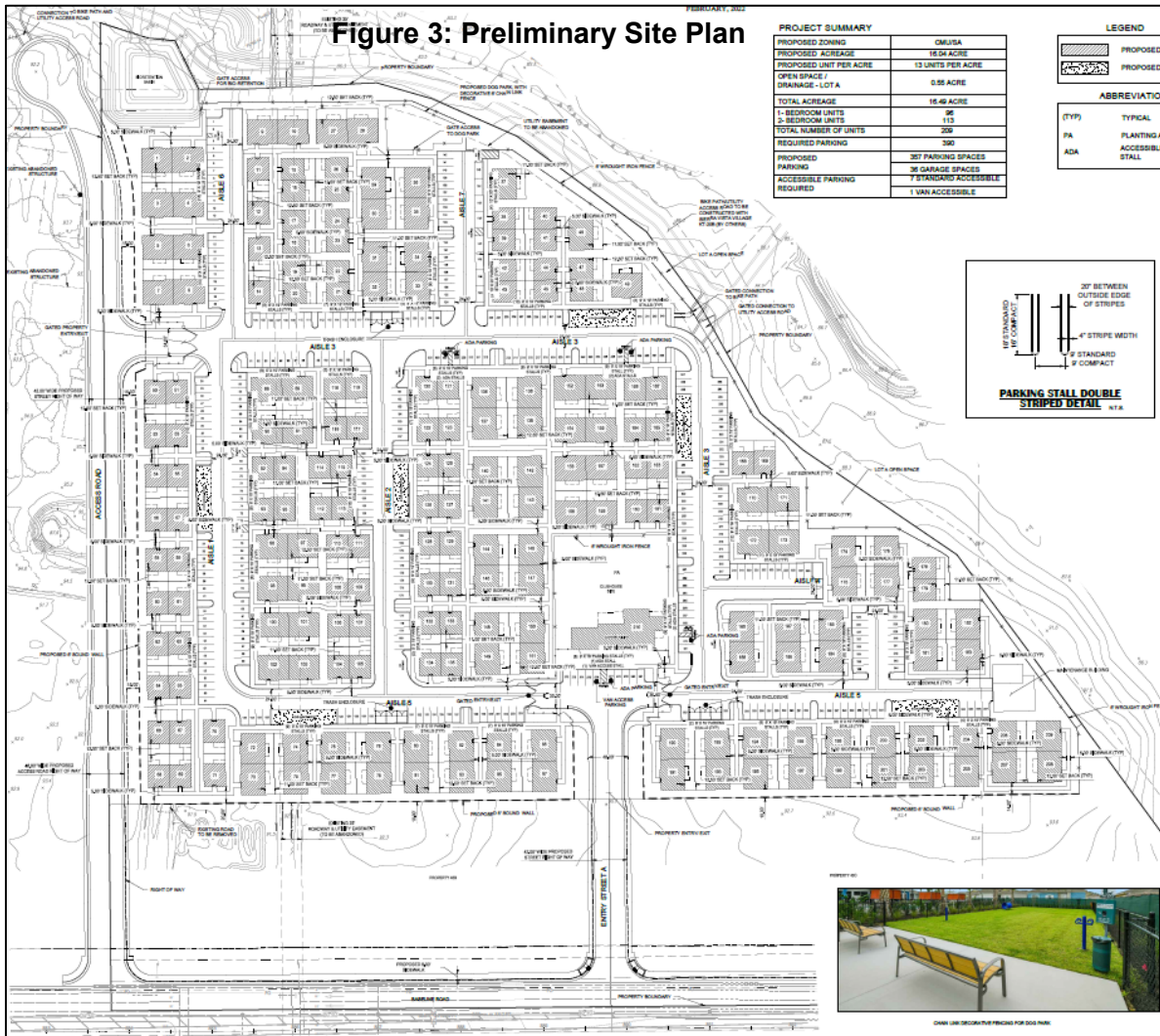
**Figure 2: Approved Lot Line Adjustment**



**Proposed Project**

The proposed project includes a Tentative Subdivision Map to subdivide the 23-acre property into three parcels (KT-40A, KT-40B, and KT-40C), a Design Review Permit to allow construction of 209 multi-family residential units on the resulting Parcel KT-40A, and a Tree Permit to allow removal of two (2) native oak trees. Approximately 7.5 acres of the site, which will be the resulting parcels KT-40B and KT-40C fronting on Baseline Road, will remain undeveloped and designated for future commercial uses. A separate Design Review Permit will be required prior to development of parcels KT-40B and KT-40C. The project requires a Specific Plan Amendment to reflect the subdivision of the site and to modify the applicable CMU/SA description in the SVSP. Lastly, the two Development Agreements (Baseline P&R DA and Baybrook DA) applicable to the property will be amended so that the property is covered under one Development Agreement (Baseline P&R DA).

The proposed multi-family residential development, Estia, will consist of 209 rental dwelling units. The project is designed as a “duet” style, which consists of attached single-family homes. There will be a mix of single-story, one-bedroom and two-bedroom units ranging from 709 to 1,083 square feet, with three (3) total plan types. The community will be gated and the units will have private entries, limited shared walls, covered porches, and private fenced backyards with covered patios. The project includes a clubhouse building with a fitness center, a maintenance building, and site amenities such as an outdoor swimming pool, a courtyard with bocce ball and cornhole, a dog park, paseos, and landscaping. A portion of the parking spaces provided will be located in rentable garages that will have separate storage units for residents.



## **EVALUATION – SPECIFIC PLAN AMENDMENT**

Specific Plan Amendments (SPA) are analyzed for consistency with the goals and policies of the affected plan. The project will allow development of 209 multi-family residential units, which is the same number of units allocated to Parcels KT-40A and KT-40B in the SVSP. The land use table, land use map, and all applicable exhibits in the SVSP will be amended to reflect the subdivision of the site into three parcels (KT-40A, KT-40B, and KT-40C). Parcel KT-40A will be 16.49 gross acres and will have 209 units allocated to the site. Parcel KT-40B will be 3.44 gross acres and Parcel KT-40C will be 3.94 gross acres. No changes to the land use or zoning designation are proposed. The project will maintain the same number of units in the SVSP. As such, there will be no impacts to planned infrastructure, roadways, or other public facilities.

The SPA also consists of amending the Special Area (SA) overlay description of the CMU zone. Presently, the CMU/SA zone is intended to be a mixed-use center with an assumed development allocation of 60% commercial/office and 40% high-density residential with a minimum density of 13 units per acre. Given the 209 allocated units to the site will be developed only on Parcel KT-40A, the applicant is proposing to modify the description to specify Parcel KT-40A will be allocated the 209 residential units while Parcels KT-40B and KT-40C will be anticipated for commercial uses. The permitted uses on KT-40B and KT-40C will be modified with the SA overlay to ensure compatibility with the adjacent residential use. The table of permitted uses is included with the SVSP change pages in Exhibit A.

## **EVALUATION – DEVELOPMENT AGREEMENT AMENDMENT**

Section 19.84.040 of the City of Roseville Zoning Ordinance specifies that recommendations for approval or denial of a Development Agreement (DA), including Amendments, shall include consideration of the following:

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

The project includes a first amendment of the Development Agreement (DA) by and between the City of Roseville and Baybrook Limited Partnership relative to the Sierra Vista Specific Plan (or the Baybrook DA) and a second amendment of the DA by and between the City of Roseville and Baseline P&R, LLC relative to the Sierra Vista Specific Plan (or the Baseline P&R DA). The DA Amendments are included as Exhibits B and C.

Development Agreements are binding contracts that set the terms, rules, conditions, regulations, entitlements, responsibilities, and other provisions relating to the development of the covered properties. Each DA in the SVSP includes a cost sharing agreement between the landowners, which includes fees that are required to be paid per unit or per commercial building square footage. These fees differ between the DAs because they have different obligations related to infrastructure/land dedication and Citywide park land dedication. The portion of the project site subject to the Baybrook DA is 5.2 net acres and 46 of the units. The remaining 18.3 net acres and 136 units are subject to the Baseline P&R DA. As a result, there is an inconsistency in the applicable development fees for the project. The applicant proposes to rectify this by amending the Baybrook DA to exclude the portion of the project site and

including it with the Baseline P&R DA. This necessitates amendments to the legal description of the covered properties in each DA and changes to Section 2.2 to update the land use acreages. In addition, Section 4.8.2.1 is added to the Baseline P&R DA, which discusses the infrastructure fee allocations for Parcels KT-40A, KT-40B, and KT-40C. Lastly, Section 3.17.1.2(i) of the Baseline P&R DA, relating to the SVSP fee program, will be amended to remove the previous fee deferrals, except for the deferrals of the South Placer Regional Transportation Authority (SPRTA) Tier II Traffic Fee and the City-wide Park fee.

Items that are not addressed in the amendments are subject to the terms of the original DAs and prior Amendment. In summary, City staff has found the proposed DA Amendments to be consistent with the General Plan, SVSP, and the Zoning Ordinance. The DA Amendments 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 DA Amendments are consistent with items 1-5 above.

### **EVALUATION – DESIGN REVIEW PERMIT**

The evaluation of the Design Review Permit has been based on the applicable development and design standards within the City’s Zoning Ordinance, the City’s Community Design Guidelines (CDG), and the SVSP. Section 19.78.060(B) of the City of Roseville Zoning Ordinance requires four findings of fact be made in order to approve a Design Review Permit. The four findings for approval of the Design Review Permit are listed below in ***italicized, bold*** text and are followed by an evaluation of the project in relation to each finding.

***1. The project as approved preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and water courses; provides adequate drainage for the project; and allows beneficial use to be made of the site for development.***

The project site is currently undeveloped and is comprised mostly of annual grasslands. The northwestern corner of the parcel consists of a mix of evergreen and deciduous trees as well as abandoned structures. Two of the existing trees are considered protected oak trees and will require approval of a Tree Permit. Further discussion is provided in the Tree Permit evaluation section of this report. No other biological resources exist on the site. Aerials of the site show evidence of previous ground disturbance due to construction of adjacent roadways. A bioretention basin is proposed on the northwestern corner of the site. The project has been reviewed by the City’s Engineering Division and has been designed consistent with City standards related to drainage improvements and stormwater quality facilities. The proposed project will allow a beneficial use to be made of the site.

***2. The project site design as approved provides open space; access; vehicle parking; vehicle, pedestrian and bicycle circulation; pedestrian walks and links to alternative modes of transportation; loading areas; landscaping; irrigation; and lighting which results in a safe, efficient, and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the applicable specific plan and/or applicable design guidelines.***

Multi-family residential development guidelines are included within the City’s Community Design Guidelines (CDG). The guidelines include recommendations for site planning, circulation, architecture, and other aspects of development. The following discussion provides an evaluation with respect to the applicable design guidelines in the CDG.

#### Site Planning

The Estia project will be constructed on Parcel KT-40A, which will be setback ±220 feet north of Baseline Road. Access to the community will be gated. The site plan is designed with the clubhouse building situated at the entry to the development with the outdoor area facing internal to the site. The residential units are primarily arranged in clusters of four with fenced backyards facing each other. The design of the fence will

be determined at the time of building permit submittal. The setbacks between the rear of the buildings range from approximately 22 feet to 25 feet. Some units will side on to the proposed roadway on the west and will be setback 25 feet from the back of sidewalk. The units siding on to the adjacent commercial parcels will be setback 10 feet from the property line. A 6-foot-tall masonry wall will be constructed along the southern and western boundary of Parcel KT-40A to provide sound attenuation from the future commercial parcels and adjacent roadways. Consistent with the SVSP design guidelines, a 6-foot-tall wrought-iron fence will be constructed adjacent to the open space along the northeastern boundary.

### Vehicle Access and Circulation

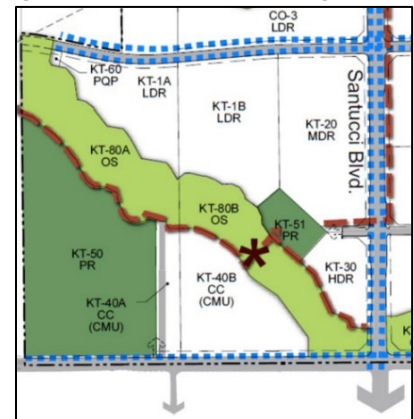
The existing access road that runs through the property will be removed. A 42-foot-wide roadway (“Entry Street A”) will be constructed in between Parcels KT-40B and KT-40C that will provide a connection to the Estia Development from Baseline Road to the south. Baseline Road will ultimately have six lanes, however the project will provide interim improvements that will provide for four lanes with an auxiliary lane, a 6-foot-wide bike lane, and 8-foot-wide sidewalks. A 46-foot-wide access road (“Access Road”) will also be constructed along the western boundary of the project site between the future Citywide park parcel. As required by the SVSP, infrastructure will be installed for a traffic signal at the intersection of Baseline Road and Access Drive. The Estia project will have a 34-foot-wide driveway located on Access Road that will provide for a secondary gated entry/exit for residents.

The project consists of several internal drive aisles aisle that will provide access to the parking areas. The project was reviewed by the City Engineering and City Fire Department staff and was found to comply with refuse service standards and with emergency circulation requirements.

### Pedestrian Access and Circulation

Pedestrian connections will be provided throughout the project site. Five-foot wide sidewalks will connect the parking lot areas to the residential units. These sidewalks will also connect to the perimeter sidewalks on Baseline Road and Access Road. Per SVSP Figure 6-21, which is shown in Figure 4 on the right, a Class I bikeway is planned along a portion of the open space adjacent to the site (represented by the red dashed line) with a trail crossing connecting to the northern side. The project will provide a gated pedestrian connection to the bike path consistent with the SVSP requirements. A second connection to the bike path will be provided via the sidewalk along the access road on the west.

Figure 4: Portion of SVSP Figure 6-21



### Parking

Parking for the site is based on the Zoning Ordinance parking requirement for multi-family residential uses, which requires 1.5 spaces per 1-bedroom unit and 2 spaces per 2+ bedroom units. In addition, projects with 10 or more dwelling units must provide one (1) additional space for every 10 dwelling units or portion thereof. The project consists of 209 units, which will require 20 guest parking spaces. The project consists of 96 one-bedroom units and 113 two-bedroom units. Based on this, the project requires a total of 390 parking spaces (which includes guest parking). The site plan indicates 357 parking spaces and 36 garage spaces will be provided for a total of 393 spaces, exceeding the parking requirement. The parking spaces are evenly distributed throughout the site. A condition of approval has been placed on the project requiring the CC&Rs to include a clause prohibiting storage in the garages that displaces vehicle parking (see Condition 27d of the Tentative Subdivision Map).

### Landscaping and Open Space

CDG Policy MF-44 recommends using landscaping throughout the site, placing trees to provide shading for sidewalks and public spaces, using native or drought-tolerant plants where possible, and providing a

minimum of 50% shading (based on 15-year maturity) over the parking spaces. The proposed landscape plan is included in Exhibit J. Landscaping will be provided around the perimeter of the site, at project entries, within the parking lot areas, in front of the units, and around the clubhouse building. The trees used within the parking lot areas provide 51% shade coverage of the uncovered parking spaces, which meets the CDG requirement. The project includes a 15-foot wide landscape setback along Access Road. Primary street trees proposed within the setback consist of a mix of shade and accent trees consistent with the SVSP recommended plant palette. Landscaping adjacent to the preserve is conditioned to consist of California native, drought-tolerant groundcover, shrubs, plants, and trees. Overall, the landscape design is consistent with the SVSP design guidelines, the CDG and the City's Water Efficient Landscape Ordinance. Because development of the commercial parcels is not proposed at this time, landscaping along Baseline Road will be reviewed as part of the Design Review Permit required for Parcels KT-40B and KT-40C.

As encouraged by the CDG, the project includes open space areas and other recreational amenities. Each unit will consist of a covered porch and fenced backyard with a covered patio. The Unit 1 patio areas will be 70 square feet and the Unit 2 patio areas will be 80 square feet. The clubhouse will have an outdoor area enclosed with a 6-foot-tall wrought-iron fence. The outdoor area will feature a pool, an outdoor fire pit and BBQ grills, and recreational amenities such as bocce ball and cornhole. A gated dog park will also be provided in the northern portion of the site as an additional amenity for residents.

### Lighting

The project will consist of building-mounted light fixtures that complement the architectural style of the buildings. The project is conditioned to comply with the City's minimum lighting level requirements (0.5 foot-candles in pedestrian areas and 1.0 foot-candles in vehicle areas). In addition, pole mounted lighting shall be no taller than twenty-five (25) feet and lighting sources shall have cut off lenses and be located to avoid light spillage and glare on adjacent properties.

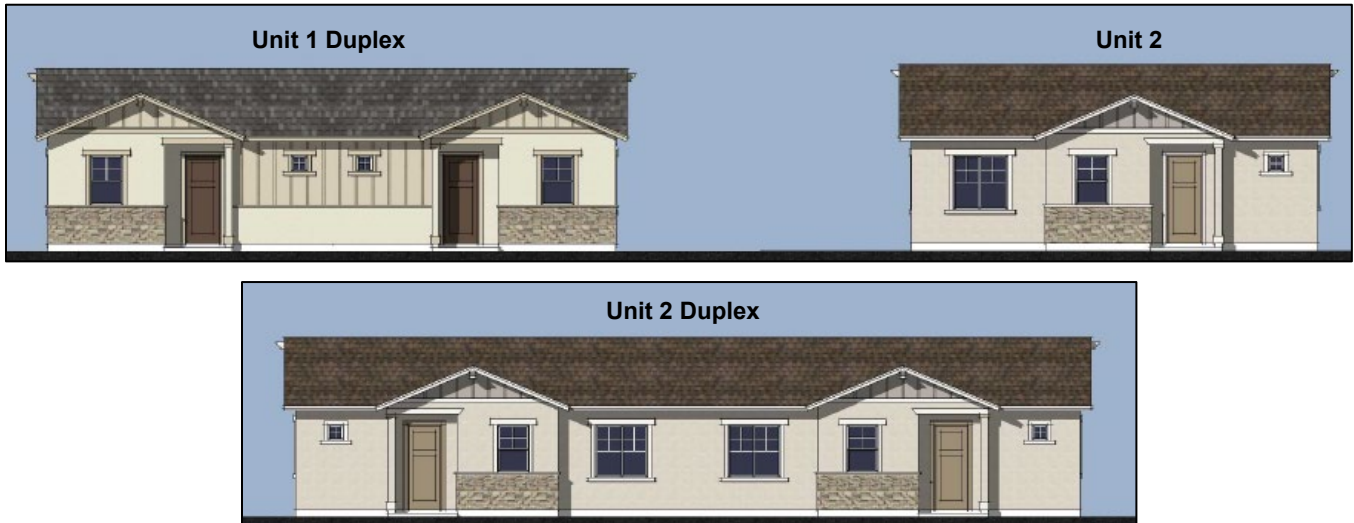
**3. *The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site, as approved is harmonious with other development and buildings in the vicinity and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the applicable specific plan and/or applicable design guidelines.***

Key guidelines related to architectural design within the CDG for multi-family residential projects include direction to define development character through the use of a consistent design concept (MF-26), to use variation in wall planes and building form to create visually engaging designs (MF-28), to use a variation of colors and materials (MF-32), and to apply architectural treatment to all elevations of a building (MF-33).

### Unit Designs

Figure 5 below includes the front building elevations for the three plan types offered (Unit 1 Duplex, Unit 2, and Unit 2 Duplex), which are all single-story with an overall height of approximately 16 feet. The Unit 1 Duplex will consist of two attached units that are 709 square feet each. Unit 2 is 1,083 square feet and will be offered as either a detached or attached unit. Of the 209 units, 96 units will be one-bedroom units and 113 units will be two-bedroom units. The units are designed to resemble single-family homes with a craftsman style, utilizing a mix of stucco and board and batten siding, stacked stone veneer, low pitched gable roofs with composition asphalt shingles, and decorative wood corbels. Five (5) color schemes consisting of complimentary neutral and earth tones will be used throughout the project. Consistent with CDG Policy MF-33, architectural treatment is applied to all elevations of the buildings and all windows and doors are trimmed.

**Figure 5: Front Building Elevations**



Clubhouse Building

The clubhouse building is a 3,551-square-foot single-story building that will consist of a leasing office, fitness center, club room, and an outdoor area enclosed with a 6-foot tall wrought iron fence. The front building elevation is shown in Figure 6 below. The building will utilize one of the color schemes applied for the residential units and is designed consistent with the craftsman theme of the project. Similar to the residential units, the building primarily consists of stucco and utilizes stacked stone veneer and board and batten siding in accent areas to add decorative detail. The variation in building height and wall planes combined with the mix in colors and materials creates a visually engaging design consistent with the CDG.

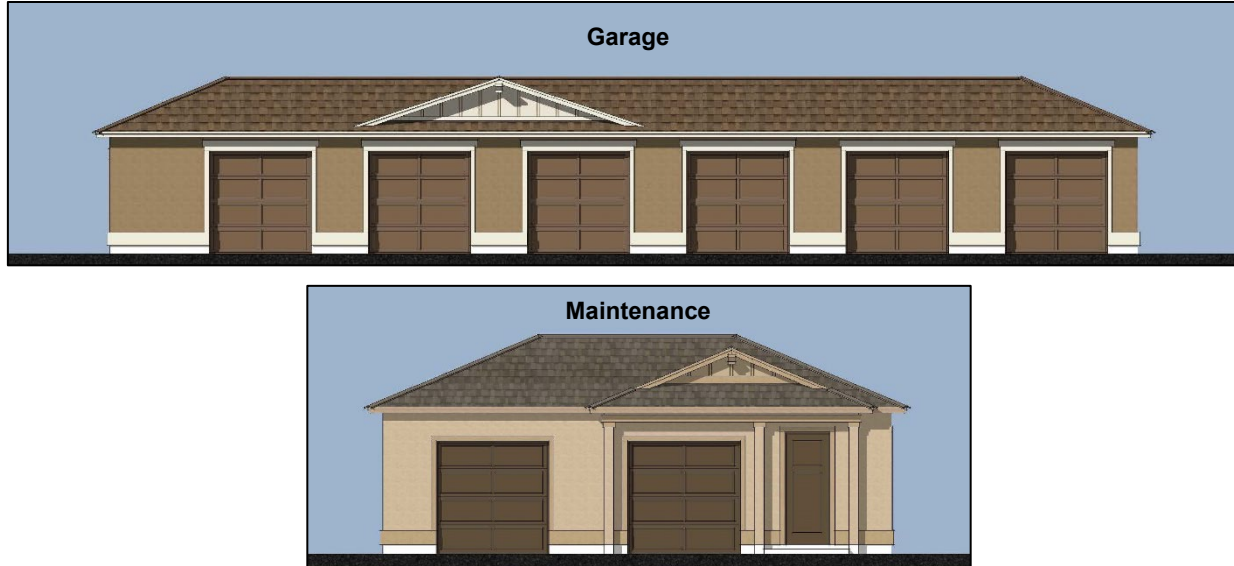
**Figure 6: Clubhouse Building**



Garages and Maintenance Buildings

The garage and maintenance buildings are shown in Figure 7 below. There will be six (6) garage buildings that will consist of six (6) parking spaces each. The garages will be approximately 1,500 square feet and will be distributed throughout the parking lot. As shown in Exhibit H, the left elevation of the garages will consist of four (4) storage spaces that will be available for rent. Each storage space will be approximately 100 square feet. There will be one 794-square-foot maintenance building in the southeastern portion of the site. The garage and maintenance buildings are designed consistent with the residential units and clubhouse building.

**Figure 7: Garage/Storage & Maintenance Buildings**



Overall, the elevations are designed to include variation in colors, materials, wall planes, and rooflines to create a visually interesting design that is compatible with neighborhoods in the vicinity of the project and the CDG.

- 4. The design of the public services, as approved, including, but not limited to, trash enclosures and service equipment are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors and landscaping that are harmonious with the site and the building designs.***

All trash containers will be screened within a trash enclosure. The project will provide a total of three trash enclosures that will match the color and materials of the residential buildings. The enclosures will surround the three non-accessible sides of the trash containers, and will also be screened with landscaping. All other service equipment will be screened from public view, consistent with the conditions of approval.

### **EVALUATION – TENTATIVE SUBDIVISION MAP**

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made to approve or conditionally approve a Tentative Subdivision Map. The three findings are listed below in ***italicized, bold*** 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 or any applicable specific plan for the area, whichever is more restrictive, and the design standards of Title 18 (Subdivision Ordinance) of the Roseville Municipal Code.***

Parcel size, design, character, location, orientation and configuration: The proposed subdivision will result in the creation of three development parcels—KT-40A, KT-40B, and KT-40C. Parcel KT-40A will be 16.49 gross acres, Parcel KT-40B will be 3.44 gross acres, and Parcel KT-40C will be 3.94 gross acres. A 0.55-acre parcel (Parcel A) will also be created and dedicated to the City as open space and will be located along the existing open space parcel to the north. Parcels KT-40B and KT-40C will have frontage on Blue Oaks Boulevard to the south and Parcel KT-40A will be located to the north of these parcels. The Map Act and Subdivision Ordinance do not contain any maximum or minimum lot sizes.

Based on the Design Review Permit evaluation section, the lots are large enough to adequately allow for the proposed development on the parcels.

Grading and Drainage: Grading and drainage required for development of the parcels have been reviewed with the Design Review Permit and have been determined to comply with City standards as shown in the grading and drainage plan, and as conditioned.

Access & Circulation: The project is conditioned to ensure the access roads and driveways are constructed to comply with the City's design standards. On-site circulation has been reviewed with the Design Review Permit and found to be adequate. Access and circulation is consistent with the City's Subdivision Ordinance and the City's Improvement Standards.

**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 the proposed development and are consistent with the applicable zoning and design requirements, as discussed in the Design Review Permit evaluation section of the staff report. There are no watercourses or other natural features on the site that would impede development.

**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.***

Anticipated water quality impacts and discharge of waste are not affected by the proposed Tentative Subdivision Map. The design of the sewer lines in the project area and treatment capacity at the City's sewage treatment plant have adequate conveyance and capacity to accommodate development on the proposed parcels created by the Tentative Subdivision Map.

### **EVALUATION – TREE PERMIT**

Pursuant to Zoning Ordinance Section 19.66.030, a Tree Permit is required for any removal of native oak trees or for more than 20% encroachment into the dripline of a native oak tree. The proposed project will result in the removal of several native oak trees. The required findings to approve a Tree Permit are listed below.

- 1. *Approval of the Tree Permit will not be detrimental to the public health, safety or welfare, and approval of the Tree Permit is consistent with the provisions of Chapter 19.66.***
- 2. *Measures have been incorporated into the project or permit to mitigate impacts to remaining trees or to provide replacement for trees removed.***

An arborist report including a tree inventory summary was provided by California Tree and Landscape Consulting, Inc., dated February 20, 2020 (see Exhibit K). All of the trees present on the property, which are located in the northwestern portion of the site, will be removed to facilitate development of the site. Two (2) of these trees were identified as protected oak trees with a total aggregate diameter of 54 inches (see Table 1 below).

**Table 1: Protected Oak Tree Removals**

Tree #	Common Name	Botanical Name	Diameter at Breast Height (DBH)	Tree Condition
8511	Interior Live Oak	<i>Quercus wislizeni</i>	31"	Fair – Minor Problems
8513	Interior Live Oak	<i>Quercus wislizeni</i>	23"	Extreme Structure or Health Problems

The applicant has proposed to comply with the compensation requirements of the City’s Tree Preservation Ordinance. The total number of mitigation inches for this project is 54. Mitigation will be completed with a combination of on-site planting and payment into the City’s in-lieu fee program. The funds in the City’s in-lieu fee program are used for the replanting and preservation of trees throughout the City and are calculated at a rate of \$118 per inch of tree removed when measured at the tree’s diameter at breast height (DBH). The tree mitigation fees are required to be paid prior to the removal of the trees.

The Tree Permit contains all of the standard conditions of approval, which includes a requirement to follow all of the recommendations of the Arborist Report. The arborist’s recommendations include monitoring any excavation for the retaining wall footings for the trees to remain on the site. The removal of these trees will not be detrimental to the public health, safety, or welfare, and measures have been incorporated to mitigate impacts.

**PUBLIC OUTREACH**

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. Early notification of the project was posted on the Roseville Coalition of Neighborhood Associations (RCONA)’s website. A notice of the public hearing was published in the Roseville Press Tribune on March 11, 2022 and a notice of the hearing was also distributed to all property owners within 300 feet of the site and posted on the RCONA website. No comments have been received as of publication of the staff report.

**ENVIRONMENTAL DETERMINATION**

Consistent with CEQA Guidelines Section 15164, regarding a previously certified and adopted Environmental Impact Report (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 (see Attachment 1). The Addendum did not identify any new environmental impacts from the project. The project is conditioned to comply with the applicable SVSP EIR mitigation measures.

**RECOMMENDATION**

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

1. Consider the 7<sup>th</sup> **Addendum to the Sierra Vista Specific Plan Environmental Impact Report**;
2. Recommend the City Council approve the **SPECIFIC PLAN AMENDMENT – 6350 BASELINE ROAD – SVSP PCL KT-40A & KT-40B – ESTIA – FILE #PL21-0256**;

3. Recommend the City Council adopt the five (5) findings of fact and approve the **DEVELOPMENT AGREEMENT AMENDMENT (“BASELINE P&R DA”) – 6350 BASELINE ROAD – SVSP PCL KT-40A & KT-40B – ESTIA – FILE #PL21-0256**;
4. Recommend the City Council adopt the five (5) findings of fact and approve the **DEVELOPMENT AGREEMENT AMENDMENT (“BAYBROOK DA”) – 6350 BASELINE ROAD – SVSP PCL KT-40A & KT-40B – ESTIA – FILE #PL21-0256**;
5. Adopt the four (4) findings of fact and approve the **DESIGN REVIEW PERMIT – 6350 BASELINE ROAD – SVSP PCL KT-40A & KT-40B – ESTIA – FILE #PL21-0256** subject to ninety-three (93) conditions of approval;
6. Adopt the three (3) findings of fact and approve the **TENTATIVE SUBDIVISION MAP – 6350 BASELINE ROAD – SVSP PCL KT-40A & KT-40B – ESTIA – FILE #PL21-0256** subject to forty-seven (47) conditions of approval; and
7. Adopt the two (2) findings of fact and approve the **TREE PERMIT – 6350 BASELINE ROAD – SVSP PCL KT-40A & KT-40B – ESTIA – FILE #PL21-0256** subject to twenty (20) conditions of approval.

**CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT – FILE #PL21-0256**

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **March 24, 2022** and if not effectuated shall expire on **March 24, 2024**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **March 24, 2025**. (Planning)
2. The project is approved as shown in Exhibit A—L and as conditioned or modified below. (Planning)
3. The project shall comply with all required environmental mitigation identified in the Sierra Vista Specific Plan (SVSP) EIR and the 7<sup>th</sup> Addendum to the SVSP EIR (Attachment 1), and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
4. A Design Review Permit shall be required prior to issuance of building permits for the development of Parcels KT-40B and KT-40C. (Planning)
5. The project shall be addressed as 6350 Baseline Rd. All projects with multi-tenants or buildings must submit a site plan with building footprint(s), upon initial building permit submittal, to the Development Services Department (Business Services – Addressing) for building/unit addressing review. (Business Services)
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, Electric, Finance)
7. 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)
8. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans have been submitted for review and are approved and grading and/or encroachment permits are issued by the Development Services- Engineering (Engineering)
9. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions

of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)

10. Garage spaces shall not be utilized for storage that displaces vehicle parking. (Planning)

**PRIOR TO ISSUANCE OF BUILDING PERMITS:**

11. Parking lot design shall conform to the City’s design standards, including the following minimum standards for parking stalls:

- a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall have a 6-inch raised curb or concrete bumper. (Planning)
- b. Standard – 9 feet x 18 feet; Compact – 9 feet x 16 feet; Accessible – 14 feet x 18 feet (a 9-foot-wide parking area plus a 5-foot-wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible – 17 feet x 18 feet (9-foot-wide parking area plus an 8-foot-wide loading area). (Planning)
- c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
  - i. Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-208.2 of the CBC.
  - ii. Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
  - iii. Accessible parking and exterior route of travel shall comply with CBC, Sections 11B-206 and 11B-208. (Building)

12. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)

13. The plans submitted to the Building Division for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)

14. 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, Environmental Utilities, Electric, Engineering)
- b. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
- c. 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)

- d. The landscape plan shall comply with the Landscape Guidelines for Sierra Vista Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Environmental Utilities)
  - e. Landscaping adjacent to preserve areas shall consist of California native, drought-tolerant groundcover, shrubs, plants, and trees. (Open Space, Planning)
  - f. All landscaping in areas containing electrical service equipment shall conform to the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
  - g. Slopes within landscape planters shall be no more than 3:1. A two-foot flat bench located at back-of-walk shall be included in the landscape area to slow or allow absorption of nuisance run-off from the planters. (Parks, Recreation, and Libraries)
  - h. All landscaping shall conform to the standards of crime prevention through environmental design with the intent to create natural surveillance, controlling access, and territorial reinforcement to property boundaries. (Police)
15. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
  16. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the proposed addressing for the building and dwelling unit numbers. The Building Official, or the designee, shall approve said plan prior to building permit approval. Refer to the *City of Roseville Addressing Guidelines*. (Building)
  17. A separate Architectural Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans for the Clubhouse. (Building)
  18. For Multiple Building Complexes: As part of the required Architectural Site Accessibility Plan, the developer shall delineate the extent of the site accessibility improvements being installed as part of the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)
  19. 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)
  20. For restaurants, other food services, or commercial swimming pools: The developer shall obtain all required approvals and permits from the Placer County Health Department and the City of Roseville Industrial Waste Division. (Building, Environmental Utilities)
  21. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address. (Building)

22. 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 Public Works prior to approval of any plans. (Engineering)
23. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)
24. Baseline Road/Access Drive – install signal infrastructure including conduit, loops and poles as part of the Estia project improvements per the Development Agreement. Provide 40' minimum width of pavement for the Access Drive to accommodate a city standard southbound right turn lane. (Engineering)
25. Landowner shall be responsible for the costs of construction of the traffic signals as shown on Exhibit "K" of the [Baybrook LP](#) and [Baseline P & R LLC](#) Development Agreement. The developer shall receive fee credits for the completion of the traffic signals as part of the City's TMF Set-Aside Fund. (Engineering)
26. The entry drive for the project shall consist of 36' width of pavement to allow for an eventual striped center turn lane. The applicant to provide city standard 3' vertical curb-gutter and 5' sidewalk on both sides of the street. See Sheet 1, Section B of the Tentative Parcel Map. (Engineering)
27. Any backbone improvements, not constructed adjacent to (or needed to serve) a proposed project shall be completed by the applicant. (Engineering)
28. Baseline Road improvements shall be constructed to a four lane arterial with auxiliary lane. The roadway section shall include providing an additional paving (from the existing pavement as shown, as part of the Baseline Road & Watt Avenue Infrastructure Plans- EN20-0362) and 3' vertical curb and gutter and 8' separated sidewalk. The roadway section will include two (2) 11' travel lanes, a 6' bike lane, a 10' auxiliary lane and the aforementioned 3' curb and gutter. The dimension from the ultimate centerline of Baseline Road to back curb will be 60'. (Engineering)
29. 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)
30. The site shall include a designated Dial-a-Ride drop off and pick up area with an accessible path of travel to the main entrance of the building. Applicant shall install a pole for Dial-A-Ride sign (sign provided by Alternative Transportation). A covered seating area for our Dial-a-Ride passengers shall be located at the main entrance and it will be visible from the drive aisle of the drop-off and pick-up area. (Alternative Transportation, Planning, and Engineering)
31. If not constructed prior to the project, per the Development Agreement, the developer shall be responsible for preliminary design, permitting and rough grading of the trail. In this case, developer may request reimbursement for this work by obtaining a reimbursement agreement prior to approval of improvement plans. (Engineering, Alternative Transportation)
32. If not constructed prior to the project, per the Development Agreement, if the City has sufficient funds to reimburse Landowner, Landowner shall prepare the final design and construct Class I bike trail improvements where adjacent to residential subdivisions. The developer shall provide an estimate for trail construction prior to or concurrent to the first submittal of improvement plans. (Alternative Transportation)

33. The design of the trail shall be consistent with City standards and shall incorporate the following:
  - a. Where an overland release crosses a bike trail, the trail design shall accommodate the potential drainage through grading, concrete paving and scour control while meeting trail design standards as determined necessary by Development Services/Engineering. (Engineering, Alternative Transportation)
34. Per the Sierra Vista Specific plan, pedestrian sidewalks along the open spaces will be installed at the time of adjacent roadway construction. (Engineering, Alternative Transportation)
35. The design of the on-site connection to the bike trail shall be reviewed and approved by Development Services/Engineering and Alternative Transportation. (Engineering, Alternative Transportation)
36. The applicant shall dedicate all necessary rights-of-way or Public Utility Easement for the widening of any streets or transfer of public utilities across and over any portion of the property as 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)
37. 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. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Engineering)
38. 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)
39. 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)
40. 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)
41. 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)
42. 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 Department, Planning)

43. 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 Department, Planning)
44. 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. (Public Works, Development Services Department, Planning)
45. 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)
46. 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)
47. 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)
48. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
49. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
  - a. 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.
  - b. Water, sewer and recycled mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions of approval.
  - c. All sewer manholes shall have all-weather, 10-ton vehicle access unless otherwise authorized by these conditions of approval. (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. This project will require some units to be served by sewer mains installed through landscaping. Sewer mains outside of the paved areas shall be privately owned and maintained. (Environmental Utilities)

52. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)
53. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)
54. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)
55. 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)
56. 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)
57. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
  - a. one (1) set of improvement plans
  - b. load calculations
  - c. electrical panel one-line drawings
58. No new drainage/run off into the open space shall occur, all landscaping adjacent to the open space shall be native and non-invasive and all irrigation shall avoid run-off or over-spray into the open space. Lot A shall have a non-living finish to deter weed growth and to minimize long-term maintenance. (Parks)
59. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas and pedestrian walkways shall provide a maintained minimum of one (1) foot-candle, and 0.5 foot-candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning, Police)
60. The parking lot shall have properly posted signs that state the use of the parking area is for the exclusive use of employees and customers of this project. (See California Vehicle Code Sections 22507.8, 22511.5, 22511.8, 22658(a), and the City of Roseville Municipal Code Section 11.20.110). The location of the signs shall be shown on the approved site plan. (Planning, Police)
61. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

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

62. 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 only be installed on 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. (Planning, Environmental Utilities)
63. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
- a. A 12.5'-foot-wide public utilities easement along all public road frontages.
  - b. Water, sewer, and reclaimed water easements.
  - c. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
64. Prior to releasing building permits, the existing 25' PG&E Roadway & Utility easement shall be abandoned or a quitclaim process completed. (Engineering)
65. Easement widths shall comply with the City's Improvement Standards and Construction Standards. 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. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Engineering, Environmental Utilities, Electric)
66. Inspection of the potable water supply system on new commercial/industrial/office projects shall be as follows:
- a. The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventer.
  - b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventer to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.
  - c. The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)
67. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
68. 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)
69. Water, sewer and reclaimed water shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)

70. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
71. **Restaurants or other Food Service Establishment (FSE).** The applicant shall design for installation and/or install an exterior grease interceptor if the proposed business could potentially discharge substances containing fats, oils and grease (FOG) into the sewer system. The grease interceptor shall be adequate to separate and remove FOG contained in the wastewater from FSE's prior to discharge to the public sewer. (Environmental Utilities)
72. In the event an exterior grease interceptor cannot be installed due to space limitation, the developer shall install a grease trap, per City Standards, that will mechanically separate the FOG contained in the wastewater from the FSE prior to discharge to the public sewer. (Environmental Utilities)
73. Pursuant to the Municipal Code, the applicant shall apply for and obtain a FOG waste discharge permit (FOG WDP) from the Environmental Utilities Industrial Waste Division prior to occupancy or prior to discharging waste to the public sewer. The applicant shall submit information required by the Environmental Utilities Department for evaluation, including but not limited to: site plans, floor plans, mechanical and plumbing plans, and details to show all sewers, FOG control device, grease interceptor or other pretreatment equipment and appurtenances by size, location and elevation. Additional information related to the applicant's business operations and potential discharge may be requested to properly evaluate the FOG WDP application. (Environmental Utilities)
74. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
75. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial and Residential Construction." These charges will be determined upon completion of the final electrical design. (Electric)
76. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
77. 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)
78. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:
- a. Locate the metered service panel on the outside of the building.
  - b. Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry. (Electric)
79. One ¾-inch conduit with a 2-pair phone line shall be installed from the building's telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
80. 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)

81. The Developer will be responsible for extending mainline infrastructure on the north side of baseline from Santucci Boulevard west to the project site. These improvements shall be installed in the ultimate Public Utility Easement location along Baseline Road. These improvements shall include point of connections for parcels 40B and 40C. (Electric)

**OTHER CONDITIONS OF APPROVAL:**

82. Signs shown on the elevations are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)

83. 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)

84. The City reserves the right to restrict vehicle turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. (Engineering)

85. 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)

86. 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)

87. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. (Fire)

88. 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)

89. 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)

90. 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 that all construction equipment shall be fitted with factory installed muffling devices and be maintained in good working order. (Building)

91. 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 Division Field Inspector at the time of or prior to the foundation inspection. (Building)
92. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Certificate of Occupancy (TCO) of the building. If a TCO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Certificate of Occupancy. (Building)
93. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple building occupancies. This request shall be made in writing to the Building Division and shall include the following:
  - a. A description of measures that will be undertaken to minimize conflict between residents/building occupants and construction traffic (e.g. fencing, etc.);
  - b. A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and
  - c. An estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

**CONDITIONS OF APPROVAL FOR THE TENTATIVE SUBDIVISION MAP – FILE #PL21-0256**

1. The project shall comply with all required environmental mitigation identified in the Sierra Vista Specific Plan (SVSP) EIR and 7<sup>th</sup> Addendum to the SVSP EIR, and shall include all applicable mitigation measures as notes on the plans. (Planning)

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

2. Grading around the native oak trees or other natural features shall be as shown on the tentative map or as approved in these conditions. (Planning)
3. The applicant shall submit to the Planning and Engineering Departments the applicable Army Corps of Engineers permit or clearance, the California Department of Fish and Game Stream Bed Alteration Agreement, and/or the Regional Water Quality Control Board Water Quality Certificate. (Planning)
4. 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. There shall be no cut and/or fill slopes steeper than a 4:1 ratio. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans and all erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site; it

is the applicant's responsibility to ensure that necessary measures are taken to minimize silt discharge from the site. Modification of the erosion control plan may be warranted during wet weather conditions.

- c) A rough grading permit may be approved by the Engineering Department prior to approval of the improvement plans.
  - d) Access to the floodplain shall be provided as required by Engineering and the Streets Department.
  - e) Standard accessible ramps shall be installed at all curb returns per City Standards. (Engineering)
5. 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 and/or City easements. (Engineering)
  6. All drainage facilities shall conform to natural drainage sheds. (Engineering)
  7. 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)*
  8. 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 the natural drainage course. (Engineering)
  9. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater than four (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)
  10. Landscaping adjacent to the Preserve shall be California native, drought-tolerant groundcover, shrubs, plants, and trees. (Development Services, Planning)
  11. 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)

**PRIOR TO ISSUANCE OF GRADING PERMIT OR IMPROVEMENT PLANS**

12. Prior to the approval of Improvement Plans, the applicant shall submit to the Development Services Engineering Division a paper copy and an electronic copy of the final set of Improvement Plans per the Division's "Digital Submission of Utility Composites" standards. Additionally, the applicant shall submit approved/proposed street names for the approved subdivision map. Final street names for the subdivision shall be approved by the Engineering Division prior to the approval of the Improvement Plans. The approved street names shall be included on the final set of Improvement Plans. (Engineering)
13. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 1,000 feet on center. (Fire)
14. Minimum fire flow is 1,500 gallons per minute with 20 pounds per square inch residual pressure. A change in any of the conditions may increase the required fire flow. (Fire)
15. There shall be two points of access for all phasing plans. (Fire)
16. Testing of all fire systems shall be performed prior to the sales office being opened for business. (Fire)
17. Framing construction cannot commence until access roads and public fire hydrants are approved by the Fire Department. (Fire)
18. If this project will be phased, the fire department requirements for access and circulation throughout shall be reviewed and approved by the Fire Department. Access roads shall comply with the California Fire Code and the City of Roseville's Amendments. (Fire)
19. 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)
20. 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)
21. All landscaping in areas containing electrical service equipment shall conform to the "Electric Department Landscape Design Requirements" as outlined in Section 10.00 of the Electric Department's "Specifications for Commercial Construction." (Electric)
22. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
  - a) one (1) set of improvement plans
  - b) load calculations
  - c) electrical panel one-line drawings
23. 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)
24. 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 MAP**

25. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
26. 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 (Environmental Utilities, Electric, Engineering)
27. 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 item(s):
  - a) A clause stating that the property owners within this subdivision shall agree to participate in a Transportation Systems Management (TSM) Plan and shall agree to enter into a Transportation Management Agreement with the City of Roseville. (Attorney)
  - b) 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. (Attorney)
  - c) A clause excluding any property owned by the City from the terms of the CC&Rs. (Attorney)
  - d) A clause prohibiting storage in the garages that displaces vehicle parking. (Planning)
28. 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)
29. Any structures crossing Lot/Parcel lines created by the Final/Parcel map shall be removed. (Engineering)
30. Lot/Parcel A shall be dedicated as an easement (or in fee) to the City for the purposes of open space. (Engineering)
31. Street names shall be approved by the City of Roseville. (Engineering)
32. In the event that the Final (Parcel) Map will record prior to the completion of on-site construction, all utility and access easements shall be placed on the face of the Map to the satisfaction of the City Engineer. If all on-site improvements are complete prior to the recordation of the map, then a separate agreement allowing all parcels/lots the rights of reciprocal access, rights to construct, and parking shall be submitted to the City as a part of final/parcel map submittal. Said agreement shall be in a form acceptable to the City Attorney and referenced on the face of the recorded map. (Engineering)
33. 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. (Engineering)
34. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUEs) located along public roadways. (Engineering)
35. The Final/Parcel Map shall be submitted per "The Digital Submittal of Cadastral Surveys." A plot or print of the submittal shall accompany the electronic copy. The complete submittal shall occur after the

Engineering Department approval but prior to City Council approval of the Final/Parcel Map. (Engineering)

36. The cost of any facilities, which are identified in the Capital Improvement Program 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, for 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 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)
37. 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)
38. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
39. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the “City of Roseville Specifications for Commercial Construction.” (Electric)
40. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville “Specification for Commercial Construction.” These charges will be determined upon completion of the final electrical design. (Electric)
41. 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)
42. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

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

43. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer’s expense. (Electric)
44. It is the responsibility of the developer to ensure all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)
45. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance, provided all construction equipment is fitted with factory installed muffling devices and is maintained in good working order, project construction noise is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. (Engineering)
46. If site survey or earthmoving 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)
47. The Tentative Subdivision Map shall not be deemed approved until the actions on the Development Agreement Amendment and Specific Plan Amendment are approved and become effective. (Planning)

**CONDITIONS OF APPROVAL FOR THE TREE PERMIT – FILE #PL21-0256**

**PRIOR TO ISSUANCE OF ANY PERMITS OR ANY CONSTRUCTION ON-SITE**

1. All recommendations contained in the Arborist Report(s) (Attachment 2) are incorporated by reference into these conditions, except as modified herein. (Planning)
2. Trees #8511 and #8513 (or as listed in Attachment 2 and identified on Exhibit D) are approved for removal with this tree permit. All other native oak trees shall remain in place. Trees to be removed shall be clearly marked in the field and inspected by Planning Staff prior to removal. Removal of the trees shall be performed by or under the supervision of a certified arborist. (Planning)
3. The developer shall be responsible for the replacement of the total number of inches proposed for removal prior to any tree removal. The total number of inches for this project is 54. Mitigation must be provided prior to tree removal in the form of payment of in-lieu fees (\$118 per inch) and/or combination of native and non-native tree plantings, unless otherwise approved in the tree replacement plan or in these conditions. (Planning)
4. No activity shall be permitted within the protected zone of any native oak tree beyond those identified by this report. (Planning)
5. A \$10,000 cash deposit or bond (or other means of security provided to the satisfaction of the Planning Division) shall be posted to ensure the preservation of all remaining trees during construction. The cash deposit or bond shall be posted in a form approved by the City Attorney. Each occurrence of a violation on any condition regarding tree preservation shall result in forfeiture of all or a portion of the cash deposit or bond. (Planning)
6. A violation of any of the conditions of this Tree Permit is a violation of the Roseville Municipal Code, the Zoning Ordinance (Chapter 19.74) and the Tree Preservation Ordinance (Chapter 19.66). Penalties for violation of any of the conditions of approval may include forfeiture of the bond, suspension or revocation of the permit, payment of restitution, and criminal penalties. (Planning)
7. A fencing plan shall be shown on the approved site plan and/or improvement plans demonstrating the Protected Zone for the affected trees. A maximum of three feet beyond the edge of the walls, driveways, or walkways will be allowed for construction activity and shall be shown on the fencing plan. The fencing plan shall be reviewed and approved by the Planning Division prior to the placement of the protective fencing. (Planning)
8. The applicant shall install a minimum of a five-foot high chain link fence (or acceptable alternative) at the outermost edge of the Protected Zone of the oak tree. Where encroachment is permitted pursuant to Condition 4, above, the fencing for encroachments shall be installed at the limit of construction activity. The applicant shall install signs at two equidistant locations on the temporary fence that are clearly visible from the front of the lot and where construction activity will occur. The size of each sign shall be a minimum of two feet (2') by two feet (2') and must contain the following language: "WARNING THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE PLANNING DIVISION". (Planning)
9. Once the fencing is installed, the applicant shall schedule an appointment with the Planning Division to inspect and approve the temporary fencing before beginning any construction. (Planning)
10. The applicant shall arrange with the arborist to perform, and certify in writing, the completion of deadwooding, fertilization, and all other work recommended for completion prior to the approval of

improvement plans. Pruning shall be done by an Arborist or under the direct supervision of a Certified Arborist, in conformance with International Society of Arboriculture (I.S.A.) standards. Any watering and deep root fertilization which the arborist deems necessary to protect the health of the trees as noted in the arborist report or as otherwise required by the arborist shall be completed by the applicant. (Planning)

11. A utility trenching pathway plan shall be submitted depicting all of the following systems: storm drains, sewers, water mains, and underground utilities. The trenching pathway plan shall show the proposed locations of all lateral lines. (Planning)
12. A Site Planning Meeting shall be held with the applicant, the applicant's primary contractor, the Planning Division and the Engineering Division to review this permit, the approved grading or improvement plans, and the tree fencing prior to any grading on-site. The Developer shall call the Planning Division and Engineering Division two weeks prior to the start of grading work to schedule the meeting and fencing inspection. (Planning)
13. The following information must be located on-site during construction activities: Arborist Report, approved site plan/improvement plans including fencing plan, and conditions of approval for the Tree Permit. All construction must follow the approved plans for this tree permit without exception. (Planning)
14. All preservation devices (aeration systems, oak tree wells, drains, special paving, etc.) shall be designed and installed as required by these conditions and the arborist's recommendations, and shall be shown on the improvement plans or grading plans. (Planning)
15. If any native ground surface fabric within the Protected Zone must be removed for any reason, it shall be replaced within forty-eight (48) hours. (Planning)
16. Storage or parking of materials, equipment, or vehicles is not permitted within the Protected Zone of any oak tree. Vehicles and other heavy equipment shall not be operated within the Protected Zone of any oak tree. (Planning)
17. Where recommended by the arborist, portions of the foundation shall be hand dug under the direct supervision of the project arborist. The certified arborist shall immediately treat any severed or damaged roots. Minor roots less than one (1) inch in diameter may be cut, but damaged roots shall be traced back and cleanly cut behind any split, cracked or damaged area. Major roots over one (1) inch in diameter may not be cut without approval of an arborist and any arborist recommendations shall be implemented. (Planning)
18. The temporary fencing shall remain in place throughout the entire construction period and shall not be removed without obtaining written authorization from the Planning Division. In no event shall the fencing be removed before the written authorization is received from the Planning Division. (Planning)

#### **PRIOR TO ISSUANCE OF FINAL**

19. Within 5 days of the completion of construction, a Certification Letter from a certified arborist shall be submitted to and approved by the Planning Division. The certification letter shall attest to all of the work (regulated activity) that was conducted in the protected zone of the tree, either being in conformance with this permit or of the required mitigation still needing to be performed. (Planning)
20. The approval of this Tree Permit shall expire on **March 24, 2024**. (Planning)

**ATTACHMENTS**

1. Addendum to the SVSP EIR
2. Arborist Report

**EXHIBITS**

- A. SVSP Change Pages Redlines
- B. Draft First Amendment of the Baybrook DA
- C. Draft Second Amendment of the Baseline P&R DA
- D. Site Plan
- E. Tentative Subdivision Map
- F. Preliminary Grading & Drainage Plan
- G. Preliminary Utility Plan
- H. Elevations
- I. Floor Plans
- J. Colors & Materials
- K. Preliminary Landscape Plan
- L. Site Details

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