

ITEM 6.1: General Plan Amendment, Specific Plan Amendment, Rezone, Development Agreement Amendment, and Tentative Subdivision Map – 4850 Upland Dr. – SVSP PCL JM-41 and JM-30 – PL21-0368

REQUEST

The applicant requests approval of a General Plan Amendment, Specific Plan Amendment, and Rezone to adjust the boundary between Community Commercial (CC) Parcel JM-41 and High Density Residential (HDR) Parcel JM-30. The project will convert 0.44 acres from HDR to CC land use. The request also includes a Development Agreement Amendment to reflect the land use change and a Tentative Subdivision Map to subdivide Parcels JM-41 and JM-30 into 12 lots.

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

SUMMARY RECOMMENDATION

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

1. Consider the Addendum to the Sierra Vista Specific Plan Environmental Impact Report;
2. Recommend that the City Council approve the General Plan Amendment;
3. Recommend that the City Council approve the Specific Plan Amendment;
4. Recommend that the City Council adopt the two (2) findings of fact and approve the Rezone;
5. Recommend that the City Council adopt the five (5) findings of fact and approve the third amendment to the Mourier and Computer Deductions Development Agreement; and
6. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to seventy-one (71) 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 the recommended conditions of approval.

BACKGROUND

The project site is within the Sierra Vista Specific Plan (SVSP) area. The SVSP was adopted on May 5, 2010 and includes 2,064 acres west of Fiddymont Road, north of Baseline Road. An Environmental Impact Report (EIR) was certified and a Mitigation Monitoring and Reporting Program was adopted with the SVSP. Additionally, the City entered into several Development Agreements with the property owners of the SVSP parcels to outline development obligations within the plan area.

The project site, Parcels JM-30 and JM-41, is located on approximately 21 acres at the southwest corner of the intersection of Pleasant Grove Bl. and Fiddymont Rd. in the SVSP. Large lot parcel JM-30 is approximately 7.51 acres, with a High Density Residential (HDR-23.5) land use designation and Multifamily Housing (R3) zoning designation. Parcel JM-41 is approximately 13.48 acres in size and has a land use and zoning designation of Community Commercial (CC).

The project request includes a General Plan Amendment, Specific Plan Amendment, and Rezone to adjust the boundary between HDR parcel JM-30 and CC parcel JM-41. This would convert 0.44 net acres from HDR land use to CC land use. The zoning designation would be modified to reflect the land use changes. The project also requests the third amendment of the Mourier and Computer Deductions Development Agreement (DA) to reflect the proposed changes. Finally, the project requests a Tentative

Subdivision Map to create 12 parcels, which would divide large lot parcel JM-41 into 11 commercial parcels and reconfigure parcel JM-30 to align with the proposed land use changes.

Figure 1 – Project Location



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

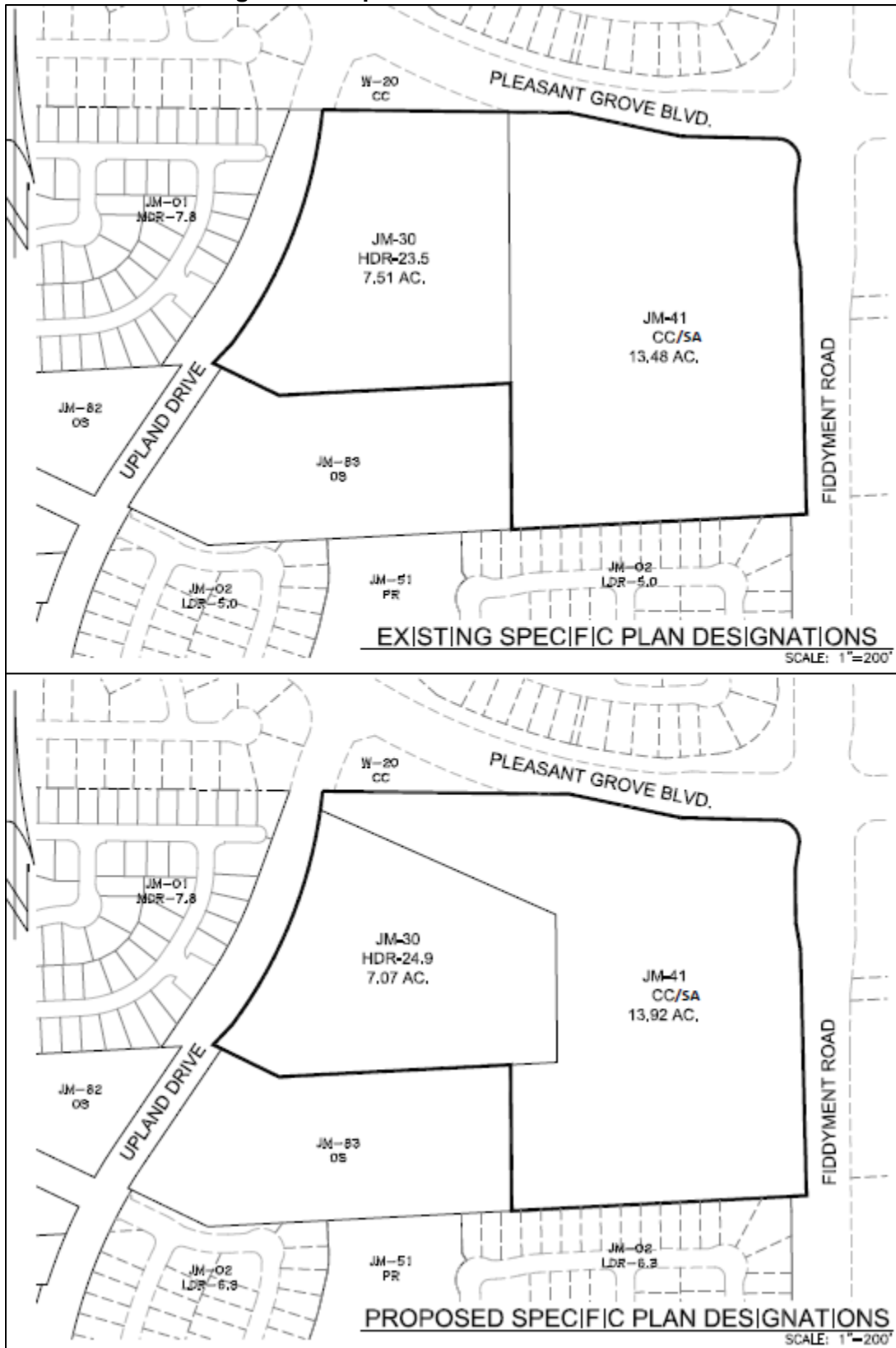
The proposed land use (General Plan and SVSP) and zoning designation amendments are shown in Exhibit B, C, and D. The proposed change pages to the SVSP are provided in Exhibit E.

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

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

The project proposes the adjustment of parcels JM-30 and JM-41, resulting in a transfer of 0.44 acres from HDR land to CC land. The Rezone is requested to align with the proposed land use modification.

Figure 2: Proposed Land Use Amendment

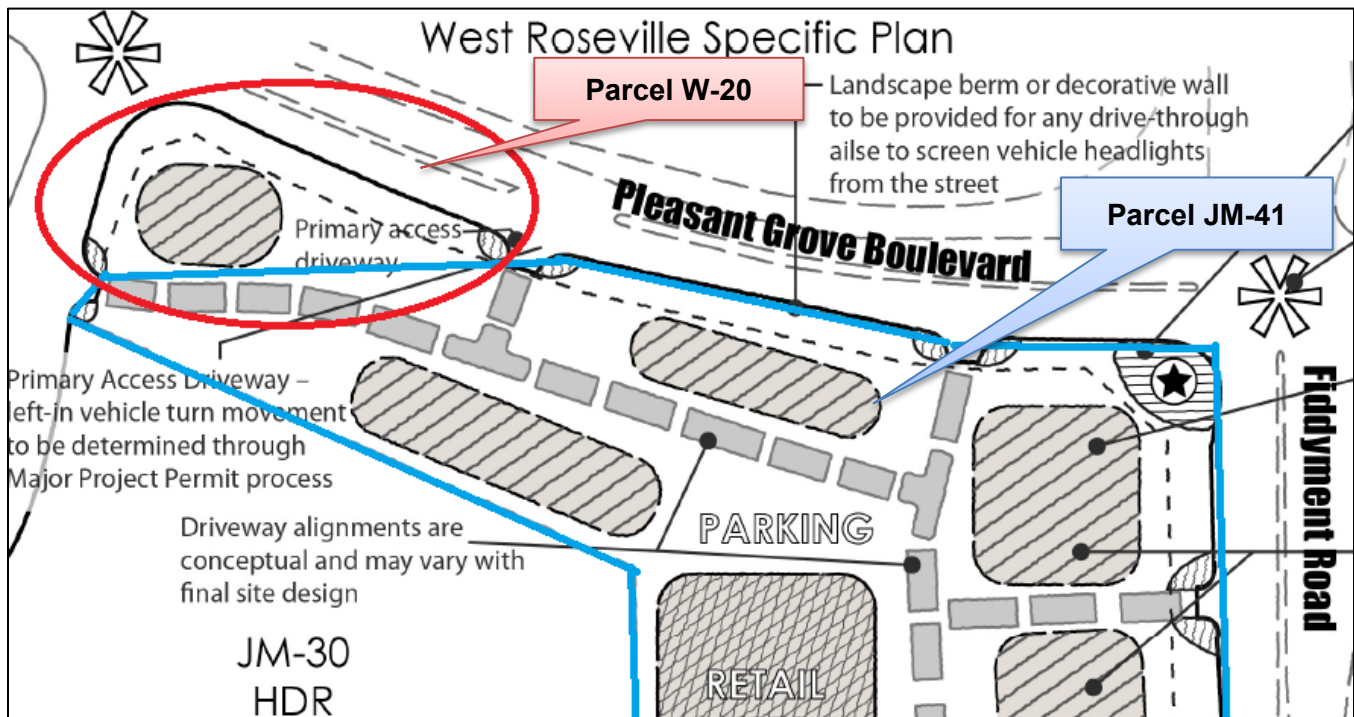


The project will reconfigure and reduce large lot parcel JM-30 from 7.51 acres to 7.07 acres. The number of units will remain the same at 176 units. Reducing the area of the parcel will increase the density of development from 23.4 dwelling units per acre (du/ac) to 24.9 du/ac. The density will remain similar to other High Density Residential parcels in the SVSP, which range from 20.0 du/ac to 30.0 du/ac. The proposed modification is consistent with the intent of the SVSP.

Parcel JM-41 has a CC/SA land use designation in the SVSP, and is one of two parcels in the Specific Plan identified for a combination of commercial and business professional uses. The SVSP anticipates that this site could develop with approximately 250,000 square feet of nonresidential uses with a Floor Area Ratio (FAR) of 0.4. The proposed modification will increase the area of the site to 13.92 acres from 13.48 acres, and at an FAR of 0.4 can accommodate approximately 243,000 square feet of development. The SVSP Design Guidelines include an illustrative concept plan for future development of parcel JM-41. The project proposes a revised Figure B-31 to accompany the land use amendment, showing a conceptual layout for the overall site. Based on the conceptual plan provided, future development of parcel JM-41 remains consistent with the intent of the Specific Plan. No development plans are proposed at this time.

It is also noted that the proposed land use adjustment will connect the commercial site with adjacent West Roseville Specific Plan (WRSP) parcel W-20. Parcel W-20 was modified from a Low Density Residential (LDR) parcel to a CC parcel as a part of the Coffee Shack project, approved by City Council in April of 2021 (File # PL20-0142). That approval allowed a future coffee kiosk with outdoor seating and a drive-through lane, and included a rezone with a Special Area overlay to ensure that only uses considered compatible with adjacent residential land uses would be permitted or conditionally permitted. As shown in the excerpt from the JM-41 conceptual plan (Figure 3), the land use boundary adjustment would allow parcels JM-41 and W-20 to function as one commercial center. Future development will be subject to be design review.

Figure 3 – Excerpt from JM-41 Conceptual Plan



The proposed land use amendment and rezone is consistent with the intent of the General Plan, SVSP, and the SVSP Design Guidelines, and will not be detrimental to the public interest, health, safety, or welfare of the City.

EVALUATION: DEVELOPMENT AGREEMENT AMENDMENT

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

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

Development Agreements (DA) are binding contracts that set the terms, rules, conditions, regulations, entitlements, obligations, and other provisions relating to the development of the covered properties. The SVSP is subject to ten development agreements, and the current project proposes the third amendment to the Mourier and Computer Deductions DA.

The requested DAA will be updated to reflect the change in land use acreages. No other changes are proposed. The Mourier and Computer Deductions DA was last updated in February of 2021 with the SVSP JM-40 Subdivision project (City File #PL20-0103), which included the transfer of five (5) units from Parcel JM-40 to JM-30, resulting in the present affordable housing allocation of 176 units (88 very low income and 88 low income rental units), as well as updates to the sections related to groundwater wells, water conservation goals, and recycled water facilities.

The proposed DAA to reflect the land use amendment is consistent with the General Plan, SVSP, and the Zoning Ordinance. The DAA is 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 DAA is consistent with findings 1-5 above.

EVALUATION: TENTATIVE SUBDIVISION MAP

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

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

- 2. The subdivision will result in lots which can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to: the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or, some other physical condition of the area.**
- 3. The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, pursuant to Division 7 of the Water Code.**

The proposed project includes a Tentative Subdivision Map to align with the proposed land use map for parcels JM-30 and JM-41, as well as divide JM-41 into 12 commercial parcels. As part of the review process, the applicant provided conceptual layouts for development on both JM-30 and JM-41 to ensure that future development of those sites is feasible in the proposed configuration (Attachment 1 for the JM-30 conceptual plan, and Exhibit E for the JM-41 conceptual plan).

Parcel 1 (JM-30) – While no development is proposed on parcel JM-30 at this time, a conceptual layout was provided with the current request to ensure that future development would be feasible on the modified parcel. The conceptual plan, which is included as Attachment 1 of this report, shows that there are layouts possible where all 176 units and required parking can be accommodated on the parcel. Per the SVSP and the Development Agreement, all 176 future units on parcel JM-30 are designated affordable, with 88 very low income and 88 low income rental units. Parcel JM-30 will be accessible from Upland Dr.

Parcels 2-12 (JM-41) – Parcels 2-12 on the Tentative Subdivision Map are part of commercial large lot JM-41. The tentative map will create parcels ranging in size from approximately 0.49 acres to 3.27 acres, as shown in Table 1 below. A 25-foot easement is proposed on the map to provide access to interior Parcels 2, 4, 5, 10, and 11. Future development of the commercial parcels will also be subject to additional design review.

Table 1 – Tentative Map Proposed Parcels

Parcel #	Land Use/Zoning Designation	Size (Acres)
Parcel 1	HDR/R3	7.07 ac
Parcel 2	CC/CC	1.12 ac
Parcel 3	CC/CC	0.49 ac
Parcel 4	CC/CC	0.55 ac
Parcel 5	CC/CC	1.09 ac
Parcel 6	CC/CC	0.48 ac
Parcel 7	CC/CC	1.52 ac
Parcel 8	CC/CC	0.88 ac
Parcel 9	CC/CC	1.43 ac

Parcel 10	CC/CC	3.27 ac
Parcel 11	CC/CC	0.80 ac
Parcel 12	CC/CC	2.30 ac
Total		20.99 ac

It is also noted that the southern portion of the project site, which includes a portion of Parcel 1, a portion of Parcel 10, and the entirety of Parcels 9, 11, and 12 are encumbered by electrical easements for overhead power lines, including a 125-foot SMUD easement, 250-foot PGE tower easement, and 35-foot additional electric easement. The conceptual plan for the site indicates that this area will be reserved for uses which are compatible with the overhead power lines, including screened storage and a parking area for the future apartments on Parcel 1.

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

As part of the adoption for the SVSP, an assessment of wastewater demands was completed for the entire plan area. The proposed subdivision map is consistent with the total number of units anticipated within the Specific Plan, and therefore will not increase planned demand on sewage services. There will be no impacts to the existing requirements established by the Regional Water Quality Control Board.

PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations (RCONA). No comments were received. A public notice of the Planning Commission hearing was published on June 10, 2022, and was distributed to all property owners within 300 feet of the project site and to the RCONA webpage. To date, no comments have been received.

CONCLUSION

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

ENVIRONMENTAL DETERMINATION

Consistent with CEQA Guidelines Section 15164, regarding previously certified and adopted Environmental Impact Reports (EIR), an Addendum to the Sierra Vista Specific Plan EIR (SCH #2008032115, certified May 5, 2010) has been prepared to cover the minor technical changes and additions necessary to describe the impacts of the proposed project. The SVSP EIR Addendum is provided as Exhibit A. The proposed project does not change the area of disturbance beyond what was previously evaluated in the SVSP EIR, and no

new or substantially more severe impacts will occur with the development of the proposed project; therefore, no additional analysis is required.

RECOMMENDATION

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

1. Consider the Addendum to the Sierra Vista Specific Plan Environmental Impact Report;
2. Recommend that the City Council approve the General Plan Amendment;
3. Recommend that the City Council approve the Specific Plan Amendment;
4. Recommend that the City Council adopt the two (2) findings of fact and approve the Rezone;
5. Recommend that the City Council adopt the five (5) findings of fact and approve the third amendment to the Mourier and Computer Deductions Development Agreement, and
6. Adopt the findings of fact as stated in the staff report and approve the **Tentative Subdivision Map – 4850 Upland Dr. –SVSP JM-41 and JM-30 – PL21-0368** subject to seventy-one (71) conditions of approval.

CONDITIONS OF APPROVAL FOR TENTATIVE SUBDIVISION MAP FILE # PL21-0368

1. The project is approved as shown in Exhibits G and H and as conditioned or modified below. (Planning)
3. The Tentative Subdivision Map shall be valid for a period of two (2) years from **June 23, 2022** and shall expire on **June 23, 2024**. Prior to said expiration date, the applicant may apply for an extension of time, provided that the approval shall be extended for no more than six (6) years from **June 23, 2022**.
4. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)
5. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
6. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works. (Engineering)
7. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)
8. The project shall comply with all required environmental mitigation identified in Sierra Vista Specific Plan Environmental Impact Report, and shall include all applicable mitigation measures as notes on the plans. (Planning)

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

9. 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)

10. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
 - a) Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
 - b) Grading shall comply with the City grading ordinance. 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)
11. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Engineering prior to approval of any plans. (Engineering)
12. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way and/or City easements. (Engineering)
13. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During site inspection Engineering will designate the exact areas to be reconstructed. (Engineering)
14. All drainage facilities shall conform to natural drainage sheds. (Engineering)
15. The following note shall be added to the Grading and/or Improvement Plans:

To minimize dust/grading impacts during construction the applicant shall:

- a) *Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day.*
- b) *Use tarpaulins or other affective covers on all stockpiled earth material and on all haul trucks.*
- c) *Sweep the adjacent streets frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.*
- d) *Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off site.*

- e) *The City shall have the authority to stop all grading operations if, in the opinion of city staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. (Engineering)*
16. 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)*
17. The developer shall be responsible for the installation of a bus shelter and related improvements conforming to the City's current standards for the shelter pad located along southbound Fiddymont Road, south of Pleasant Grove Boulevard. Upon installation and final inspection by the City of Roseville, the bus shelter and related improvements shall become property of the City of Roseville. The Developer and City may enter into a construction fee agreement or other agreement based upon a construction cost of \$10,000 per shelter for future construction of the Bus Shelter along southbound Fiddymont Road, south of Pleasant Grove Boulevard (shelter number #333). (Engineering, Alternative Transportation).
18. The applicant shall dedicate all necessary rights-of-way for the widening of any streets required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)
19. The applicant shall dedicate a separate drainage easement to the City of Roseville for the storm drain facility required to transfer public storm waters through the site. The easement document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)
20. 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)
21. All storm drainage, including roof drains, shall be collected on site and shall be routed to the nearest storm drain system or natural drainage facility. Prior to discharge from the site, the storm water shall be treated with appropriate storm water pollution treatment device(s). Any drainage outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. (Engineering)
22. 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)
23. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)
24. Prior to the submittal of design drawings for frontage improvements, to ensure 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, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)

25. 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)
26. 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, along with all temporary erosion control measures (e.g., straw bales, straw waddles and stakes, silt fencing). (Engineering, Development Services, Planning)
27. 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. (Engineering, Development Services, Planning)
28. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the Preserve. Post and cable fencing or other improvements shall be utilized to meet this requirement. (Engineering, Development Services, Planning)
29. Landscaping adjacent to the Preserve shall be California native, drought-tolerant groundcover, shrubs, plants, and trees. (Development Services, Planning)
30. 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)
31. Prior to the approval of the Improvement Plans, the project proponent shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the project proponent during the pre-construction meeting. (Engineering)

PRIOR TO ISSUANCE OF GRADING PERMIT OR IMPROVEMENT PLANS

32. Prior to the approval of Improvement Plans, the applicant shall submit to the Engineering Division of Public Works 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)
33. Water and sewer infrastructure shall be designed and constructed pursuant to the adopted City of Roseville Improvement Standards and Construction Standards and shall reflect the following:
 - a) Sewer and water service laterals shall not be allowed off of water and sewer mains larger than 12 inches in diameter.

- b) Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - c) Water and sewer mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions
 - d) All sewer manholes shall have all-weather, 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)
34. 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)
35. 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)
36. 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)
37. There shall be two points of access for all phasing plans. (Fire)
38. Framing construction cannot commence until access roads and public fire hydrants are approved by the Fire Department. (Fire)
39. 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)
40. 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)
41. 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)
42. 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)
43. 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

44. 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)
45. 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

46. The following easements shall be provided and shown on the Final/Parcel Map or by separate instrument, unless otherwise provided for in these conditions:
 - a) Water, sewer, and reclaimed water easements;

Easement widths shall comply with the City's Improvement Standards and Construction Standards. The easement documents shall be drafted for approval and acceptance by the City of Roseville and recorded at the Placer County Recorder's Office. (Alternative Transportation, Environmental Utilities, Electric, Engineering)
47. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
48. 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)
49. 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.
 - 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.
 - c) A clause excluding any property owned by the City from the terms of the CC&Rs. (Attorney)
50. The developer shall pay the WRSP Transit Shuttle Service Fee for Parcel W-20 per Section 3.15.13 of the WRSP Development Agreement. (Alternative Transportation).
51. Per Section 3.5.12 of the SVSP (Mourier Investment & Computer) Development Agreement, the developer shall pay, as its fair share on a city-wide basis, for the update of the City's Long Range Transit Master Plan, Short Range Master Plan Update, and Bikeway Master Plan Update, the amounts of \$496.29, \$595.55 and \$496.29 prior to recordation of the Large Lot Tentative Map. (Alternative Transportation).
52. 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)

53. Street names shall be approved by the City of Roseville. (Engineering)

54. 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)

55. City records show that the land being subdivided is within the Sierra Vista CFD 2, Public Services and Municipal Services CFD 3 districts as well as within the future annexation area of the Villages at Sierra Vista CFD No. 1. The parcel will need to be annexed into The Villages at Sierra Vista CFD No. 1.

56. The Final/Parcel Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. (Engineering)

57. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUEs) located along public roadways. (Engineering)

58. 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)

59. 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)

60. Electric construction costs incurred by the City of Roseville Electric Department for this project shall be paid for by the developer per the applicable policy. (Electric)

61. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)

62. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)

63. 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)

64. 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)

65. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

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

67. 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)

68. Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (Engineering)

69. 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)

70. 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)

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

Attachments

1. JM-30 Conceptual Plan

Exhibits

- A. Addendum to the Sierra Vista Specific Plan Environmental Impact Report
- B. General Plan Amendment
- C. Specific Plan Amendment
- D. Rezone
- E. SVSP Change Pages
- F. Third Amendment to Mourier and Computer Deductions Development Agreement
- G. Tentative Subdivision Map
- H. Preliminary Utility Plan

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