

**ITEM IV-B: TENTATIVE SUBDIVISION MAP & ADMINISTRATIVE PERMIT – 2801 PLEASANT GROVE BL – SVSP WESTBROOK LARGE LOT TENTATIVE MAP – FILE # 2011PL-043 (SUB-000168 & AP-000442)**

**REQUEST**

The applicant requests approval to 1) subdivide approximately 400 acres into 40 large lots to match the Sierra Vista Specific Plan (SVSP) Land Use Map and 2) make a minor revision to the SVSP by dividing two Low Density Residential (LDR) large lots into four LDR large lots with no increase to the number of dwelling units.

Applicant – John Tallman, Westpark Associates  
 Property Owner – Jeff Jones, Westpark SV 400

**SUMMARY RECOMMENDATION**

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

- A. Adopt the three (3) findings of fact for the Tentative Subdivision Map;
- B. Approve the Tentative Subdivision Map subject to the 53 conditions of approval;
- C. Adopt the three (3) findings of fact for the Administrative Permit; and
- D. Approve the Administrative Permit.

**BACKGROUND**

The Sierra Vista Specific Plan (SVSP) encompasses 2,064 acres and is located on the western edge of the City, bounded by the West Roseville Specific Plan to the north, Baseline Road to the south, unincorporated Placer County to the west, and Fiddymont Road to the east (see Exhibit D). The SVSP was adopted in May 2010 and established the land use designations and zoning standards for the specific plan area. The SVSP was approved for development in four phases.

The Westbrook property encompasses approximately 400 acres and is located in the northwest portion of the SVSP (see Figure 1). When the SVSP was adopted, the Westbrook property consisted of two parcels designated as Urban Reserve (UR). The Westbrook Amendment to the SVSP was adopted in June 2012 and included a mixture of land uses (see Figure 2) including:

- 2,029 dwelling units
  - 705 Low Density Residential
  - 635 Medium Density Residential
  - 689 High Density Residential
- 36.5 acres Community Commercial
- 11.1 acres Public/Quasi-Public

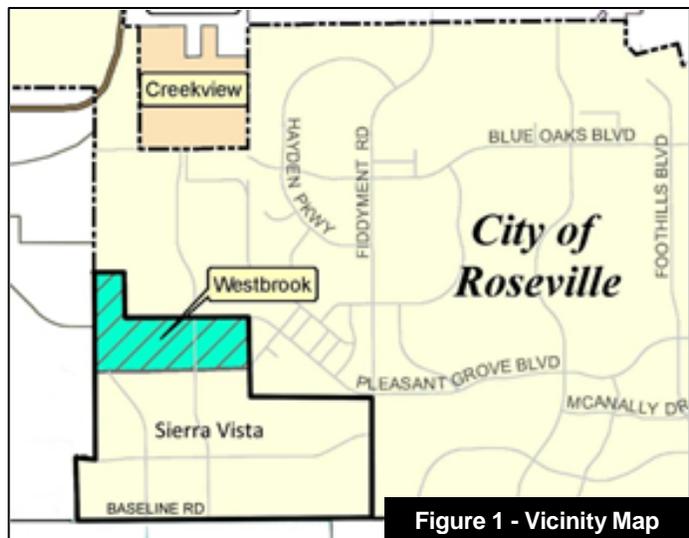
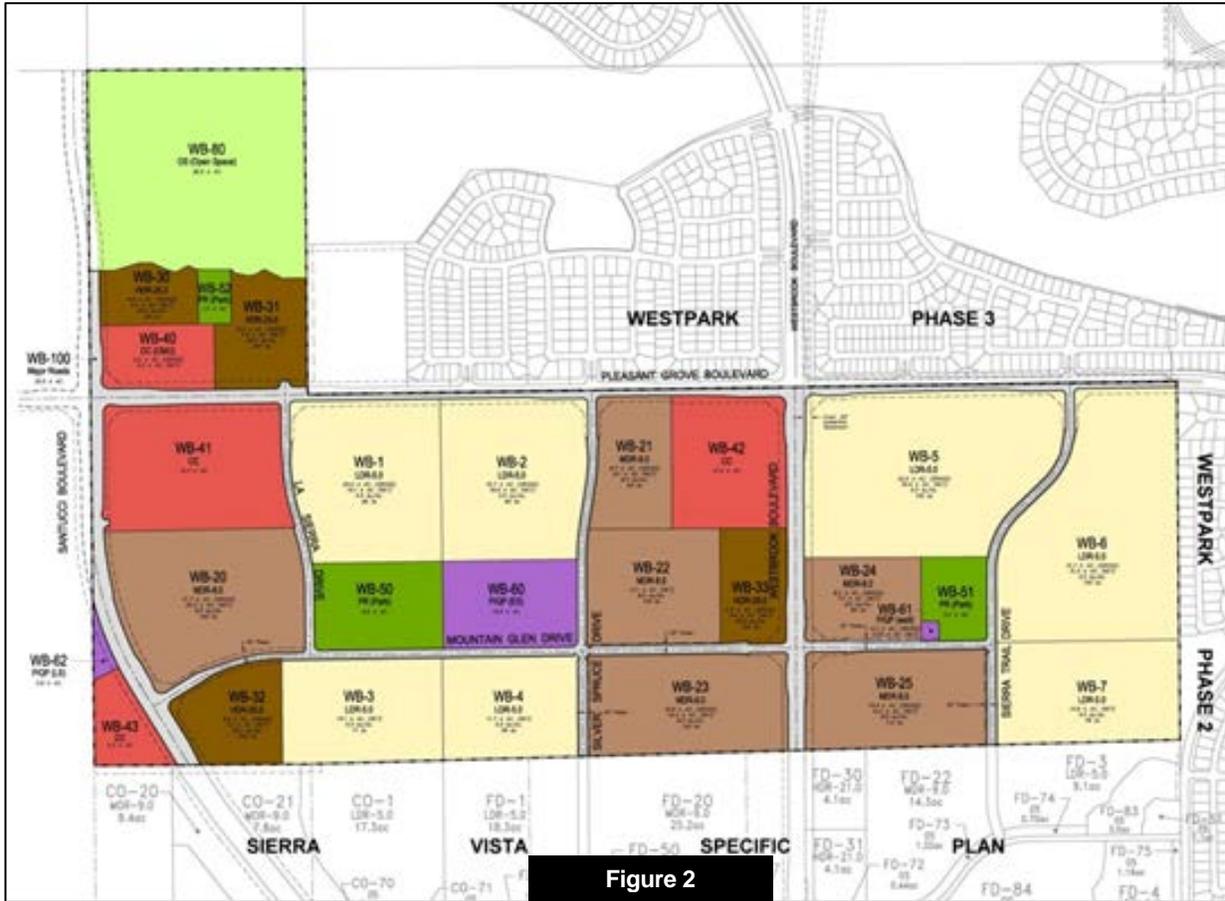


Figure 1 - Vicinity Map

- (school, sewer lift station, well site)
- 15.5 acres Neighborhood Parks
- 36.6 acres Open Space



## **EVALUATION – LARGE LOT TENTATIVE MAP**

The Westbrook property currently consists of two separate fee parcels, which the applicant will merge and re-subdivide into 40 large lots conforming to the adopted land use plan (see Exhibit D).

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

- 1. The size, design, character, grading, location, orientation and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan or Sierra Vista Specific Plan, whichever is more restrictive, and the design standards of this Title.***

The map indicates 40 large lots which conforms to the SVSP land use plan. The Tentative Map was evaluated for consistency with the findings necessary to approve the large lot map. The arterial, collector and primary residential street geometries depicted on the large lot map are consistent with the SVSP circulation plan and City requirements. All public facility sites and landscape easements are consistent with the SVSP and are shown as Irrevocable Offers of Dedication.

The property will likely develop in phases. Accordingly, the SVSP provides a phasing plan for a comprehensively planned infrastructure system and to ensure that improvements in each phase can support its development. The terms of the Development Agreement include provisions to address required infrastructure improvements, including on-site backbone infrastructure and off-site facilities necessary for build-out of each phase. The proposed map is consistent with the Development Agreement and the City's policies and 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 subdivision configuration will create practical large lots for the development of residential, commercial and public facility uses. Adequate frontage or access is provided to each large lot for orderly development. Land which is constrained by wetlands and watercourse is designated as Open Space preserve. Overhead power line easements are designated as Open Space or compatible uses. As depicted on the map, all of the large lots designated for development are practical for 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.***

The proposed map is consistent with the land use plan which was evaluated in the Sierra Vista Specific Plan EIR for water quality and wastewater impacts. Mitigation measures incorporated into the project will reduce water quality and wastewater impacts to a less than significant level. The proposed wastewater system for the project and the treatment capacity at the City's wastewater treatment plant have adequate conveyance and capacity to accommodate the future development on all of the large lot parcels.

### **TENTATIVE MAP CONCLUSION**

Staff has reviewed the proposed Phased Large Lot Tentative Subdivision Map, and also forwarded the application to all affected departments and service providers. As discussed above, the requested Phased Large Lot Tentative Map meets the required findings and staff recommends its approval.

### **EVALUATION – ADMINISTRATIVE PERMIT**

As with all of the City's specific plans, the SVSP adopted a Land Use Plan which includes land use, zoning and acreage, by Parcel for each large lot, as reflected in SVSP Figure 4-1 (Land Use Map) and Table 4-2 (Land Use, Zoning, & Acreage by Parcel). The SVSP also recognized that as the Plan Area builds out over several years, the SVSP may need to respond to changing market conditions during the course of buildout. The SVSP, at Chapter 10.7, allows for approval through the Administrative Permit process, of Minor Revisions to the Specific Plan, including minor adjustments to land use boundaries of residential, commercial, or park parcels where the general land use pattern is maintained.

The applicant requests approval of an Administrative Permit to split two (2) Westbrook LDR parcels into four (4) parcels. It is proposed to split WB-5 and WB-6 into WB-5A, WB-5B, WB-6A and WB-6B (see Figure 3 & Exhibit D). The proposal does not change the number of units in Westbrook, the land use designations or zoning of these parcels. This proposal is being made to respond to market and economic conditions that call for smaller development phases.

The proposed changes are reflected in the table below.

**Figure 3 – Table of Land Use Plan Changes**

|              |          | Current     |            | Proposed |             |            |
|--------------|----------|-------------|------------|----------|-------------|------------|
| Parcel       | Land Use | Acreage     | Units      | Land Use | Acreage     | Units      |
| WB-5         | LDR      | 30.4        | 150        |          |             |            |
| WB-6         | LDR      | 31.0        | 155        |          |             |            |
| WB-7         | LDR      | 15.8        | 79         |          |             |            |
| WB-5A        |          |             |            | LDR      | 14.8        | 74         |
| WB-5B        |          |             |            | LDR      | 15.5        | 76         |
| WB-6A        |          |             |            | LDR      | 17.4        | 87         |
| WB-6B        |          |             |            | LDR      | 14.0        | 70         |
| WB-7         |          |             |            | LDR      | 15.4        | 77         |
| <b>Total</b> |          | <b>77.2</b> | <b>384</b> |          | <b>77.1</b> | <b>384</b> |

The difference in acreage is a result of more refined information regarding the land area than was available at the time the SVSP land use table was prepared.

Zoning Section 19.78.060.A stipulates that three findings must be made in order to approve an Administrative Permit. The required findings for an Administrative Permit are listed below in **italicized bold** print and are followed by an evaluation.

**1. The proposed use or development is consistent with the City of Roseville General Plan and the Sierra Vista Specific Plan.**

The proposed changes to the Westbrook large lot parcels do not alter the land use, density, number of units, or zoning of the parcels. Therefore, the requested split of the two large lot parcels is consistent with the General Plan and SVSP.

**2. The proposed use or development conforms with all applicable standards and requirements of the City of Roseville Zoning Ordinance.**

The proposed changes will accommodate development of the proposed SVSP Large Lot Parcels WB-5A, WB-5B, WB-6A and WB-6B consistent with their Small Lot Residential/Development Standards (RS/DS) zoning designation. Therefore, the proposed changes are consistent with the Zoning Ordinance.

**3. The location, size, design and operating characteristics of the use or development is compatible with and shall not adversely affect or be materially detrimental to the health safety, or welfare of persons residing or working in the area, or be detrimental or injurious to the public or private property or improvements.**

The proposed split of the two large lot parcels does not result in increased impacts beyond those identified in the SVSP EIR or Westbrook MND. The proposed change does not adversely impact planned infrastructure, roadways, schools or other public facilities, or SVSP fee programs and assessment districts. Therefore, the proposed change is consistent with this finding.

## **ADMINISTRATIVE PERMIT CONCLUSION**

Staff has reviewed the Administrative Permit request and has determined that it is consistent with the Minor Revision standards as established in SVSP Chapter 10.7. Additionally, and as discussed above, the request conforms with the required findings and staff recommends its approval.

## **ENVIRONMENTAL DETERMINATION**

Pursuant to City of Roseville CEQA Implementing Procedures and the California Environmental Quality Act (CEQA) this project is consistent with 1) Sierra Vista Specific Plan FEIR certified by the City of Roseville on September 19, 2012 (SCH#2008032017) and 2) the Mitigated Negative Declaration (MND) and associated Mitigation Monitoring Program approved by the City of Roseville on June 6, 2012. The FEIR and MND provide project level environmental analyses of community infrastructure and facilities such as arterial roads and utilities, and for the grading to prepare the site for development. Therefore, no additional environmental documentation is required.

## **RECOMMENDATION**

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

- A. Adopt the three (3) findings of fact for the Tentative Subdivision Map – 2801 PLEASANT GROVE BL – SVSP WESTBROOK LARGE LOT TENTATIVE MAP – FILE #2011PL-043 (SUB-000168); and,
- B. Approve the Tentative Subdivision Map - 2801 PLEASANT GROVE BL – SVSP WESTBROOK LARGE LOT TENTATIVE MAP – FILE #2011PL-043 (SUB-000168) subject to the 57 conditions of approval.
- C. Adopt the three (3) findings of fact for the Administrative Permit - 2801 PLEASANT GROVE BL – SVSP WESTBROOK LARGE LOT TENTATIVE MAP – FILE #2011PL-043 (AP-000442); and,
- D. Approve the Administrative Permit - 2801 PLEASANT GROVE BL – SVSP WESTBROOK LARGE LOT TENTATIVE MAP – FILE #2011PL-043 (AP-000442).

## **Conditions of Approval for Phased Large Lot Tentative Map SUB-000168**

1. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)
2. 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)
3. 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)
4. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)
5. All 20' Paseo easements shall be converted to Paseo/PUE's. (Electric)

6. The project shall comply with all applicable environmental mitigation measures identified in the Sierra Vista Specific Plan Environmental Impact Report (EIR) and the Westbrook Mitigated Negative Declaration (MND). (Planning)
7. Applicant shall provide water, recycled water, electrical, sewer and storm water stubs to all park locations. (Parks)
8. Applicant shall provide maintenance service access to open space parcels. (Parks)

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

9. Grading around the native oak trees or other natural features on Lots/Parcels shall be as shown on the tentative map or as approved in these conditions. (Planning)
10. The applicant shall submit to the Engineering Department the appropriate Army Corps of Engineers permit or clearance, the California Department of Fish and Game Stream Bed Alteration Agreement, and/or the Regional Water Quality Control Board Water Quality Certificate. (Planning)
11. Per the Development Agreement, an Irrevocable Offer of Dedication (IOD) shall be identified on any Final Map that contains any of the following land uses: well sites, sewer lift stations and parks. All open space parcels shall be identified as an IOD with the first Final Map in the Westbrook project. (Engineering, Parks, Environmental Utilities)
12. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
  - a. Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
  - b. Grading shall comply with the City grading ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore modification of the erosion control plan may be warranted during wet weather conditions.
  - c. A rough grading permit may be approved by the Engineering Department prior to approval of the improvement plans.
  - d. Access to the floodplain as required by Engineering and the Streets Department.
  - e. Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
13. 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)
14. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)

15. When the major streets are constructed, bus shelter pads shall be installed conforming to the City current standards at the following locations:
  - a. Northeast corner of Santucci Blvd. at Pleasant Grove Blvd. (Shelter #261)
  - b. Southeast corner of Pleasant Grove Blvd. at Santucci Blvd. (Shelter #262)
  - c. Southwest corner of Westbrook Blvd. at Pleasant Grove Blvd. (Shelter #263)
  - d. Southeast corner of Pleasant Grove Blvd. at Westbrook Blvd. (Shelter #264)
  - e. Northeast corner of Westbrook Blvd. at Mountain Glen Drive (Shelter #265)
  - f. Southwest corner of Westbrook Blvd. at Mountain Glen Drive (Shelter #266)
  - g. Southwest corner of Santucci Blvd. at Mountain Glen Drive (Shelter #267)
  - h. Northbound Santucci Blvd., north of Mountain Glen Drive (Shelter #270) (Engineering)
16. The applicant shall dedicate separate easements to the City of Roseville for the future bus shelters adjacent to commercial parcels WB-40 (Shelter #261), WB-41 (Shelter #262), WB-42 (Shelter #263), and WB-43 (Shelter #267). These easements shall be shown on the phased final maps that contain one or all of these parcels. The minimum size of the easements shall be an area 19 feet wide by 12 feet deep. Notwithstanding the foregoing, this easement is intended to be within the PUE adjacent to the right-of-way or landscape setback and is not to be additive to, or in addition to these areas. The easement document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the Office of the County Recorder. (Alternative Transportation, Engineering)
17. The grading plans for the site shall be accompanied with a shed map that defines that area tributary to this site. All drainage facilities shall be designed to accommodate the tributary flow. All on-site storm drainage shall be collected on site and shall be routed to the nearest existing storm drain stub of natural drainage coarse. (Engineering)
18. 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)
19. 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)
20. 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)
21. Prior to the approval of the Improvement Plans, per the Development Agreement, the landowner shall pay \$7,852 as its fair share for the update of the City's Long Range and Short Range Transit Master Plans and Bicycle Master Plan. (Alternative Transportation, Engineering)

22. 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)
23. 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. (Environmental Utilities)
  - 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' 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. (Environmental Utilities)
  - c. Water and sewer mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions or as approved as part of the improvement plans for the infrastructure. (Environmental Utilities)
  - d. All sewer manholes shall have all-weather 10-ton vehicular access unless authorized by these conditions or as approved as part of the improvement plans for the infrastructure. (Environmental Utilities)
24. 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)
25. Any backflow preventors visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventors 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 preventor to the landscaping.
  - b. For maintenance purposes, the landscaping shall be installed on a maximum of three sides and the plant material shall not have thorns.
  - c. The control valves and the water meter shall be physically unobstructed.
  - d. The backflow preventor shall be covered with a green cover that will provide insulation. (Environmental Utilities)
26. A note shall be added to the Improvement Plans stating that all water backflow devices shall be tested and approved by the Environmental Utilities Department prior to the Notice of Completion for the improvements. (Environmental Utilities)

27. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
28. Minimum fire flow is 1,500 gallons per minute with 20 lbs. residual pressure. The fire flow and residual pressure may be increased, as determined by the Fire Marshall, where the project utility lines will serve non-residential uses. (Fire)
29. The applicant shall notify the Fire Department and must receive advance approval if any roadways are to be installed temporarily that do not have an approved turnaround or through-street which could result in the delay of emergency responders. (Fire)
30. 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)
31. All Electric Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)
32. 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)
33. All landscaping in areas containing electrical service equipment shall conform with the "Electric Department Landscape Design Requirements" as outlined in Section 7.00 of the Electric Department's "Specifications for Residential Trenching" (Electric)
34. No grading shall take place within the existing 35' and 50' electric easements covering Roseville Electric's 60kV overhead lines without prior written approval from Roseville Electric. (Electric)
35. 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)
36. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)
37. 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. The P.U.E adjacent to La Sierra Drive, Mountain Glen Drive, Silver Spruce Drive, and Sierra Trail Drive shall be increased to 25' adjacent to all CC, HDR, and PQP parcels. (Electric)
  - b. All 20' Paseo easements shall be converted to Paseo/PUE's. (Electric)
  - c. The P.U.E on the south side of Mountain Glen Drive adjacent to WB-32 (HDR) shall be increased to 25'. (Electric)
38. Easement widths shall comply with the City's Improvement Standards and Construction Standards, except as modified by the Sierra Vista Specific Plan and the Westbrook Amendment to the Sierra Vista Specific Plan. (Environmental Utilities, Electric, Engineering)
39. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)

40. It shall be the landowners' responsibility to ensure all existing access and utility easements be abandoned or modified prior to the recordation of any Final Map that would restrict the intended use of these easements. This shall be done to the satisfaction of the City. (Engineering, Environmental Utilities, Electric)
41. 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)
42. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with the Final/Parcel Map. The CC&Rs shall include the following items: (Attorney, Planning)
  - a. A clause prohibiting the amendment, revision or deletion of any sections in the CC&Rs required by these conditions of approval without the prior written consent of the City Attorney.
43. Open Space parcels will not be accepted by the City, either in fee or as an easement, until after the subdivider has fulfilled the terms of the Development Agreement regarding the Permit from the Department of Fish and Game or Army Corps of Engineers. Upon completion of the monitoring period, the owner shall notify the City of Roseville Planning Department. (Planning, City Attorney, Parks, Development Operations)
44. The applicant shall submit to the Planning and Engineering Departments the appropriate Army Corps of Engineers permit or clearance, the California Department of Fish and Game Stream Bed Alteration Agreement, and/or the Regional Water Quality Control Board Water Quality Certificate. (Planning, Engineering)
45. Lot/Parcel WB-80 shall be dedicated as an easement (or in fee) to the City for the purposes of floodplain, open space, or public access. (Engineering)
46. The street names shall be approved by the City of Roseville. (Engineering)
47. The subject property shall be annexed into Municipal Services District #3 prior to approval of the Final/Parcel Map. This property is being added into this district in order to pay for Police and Fire protection. It is the applicant's responsibility to prepare the appropriate documentation for the annexation of this property into the CFD. In order to allow the CFD to be in place at the beginning of the fiscal year, the documentation shall be provided to the Finance Department not later than March 15 of the year preceding the fiscal year in which this annexation will become effective. (Finance, Engineering)
48. The Final/Parcel Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. Lettered Lot//Parcel along major roads shall be dedicated as landscape/pedestrian/public utility easements and in fee to the City as open space. (Engineering)
49. 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)
50. The Final/Lot/Parcel/Parcel Map shall be submitted per, "The Digital Submittal of Cadastral Surveys". Submittal shall occur after Engineering approval but prior to Council approval (Engineering)

51. 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)
52. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
53. The applicant shall pay City's actual costs for providing plan check, installation and inspection services. This may be a combination of staff costs and direct billing for contract professional services (Environmental Utilities, Engineering)
54. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
55. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)
56. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Engineering)
57. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor shall notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. Non-emergency releases or notifications about the presence of containers found shall be reported to the Fire Department. (Fire)

## **ATTACHMENTS**

1. Current SVSP Figure 4-1 (Land Use Map)

## **EXHIBITS**

- A. Phased Large Lot Tentative Subdivision Map
- B. Ownership & Easements Exhibit
- C. Street and Intersection Geometry
- D. Revised SVSP Figure 4-1 (Land Use Map)
- E. Revised SVSP Table 4-2 (Land Use, Zoning, & Acreage by Parcel)

**Note to Applicant and/or Developer:** Please contact the Planning & Housing Department staff at (916) 774-5276 prior to the Planning Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Planning 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 & Housing Director at, or prior to, the public hearing.