

**ITEM V-B: GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, REZONE,
TENTATIVE SUBDIVISION MAP & MAJOR GRADING PLAN – 2801 PLEASANT
GROVE BL. – WESTBROOK PHASE 1 MAP - FILE# PL13-0108**

REQUEST

The project applicant requests approval of the following entitlements:

- General Plan Amendment to modify the land use map to reflect changes to the boundaries of Lots WB-5, WB-6, WB-7, WB-23, WB-24 and WB-51;
- Specific Plan Amendment to adjust the Sierra Vista large lot parcel boundaries of the lots and adjust the allocated units for parcels WB-5, WB-6, WB-7, WB-23, & WB-24;
- Rezone to modify the zoning boundaries on the affected large lots;
- Tentative Subdivision Map to create 547 single-family lots within five villages; and
- Major Grading Plan to rough grade the entire Westbrook property for future development.

Applicant – Ryan O’Keefe, Westpark Communities
Property Owner – Jeff Jones, Westpark S.V. 400, LLC.

SUMMARY RECOMMENDATION

The proposed project has been evaluated for consistency with the General Plan, the Sierra Vista Specific Plan, the Community Design Guidelines, and the Zoning Ordinance. A detailed analysis of each entitlement request against these documents follows. In summary, the project has been determined to be consistent with these guiding policies and therefore, is recommended for approval.

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

- A. Recommend the City Council adopt the applicable findings of fact and approve the General Plan Amendment, Specific Plan Amendment, and Rezone;
- B. Adopt the three (3) findings of fact for the Tentative Subdivision Map;
- C. Approve the Tentative Subdivision Map subject to seventy-four (74) conditions of approval.
- D. Adopt the three (3) findings of fact for the Major Grading Plan;
- E. Approve the Major Grading Plan subject to twenty-eight (28) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this project. The applicant has reviewed the project conditions and is in agreement with the recommendation.

BACKGROUND

The Sierra Vista Specific Plan (SVSP) was adopted on May 5, 2010. The plan area includes 2,064 acres west of Fiddymont Road, north of Baseline Road. The SVSP established the land use and zoning for properties within the plan area. The Specific Plan anticipated development of 8,679 single and multi-family units, including approximately 259 acres of Commercial, 106 acres of Park, 304 acres

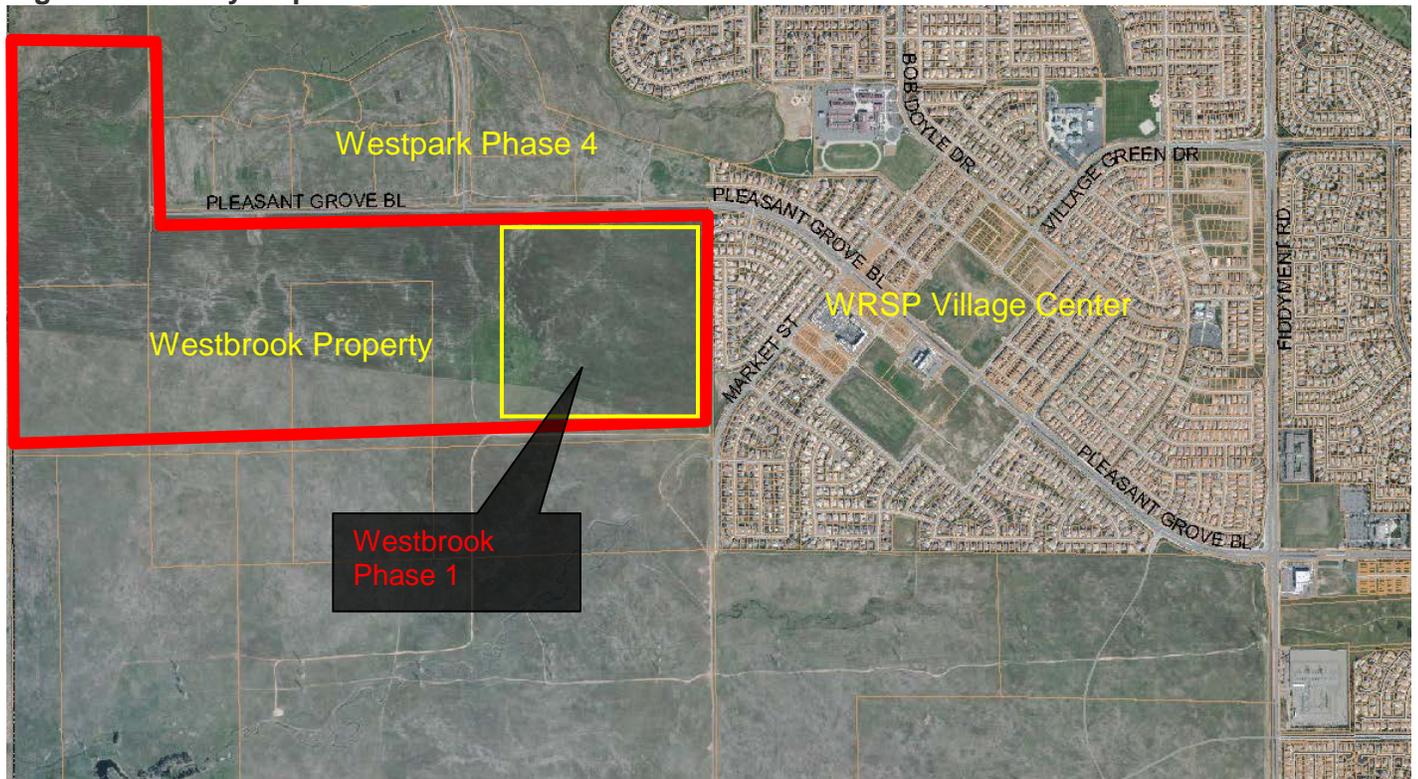
of Open Space, 56 acres of Schools and 40 acres of Urban Reserve. At buildout, the Plan area is expected to accommodate approximately 20,045 residents and provide 9,000 jobs. An EIR was certified and a Mitigation Monitoring Program adopted with the SVSP. Additionally, Development Agreements with the property owners of the SVSP parcels and the City were entered into to outline development obligations within the SVSP.

The 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 1) 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 (school, sewer lift station, well site)
- 15.5 acres Neighborhood Parks
- 36.6 acres Open Space

The requested entitlements would allow for development of approximately 117.5 acres in the northeast corner of the Westbrook area.

Figure 1: Vicinity Map



EVALUATION

GENERAL PLAN AMENDMENT/ SPECIFIC PLAN AMENDMENT/ REZONE

Copies of the proposed General Plan Amendment (GPA), Specific Plan Amendment (SPA), and Rezone (RZ) are provided in Exhibits A-C.

The applicant is requesting a GPA and a SPA to modify the boundaries of the large lot land use parcels and transfer units in the project area. Per the Specific Plan, unit transfers between parcels that result in a 20% increase or decrease in the number of units on any parcel require a Specific Plan Amendment. These land uses were allocated under the GPA and the SPA for the Westbrook project. With the Westbrook Phase 1 project, there is an 11 unit decrease in the total number of residential units in Phase 1. These units will be shifted to Parcel WB-20 within Phase 3 of the Westbrook Property. The largest change to the land use parcels is the adjustment of the parcel boundary between lots WB-6 and WB-7. Lot WB-6 will decrease in size from 31 acres to 21.6 acres. Since a Final Map has not been recorded on the property to date this adjustment will be made through the Final Map process.

The number of units on the parcel would also decrease from the approved 155 units to 103 units. All anticipated units are accounted for and no new units are being created. The transfer in units will not result in a change to the residential land use allocation on any lot. Residential land use allocations are represented by dwelling units per acre (DU/AC) and are categorized by either Low Density Residential (LDR) 0-6.9 DU/AC, Medium Density Residential (MDR) 7.0-12.9 DU/AC, or High Density Residential (HDR) 13 and above DU/AC. The following table outlines the density adjustments occurring on each large lot parcel.

| <i>Lot</i> | <i>Land Use</i> | <i>Existing Acres</i> | <i>Proposed Acres</i> | <i>Existing Units</i> | <i>Proposed Units</i> | <i>Existing Density (DU/AC)</i> | <i>Proposed Density (DU/AC)</i> |
|------------|-----------------|-----------------------|-----------------------|-----------------------|-----------------------|---------------------------------|---------------------------------|
| WB-5 | LDR | 30.4 | 30.6 | 150 | 157 | 5.0 | 5.1 |
| WB-6 | LDR | 31.0 | 21.6 | 155 | 103 | 5.0 | 4.8 |
| WB-7 | LDR | 15.8 | 25.1 | 79 | 134 | 5.0 | 5.3 |
| WB-20 | MDR | 20.3 | 20.3 | 162 | 173 | 8.0 | 8.5 |
| WB-24 | MDR | 7.5 | 7.3 | 60 | 53 | 8.0 | 7.3 |
| WB-25 | MDR | 14.2 | 14.0 | 114 | 100 | 8.0 | 7.1 |

Total Units 720 720

Overall the project would result in a reduction of 21 MDR units on parcels WB-24 and WB-25. The project will shift 11 of these units to parcel WB-20, which is located in Phase 3 of the Westbrook property. The remaining 10 units would be added to parcels WB-5 and WB-7. As shown, the anticipated density on each lot will be adjusted with the transfer of units and the large lot parcels will remain either LDR or MDR respectively. The unit transfer and density modification will provide for a variation in lot sizes and unit sizes between the various subdivisions. The City’s Development Departments have reviewed the proposed unit transfer and determined that there will be no impacts to planned infrastructure, roadways, or other public facilities, and no unanticipated impacts not evaluated in the SVSP EIR.

The applicant is also proposing to reconfigure WB-51, the neighborhood park site, as shown in Exhibit B and C. The reconfiguration will allow for subdivision designs that meet the requirements of the SVSP to have at least two sides of the park site to be fronted by a street and homes fronting onto the park. The reconfiguration will not result in a change to the acreage of the park site. The Parks Department has evaluated the proposed design of the park site and determined that the modification will result in a site

that can accommodate the park features and design anticipated in the specific plan and is in support of the modification.

A Rezone is necessary to reflect the modifications to the zoning boundaries of the parcels consistent with the GPA and SPA map modifications described above. No new zoning designations or development standards are proposed.

As a result of these changes in land use and zoning, updates to the Sierra Vista Specific Plan and the City's General Plan are necessary. These changes will allow for applicable maps, acreage references and figures to be updated. For the reasons stated above, staff is supportive of the proposed GPA, SPA and RZ.

TENTATIVE SUBDIVISION MAP

The large lot subdivision map for the Westbrook property was approved by the Planning Commission on April, 25 2013. The map created 40 parcels which were consistent with and followed the boundaries of the adopted land use and zoning designations of the SVSP and Westbrook Specific Plan Amendment. However, this map has not yet been recorded through the City's final map process. The proposed small lot tentative map will make changes to these parcel boundaries. Since the large lot map has not been recorded, a new large lot tentative map does not need to be approved at this time. In this instance, the City has determined that the proposed tentative map is in substantial conformance with the approved large lot tentative map.

The purpose of the Tentative Subdivision map is to subdivide the large lot parcels into 547 Small Lot Residential (RS) single family lots within five neighborhoods and 21 "other" lots. These other lots include fifteen landscape lots, four paseo lots, a park parcel and a groundwater well site. The following table shows the distribution of lots amongst the large lot parcels.

| <i>Village</i> | <i>Number of Residential Lots</i> |
|-----------------------|--|
| WB-5 | 157 |
| WB-6 | 103 |
| WB-7 | 134 |
| WB-24 | 53 |
| WB-25 | 100 |
| <i>Total</i> | <i>547</i> |

The five residential villages proposed with the small lot Tentative Subdivision Map have a zoning designation of Small Lot Residential with Design Standards (RS/DS). The SVSP allows the developer to choose from either the minimum development standards established in the specific plan or those established in the development agreements for RS parcels. The SVSP allows for deviations to the residential development standards or product types as long as they are consistent with the intent of the residential design guidelines. Parcels WB-5, WB-6 and WB-7 will have lots that meet the minimum development standards identified in the SVSP.

The lot sizes have been reduced for Parcels WB-24 and WB-25 which will meet the lot sizes and Development Standards established by the Westbrook Development Agreement. These two Medium Density Residential (MDR) subdivisions will require a Design Review Permit for Residential Subdivision (DRRS) application to be approved prior to homes being constructed on the proposed lots. The DRRS application will ensure units within these subdivisions meet the residential design guidelines established in the SVSP and Community Design Guidelines (CDG). Condition #66 has been added to the Tentative Map application to require the DRRS be approved prior to homes being constructed on these two parcels.

The SVSP includes design standards for residential subdivisions. Per the specific plan design guidelines, single-loaded streets are to be used adjacent to open space and parks to provide a visual connection. The guidelines also stress neighborhood connectivity between the subdivisions and pedestrian connectivity to the paseo and trail systems and to the open space, parks, and elementary schools. The design of the subdivisions allows for neighborhood connectivity through street connections and pedestrian passage ways. Consistent with the design guidelines, the subdivisions' internal street system has been designed to allow residents to easily walk to nearby parks and schools. Where required by the SVSP, neighborhood connectivity between lots has been included in the subdivision design (i.e. WB-5, 24, 6 & 7).

Connectivity was also to be achieved through neighborhood access to a network of pedestrian paseos and trail systems. Consistent with the SVSP, a paseo easement is shown along portions of Sierra Trail Dr. and Mountain Glen Dr. The SVSP recommends that residential neighborhoods adjacent to the paseo provide a connection at least every 600 feet either via a street connection, sidewalk connection at a cul-de-sac, or a sidewalk within a "pedestrian way". Connections to the paseo will be provided via a street connection so that there is a connection at least every 600 feet.

The subdivision map also includes a grading plan for development of the project area. As part of the SVSP, a Master Grading and Drainage Plan was approved for the specific plan area. The grading and drainage plan anticipated run-off from the developed land to be routed into detention areas within the open space preserve area. The plan also recognized that modification to the relatively flat topography would need to be made to create slopes for the drainage required and to allow sufficient cover over the utility lines. The applicant is proposing a modification to the master grading and drainage plan. The modification will result in drainage being routed to the storm drain system to the north of the project site and into a detention basin that is being constructed in the Westpark Phase 4 project within the West Roseville Specific Plan. The Engineering Division has reviewed this proposal and found that this drainage plan is acceptable.

The grading plan indicates the need to remove earthen material from the site and place approximately 360,000 cubic yards of fill on the Westbrook Phase 2 property to the west of the site. The Engineering Division has determined that the proposed grading is consistent with the City's Grading Ordinance and Improvement Standards and the intent of the SVSP Master Grading and Drainage Plan.

The subdivisions will be located in an undeveloped area of the City. Improvements including the construction of major roadways, extension of utilities (electric, gas, water, wastewater), subdivision walls and fencing, project entry signage, and park sites will be required of the developer. The developer's obligations are outlined in the Westbrook Development Agreement (DA). The development obligations are shown on the maps and a Utility and Infrastructure Phasing Plan (Exhibit J) shows the phasing of improvements consistent with the DA. The conditions of approval on the maps describe how the obligations will be implemented.

Findings

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made in order to approve or conditionally approve Tentative Subdivision Maps. 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 or any applicable Specific Plan for the area, and the design standards of Title 18 (Subdivision Ordinance) of the Roseville Municipal Code.***

Consistent with the SVSP, the proposed subdivision configuration will create practical lots for the development of residential and public facility uses. Adequate access and circulation is provided to each parcel to facilitate development of the small lots. At least two entrance points will be provided into each residential subdivision. All single-family lots are oriented with frontage on the public streets. The subdivision layout and street design was reviewed by the City’s Engineering and Fire Departments to ensure the street widths are adequate for circulation and emergency response purposes.

As mentioned, the densities of the proposed five residential subdivisions are consistent with the SVSP land use allocation. The Westbrook Development Agreement allows for minimum lot sizes of 45 feet wide with a minimum lot area of 3,000. The following table indicates the average lot sizes proposed for each village.

| Village | Minimum Lot Size | Minimum Lot Area |
|----------------|-------------------------|-------------------------|
| WB-5 | 50' x 100' | 5,000 |
| WB-6 | 55' x 100' | 5,500 |
| WB-7 | 60' x 100' | 6,000 |
| WB-24 | 45' x 85' | 3,825 |
| WB-25 | 45' x 90' | 4,050 |

The lots sizes and design of the subdivision are adequate to allow for development of detached single family units.

As anticipated in the SVSP, Parcels WB-24 and WB-25 will be MDR subdivisions which contain a small lot product that will front onto the primary residential street of Mountain Glen Dr., Sierra Trail Dr., or internal streets. These subdivisions also contain 20' wide paseo corridors that run along the street frontages. Paseos are located along the east side of parcel W-25 and along the south side of parcel W-24. The paseos create a unique design consideration in that homes cannot front onto this paseo. The SVSP does not permit individual driveways to cross the paseo in order to maintain key pedestrian and bikeway linkages throughout the SVSP. The applicant has proposed to address this design consideration by “siding”, or placing the home perpendicular, to the paseos. These homes will front onto short 20' wide lanes or “stub” streets. This design concept was shown in the SVSP Figure B-16.

The subdivision includes the neighborhood park site WB-51. Consistent with the SVSP, the park site is fronted by two single-loaded residential streets to provide visibility, create open access for residents, and incorporate the amenity into the surrounding neighborhood.

Another design consideration of the Subdivision Map is the fifty-foot wide Roseville Electric utility corridor. Staff raised concerns about the type of landscape treatment for this corridor given the overhead electric utility lines present. To address these concerns the applicant has provided conceptual landscape plans which contain low growing tree species and notched areas where taller trees can be planted. Given the constraints of the power line corridor Staff is supportive of the configuration of the landscape lots.

The designs of the villages have been reviewed by all City Departments and have been found to comply with City standards. No changes are recommended to the subdivision design as they have been found to comply with the applicable standards, policies, and guidelines. The subdivisions are found to be consistent with the applicable policies of the General Plan, SVSP, and design standards of the Subdivision Ordinance.

- 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.

As discussed above, the proposed parcels are of sufficient size and shape to accommodate future development. The proposed parcel configuration preserves the location of watercourses and does not create a physical condition that would be impractical for the proposed improvements.

3. *The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, Pursuant to Division 7 of the Water Code.*

The water quality impacts associated with the project and the expected discharge of waste for this project are consistent with what has been anticipated by the Sierra Vista Specific Plan EIR. In addition, 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 the future development on the parcels proposed by the Tentative Map.

MAJOR GRADING PLAN

The City's Grading Ordinance (Chapter 16.20) lists three findings that must be made in order to approve a Major Grading Plan. The Ordinance requires a Major Grading Plan be approved when wetlands, native oak trees or other natural features will be impacted by project grading. The required findings are listed below followed by a discussion of each item.

A. *The grading plan conforms to the requirements of the city's improvement standards and the provisions of Chapter 16.20 of the Roseville Municipal Code.*

The project grading plan (see Exhibit K) includes a proposal to rough grade the entire Westbrook site based on a conceptual grading plan. The plan will be further refined as each phase of Westbrook property develops. There are existing wetland areas on the property which will require the approval of the appropriate State and Federal permits before construction can begin on the property. The plan will not impact wetland areas that are within Open Space areas. Condition #10 of the grading plan requires the approval of State and Federal wetland fill permits prior to the start of construction on the site. Given the fact that the property is surrounded by largely undeveloped areas and adjacent land uses do not include sensitive uses, Staff supports the grading plan.

The City's Engineering Division has reviewed the grading plan and found that the project will meet the requirements of the City's Design and Construction Standards and is consistent with the master grading and drainage plan for the SVSP.

B. *The grading has been designed to accommodate, and/or mitigation conditions have been imposed to compensate for any potential impacts to any of the natural features of the property or to adjacent properties, and the grading will not result in any increase in water surface elevation in any stream channel located on the property and associated with the grading as approved.*

There are natural wetland features that exist on the site. Some of these wetlands are within open space preserve areas which will not be impacted by the grading plan. The applicant is currently in the process of securing the appropriate wetland permits for development of the site. This permit will

require the project to fully mitigate the impact of wetlands that will be lost due to development of the property. The applicant will also be required to mitigate for drainage impacts through the creation of detention basins on the project site and within Phase 4 of the Westpark project. The City's Engineering Division has reviewed the grading plan and will ensure that the project will not result in an increase in water surface elevation of any stream channel.

C. The proposed grading is necessary to allow development of the property consistent with the general plan land use allocation for the property.

The property will require grading to allow development of the site. Through the Sierra Vista Specific Plan and Westbrook Amendment the property has been assigned residential and commercial land use allocations and zoning designations. The Major Grading Plan will allow the property to be developed in separate phases and will facilitate the property being developed consistent with land use allocations.

CONCLUSION

As described in the staff report, the proposed project is well designed and meets the requirements of the Sierra Vista Specific Plan as well as City standards. For these reasons staff is supportive of the proposed project.

ENVIRONMENTAL DETERMINATION

The environmental effects of the proposed project were previously evaluated in the Sierra Vista Specific Plan EIR certified by the City Council on May 2, 2010 (SCH#2008032115) and the Westbrook Specific Plan Amendment Initial Study and Mitigated Negative Declaration adopted by the City Council on June 20, 2012. The project is also consistent with the impacts identified in the associated Sierra Vista Specific Plan. The project involves minor adjustments to the adopted land use plan within the same project footprint therefore, construction of the Westbrook Phase 1 Map project is found to be within the scope of the project covered by the Sierra Vista Specific Plan Final EIR and Westbrook Specific Plan Amendment Mitigated Negative Declaration and is exempt from CEQA pursuant to Section 15182 as a residential project pursuant to a specific plan for which an EIR was certified. As discussed in the Specific Plan EIR, the EIR provides environmental analyses of community infrastructure and facilities, including residential subdivisions. Because the project is consistent with the Sierra Vista Specific Plan Final EIR and Westbrook Specific Plan Amendment Mitigated Negative Declaration and Specific Plan, no new effects are expected to occur and all applicable mitigation measures from the Sierra Vista Specific Plan EIR and Westbrook Specific Plan Amendment Mitigated Negative Declaration will be implemented during the design and construction of the Westbrook Phase 1 Map. As such, no additional environmental documentation is required.

RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions (A-I):

- A. Recommend that the City Council approve the **GENERAL PLAN AMENDMENT – WESTBROOK PHASE 1 MAP– 2801 PLEASANT GROVE BL. - FILE# PL13-0108** as shown in Exhibits A & B;
- B. Recommend that the City Council adopt the one (1) finding of fact as stated below for the **SPECIFIC PLAN AMENDMENT - WESTBROOK PHASE 1 MAP - 2801 PLEASANT GROVE BL. - FILE# PL13-0108**:

- a. *The proposed Specific Plan Amendment is consistent with the objectives, policies, programs and land use designations specified in the City of Roseville General Plan and Sierra Vista Specific Plan.*

- C. Recommend that the City Council approve the **SPECIFIC PLAN AMENDMENT – WESTBROOK PHASE 1 MAP– 2801 PLEASANT GROVE BL. - FILE# PL13-0108** as shown in Exhibits A & B.
- D. Recommend that the City Council adopt the two (2) findings of fact as stated below for the **REZONE - WESTBROOK PHASE 1 MAP– 2801 PLEASANT GROVE BL. - FILE# PL13-0108**:
 - a. *The proposed rezone is consistent with the General Plan and the Sierra Vista Specific Plan; and*
 - b. *The proposed rezone is consistent with the public interest, health, safety, and welfare of the City.*

- E. Recommend that the City Council approve the **REZONE - WESTBROOK PHASE 1 MAP– 2801 PLEASANT GROVE BL. - FILE# PL13-0108** as shown in Exhibit C.

- F. Adopt the three findings of fact as stated in the staff report for the **TENTATIVE SUBDIVISION MAP – WESTBROOK PHASE 1 MAP– 2801 PLEASANT GROVE BL. - FILE# PL13-0108**;

- G. Approve the **TENTATIVE SUBDIVISION MAP – WESTBROOK PHASE 1 MAP– 2801 PLEASANT GROVE BL. - FILE# PL13-0108**; subject to the seventy-four (74) conditions listed below.

- H. Adopt the three findings of fact as stated in the staff report for the **MAJOR GRADING PLAN - WESTBROOK PHASE 1 MAP– 2801 PLEASANT GROVE BL. - FILE# PL13-0108**;

- I. Approve the **MAJOR GRADING PLAN - WESTBROOK PHASE 1 MAP– 2801 PLEASANT GROVE BL. - FILE# PL13-0108**; subject to the twenty-eight (28) conditions listed below.

CONDITIONS OF APPROVAL – TENTATIVE SUBDIVISION MAP

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 Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
3. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permit is issued by the Development Services Department/Engineering Division. (Engineering)
4. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)
5. Prior to the issuance of any improvement plans owner must have obtained issuance of a 404 permit as defined by the Development Agreement between the City of Roseville and Westpark S.V. 400, LLC. (Public Works)

6. Prior to the issuance of any improvement plans, the owner must enter into agreement with the City for the proposed temporary detention basin at the west end of Mountain Glen Drive. The agreement shall include language requiring owner to be responsible for all maintenance associated with the basin, as well as to hold the City harmless for any issues that may arise from draining public water onto private property. (Engineering)
7. The applicant shall be responsible for reimbursements to the West Roseville Specific Plan per Section 3.25 of the Development Agreement. (Engineering)

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

8. Landscape Plans may be deferred per City Standards from the Improvement Plan submittals for all landscape corridors and all landscaped common areas, but Landscape Plans shall be approved and included with the final approval of the improvement plans. Landscape plans shall include a master irrigation plan showing mainline routing/sizes, valves/sizes, points of connections/meter sizes covering entire project with phase lines shown and labeled. Landscaping shall be installed prior to approval of the Notice of Completion for the subdivision improvements. The landscape plan shall comply with the Sierra Vista Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. All landscaping and irrigation shall be inspected and approved prior to Notice of Completion. (Planning, Engineering, Parks, Fire, Environmental Utilities)
9. The applicant shall submit to the Engineering Division the appropriate Army Corps of Engineers permit or clearance, the California Department of Fish and Game Stream Bed Alteration Agreement, and/or the Regional Water Quality Control Board Water Quality Certificate. (Engineering)
10. The grading and improvement plans shall be designed in accordance with the City's Design 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 shall be in conformance with approved Stormwater Pollution Prevention Plan (SWPPP). 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.
 - c. A rough grading permit and/or an underground only 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 Divisions.
 - e. Standard Handicap 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. This includes, but is not limited to the following parcels along the southern boundary that fills slopes and/or a drainage swales are proposed to be constructed:

- FD-30
 - FD-22
 - FD-3 (Engineering)
12. The applicant shall apply for and obtain an encroachment permit from the Engineering Division prior to any work conducted within the City right-of-way. (Engineering)
 13. The phasing of the infrastructure shall be consistent with the Westbrook Phase 1 – Infrastructure Matrix (as prepared by MacKay & Somps), the Sierra Vista Specific Plan and as defined in the Development Agreement between the City of Roseville and Westpark S.V. 400, LLC. (Engineering)
 14. Pleasant Grove Bl. shall be constructed in conformance with the approved Tentative Map, the Sierra Vista Specific Plan and section 3.5.2(a) of the Development Agreement. The right turn deceleration lanes shall be constructed as follows on Pleasant Grove Bl.:
 - Standard 220 ft. w/120 ft. taper lane at Sierra Trail Dr.
 - Modified 150 ft. w/120 ft. taper lane at “F” St.
 - Traffic signals shall be installed at Sierra Trail Dr. and Westbrook Bl. with their appropriate phase. Traffic signals shall be reimbursed per section 3.5.7 of the Development Agreement.
 - In addition to frontage improvement requirements for Pleasant Grove Bl. in section 3.5.2(a) of the Development Agreement, owner shall be responsible for constructing the northern half the median, including landscaping. This work is eligible for reimbursement from the City.
 15. Westbrook Bl. shall be constructed in conformance with the approved Tentative Map, the Sierra Vista Specific Plan and section 3.5.2(b) of the Development Agreement. In addition, the following conditions apply to Westbrook Bl.:
 - Standard 220 ft. w/120 ft. taper lanes at Pleasant Grove Bl. and Mountain Glen Dr.
 - Modified 150 ft. w/120 ft. taper lanes at “A” St.
 - All necessary signal conduits shall be installed for the future signal at Mountain Glen Dr.
 16. Prior to the approval of improvement plans for Villages W-24 and W-25 it shall be demonstrated to the satisfaction of the City Engineer that the proposed turning radii work at all street “knuckles”. If the street geometry does not provide adequate turning movements for emergency response vehicles, on street parking may need to be prohibited in these areas. (Engineering)
 17. 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)
 18. All Lots/Parcels shall conform to Class 1 drainage, pursuant to the adopted City of Roseville Design and Construction Standards, except as shown on the tentative map or as approved in these conditions. (Engineering)
 19. 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)

20. 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)
21. A standard bus shelter pad shall be installed on the southeast corner of Pleasant Grove Blvd. at Westbrook Blvd. (Shelter #264) and on the northeast corner of Westbrook Blvd. at Mountain Glen Dr. (Shelter #265).(Engineering, Alternative Transportation)
22. Developer shall be responsible for the installation of a bus shelter and related improvements conforming to the city's current standards on the shelter pads as conditioned above. The Developer and City may enter into a deferred improvement or other agreement based upon a construction cost of \$10,000 per shelter for future construction of the bus shelter on the southeast corner of Pleasant Grove Blvd. at Westbrook Blvd. (Shelter #264) and on the northeast corner of Westbrook Blvd. at Mountain Glen Dr.(Shelter #265). (Engineering, Alternative Transportation)
23. 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)
24. Prior to approval of improvement plans, drainage calculations must be submitted that are consistent with the Master Drainage Study for the Sierra Vista Specific Plan or the Master Drainage Study along with any approved additions or addendums shall be amended as necessary to accommodate any change in sheds. Detention and drainage swales shall also be consistent with the Master Drainage Study of the Master Drainage Study shall be amended to reflect any proposed changes. (Engineering)
25. All storm drainage shall be routed to the nearest storm drain system or natural drainage facility. Prior to discharge from the Westbrook property, the storm water shall be treated with appropriate storm water pollution treatment device(s). All stormwater treatment shall be consistent with the Preliminary Stormwater Compliance Form approved by Engineering. The proposed Low Impact Development (LID), consisting of grassy swales, soil amendments, disconnected roof drains and trees, shall be used throughout the proposed project. The drainage outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. (Engineering)
26. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater than 4 feet in height. All retaining walls shall be of either split faced masonry units, keystone type construction, or cast in place concrete with fascia treatment. (Engineering)
27. 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)
28. 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)
29. 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)

30. **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. If the SWPPP is viewable in SMARTS then the WDID# can be provided to the Engineering Division in-lieu of a hard copy of the SWPPP Plan. (Engineering)
31. 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)
32. 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 by the Environmental Utilities Director. (Environmental Utilities)
 - d. All sewer manholes shall have all weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)
33. 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)
34. 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)

35. 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)
36. The utility map does not show a 12" water line in F Street as per the phasing plan. Phasing plan for 5B and 5A will require a flow-thru and 12" water line in F Street from Pleasant Grove Bl. for the purpose of providing a second point of connection. If the Development Services Division does not allow the street to be cut for trenching then the two points of connection will be from Sierra Trail dr. in WB-5B to Westbrook Bl. in WB-5A.(Environmental Utilities)
37. The well site shall include a 6" sewer service, a recycled water service, a 16" water stub, an 18" storm drain stub and a 2" domestic water service. (Environmental Utilities)
38. The well on Parcel WB-61 is to be drilled prior to occupancy of any residential units within 500' of the well site. Landowner shall receive approval of the well design from the Environmental Utilities Director and drilling method prior to commencement of this work. (Environmental Utilities)
39. Lanes 1, 2, 3 & 4 within Parcels WB-24 and WB-25 shall have the refuse cans brought out of the lane to the main street for pick up. Language shall be included in the project CC&Rs for these subdivisions. (Environmental Utilities)
40. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
41. 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)
42. 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)
43. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)
44. 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)
45. 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)
46. There is an existing 50' easement on the east side of Westbrook Boulevard contiguous with parcels WB-5A, WB-24 and WB-25 for existing overhead facilities. This Easement will need to be maintained and no facilities shall be placed in this area without the approval of the Electric Department. (Electric)
47. 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)
48. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

PRIOR TO OR UPON RECORDATION OF FINAL/PARCEL MAP

49. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
50. Park site WB-51 shall be dedicated to the City of Roseville as an Irrevocable Offer of Dedication (I.O.D), upon the request of the City. (Parks, Engineering)
51. All existing public easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
52. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor (Environmental Utilities, Electric, Engineering)
53. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on all residential lots within private subdivisions 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.
54. 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)
55. Any structures crossing Lot/Parcel lines created by the Final/Parcel map shall be removed. (Engineering)
56. The street names shall be approved by the City of Roseville. (Engineering)
57. The subject property shall be annexed into Municipal Services District #3 (Muni CFD) prior to approval of the Final/Parcel Map. This property is being added into this district in order to provide the funds required to offset the property's impact on City general fund resources available to pay for municipal services citywide, including the project area. It is the applicant's responsibility to cooperate with the Finance Department in preparing 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)
58. Applicant has the option of forming a Community Facilities District – Public Facilities (CFD) for the purpose of financing the construction and/or acquisition of public infrastructure and facilities within the project area. (Finance, Engineering)
59. A Community Facilities District – Public Services (Services CFD) shall be formed for the subject property prior to approval of the Final/Parcel Map. This district is being formed in order to fund

maintenance of landscaping, open space and neighborhood parks. It is the applicant's responsibility to cooperate with the Finance Department in preparing the appropriate documentation for the formation of the Services 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 the Services CFD will become effective. (Finance)

60. 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)
61. 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)
62. 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)
63. 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)
64. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

65. The owner of Parcels WB-24 & WB-25 shall receive approval of a Design Review Permit for Residential Subdivision (DRRS) application prior to homes being constructed on the proposed lots within these Subdivisions.
66. 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)
67. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
68. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)
69. 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)
70. 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)
71. 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)

72. All plant material shall be maintained under a 90 calendar day establishment period after initial planting. Upon completion of the establishment period, all plant material shall remain under warrantee for an additional 9 months minimum. Any plant material which does not survive during the establishment period shall be immediately replaced. Any trees or shrubs which do not survive during the warrantee period shall be replaced one month prior to the end of the warrantee period. Tree or shrub replacement made necessary due to acts of God, neglect or vandalism shall be exempt from the warrantee.
73. The project shall comply with all applicable environmental mitigation measures identified in the Sierra Vista EIR and Westbrook Specific Plan Amendment MND. (Planning)
74. The Tentative Subdivision Map application shall not be deemed approved until the actions on the Rezoning, General Plan Amendment and Specific Plan Amendment are approved and become effective. (Planning)

CONDITIONS OF APPROVAL – MAJOR GRADING PLAN

1. This Grading Plan approval shall be effectuated within a period of one (1) year from this date and if not effectuated shall expire on **February 13, 2015**.
2. The project is approved as shown in Exhibit K and as conditioned or modified below. (Engineering)
3. 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)
4. The applicant shall not commence with any on-site improvements until such time as grading plans are approved and grading and/or encroachment permits are issued by the Department of Public Works (Engineering)

PRIOR TO ISSUANCE OF A GRADING PERMIT

5. 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)
6. The grading plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
 - a. Grading shall comply with the City grading ordinance. No cut and/or fill slopes steeper than a 4:1 slope ratio unless supported by a geotechnical report. 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.

7. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to the commencement of on-site work that will require material to be trucked to or from the site within City right-of-way's. (Engineering)
8. All grading shall occur no closer than 1.5 times the radius of a native oak tree's protected zone. (Planning)
9. The grading shall not change the drainage pattern within the distance of 1.5 times the radius of a native oak tree's protected zone. (Planning)
10. The applicant shall submit to the Engineering Division the appropriate Army Corps of Engineers permit or clearance, the California Department of Fish and Game Stream Bed Alteration Agreement, and/or the Regional Water Quality Control Board Water Quality Certificate. The permit(s) shall at a minimum provided for the 1:1 replacement of wetland and vernal pool habitat of equal or greater value. (Engineering)
11. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION & PRIOR TO NOTICE OF COMPLETION

12. The following note shall be added to the grading 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 to minimize dust.
 - b. Use tarpaulins or other effective covers on all stockpiled earth material and on all haul trucks to minimize dust.
 - c. Sweep the adjacent street frontage of Pleasant Grove Bl. at least once a day or as needed to remove silt and other dirt which is evident from construction activities.
 - d. Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off-site.
 - e. The City shall have the authority to stop all grading operations, if in opinion of city staff, inadequate dust control or excessive wind conditions contribute to fugitive dust emissions. (Engineering)
13. Existing public facilities damaged during the course of construction shall repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (Engineering)
14. All improvements being constructed in accordance with the approved grading plans shall be accepted as complete by the City. (Engineering)
15. Prior to the construction of any grading, the site shall be scarified and all deleterious vegetation shall be removed. (Engineering)
16. All fill shall be placed in standard lifts, and shall be compacted to a minimum of 90% relative compaction. Prior to the approval and acceptance of the grading operation as complete, the

applicant shall provide a soils report generated from a registered geotechnical engineer certifying that the fill has been properly constructed. (Engineering)

17. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order
18. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
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, retaining walls, and structures of any type. (Electric)
20. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

OTHER CONDITIONS OF APPROVAL

21. The applicant shall pay City's actual cost for providing plan check, installation, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities)
22. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained. (Electric, Engineering, Environmental Utilities)
23. The project shall comply with all required environmental mitigation identified in the Sierra Vista Specific Plan EIR and Westbrook Specific Plan MND. (Planning, Engineering, Development Services)
24. The applicant shall have a qualified biologist conduct a raptor nest survey prior to construction for construction activity which occurs during the breeding season (February 1 to August 1). If an active nest is located, construction activities shall be limited in the area of the nest based upon the recommendations of the surveying biologist. (Planning, Engineering)
25. The applicant shall submit a fencing plan for the installation of a 5 foot high temporary fence around the base of the fill slopes, to protect the wetland areas. The fencing plan shall be reviewed and approved by the Engineering Department. (Engineering)
26. Prior to construction activities on-site, the Engineering Division shall inspect all fencing for compliance with the approved fencing plan. (Engineering)
27. 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)

28. 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)

ATTACHMENT

1. Conceptual Landscape Plan for Street frontages

EXHIBITS

- A. SPA Map
- B. SPA Table 4-2: Land Use, Zoning, & Acreage by Parcel Redlines
- C. Rezone Map
- D. Tentative Subdivision Map Small Lot Cover Sheet
- E. Tentative Subdivision Map Small Lot
- F. Tentative Subdivision Map Small Lot
- G. Grading, Drainage and Utilities
- H. Grading, Drainage and Utilities
- I. Grading, Drainage and Utilities
- J. Utility and Infrastructure Phasing Plan
- K. Conceptual Mass Grading Plan
- L. Off-site Grading Plan
- M. Street Geometry

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.