

ITEM V-B: TENTATIVE SUBDIVISION MAP & ADMINISTRATIVE PERMIT – 5501 MARKET STREET - SVSP PARCELS DF-1 & DF-2 – PL14-0516.

REQUEST

The applicant requests approval of a Tentative Subdivision Map within the Sierra Vista Specific Plan (SVSP) to allow the creation of 115 single-family lots, one (1) park lot, three (3) paseo lots, two (2) landscape lots, and three (3) open space lots, and an Administrative Permit to reallocate two (2) residential units (1 unit from Parcel DF-1, and 1 unit from Parcel DF-2) to Parcel DF-20. The proposed reallocation will not change the number of allocated dwelling units within the SVSP.

Applicant – NG Alexander Real Estate Development, Nick Alexander
Property Owner – DF Properties, Inc., Jeff Ronten

SUMMARY RECOMMENDATION

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

- A. Adopt the three (3) findings of fact for the Administrative Permit;
- B. Approve the Administrative Permit;
- C. Adopt the three (3) findings of fact for the Tentative Subdivision Map; and
- D. Approve the Tentative Subdivision Map, subject to 108 conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

This project was originally scheduled to be heard by the Planning Commission at its March 24, 2016 meeting. Following publishing of the hearing notice and the agenda, the applicant requested minor modifications to several conditions which necessitated additional staff evaluation; therefore, the project was removed from the March 24, 2016 agenda.

Staff has subsequently met with the applicant and reached agreement on several minor condition modifications and the introduction of a new condition. Conditions 14, 65, and 88 have been modified to ensure clarity for the applicant and the City. Condition 90 has been added, which documents the SVSP Backbone Infrastructure Fee and reimbursement process.

With these changes to the conditions of approval, there are no outstanding issues. The applicant is in agreement with the revised conditions and staff recommendations.

BACKGROUND

The Sierra Vista Specific Plan (SVSP) was adopted on May 5, 2010 (File #2007PL-044). The plan area includes 2,064 acres west of Fiddymment Road, north of Baseline Road (see Figure 1 – SVSP as viewed from Baseline & Fiddymment Roads). 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. In addition to residential land uses, the plan includes approximately 259 acres of Commercial, 106 acres of Park, 304 acres of Open Space, 56 acres of Schools and 40 acres of Urban Reserve land uses. 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. The Plan was amended in June 2012 to entitle land uses on the Westbrook property (File #2011PL-043). Additionally, Development Agreements with the property owners of the SVSP parcels (including Westbrook) and the City were also approved for the project. These agreements outline development obligations within the SVSP.

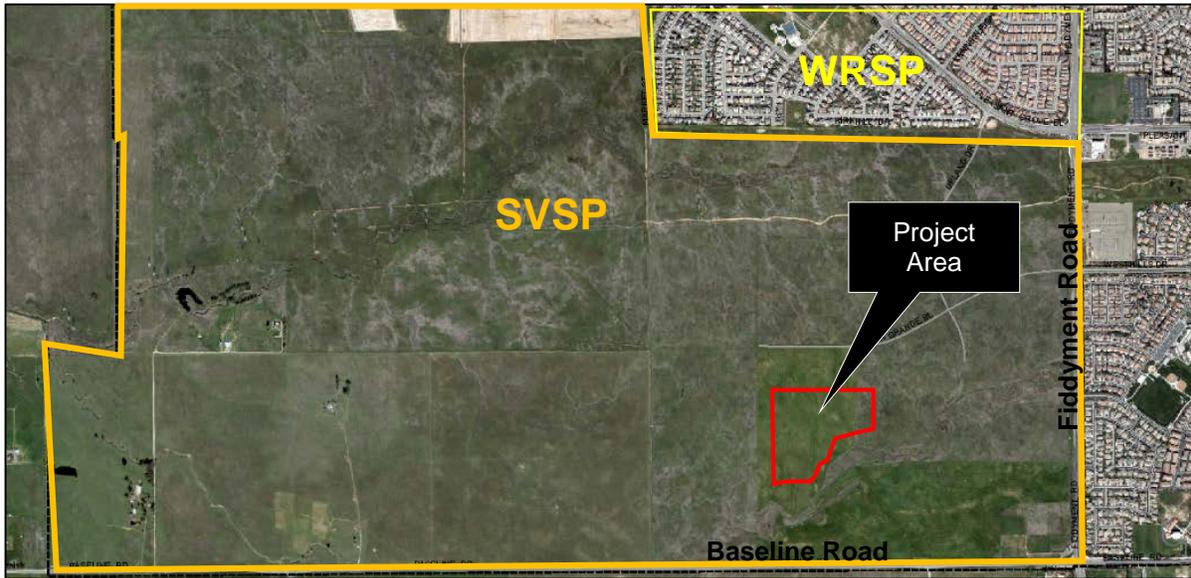
The requested entitlements for the DF Properties Subdivision Map would allow for development of approximately 27 acres in the southeast portion of the SVSP area (see Vicinity Map/Project Area below).

EXISTING SITE CONDITIONS AND ZONING

SITE INFORMATION

- A. Project Location:** 5501 Market Street
- B. Applicable Specific Plan:** Sierra Vista Specific Plan (SVSP)
- C. Roseville Coalition of Neighborhood Associations (RCONA):** A neighborhood association has not been established for this area. This is due to the fact that no residential subdivisions have been constructed in the SVSP. A notice of the project was sent to the RCONA Board of Directors.
- D. Total Acreage:** ±26.9 acres
- E. Topographical/Natural Features:** The project site is undeveloped grasslands with a gently rolling topography, as are the lands surrounding the site. An open space corridor of approximately 52 acres (Parcels DF-80, DF-81, JM-84 & JM-85) is located south and east of the project site. Adjacent and nearby properties are designated for urban development, including residential and commercial.

Vicinity Map/Project Area



EVALUATION

ADMINISTRATIVE PERMIT FOR UNIT TRANSFER/REALLOCATION

The Sierra Vista Specific Plan includes a residential density and unit count for each residential large lot, as listed in SVSP Table 4-2. The SVSP also recognized that as individual residential small-lot parcel maps are processed over time, a more detailed assessment of site, market, and other conditions will occur. It was anticipated that this process may result in the need to adjust (reduce or increase) the number of units assigned to some large-lot residential parcels (including CMU parcels) with an assigned unit allocation.

The SVSP (Chapter 10.8) includes a provision that allows the City to approve minor residential density adjustments and permit the transfer of residential units between large lot parcels, including Commercial Mixed Use (CMU) parcels by approval of an Administrative Permit. A minor change is one which meets the following criteria:

1. The transfer and receiving parcels are within the SVSP and subject to a development agreement;
2. The transfer of units does not result in a change to the land use designation, specifically, the transfer does not: (a) reduce the number of units from the transfer parcel below the minimum number of units allowed by the applicable land use designation; or (b) increase the number of units to the receiving parcel above the maximum number of units allowed by the applicable land use designation;
3. The transfer of units does not result in increased impacts beyond those identified in the Specific Plan EIR and does not preclude the ability of the parcels to conform to the applicable standards or regulations contained in the Specific Plan and related Development Standards and Design Guidelines;
4. The transfer of units does not adversely impact planned infrastructure, roadways, schools, or other public facilities, or fee programs and assessment districts;

5. The cumulative increase or decrease in units resulting from the minor density adjustment does not change by more than twenty-percent (20%) the units to either the transfer or receiving parcel, as established at the time of the original approval of the specific plan...;
6. HDR units designated as affordable units may be transferred administratively until such time that they are encumbered by an Affordable Housing Regulatory Agreement (or other form as approved by the City); and
7. For HDR parcels, unit transfers may be approved between HDR parcels administratively, provided that the resulting density of an affected HDR parcel does not fall below 18 units per acre.

Zoning Ordinance 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 ***bold italics*** text and are followed by an evaluation.

1. ***The proposed use or development is consistent with the City of Roseville General Plan and any applicable Specific Plan.***
2. ***The proposed use or development conforms with all applicable standards and requirements of the City of Roseville 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 tentative subdivision map includes 115 single-family lots on the parcels designated for Low Density Residential (LDR), which is two (2) fewer units than the 117 single-family LDR lots allocated to SVSP Parcels DF-1 and DF-2. The applicant proposes to transfer the two unused LDR units to SVSP Parcel DF-20, a Medium Density Residential (MDR) parcel, as shown in Table 1 below. The proposed reallocation will not change the overall single-family dwelling unit allocation within the SVSP. All affected parcels are covered by the DF Properties, Inc. Development Agreement.

The proposed changes are reflected in Table 1 below.

Table 1: Summary of Proposed Density Transfers

Parcel (Land Use)	SVSP Allocated Units	Proposed Units	SVSP Acres (Gross)	Acres (Gross)	SVSP Density (du/ac)	Density (du/ac)	Diff. In units	% unit change
DF-1 (LDR)	101	100	20.30	20.30	5.0	5.0	-1	-1.0%
DF-2 (LDR)	16	15	3.18	3.20	5.0	4.7	-1	-6.25%
Subtotal LDR	117	115	23.48	23.50	4.9	4.89	-2	-1.71%
DF-20 (MDR)	113	115	15.52	14.5	7.3	8.0	+2	+1.77%
Subtotal MDR	113	115	15.52	14.5	7.3	8.0	+2	+1.77%
TOTAL	230	230	39	38	--	--	0	0%

Note: Density transfer table does not include Park, Open Space, Paseo, or Landscape parcels. Total project area as shown on the Small Lot Tentative Subdivision Map is ±26.9 acres.

The cumulative increase or decrease in units per lot is less than 20%, and the reallocation does not; a) reduce the number of units from the transfer parcels below the minimum unit density allowed by the applicable land use designation or; b) increase the number of units to the receiving parcels above the maximum unit density allowed by the applicable land use designation.

The tentative map development boundaries are consistent with the boundaries which were identified as part of the SVSP analysis, and thus the unit transfer will not result in increased impacts to trees or any other physical resource.

All units will remain within the same sewer and storm water drainage sheds. The units will rely on the same major roadway improvements, and the students generated by the project will remain within the same school service area. The proposed unit reallocation meets the criteria for a minor change and will not change residential density within the SVSP. Specifically, the unit transfer will not adversely impact planned infrastructure, roadways, schools or other public facilities, or SVSP fee programs and assessment districts. Accordingly, the transfer of units between large lot parcels will not adversely affect or be materially detrimental to the public health, safety or welfare, and will not be detrimental or injurious to public or private property or improvements.

TENTATIVE SUBDIVISION MAP

The applicant is processing a Tentative Subdivision Map to create 115 low density residential single family lots within two (2) residential parcels (SVSP Large Parcels DF-1 & DF-2) as referenced on Table 1 above. Additionally, the map will create one (1) park lot, three (3) paseo lots, two (2) landscape lots, and three (3) open space lots.

The two residential parcels proposed with the small lot Tentative Subdivision Map have a zoning designation of Small Lot Residential with Development 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 proposed single-family lots meet or exceed the SVSP's minimum Development Standards for RS/DS zoned properties.

The SVSP includes design standards for residential subdivisions. The guidelines stress neighborhood connectivity between the subdivisions and pedestrian connectivity to the paseo and trail systems and to the open space, parks, and schools. Consistent with the design guidelines, the subdivisions' internal street system has been designed to allow residents to easily walk to nearby parks and schools.

Connectivity is also to be achieved through neighborhood access to a network of pedestrian paseos and trail systems. Consistent with the SVSP, a 60' paseo easement is shown along the east side of Market Street. 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". As depicted on the Tentative Map, connections to the paseos are provided via street connections and sidewalk connections at the end of cul-de-sacs. In accordance with the SVSP requirement, there is a pedestrian connection at least every 600 feet.

The subdivision map also includes a grading plan and cut/fill exhibit 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.

Runoff from the subdivision is consistent with the Drainage and Stormwater Master Plan prepared for the Sierra Vista Specific Plan, dated October 23, 2009 and amended March of 2015. The drain sheds

depicted in the study are in general conformance with the drainage study. The City's Engineering Division has reviewed this proposal and found that the drainage plan is acceptable.

The project includes mass grading plans for SVSP Parcels DF-1, DF-2, and DF-20 (see Exhibits D & E). Mass grading of the three parcels will result in balanced earthwork. 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 DF Properties, Inc. Development Agreement (DA). The development obligations are depicted on the proposed subdivision maps. The Utility and Infrastructure Phasing Plan (see Exhibit F) confirms that the phasing of improvements is consistent with the DA.

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 large lot 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 there is adequate street widths for circulation and emergency response.

The densities of the two proposed residential large lots are consistent with the SVSP land use allocation. The RS/DS zoning allows for minimum lot widths of 45 feet wide with a minimum lot area of 4,500 square feet. The single-family residential lots proposed for parcels DF-1 and DF-2 exceed the SVSP's minimum standard for lot area and width. The overall average lot size (typical) proposed is 55' x 100' (5,500 square feet). The lots sizes and design of the subdivision are adequate to allow for development of detached single family units.

As conditioned, the proposed subdivisions are found to be consistent with the applicable policies of the General Plan, SVSP, and design standards of the Subdivision Ordinance. A detailed discussion follows on items that are either unique to the subdivision or are exceptions to the standards.

Village Node District: Parcel DF-1 is located in the Village Node District of the SVSP. The SVSP Design Guidelines recommend the development pattern within this district provide for a walkable neighborhood with good connectivity to the central core of the node (Parcels FD-41 & JM-40). Parcel DF-1 meets the guidelines of the Village Node District by providing multiple points of connection to Market Street and the Market Street Paseo. Market Street and the Market Street Paseo provide direct access to the central core of the Village Node District (Parcels FD-41 & JM-40). These connection points are provided via separated sidewalks on Street A and Street F, the two open cul-de-sacs and the open space trail.

Parcel DF-2 Park Frontage: The SVSP Design Guidelines encourage residential units to be oriented toward park areas. Such orientation allows greater visibility into the park for increased safety and security. The proposed Tentative Map shows Parcel DF-2 lots 47, 63, 64 and 84 with a side-on orientation to the park.

The applicant conducted alternative lotting studies that re-oriented the lots fronting the park; however, following evaluation of the alternative lot designs, it was determined that it was not practical to re-orient the lots to a front-on orientation.

The applicant has agreed to a map condition (see Condition 106) requiring architecture and fencing for these lots to allow for maximum visibility to the park (DF-50).

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.

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 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 DF-1 and DF-2 parcels is found to be within the scope of the project covered by the Sierra Vista Specific Plan Final EIR 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 Specific Plan, no new effects are expected to occur and all applicable mitigation measures (see Attachment 1) from the Sierra Vista Specific Plan EIR will be implemented during the design and construction of the SVSP DF Properties, Inc. Maps. As such, no additional environmental documentation is required.

RECOMMENDATION

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

- A. Adopt the three (3) findings of fact as listed in the staff report for the **ADMINISTRATIVE PERMIT – TENTATIVE SUBDIVISION MAP & ADMINISTRATIVE PERMIT – 5501 MARKET STREET - SVSP PARCELS DF-1 & DF-2 – FILE #PL14-0516**; and
- B. Approve the **ADMINISTRATIVE PERMIT – TENTATIVE SUBDIVISION MAP & ADMINISTRATIVE PERMIT – 5501 MARKET STREET - SVSP PARCELS DF-1 & DF-2 – FILE #PL14-0516**; as shown in Exhibits A & B;
- C. Adopt the three findings of fact as stated in the staff report for the **TENTATIVE SUBDIVISION MAP – TENTATIVE SUBDIVISION MAP & ADMINISTRATIVE PERMIT – 5501 MARKET STREET - SVSP PARCELS DF-1 & DF-2 – FILE #PL14-0516**; and
- D. Approve the **TENTATIVE SUBDIVISION MAP – TENTATIVE SUBDIVISION MAP & ADMINISTRATIVE PERMIT – 5501 MARKET STREET - SVSP PARCELS DF-1 & DF-2 – FILE #PL14-0516**; subject to the 108 conditions listed below.

CONDITIONS OF APPROVAL –ADMINISTRATIVE PERMIT AND 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, underground utility and/or improvement plans are approved and grading and/or encroachment permits are 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. Fulfillment of all backbone dedication requirements for Irrevocable offers of dedication and easements shall occur prior to the approval of any Improvement, Grading Plans, and/or recordation of any Final or Parcel Map as required by the Development Agreement between the City of Roseville and DF Properties, Inc. (Engineering)
6. 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 DF Properties, Inc. (Engineering)
7. The applicant shall comply with applicable requirements for reimbursements to and from the West Roseville Specific Plan per Section 3.26 of the Development Agreement. (Engineering)

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

8. Landscape Plans for all landscape corridors and all landscaped common areas shall be approved with the improvement plans. Landscaping shall be installed for Substantial Completion of the subdivision improvements. The landscape plan shall comply with the Sierra Vista Specific Plan and the City of Roseville Water Efficient Landscape Ordinance (RMC 19.67). (Planning, Engineering, Parks, Fire, Environmental Utilities)
9. Grading around the Open Space Preserve area shall be as shown on the tentative map or as approved in these conditions. (Planning)
10. CEQA mitigation measures relating to grading and construction of subdivision infrastructure, as identified in the SVSP EIR, shall be shown on Improvement Plans, as contained in Attachment 1. (Planning, Engineering)
11. 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)
12. Per the Sierra Vista Specific Plan (SVSP) Design Guidelines, Open Fencing (wrought iron style) is to be installed at the southern property lines of Lots 85, 94, and 95, not to impede pedestrian access to the Class 1 bike trail from the cul-de-sacs shown as Court 1 and Court 2 or Parcel DF-2 on Tentative Subdivision Map. (Planning)
13. 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. 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 and/or underground only permit may be approved by the Engineering Division prior to approval of the improvement plans.
 - d. Access to the floodplain as required by Engineering and the Streets Divisions.
 - e. Standard access ramps shall be installed at all curb returns per City Standards. (Engineering)
14. 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, unless work is within an existing irrevocable offer to dedicate (IOD) or temporary construction easement (TCE) for backbone infrastructure. Said notarized right-of-entry shall be provided to the Engineering Division prior to approval of any plans. This shall include, but not be limited to, the proposed over grading on Parcel DF-20 along the northern property boundary. If a right-of-entry cannot be obtained, a retaining wall will be required along the northern property line. (Engineering)
15. 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)

16. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During site inspection Engineering will designate the exact areas to be reconstructed. (Engineering)
17. The intersection and traffic signal at Baseline Road/Fiddymont Road shall be improved prior to the first certificate of occupancy, per section 3.5.17 of the Development Agreement, unless previously completed by others. (Engineering)
18. The phasing of infrastructure shall be consistent with Sierra Vista Phasing Plan for parcels DF-1, DF-2 & DF-20, the Sierra Vista Specific Plan, and as defined by the Development Agreement. Phasing shall occur in a sequential order as defined on the Phasing Plan. (Engineering)
19. Bramblewood Road (Street “F”) is bisected by the DF-1 and DF-20 large lot parcels and the JM-4 large lot parcel. As such, the cost of constructing improvements for Bramblewood Road, shall be apportioned based on a 50/50 split between the property owner of DF-1 and DF-20, and the property owner of JM-4. Each developer will build the curb & gutter and sidewalk along their frontage. Whichever of the properties develops first will construct a 24’ pavement width and underground improvements, and subsequently will enter into a Developer/Developer Reimbursement Agreement with the City. The other property owner(s) will then be required to reimburse their share of the Bramblewood Road improvements, including the underground utilities and the 8’ of pavement width, prior to improvement plan approval for their adjacent project. (Engineering)
20. The intersection of Market Street and Baseline Road shall be improved per one of the following options:
 - a. Construct the ultimate signalized intersection at Baseline Road, as identified in the Development Agreement, with two westbound lanes, two eastbound lanes, a standard left turn lane and a standard right turn lane. As detailed in the Development Agreement, the eligible Baseline Road improvements shall be reimbursed by the City/County Fee.
 - b. Widen the intersection to accommodate a standard left turn lane and a standard right turn lane to access Market Street. Traffic Signal installation may be deferred, but all costs associated with intersection improvements shall be responsibility of Developer. Those improvements that can be verified to the satisfaction of the City Engineer that they will not be “throw away” improvements when the ultimate intersection is constructed are subject to reimbursement pursuant to Section 3.5.2(d) of the Development Agreement. (Engineering)
21. All Lots/Parcels shall conform to Class 1 drainage, pursuant to the adopted City of Roseville Improvement Standards, except as shown on the tentative map or as approved in these conditions. (Engineering)
22. 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)
23. 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)

24. The sidewalk and landscaping on the east side of Market Street adjacent to Parcel CG-82 shall be constructed with this project with the adjoining section of Market Street, subject to reimbursement from the Sierra Vista Specific Plan Fee Program. (Engineering, Alternative Transportation)
25. Concurrent with the submittal of mass grading plans and/or improvement plans, the developer shall submit preliminary trail plans and a cost estimate for trail design and construction. Per the Development Agreement, if the City has sufficient funds the developer shall enter into a reimbursement agreement with the City for construction of the trail improvements. If sufficient funds are not available, the developer shall develop preliminary plans and conduct rough grading for the trail, with reimbursement from the City through either a reimbursement agreement or credit against the bike trail fee. The trail shall be designed in accordance with City standards and the following:
 - a. The trail connection with Market Street shall be designed to direct users to the crossing of Market Street.
 - b. Post and cable fence shall be provided as required by the U.S. Army Corps of Engineers wetland permit and City of Roseville Overarching Management Plan. Along Street A, post and cable fence is anticipated between the Class I trail and open space, but not between the Class I trail and sidewalk. (Alternative Transportation, Engineering).
26. 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)
27. 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 storm drainage shall be collected and treated with Best Management Practices per the City's Stormwater Quality Design Manual, the approved Stormwater Quality Compliance Form and consistent with the LID requirements in the Sierra Vista Master Drainage Study. All stormwater shall be routed to the nearest existing storm drain stub of natural drainage course. (Engineering)
28. Prior to approval of improvement plans, drainage calculations must be submitted that are consistent with the Master Drainage Study for Sierra Vista or the Master Drainage Study shall be amended as necessary to accommodate any change in sheds. Detention and drainage swales shall also be consistent with the Master Drainage Study or the Master Drainage Study shall be amended to reflect any proposed changes. (Engineering)
29. Prior to approval of grading within the Open Space developer shall provide a plan that demonstrates that the "created wetlands" will provide enough storage volume to mitigate the 100 year peak flows as identified in the Drainage and Stormwater Master Plan. The design shall demonstrate that there are no adverse changes to the hydromorphological characteristics of the natural drainage course. Topographic data shall be gathered prior to and after the grading of open space to quantify the amount of storage that is being created for peak flow mitigation. Once the capacity of the storage is exceeded additional capacity will need to be created within the Open Space. (Engineering)
30. In accordance with the methods outlined in the SVSP Drainage and Stormwater Master Plan, analysis shall be submitted that; 1) quantifies project impacts to the two existing culverts on Baseline Road and the one existing culvert on Santucci Boulevard; and 2) identifies if the project triggers required upsizing of these existing culverts. (Engineering)
31. The drainage outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. (Engineering)

32. 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)
33. 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)
34. 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 approval 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)
35. Sight distances for all driveways/intersections 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)
36. Improvement plans shall show the Preserve boundary and label it as a protected area. The Pre-Construction meeting shall address the presence of the Preserve, the sensitive habitats present and minimization of disturbance to the Preserve. During grading and construction the preserve area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into the preserve from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the preserve, along with all temporary erosion control measures (e.g., straw bales, straw waddles and stakes, silt fencing). (Engineering, Planning)
37. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the Preserve. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Engineering, Planning)
38. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the Preserve. Post and cable fencing or other improvements shall be utilized to meet this requirement. (Engineering, Planning)
39. Landscaping adjacent to the Preserve shall be California native, drought-tolerant groundcover, shrubs, plants and trees. (Planning, Parks)
40. 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. (Engineering)
41. 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)
42. 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. (Environmental Utilities)
 - d. All sewer manholes shall have all-weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)
43. 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)
44. Each phase of construction will require a sewer outfall and two independent points of connection required for 12" looped water system. (Environmental Utilities)
45. Two independent points of connection are required for the water system per the Development Agreement (DA). For Phase 1, the City has agreed to a single point of connection to the subdivision from Market Street, extending past Street B or to the limit of the street construction, with the construction of a 12" water line in Street A to the Phase 1 boundary. For Phases 2 and 3, if water in Vista Grande does not exist all the way to the project, then the applicant is required to complete the construction of the 12" water line in Street A and construct a second point of connection in order to create two points of connection as outlined in the DA. This is contingent upon the construction of the 24" waterline along Baseline Road to Market Street. (Environmental Utilities)
46. Two independent points of connection are required for the water system per the DA agreement. If water in Baseline or Vista Grande does not exist all the way to this project, then the applicant is required to construct them. The City and applicant agree to explore potential alternative methods for obtaining 1 of the 2 points of connection. (Environmental Utilities)
47. If the recycled water system shown in Market Street as existing is not constructed at the time of this project, the recycled water for this project will need to be expanded to incorporate the recycled water charging station to the south or connection to the line in Vista Grande. (Environmental Utilities)
48. Any backflow preventers visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventers shall be screened with landscaping and shall comply with the following criteria:
- a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventer to the landscaping.
 - b. For maintenance purposes, the landscaping shall be installed on a maximum of three sides and the plant material shall not have thorns.
 - c. The control valves and the water meter shall be physically unobstructed.

- d. The backflow preventer shall be covered with a green cover that will provide insulation. (Environmental Utilities)
49. 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)
50. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
51. 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)
52. Framing construction cannot commence until access roads and public fire hydrants are approved by the Fire Department. (Fire)
53. If this project will be phased, the fire department requirements for access and circulation throughout shall be approved by the City for such proposal. Access road shall comply in accordance with the California Fire Code, 2013 with the City of Roseville's Amendments. A separate phasing plan shall be reviewed and approved by this department. (Fire)
54. 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)
55. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)
56. 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)
57. 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)
58. No electric power is currently available to this project. Power shall be extended from off site to this project either by temporary high voltage overhead electric facilities, or by permanent underground high voltage electric facilities. Any extension of temporary or permanent off site high voltage facilities shall be the direct responsibility of the developer and shall be installed per an approved electric site utility design generated by the City of Roseville's electric department. (Electric)
59. Any and all required public utility easements across adjacent parcels for the extension of high voltage electric facilities shall be granted and recorded prior to installation of those high voltage electric facilities. All coordination and procurement of the required public utility easements shall be the direct responsibility of the developer and shall be per an approved electric site utility design generated by the City of Roseville electric department. (Electric)
60. Per the Sierra Vista Specific Plan and Development Agreement 3.11.3 an electric substation site shall be granted to the City of Roseville once 500 single family units, or the equal to in loading, has been permitted by the building department. (Electric)
61. Detached sidewalks may need to be attached at high voltage switchgear locations. (Electric)

62. Over-grading onto the adjacent park shall be prohibited. (Parks)
63. Drainage shall be installed on the project's property to collect increased run-off due to development. Drainage shall not daylight onto City property. (Parks)
64. Accent lighting at entry monuments shall be above-ground. In-ground lighting will not be accepted. (Parks)
65. Signage at entry monuments shall be monolithic and bolted in place. Individual letters that are mounted with epoxy or bolted in place will not be accepted. (Parks)
66. Utilities provided for parks shall be coordinated with Parks, Recreation & Libraries. (Parks)
67. A master access plan for open space along the entire project shall be prepared and submitted. The plan shall show proposed vehicle access points at a frequency that allows access to the entire open space areas. Natural features and proposed drainage ways shall be included. Once approved, the master access plan shall be included in improvement plans for phases or sub-phases. (Parks)
68. Costs for GIS mapping of city-maintained parcels shall be part of the project costs. (Parks)
69. Fences and walls are to be located on the private property side of the property line. (Parks)
70. 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 warranty 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 warranty period shall be replaced one month prior to the end of the warrantee period. Tree or shrub replacement made necessary due to acts of God, neglect or vandalism shall be exempt from the warrantee. (Parks)
71. 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. This excludes any regional gas transmission facilities along Baseline Road. (PG&E)
72. 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

73. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
74. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
75. 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)
76. All Final Maps shall include an informational sheet that depicts all prior recordings within the bounds of the Sierra Vista Specific Plan, along with the inclusion of the new area being recorded. (Engineering)
77. Per Mitigation Measure 4.6-10 of the MITIGATION MONITORING PROGRAM FOR THE SIERRA VISTA SPECIFIC PLAN, prior to issuance of occupancy permits, the developer shall provide future

residents or other sensitive users notice regarding the proximity to McClellan Airport and the potential for over-flight noise. Notice shall be provided with either a deed disclosure or similar notice approved by the City Attorney or identified in the CC&R's for properties with CC&R's. (Planning)

78. 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)
79. Any structures crossing Lot/Parcel lines created by the Final/Parcel map shall be removed. (Engineering)
80. Lot/Parcel DF-50, OS-1, OS-2 and OS-3 shall be dedicated as an Irrevocable Offer of Dedication (I.O.D.) to the City for the purposes of (floodplain, open space, or park). (Engineering, Parks)
81. If the bike trail is completed prior to City's acceptance of open space within which the trail is located, City shall be responsible for trail maintenance. In that case, the City and developer shall memorialize the maintenance obligations through recordation of a temporary maintenance and pedestrian/bike access easement. (Alternative Transportation, Engineering)
82. The street names shall be approved by the City of Roseville. (Planning)
83. 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 for 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 Levy cycle, 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)
84. 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)
85. 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)
86. 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)
87. 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)
88. Electric construction costs incurred by the City of Roseville Electric Department for this project shall be paid for by the developer per applicable City policies. (Electric)
89. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

90. As specified in Chapter 4.47 of the Roseville Municipal Code, the Applicant shall pay the Sierra Vista Specific Plan Mitigation Fee (commonly referred to as “Backbone Infrastructure Fee”), which is administered by the City in order to fund construction of backbone infrastructure within the SVSP. If the applicant is required to construct backbone infrastructure to serve the project, such as arterial/collector roadways, underground utilities, electric facilities, flood control facilities, or other improvements as outlined in the project’s development agreement, the applicant is eligible for fee credits and/or fee reimbursements. If the applicant seeks fee credits and/or fee reimbursements for backbone improvements, the applicant shall enter into a Fee Credit and Reimbursement Agreement with the City, which will specify the timing and obligations for credits and reimbursements.
91. 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)
92. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer’s expense. (Electric)
93. 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)
94. 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)
95. 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)
96. 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)
97. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the Preserve. Post and cable fencing or other improvements shall be utilized to meet this requirement. (Parks, Recreation & Libraries)
98. Landscaping adjacent to the Preserve shall be California native, drought-tolerant and non-invasive groundcover, shrubs, plants and trees. (Parks, Recreation & Libraries, Planning)
99. Landscape plans are required for the paseo adjacent to Market Street with the second submittal and shall include a master irrigation plan showing all phases of work. The master irrigation plan shall include all mainline layout/size, points of connection/sizes, controller location, valves and phasing with limit of work lines. This plan shall be included in all phased submittals. All irrigation and landscaping shall comply with the Parks Construction Standards. (Parks, Recreation & Libraries)

100. The project shall clearly delineate City-maintained landscaping from privately maintained landscaping with a concrete mowband consistent with the Parks Construction Standards. (Parks, Recreation & Libraries)
101. City maintained streetscapes shall provide a 2' bench between back of walk and toe of slope which slopes away from the back of walk to decrease nuisance run-off from irrigated and landscaped slopes. (Parks, Recreation & Libraries)
102. Slopes along the developed property line and open space shall be a minimum of 3:1. If circumstances require a 2:1 slope, Parks, Recreation & Libraries, and Development Services will need to approve the proposed grades adjacent to open space parcels. (Parks, Recreation & Libraries, Development Services)
103. The dedication of parkland (future parks and/or open space) shall be deeded to the City through an Irrevocable Offer of Dedication (IOD). As a default, park and open space parcels shall be excluded from acceptance through the mapping approvals and completed as a separate deed process. (Parks, Recreation & Libraries, Development Services)
104. For Parks, the transfer of property shall be at the City's request, generally, timed to coincide with the start of the specific park design phase of work, or at such time that the Final Map has been recorded, frontage improvements are complete and the parcels have been annexed into the CFD for Services. (Parks, Recreation & Libraries, Development Services)
105. For Open Space, the transfer of property shall occur once all mitigation measures, Developer construction activity immediately surrounding the parcel and implementation measures identified in the Overarching Open Space Management Plan have been completed and verified as complete by the Open Space Division of Parks & Recreation, unless otherwise noted or requested. (Parks, Recreation & Libraries, Development Services)
106. For streetscapes to be City-maintained, the lots shall be separate parcels and accepted through the standard Certificate of Compliance (COC) process for street improvements. The establishment period shall be complete at COC unless a letter of agreement outlining establishment responsibilities beyond the COC has been executed between the City and Developer. (Parks, Recreation & Libraries, Development Services)
107. The SVSP Design Guidelines encourage residential units to be oriented toward park areas. Residential units on lots 47, 63, 64, and 84 in Parcel DF-2 have side-on orientation to Street A, and the adjacent park site (DF-50). Residential units proposed for these lots shall have street side architectural elements, such as a side porch and windows, and fence orientation that will maximize visibility from the subdivision to the park site on the south side of Street A, as shown on the tentative map. (Planning)
108. The project shall comply with all applicable environmental mitigation measures identified in the SVSP Final EIR and as provided in Attachment 1. (Planning)

ATTACHMENT

1. Applicable SVSP CEQA Mitigation Measures

EXHIBITS

- A. SVSP Land Use Chapter Amendment (Table 4-2)

- B. Dwelling Unit Relocation Plat
- C. Phased Tentative Subdivision Map (DF-1, DF-2, DF-50, DF-71 and DF-72)
- D. Grading, Storm Drainage, Sanitary Sewer and Water Plan
- E. Offsite Grading Plan for DF-20
- F. Infrastructure Phasing Plan

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.