

PLANNING & REDEVELOPMENT DEPARTMENT STAFF REPORT PLANNING COMMISSION MEETING May 22, 2008

Prepared by: Wayne Wiley, Assistant Planner

ITEM IV-B: TENTATIVE SUBDIVISION MAP - 7200 SIERRA COLLEGE BOULEVARD - SRSP PARCEL 49 PHASE 4B VILLAGE 10 - FILE # 2008PL-015 (PROJECT# SUB-000114).

REQUEST

The applicant requests approval of a Tentative Subdivision Map to subdivide Stoneridge Specific Plan Parcel 49 into ninety-five (95) single-family residential lots, an open space lot, and two landscape corridors.

Applicant/Property Owner – Tom Gamette, Elliott Homes

SUMMARY RECOMMENDATION

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

- A. Adopt the three (3) findings of fact for the Tentative Subdivision Map; and
- B. Approve the Tentative Subdivision Map with sixty-two (62) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

Parcel 49 of the Stoneridge Specific Plan (SRSP) is located in the northeast portion of the plan area, south of Secret Ravine Parkway and adjacent to Sierra College Boulevard. The parcel is one of two residential subdivisions contained within Phase 4 of the SRSP and has a land use designation of Low Density Residential (3.7 units per acre) and zoning of Single-Family Residential (R1). As shown in Figure 1, the site is bounded on the north by single-family residential homes, on the east by vacant land owned by the County and on the south and west by open space.

On March 24, 2005, the Planning Commission approved a request for a Tentative Subdivision Map (SUBD 04-15) to subdivide the approximately 25.9-acre site into ninety-five (95) single-family residential lots, an open space lot, and two landscape corridors. The applicant also requested a Tree Permit (TP 04-29) to remove ninety-nine (99) native oak trees and to encroach into the Protected Zone Radius (PZR) of approximately thirty (30) additional trees.

To date, the site has been rough graded and TP 04-29 has been effectuated (see Attachment 1). However, the previously approved Tentative Subdivision Map was never recorded and the applicant failed to request an extension prior to the expiration date. The tentative map has since expired and the applicant is now requesting renewal of the previously approved map. No changes to the map are proposed.

Although the original Tentative Subdivision Map has expired, the current evaluation is based on the original approval and staff has included the previous staff report as Attachment 2 for reference.



EVALUATION AND 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 a Tentative Subdivision Map. The three findings are listed below in *italics* and are followed by an evaluation of the map in relation to each finding.

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

<u>Parcel size, design, configuration, & character</u> - Parcel 49 of the SRSP is zoned Single-Family Residential (R1). The R1 standards are listed below:

DEVELOPMENT FEATURE	STANDARDS FOR R1 ZONE
Area, Interior Lot	6,000 s.f.
Area, Corner Lot	7,500 s.f.
Width, Interior Lot	60'
Width, Corner Lot	75'
Minimum Front Yard Setback	20' - interior lot, 15' - corner lot
Minimum Side Yard Setback	5' - interior lot, 15' - street side of corner lot
Minimum Rear Yard Setback	20% of lot depth; 10' minimum; need not exceed 20'
Site Coverage	35% - 2-story, 45% - 1-story

Lots within the subdivision will meet or exceed the R1 lot width and lot area standards by providing lots that range in size from 6,700 to 15,000 square feet. It is anticipated that given the size and configuration of the proposed lots that the plot plans will be able to meet the R1 setback and other development standards. As proposed, the parcel sizes, configurations and design comply with the Subdivision Ordinance, the General Plan and the SRSP (see Exhibit A).

<u>Grading</u> – Since approval of the original entitlements, Parcel 49 has been rough graded and all approved retaining/sound walls have been constructed. Phase 1 of the project has been constructed with curb, gutter, street, sidewalk, and associated utility improvements and parcels 46-58 have been pad graded. In the future, only minimal grading will be necessary to develop the remaining lots located in Phase 2 (Lots 1 - 46 and 59 - 95). To date, grading of the site has been done in adherence to the previous conditions and is in substantial compliance with the original approval.

<u>Circulation</u> - Site circulation is illustrated on Exhibit B. The project will provide one point of access to Secret Ravine Parkway via Empingham Drive. The interior access will be continuous and looped, with one cul-de-sac. To date, Empingham Drive and a portion of Demartini Drive have been constructed. Demartini Drive has been constructed up to Phase 2 and provides a roundabout at the terminus to allow for adequate vehicular circulation. The remaining portion of Demartini Drive and Wiskel Way will be constructed at a later date.

As noted in the original tentative map evaluation, at least two routes of ingress and egress are typically required. However, given the constraints of the surrounding open space, and steep terrain towards Sierra College (in this section approximately 1.5:1 to 2:1 slope ratio), a second access route is not feasible. An emergency vehicle access road will be provided along the rear property lines of Lots 56 – 65, adjacent to the open space. The Fire Department indicates that the access road is an acceptable method to provide the required access.

Given that the street configuration meets emergency access requirements, staff supports the configuration as shown. The proposed circulation complies with the Subdivision Ordinance, the General Plan, the SRSP, and the City's Improvement Standards.

<u>Drainage</u> - The project is located within the Miner's Ravine watershed drainage basin. The applicant has designed the project to collect drainage on-site with a series of drain inlets along the local streets. Drainage will be conveyed to the southwest corner of the parcel and will leave the site via a piped outfall into Miner's Ravine. The location and design of the outfall was anticipated in the Operations and Management Plan for the open space which was reviewed and approved by the appropriate regulatory agencies including the Army Corps of Engineers, California Department of Fish and Game, and the U.S. Fish and Wildlife Service. The Engineering Department has reviewed the proposed drainage plan and is satisfied with its design. The proposed drainage complies with the Subdivision Ordinance, the General Plan, the SRSP, and the City's Improvement Standards.

Since the project site has been rough graded, the developer has provided a temporary storm drain outfall at the southeast corner of the site to facilitate water runoff. At project completion, all the above noted improvements will be constructed.

<u>Improvements</u> – As noted previously, road improvements for Phase 1 of Parcel 49 have been constructed. The developer has also improved and widened Sierra College Boulevard from Secret Ravine Parkway to north of Olympus Drive. In accordance with the Development Agreement, the landowner is still responsible to provide a lift station, bike trail connection from Miner's Ravine to Sierra College Boulevard, and all un-constructed road improvements in Phase 4 of the SRSP, prior to approval of the final subdivision.

A noise study provided by the applicant for the original request noted standard residential construction will result in interior noise levels consistent with the acceptable levels identified in the General Plan (45 dB), for the first floors. However, second floors will receive greater exposure to noise generated by traffic on Sierra College Boulevard. To achieve acceptable interior noise levels for the second floors, all windows with a view of Sierra College Boulevard should have a minimum STC rating of 35, and air conditioning should be included in the residential units to allow the occupants to close doors and windows as desired. **Condition 60** is included to clarify that compliance with the General Plan

acceptable interior noise levels requires use of windows with a minimum STC rating of 35 for all windows with a view of Sierra College Boulevard, and all residential units with such windows will be equipped with air conditioning units.

<u>Utilities</u> - The landowner has the responsibility to provide basic infrastructure improvements such as water, sewer, electric, natural gas, cable, and telephone services throughout the specific plan as required in the Development Agreement. The developer of the subdivision will have the responsibility of connecting all basic utilities that will be available to the project site to each lot within the subdivision, in accordance with the conditions of approval herein. The proposed project will provide adequate utilities as required by the Subdivision Ordinance, the General Plan, and the SRSP.

<u>Affordable Housing</u> - The SRSP does not obligate the landowner of Parcel 49 to provide affordable housing and affordable housing has not been proposed in conjunction with the development of Parcel 49.

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 noted above, the size, configuration and design of all of the lots within the subdivision are consistent with the City's policies and standards. The lots as proposed would accommodate construction of improvements consistent with City standards, and to be used for the development of single-family homes as permitted in the R1 Zone.

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 SRSP 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 existing and future development on the parcels proposed by the tentative map.

ENVIRONMENTAL DETERMINATION

This is a residential project which is in conformance with the Stoneridge Specific Plan for which an EIR has been certified (SRSP EIR; SCH 97032058; Certified on March 18, 1998). CEQA Guidelines section 15182 exempts such projects from preparation of an additional EIR or Negative Declaration except where there are special circumstances which require additional environmental review. The SRSP EIR adequately addresses all impacts associated with this project; no special circumstances exist and additional environmental review is not required.

RECOMMENDATION

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

- A. Adopt the three (3) findings of fact as stated above for the TENTATIVE SUBDIVISION MAP 7200 SIERRA COLLEGE BOULEVARD (SRSP PARCEL 49) FILE # SUBD-000114;
- B. Approve the TENTATIVE SUBDIVISION MAP 7200 SIERRA COLLEGE BOULEVARD (SRSP PARCEL 49) FILE # SUBD-000114 with sixty-two (62) conditions of approval listed below;

CONDITIONS OF APPROVAL FOR TENTATIVE SUBDIVISION MAP (SUBD-000114)

- 1. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)
- 2. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
- 3. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works. (Engineering)
- 4. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. A deposit in the amount of two and one half percent (2-1/2%) of the value of the public improvements shall be provided at the time plans are submitted to the City for review and an additional deposit in the amount of two and one half percent (2-1/2%) of the value of the public improvements shall be provided at the time that the plans are approved and an encroachment permit is issued. (Engineering, Environmental Utilities, Finance)
- 5. This subdivision entitlement is part of the Stoneridge Specific Plan Phase 4 development plan. Prior to the issuance of any building permits for any lot within this subdivision, the City shall have deemed those requirements of Phase 4, including the widening of Sierra College Boulevard and the construction of Collector "B", substantially complete. The Public Works Director may allow a phased construction of Sierra College Boulevard and Collector "B" at his discretion. In order to phase the Phase 4 improvements, the City shall have approved the design drawings and the project proponent shall have entered into a Deferred Improvement Agreement (DIA) with the City and shall have bonded for all those improvements being deferred. (Engineering, Planning, Building)

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

- 6. The Improvement Plans shall include Landscape Plans for all landscape corridors and all landscaped common areas. Landscaping shall be installed prior to approval of the Notice of Completion for the subdivision improvements. The landscape plan shall comply with the Stoneridge Specific Plan and the City of Roseville Water Efficient Landscape Requirements (Resolution 93-55). All landscaping and irrigation shall be inspected and approved prior to Notice of Completion. (Planning, Engineering, Parks, Fire, Environmental Utilities)
- 7. Grading around the native oak trees on Lots/Parcels shall be as shown on the tentative map, in the Tree Permit, or as approved in these conditions. (Planning)
- 8. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
 - a. Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering. (Engineering)
 - b. Grading shall comply with the City grading ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt

discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize **silt** discharge from the site. Therefore modification of the erosion control plan may be warranted during wet weather conditions. (Engineering)

- c. A rough grading permit may be approved by the Engineering Department prior to approval of the improvement plans. (Engineering)
- d. Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
- 9. 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)
- 10. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)
- 11. 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)
- 12. 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)
- 13. The following note shall be added to the Grading and/or Improvement Plans:

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

- a. Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities through out the day.
- b. Use tarpaulins or other affective covers on all stockpiled earth material and on all haul trucks.
- c. Sweep the adjacent streets frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.
- d. Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off site.
- e. The City shall have the authority to stop all grading operations, if in opinion of city staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. (Engineering)
- 14. Dorrington Road from Epingham Drive to Demartini Drive shall be built as primary residential roadway with a 46-foot right-of-way. All other interior roadways shall be built as standard residential roads. (Engineering)
- 15. A 20-foot wide emergency vehicle access shall be located behind lots 56 through 65. The structural pavement section shall be designed to accommodate a vehicle weight of 34 tons GVW. A break away gate shall be placed at each end of the access. (Engineering)
- 16. The drainage outfalls shall extend down to the low flow channel of the receiving water and shall be constructed with adequate velocity attenuation devices and acceptable Best Management Practices (BMP's) to provide water quality enhancements. It is the project proponent's responsibility to secure all necessary outside agency permits as required for the extension of the drainage facilities to the receiving waters. The drainage system shall be sized for a 25-year event

starting at the inlets located at Lot 13 and ending with the drainage outfall. The drain inlets shall be placed at the low point of the overland release. The engineer shall verify that the inlet capacity is designed to contain a 25-year event. (Engineering)

- 17. The overland drainage release shall be hard scaped with concrete from "E" Court to the back property line of Lot 13 and shall be sized to accommodate the 100-year flows. A Public drainage easement shall be dedicated for the overland drainage release. (Engineering)
- 18. 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 deficit earthen material shall be borrowed. A report issued by a geotechnical engineer shall be submitted to verify that the imported materials are suitable for fill. If the borrow site is within the City of Roseville, the contractor shall show proof of all approved grading plans. Haul routes to be used shall be specified." (Engineering)

- 19. All rear draining lots with retaining walls shall have a concrete swale constructed at top of wall to collect on-site drainage. (Engineering)
- 20. The following statement shall be added to the cover sheet of the plan set; "Unless otherwise approved by Engineering, the final grading of the project site shall be constructed to accommodate a maximum driveway slope of 14% for each residential lot, as measured from the back of sidewalk to the garage (20-foot set back). It will remain the responsibility of the Builders/Developer to design a house which provides suitable access to the parcel." (Engineering, Building)
- 21. Prior to the approval of the improvement plans, it will be the project proponents 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)
- 22. Prior to the approval of the Improvement Plans, the project proponent shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the project proponent during the pre-construction meeting. (Engineering)
- 23. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the open space areas. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Engineering, CDD, Planning)
- 24. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the Open Space. Post and cable fencing or other improvements shall be utilized to meet this requirement. (Engineering, CDD, Planning)
- 25. Landscaping adjacent to Open Space shall be California native, drought-tolerant groundcover, shrubs, plants and trees. (CDD, Planning)
- 26. 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)
- 27. 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 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. 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)
- 28. A sewer easement shall be dedicated over the proposed 8" sewer outfall to the subdivision. (Environmental Utilities)
- 29. Construction of the sewer outfall and lift station through Phase 4 shall be completed as outlined in the Development Agreement. (Environmental Utilities)
- 30. No home construction on lots 18-21, and 83 will be allowed until the temporary pump station is removed. (Environmental Utilities)
- 31. The applicant shall submit a maintenance agreement for the temporary sewer lift station to the Environmental Utilities Department for review and approval prior to issuance of any building permit. (Environmental Utilities Department)
- 32. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
- 33. 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)
- 34. This project shall conform to the provisions of the Stoneridge Wildfire Safety Plan. Applicant shall agree to implement all required wildfire mitigation measures of the plan as they relate to this project. (Fire)
- 35. All homes constructed within the Stoneridge Wildfire Safety Plan area shall be provided with a Class A, fire-resistant roofing assembly approved by the City of Roseville. All siding material shall be of fire-resistant materials approved by the City of Roseville. (Fire)
- 36. Rear and side-yard fencing located along the open space area shall be of fire resistive materials in accordance with the Stoneridge Wildfire Safety Plan. (Fire)
- 37. 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)
- 38. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)
- 39. 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)
- 40. 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)
- 41. 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)
- 42. 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

- 43. The following easements shall be provided and shown on the Final/Parcel Map or by separate instrument, unless otherwise provided for in these conditions:
 - a. A 12.5 foot wide public utilities easement along all road frontages;
 - b. Water and sewer easements. (Engineering)
- 44. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
- 45. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
- 46. 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)
- 47. 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)
- 48. Lot/Parcel A shall be dedicated as Open Space and Lot B shall be dedicated as Right of Way. (Engineering)
- 49. 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)
- 50. 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)
- 51. 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)
- 52. 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)
- 53. The Environmental Utilities Department shall make a determination that there is adequate conveyance and treatment capacity in the City sewer system to handle the newly created Lot/Parcels. (Environmental Utilities)
- 54. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

- 55. 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)
- 56. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 57. 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)
- 58. 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)
- 59. 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)
- 60. All windows with a view of Sierra College Boulevard shall have a minimum STC rating of 35, and all residential units with such windows will be equipped with air conditioning units. (Building, Planning)
- 61. 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)
- 62. The project shall comply with all applicable environmental mitigation measures identified in the Stoneridge Specific Plan Environmental Impact Report (EIR). (Planning)

ATTACHMENTS

- 1. Arborist Correspondence
- 2. Expired Tentative Subdivision Map Staff Report (SUBD 04-15)

EXHIBITS

- A. Tentative Subdivision Map
- B. Utility Plan

Note to Applicant and/or Developer: Please contact the Planning Department 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 Director at, or prior to, the public hearing.