

CITY OF WEST SACRAMENTO

PLANNING COMMISSION
ACTION FORM

On April 20, 2023, at a regular meeting, the Planning Commission of the City of West Sacramento approved the following project:

Request: Approval of the 3895 Marshall Road Tentative Subdivision Map 5235, to subdivide two parcels into 9 lots.

Property Location: 3895 Marshall Road

APN(s): APNs 045-190-010,018

Applicant's Name: CWE
Address: 2260 Douglas Road, STE 160
Roseville, CA 95661

Owner's Name: RB California Land Investments, LLC
Address: 10360 Mather Road
Mather, CA 95655

The conditions and mitigation measures of this project, as approved by the Planning Commission, are attached. The action of the Planning Commission regarding approval, denial, or conditions, may be appealed to the City Council. To be considered, an appeal must be filed with the office of the City Clerk (1110 West Capitol Avenue, 3rd Floor) within 10 calendar days of the date of this action. This approval is not final until the appeal period has expired without the filing of an appeal.

DocuSigned by:

David Tilley

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David Tilley
Secretary to the Planning Commission

CONDITIONS OF APPROVAL FOR 3895 MARSHALL ROAD
TENTATIVE SUBDIVISION MAP 5235

CONDITIONS OF APPROVAL

PROJECT CONDITIONS:

Planning Division

Project Specific Conditions & Mitigation Measures:

1. The specific project approved by this action is identified as the 3895 Marshall Road Vesting Tentative Subdivision Map No.5235 located at 3895 Marshall Road prepared by CWE., dated February 22, 2023, for the creation of 9 legal lots. All notes and conditions shown on the Map are hereby included in this approval.
1. Project shall comply with all applicable mitigation measures in the General Plan 2035 and Southport Framework Plan EIRs.
2. The subdivider shall limit the buildable area to 13,500 square feet. The buildable area shall be located outside of any required building setbacks and in substantial compliance with the vesting tentative subdivision map. The building limit area shall be identified and dimensioned for each residential parcel on the final map prior to approval.
3. The subdivider shall dedicate to the City an easement for open air purposes on the remaining area of each residential parcel, equivalent to 75% of the parcel area, to satisfy the open space requirement of the Rural Estate (RE) Zone clustering option.
4. Subdivider shall comply with West Sacramento Municipal Code Title 20 (Yolo HCP/NCCP). Habitat fees were previously paid by the River Trails project.

Standard Conditions & Mitigation Measures:

5. Subdivider shall hold harmless the City, its council members, officers, agents, employees, and representatives from liability for any award, damages, costs, and fees incurred by the City and/or awarded to any plaintiff in any action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Subdivider further agrees to provide a defense for the City in any such action. The City shall promptly notify the subdivider of any such action and shall cooperate fully in the defense.
6. The subdivider shall comply with requirements of all other agencies of jurisdiction, including the City of West Sacramento.
7. This approval will expire in 36 months from the date of Tentative Map approval by the Planning Commission unless it is extended pursuant to the State Subdivision Map Act.
8. The subdivider shall pay all applicable City and County fees and charges at the rate and amount in effect at the time such fees and charges become due and payable.

Engineering Division

9. The design and construction of all public improvements shall conform to the City of West Sacramento Standard Specifications and the Southport Design Guidelines.

10. Project frontage on Marshall Road shall be improved as generally shown on the tentative map at the time of site development and shall be completed to the satisfaction of the City Engineer prior to occupancy within the project.
11. Connection to the City water system is required at the time of development. All proposed water improvements, including the connection to the existing public system, shall be shown on the improvement plans and constructed as a part of the subdivision improvements.
12. Connection to the City sewer system is required at the time of development. All proposed sanitary sewer improvements, including the connection to the existing public system, shall be shown on the improvement plans and constructed as a part of the subdivision improvements.
13. Submittal of drainage calculations is required. Final sizing of storm conduits and location of drainage structures shall be determined prior to approval of the improvement plans.
14. A grading, geotechnical, and erosion control plan shall be included as part of the improvement plans. The erosion control plan shall meet NPDES general requirements. Plans shall show any effect on adjacent properties and mitigation to avoid or correct adverse off-site impacts.
15. Grading shall be performed in accordance with a grading plan prepared by the developer's civil engineer and approved by the City Engineer. All grading shall be performed in one continuous operation (i.e., per final map area). The grading plan shall insure that the 100-year overland release is contained within the public right-of-way or public drainage easements.
16. Reasonable measures shall be implemented to the satisfaction of the City Engineer to minimize nuisance from dust during grading and construction operations. Prior to the issuance of a grading permit, a dust mitigation plan shall be submitted for review and approval by the City Engineer.
17. The 100-year overland release path shall be improved with a paved surface in a manner subject to approval by the City Engineer.
18. The 15' wide public utility easement located between lots 5 and 6 shall be paved in a manner subject to approval by the City Engineer.
19. Submission of a soils and geotechnical report shall be required as a condition of the improvement plan approval. The expansive nature of the soils as well as the probability of high groundwater tables shall be evaluated in the soils report and all recommendations followed. If high groundwater is expected or encountered, the soils report shall provide for design solutions to mitigate the impacts to future improvements including public streets, building slabs and drainage facilities. Testing of groundwater levels shall be undertaken during the rainy season and when Sacramento River levels are high in order to identify potential high groundwater conditions. The improvement plans shall be signed by a registered soil engineer prior to approval by the City.
20. The project shall comply with all requirements set forth in the Post Construction Standards Plan
21. All common drainage improvements, including Inlets, pipes, and stormwater quality treatment structures located on private property shall be privately owned and maintained. A

homeowner's association, or other approved entity, shall be formed and be responsible for maintenance of all private storm drainage improvements. Said entity shall be formed prior to the final map and be subject to approval by the Community Development Department and the City Attorney. The City shall have rights of enforcement.

22. If the subdivision improvements are not constructed at the time of the final map, the subdivider shall enter into a Subdivision Improvement Agreement with the City in compliance with the City Subdivision Ordinance.
23. Existing public and private facilities damaged during the course of construction shall be repaired by the subdivider, at his sole expense, to the satisfaction of the City Engineer.
24. A 12.5' wide public utility easement shall be dedicated across the frontage of all public roadways immediately adjacent to the right-of-way. The width may be adjusted downward with unanimous concurrence from affected utility companies and the City.
25. A right-of-way dedication or improvement shown on the map that is not consistent with requirements contained in the City Standard Specifications shall not be deemed approved by approval of the tentative map unless specifically allowed as a condition of approval of the tentative map, and that approval of the final map shall be subject to dedicating rights-of-way and easements or constructing improvements that are in accordance with the Standard Specifications and the Southport Design Guidelines.
26. The final map shall be prepared in accordance with the State Map Act and local ordinances.
27. A current title report including the entire legal boundary of the property being divided shall be submitted with the final map.
28. Easements of record no longer required to serve this subdivision shall be abandoned prior to or concurrently with the first final map.
29. Closure calculations shall be provided at the time of initial map check submittal. All calculated points within the map shall be based upon one common set of coordinates. All information shown on the map shall be directly verifiable from information shown in the closure calculation printout.
30. The developer shall comply with the City's Digital Mapping Ordinance.

Housing

31. Prior to (map/building permit) project will enter into an affordable housing agreement with the Economic Dev. & Housing Dept.