

**October 30, 2024
CHANGES/MODIFICATIONS TO
PLANNING COMMISSION AGENDA**

Agenda Item No. 2

SUBPM 22-00159: Hillsborough Area 40 Large-Lot Tentative Subdivision Map

Revisions to COAs

CONDITIONS OF APPROVAL FOR HILLSBOROUGH AREA 40 LARGE-LOT TENTATIVE SUBDIVISION MAP (SUBPM 22-00159)				
Cond. No.	Mitigation Measure	GENERAL REQUIREMENTS	When Required	Responsible Department
1.		<p><i>Final Map</i> The applicant shall submit a Large-Lot Final Map to the Community Development Department that shall substantially conform to the exhibits referenced below:</p> <ol style="list-style-type: none"> 1. Large-Lot Tentative Subdivision Map, dated August 9, 2024 2. Land Use Overlay, dated October 8, 2024 <p>The Large-Lot Tentative Subdivision Map is approved for the creation of seven (7) individual lots (Hillsborough Area 40 Large-Lot Tentative Subdivision Map Project). Implementation of the project shall be consistent with the above-referenced items, <u>the Folsom Plan Area Specific Plan (FPASP) as Amended, the Hillsborough Specific Plan Amendment Per Ordinance No. 1254-1258</u>, and these conditions of approval.</p> <p><u>The final map shall delineate the area shown as Lot 38 in the FPASP and reference the Remedial Action Plan (RAP) for said site.</u></p>	M, OG	CD (E)(P)

3.		<p>No Development Rights The approval of this Large-Lot Tentative Subdivision Map does not convey any right to develop. Processing and approval of a Small-Lot Final Map and/or Design Review/Planned Development Permit applications shall be required prior to grading, construction, or any development of the parcels created by this Large-Lot Tentative Subdivision Map.</p> <p><u>As a condition of a subsequent Small-Lot Tentative Subdivision Map, the City shall identify improvements necessary to develop the subject parcels. These improvements may include on and off-site roadways, water, sewer, storm drainage, landscaping, soundwalls, and other similar improvements.</u></p>	M	CD (E)(P)
14.		<p>Consultant Services If the City utilizes the services of consultants to prepare special studies or provide specialized design review or inspection services for the project, the applicant shall reimburse the City for actual costs it incurs in utilizing these services, including administrative costs for City personnel. A deposit for these services shall be provided prior to initiating review of mapping documents, the building plans, improvement plans, or beginning inspection, whichever is applicable.</p>	M	CD (P)(E)
19.		<p>Remediation A note shall be added to the final map that states:</p> <p><i>Portions of this large lot map are located within Aerojet's Area 40 site, which is currently undergoing remediation. All entitlement requests and development applications located within the Area 40 site require concurrence from the Environmental Protection Agency (EPA) to show that the area has been fully remediated in accordance with the Final Remedial Action Plan and is now safe and eligible for development.</i></p> <p>An approximate outline of Area 40 within project boundaries is required to be shown on the LLFM, <u>see Condition No. 1.</u></p>	M	CD (E)

26.		<p><u>Backbone Infrastructure</u> <u>The owner/applicant and all subsequent applicants, heirs, and successors with intention of further subdividing the large lots established herein are required to provide to the Community Development Department for review and approval by the City Engineer a Backbone Infrastructure Plan. This condition applies to all future subsequent subdivision and parcel maps, including but not limited to, condominium and townhome projects. Additional studies and supporting documentation may also be required as part of this condition.</u></p> <p><u>As provided for in the ARDA, Amendment No. 1, and the FPASP, the owner/applicant shall provide fully executed grant deeds, legal descriptions, and plats for all necessary rights of way, public utility easements, public water main easements, public sewer easements, oak woodland preserves, park dedications, future circulation elements, hydraulic infrastructure dedication, irrevocable offers of dedication and temporary construction easement. All required easements as listed necessary for the Backbone Infrastructure shall be reviewed and approved by the City Engineer and recorded with the Sacramento County Recorder pursuant to the timing requirements set for in Section 3.8 of the ARDA and any amendments thereto.</u></p>	<u>M</u>	<u>CDD(E), EWR, PW, Parks, FD</u>
<u>ADVISORIES</u>				

<p><u>27.</u></p>	<p><u><i>Phasing Plan</i></u> <u>For subsequent small lot tentative subdivision maps, the owner/applicant shall prepare a complete and comprehensive phasing plan and shall submit the phasing plan to the City for each proposed phase of development. The phasing plan shall include all required infrastructure for each proposed phase of development. The infrastructure shall include all required on-site and off-site improvements, but not limited to, water system improvements (distribution and transmission mains, booster pump stations, water reservoirs, tanks, pumps, PRV stations, etc.), sanitary sewer improvements (sewer mains, lift stations, forced mains, etc.) roadway and transportation improvements, storm drainage improvements (detention/water quality basins, outfalls, etc.) and all other necessary improvements required for each phase of development. The phasing plan shall include itemized cost estimates for all required improvements and the phasing plan shall be reviewed and approved by the City.</u></p> <p><u>The City Engineer may condition the phasing to ensure that each phase functions independently and is consistent with the minimum utility and access standards of the City. All maps filed in phases will be required to have two points of access for emergency vehicle access and/or general traffic purposes and all off-site utilities deemed necessary as determined by the City Engineer. Improvement plans for all future phases that include half sections of local residential streets shall include a minimum of 15 feet of pavement over the centerline, to allow two-way traffic and shall be subject to approval of the Community Development Department and Fire Department. The City will not dictate the order of the phasing except that the first phase shall construct necessary supporting backbone infrastructure to that phase.</u></p>	<p><u>M</u></p>	<p><u>CDD(E), EWR, PW, FD</u></p>
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