

ITEM 6.1: Large Lot Tentative Subdivision Map Modification and Small Lot Tentative Subdivision Map Modification – 3764 Westbrook Blvd. – Creekview Specific Plan Amendment – File #PL18-0190

REQUEST

The applicant requests: 1) A Large Lot Tentative Subdivision Map Modification to create 57 large lots; and, 2) A Small Lot Tentative Subdivision Map Modification to create 1,133 single-family lots within the Creekview Specific Plan.

Applicant – Kris Steward, Phillips Land Law, Inc.
 Property Owner –Anthem United Creekview Developments, LP

SUMMARY RECOMMENDATION

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

- A. Consider the Addendum to the Creekview Specific Plan EIR,
- B. Adopt the three (3) findings of fact and approve the Large Lot Tentative Subdivision Map Modification subject to (53) conditions of approval; and
- C. Adopt the three (3) findings of fact and approve the Small Lot Tentative Subdivision Map Modification subject to (121) 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.

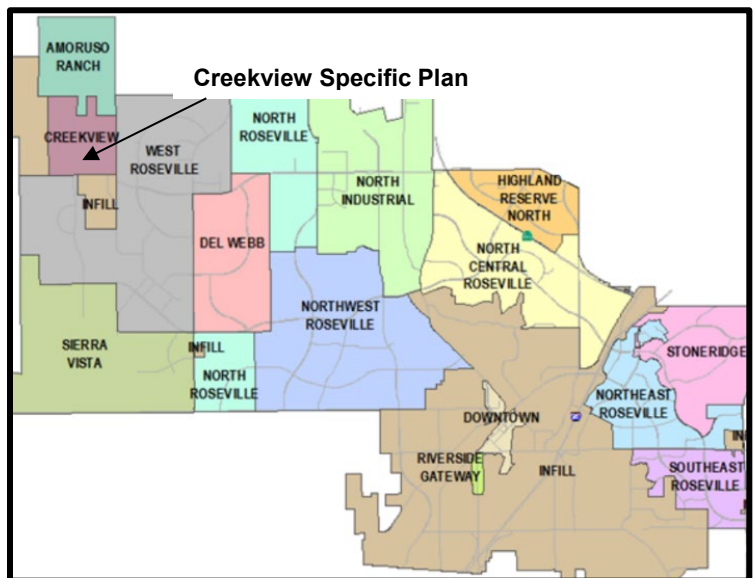
BACKGROUND

The project is located in the northwest portion of the City, south of the Amoruso Specific Plan, north and west of the West Roseville Specific Plan, east of the Al Johnson Wildlife Area, and within the Creekview Specific Plan (CSP) (Figure 1).

The CSP was approved by City Council on September 19, 2012, and established the land use designations and zoning for the specific plan area. With approval of the specific plan a Development Agreement was negotiated between the landowners and the City that set the terms, rules, conditions, regulations, entitlements, responsibilities, and other provisions relating to development of the plan area over a 30 year period.

On February 28, 2013, the Planning Commission approved a Large Lot Tentative Subdivision Map to divide the site into 53 large lots consistent with the adopted land use plan (2007PL-059). On January 28, 2016, the Planning Commission approved a Specific Plan Amendment, Small Lot

Figure 1: Project Location



Tentative Subdivision Map, Design Review for Residential Subdivision (DRRS), and a Tree Permit to allow development consistent with the approved large lot map and to transfer residential units between the specific plan large lots (PL14-0522). On April 2, 2018 the Planning Manager approved an extension of the Tentative Subdivision Map, DRRS, and Tree Permit for six (6) years expiring on January 28, 2024.

On September 12, 2019, the Planning Commission recommended that the City Council approve a General Plan Amendment, Specific Plan Amendment, Rezone, and Development Agreement Amendment for the Creekview Specific Plan and continued a Tentative Subdivision Map Modification to the October 10, 2019 Planning Commission hearing. The proposed map modification was presented in the staff report and in the entitlement request as a modification to the current tentative subdivision map, which was approved in 2016, however, the intent of the project was to modify the Small Lot Tentative Subdivision Map approved in 2016 and the Large Lot Tentative Subdivision Map approved in 2013. This item was continued to allow for a clear delineation of the Large Lot Tentative Subdivision Map and the Small Lot Tentative Subdivision Map entitlements. This report includes an analysis of the Large Lot Tentative Map Modification, which will create 57 large lots, and the Small Lot Tentative Map Modification, which will create 1,224 lots including 1,133 residential lots.

SITE INFORMATION

Location: 3764 Westbrook Boulevard

Total Size: Approximately 501 acres

Topography and Setting: Pleasant Grove Creek and its associated riparian corridor bisects the plan area from east to west. On the north side of the creek the site consists of relatively flat topography, while on the south side of the creek the site consists of gently undulating topography. Overall the site consists of annual grasslands, native oak trees, and wetlands. Properties to the north, east, and south of the site are designated for urban development, while the property to the west of the site is designated as a wildlife area.

EVALUATION TENTATIVE SUBDIVISION MAP MODIFICATIONS

The City of Roseville Subdivision Ordinance (Section 18.06.290) establishes the processes by which an approved Tentative Subdivision Map may be modified. There are two types of modifications established: minor amendments and major amendments. A minor amendment involves changes that are substantially consistent with the intent of the original approval. These are generally limited to changes which make small modifications to lot shapes and sizes or other small amendments to the subdivision layout. Any other type of modification is a major modification. The proposed Large Lot and Small Lot Tentative Subdivision Map Modifications include changes to roadway locations, additional residential lots where commercial lots were previously anticipated, changes to lot locations, and includes new small lots not previously included. Therefore, the proposed modifications are considered major.

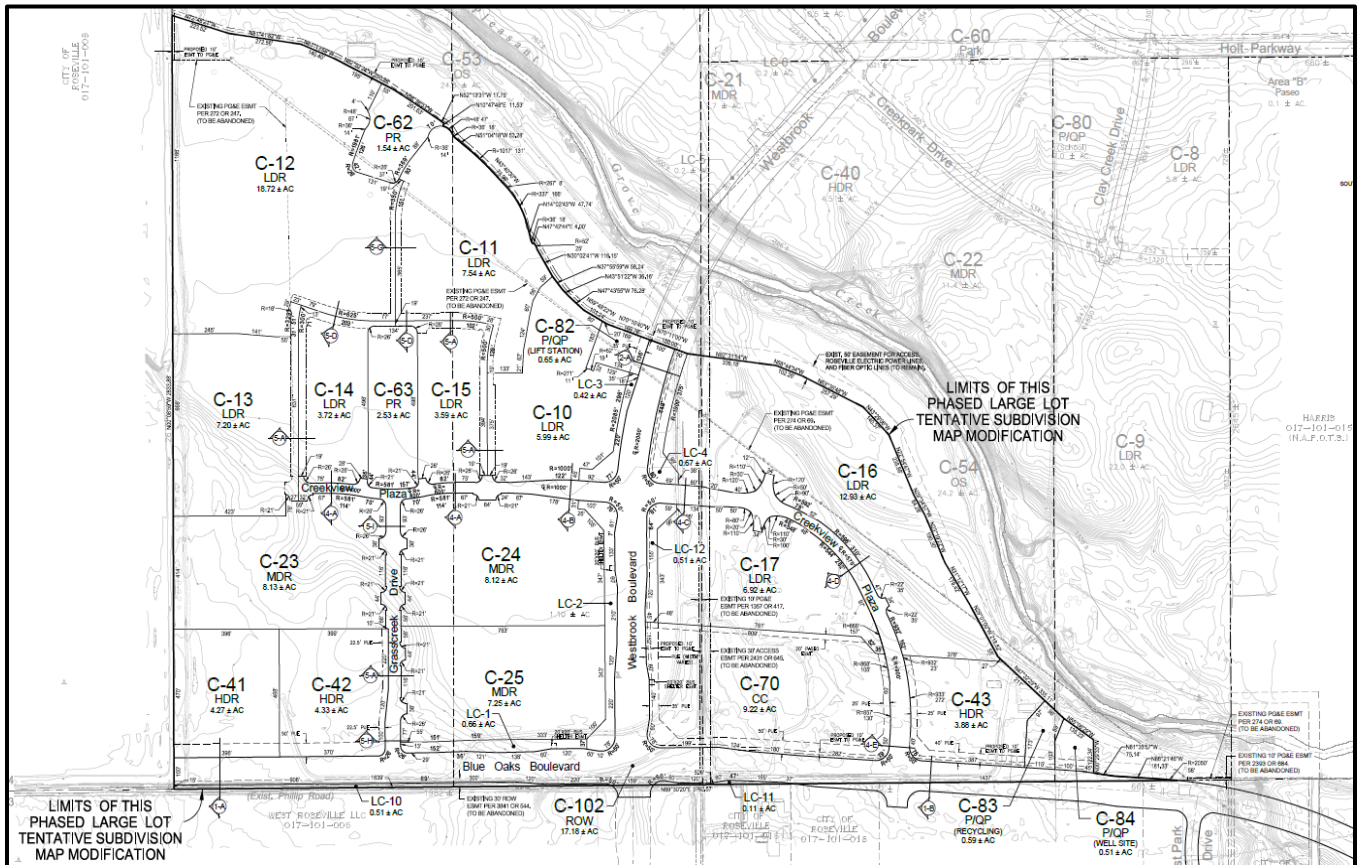
Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made in order to approve or conditionally approve a tentative subdivision map. The three findings are listed below in ***italicized, bold*** text and are followed by an evaluation of the maps in relation to the findings.

- 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, whichever is more restrictive, and the design standards of this Title.***

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.**
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.**

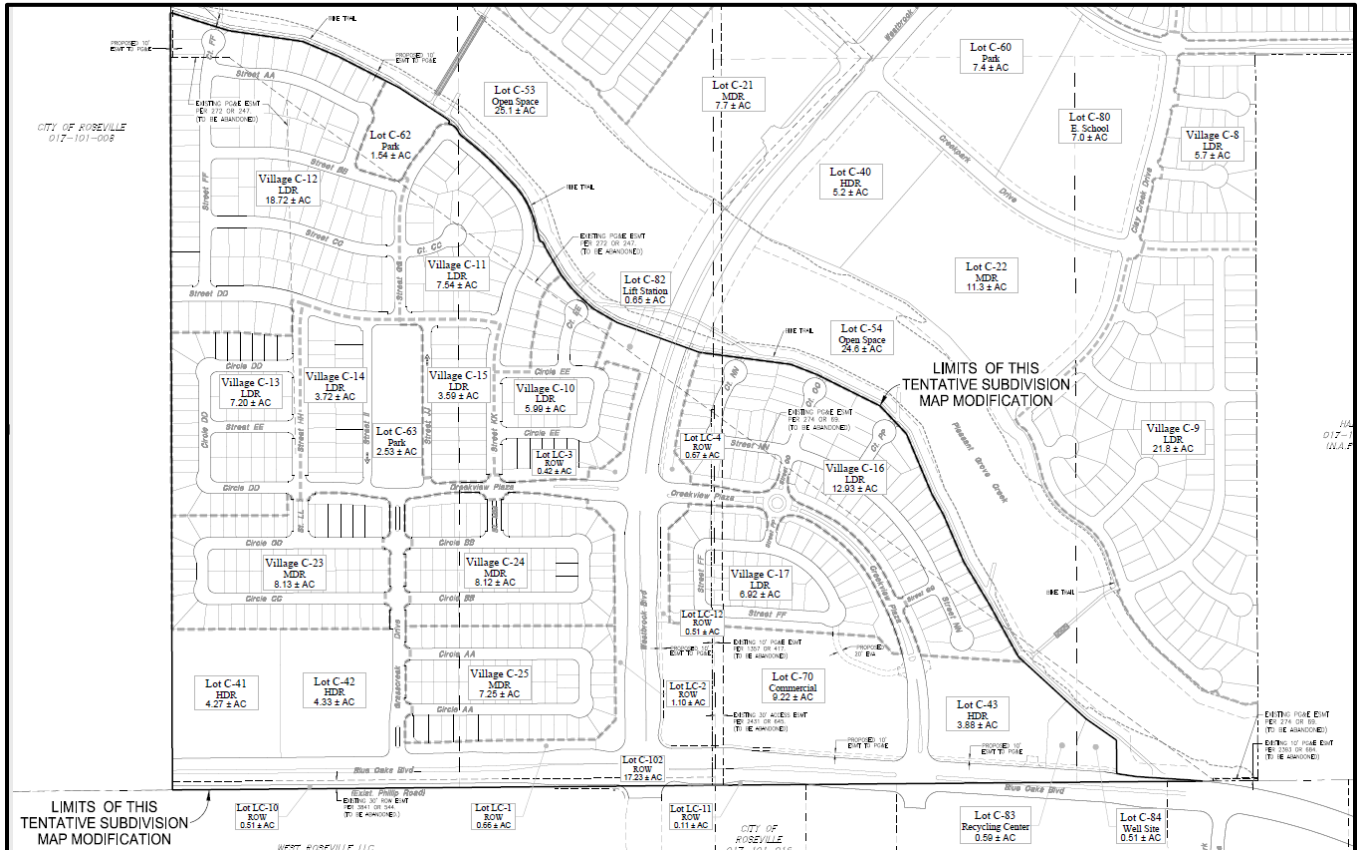
The proposed Large Lot Tentative Subdivision Map includes residential, commercial, and public lots, which set the framework for development within the Creekview Specific Plan and includes the necessary easements and Irrevocable Offer of Dedications (IODs) for public infrastructure. The proposed modifications to the large lot map will be located on the portion of the map that is located on the south side of Pleasant Grove Creek; no map modifications are proposed north of the creek. The modified lots are consistent with the land use plan proposed with the General Plan Amendment, Specific Plan Amendment, and Rezone that were recommended for approval by the Planning Commission on September 12, 2019. As required by Section 3.3.1 of the Development Agreement, the proposed large lot map includes all rights-of-ways for arterial and collector roadways, landscaped corridors adjacent to low and medium density residential properties, open spaces, public lands, and parks are dedicated as an Irrevocable Offer to Dedicate (“IOD”) these properties on the face of the map (Figure 2).

Figure 2: Modified Large Lot Tentative Subdivision Map



The Small Lot Tentative Subdivision Map consists of small lots within villages that follow the boundaries defined by the large lots. As with the large lot map, all of the modifications to the map will occur south of Pleasant Grove Creek; and no modifications to the approved small lots north of the creek are proposed with this modification and no modifications to the primary arterial roadways are proposed. Minor adjustments to modified collectors and residential streets are proposed as discussed below. Public facilities such as the lift station, electric substation, and well site remain unchanged (Figure 3).

Figure 3: Modified Large Lot Tentative Subdivision Map



Subdivision Design

On the west side of Westbrook Boulevard the modifications include changes to the shape and locations of the two park lots and the roadway networks around them. The parks will generally maintain their size but park C-63 will be shifted from an east west orientation to a north south orientation. This results in improved alignment with park C-62 to the north. The shape of park C-62 is modified slightly, but the connection to the adjacent open space is maintained. Grass Creek Drive, which provides access from Blue Oaks Boulevard, has been moved eastward and will now line up with park C-63. The lotting pattern around these parks and the roadway have been adjusted and the small lots have been included on the MDR large lots.

On the east side of Westbrook Boulevard, the tentative map now includes small lots within previously approved large lots. The locations of the large lots are generally the same, but commercial large lot C-70 has been reduced in size and a new residential village (C-17) is proposed adjacent to its northern boundary. North and northeast of Village C-17 the MDR lots have been replaced with LDR lots within Village C-16. And, south of Village C-16 the commercial/business professional lot has been replaced with HDR lot C-43. A pedestrian paseo will be constructed with Village C-16, which will align with the

paseo along the northern boundary of C-70. Ultimately, this paseo will provide a connection to the bike trail system along Pleasant Grove Creek.

The currently approved map includes single-family lots distributed on both the north and south sides of the creek. The proposed map amendment does not affect the approved lotting pattern or number of lots north of the creek. On the south side of the creek, the proposed map includes additional single-family lots that were not included in the previous map bringing the total number of mapped units to 923 distributed on HDR, MDR, and LDR lots. The overall unit count within the CSP has not changed and remains at 2,011 dwelling units and the proposed map will facilitate development that is consistent with the CSP as amended.

Approval of the proposed modification will not change the development intensity or allowed uses on the site, and thus will not increase demands on sewage services; there will be no impacts to the existing requirements established by the Regional Water Quality Control Board.

Lot Design

The proposed subdivision will create developable residential lots that range in size from 3,600 square feet to 5,500 square feet (Table 1). The proposed lot sizes are anticipated in the specific plan with development standards as specified in the Zoning Ordinance. The small lot product is intended to provide a variety of housing products and lot configurations. The proposed lot sizes will help provide a variety of density within the CSP. Similar housing types have been approved and constructed in the West Roseville Specific Plan, the Sierra Vista Specific Plan, and the North East Roseville Specific Plan. These products provide reduced lots sizes, bringing buildings and active areas closer to the sidewalk, which emphasizes the streetscape and encourages pedestrian activity.

Table 1: Proposed Lot Sizes and Densities

Lot Number	Land Use	Zoning	Lot Size (Typical)	Gross Acres	Density (units/acre)
C-10	LDR	RS/DS	45x90	5.99	6
C-11	LDR	RS/DS	55x100	7.54	4.5
C-12	LDR	RS/DS	55x100	17.28	5.1
C-13	LDR	RS/DS	45x90	8.55	6.9
C-14	LDR	RS/DS	50x100	3.72	5.4
C-15	LDR	RS/DS	50x100	3.59	5.6
C-16	LDR	RS/DS	45x90	12.93	5.5
C-17	LDR	RS/DS	45x90	6.92	5.2
C-23	MDR	RS/DS	45x80	8.13	7.5
C-24	MDR	RS/DS	45x80	8.12	7.3
C-25	MDR	RS/DS	45x80	7.25	8.6
C-41	HDR	R3		4.27	29.7
C-42	HDR	R3		4.33	31.4
C-43	HDR	R3		3.88	29.9

A Design Review Permit for Residential Subdivision (DRRS) was approved with the original Small Lot Tentative Subdivision Map approved in 2016. The DRRS included a request for reductions in lot size and setbacks for RS/DS lots; however, specific information regarding the development standards, site layout, floor plans, and architectural styles were not available at the time the DRRS was approved. The project was evaluated against other similar projects that had been approved within the specific plans mentioned above and conditioned to submit a second DRRS application prior to issuance of building permits.

The approved DRRS remains applicable to the proposed project and the DRRS condition has been modified to include the additional small lots proposed with this modification.

PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. No comments were received. A public notice of the Planning Commission hearing was published on September 16, 2019 and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

CONCLUSION

As demonstrated by the analyses in the foregoing sections, the proposed project is consistent with the policies and intent of the General Plan and the Creekview Specific Plan. Staff supports the proposed project as it will not be detrimental to public health or safety, nor will it be detrimental to the public welfare.

ENVIRONMENTAL DETERMINATION

As part of the project, an Addendum to the Creekview Specific Plan EIR (SCH# 02008032017) has been prepared consistent with California Environmental Quality Act Section 15164. The Addendum was prepared for consideration by the City's Planning Commission before taking action on the project. A copy of the addendum is provided herein as Exhibit A. Based on the environmental analysis of the Addendum, the proposed project will not have the potential to result in any new impact that were not previously disclosed, and will in general result in reduced impacts compared to the previous analyses.

RECOMMENDATION

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

- A. Consider the Addendum to the Creekview Specific Plan EIR.
- B. Adopt the findings of fact as stated in the staff report and approve the **LARGE LOT TENTATIVE SUBDIVISION MAP MODIFICATION – 3764 Westbrook Blvd. – Creekview Specific Plan Amendment – File #PL18-0190** subject to (53) conditions of approval.
- C. Adopt the findings of fact as stated in the staff report and approve the **SMALL LOT TENTATIVE SUBDIVISION MAP MODIFICATION – 3764 Westbrook Blvd. – Creekview Specific Plan Amendment – File #PL18-0190** subject to (121) conditions of approval.

CONDITIONS OF APPROVAL FOR LARGE LOT TENTATIVE SUBDIVISION MAP MODIFICATION

1. This Tentative Subdivision Map shall be valid for a period of six (6) years from the original expiration date and shall expire if a Final Map is not recorded by **January 28, 2024**. Pursuant to the Subdivision

Map Act, no additional extension shall be granted for this map. The approval of the DRRS and Tree Permit shall expire on the same date as the Tentative Subdivision Map. (Planning)

2. The Large Lot Tentative Subdivision Map Modification is approved as shown in Exhibit B and as conditioned or modified below. (Planning)
3. The Tentative Subdivision Map shall not be deemed approved until the actions on the General Plan Amendment, Rezoning, Development Agreement Amendment, and Specific Plan Amendment are approved and become effective. (Planning)
4. 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. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)
5. 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)
6. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans have been submitted for review and are approved with grading and/or encroachment permits issued by the Department of Development Services – Engineering Division. (Engineering)
7. 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. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Finance)

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

8. The applicant shall submit to the Planning and Engineering Departments the appropriate Army Corps of Engineers permit or clearance, the California Department of Fish and Wildlife Stream Bed Alteration Agreement, and/or the Regional Water Quality Control Board Water Quality Certificate. (Planning)
9. 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.
 - 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.
 - c. A rough grading permit may be approved by the Engineering Department prior to approval of the improvement plans.

- d. Access to the floodplain as required by Engineering and the Streets Department.
 - e. Standard access ramps shall be installed at all curb returns per City Standards. (Engineering)
10. 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)
11. 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, City easements and/or City-owned land. (Engineering)
12. 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)
13. All drainage facilities shall conform with natural drainage sheds. (Engineering)
14. 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 throughout 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 the opinion of city staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. (Engineering)
15. 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)
16. The rough grading shall include rough grading of all future park sites. If the future park sites are used for stockpiling or other earthwork activities, prior to acceptance of the park, all excess soils, debris or other shall be removed. A licensed civil engineer shall certify the site and tolerance shall be no greater than 0.1 feet from the approved grades. (Parks)
17. Improvement plans shall show the Open Space and Preserve boundaries and label them as protected areas. The Pre-Construction meeting shall address the presence of the Open Space or

Preserve, the sensitive habitats present and minimization of disturbance to the Open Space or Preserve. During grading and construction the Open Space or 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 Open Space or Preserve, along with all temporary erosion control measures (e.g., straw bales, straw waddles and stakes, silt fencing). (Engineering, Parks, Planning)

18. 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 or 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, Parks, Planning)
19. 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 or Preserve. Post and cable fencing or other improvements shall be utilized to meet this requirement. (Engineering, Parks, Planning)
20. 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. The following items should be included in the plan exhibit:
 - a. The exhibit should show the location of outfalls and other open space improvements or features that require maintenance so the City can determine where open space facility maintenance access is needed.
 - b. The exhibit should show the open space resources and drainages to better understand access constraints within the open space parcels (C-50 through C-54). Swales and drainages can cut off access to some locations.
 - c. Demonstrate that the access locations shown work for required equipment from a grade and turning radius perspective. (Parks).
21. Landscaping adjacent to the Open Space or Preserve shall be California native, drought-tolerant groundcover, shrubs, plants and trees. (Parks, Planning)
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. 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)
24. Prior to the approval of Improvement Plans, the applicant shall submit to the Engineering Division of Development Services Department, a paper copy and an electronic copy of the final set of Improvement Plans per the Division's "Digital Submission of Utility Composites" standards. Additionally, the applicant shall submit approved/proposed street names for the approved subdivision map. Final street names for the subdivision shall be approved by the Engineering

Division prior to the approval of the Improvement Plans. The approved street names shall be included on the final set of Improvement Plans. (Engineering)

25. 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.
 - 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 or as approved in the master water or sewer plan. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.)
 - c. Water and sewer mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions, or as approved in the master water or sewer plan.
 - d. All sewer manholes shall have all-weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)
26. 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)
27. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500 feet on center. (Fire)
28. Minimum fire flow is 1,500 gallons per minute with 20 lbs. psi residual pressure. A change in any of the conditions may increase the required fire flow. (Fire)
29. The location and design of the gas distribution 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)
30. 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

31. 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. Water, sewer, and reclaimed water easements; and,
 - b. The following public utility easements shall be granted along the following road sections:

Westbrook Boulevard:

 - East Side: 50' between Blue Oaks Boulevard and Holt Parkway, 35' between Holt Parkway and northern edge of specific plan.
 - West Side: 35' between Blue Oaks Boulevard and northern edge of parcel C-81, 18' between northern edge of parcel C-81 and the northern edge of specific plan.

Blue Oaks Boulevard:

- North Side: 35' along Parcel C-25, and 50' along Parcels C-41, C-42, C-43, C-70, C-83, and C-84.

Holt Parkway:

- North Side: 30'
- South Side: 20' on lots C-60 and C-80, 45' on lot C-8.

Benchmark Drive:

- North Side: 25' east of C-61, 12.5' west of C-61.
- South Side: 45' east of C-61, 25' along C-61.

Clay Creek Drive:

- East Side: 12.5'
- West Side: 25'

Creekpark Drive:

- North Side: 25'
- South Side: 12.5'

Creekview Plaza:

- North Side: 45' along Parcels C-10, and C-15; 35' along C-14 and C-16; and 25' along C-43.
- South Side: 30' along Parcels C-23 and C-24; and 25' along C-17 and C-70.

Grasscreek Drive:

- West Side: 25' along C-42, 12.5' along C-13.
- East Side: 12.5' along C-41, C-27 and C-25.

Roadways north of Creekview Plaza adjacent to Parcels C-10, C-11, C-12, C-13, C-14, and C-15:

- West Side: 12.5'
- East Side: 12.5'

The above easement widths may be reduced to accommodate turn lanes or tapers, bus turn outs, and auxiliary lanes as depicted on the Large Lot Tentative Map or as identified by the City. All other easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)

32. Per Section 3.3.1 of the Development Agreement, with the first Large Lot Final Map, the Developer shall dedicate to the City an Irrevocable Offer of Dedication (IOD) for the rights-of-way for the full length of Westbrook Boulevard and Blue Oaks Boulevard for the entire Specific Plan area. Additionally, an easement for access and rights to construct will be placed along the same length of Westbrook Boulevard and Blue Oaks Boulevard. (Engineering)
33. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)

34. 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)
35. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with the Final/Parcel Map. The CC&Rs shall include the following item(s):
 - a. A clause stating that the property owners within this subdivision shall agree to participate in a Transportation Systems Management (TSM) Plan and shall agree to enter into a Transportation Management Agreement with the City of Roseville.
 - b. CC&Rs for Villages C-6, C-20, C-24, C-25 and C-70 shall disclose the location of bus stops and the possible operation of bus service in the locations identified.
 - c. A clause prohibiting the amendment, revision or deletion of any sections in the CC&Rs required by these conditions of approval without the prior written consent of the City Attorney. (Attorney)
36. Lots C-50, C-51, C-52, C-53, and C-54 will not be accepted by the City, either in fee or as an easement, until after the subdivider has fulfilled the terms of the Permit from the Department of Fish and Wildlife, or Army Corps of Engineers. Upon completion of the monitoring period, the owner shall notify the City of Roseville Planning Department. (Planning)
37. Any structures crossing Lot/Parcel lines created by the Final/Parcel map shall be removed. (Engineering)
38. The street names shall be approved by the City of Roseville. Lettered Lots/Parcels along major roads shall be dedicated in fee to the City as Right of way. (Engineering)
39. 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. (Engineering)
40. 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)
41. The Final/Parcel Map shall be submitted per, "The Digital Submittal of Cadastral Surveys." A plot or print of the submittal shall accompany the electronic copy. The complete submittal shall occur after the Engineering Department approval but prior to City Council approval of the Final/Parcel Map. (Engineering)
42. The cost of any facilities, which are identified in the CIP and are beyond those needed for this project, may be reimbursed to the developer. In accordance with §66485 and §66486 of the Subdivision Map Act, any improvements constructed by the subdivider which contain supplemental size, capacity, number, or length for the benefit of property not within the subdivision and which improvements are to be dedicated to the public, the subdivider shall be entitled to reimbursement for that portion of the cost of the improvements which is in excess of the construction required for the subdivision. (Engineering)
43. Per the Development Agreement, the developer shall pay \$20,000 for the Creekview Specific Plan area's fair share contribution towards update of the Long Range and Short Range Transit Plans and the Bicycle Master Plan. (Building, Alternative Transportation)

44. The final map shall include recordation of a pedestrian/bike access and maintenance easement over those locations of the open space where trails are planned. (Alternative Transportation, Engineering, Electric, Environmental Utilities)
45. 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)
46. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
47. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the “City of Roseville Specifications for Commercial Construction.” (Electric)
48. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville “Specification for Commercial Construction.” These charges will be determined upon completion of the final electrical design. (Electric)

OTHER CONDITIONS OF APPROVAL

49. 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)
50. 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)
51. 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)
52. 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)
53. The project shall comply with all applicable environmental mitigation measures identified in the Creekview Specific Plan EIR, including Addendum. (Planning)

CONDITIONS OF APPROVAL FOR SMALL LOT TENTATIVE SUBDIVISION MAP MODIFICATION

1. This Tentative Subdivision Map shall be valid for a period of six (6) years from the original expiration date and shall expire if a Final Map is not recorded by **January 28, 2024**. Pursuant to the Subdivision Map Act, no additional extension shall be granted for this map. The approval of the DRRS and Tree Permit shall expire on the same date as the Tentative Subdivision Map. (Planning)
2. The Small Lot Tentative Subdivision Map Modification is approved as shown in Exhibits C and D and as conditioned or modified below. (Planning)

3. The Tentative Subdivision Map shall not be deemed approved until the actions on the General Plan Amendment, Rezoning, Development Agreement Amendment, and Specific Plan Amendment are approved and become effective. (Planning)
4. Prior to issuance of building permits for construction of homes within CSP MDR villages, the developer/applicant shall be required to submit a Design Review Permit for Residential Subdivision (DRRS) for review of consistency with the Zoning Ordinance development standards for RS/DS lots and consistency with the CSP Design Guidelines. (Planning)
5. The project shall comply with all required environmental mitigation identified in the CSP EIR, including Addendum. (Planning)
6. The applicant shall submit a digital CAD file, of the modified small lot tentative subdivision map data, via Accela. (Business Services)
7. The applicant shall submit a street name application with proposed street names. After city review, the applicant will receive the application identifying approved or rejected street names. If enough street names are approved, the applicant shall submit a map with the approved street names to receive a stamp and to be used as the approved street name exhibit. This shall be included in the submittal for improvement plans. (Business Services)
8. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. At completion of construction, the drainage analysis will be required to be updated, if necessary, to reflect as-built conditions. (Engineering)
9. Any modifications to the City's Flood plain as a result of this development will require the submittal of the new flood plain boundaries in GIS shape files aligned with the City's coordinates. (Engineering)
10. Testing of all fire systems shall be performed prior to the sales office can be opened for business. (Fire)
11. Within new subdivisions that are compact in development (i.e. parcels that are roughly less than 3000 sq ft), all interior roads that are 20 ft. in width, and classified as alleys or not clearly classified as roads, must be identified as a road with the type of Place. In these compact development subdivisions, houses will be addressed off of roads *within* the development. If the front doors of the houses within the subdivision face interior streets, they will be addressed off the front doors first. Where the front doors of the houses are facing walkways, common areas, or to streets outside the subdivision, the houses will be addressed off of the street the garage is facing. In all of these developments, the developer is required to provide signage on both front and back sides of the house identifying the Street Number and Street Name the houses are addressed off of. (Fire)

12. Affordable Purchase housing units affordable to Middle Income households at 95% of the Area Median Income shall be provided consistent with Section 2.6.1 of the Development Agreement as follows: (Housing)

Parcel	Middle Income Purchase Units
C-20	10 middle income units
C-22	20 middle income units
C-25	10 middle income units

13. Prior to the approval of each final small residential lot subdivision map containing lots for affordable purchase, (C20, C-22, & C-25) the developer shall enter into City's current Affordable Purchase Housing Agreement for such residential purchase units affordable to middle-income households. (Housing)
14. An Affordable Housing Rental Agreement shall be executed prior to issue of building permits for C-42 and C-43. (Housing)
15. All small open space lots, split because of the bike trail connections and adjacent to residential streets and home lots, shall be finished with grouted cobble. (Parks)
16. The final map shall include recordation of a pedestrian/bike access and maintenance easement over those locations of the open space where trails are planned. (Alternative Transportation, Engineering, Electric, Environmental Utilities)
17. 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)
18. 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)
19. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading, underground utility and/or encroachment permits are issued by the Engineering Division. (Engineering)
20. 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)
21. The applicant shall provide a future all-weather accessible crossing of University Creek capable of providing emergency and maintenance vehicle access to areas north of the creek, to the satisfaction of Planning, Fire, and Parks & Recreation. Development of an access road to the crossing or beyond the crossing is not required. The all-weather accessible crossing shall be provided prior to substantial completion of the first subdivision within Parcels C-1 or C-2. (Fire, Park, Recreation & Libraries)

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

22. Landscape Plans shall be submitted with the Improvement Plans for all landscape corridors and all landscaped common areas. Landscaping shall be installed prior to approval of the Certificate of Completion for the subdivision and/or infrastructure improvements. The landscape plan shall comply

with the CSP and the City of Roseville Water Efficient Landscape Requirements (Resolution 93-55). (Planning, Engineering, Parks, Fire, Environmental Utilities)

23. Grading around the native oak trees or other natural features shall be as shown on the improvement plans or as approved in these conditions. (Planning)
24. Improvement plans shall include Neighborhood Entry detail, including masonry wall and fence detail, (architectural design for wall, fence & pilasters), and pilaster locations in accordance with the CSP Design Guidelines. (Planning, Engineering)
25. The applicant shall submit to the Engineering Division the appropriate Army Corps of Engineers permit or clearance, the California Department of Fish and Wildlife Stream Bed Alteration Agreement, and/or the Regional Water Quality Control Board Water Quality Certificate. (Planning, Engineering)
26. The grading and improvement plans shall be designed in accordance with the City's Design and Construction Standards and shall reflect the following:
 - a. Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
 - b. Grading shall comply with the City grading ordinance. Erosion control devices (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.
 - c. A rough grading and/or underground utility 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)
27. 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)
28. The applicant shall obtain an encroachment permit from the Engineering Division prior to any work conducted within the City right-of-way. (Engineering)
29. 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)
30. All Lots/Parcels shall conform to Class 1 drainage, pursuant to the adopted City of Roseville Design and Construction Standards, except as shown on the tentative map, as approved in these conditions or as otherwise approved by the City Engineering. (Engineering)

31. 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)
32. The CSP shall be mass graded in conformance with the Development Agreement and consistent with the approved Utility and Roadway Phasing Guide (February 18, 2015) and Creekview Infrastructure Phasing Matrix (July 2, 2019), as applicable by phase. (Engineering)
33. Per Section 3.10.5 of the Development Agreement, the Pleasant Grove Creek Bypass Channel Improvements shall be constructed with the first phase of construction and be deemed substantially complete by the City prior to issuance of the first building permit. (Engineering)
34. All pad grades shall be elevated to a minimum of 2-feet above the 100-year water surface elevation, based on the future, fully-developed condition of the watershed upstream of the project, or, all finished floor elevations shall be elevated to a minimum of 2-feet above the 200-year water surface elevation, based on the future, fully-developed condition of the watershed upstream of the project, whichever is greater in elevation. (Engineering)
35. Prior to the issuance of grading permits, the applicant shall obtain a Conditional Letter of Map Revision (CLOMR) from FEMA for the proposed grading shown within the FEMA Special Revision Flood Hazard Area. The applicant shall also obtain a Letter of Map Revision (LOMR) from FEMA prior to issuance of building permits for any structure located within the current FEMA floodplain. (Engineering)
36. 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)
37. 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 throughout 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. (Engineering)
 - e. The City shall have the authority to stop all grading operations if, in the opinion of city staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. (Engineering)
38. The City shall have the authority to stop all grading operations, if in the opinion of city staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. (Engineering)
39. A standard bus shelter turnout and pad shall be installed in the following locations:

- Northwest corner of Blue Oaks Blvd. at Westbrook Blvd adjacent to Parcel C-25.
- Northeast corner of Westbrook Blvd at Holt Parkway, adjacent to Parcel C-6; and
- Southwest corner of Westbrook Blvd at Benchmark Drive, adjacent to Parcel C-20.

Transit center stops shall be constructed in the following locations:

- West side of Westbrook Blvd, south of Creekview Plaza, adjacent to Parcel C-24; and
- East side of Westbrook Boulevard, south of Creekview Plaza, adjacent to Parcel C-70.
- The two transit transfer stops on Westbrook Boulevard south of Creekview Plaza shall include stubs for electricity and fiber. (Alternative Transportation)

40. Developer shall be responsible for the installation of a bus shelter and related improvements conforming to the city's current standards on the shelter pad as conditioned above. Upon installation and final inspection by the City of Roseville, the bus shelter and related improvements shall become property of the City of Roseville. The Developer and City may enter into a deferred improvement or other agreement based upon a construction cost of \$10,000 per shelter for future construction of the Bus Shelters. (Alternative Transportation)
41. Per Section 3.12.6 of the Creekview Development Agreement, the mass grading plans and/or subdivision grading plans adjacent to the open space shall include rough grading for the open space bike trails and extension of subdivision drainage facilities as needed to accommodate the trails, consistent with the tentative map and the existing bridge planning studies as may be updated to meet the freeboard requirements of the Central Valley Flood Protection Board. The developer shall be responsible for the cost of preliminary design, necessary permits and resource mitigation, rough grading and extension of drainage facilities without reimbursement. The trail shall meet City and state standards for Class I bikeways, including but not limited to turning radius and setbacks from roadways and obstructions. (Alternative Transportation, Engineering)
42. Per Section 3.12.6 of the Creekview Development Agreement, bike trail construction may be incorporated into the project improvement plans per the following:
 - a. Prior to approval of improvement plans for subdivisions adjacent to open space trails, the developer shall submit a cost estimate for design and construction of adjoining trail improvements, including bridge abutments and bridges.
 - b. If the City determines that sufficient funding is available all or part of the adjoining trail shall be included with the project improvements and the City and developer shall enter into a reimbursement agreement for the work.
 - c. If sufficient funds are not available, the City shall be responsible for trail construction at a later date, except the city may elect to have developer construct the westerly bridge abutments, with reimbursement being made to the constructing party over time as funds become available and in accordance with a reimbursement agreement between the City and the developer.
 - d. The trail shall meet City and state standards for Class I bikeways (Alternative Transportation, Engineering)

43. The applicant shall dedicate all necessary rights-of-way for the widening of any streets required with the tentative map. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)
44. The proposed arterial roadways shall be constructed and funded as set forth in Section 3.5.2 of the Development Agreement. Developer shall enter into a Funding, Construction and Acquisition Agreement with the City for those improvements in excess of Developer's obligation. (Engineering)
45. All bridge crossings, both vehicular and pedestrian, shall be designed to meet the freeboard standards of the Central Valley Flood Protection Board. The freeboard shall be measured from the soffit of the bridge to the 200-year water surface elevation. (Engineering, Alternative Transportation)
46. Traffic Signals shall be constructed and funded as set forth in Section 3.5.7 of the Development Agreement. Temporary traffic signals installed on Blue Oaks Blvd or Westbrook Blvd, in locations other their ultimate locations, shall not be eligible for reimbursements as outlined in Section 3.5.7 of the Development Agreement. (Engineering)
47. Reimbursements to the West Roseville Specific Plan for oversized improvements serving the CSP, shall be reimbursed per Section 3.25 of the Development Agreement. (Engineering)
48. Phasing of infrastructure improvements shall be consistent with the Development Agreement and the approved Utility and Phasing Guide (February 18, 2015) and the Creekview Infrastructure Phasing Matrix (July 2, 2019), as applicable by phase. Phases A and B shall be considered sequential phasing, meaning Phase A and B improvements shall be deemed substantially complete prior to Phase C improvements being deemed substantially complete. All other phases may develop independently per the Utility and Roadway Phasing Guide. (Engineering)
49. 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 on-site storm drainage shall be collected on site and shall be routed to the nearest existing storm drain stub of natural drainage coarse. (Engineering)
50. The drainage outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. All permanent structures, including headwalls for drainage outfalls, shall be constructed within the open space buffer, unless it can be demonstrated that the appropriate permits have been obtained by the Developer and the construction is consistent with the City's Overarching Open Space Management Plan. (Engineering)
51. Access ramps shall be provided for all drainage swales within the open space to ensure maintenance vehicles can adequately gain access to the upstream end of the swale. (Engineering)
52. 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, cast in place concrete with fascia treatment or rockery walls as approved by the City Engineering. (Engineering)
53. 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)
54. Signal interconnect conduit shall be stubbed to parcels C-84, C-83, C-63, C-82 and C-60 with the construction of the respective roadways serving these parcels. (Parks, Environmental Utilities, Engineering)

55. 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)
56. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
57. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcels adjacent to the Open Space or Preserve (Parcels C-50 through C-54). 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)
58. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into Open Space or Preserve (Parcels C-50 through C-54). Post and cable fencing or other improvements shall be utilized to meet this requirement. (Engineering, CDD, Planning)
59. Landscaping adjacent to the Open Space or Preserve (Parcels C-50 through C-54) shall be California native, drought-tolerant groundcover, shrubs, plants and trees. (CDD, Planning, Parks, Recreation & Library)
60. 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)
61. 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)
62. 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)
- 63. 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)
- 64. 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)
- 65. 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)
- 66. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. Fire hydrants shall not be located at the end of any residential court. Preferred location would be street corners and entry points to a subdivision. (Fire)
- 67. 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)
- 68. Framing of combustible construction cannot commence until access roads and public fire hydrants are approved by the Fire Department. (Fire)
- 69. 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)
- 70. 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)
- 71. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)

72. 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)
73. 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)
74. Over-grading onto adjacent park designated parcels shall be prohibited. (Parks, Recreation & Library)
75. Drainage shall be installed on the project’s property to collect increased run-off due to development. Drainage shall not daylight onto City property, with the exception of the bypass channel on the AJWA property. (Parks, Recreation & Library)
76. Damage to any trees to be preserved, during the course of construction, shall be the property owner’s responsibility. (Parks, Recreation & Library)
77. Accent lighting at entry monuments shall be above ground types. In-ground lighting will not be accepted. (Parks, Recreation & Library)
78. Signage at entry monuments shall be monolithic and bolted in place. (Parks, Recreation & Library)
79. Utilities for parks shall be coordinated with Parks, Recreation & Libraries. (Parks, Recreation & Library)
80. 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. The following items should be included in the plan exhibit:
 - a. The exhibit should show the location of outfalls and other open space improvements or features that require maintenance so the City can determine where open space facility maintenance access is needed.
 - b. The exhibit should show the open space resources and drainages to better understand access constraints within the open space parcels (C-50 through C-54). Swales and drainages can cut off access to some locations.
 - c. Demonstrate that the access locations shown work for required equipment from a grade and turning radius perspective.

Once approved, the master access plan shall be included in improvement plans for phases or sub-phases. (Parks, Recreation, & Libraries)

81. Costs for GIS mapping of city-maintained parcels shall be part of the project costs. (Parks, Recreation & Library)
82. Locate fences and walls on the private property side of the property line, where parks and publically maintained landscape lots are adjacent to residential parcels. (Parks, Recreation & Library)
83. All plant material for streetscapes and medians shall be maintained under a 30 calendar day establishment period after initial planting. Upon completion of the establishment period, all plant material shall remain under warranty for an additional 11 months minimum. Any plant material which does not survive during the establishment period shall be immediately replaced. Any trees or

shrubs which do not survive during the warrantee period shall be replaced one month prior to the end of the warrantee period. Tree or shrub replacement made necessary due to acts of God, neglect or vandalism shall be exempt from the warrantee. (Parks, Recreation, & Libraries)

84. 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)
85. 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

86. 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; and,
 - c. Per the Development Agreement, if a 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)
 - d. The applicant shall dedicate a separate easement to the City of Roseville for all bus stops located within the Creekview Specific Plan and not located within a lettered lot to be dedicated to the City. The easement documents shall be drafted for approval and acceptance by the City of Roseville and recorded at the County Recorders' office. (Alternative Transportation, Engineering, Electric, Environmental Utilities)
87. Easement widths shall comply with the City's Design and Construction Standards. (Environmental Utilities, Electric, Engineering)
88. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
89. With the recordation of the first Final Map all roadway Irrevocable Offers of Dedication (IOD's), Public Utility Easements (PUE') and Access Easements (AE's) with rights to construct shall be dedicated, as outlined in the Development Agreement and the "Utility and Roadway Phasing Guide" and as modified in the Creekview Infrastructure Phasing Matrix (July 2, 2019). (Engineering)
90. 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)
91. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with the Final/Parcel Map. The CC&Rs shall include the following items:
- a. A clause stating that the property owners within this subdivision shall agree to participate in a Transportation Systems Management (TSM) Plan and shall agree to enter into a Transportation Management Agreement with the City of Roseville.

- b. CC&Rs for Villages C-6, C-20, C-24, C-25 and C-70 shall disclose the location of bus stops and the possible operation of bus service in the locations identified.
 - c. A clause prohibiting the amendment, revision or deletion of any sections in the CC&Rs required by these conditions of approval without the prior written consent of the City Attorney. (Attorney, Planning)
92. Parcels C-50, C-51, C-52, C-53, and C-54 will not be accepted by the City, either in fee or as an easement, until after the subdivider has fulfilled the terms of the Permit from the Department of Fish and Wildlife or Army Corps of Engineers. Upon completion of the monitoring period, the owner shall notify the City of Roseville Planning Department. (Planning, City Attorney)
93. 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)
94. Any structures crossing Lot/Parcel lines created by the Final/Parcel map shall be removed. (Engineering)
95. Per the Development Agreement, the developer shall pay \$20,000 for the Creekview Specific Plan area's fair share contribution towards update of the Long Range and Short Range Transit Plans and the Bicycle Master Plan. (Building, Alternative Transportation)
96. Per Section 3.5.20 of the Development Agreement, an access easement shall be maintained to the Wagner Property with the recordation of the first Final Map. (Engineering)
97. The street names shall be approved by the City of Roseville. (Engineering)
98. 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. 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 Levy cycle in which the CFD will become effective. (Finance)
99. A Community Facilities District – Public Services (Services CFD) shall be formed for the subject property prior to the issuance of the first residential building permit, excluding permits for model homes or certificates of occupancy for non-residential uses. This district is being formed in order to fund maintenance of landscaping, open space, trails and neighborhood parks. It is the applicant's responsibility to cooperate with the Finance Department in preparing the appropriate documentation for the formation of the Services CFD. In order to allow the CFD to be in place at the beginning of the Levy cycle, the documentation shall be provided to the Finance Department not later than March 15 of the year preceding the Levy cycle in which the Services CFD will become effective. (Finance)
100. The subject property shall be annexed into Municipal Services District #3 (Muni CFD) prior to the issuance of the first residential building permit, excluding permits for model homes or certificates of occupancy for non-residential uses. This property is being added into this district in order to provide the funds required to offset the property's impact on City general fund resources available to pay for municipal services citywide, including the project area. It is the applicant's responsibility to cooperate

with the Finance Department in preparing the appropriate documentation for the annexation of this property into the CFD. In order to allow the CFD to be in place at the beginning of the Levy cycle, the documentation shall be provided to the Finance Department not later than March 15 of the year preceding the Levy cycle in which the Muni CFD will become effective. (Finance)

101. 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 Lots/Parcels along major roads shall be dedicated in fee to the City as right of way. (Engineering)
102. 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)
103. 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)
104. 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)
105. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

106. 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)
107. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
108. 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)
109. 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)
110. 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)
111. 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)
112. Improvement plans shall show the Open Space and Preserve boundaries and label them as a protected areas. The Pre-Construction meeting shall address the presence of the Open Space or Preserve, the sensitive habitats present and minimization of disturbance to the Open Space or Preserve. During grading and construction the Open Space or 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 Open Space or Preserve from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the Open Space or Preserve, along with all temporary erosion control measures (e.g., straw bales, straw waddles and stakes, silt fencing). (Engineering, CDD, Planning, and Parks, Recreation & Libraries)

113. Landscape plans are required 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)
114. Clearly delineate City-maintained landscaping from privately maintained landscaping with a concrete mowband consistent with the Parks Construction Standards. (Parks, Recreation & Libraries)
115. For streetscapes to be City-maintained, provide a 2' bench between back of walk and toe of slope sloped away from the back of walk to decrease nuisance run-off from irrigated and landscaped slopes. (Parks, Recreation & Libraries)
116. Slopes along the developed property line and open space shall be 3:1 or less (severe). (Parks, Recreation & Libraries)
117. 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)
118. For Park parcels, 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, unless otherwise noted or requested. (Parks)
119. For Open Space parcels, 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)
120. 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. All HOA maintained landscaping shall be clearly identified on the landscape plans at time of plan approval. (Parks)

MAP ADVISORY NOTES

121. The school/park campus shall be planned and coordinated between the Developer, City and School District prior to any application or submittal to the State Architects for review and approval. (Parks, Recreation & Library)

Exhibits

- A. Addendum to the Creekview Specific Plan EIR
- B. Large Lot Tentative Subdivision Map Modification
- C. Small Lot Tentative Subdivision Map Modification
- D. Conceptual Grading, Drainage, and Utilities

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.