

ITEM 6.1: General Plan Amendment, Specific Plan Amendment, Rezone, Development Agreement Amendment, Small Lot Tentative Subdivision Map, Large Lot Tentative Subdivision Map Modification, and Small Lot Tentative Subdivision Map Modification – 3764 Westbrook Boulevard – CSP PCL C-1 TO C-7, C-20 TO C-22, C-40, C-43, C-50, C-52, C-60 & C-80 – Creekview Amendments – File # PL20-0201

REQUEST

The project includes a General Plan Amendment and Specific Plan Amendment to the Creekview Specific Plan (CSP) to transfer 36 units from Medium Density Residential parcels C-20 and C-22 to Low Density Residential parcels C-1 through C-4, and to establish modified development standards. No changes will be made to the overall unit count for the CSP. The project will make minor adjustments to the acreages of large lot parcels, which will require minor revisions to the General Plan and Specific Plan land use designations. The project includes a Rezone to adjust the acreages of zoning designations consistent with the acreage adjustments proposed with the map modifications. The CSP Development Agreement will be amended to reflect the change in units, acreages, and affordable housing allocations. In addition, a Large Lot Tentative Subdivision Map Modification is proposed for Parcels C-1 through C-7, C-20 and C-21, C-50, C-52, C-60 and C-80; a Small Lot Tentative Subdivision Map Modification is proposed for Parcels C-2 through C-4, and C-6 & C-7; and a Small Lot Tentative Subdivision Map is proposed for Parcels C-20 to C-22.

Property Owner/Applicant – Brian Moore, Anthem United Creekview Development Limited Partnership

SUMMARY RECOMMENDATION

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

- A. Consider the 2nd Addendum to the Creekview Specific Plan Environmental Impact Report (EIR);
- B. Recommend the City Council approve the General Plan Amendment (Land Use Map);
- C. Recommend the City Council approve the Specific Plan Amendment (Text and Land Use Map);
- D. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone;
- E. Recommend the City Council approve the Second Amendment of the Creekview Development Agreement;
- F. Adopt the three (3) findings of fact and approve the Small Lot Tentative Subdivision Map subject to eighty-six (86) conditions of approval;
- G. Adopt the three (3) findings of fact and approve the Large Lot Tentative Subdivision Map Modification subject to four (4) conditions of approval; and
- H. Adopt the three (3) findings of fact and approve the Small Lot Tentative Subdivision Map Modification subject to six (6) conditions of approval.

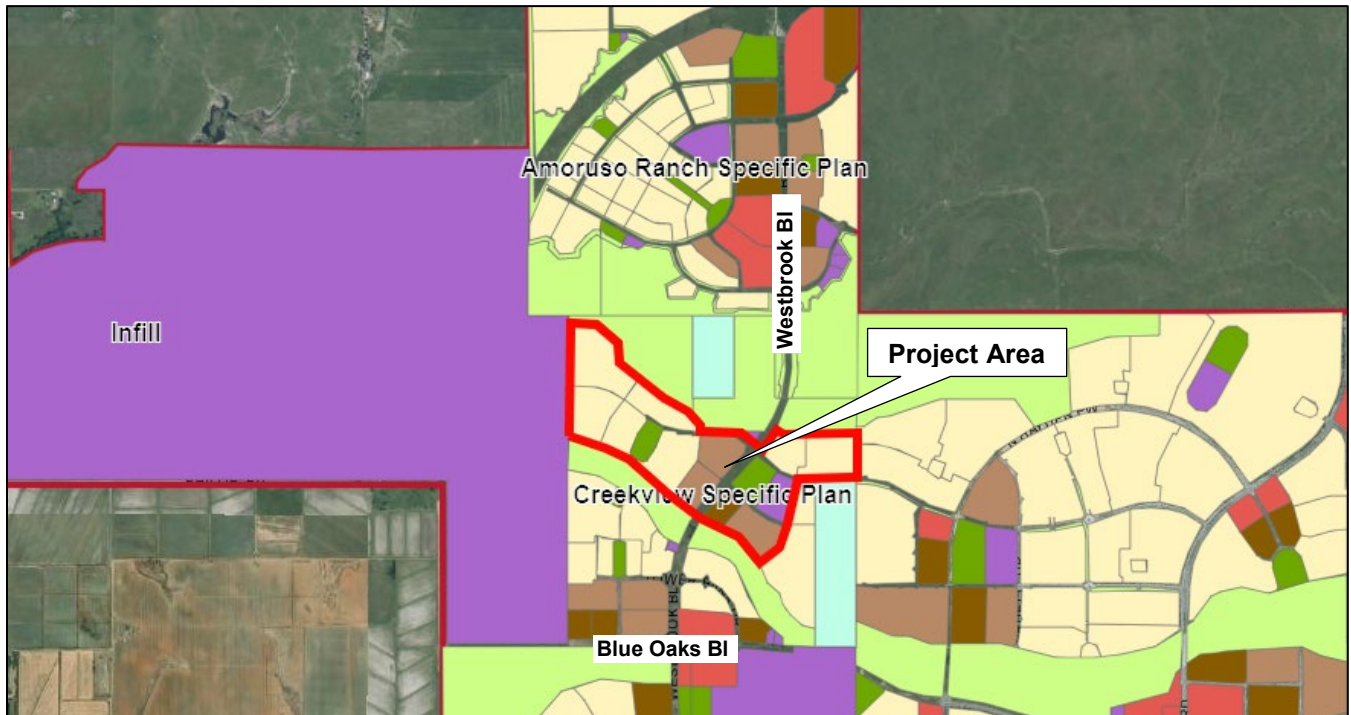
SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

The project is located in the northwest portion of the City, south of the Amoruso Ranch 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) (see Figure 1).

Figure 1: Project Location



The CSP was approved by the City Council on September 19, 2012, and established the land use and zoning designations 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 Tentative Subdivision Map, Design Review for Residential Subdivision (DRRS), and 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). Minor acreage adjustments to the large lots and unit transfers within those lots were included with these approvals. Although the unit transfer exceeded 20% triggering an amendment to the specific plan, the overall number of residential units remained consistent at 2,011, as originally approved with the CSP. 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.

In September 2019, the City Council approved a General Plan, Specific Plan Amendment, and Rezone to modify the land uses in Phase 1 of the Creekview Specific Plan, resulting in a reduction of commercial uses, and a redistribution of LDR, MDR, and HDR units with no overall change to the residential unit count within the plan area. As part of that project, a Large Lot Tentative Map Modification and Development Agreement Amendment were approved to reflect the changes.

PROJECT DESCRIPTION

General Plan Amendment (GPA) – The project includes a GPA to make minor adjustments to the acreages of large lot parcels. These minor adjustments require minor revisions to the General Plan and Specific Plan land use designations.

Specific Plan Amendment (SPA) – The project includes an Amendment to the CSP, which includes the transfer of 36 units from Medium Density Residential (MDR) parcels C-20 and C-22 to Low Density Residential (LDR) parcels C-1 through C-4. The overall unit count in the CSP will remain the same at 2,011 units and no changes to land use designations are requested. As part of the SPA, the applicant proposes to transfer the affordable housing obligations currently allocated to parcels C-20, C-22, C-25, and C-42 to parcels C-40 and C-43. Changes will be made to the text, tables, and figures of the CSP to reflect the unit transfers, acreage changes, modified development standards, and revised affordable housing allocations. Appendix A, Development Standards of the CSP will also be amended to establish development standards applicable to the Small Lot Residential/Development standards (RS/DS) zone. The GPA and SPA exhibit are included as Exhibit A and the CSP redlines are included as Exhibit B.

Rezone – All of the affected parcels have a zoning designation of RS/DS, which will remain unchanged. The Rezone is requested to adjust the acreages of zoning designations to be consistent with the proposed acreage adjustments of the large lot and small lot maps. The Rezone exhibit is included as Exhibit C.

Development Agreement (DA) Amendment – The project includes a second amendment of the Creekview Development Agreement to reflect the revised unit counts, acreages, and affordable housing allocations. The DA Amendment is included as Exhibit D.

Small Lot Tentative Subdivision Map – The applicant proposes new subdivisions on Parcels C-20, C-21, and C-22. Parcel C-20 will be a 77-unit MDR subdivision; Parcel C-21 will be a 77-unit MDR subdivision; and Parcel C-22 will be an 82-lot MDR subdivision. The Tentative Subdivision Maps are included as Exhibit E.

Large Lot Tentative Subdivision Map (LLTSM) Modification – The applicant proposes modifications to the approved large lot maps for Parcels C-1 to C-7, C-20, C-21, C-50, C-52, C-60, and C-80. A majority of the modifications consist of minor parcel line adjustments to conform the large lots to the small lot tentative subdivision maps. The LLTSM Modification is included as Exhibit F.

Small Lot Tentative Subdivision Map (SLTSM) Modification – The applicant proposes modifications to the approved small lot maps for LDR Parcels C-2, C-3, C-4, C-6, and C-7. The lotting patterns will be revised to accommodate additional units and future housing types. The SLTSM Modification is included as Exhibit G.

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: GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, AND REZONE

Proposed amendments to the General Plan and Specific Plan are analyzed for consistency with the goals and policies of the plan. For the proposed rezone, Zoning Ordinance Section 19.86.050 specifies that recommendations for approval or denial of a rezone shall include consideration of the proposed amendment’s consistency with:

- 1. The public interest, health, safety, or welfare of the City, and**
- 2. The General Plan and any applicable Specific Plan.**

The applicant proposes to transfer 36 residential units from Parcels C-20 and C-22 to Parcels C-1 to C-4, as shown in Table 1 below. Each of these parcels has a zoning designation of Small Lot Residential/Development Standards (RS/DS), which will remain unchanged. The CSP will be amended to establish development standards applicable to the RS/DS zone, which include standards such as minimum lot sizes, lot width, and setbacks. The development standards table is included in Appendix A of the CSP redlines (Exhibit B) and are consistent with development standards established for subdivisions in adjacent Specific Plans. The Rezone is requested to adjust the acreages of zoning designations to be consistent with the proposed acreage adjustments that are later discussed in the Small Lot and Large Lot Tentative Subdivision Map Modification evaluation sections of this report.

The CSP allows for residential units to be transferred between lots within the plan area. However, unit transfers that result in a change in land use or result in greater than a 20% difference when compared to the unit allocation established at the time of the original approval shall be evaluated with an amendment to the Specific Plan. In this case, the cumulative change in units for Parcel C-20 changes the allocation by more than 20% (see Table 2). Thus, the unit transfers are being processed as a SPA. The SPA also includes changes to the text, tables, and figures of the SVSP to reflect the land use change and unit transfers.

Table 1: Summary of Unit Transfers

Parcel	Current Land Use	Proposed Land Use	Current Units	Proposed Units	Difference in units	% Unit Change
C-1	LDR	Unchanged	94	100	+6	+ 6.4%
C-2	LDR	Unchanged	52	59	+7	+ 13.5%
C-3	LDR	Unchanged	67	80	+13	+ 19.4%
C-4	LDR	Unchanged	51	61	+10	+ 19.6%
C-20	MDR	Unchanged	106	96	-10	- 9.4%
C-22	MDR	Unchanged	130	104	-26	- 20.0%

Table 2: Cumulative Summary of Unit Transfers

Parcel	Original Land Use	Proposed Land Use	Original Units	Proposed Units	Difference in units	Cumulative % Unit Change
C-1	LDR	Unchanged	95	100	+5	+ 5.3%
C-2	LDR	Unchanged	50	59	+9	+ 18.0%
C-3	LDR	Unchanged	70	80	+10	+ 14.3%
C-4	LDR	Unchanged	55	61	+6	+ 10.9%
C-20	MDR	Unchanged	75	96	-21	+ 28.0%
C-22	MDR	Unchanged	105	104	-1	- 0.09%

Table 3, below, identifies the current and proposed acreages for each of the affected large lot parcels. As mentioned, these minor revisions to the acreages require minor revisions to the General Plan and Specific Plan land use and zoning designations.

Table 3: Land Use and Zoning by Parcel – Acreage Changes

Parcel	Land Use	Zoning	Current Acreage	Proposed Acreage
C-1	LDR	RS/DS	19.50	19.54
C-2	LDR	RS/DS	10.10	10.03
C-3	LDR	RS/DS	14.00	13.97
C-4	LDR	RS/DS	9.60	9.63
C-5	LDR	RS/DS	13.60	13.43
C-6	LDR	RS/DS	8.00	8.05
C-7	LDR	RS/DS	13.90	14.11
C-20	MDR	RS/DS	8.70	8.79
C-21	MDR	RS/DS	7.70	7.92
C-50	Open Space (OS)	OS	36.50	36.57
C-51	OS	OS	35.60	35.64
C-52	OS	OS	15.10	14.79
C-60	Parks and Recreation (PR)	PR	7.40	6.80
C-61	PR	PR	4.80	4.81
C-80	Public/Quasi-Public (P/QP)	P/QP	7.00	7.60
C-100	Right of Way/Landscape Corridor (ROW)	ROW	37.67	37.49

In addition to the unit transfers and minor acreage changes, the applicant is proposing to reallocate the affordable housing obligations in the CSP. No change will occur to the total number of affordable units required. Table 4 identifies the current affordable purchase obligations for Medium Density Residential (MDR) parcels C-20, C-22, and C-25, and the current affordable rental obligations for High Density Residential (HDR) parcels C-42 and C-43.

Table 4: Current Affordable Housing Allocations

Parcel	Land Use	Total Units in Parcel	Total Affordable Allocation	Very Low-Income Rental	Low Income Rental	Middle Income Purchase
C-20	MDR	106	10	-	-	10
C-22	MDR	127	20	-	-	20
C-25	MDR	62	10	-	-	10
C-42	HDR	136	80	40	40	-
C-43	HDR	116	81	41	40	-
Total			201	81	80	40

The current affordable housing obligation allocated as middle-income purchase units to MDR parcels C-20, C-22, and C-25 will be reallocated to HDR parcels C-40 and C-43 as low- and very-low-income rental units instead. The current 80-unit affordable rental allocation for HDR Parcel C-42 will also be reallocated

to Parcel C-40 and C-43. Table 5 identifies the proposed affordable housing allocations. With the reallocations, Parcel C-43 will become 100% affordable. Section 5, Affordable Housing of the CSP will be amended to reflect the proposed changes.

Table 5: Proposed Affordable Housing Allocations

Parcel	Land Use	Total Units in Parcel	Total Affordable Allocation	Very Low-Income Rental	Low Income Rental
C-40	HDR	168	85	43	42
C-43	HDR	116	116	58	58
Total			201	101	100

The proposed changes will not change the overall number of residential units designated for the project area or extend beyond the development area of the CSP. The City Departments responsible for development review have examined the proposed unit transfers and affordable housing allocations and determined that there will be no impacts to planned infrastructure, roadways, or other public facilities. As such, staff supports the proposed GPA and SPA.

EVALUATION: DEVELOPMENT AGREEMENT AMENDMENT

Section 19.84.040 of the City of Roseville Zoning Ordinance specifies that recommendations for approval or denial of a Development Agreement (DA), including Amendments, shall include consideration of the following:

- 1. Consistency with the objectives, policies, general land uses and programs specified in the General Plan and the Creekview Specific Plan;**
- 2. Consistency with the provisions of the City of Roseville Zoning Ordinance;**
- 3. Conformity with the public health, safety and general welfare;**
- 4. The effect on the orderly development of the property or the preservation of property values; and**
- 5. Whether the provisions of the Agreement shall provide sufficient benefit to the City to justify entering into the Agreement.**

Development Agreements (DAs) are binding contracts that set the terms, rules, conditions, regulations, entitlements, responsibilities, and other provisions relating to the development of the covered properties. The proposed amendments to the DA include updating the unit allocations and acreages for the affected land uses to be consistent with the proposed amendments to the CSP. The sections pertaining to affordable housing will be updated to reflect the affordable purchase units being provided as affordable rental units, and the transfer of these units to HDR parcels C-40 and C-43. Language will be added that requires the developer to enter into an Affordable Rental Housing Agreement with the City prior to the issuance of building permits. Lastly, the DA Amendment includes a provision that states if the City adopts a fee to be paid in lieu of constructing affordable rental housing, the developer will be eligible to pay such in lieu fee. The City’s Housing Division reviewed the project and determined the proposed amendments are acceptable and consistent with City policy.

In summary, City staff has found the proposed DA Amendment to be consistent with the General Plan, CSP, and the Zoning Ordinance. The DA Amendment is in conformance with the public health, safety,

and welfare, and will not adversely affect the orderly development of the property or the preservation of property values. Therefore, the proposed DA Amendment is consistent with items 1-5 above.

EVALUATION: SMALL LOT TENTATIVE SUBDIVISION MAP (PARCELS C-20, C-21, & C-22)

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 ***bold, italics*** and are followed by an evaluation of the map in relation to each finding.

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

The applicant is proposing three subdivisions: a 77-lot map within Parcel C-20, a 77-lot map within Parcel C-21, and an 82-lot map within Parcel C-22. Adequate access and circulation is provided to each parcel to facilitate development of the small lots. At least two entrance points will be provided into each subdivision and all single-family lots are oriented with frontage on the public streets. The subdivision layout and street design were reviewed by the City's Engineering Division and Fire Department to ensure there is adequate street widths for circulation and emergency response.

The Map Act and Subdivision Ordinance do not contain any maximum or minimum lot sizes. Instead these standards are contained within the Zoning Ordinance and CSP. The project parcels all have a zoning designation of Small Lot Residential with Development Standards (RS/DS) overlay and a land use designation of Medium Density Residential (MDR). A developer may either use the RS/DS development standards established in the CSP or may adopt adjusted standards through the Design Review Permit for Residential Subdivisions (DRRS) entitlement. The applicant proposes to use the RS/DS standards proposed with this project. However, pursuant to Zoning Ordinance Section 19.10.045, a DRRS application is required for all single-family housing units on property with the MDR land use designation. Condition #9 has been added to the tentative subdivision map that requires approval of a DRRS prior to issuance of any building permits for homes within Parcels C-20, C-21, and C-22.

The CSP includes multiple design standards applicable to subdivision design, including guidelines for the locations of walls and fencing, the locations of paseos, requirements for connectivity along paseos, and guidelines for developments adjacent to open space. Each proposed subdivision is analyzed with respect to these guidelines below.

Parcel C-20

The proposed map will have 77 units and a density of 9.2 units per acre, which is consistent with the MDR land use designation. Although the total number of units allocated to Parcel C-20 is 96 units, the applicant is proposing to map only 77 of these units. The remaining 19 units will remain unmapped. The CSP requires all unused units to be transferred prior to the City's approval of the last small lot final map or Design Review Permit for any residential large lot parcel within the CSP. Any units assigned to a large lot parcel which are not used by a tentative map/Design Review Permit or are not approved for transfer, shall revert to the City and landowners shall have no subsequent claim to such units.

The applicant proposes to use the modified RS/DS development standards proposed with this project. All of the lots conform to the applicable standards and have a typical lot size of approximately 35 feet by 80 feet. This parcel is adjacent to Benchmark Drive to the north, Westbrook Boulevard to the east, MDR Parcel C-21 to the south, and LDR Parcel C-5 to the west. Direct access to the subdivision will be provided via the adjacent roadways. The street patterns of the subdivision will also provide connectivity between the neighboring subdivisions consistent with the CSP design guidelines.

CSP Figure B-4, Wall and Fence Locations, specifies a minimum 6-foot tall masonry wall along Westbrook Boulevard to the east and Benchmark Drive to the south. The tentative subdivision map is consistent with this requirement. CSP Figure B-5 identifies a 45-foot wide collector street paseo along Benchmark Drive, with a 15-foot landscape strip, 10-foot walk, and then a 20-foot landscape behind walk. The subdivision is designed consistent with these paseo design guidelines and will provide a pedestrian connection on an average of 600 feet. Consistent with the City's improvement standards for collector streets, Benchmark Drive will provide on-street Class II bike lanes.

Parcel C-21

The proposed map will have 77 units and a density of 9.4 units per acre, which is consistent with the MDR land use designation. Similar to Parcel C-20, the applicant is proposing to only map 77 of the 95 allocated units for Parcel C-21, leaving 18 units unmapped.

The applicant has proposed to use the same modified RS/DS development standards for this subdivision, which also has a typical lot size of approximately 35 feet by 80 feet. All of the lots conform to the proposed standards. This parcel is adjacent to MDR Parcel C-20 to the north, Westbrook Boulevard to the east, open space Parcel C-53 to the south, and LDR Parcel C-5 to the west. Westbrook Boulevard will feature Class II bike lanes consistent with the CSP requirements. The CSP does not identify any paseo requirements for Parcel C-21. The subdivision will provide a masonry wall along Westbrook Boulevard and a 35-foot wide landscape corridor with 8-foot wide sidewalks along the arterial roadway, which is consistent with the CSP. Visibility into the open space will be achieved through the use of open style fencing for the lots that side on to the open space as recommended by the CSP guidelines. The subdivision will also include a single-loaded street adjacent to the open space to provide a visual connection for homes that front the open space.

Parcel C-22

The applicant has proposed to use the same modified RS/DS development standards for this 82-lot subdivision, which also has a typical lot size of approximately 45 feet by 80 feet. All of the lots conform to the proposed standards. The proposed unit density is 9.4 units per acre, which is consistent with the MDR land use designation. This parcel is adjacent to MDR Parcel C-20 to the north, Westbrook Boulevard to the east, open space Parcel C-53 to the south, and LDR Parcel C-5 to the west. Visibility into the open space will be provided by a combination of open style fencing for homes backing on to the open space and through the use of single-loaded streets for homes that front the open space.

CSP Figure B-5 identifies a 45-foot wide paseo along Clay Creek Drive, with a 15-foot landscape strip, 10-foot walk, and then a 20-foot landscape behind walk. The subdivision is designed consistent with these paseo design guidelines and will provide a pedestrian connection on an average of 600 feet.

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.*

The proposed parcels are of sufficient size and shape to accommodate development that is consistent with the applicable zoning and design requirements. As mentioned above, the lots are consistent with the proposed development standards. The proposed modified standards are consistent with other development standards that have been approved in adjacent Specific Plan areas. The RS/DS standards have been determined to be of adequate size and shape to support development consistent with the CSP guidelines. The proposed parcel configurations preserve the location of watercourses and do not create a physical condition that would be impractical for the proposed improvements.

3. *The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, Pursuant to Division 7 of the Water Code.*

As part of the adoption of the CSP, an assessment of wastewater demands was completed for the entire plan area. The proposed subdivision map is consistent with the total number of units anticipated within the Specific Plan, and therefore will not increase planned demands on sewage services; there will be no impacts to the existing requirements established by the Regional Water Quality Control Board.

EVALUATION AND FINDINGS: TENTATIVE SUBDIVISION MAP MODIFICATION (SMALL LOT & LARGE LOT)

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 parcel shapes and sizes or other small amendments to the subdivision layout. Any other type of modification is a major modification. The proposed modifications include changes to the lotting patterns, street connections, and number of units for some of the parcels. 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 map in relation to each finding.

- 1. The size, design, character, grading, location, orientation and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan or any applicable specific plan for the area, 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.***

Small Lot Tentative Subdivision Map (SLTSM) Modification

The applicant requests approval of a modification to the approved maps for Parcels C-2, C-3, C-4, C-6 and C-7. Modifications to each of these maps are summarized below.

- Parcel C-2: The street and lotting layout was modified to increase the development setback from wetland resources in the adjacent open space Parcel C-51. The lot count and size of this LDR subdivision will remain the same as the previously approved map at 52 lots. The seven (7) units transferred to Parcel C-2 with the proposed SPA will remain as unmapped units.
- Parcel C-3: The lotting layout was modified to convert the typical lot size from 60' x 100' to 50' x 100' to accommodate eleven (11) additional lots for a total of 78 lots. The density will remain consistent with the existing LDR land use designation.

- Parcel C-4: The lotting layout was modified to convert the typical lot size from 55' x 100' to 45' x 100' to accommodate ten (10) additional lots for a total of 61 lots. The density will remain consistent with the existing LDR land use designation.
- Parcel C-6: Minor adjustments to the lot widths are proposed to improve the fit of future housing products. Lot depths along the eastern boundary will be modified to accommodate a revised lotting layout in the adjacent LDR Parcel C-7. The lot count (61 lots) and typical lot size (45' x 90') will remain the same as the previously approved map for Parcel C-6, and no change will be made to the existing LDR land use.
- Parcel C-7: The street and lotting layout is modified to increase lot depths along the parcel's eastern boundary to accommodate fill slopes from Fiddymont Ranch, which resulted in minor adjustments to the interior blocks. The lot count (74 lots) and typical lot size (50' x 105') will remain the same as the previously approved map for Parcel C-7, and no change will be made to the existing LDR land use.

Large Lot Tentative Subdivision Map (LLTSM) Modification

The applicant requests approval of a modification to the approved maps for Parcels C-1, C-2, C-3, C-4, C-5, C-6, C-7, C-20, C-21, C-50, C-52, C-60, and C-80. A majority of the revisions consist of minor parcel line adjustments to conform the large lots to the small lot tentative subdivision maps. Modifications to the maps are summarized below.

- Parcels C-1, C-2 and C-50: The northern boundary of parcels C-1 and C-2 will be adjusted to reflect the current small lot tentative subdivision map boundary between these parcels with Open Space (OS) Parcel C-50. The southern boundary of Parcel C-50 will be adjusted to reflect the boundary for the OS preserve.
- Parcels C-3 and C-4: The southern boundary of parcels C-3 and C-4 will be adjusted to reflect the current small lot tentative subdivision map boundary between these parcels with OS Parcel C-53.
- Parcel C-5, C-20, and C-21: The large lot map will be modified to align the southern boundary of Parcel C-5 with OS Parcel C-53. An adjustment will also be made to the eastern boundary with MDR parcels C-20 and C-21 to align the large lot map with the small lot map boundary, which will slightly reduce the size of Parcel C-5 by 0.17 acres and increase the size of the MDR parcels by a total of 0.31 acres.
- Parcels C-6, C-7, and C-52: Modifications include a minor adjustment to bring the shared boundary between parcels C-6 and C-7 and the Northern Preserve/OS Parcel C-52 into alignment to reflect the boundary of the open space preserve. In addition, the shared boundary between LDR parcels C-6 and C-7 will be shifted eastward to be consistent with the small lot tentative subdivision maps.
- Parcels C-60 and C-80: The shared boundary between the park (Parcel C-60) and school (Parcel C-80) will be shifted westward to increase the size of the elementary school site by 0.6 acres and reduce the size of the park by 0.6 acres.

Conclusion

The proposed map modifications are consistent with the CSP Land Use Plan, with no changes to LLTSM or SLTSM land use or zoning designations. Adequate access and circulation is provided to each large lot parcel to facilitate development of the small lots. The proposed modifications are consistent with the applicable policies of the General Plan, CSP, and design standards of the Subdivision Ordinance.

PUBLIC OUTREACH

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. A notice of the public hearing was published in the Press Tribune on July 9, 2021 and a notice of the hearing was also distributed to all property owners within 300 feet of the site, and to the Roseville Coalition of Neighborhood Associations. To date, no comments have been received.

ENVIRONMENTAL DETERMINATION

Consistent with CEQA Guidelines Section 15164, regarding previously certified and adopted Environmental Impact Reports (EIR), an Addendum to the Creekview Specific Plan EIR (SCH #02008032017, certified September 19, 2012) has been prepared to cover the minor technical changes and additions necessary to describe the impacts of the proposed project (see Attachment 1). The Addendum did not identify any new environmental impacts from the project. As such, staff recommends the Planning Commission consider the Addendum prior to taking action on this project.

RECOMMENDATION

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

- A. Consider the **2nd Addendum to the Creekview Specific Plan EIR**;
- B. Recommend the City Council approve the **GENERAL PLAN AMENDMENT (LAND USE MAP) – 3764 WESTBROOK BOULEVARD – CSP PCL C-1 TO C-7, C-20 TO C-22, C-40, C-43, C-50, C-52, C-60 & C-80 – CREEKVIEW AMENDMENTS – FILE #PL20-0201**;
- C. Recommend the City Council approve the **SPECIFIC PLAN AMENDMENT (TEXT AND LAND USE MAP) – 3764 WESTBROOK BOULEVARD – CSP PCL C-1 TO C-7, C-20 TO C-22, C-40, C-43, C-50, C-52, C-60 & C-80 – CREEKVIEW AMENDMENTS – FILE #PL20-0201**;
- D. Recommend the City Council adopt the two (2) findings of fact and approve the **REZONE – 3764 WESTBROOK BOULEVARD – CSP PCL C-1 TO C-7, C-20 TO C-22, C-40, C-43, C-50, C-52, C-60 & C-80 – CREEKVIEW AMENDMENTS – FILE #PL20-0201**;
- E. Recommend the City Council approve the **DEVELOPMENT AGREEMENT AMENDMENT – 3764 WESTBROOK BOULEVARD – CSP PCL C-1 TO C-7, C-20 TO C-22, C-40, C-43, C-50, C-52, C-60 & C-80 – CREEKVIEW AMENDMENTS – FILE #PL20-0201**;
- F. Adopt the three (3) findings of fact and approve the **SMALL LOT TENTATIVE SUBDIVISION MAP – 3764 WESTBROOK BOULEVARD – CSP PCL C-1 TO C-7, C-20 TO C-22, C-40, C-43, C-50, C-52, C-60 & C-80 – CREEKVIEW AMENDMENTS – FILE #PL20-0201** subject to eighty-six (86) conditions of approval;
- G. Adopt the three (3) findings of fact and approve the **LARGE LOT TENTATIVE SUBDIVISION MAP MODIFICATION – 3764 WESTBROOK BOULEVARD – CSP PCL C-1 TO C-7, C-20 TO C-22, C-40, C-43, C-50, C-52, C-60 & C-80 – CREEKVIEW AMENDMENTS – FILE #PL20-0201** subject to four (4) conditions of approval; and
- H. Adopt the three (3) findings of fact and approve the **SMALL LOT TENTATIVE SUBDIVISION MAP MODIFICATION – 3764 WESTBROOK BOULEVARD – CSP PCL C-1 TO C-7, C-20 TO C-22, C-40, C-43, C-50, C-52, C-60 & C-80 – CREEKVIEW AMENDMENTS – FILE #PL20-0201** subject to six (6) conditions of approval.

CONDITIONS OF APPROVAL FOR THE SMALL LOT TENTATIVE SUBDIVISION MAP (C-20, C-21, & C-22) – FILE #PL20-0201

1. The project is approved as shown in Exhibit E, and as conditioned or modified below. (Planning)

2. The Tentative Subdivision Map shall not be deemed approved until the actions on the General Plan Amendment, Specific Plan Amendment, Rezone, and Development Agreement are approved and become effective. (Planning)
3. 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)
4. 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)
5. 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, Electric, Finance)
6. The applicant shall not commence with any on-site improvements or improvements within the right-of-way 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 approval of this project 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)
8. The project shall comply with all required environmental mitigation identified in the Creekview Specific Plan Environmental Impact Report (SCH #02008032017, adopted September 19, 2012) and subsequent Addendum, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
9. Prior to issuance of building permits for construction of homes within the subdivisions, the home builder shall be required to submit for a Design Review for Residential Subdivision (DRRS) to review the proposed architecture and home designs. Detailed information (e.g., floor plans, architectural styles, colors and materials, etc.) shall be provided at that time. (Planning)

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

10. Landscape Plans for all landscape corridors and all landscaped common areas shall be approved with the improvement plans. Landscaping shall be installed for Substantial Completion of the subdivision improvements. Landscape corridors shall also successfully complete the required establishment period. The landscape plan shall comply with the Creekview Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Engineering, Parks, Fire, Environmental Utilities)
11. Grading around the native oak trees or other natural features shall be as shown on the tentative map or as approved in these conditions. (Planning)
12. The applicant shall submit to the Engineering Division the appropriate Army Corps of Engineers permit or clearance, the California Department of Fish and Game Stream Bed Alteration Agreement, and/or the Regional Water Quality Control Board Water Quality Certificate. (Planning)
13. 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 Accessible ramps shall be installed at all curb returns per City Standards. (Engineering)
14. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to the Engineering Division prior to approval of any plans. (Engineering)
15. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)
16. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)
17. 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)
18. All Lots/Parcels shall conform to Class 1 drainage, pursuant to the adopted City of Roseville Improvement Standards, except as shown on the tentative map or as approved in these conditions. (Engineering)
19. 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)*

20. Westbrook Boulevard a six-lane arterial shall be designed in conformance with the approved tentative map and the Creekview Specific Plan. (Engineering)
21. Benchmark Drive, a modified collector with Paseo, shall be designed in conformance with the approved tentative map and the Creekview Specific Plan. (Engineering)
22. West Creekpark Drive, a primary residential street (West of Westbrook Blvd), shall be designed in conformance with the approved tentative map and the Creekview Specific Plan. (Engineering)
23. East Creekpark Drive, a primary residential street (East of Westbrook Blvd), shall be designed in conformance with the approved tentative map and the Creekview Specific Plan. (Engineering)
24. Clay Creek Drive, a primary residential with Paseo, shall be designed in conformance with the approved tentative map and the Creekview Specific Plan.(Engineering)
25. The typical minor residential street shall be designed in conformance of the approved tentative map and Creekview Specific Plan. The street will consist of 42' of right of way with a typical ½ section of 14' pavement, 4' sidewalk and 12.5' PUE. (Engineering)
26. Phasing of infrastructure improvements shall be consistent with the Development Agreement and the "Creekview Phasing Matrix" prepared by MacKay & Soms as part of the Small Lot Tentative Map. Villages C-20, C-21, and C-22 can be built in any order as long as the required infrastructure improvements are completed according to the aforementioned matrix. (Engineering)
27. 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)
28. 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)
29. A standard bus shelter pad shall be installed at the southwest corner of Westbrook Boulevard and Benchmark Drive/Holt Parkway, along southbound Westbrook Boulevard between Benchmark Drive and Creekpark Drive, adjacent to parcel C-20. The location of the bus shelter pad shall conform to City design standards and be approved by Engineering and Alternative Transportation. (Engineering, Alternative Transportation)
30. Grading around the bus shelter shall be approved by Engineering and Alternative Transportation to facilitate shelter maintenance (Engineering, Alternative Transportation).
31. Developer shall be responsible for the installation cost 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 shall enter into a construction fee agreement or other agreement based upon a construction cost of \$10,000 per shelter for future construction of the Bus Shelter at the southwest corner of Westbrook Boulevard and Benchmark Drive/Holt Parkway, along southbound Westbrook Boulevard between Benchmark Drive and Creekpark Drive, adjacent to parcel C-20 (shelter number 290). (Engineering, Alternative Transportation)

32. The applicant shall dedicate all necessary rights-of-way for the widening of any streets required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)
33. The applicant shall dedicate a separate drainage easement to the City of Roseville for the storm drain facility required to transfer public storm waters through the site. The easement document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)
34. 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 course. (Engineering)
35. 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. If located within a private subdivision, the storm drain system and proposed BMP's shall be privately owned and maintained by the property owner, unless otherwise identified on the approved tentative map. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Engineering)
36. Prior to approval of improvement plans, drainage calculations must be submitted that are consistent with the Drainage and Stormwater Master Plan for Creekview or the Drainage and Stormwater Master Plan shall be amended as necessary to accommodate any change in sheds. Detention and drainage swales shall also be consistent with the Drainage and Stormwater Master Plan or the Drainage and Stormwater Master Plan shall be amended to reflect any proposed changes. (Engineering)
37. Prior to approval of grading within the Open Space, the developer shall provide a plan that demonstrates that the proposed detention storage volume used to mitigate the 100 year peak flows match the requirements as identified in the Creekview Drainage and Stormwater Master Plan. (Engineering)
38. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater than 4 feet in height. All retaining walls shall be of either split faced masonry units, keystone type construction, or cast in place concrete with fascia treatment. (Engineering)
39. 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)
40. 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 submittal 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)
41. 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)
42. Improvement plans shall show the Preserve boundary and label it as a protected area. The Pre-Construction meeting shall address the presence of the Preserve, the sensitive habitats present and minimization of disturbance to the Preserve. During grading and construction the preserve area shall

- be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into the preserve from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the preserve, along with all temporary erosion control measures (e.g., straw bales, straw waddles and stakes, silt fencing). (Engineering, Development Services, Planning)
43. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the Preserve. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Engineering, Development Services, Planning)
44. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the Preserve. Post and cable fencing or other improvements shall be utilized to meet this requirement. (Engineering, Development Services, Planning)
45. Landscaping adjacent to the Preserve shall be California native, drought-tolerant groundcover, shrubs, plants, and trees. (Development Services, Planning)
46. **Prior to the approval of the Improvement Plans**, the project proponent shall provide proof of preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB). Proof shall be in the form of the Waste Discharge Identification Number (WDID#), provided to the applicant from RWQCB, placed on the coversheet of the improvement plans. Upon approval of the improvement plans, a copy of the SWPPP shall be required onsite and available for viewing by City inspection staff upon request. (Engineering)
47. Developer agrees that the Property shall be subject to and shall pay the City Traffic Mitigation Fee (“TMF”). To the extent that the Traffic Mitigation Fee adopted is higher than that charged in the West Roseville Specific Plan Area, Developer shall pay the difference as surcharge to future TMF obligations on the per-DUE basis for the remaining DUEs within the CSP. To the extent that the TMF adopted for the CSP is lower than that charged in the West Roseville Specific Plan Area, Developer shall receive a credit against future TMF payments until such time as the amount of the overpayment is exhausted. (Engineering)
48. 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)
49. 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 feet 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.

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- c. Water and sewer mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions.
 - d. All sewer manholes shall have all-weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)
 50. 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)
 51. 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)
 52. 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)
 53. Residential units located in dead ends/alleys shall bring their refuse bins to a designated area on the main street. Wording to this effect should be provided in the CC&R's (Refuse)
 54. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
 55. Minimum fire flow is 1,500 gallons per minute with 20 pounds of 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)
 56. 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)
 57. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)
 58. 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)
 59. All landscaping in areas containing electrical service equipment shall conform to the "Electric Department Landscape Design Requirements" as outlined in Section 7.00 of the Electric Department's "Specifications for Residential Trenching." (Electric)

60. 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)
61. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)
62. A master irrigation plan for the major roadways where City-maintained landscaping will be located shall be submitted with the first set of improvement plans at the first submittal. The plan shall show point of connections, meters, and mainlines, and any conflicts with PG&E lines. (Parks)
63. A master access plan showing where service vehicles can access the open space shall be submitted with the first set of improvement plans at the first submittal. (Parks)
64. The lettered lots adjacent to the open space parcels shall be cleared, grubbed, and with a grouted cobble with weed barrier fabric. (Parks)

PRIOR TO OR UPON RECORDATION OF FINAL/PARCEL MAP

65. The following easements shall be provided and shown on the Final Map or by separate instrument, unless otherwise provided for in these conditions:
 - a. Refer to the Tentative Map for all public utilities easement along all road frontages;
 - b. Water and sewer easements;
 - c. The applicant shall dedicate a separate easement to the City of Roseville for future bus stops at the following locations:
 - i. At the southwest corner of Westbrook Boulevard and Benchmark Drive/Holt Parkway, along southbound Westbrook Boulevard between Benchmark Drive and Creekpark Drive, adjacent to parcel C-20. (Environmental Utilities, Alternative Transportation, Electric, Engineering)
66. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
67. 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. (Alternative Transportation, Environmental Utilities, Electric, Engineering)
68. 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: (Attorney, Planning)
 - a. 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.
 - b. A clause excluding any property owned by the City from the terms of the CC&Rs.
 - c. Residential units in courts, alleys, or other dead-end areas shall be required to bring their trash bins to a designated trash pickup area on the main street, because refuse trucks are not able to turn around in dead end streets for Parcels C-21 and C-22. Designated pick-up areas shall be established to Environmental Utilities satisfaction, and shall be memorialized in the CC&Rs. (Environmental Utilities)
69. 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)

70. Any structures crossing Lot/Parcel lines created by the Final/Parcel map shall be removed. (Engineering)

71. Street names shall be approved by the City of Roseville. (Engineering)

72. The Final/Parcel Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. Lettered Lot//Parcel along major roads shall be dedicated as landscape/pedestrian/public utility easements and in fee to the City as open space. (Engineering)

73. 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)

74. 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)

75. *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)

76. 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)

77. The Environmental Utilities Department shall make a determination that there is adequate conveyance and treatment capacity in the City sewer system to handle the newly created Lot/Parcels. (Environmental Utilities)

78. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

79. 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)

80. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)

81. 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)

82. All residential units must install a Seasonal Energy Efficiency Rating ("SEER") of 2 points above the minimum, as defined by the State of California in the current Title 24 of the Code of California regulations, up to a total maximum of 16 points including the 2 point premium, an Energy Efficiency Ratio ("EER") of 12 or greater, and a thermal expansion valve "TXV". The SEER rating of 2 points above the minimum, as defined by the current Title 24, up to a maximum of 16 points, and an EER

rating of 12 or greater along with a TXV will be specified on building plans and Title 24 compliance certificates at the time building permits are requested. If Title 24 of the Code of California Regulations in effect at the time of request for building permits requires higher SEER or EER ratings, residential units in the Plan Area shall comply with such State requirements. The SEER and EER ratings will be verified with appropriate documentation. These requirements shall be utilized in the overall energy compliance calculations required for issuance of a building permit for any residential unit. Any variances must be approved by the Electric Department's Retail Energy Services Department. (Building, Electric)

83. 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)
84. 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)
85. 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)
86. All plant material 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 warrantee for an additional 9 months minimum. Any plant material which does not survive during the establishment period shall be immediately replaced. Any trees or shrubs which do not survive during the 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, and Libraries)

CONDITIONS OF APPROVAL FOR THE LARGE LOT TENTATIVE SUBDIVISION MAP

MODIFICATION – FILE #PL20-0201

1. The Tentative Subdivision Map is approved as shown in Exhibit F, and as conditioned or modified below. (Planning)
2. The project is subject to the previously approved conditions of approval for File #PL14-0522 (Attachment 2), except as conditioned or modified below. (Planning)
3. The project shall comply with all applicable environmental mitigation measures identified in the Creekview Specific Plan EIR and subsequent Addendum, and shall include all applicable mitigation measures as notes on the improvement plans. (Planning)
4. The Tentative Subdivision Map shall not be deemed approved until the actions on the General Plan Amendment, Specific Plan Amendment, Rezone, and Development Agreement are approved and become effective. (Planning)

**CONDITIONS OF APPROVAL FOR THE SMALL LOT TENTATIVE SUBDIVISION MAP
MODIFICATION – FILE #PL20-0201**

1. The Tentative Subdivision Map is approved as shown in Exhibits G, and as conditioned below. (Planning)
2. The project is subject to the previously approved conditions of approval for File #PL14-0522 (Attachment 2), except as conditioned or modified below. (Planning)
3. The applicant shall demonstrate and install all-weather road access on both sides of Pleasant Grove Creek to access open space parcels for maintenance, and biological monitoring. The plan of access shall be approved by Planning, Fire and Parks & Recreation. The all-weather access shall be provided prior to substantial completion of the first subdivision within Parcels C-1 and C-2. (Fire, Parks, Recreation, and Libraries)
4. The project shall comply with all applicable environmental mitigation measures identified in the Creekview Specific Plan EIR and subsequent Addendum, and shall include all applicable mitigation measures as notes on the improvement plans. (Planning)
5. The Tentative Subdivision Map shall not be deemed approved until the actions on the General Plan Amendment, Specific Plan Amendment, Rezone, and Development Agreement are approved and become effective. (Planning)
6. A standard bus shelter turnout and pad shall be installed in the following locations:
 - a. Northeast corner of Westbrook Boulevard at Holt Parkway, adjacent to Parcel C-6. (Alternative Transportation)

ATTACHMENTS

1. 2nd Addendum to the CSP EIR
2. PL14-0522 Conditions of Approval

EXHIBITS

- A. GPA and SPA Exhibit
- B. CSP Redlines
- C. Rezone Exhibit
- D. Draft Second Amendment of the Creekview DA
- E. Tentative Subdivision Map (Parcel C-20, C-21, & C-22)
- F. Large Lot Tentative Subdivision Map Modification
- G. Small Lot Tentative Subdivision Map Modification

Note to Applicant and/or Developer: Please contact 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.