



Development Services
Planning Division
311 Vernon Street
Roseville, CA 95678

January 29, 2016

Granite Bay Development, LLC
Attn: David Ragland/Steve Porter
4210 Douglas Blvd., Suite 300
Roseville, CA 95746

Mackay & Soms
Attn: Mark Sauer
1552 Eureka Rd., Suite 100
Roseville, CA 95661

SUBJECT: Project Name: Tentative Subdivision Map for Creekview Specific Plan
File #: PL14-0522
City Wide Job #: 150025

On **JANUARY 28, 2016**, the Planning Commission **RECOMMENDED APPROVAL** of a request for a **SPECIFIC PLAN AMENDMENT** to transfer 68 residential units between 23 Creekview Specific Plan large lot parcels resulting in unit adjustment in excess of 20% on Parcels C25 C26 and **APPROVED** the request for a **TENATIVE SUBDIVISION MAP** to accommodate minor acreage adjustments to the specific plan large lots and create 850 single-family lots and eight (8) open space/paseo lots over 15 large lot parcels, a **DESIGN REVIEW FOR RESIDENTIAL SUBDIVISION** to approve conceptual home plans, and a **TREE PERMIT** to remove 73 trees to accommodate development of the proposed subdivisions located at **3000 WESTBROOK BLVD.**

ADVISORY ACTION

The Planning Commission action on the **SPECIFIC PLAN AMENDMENT** is a recommendation and does not grant the applicant any entitlement. These items require action by the City Council. The City Council will consider these items at a later date.

EXPIRATION DATE

You have two (2) years from the date of the Planning Commission's approval in which to effectuate the permit and record the final map, or else the **TENATIVE SUBDIVISION MAP**, the **DESIGN REVIEW FOR RESIDENTIAL SUBDIVISION** and the **TREE PERMIT** approval becomes null and void.

The expiration date of this request is **JANUARY 28, 2018.**

FEE NOTIFICATION

Per Government Code Section 66000, et seq, this notice shall serve as notification that the 90 day appeal period has begun in which the applicant may protest the imposition of fees, dedications, reservations, or other exactions imposed under the provisions of Government Code Section 66020 to the City Council. The appeal shall be filed in writing or on a form provided by the City stating the reasons for the appeal as provided for in Government Code Section 66020. **The appeal shall be filed with the City Clerk.**

APPEAL PROCEDURE

The decision of the Planning Commission is final unless appealed. This decision must be appealed to the **City Council** by filing a written appeal and paying the required fee **within ten (10) calendar days of, 2015. The appeal shall be filed with the City Clerk.**

You may be precluded from filing a lawsuit to challenge this decision unless you use this opportunity for administrative appeal and raise any issues you believe to be wrongly decided.

Persons wishing to commence a court case challenging this decision must do so within ninety (90) days of the final decision (after all administrative appeals are exhausted) pursuant to Code of Civil Procedures Section 1094.6. (See Roseville City Council Resolution No. 82-81)

CONDITIONS OF APPROVAL

TENTATIVE SUBDIVISION MAP

1. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)
2. The design and construction of all improvements shall conform to the 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)
3. 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)
4. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)
5. Prior to the issuance of any improvement plans owner must have obtained issuance of a 404 permit as defined by the Development Agreement between the City of Roseville and Granite Bay. (Engineering)

6. 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

7. 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)
8. 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)
9. The applicant shall submit to the Engineering Department 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)
10. 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)
11. 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, Engineering)
12. 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.
 - 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)

13. 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)
14. The applicant shall apply for and obtain an encroachment permit from the Engineering Division prior to any work conducted within the City right-of-way. (Engineering)
15. 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)
16. 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)
17. 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)
18. The CSP shall be mass graded in conformance with the Development Agreement and consistent with the approved Utility and Roadway Phasing Guide. (Engineering)
19. 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)
20. 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)
21. 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)
22. 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)

23. A standard bus shelter turnout and pad shall be installed in the following locations:

- Northwest corner of Blue Oaks Blvd. at Westbrook Blvd.
- Northeast corner of Westbrook Blvd. at Holt Parkway
- Southwest corner of Westbrook Blvd. at Benchmark Dr.
- Northeast corner of Westbrook Blvd. at Creekview Plaza C-24 (Shelter #288 & #291)
- Southwest corner of Westbrook Blvd. at Creekview Plaza C-29

The two stops on Creekview Plaza Drive and the two stops on Westbrook Boulevard at Creekview Plaza Drive shall include stubs for electricity and fiber. (Engineering)

24. 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. 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 following Bus Shelters:

- Northbound Westbrook Blvd at the northeast corner of Westbrook Blvd. at Holt Parkway (Shelter #289). The agreement for this shelter shall be executed prior to approval of improvement plans for Village C-6.(Engineering, Transit)

25. 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 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. (Alternative Transportation, Engineering)

26. 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. (Alternative Transportation, Engineering)

27. 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)
28. 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)
29. 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)
30. 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)
31. 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)
32. Phasing of infrastructure improvements shall be consistent with the Development Agreement and the approved "Utility and Roadway Phasing Guide" prepared by MacKay & Soms for the CSP. Phase 1 & 2 shall be considered sequential phasing, meaning Phase 1 improvements shall be deemed substantially complete prior to Phase 2 improvements being deemed substantially complete. All other phases may develop independently per the "Utility and Roadway Phasing Guide". (Engineering)
33. 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)
34. 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 50-ft 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)
35. Access ramps shall be provide for all drainage swales within the open space to ensure maintenance vehicles can adequately gain access to the upstream end of the swale. (Engineering)

36. 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)
37. 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)
38. 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)
39. 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)
40. 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)
41. 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, CDD, Planning)
42. 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, CDD, Planning)
43. Landscaping adjacent to the Preserve shall be California native, drought-tolerant groundcover, shrubs, plants and trees. (CDD, Planning, Parks, Recreation & Library)
44. 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. (Engineering)
45. 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)

46. 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)
47. 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)
48. 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)
49. 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)

50. 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)
51. Refuse truck cannot service lots on dead end alleys in C-25 & 26. Resident will need to bring their trash out to the main road. A designated area and signage for pick up is required. Wording regarding this should be included in the CC&Rs. (Environmental Utilities)
52. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
53. 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)
54. Framing of combustible construction cannot commence until access roads and public fire hydrants are approved by the Fire Department. (Fire)
55. 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)
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 with the "Electric Department Landscape Design Requirements" as outlined in Section 7.00 of the Electric Department's "Specifications for Residential Trenching". (Electric)
60. Over-grading onto the adjacent park shall be prohibited. (Parks, Recreation & Library)
61. Drainage shall be installed on the project's property to collect increased run-off due to development. Drainage shall not daylight onto City property. (Parks, Recreation & Library)
62. Damage to any trees to be preserved, during the course of construction, shall be the property owner's responsibility. (Parks, Recreation & Library)

63. Accent lighting at entry monuments shall be above ground types. In-ground lighting will not be accepted. (Parks, Recreation & Library)
64. Signage at entry monuments shall be monolithic and bolted in place. (Parks, Recreation & Library)
65. Utilities for parks shall be coordinated with Parks, Recreation & Libraries. (Parks, Recreation & Library)
66. 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 preserve. Swales and drainages can cut off access to some locations.
 - c) Need confirmation 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. (PR&L)

67. Costs for GIS mapping of city-maintained parcels shall be part of the project costs. (Parks, Recreation & Library)
68. Locate fences and walls on the private property side of the property line. (Parks, Recreation & Library)
69. All plant material shall be maintained under a 90 calendar day establishment period after initial planting. Upon completion of the establishment period, all plant material shall remain under warranty 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 warranty period shall be replaced one month prior to the end of the warranty period. Tree or shrub replacement made necessary due to acts of God, neglect or vandalism shall be exempt from the warranty. (PR&L)
70. Replace all references to “No Mow” turf with another plant (PR&L)
71. 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)

72. 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

73. 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) If the 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, Electric, Environmental Utilities)

74. Adjacent to Parcel C-51, the Class 1 Trail/sidewalk shall be installed with Benchmark Drive improvements. (Alternative Transportation)

75. Easement widths shall comply with the City's Design and Construction Standards. (Environmental Utilities, Electric, Engineering)

76. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)

77. With the recordation of the first Final Map all roadway Irrevocable Offers of Dedication (IOD's), Public Utility Easements (PUE's) 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". (Engineering)

78. 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)

79. 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) CC&Rs for Villages C-6, C-20, C-24, C-29 and C-30 shall disclose the location of bus stops and the possible operation of bus service in the locations identified.
- b) CC&Rs for Villages C-25 and C-26 shall identify that direct curbside ADA Paratransit or Dial-A-Ride service will not be available to some lots along alleys.
- 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)

80. 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 Game or Army Corps of Engineers. Upon completion of the monitoring period, the owner shall notify the City of Roseville Planning Department. (Planning, City Attorney)
81. 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)
82. Any structures crossing Lot/Parcel lines created by the Final/Parcel map shall be removed. (Engineering)
83. 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)
84. 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)
85. Per Section 3.5.2 of the Development Agreement, an access easement shall be granted to the Wagner Property with the recordation of the first Final Map. (Engineering)
86. The street names shall be approved by the City of Roseville. (Engineering)
87. 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)
88. 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)

89. 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)
90. 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)
91. 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)
92. 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)
93. 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)
94. 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)
95. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

96. 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)
97. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
98. 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)

99. 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)
100. 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)
101. 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)
102. 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, CDD, Planning, and Parks, Recreation & Libraries)
103. 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)
104. Clearly delineate City-maintained landscaping from privately maintained landscaping with a concrete mowband consistent with the Parks Construction Standards. (Parks, Recreation & Libraries)
105. 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)
106. Slopes along the developed property line and open space shall be 3:1 or less (severe). (Parks, Recreation & Libraries)

107. 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)
108. For Parks, 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.
109. For Open Space, 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.
110. 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.
111. The project shall comply with all applicable environmental mitigation measures identified in the CSP. (Planning)

MAP ADVISORY NOTES

112. Future entitlement requests for parcels identified below shall at the discretion of the City require either the installation of a bus shelter(s) or the execution of an deferred improvement or other agreement between the developer and the City:
- a) Parcel C-20 - Shelter #290
 - b) Parcel C-24 - Shelter #s 288 & 291
 - c) Parcel C-29 - Shelter #292
 - d) Parcel C-30 - Shelter #285
 - e) Parcel C-70 – Shelter #s 286 & 287
113. 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)
114. Prior to the approval of each final small residential lot subdivision map containing lots for affordable purchase, (C20, C-22, & C-30) the developer shall enter into City's current Affordable Purchase Housing Agreement for such residential purchase units affordable to middle-income households. (Housing)

115. An Affordable Housing Rental Agreement shall be executed prior to issue of building permits for C-42. (Housing)

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION

1. The development standards and conceptual unit designs for CSP Parcels C-25 and C-26 are approved as described in Exhibits B & C, except as modified by these conditions of approval. (Planning)
2. This permit shall expire on the same date as the Tentative Subdivision Map for 3000 Westbrook Blvd. Effectuation of this DRRS shall occur with the first residential Building Permit for Parcels C-25 or C-26. (Planning)
3. Prior to issuance of building permits for construction of homes within CSP Parcels C-25 & C-26 the home builder shall be required to submit for a second DRRS approval to revisit the proposed architecture and make adjustments based on the specific product type being proposed. Detailed information (e.g. development standards, floor plans, architectural styles, materials and color boards, etc.) shall be provided as part of the DRRS resubmittal. (Planning)
4. Any relocation or modification to the existing utility facilities or other existing improvements required for the development of the subdivisions shall be at the developer's expense. (Electric, Environmental Utilities, Engineering, Fire, Planning)
5. The landscape plan shall comply with the Landscape Guidelines for the CSP and the City of Roseville Water Efficient Landscape ordinance (currently found in the R.M.C. Chapter 19.67). (Planning)
6. The Developer shall ensure that if a residential property is improved with separated sidewalks, the residential property shall be subject to recorded CC&Rs containing a requirement that the owner of a residential unit immediately adjacent to a separated sidewalk is responsible for the maintenance of all landscaping within the landscape planter, including street trees, located between the separated sidewalk and curb, except where a Homeowners Association maintains the landscaping within the landscape planter. (Planning)
7. The project shall comply with all applicable mitigation measures required by the CSP certified by the City of Roseville on September 19, 2012, and as identified in the CSP EIR prepared for this project. (All Departments)

TREE PERMIT CONDITIONS

PRIOR TO ISSUANCE OF ANY PERMITS OR ANY CONSTRUCTION ON-SITE

1. All recommendations contained in the Arborist Report (see Exhibit J) shall be incorporated as part of these conditions except as modified herein. (Planning)

2. As indicated in Page 2 of Exhibit D, 73 trees are approved for removal with this tree permit. All other native oak trees shall remain in place. The trees to be removed shall be clearly marked in the field and inspected by Planning Staff prior to removal. Removal of the trees shall be performed by or under the supervision of a certified arborist. (Planning)
3. The developer shall be responsible for the mitigation of 1,173 inches. Mitigation shall be provided through payment of in lieu fees totaling \$138,414 (mitigated at \$118 per inch). The in lieu fees will be paid over two phases. Prior to construction in each phase, mitigation for Phase 1 shall total \$79,060.00 and Phase 2 shall total \$59,354.00. (Planning)
4. No activity shall be permitted within the protected zone of any native oak tree beyond those identified by this report. (Planning)
5. A \$10,000 cash deposit or bond for each Parcel encumbered with native oak trees (or other means of security provided to the satisfaction of the Planning Department) shall be posted to insure the preservation of all remaining trees during construction. The cash deposit or bond shall be posted in a form approved by the City Attorney. Each occurrence of a violation on any condition regarding tree preservation shall result in forfeiture of all or a portion of the cash deposit or bond. (Planning)
6. A violation of any of the conditions of this Tree Permit is a violation of the Roseville Municipal Code, the Zoning Ordinance (Chapter 19.74) and the Tree Preservation Ordinance (Chapter 19.66). Penalties for violation of any of the conditions of approval may include forfeiture of the bond, suspension or revocation of the permit, payment of restitution, and criminal penalties. (Planning)
7. A fencing plan shall be shown on the approved site plan and/or improvement plans demonstrating the Protected Zone for the affected trees. A maximum of three feet beyond the edge of the walls, driveway, or walkways will be allowed for construction activity and shall be shown on the fencing plan. The fencing plan shall be reviewed and approved by the Planning Division prior to the placement of the protective fencing. (Planning)
8. The applicant shall install a minimum of a five-foot high chain link fence (or acceptable alternative) at the outermost edge of the Protected Zone of all oak trees in construction area. The fencing for encroachments shall be installed at the limit of construction activity. The applicant shall install signs at two equidistant locations on the temporary fence that are clearly visible from the front of the lot and where construction activity will occur. The size of each sign shall be a minimum of two feet (2') by two feet (2') and must contain the following language: "WARNING THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE PLANNING DIVISION". (Planning)

9. Once the fencing is installed, the applicant shall schedule an appointment with the Planning Division to inspect and approve the temporary fencing before beginning any construction. (Planning)
10. The applicant shall arrange with the arborist to perform, and certify in writing, the completion of deadwooding, fertilization, and all other work recommended for completion prior to the approval of improvement plans. Pruning shall be done by an Arborist or under the direct supervision of a Certified Arborist, in conformance with International Society of Arboriculturalists (I.S.A.) standards. Any watering and deep root fertilization which the arborist deems necessary to protect the health of the trees as noted in the arborist report or as otherwise required by the arborist shall be completed by the applicant. (Planning)
11. A utility trenching pathway plan shall be submitted depicting all of the following systems: storm drains, sewers, water mains, and underground utilities. The trenching pathway plan shall show the proposed locations of all lateral lines. (Planning)
12. A Site Planning Meeting shall be held with the applicant, the applicant's primary contractor, the Planning Division and the Engineering Division to review this permit, the approved grading or improvement plans, and the tree fencing prior to any grading on-site. The Developer shall call the Planning and Engineering Divisions two weeks prior to the start of grading work to schedule the meeting and fencing inspection. (Planning)

DURING CONSTRUCTION

13. The following information must be located on-site during construction activities: Arborist Report; Approved site plan/improvement plans including fencing plan; and, Conditions of approval for the Tree Permit. All construction must follow the approved plans for this tree permit without exception. (Planning)
14. All preservation devices (aeration systems, oak tree wells, drains, special paving, etc.) shall be designed and installed as required by these conditions and the arborist's recommendations, and shall be shown on the improvement plans or grading plans. (Planning)
15. If any native ground surface fabric within the Protected Zone must be removed for any reason, it shall be replaced within forty-eight (48) hours. (Planning)
16. Storage or parking of materials, equipment and vehicles is not permitted within the protected zone of any oak tree. Vehicles and other heavy equipment shall not be operated within the Protected Zone of any oak tree. (Planning)

17. Where recommended by the arborist, portions of the foundation shall be hand dug under the direct supervision of the project arborist. The certified arborist shall immediately treat any severed or damaged roots. Minor roots less than one (1) inch in diameter may be cut, but damaged roots shall be traced back and cleanly cut behind any split, cracked or damaged area. Major roots over one (1) inch in diameter may not be cut without approval of an arborist and any arborist recommendations shall be implemented. (Planning)
18. The temporary fencing shall remain in place throughout the entire construction period and shall not be removed without obtaining written authorization from the Planning Division. In no event shall the fencing be removed before the written authorization is received from the Planning Division. (Planning)

PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT

19. Within 5 days of the completion of construction, a Certification Letter from a certified arborist shall be submitted to and approved by the Planning Division. The certification letter shall attest to all of the work (regulated activity) that was conducted in the protected zone of the tree, either being in conformance with this permit or of the required mitigation still needing to be performed. (Planning)
20. A copy of this completed Tree Permit Compliance Verification/Inspection form shall be submitted to the Planning Division. (Planning)
21. The approval of this Tree Permit shall expire on the same date as the CSP Tentative Subdivision Map (PL14-0522).

NOTICE TO PROJECT APPLICANT

All materials introduced at a public hearing or included with the project's staff report, including but not limited to exhibits, photographs, video or audio tapes, plan sets, architectural drawings, models, color and materials palettes, and maps must be retained by the Planning & Redevelopment Department as a part of the public record for one year following the City's final action on the project. Official project file materials will be kept in conformance with the Department's adopted retention schedule. Color renderings and material boards will be disposed of after the project is built and the project receives a certificate of occupancy or at the end of one year, whichever is later.