

ITEM 6.1: Tentative Subdivision Map – 570 Roseville Parkway – NIPA PCL CO-3 – Tentative Subdivision Map – PL21-0070

REQUEST

The applicant requests a Tentative Subdivision Map for the Campus Oaks Master Plan Parcel CO-3 to include 62 single-family residential lots. A tree permit is also requested to allow an 11% encroachment into the protected zone of an existing Blue Oak tree on proposed Lot A within the subdivision.

Owner – BBC ROSEVILLE OAKS LLC
Applicant -- Ken Topper, Morton & Pitalo, Inc.

SUMMARY RECOMMENDATION

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

- A. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to sixty-four (64) conditions of approval.
- B. Adopt the two (2) findings of fact and approve the Tree Permit subject to nineteen (19) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

The proposed project is located on Parcel CO-3 within the Campus Oaks portion of the Hewlett Packard Campus Oaks Master Plan Area (Master Plan). The 15.88-acre site has a land use designation of Low-Density Residential at 3.8 units/acre (LDR-3.8) and a zoning designation of Single Family Residential/Development Standard Overlay (R1/DS). The property is bounded to the north by LDR parcel CO-2, to the west by Open Space parcel OS-93, to the south by a baseball field associated with the Hewlett Packard Campus, and to the east by future Hewlett Packard Greenway Park on parcels CO-64 and HP-2. The site has been rough graded and is currently undeveloped.

The Master Plan, adopted in 2015 (File #PL14-0373), consists of a mix of residential, commercial, and office uses within an undeveloped portion of the former Hewlett Packard campus, formerly designated for light industrial uses. The Master Plan is the guiding document for future development of the plan area. Subsequent to the adoption of the Master Plan, the Campus Oaks Design Standards and Guidelines document was adopted (File #PL15-0340). The document ensures that the area is developed in a manner consistent with the character envisioned in the Master Plan. Much of the Campus Oaks area is either under construction or has been rough graded. The Campus Oaks Town Center, the commercial portion of the plan is partially operating with some buildings and tenant spaces still under construction.

Subdivision CO-3 is the last remaining unmapped residential subdivision in the plan area and is located in the south of the Master Plan (Figure 1). The current request is for a small lot tentative subdivision map to create 62 single-family lots. A tree permit is also requested to evaluate construction encroachment impacts on one native oak tree.

Figure 1. Project Site



EVALUATION: SMALL LOT TENTATIVE SUBDIVISION MAP

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.

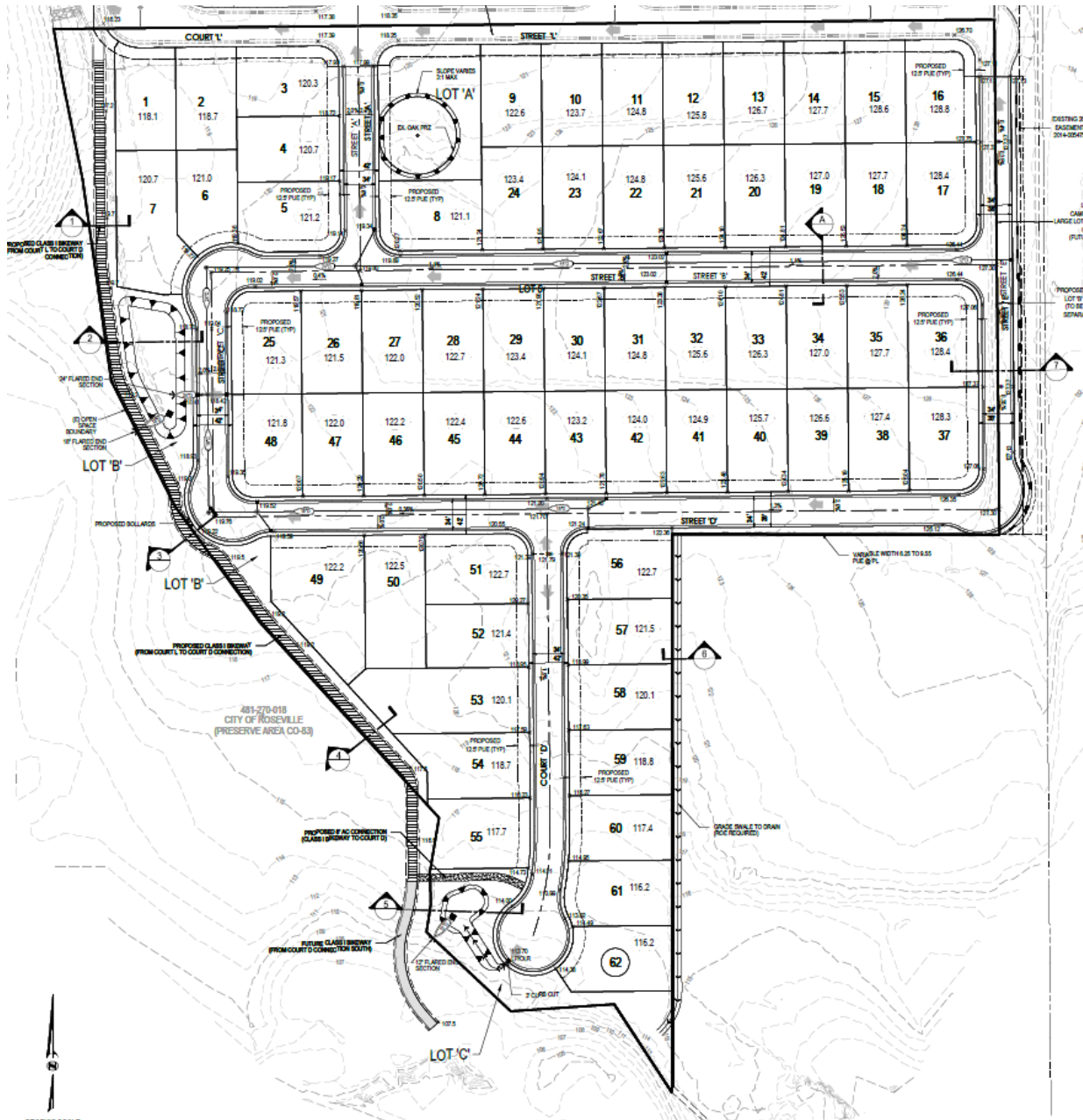
1. The size, design, character, grading, location, orientation, and configuration of lots, roads, and all improvements for the Tentative Subdivision Map are consistent with the density, uses, circulation, and open space systems, applicable policies and standards of the General Plan or Campus Oaks Master Plan, whichever is more restrictive, and the design standards of the Subdivision Ordinance.

Consistent with the Campus Oaks Master Plan, the proposed subdivision configuration will create 62 practical lots for the development of residential and public facility uses. Adequate access and circulation is provided to the subdivision to facilitate development of the small lots. Two entrance points are available for the subdivision on Street A and Street E. Access to each lot within the neighborhood will be provided from a residential street. The subdivision layout and street design was reviewed by the City's Engineering Division and the Fire Department to ensure that there are adequate street widths for circulation and emergency response.

The homes within the subdivision will be subject to the development standards in the Campus Oaks Master Plan for Single Family Residential/ Development Standard Overlay (R1/DS) properties with attached sidewalks. CO-3 is the only subdivision within the Master Plan area with an R1/DS zoning designation. The other single-family subdivisions are zoned RS/DS. The R1/DS designation anticipates lower densities with larger lot sizes. The R1/DS standards in the Master Plan refer to the Zoning Ordinance standards for the R1 zone. Interior lots must have a minimum area of 6,000 square feet and corner lots must have an area of 7,500 square feet. The typical lot dimensions in this subdivision are 65' wide by 110' long, which is consistent with the R1 standard. As no building footprints are included with this application, consistency with other standards such as height and setbacks will be evaluated at the

time plot plans are submitted for Building permit review. The proposed project is consistent with the applicable development standards.

Figure 2: Subdivision Map



The homes within the subdivision will be subject to the development standards in the Campus Oaks Master Plan for Single Family Residential/ Development Standard Overlay (R1/DS) properties with attached sidewalks. CO-3 is the only subdivision within the Master Plan area with an R1/DS zoning designation. The other single-family subdivisions are zoned RS/DS. The R1/DS designation anticipates lower densities with larger lot sizes. The R1/DS standards in the Master Plan refer to the Zoning Ordinance standards for the R1 zone. Interior lots must have a minimum area of 6,000 square feet and corner lots must have an area of 7,500 square feet. The typical lot dimensions in this subdivision are 65'

wide by 110' long, which is consistent with the R1 standard. As no building footprints are included with this application, consistency with other standards such as height and setbacks will be evaluated at the time plot plans are submitted for Building permit review. The proposed project is consistent with the applicable development standards.

Bicycle and pedestrian paths are planned throughout the Master Plan area. The project site is bordered on the west by a Class 1 off-street path that will travel from the open space along Pleasant Grove Creek to the south up to Crimson Ridge Drive as shown in the Master Plan (Attachment 2). The path will separate CO-3 from CO-83, which is the open space parcel that occupies the southwest corner of the Master Plan area. The proposed path was reviewed by the Alternative Transportation division and is 10 feet wide with 2 foot shoulders on each side as specified in the Master Plan.

Staff finds that the proposed design for CO-3 adheres to the General Plan and design guidelines of the Campus Oaks Master Plan.

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 meet the minimum lot size standards for R1/DS designated parcels with attached sidewalks. The R1/DS standards have been determined to be of adequate size and shape to support development consistent with the Master Plan guidelines.

The subdivision is located on relatively flat land and a master drainage plan has been approved for the area. The project has been reviewed by the City's Engineering Division and no conflicts with the master drainage plan have been identified.

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.*

Anticipated water quality impacts and discharge of waste are not affected by the proposed map. The Tentative Subdivision Map is consistent with the Master Plan and the Campus Oaks Master Plan Addendum to the Hewlett Packard Master Plan EIR, which anticipated the required infrastructure necessary to support a development of this intensity on the project site. The project has been reviewed by the Engineering division to ensure that adequate facilities will be provided. The City's sewage treatment plant has adequate conveyance and capacity to accommodate development on the parcels created by the Tentative Subdivision Map.

Based on the evaluation above, staff believes that the required findings can be made to approve the Tentative Subdivision Map for the proposed residential lots.

EVALUATION: TREE PERMIT

Pursuant to Zoning Ordinance Section 19.66.030, a Tree Permit is required for any removal of native oak trees, or for more than 20% encroachment into the protected zone of a native oak tree, or where the regulated activity is related to a discretionary project. The proposed project includes an encroachment of

11% into the protected zone of an existing Blue Oak tree and is related to the proposed grading for the Tentative Subdivision Map. The required findings to approve a Tree Permit are listed below.

- 1. Approval of the Tree Permit will not be detrimental to the public health, safety or welfare, and approval of the Tree Permit is consistent with the provisions of Chapter 19.66.**
- 2. Measures have been incorporated into the project or permit to mitigate impacts to remaining trees or to provide replacement for trees removed.**

An arborist report was prepared for the project by Tree Care Incorporated (Exhibit B). The report includes a tree inventory summary that identifies the one (1) affected tree (tree #3) located in the project area. Table 1, below, summarizes the impact to the tree.

Table 1: Tree Summary

Tree #	Species	Diameter at Breast Height (DBH)	Structural Rating	Arborist Recommendations
3	Blue Oak	72"	Fair	Have a Certified Arborist present to direct any work in the protected zone

Based on the arborist's recommendations, the applicant is proposing to retain tree #3 and limit the encroachment within the protected zone to 11%. The applicant is required to post a \$10,000 cash deposit or bond to ensure preservation and retention of tree #3 during construction. The tree will be retained on landscape Lot A within the subdivision. The impacts to the tree will come from any work that takes place within the Public Utility Easement (PUE) around the lot frontage. The lot will include native grasses around the tree for the foreseeable future. However, inclusion of the PUE around the property allows for potential future development of the lot should the tree fail. Development of lot A would require an amendment to the Master Plan, as the subdivision is currently proposed to be developed at the maximum allowed density.

The Tree Permit contains all of the standard conditions of approval, which includes a requirement to follow all of the recommendations of the Arborist Report. The encroachment into the protected zone of tree #3 will not be detrimental to the public health, safety, or welfare, and measures have been incorporated to mitigate impacts.

PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. No comments were received. A public notice of the Planning Commission hearing was published on July 30, 2021 and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

ENVIRONMENTAL DETERMINATION

An Addendum to the Hewlett-Packard Master Plan Environmental Impact Report (HPMP EIR) was prepared as part of the analysis for the Campus Oaks Master Plan project (Hewlett-Packard Campus Oaks Addendum), which was approved by City Council on August 5, 2015. The addendum is available for review at <https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=8775121>. This activity is within the scope of the Addendum to the HPMP EIR; therefore, pursuant to the California Environmental Quality Act,

Sections 15168 and 15162, no further analysis is required. The project is subject to the mitigation measures identified in the Addendum, as provided in Attachment 1.

RECOMMENDATION

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

- A. Adopt the three (3) findings of fact and approve the **TENTATIVE SUBDIVISION MAP – 570 ROSEVILLE PW. – NIPA PCL CO-3 – TENTATIVE SUBDIVISION MAP – PL21-0070** subject to sixty-four (64) conditions of approval.
- B. Adopt the two (2) findings of fact and approve the **TREE PERMIT – 570 ROSEVILLE PW. – NIPA PCL CO-3 – TENTATIVE SUBDIVISION MAP – PL21-0070** subject to nineteen (19) conditions of approval.

CONDITIONS OF APPROVAL FOR TENTATIVE SUBDIVISION MAP #PL21-0070

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. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and 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 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)
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. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Finance)
5. The project shall comply with all required environmental mitigation identified in the Campus Oaks Master Plan Addendum to the Hewlett Packard Master Plan EIR, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)

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

6. 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 Campus Oaks Master Plan Design Guidelines and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Engineering, Parks, Fire, Environmental Utilities)
7. Grading around the native oak tree (tree #3) shall be as shown on the tentative map or as approved in these conditions (Planning)

8. 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)
9. 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)
10. 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) (Engineering)
11. Applicant must complete right of way dedication for future Street "E" (east boundary of CO-64 -Future Park) prior to improvement plan approval. (Engineering)
12. 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)
13. 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)
14. 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)
15. 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)*
16. 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)
17. 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)*
18. Per the Development Agreement, the Landowner shall be responsible for design and construction of the Class I bike path along the open space between Court “L” and Court “D” as shown on the Tentative Map. The trail shall include signs, striping, fencing and access control measures as needed and meet City and Caltrans standards.(Alternative Transportation)
19. 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)
20. All streets shall be designed and constructed as a Minor residential street as identified in the HP Campus Oaks Master Plan.
21. 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)
22. 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)

23. 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)
24. 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)
25. 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)
26. 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)
27. Landscaping adjacent to the Preserve shall be California native, drought-tolerant groundcover, shrubs, plants, and trees. (Development Services, Planning)
28. **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)
29. 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)
30. 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.

- 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)
31. 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)
32. 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)
33. 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)
34. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
35. 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)
36. 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)
37. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)
38. 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)

39. 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)
40. 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)
41. 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

42. The following easements shall be provided and shown on the Final 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, or as identified on the tentative map.
- b) The applicant shall dedicate a separate easement to the City of Roseville for future bus stops at the following locations:

Easement widths shall comply with the City’s Improvement Standards and Construction Standards. The easement documents shall be drafted for approval and acceptance by the City of Roseville and recorded at the Placer County Recorder’s Office. (Environmental Utilities, Electric, Engineering)

43. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
44. 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)
45. 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.
46. 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.
 - i) 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)

47. Lot/Parcel B & C (or other description of area) shall be dedicated as an easement (or in fee) to the City for the purposes of (floodplain, open space, or public access). (Engineering)
48. Street names shall be approved by the City of Roseville. (Engineering)
49. *City records show that the land being subdivided is within the HP Campus Oaks CFD1 Assessment District. The subdivider shall either pay to the City's Finance Department the outstanding assessment in full prior to map recordation, or segregate the bond when the map records. The subdivider shall pay to the Engineering Division the segregation processing fees of \$150.00 per each newly created Lot/Parcel if it chooses to segregate the bond. (Engineering)
50. 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)
51. 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)
52. 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)
53. 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)
54. 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)
55. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

56. 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)
57. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
58. 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)
59. 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)

60. 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)
61. *The right-of-way along CO-64 shall be obtained by the developer prior to approval of improvement plans or Final/Parcel map. If the developer is unable to obtain the needed right-of-way, the City shall initiate condemnation proceedings pursuant to California Government Code Section 66462.5 at the developer's expense and developer shall defend and hold City harmless for any liability which may result as a result of the condemnation. (Engineering)
62. 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)
63. 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)
64. 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 TREE PERMIT – FILE #PL21-0070

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

1. All recommendations contained in the Arborist Report(s) (**Exhibit B**) are incorporated by reference into these conditions, except as modified herein. (Planning)
2. No trees are approved for removal with this tree permit. All native oak trees shall remain in place. (Planning)
3. No activity shall be permitted within the protected zone of any native oak tree beyond those identified by this report. Encroachment into the protected zone of Tree #3 as shown in **Exhibit B** and described in the staff report is permitted. (Planning)
4. A \$10,000 cash deposit or bond (or other means of security provided to the satisfaction of the Planning Division) shall be posted to ensure 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)

5. 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)
6. 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, driveways, 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)
7. 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 the oak tree. Where encroachment is permitted pursuant to Condition 3, above, 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)
8. 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)
9. 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 Arboriculture (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)
10. 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)
11. 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 Division and Engineering Division two weeks prior to the start of grading work to schedule the meeting and fencing inspection. (Planning)
12. 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)

13. 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)
14. 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)
15. Storage or parking of materials, equipment, or 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)
16. 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)
17. 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 FINAL

18. 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)
19. The approval of this Tree Permit shall expire on the same date as the Tentative Subdivision Map. (Planning)

Attachments

1. HPCO Applicable Mitigation Measures
2. COMP Figure 3-13: Bicycle and Pedestrian Network

Exhibits

- A. Plans
- B. Arborist Report

<p>Note to Applicant and/or Developer: Please contact the Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.</p>
