

# PLANNING DEPARTMENT STAFF REPORT PLANNING COMMISSION MEETING FEB 28, 2013

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ITEM IV-B: TENTATIVE SUBDIVISION MAP - 3000 BLUE OAKS BL. - CREEKVIEW PHASED LARGE LOT MAP - FILE # 2007PL-059 (SUB-000150)

## **REQUEST**

The applicant requests approval of a Phased Large Lot Tentative Subdivision Map to subdivide approximately 500 acres into 53 large lots to match the land use plan adopted September 19, 2012 for the Creekview Specific Plan.

Applicant & Property Owner - Granite Bay Development II, LLC

## **SUMMARY RECOMMENDATION**

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

A. Adopt the three findings of fact as listed in the staff report and approve the Phased Large Lot Tentative Subdivision Map.

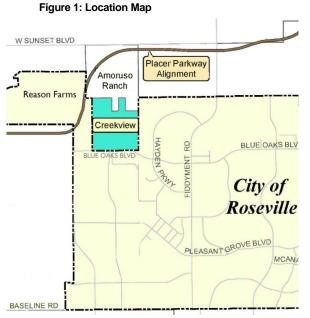
## **BACKGROUND**

The Creekview Specific Plan (CSP) area is located in the northwest corner of the City, bounded by the West Roseville Specific Plan on the east and south, the Al Johnson Wildlife Area (Reason Farms) on the west and unincorporated Placer County on the north (Figure 1).

The CSP was approved by the City on September 19, 2012 and established the land use designations and zoning standards for the specific plan area. The CSP was approved for development of 2,011 residential units in three phases. Currently an application to annex the land is being processed with the Placer County Local Agency Formation Commission (LAFCO). Map Act Section 66454 provides for pre-annexation filing of tentative maps; condition #50 assures consistency with Section 66454.

## **EVALUATION – LARGE LOT TENTATIVE MAP**

Currently the CSP property consists of five separate fee parcels, which the applicant will merge and re-subdivide into 53 large lots conforming to the adopted land use plan, CSP Figure 4-1 (Attachment 1).



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

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

The map indicates the 53 large lots will conform to the CSP land use plan. The land use plan was evaluated for consistency with the finding necessary to approve the large lot map. The arterial, collector and primary residential street geometries depicted on the large lot map are consistent with the CSP circulation plan and City requirements. All public facility sites and landscape easements are consistent with the CSP and are shown as Irrevocable Offers of Dedication.

The property will likely develop in phases. Accordingly, the CSP provides a phasing plan for a comprehensively planned infrastructure system and to ensure that improvements in each phase can support its development. The terms of the Development Agreement include provisions to address required infrastructure improvements, including on-site backbone infrastructure and off-site facilities necessary for build-out of each phase. The proposed map is consistent with the Development Agreement and the City's policies and standards.

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 subdivision configuration will create practical large lots for the development of residential, commercial and public facility uses. Adequate frontage or access is provided to each large lot for orderly development. Land which is constrained by wetlands and watercourse is designated as Open Space preserve.

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

The proposed map is consistent with the land use plan which was evaluated in the Creekview Specific Plan EIR for water quality and wastewater impacts. Mitigation measures incorporated into the project will reduce water quality and wastewater impacts to a less than significant level. The proposed wastewater system for the project and the treatment capacity at the City's wastewater treatment plant have adequate conveyance and capacity to accommodate the future development on all of the large lot parcels.

## **CONCLUSION**

Staff has reviewed the proposed Phased Large Lot Tentative Subdivision Map, and also forwarded the application to all affected departments and service providers. As discussed above, the requested Phased Large Lot Tentative Map meets the required findings and staff recommends its approval.

## **ENVIRONMENTAL DETERMINATION**

Pursuant to City of Roseville CEQA Implementing Procedures and the California Environmental Quality Act (CEQA) this project is consistent with the Creekview Specific Plan FEIR certified by the City of Roseville on September 19, 2012 (SCH#2008032017). The FEIR provides project level environmental analyses of community infrastructure and facilities such as arterial roads and utilities, and for the grading to prepare the site for development. Therefore, no additional environmental documentation is required.

## **RECOMMENDATION**

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

- A. Adopt the three findings of fact as listed in the staff report; and
- B. Approve the Phased Large Lot Tentative Subdivision Map 3000 Blue Oaks Bl. File # 2007PL-059 subject to fifty (50) conditions of approval.

# Conditions of Approval for Phased Large Lot Tentative Map SUB-000150

- 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 Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
- 3. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works. (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)

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

- 5. The applicant shall submit to the Planning and Engineering Departments the appropriate Army Corps of Engineers permit or clearance, the California Department of Fish and Wildlife Stream Bed Alteration Agreement, and/or the Regional Water Quality Control Board Water Quality Certificate. (Planning)
- 6. 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 Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
- 7. 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)
- 8. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way, City easements and/or City-owned land. (Engineering)
- 9. 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)
- 10. All drainage facilities shall conform with natural drainage sheds. (Engineering)
- 11. 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)
- 12. 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)
- 13. 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)
- 14. 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)
- 15. 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)
- 16. Landscaping adjacent to the Preserve shall be California native, drought-tolerant groundcover, shrubs, plants and trees. (CDD, Planning)
- 17. Prior to the approval of the improvement plans, it will be the project proponents 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. Prior to the approval of the Improvement Plans, the project proponent shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the project proponent during the pre-construction meeting. (Engineering)
- 19. Prior to the approval of Improvement Plans, the applicant shall submit to the Engineering Division of Public Works, a paper copy and an electronic copy of the final set of Improvement Plans per the Division's "Digital Submission of Utility Composites" standards. Additionally, the applicant shall submit approved/proposed street names for the approved subdivision map. Final street names for the subdivision shall be approved by the Engineering Division prior to the approval of the Improvement Plans. The approved street names shall be included on the final set of Improvement Plans. (Engineering)
- 20. 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:
  - Sewer and water service laterals shall not be allowed off of water and sewer mains larger than 12 inches in diameter.
  - b) Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions or as approved in the master water or sewer plan. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.)
  - c) Water and sewer mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions, or as approved in the master water or sewer plan.
  - d) All sewer manholes shall have all-weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)

- 21. 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
- 22. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 1000 feet on center. (Fire)
- 23. Minimum fire flow is 3,000 gallons per minute with 20 lbs. psi residual pressure. A change in any of the conditions may increase the required fire flow. (Fire)
- 24. The location and design of the gas distribution service shall be determined by PG&E. The design of gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
- 25. 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

- 26. The following easements shall be provided and shown on the Final/Parcel Map or by separate instrument, unless otherwise provided for in these conditions:
  - a) Water, sewer, and reclaimed water easements; and,
  - b) The following public utility easements shall be granted along the following road sections:

Westbrook Boulevard:

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

Blue Oaks Boulevard:

North Side: 50'

Holt Parkway:

North Side: 30'

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

Benchmark Drive:

North Side: 25' east of C-61, 12.5' west of C-61

South Side: 45' east of C-61, 25' along C-61

Clay Creek Drive:

• East Side: 12.5'

West Side: 25'

Creekpark Drive:

North Side: 25'
 South Side: 48

South Side: 12.5'

Creekview Plaza:

- North Side: 35' east of Westbrook Boulevard, 45' along C-10, 25' along C-63
- South Side: 20' along C-70, 30' along C-29, 12.5' along C-27 and C-28

Grasscreek Drive:

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

Roadway north of Creekview Plaza between C-63 and C-10:

West Side: 12.5'East Side: 12.5'

 The 50' powerline easement on the south side of open space parcel C-54 needs to be modified to include Roseville Electric power lines and fiber lines for use by the City

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

- 27. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
- 28. 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)
- 29. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with the Final/Parcel Map. The CC&Rs shall include the following item(s):
  - a) A clause stating that the property owners within this subdivision shall agree to participate in a Transportation Systems Management (TSM) Plan and shall agree to enter into a Transportation Management Agreement with the City of Roseville.
  - b) 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)
- 30. Lots C-50, C-51, C-52, C-53, and C-54 will not be accepted by the City, either in fee or as an easement, until after the subdivider has fulfilled the terms of the Permit from the Department of Fish and Wildlife, or Army Corps of Engineers. Upon completion of the monitoring period, the owner shall notify the City of Roseville Planning Department. (Planning)
- 31. Any structures crossing Lot/Parcel lines created by the Final/Parcel map shall be removed. (Engineering)
- 32. The street names shall be approved by the City of Roseville. (Engineering)
- 33. The Final/Parcel Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. (Engineering)
- 34. 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)

- 35. The Final/Parcel Map shall be submitted per, "The Digital Submittal of Cadastral Surveys." A plot or print of the submittal shall accompany the electronic copy. The complete submittal shall occur after the Engineering Department approval but prior to City Council approval of the Final/Parcel Map. (Engineering)
- 36. The cost of any facilities, which are identified in the CIP and are beyond those needed for this project, may be reimbursed to the developer. In accordance with §66485 and §66486 of the Subdivision Map Act, any improvements constructed by the subdivider which contain supplemental size, capacity, number, or length for the benefit of property not within the subdivision and which improvements are to be dedicated to the public, the subdivider shall be entitled to reimbursement for that portion of the cost of the improvements which is in excess of the construction required for the subdivision. (Engineering)
- 37. Per Development Agreement Section 3.5.13, developer shall pay \$20,000 for transit and bicycle master plan funding. (Engineering, Alternative Transportation)
- 38. 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)
- 39. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
- 40. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
- 41. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)
- 42. 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. (Finance)
- 43. 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 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)
- 44. 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)

## **OTHER CONDITIONS OF APPROVAL**

- 45. 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)
- 46. 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)
- 47. 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)
- 48. 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)
- 49. The project shall comply with all applicable environmental mitigation measures identified in the Creekview Specific Plan EIR. (Planning)
- 50. Pursuant to Government Code 66454, this Large Lot Tentative Subdivision Map approval shall not be deemed in effect until the actions on the Creekview Annexation are approved and become effective. If the Annexation is not completed within two (2) years of the date of this map approval, this approval shall be null and void. (Planning)

## **ATTACHMENTS**

1. CSP Land Use Plan

## **EXHIBITS**

- A. Phased Large Lot Tentative Subdivision Map
- B. Ownership & Easements Exhibit

Note to Applicant and/or Developer: Please contact the Planning & Housing Department staff at (916) 774-5276 prior to the Planning Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Planning 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 & Housing Director at, or prior to, the public hearing.