

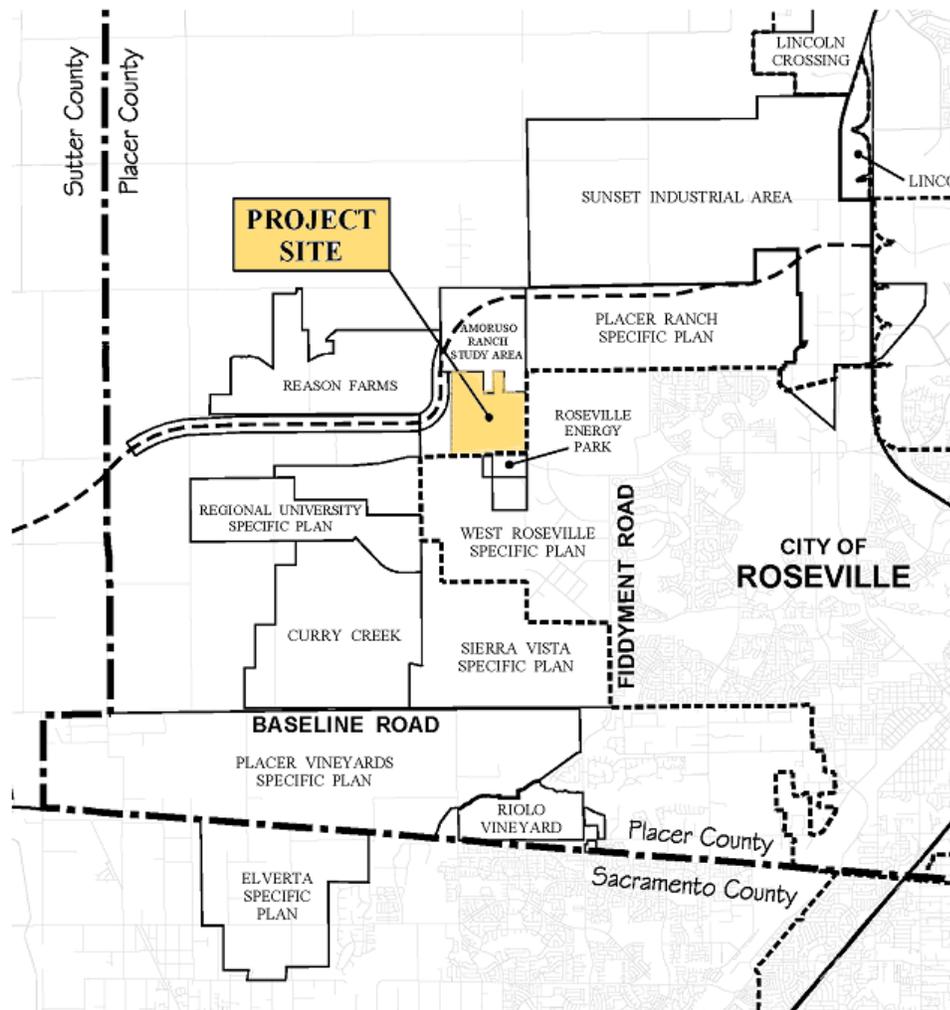
Item III-A: COMMENTS ON THE DESIGN GUIDELINES OF THE CREEKVIEW SPECIFIC PLAN

The purpose of this Public Hearing is to receive input from the public and the Design Committee with regard to the proposed design guidelines of the Creekview Specific Plan (CSP). Comments received at this meeting will be forwarded to the Planning Commission and City Council.

A copy of the Draft EIR (on CD) is also being provided for your information. The Design Committee is not required to review and comment on this document. However, comments received on the Draft EIR will be responded to and incorporated into the Final EIR, which will be forwarded to the City Council.

APPLICANT: Granite Bay Development II, LLC

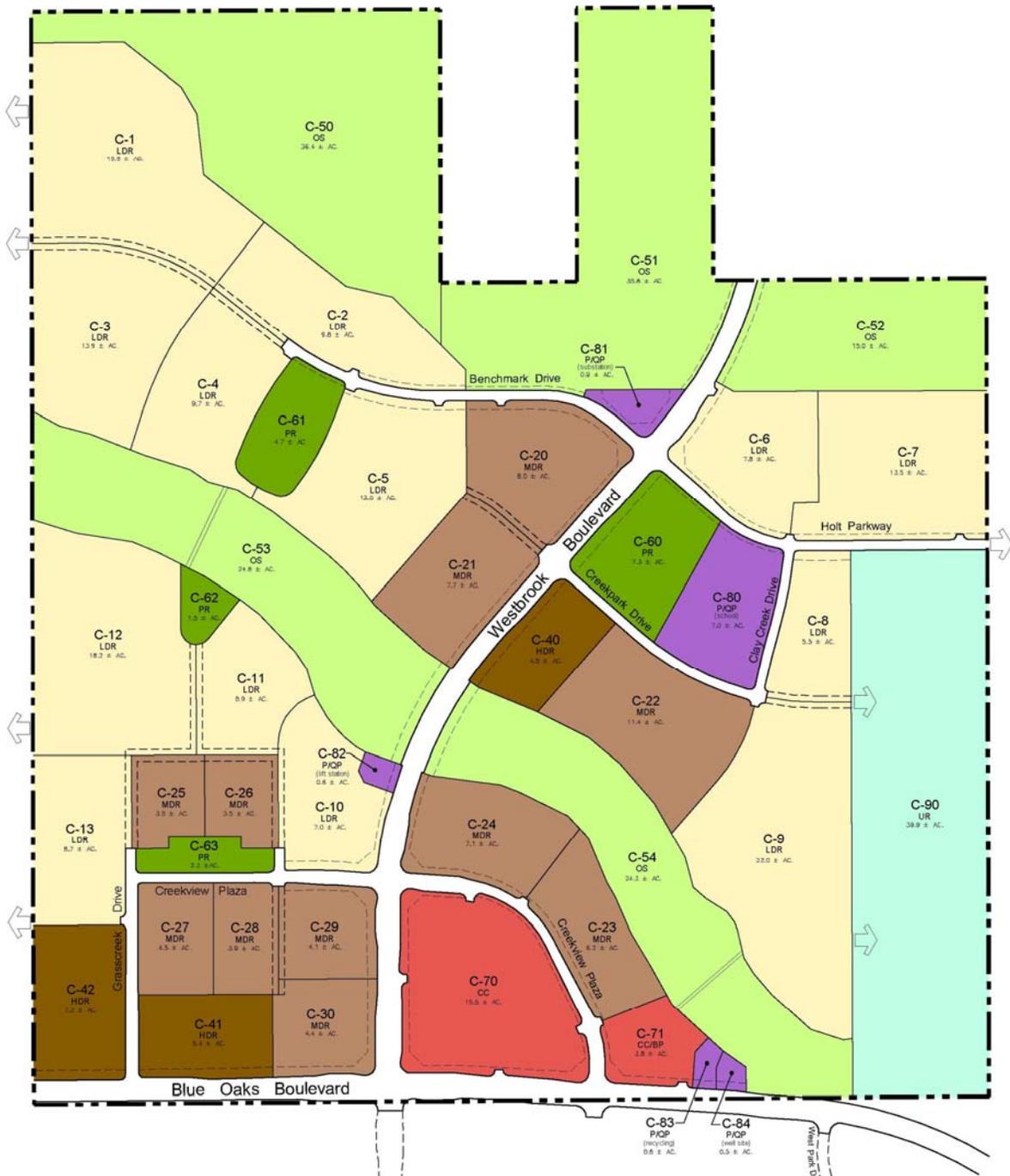
Figure 1: Location Map



REQUEST

The City has been asked to consider the Creekview Specific Plan project which includes the following: 1) Annexation of approximately 501 acres of undeveloped land generally located northwest of the West Roseville Specific Plan area and north of Blue Oaks Boulevard; 2) a General Plan Amendment; 3) adoption of a new Specific Plan to establish residential, commercial, parks, open space, and public land use designations; 4) a Zoning Map Amendment to add the CSP and associated zoning to the City's zoning map; 5) a Development Agreement between the City and the property owners to provide the infrastructure needed to support the proposed development; and a Draft EIR. Each of these entitlements is further described in Attachment 2 of this report.

Figure 2: Creekview Specific Plan



BACKGROUND

In June 2005, the City Council directed staff to begin a process to evaluate a mixed-use development and annexation proposal in the northwest corner of the City known as the Creekview Specific Plan (CSP). Council approved the Work Program in July 2005. The first step in the evaluation process was preparation of a Feasibility Analysis to analyze the project related to traffic, water, and fiscal impacts. The conclusions of the Feasibility Analysis in April 2007 were that the City could maintain its current levels of service with some challenges in traffic and water impacts, and that the project would not have a negative effect on the existing neighborhoods in Roseville by burdening existing residents and businesses with the cost of development or inadequate phasing of infrastructure.

Following completion of the Feasibility Analysis, the City began more detailed evaluation of the project, which included preparation of the technical environmental studies. In March 2009 the application was temporarily suspended at the request of the applicant. Work on the application was resumed in March 2010, and the applicant began preparation of the Specific Plan document while staff began working on the Draft EIR. The Draft EIR has been structured to contain a project-specific level of analysis for the CSP and a separate program-level analysis for the Urban Reserve/non-participating property.

One 40-acre parcel in the southeast corner of the site (Harris) is not a participant in the specific plan effort, but is included in the Annexation because it is within the existing Sphere of Influence, and is surrounded on the north and west sides by the CSP and on the south and east sides by the West Plan (existing City). The parcel is designated on the land use map as Urban Reserve (UR) to indicate it is anticipated to receive urban land use entitlements in the future, but will not be so entitled at this time with the rest of the CSP. The EIR evaluates this UR parcel at a program level. Annexation of the parcel will avoid creating an unincorporated island of land and would give the City jurisdiction over any future proposals for this land.

On December 22, 2010, the Draft EIR was distributed for a public review period which ends February 11, 2011. A workshop outlining the Draft EIR was made at the January 13th Planning Commission meeting. During the DEIR public review period, public hearings are scheduled for the Transportation Commission on January 18th, Design Committee on January 20th, Public Utilities Commission on January 25th, Parks and Recreation Commission on February 7th, and Planning Commission on February 10th. This schedule allows Commissions to receive public testimony on the DEIR during the public comment period of the DEIR.

PROJECT DESCRIPTION:

Creekview Specific Plan

The Creekview Specific Plan (CSP) is the thirteenth specific plan to be processed by the City. The project encompasses approximately 501 acres with a mixture of land uses including:

- 2,011 dwelling units
 - 826 Low Density Residential
 - 665 Medium Density Residential
 - 520 High Density Residential
- 19.3 acres Community Commercial and CC/Business Professional
- 9.6 acres Public/Quasi-Public (Elementary School, Electric Substation, etc.)
- 15.7 acres Neighborhood Parks
- 136.2 acres Open Space

The proposed Specific Plan addresses aspects of land use, housing, circulation, resource management, infrastructure, public utilities and services, implementation, and design characteristics.

The CSP Design Guidelines have been incorporated into the Specific Plan as Appendix B. Chapter 2 of the Draft EIR includes additional project description information.

DESIGN COMMITTEE REVIEW PROCESS

The purpose of the Design Committee's review is to provide comments to the Planning Commission and City Council on the Design Guidelines section of the proposed Creekview Specific Plan (Appendix B). The CSP Design Guidelines supplement the City's Community Design Guidelines and provide guidance for the physical form and visual character in the plan area. The Guidelines include a concept plan for a commercial site that, when developed in the future, will come before the Design Committee for approval. The Guidelines also contain criteria and plans for features like landscape corridors, paseos, signs and fences, which do not need future Design Committee approval, but are part of the design elements that shape the look of the CSP area. Accordingly, it is requested that the Design Committee review the Guidelines and provide comments, which will be forwarded to the Planning Commission in their review of the project.

At the hearing, staff will present a brief overview of the project, focusing on design guideline-related information. Following this presentation, the Design Committee will have an opportunity to ask questions, provide comments and receive public comment on the Creekview Design Guidelines.

As noted before, the Design Committee is not required to comment on the Draft EIR; however, comments received on the Draft EIR will be responded to and incorporated into the Final EIR, which will be forwarded to the City Council for consideration as part of the City Council's certification of the Final EIR.

CSP DESIGN GUIDELINES

Landscape Guidelines

The guidelines for landscaping are intended to establish a basic landscape theme to be applied consistently as the CSP develops. Landscaping in the CSP will put into practice water conservation measures that comply with the City's Water Efficient Landscape Ordinance (WELo), and will exceed WELo requirements in the following measures:

- Turf reduced to a maximum of 42% of single-family front yards (the WELo limitation is 50% if developer-installed, or if homeowner-installed when landscape area exceeds 5,000 square feet)
- Turf reduced to a maximum of 60% in parks (aggregate total) and 30% in paseos and landscape corridors (the WELo provides allowances for park active play area and landscape areas irrigated by recycled water)
- Smart, weather based irrigation controllers for all parcels subject to turf limitations (the WELo requires these, but not for single-family residential with landscape area less than 2,500 square feet). (CSP pages 8-2 & 8-3)

A planting concept is provided for the landscape corridor on major roadways (Figure B-1). The planting concept includes design criteria for placement of primary and secondary street trees, shrubs and groundcover. A Street Tree List (included as Addenda Sheet ST) includes appropriate trees for various planter widths, which will be used throughout the CSP. Thirteen groundcover varieties are listed for use between curb and sidewalk, including low water using tall fescue blend turf.

Additional landscape guidelines are stipulated for two special circumstances:

- A portion of the Westbrook Boulevard landscape corridor (from Creekview Plaza to north of Holt Parkway) will also be the route of an overhead power transmission line. The height and location of trees, structures, lighting, and berms will be restricted under the power lines.
- Arterial street median breaks are limited to the locations indicated on CSP Figure 6-17. Additional median breaks will be considered where they would result in a Level of Service

improvement for an adjacent signalized intersection. Median breaks should be designed to provide adequate space for landscaping and all sections of median must have a minimum of five trees spaced 30 feet on-center maximum.

Entry Features and Signs

A hierarchy of entrance features is described for project entries and neighborhood entries (Figure B-2). Entrance features and signage are intended to be thematic and applied consistently throughout the CSP to help define its visual character and define areas within the plan.

Project Entries are located at major intersections in the CSP where the landscape corridors meet in a 100-foot corner clip. The enlarged public space will use architectural hardscape like monuments and raised planters to make them pronounced entrances to the project. Signs may be used in a subtle manner, secondary to the hardscape features.

Neighborhood Entries create formal entrances into individual subdivisions at primary access points from arterial and collector streets. Neighborhood Entries may be unique to each subdivision, but will use themes and material palettes consistent with Project Entries. Neighborhood Entries may be at landscaped corner clips and must be designed to meet site distance requirements for automobiles. Iconic emblems, logos and materials will be used on neighborhood entries to reinforce the streetscape theme.

Signage is permitted on entrance features and must use high-quality, durable materials to resist weathering and vandalism. Signs are encouraged to be monolithic panels or plaques, rather than individual letters. Signs must be securely embedded into the surface of the wall or pilaster on which they are affixed to prevent removal and destruction. Salvageable materials will be avoided.

Street Lighting

Themed street lighting, like the City-approved decorative acorn fixture (Figure B-3), may be used on collector and residential streets. Decorative lighting is also encouraged on private streets within medium density and high density developments.

Walls and Fences

Walls and fence types are specified for several situations throughout the CSP (Figure B-4). The Guidelines also include photo examples and describe characteristic details for each type.

Masonry walls will be used at the back of arterial roadway landscape corridors, to provide security and noise attenuation. Wall openings will be provided where appropriate for pedestrian access between land uses and residential neighborhoods. Wall materials will have texture facing the public view, and a trim cap for color and visual interest. Pilasters are required at each side of vehicle and pedestrian openings, and at angle points to enhance the aesthetics.

Wood fences are of two types. Standard wood fences will be used along residential streets and adjacent to parks, paseos and schools where a masonry wall is not required. Standard wood fences will be 6-feet high typically, constructed of redwood with a decorative top rail, and painted or stained in an earth-tone color. Good neighbor fences will be used in locations not visible to the public, like between residential lots. Good neighbor fences will be 6-feet high typically, constructed with wood planks on alternate side modules, and without a decorative top rail.

Open fencing will be used to provide a visually transparent barrier adjacent to open space parcels. Fences may be wrought iron, tubular metal, concrete rail or post-and-cable, depending on the adjacent land use.

Paseos

The CSP includes a system of paseos, intended to create a more pedestrian and bicycle friendly plan area. This is achieved by widening the landscape corridors on collector streets or adding paseo paths through neighborhoods. Paseo design specifics vary according to the location in the plan (Figures B-5 & B-6). A key benefit of the paseo system in CSP is that it provides a complete loop linking key land uses and includes two bridge crossings over Pleasant Grove Creek.

Residential Subdivision Design

The Guidelines address how common edges between neighborhoods should be integrated, how gated subdivisions can be incorporated, and how to treat edges along roadways, open space preserves and paseos. One of the CSP goals is to create highly-connected residential neighborhoods that are not separated by subdivision walls. Providing street connections between adjoining subdivisions is encouraged. Gated subdivisions may be allowed on certain large lot parcels; however, they may not preclude access to parks or open space. Where subdivisions adjoin a park or open space, the edge should provide visual and pedestrian access, and the internal street layout should be designed for walkability to these features. Residential units should be facing the park rather than backing up to it.

In addition to the Design Guidelines, CSP Appendix A - Development Standards includes illustrations of several examples of housing types eligible for the RS/DS zone (pp. A-3 to A-6).

Site Concept Plans

The Guidelines address several key non-residential sites and include concept plans for each. The plans are not final designs, but represent one way to address unique design considerations for each of these commercial and public facility sites.

Commercial Center: The northeast corner of the Blue Oaks-Westbrook intersection is designated for Community Commercial uses. The concept plan shows key design points like a highly-visible, distinctive building at the corner and other buildings close to the street edge (Figure B-8). A paseo pathway through the center of the site connects it to the CSP paseo system. The concept plan is schematic and serves to identify key design points like areas for major and subordinate buildings, and internal parking/circulation layout. The concept plan also identifies key site constraints like the interface with adjacent residential uses, and the need for screening of service areas/loading docks. A bus transfer station will be located on Creekview Plaza at Westbrook Boulevard, adjacent to the commercial center (Figure B-9).

Public Facility Sites. The CSP contains sites for an electric sub-station, a sewer lift station, a recycling drop-off facility, and a potable water well and pump station. The concept plans for these identify key points and issues for these unique uses. The concept plans represent one way the sites could develop, and are intended to be used as a guide.

Summary

The Design Guidelines have been drafted to meet several needs. They supplement the City's Community Design Guidelines and provide guidance for the physical form and visual character in the CSP. For the CSP landowners, they add value to the land plan by clarifying details about the aesthetic quality and livability of the project. For developers and designers, they give direction for site planning efforts. For prospective residents and businesses, the Design Guidelines give help in deciding where to live and work by giving ideas of what future nearby development could be.

RECOMMENDATION

Staff recommends the Design Committee provide staff with their comments on the Design Guidelines. Comments made by the Committee will be provided to the Planning Commission and City Council for consideration.

ATTACHMENTS

In order to assist the Design Committee with the review of the project, staff has prepared several attachments to the staff report.

Attachment 1: Summary Fact Sheet: Provides a summary of the individual sections within the Creekview Specific Plan document, outlining the major points contained within each section.

Attachment 2: Summary of Project Entitlements: Provides a brief overview of all the requested entitlements associated with the CSP, and identifies reviewing bodies for each of these entitlements.

Attachment 3: Commission Hearing Schedule: Identifies tentative hearing dates for review of the various CSP entitlements.

Attachment 4: Color Copy of the Land Use Plan for CSP

Addenda Sheet ST: CSP Design Guidelines Plan Palette

EXHIBITS

- A. Draft Environmental Impact Report (EIR) for the Creekview Specific Plan and Annexation (SCH # 2008032017) – Mailed CD on Dec. 22, 2010, includes all technical appendices to the EIR
- B. Creekview Specific Plan Document – Mailed CD on Dec. 22, 2010

CREEKVIEW SPECIFIC PLAN SUMMARY FACT SHEET

Attachment 1

LAND USE

Location: Northwest of the West Roseville Specific Plan, and north of the future extension of Blue Oaks Boulevard.

Land Area: 501.3 acres within the annexation boundary, of which 461.4 acres are Creekview Specific Plan (CSP) land uses

Residential Development: 2,011 units distributed as follows: 826 low-density single family units; 665 medium-density units; and 520 high-density multi-family units. The land use plan is illustrated in Figure 4-1 and detailed in Table 4-2 of the Creekview Specific Plan document.

Non-Residential Development: 15.5 acres of Community Commercial; 3.8 acres of Community Commercial/Business Professional; 136.2 acres of Open Space; 15.7 acres of Parks and Recreation; and 9.6 acres of Public/Quasi Public (includes a 7-acre elementary school site, and 2.6 acres of utilities sites).

Permitted Uses and Development Standards: In most cases the permitted uses and development standards for the project will be consistent with those identified in the City's Zoning Ordinance. Unique development standards (lot size, building setbacks, and different standards for lots with separated sidewalks) for the Small-Lot Residential/Design Overlay District (RS/DS) are discussed in Appendix A of the Creekview Specific Plan document and require that these unique standards be specified at time of small lot map and product type review.

Urban Reserve: The annexation boundary includes a 39.9-acre parcel designated Urban Reserve (UR). The UR land is anticipated to receive urban land use entitlements at some time in the future. No development is being proposed on the UR land at this time. Annexation of the UR parcel with the CSP will avoid creating an unincorporated island of land surrounded by City on all four sides and would give the City jurisdiction over any future proposals for this land. The UR parcel is within the Sphere of Influence and adjacent to the existing City boundary.

AFFORDABLE HOUSING

Number of Affordable Units: Based on the City's 10% Affordable Housing Goal, a total of 201 affordable units (10% of 2,011 total units) will be provided in the CSP. These affordable units will be provided with a combination of very-low income multi-family rental units (81 units), low-income rental units (80 units) and middle-income purchase units (40). The affordable housing sites are indicated in Figure 5-1 of the Creekview Specific Plan document.

CIRCULATION PLAN

Arterial Roadways: Blue Oaks Boulevard will ultimately be 6 lanes and a median; Westbrook Boulevard will ultimately be 6 lanes and a median. The complete circulation plan is illustrated in Figure 6-1 of the Creekview Specific Plan document.

Collector Roadways: Holt Parkway and Nobo Drive will be constructed as 2 lanes and median.

Bike and Pedestrian Pathway System: Class I bike paths will be provided in or adjacent to open space corridors. Class IA multi-use paths will be provided in paseos and landscape corridors. Class I and IA paths will cross streets at signalized intersections. Class II bike lanes will also be provided on all arterial and collector roads. Ultimately, the CSP paths will connect with the existing and planned bikeway system throughout the community. The bikeways plan is illustrated in Figure 6-18 of the Creekview Specific Plan document and the paseo plan is illustrated in Figure B-5 of the Creekview Design Guidelines.

PUBLIC SERVICES

Parks & Open Space: The CSP is required to dedicate 46 acres of park land in compliance with the City's park requirement of 9 acres per 1,000 residents. The CSP will dedicate adequate land to satisfy its requirement for Neighborhood parks (15.7 active-use acres) and open space (credited proportionally for its 136.2 acres of OS preserve). However, no Citywide park land will be dedicated. This shortfall will be satisfied by payment of an in-lieu fee consistent with General Plan policy. The parks & open space plan is illustrated in Figure 7-1 of the Creekview Specific Plan document.

Schools: The CSP is located in the Roseville City School District and Roseville Joint Union High School District. The CSP will provide one 7-acre elementary school site (parcel C-8o). Middle school students will attend a RCSD middle school outside the CSP. High school students will attend a RJUHSD high school outside the CSP.

Library: Residents of the CSP will most likely utilize the Martha Riley Community Library at Mahany Park. This joint-use facility also includes a community TV studio and a utility education center.

Police, Fire and Emergency Services: The CSP will receive services from the City of Roseville Police Department and Fire Department. The planned Fire Station #9 on Hayden Parkway and Fire Station #5 on Sun City Boulevard (or possibly Fire Station #8 on Winding Creek Way) will provide primary and secondary response.

UTILITIES PLAN

Potable Water Supply & Infrastructure: The CSP will receive potable water service from the City of Roseville. The CSP will tie into two points of connection, one at Blue Oaks Boulevard and one at future infrastructure in Fiddymont Ranch (West Roseville Specific Plan). Infrastructure would then be constructed within the CSP to provide water for the project. The City's existing surface water supply is sufficient to serve the CSP. A well site will be provided within the plan area (parcel C-41). The well will be used to provide supplemental water supply during drier and driest years consistent with the City's Water Forum Agreement. The CSP includes significant water conservation measures to reduce overall water supply needs, including turf limitations and the use of smart/centrally controlled irrigation systems. The potable water system is illustrated in Figure 8-1 of the Creekview Specific Plan document.



Recycled Water: The CSP will utilize recycled water from the Pleasant Grove Wastewater Treatment Plant to irrigate all City parks, landscape corridors and medians, multi-family residential sites, and all landscaped areas in non-residential properties. Using recycled water for meeting irrigation needs reduces the project's demand for potable water. During the initial development phases before the

recycled infrastructure comes online, potable water may be used on an interim basis for irrigation. The recycled water system is illustrated in Figure 8-2 of the Creekview Specific Plan document.

Wastewater: Wastewater generated within the CSP will flow via gravity sewer lines to the Pleasant Grove Wastewater Treatment Plant. One sewer lift station (parcel C-43) is required within the project to pump collected flows to a point where it can continue in the gravity flow system to the treatment plant. The wastewater system is illustrated in Figure 8-3 of the Creekview Specific Plan document.

Drainage: The CSP is located within the Pleasant Grove Creek watershed and the creek channel traverses the site diagonally from the southeast corner to the western edge. The CSP will construct a bypass channel adjacent to Pleasant Grove Creek to provide additional conveyance and floodplain storage capacity for storm water runoff through the plan area. The bypass channel is illustrated in Figure 8-4 of the Creekview Specific Plan document. The bridge at the western pedestrian crossing will serve to constrict incremental 100-year peak flows created by the development. The impounded back water is contained within the project boundary. No permanent detention basins are planned. The CSP will construct subsurface and surface drainage improvements with outfalls to Pleasant Grove Creek, the bypass channel, and the northern open space corridor. Low Impact Development (LID) measures will be used to reduce the quantity of urban runoff entering the system. Best Management Practices (BMP's) will be utilized at outfall locations to reduce erosion impacts and protect water quality. The drainage plan is illustrated in Figure 8-5 of the Creekview Specific Plan document.

Dry Utilities: The City of Roseville will provide electrical power to the CSP from the existing substation on Blue Oaks Boulevard and a new substation to be constructed in the CSP on Westbrook Boulevard (C-44), which will complete a looped system in west Roseville. The electric utilities plan is illustrated in



Figure 8-6 of the Creekview Specific Plan document. Natural gas will be provided by PG&E. Communications systems will be provided by Surewest, AT&T, Comcast and Wave Broadband.

Solid Waste: The CSP will receive solid waste services from the City of Roseville. Solid waste will be transported to Western Placer Waste Management Authority facilities located at Fiddymont and Athens Roads for processing first at their Material Recovery Facility to remove recyclable materials from the waste stream. Residual waste will then be disposed at the Western Regional Sanitary Landfill located on the same site.

RESOURCE MANAGEMENT

General: The site is undeveloped with relatively flat to gently rolling grassland terrain. Pleasant Grove Creek traverses the southern portion, and a small tributary, University Creek, is in the north. Valley oak riparian communities are found along the creek channels or nearby.

Wetlands: Approximately 34 acres of wetlands and other waters are subject to the requirements of a 404 permit. The CSP will impact 14.17 acres of wetlands. The CSP proposes on-site wetland preservation, creation and management, as well as off-site mitigation. The open space preserve areas are illustrated in Figure 9-1 of the Creekview Specific Plan document.

IMPLEMENTATION

Project Financing: The CSP infrastructure improvements and park improvements will be financed by a combination of direct developer financing, a Community Facilities District (Mello Roos), developer fees, and other financing mechanisms. Details of the financing are described in the CSP Development Agreement and the Finance Plan on file with the City.

Development Approval Process: Development within the CSP will be subject to the standard permit processes detailed in the City's Zoning Ordinance, except as otherwise provided for in the Specific Plan (see Appendix A: Creekview Development Standards and Appendix B: Creekview Design Guidelines). In addition, other permits may be required by the US Army Corps of Engineers, the Department of Fish and Game, the Local Agency Formation Commission and other agencies.

Amendment Process: To permit flexibility within the CSP, the Specific Plan document may be amended subject to the approval of the City.

Development Phasing: The CSP contains a phasing plan which is a part of the Development Agreement. Three infrastructure construction phases are anticipated. In general, the phasing plan has been structured to ensure that the improvements in each phase can support its respective development in compliance with City policies and standards, and that the development in each phase can support the costs of the required improvements. The phasing plan is illustrated in Figure 10-1 of the Creekview Specific Plan document.

RESIDENTIAL DEVELOPMENT STANDARDS

Applicable Standards: The CSP includes land designated for Low Density Residential (LDR), Medium Density Residential (MDR), and High-Density Residential (HDR). The zoning district for LDR parcels is either R1/DS or RS/DS, for MDR parcels is RS/DS, and for HDR parcels is R3. All zoning is consistent with the Zoning Ordinance districts and definitions. A Design Review for Residential Subdivision (DRRS) is required for all housing product that is greater than 7 dwelling units/acre.

Residential Product Types: Examples of the types of attached and detached residential product types which could be accommodated in the RS/DS district have been included in Appendix A. The examples are not intended to be prescriptive, but to highlight the kind of design elements that should be incorporated in single family projects to create attractive, quality, compact residential neighborhoods.

DESIGN GUIDELINES

Landscape: The guidelines for landscaping are intended to establish a basic landscape theme to be implemented consistently as the CSP is implemented. A planting concept is provided for major roadways, with design criteria and plant lists. Landscaping in the CSP has a particular focus on water conserving plant materials consistent with the City's Water Efficient Landscape Ordinance (WELO).

Entry Features, Signs, Walls and Fences: A hierarchy of entrance features is described for City gateways, project entries, neighborhood entries, and signage to help distinguish neighborhoods. Several wall and fence types are specified for use in the CSP, with general design characteristics specified for each.

Streets and Paseos: A grid of arterial and collector streets is proposed for the CSP. Modifications to the City's standard collector street design are proposed, to reduce the pavement and travel lane widths and increase the adjacent landscape corridor to provide a paseo system. These modifications are intended to reduce travel speeds and create a more walkable street corridor for pedestrians. Extensive design criteria are provided to ensure that paseos are adequately connected with adjacent neighborhoods to provide pedestrian/bicycle access.

Residential Subdivision Design: Guidelines address how common edges between neighborhoods should be integrated, how gated subdivisions can be incorporated, and how to treat edges along

roadways, open space preserves and paseos. The project will include single-loaded streets adjacent to Pleasant Grove Creek to insure public views and access to this open space feature of the plan.

Site Concept Plans: Guidelines address several key non-residential sites. Concept plans are provide for the commercial center at Blue Oaks and Westbrook, and the public utilities sites. The plans address conceptual facilities and unique design considerations of each site.

The Design Guidelines have been included as Appendix B of the Creekview Specific Plan document.

The following summarizes the different entitlement requests associated with the proposed Creekview Specific Plan (CSP). Each entitlement is followed by a brief discussion of the request and the reviewing bodies that will act upon the proposal.

Draft Environmental Impact Report (EIR)

In compliance with the California Environmental Quality Act (CEQA) a Draft Environmental Impact Report (DEIR) (SCH# 2008032017) is being considered as a portion of the requested entitlements. The Draft EIR provides the required environmental analysis for all of the entitlements described in this summary, and will form the basis of environmental analysis for future actions in the CSP.

Reviewing Bodies: Transportation Commission, Public Utilities Commission, Parks and Recreation Commission, Planning Commission, and City Council.

General Plan Amendment

The General Plan will need to be amended to incorporate the CSP into the document. The nature of these changes are summarized below:

- Increase the General Plan unit allocation by 2,011;
- Change text to add references to the CSP;
- Change tables to update and insert CSP data;
- Change all figures to add the CSP and relevant CSP map layer information;
- Update out-of-date text and reflect existing programs; and
- Modify the General Plan Noise Standard for non-transportation sources (point source).

Reviewing Bodies: Planning Commission and City Council

Specific Plan

The City will adopt the Creekview Specific Plan, Residential Development Standards and Design Guidelines. The specific plan establishes a development framework for the area and addresses aspects of land use, housing, circulation, resource management, public utilities, public services, phasing, and implementation. Residential Development Standards have been included as Appendix A of the specific plan document, with samples of some residential product types that could develop in the CSP. The Design Guidelines have been included as Appendix B of the specific plan document for the purpose of addressing special design considerations in CSP which are not addressed in the City's Community Design Guidelines.

Reviewing Bodies: Design Committee, Planning Commission and City Council

Zoning Map Amendment

The City will adopt a Zoning Map for CSP to reflect the proposed zoning districts that will apply upon the annexation of the land. The various zoning districts are listed by parcel in CSP Table 4-2.

Reviewing Bodies: Planning Commission and City Council

Development Agreement

A Development Agreement will be executed between the City and the landowners. The Development Agreement will enforce the obligations between the parties and enable an orderly development of the CSP. The agreement is a binding contract that sets the terms, rules, conditions, regulations, entitlements, responsibilities, and other provisions relating to the development of the property comprising the CSP. The agreement may only be amended by mutual consent of both parties.

Reviewing Bodies: Planning Commission and City Council

Note: Upon certification of the EIR and approval of the entitlements listed above, subsequent entitlements will be requested in the CSP. These will include an Annexation to add the CSP to the City's corporate boundaries, a Large Lot Tentative and Final Map to create real estate parcels corresponding to the Land Use Plan, individual Subdivision Maps to create single-family lots and smaller commercial parcels, and Design Review Permits for commercial buildings, etc. All subsequent entitlements must be consistent with the CSP and reviewed in accordance with City ordinances.

The following is the tentative schedule for meetings and hearings on the Creekview Specific Plan (CSP) and Draft Environmental Impact Report (DEIR), as well as the other entitlements associated with the CSP:

January 10, 2011

PUBLIC MEETING – Overview of the project for members of the public prior to commencing public hearings

January 13, 2011

PUBLIC WORKSHOP/STUDY SESSION – Overview of the DEIR

January 18, 2011

TRANSPORTATION COMMISSION MEETING – Comments on the DEIR Transportation and Circulation section and the CSP Circulation plan

January 20, 2011

DESIGN COMMITTEE MEETING – Comments on the CSP Design Guidelines

January 25, 2011

PUBLIC UTILITIES COMMISSION MEETING – Comments on the DEIR Public Utilities section and the CSP Public Utilities plan

February 7, 2011

PARKS & RECREATION COMMISSION MEETING - Comments on the DEIR Public Services section (park impacts) and the CSP Conceptual Parks Plan

February 10, 2011

PLANNING COMMISSION MEETING - DEIR Review, General Plan Amendment, Specific Plan land use and Zoning

February 24, 2011

PLANNING COMMISSION MEETING - Specific Plan continued, CSP Design Guidelines

March 10, 2011

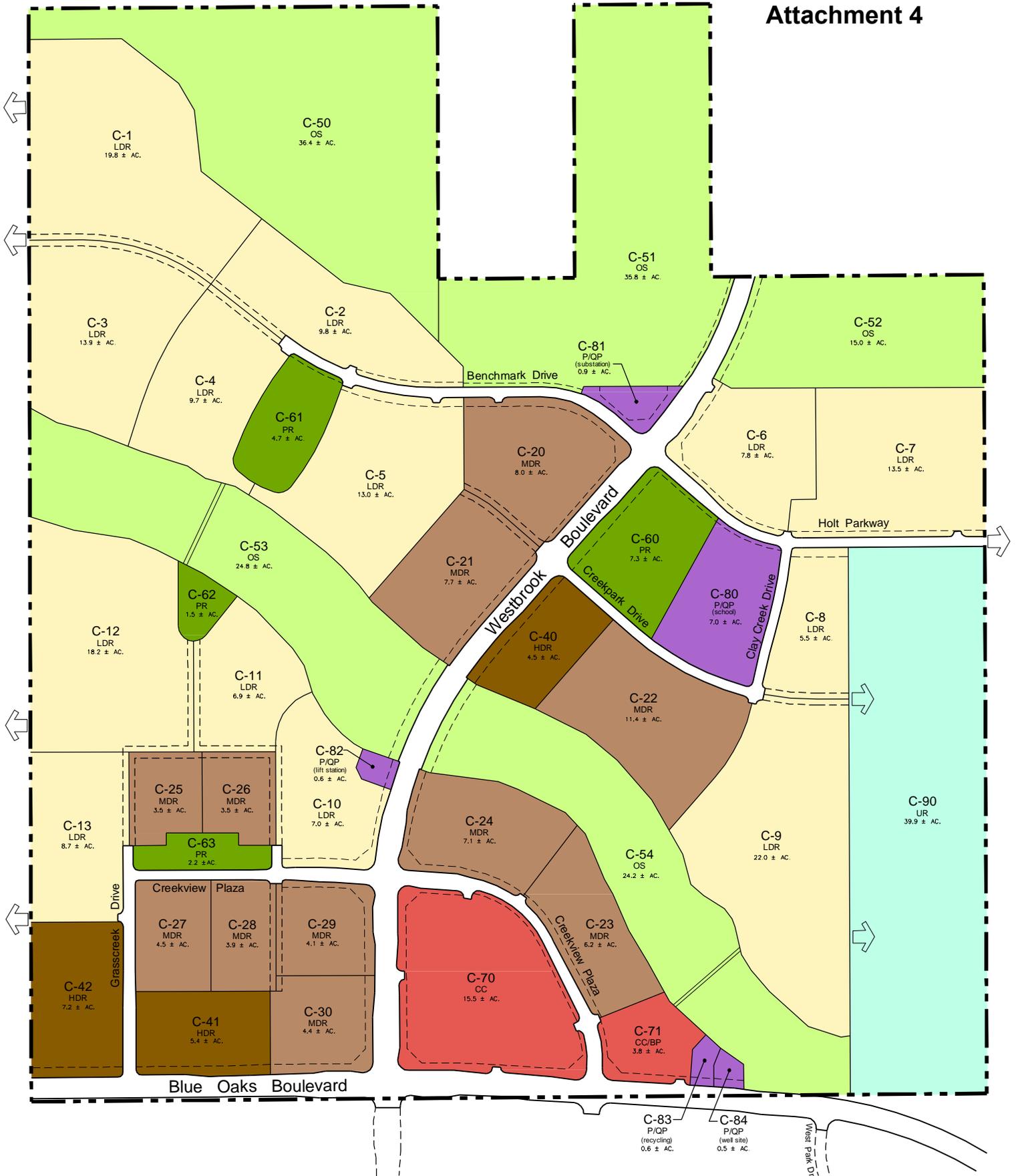
PLANNING COMMISSION MEETING - CSP Development Agreement

April 2011 (Tentative)

CITY COUNCIL - Draft EIR, General Plan Amendment, Specific Plan, Zoning Amendment and Development Agreement

The public comment period on the Draft EIR is scheduled to run from December 22, 2010 to February 11, 2011. Hearings at the City Council will begin after the preparation and release of the Final EIR.

The above noted hearing and meeting dates are tentative; please call the Planning Department at (916) 774-5276 for confirmation on dates and times.



Addenda Sheet ST

Creekview Specific Plan Design Guidelines Plant Palette

Trees for Three-Foot Planter or Larger

Strawberry Tree	<i>Arbutus unedo</i>
Western Redbud	<i>Cercis occidentalis</i>
Eastern Dogwood	<i>Cornus florida</i>
Washington Hawthorn	<i>Crataegus phaenopyrum</i>
Goldenrain Tree	<i>Laburnum anagyroides</i>
Crape Myrtle	<i>Lagerstroemia hybrids</i>
Bechtel Crabapple	<i>Malus ioensis 'Plena'</i>
Crabapple 'Prariefire'	<i>Malus ioensis 'Prariefire'</i>
Japanese Snowdrop	<i>Styrax japonicus</i>
Fragrant Snowbell	<i>Styrax obassia</i>
English Hawthorn 'Paul's Scarlet'	<i>Crataegus laevigata 'Paul's Scarlet'</i>

Trees for Four-Foot Planter or Larger

Trident Maple	<i>Acer buergerianum</i>
Hedge Maple	<i>Acer campestre</i>
Japanese White Birch	<i>Betula platyphylla japonica</i>
European Hornbeam	<i>Carpinus betulus 'Fastigiata'</i>
American Hornbeam	<i>Carpinus caroliniana</i>
Eastern Redbud	<i>Cercis canadensis</i>
Golden Flame Tree	<i>Koelreuteria bipinnata</i>
Goldenrain Tree	<i>Koelreuteria paniculata</i>
Southern Magnolia 'St. Mary'	<i>Magnolia grandiflora</i>
Kobus Magnolia	<i>Magnolia kobus</i>
Saucer Magnolia	<i>Magnolia x soulangeana</i>
Tupelo / Sour Gum	<i>Nyssa sylvatica</i>
Japanese Red Pine	<i>Pinus densiflora</i>
Chinese Pistache	<i>Pistacia chinensis</i>
Carolina Laurel Cherry	<i>Prunus caroliniana</i>
Purple Leaf Plum	<i>Prunus cerasifera</i>
Ornamental Pear 'Capital'	<i>Pyrus calleryana 'Capital'</i>
Ornamental Pear 'Chanticleer'	<i>Pyrus calleryana</i>
Ornamental Pear 'Redspire'	<i>Pyrus calleryana</i>
Japanese Blueberry	<i>Eleocarpus decipiens</i>

Trees for Six-Foot Planter or Larger

Japanese Maple	<i>Acer palmatum</i>
Red Maple	<i>Acer rubrum</i>
Common Horsechestnut	<i>Aesculus hippocastanum</i>
Kentucky Coffee Tree	<i>Gymnocladus dioica</i>
Grecian Laurel	<i>Laurus nobilis</i>
Tulip Tree	<i>Liriodendron tulipifera</i>
Canary Island Pine	<i>Pinus canariensis</i>
Douglas Fir	<i>Pseudotsuga menziesii</i>
Blue Oak	<i>Quercus douglasii</i>
Holly Oak	<i>Quercus ilex</i>
Burr Oak	<i>Quercus macrocarpa</i>
Pin Oak	<i>Quercus palustris</i>
Willow Oak	<i>Quercus phellos</i>
Cork Oak	<i>Quercus suber</i>
Japanese Pagoda Tree	<i>Sophora japonica</i>
Black maple	<i>Acer nigrum</i>

Trees for Eight-Foot Planter or Larger

Incense Cedar	<i>Calocedrus decurrens</i>
Atlas (Blue) Cedar	<i>Cedrus atlantica</i>
Deodar Cedar	<i>Cedrus deodara</i>
Carob	<i>Ceratonia siliqua</i>
Arizona Cypress	<i>Cupressus arizonica</i>
Ginkgo Biloba (Male Only)	<i>Ginkgo biloba</i>
Honey Locust (thornless)	<i>Gleditsia triacanthos</i>
Italian Stone Pine	<i>Pinus pinea</i>
Sycamore	<i>Platanus species</i>
Valley Oak	<i>Quercus lobata</i>
Interior Live Oak	<i>Quercus wislizenii</i>
Western Red Cedar	<i>Thuja plicata</i>
Zelkova	<i>Zelkova serrata</i>
Purple Robe Locust	<i>Robinia pseudoacacia</i>

Trees for Twelve-Foot Planter or Larger

Southern Magnolia	<i>Magnolia grandiflora</i>
Chestnut-Leafed Oak	<i>Quercus castaneafolia</i>
Red Oak	<i>Quercus rubra</i>
Coast Redwood	<i>Sequoia sempervirens</i>
California Bay	<i>Umbellularia californica</i>

Groundcover between Curb and Sidewalk

Low water using turf (tall fescue blends)

Walk-on ground covers including:

- Creeping Thyme
- Blue Sedge
- Chamomile
- Fogfruit
- Asiatic Jasmine
- Blue Fescue
- Horseshoe Vetch
- California Fescue
- Dwarf Oregano
- Manzanita groundcovers
- Creeping Barberry