

ITEM 6.2: A General Plan Amendment, Specific Plan Amendment, Rezone, Development Agreement Amendment, and Tentative Large Lot Map Modification – 3884 Westbrook BI – ARSP Amendment – PL19-0312

REQUEST

Request for two (2) Development Agreement Amendments, a General Plan Amendment, Rezone, Specific Plan Amendment, and Tentative Large Lot Map modification to make changes to the Amoruso Ranch Specific Plan to include additional avoidance of wetland features by increasing the land designated as Open Space by 10 acres and reducing the land designated for Low Density Residential (LDR) by 10 acres, resulting in a loss of 50 LDR units. The units will be accommodated in an existing Community Commercial – Village Center (CC-VC) parcel. Other amendments include the removal of a 60kV electrical line, minor modifications to the configuration of Public/Quasi Public (P/QP) parcels, and to the obligations for a potential well site.

Applicant – John Norman, Brookfield Sunset, LLC
Owner – Brookfield Sacramento Holdings, LLC and Angela Eisenpress Successor Trustee of the Amoruso Family Living Trust

SUMMARY RECOMMENDATION

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

- A. Consider the Addendum to the Amoruso Ranch Specific Plan EIR,
- B. Recommend the City Council approve the General Plan Land Use Amendment,
- C. Recommend the City Council approve the Specific Plan Text and Land Use Amendment,
- D. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone,
- E. Recommend the City Council approve the two (2) Development Agreement Amendments,
- F. Approve the Tentative Large Lot Map modification subject to six (6) conditions of approval,
- G. Adopt the amended MMRP.

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 Amoruso Ranch Specific Plan (ARSP), and associated Environmental Impact Report (EIR), was approved by City Council in June of 2016 addressing development of approximately 696 acres with 2,827 residential unit, 51 acres of commercial, 17 acres of public and quasi-public, 22 acres of parks, 145 acres of open space, and 20 acres for urban reserve uses. Annexation of the ARSP area into the City of Roseville was approved by Placer County LAFCO on December 18, 2018. The Tentative Large Lot Map reflecting the ARSP land use parcels was approved by Planning Commission on January 10, 2019. Thereafter, the Applicant began coordination with the U.S. Army Corps of Engineers (USACE) for a federal Clean Water Act (CWA) Section 404 permit as required for development of land featuring jurisdictional wetlands (Final EIR, p. 2-63). During this process, the USACE required additional avoidance of wetland features above what was initially proposed and analyzed in the EIR. The purpose of this request is therefore to modify the ARSP land use plan to increase the amount of open space preserve area, consequently reducing the amount of the developable land, consistent with the USACE requirements. The overall acreage of the ARSP and number of housing units is not changing with this request.

SITE INFORMATION

Location: The ARSP is located along the northwestern edge of the City, adjacent to Placer County land to the north and the east (Placer Ranch), and portions to the west, the remainder of the west is the Al Johnson Wildlife area, and to the south is the Creekview Specific Plan, as shown in Figure 1.

Total Size: 696 acres. The project results in modifications to approximately 1% of the ARSP acreage.

Topography and Setting: The ARSP has yet to be developed. The site general is characterized by gently rolling terrain and contains nonnative annual grasslands, some wetlands, and University Creek, which runs east to west through the southwest portion of the site (FEIR, pp. 2-4 to 2-6). Land to the north, east, and west of the northern portion of the site is in unincorporated Placer County and is comprised of rural subdivision with multi-acre parcels and agricultural land (FEIR, p. 4.1-2). Land to the south, southwest, and west of the southern portion of the project site is in the City, a portion of which to the southeast will remain open space as the planned Al Johnson Wildlife Area; another portion of which to the south is slated to be developed as a 501-acre residential development (Creekview Specific Plan)

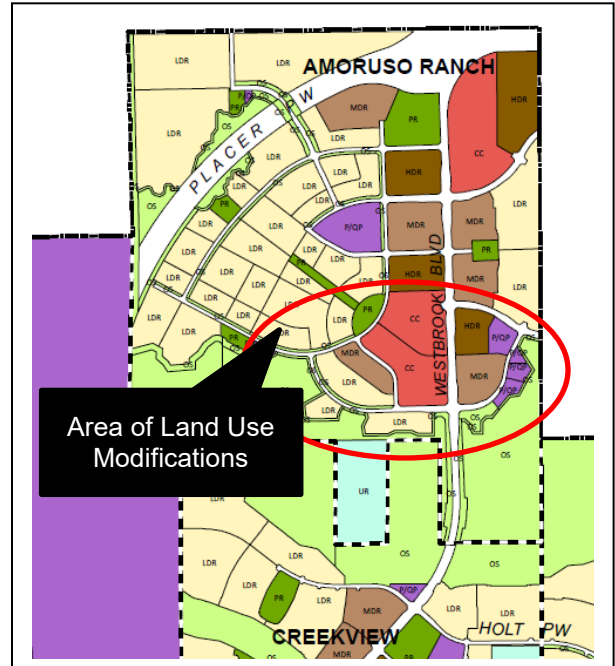


Figure 1: Project Location

EVALUATION: GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, AND REZONE

The proposed land use (General Plan and ARSP) and zoning designation amendments are shown in **Exhibit B**. The proposed change pages to the ARSP are provided in **Exhibit C**. The complete adopted ARSP is available online at <https://www.roseville.ca.us> under Government/Departments & Divisions/Development Services/Planning/Specific Plans/Amoruso Ranch Specific Plan .

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

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

Land Use and Zoning

The proposed land use amendments are primarily to the Low Density Residential (LDR) parcels bordering the southern open space preserve, specifically to parcels AR-24 and AR-37. These parcels will be decreased by approximately 10 acres and the adjacent open space parcels will be increased by approximately 10 acres. The loss in developable acreage on AR-24 and AR-37 reduces the amount of residential units that can be accommodated on these parcels by 50 units. The 50 residential units will be accommodated for in the Community Commercial – Village District (CC-VC), which already anticipates residential uses. The open space preserve area adjacent to the Public/Quasi-Public (P/QP) parcel, AR-55, is also expanding. AR-55 is being reconfigured and subdivided to accommodate the various P/QP land uses anticipated on the parcel by the specific plan. The applicant is also proposing to eliminate the R1 zoning designation, rezoning all LDR

lots to Small-Lot Residential (RS) to respond to market conditions. These land use and zoning changes are summarized in the proposed ARSP amendments, Table 4.1:

Table 4.1 Land Use Summary					
General Plan Land Use	Applied Zoning District	Acres	% of Total Acres	Allocated Units	% of Total Units
LDR (Low Density Residential)	R1 ; RS	248.77 <u>239.34</u>	35.83 <u>34.47</u> %	1302 <u>1252</u>	46.06 <u>44.29</u> %
MDR (Medium Density Residential)	RS	50.27	7.24%	542	19.17%
HDR (High Density Residential)	R3	38.13	5.49%	873	30.88%
Community Commercial - Village District	CMU-SA (Commercial Mixed-Use - Special Area)	27.27	3.93%	409 <u>159</u>	3.86 <u>5.62</u> %
Community Commercial	CC (Community Commercial)	23.85	3.43%		
Open Space	OS	144.19 <u>134.81</u>	20.76 <u>19.42</u> %		
Open Space (Paseos)	OS	10.7 <u>44</u>	1.5 <u>54</u> %		
Parks & Recreation	PR	22.14	3.19%		
Public / Quasi Public	P/QP (Fire Station)	3.02	0.43%		
	P/QP (Monitoring Well and PRV/Storage Water Storage Well)	3.46 <u>1.35</u>	0. <u>21</u> <u>50</u> %		
	P/QP (Lift Station A)	0.28	0.04%		
	P/QP (Lift Station B)	0.85	0.12%		
	P/QP (School)	9.62	1.39%		
	P/QP (Community Facility)	1.46	0.21 %		
	P/QP (Recycling Center)	0.65	0.09 %		
Urban Reserve	UR	20.00	2.88%	1	0.03 <u>0.4</u> %
Misc. Roads		101. <u>22</u> <u>24</u>	14.5 <u>87</u> %		
Total		694.40	100%	2827	100%

The land use changes are minor, do not significantly change the location or distribution of uses, do not reduce the amount of allocated residential units or reduce the acreage dedicated to city facilities, do not increase the amount of trips generated for development of the plan (see ARSP EIR Addendum) and remain consistent with the original intent of the specific plan. The rezone from R1 to RS will still allow for single-family residential development that was anticipated by the plan yet will allow developers more flexibility in lot sizing and development standards to respond to market conditions.

Public Facilities

Parcel AR-55 was originally planned to provide land for a combination of public facilities including a water storage well and recycling collection center. Parcel AR-55 was required to be reconfigured and relocated slightly to the south to accommodate additional wetland avoidance area. A conceptual plan for development of the parcels proved that, due to the more linear design of the parcels, the acreage reserved for these facilities could be reduced. The parcel is therefore being subdivided to provide one parcel for each public use (e.g. well storage, recycling) and a third “extra land” P/QP parcel, which the City can use as needed for any future community facility needs.

The land use changes will result in a slight decrease in the park fees that would have been collected from development of the plan area. However, the park impact fees are being increased such that there will be no loss in total park fees, as outlined (below) in the Development Agreement Amendment.

The amended ARSP removes all references to a 60kV line being installed along Westbrook Boulevard. The sole purpose of this line was to feed the Placer Ranch Specific Plan (PRSP) when it was anticipated to be incorporated into the City of Roseville. PRSP is now an approved County project, will no longer be served by Roseville Electric, and therefore is no longer an obligation within the ARSP.

A technical memo was prepared to evaluate potential impacts to water distribution from the redistribution of the 50 residential units (see Attachment 3 of the ARSP EIR Addendum). The memo determined there would be no negative impacts to water supply. The project results in a slight decrease in water demand and waste generation.

EVALUATION: DEVELOPMENT AGREEMENT AMENDMENT

Development Agreements (DAs) are binding contracts that set the terms, rules, conditions, regulations, entitlements, obligations, and other provisions relating to the development of the covered properties. The ARSP is subject to two (2) nearly identical Development Agreements, one covering a 525.7 acre portion of the Specific Plan and one covering a 148.7 acre portion of the Specific Plan. Both of these DAs include the same terms, conditions, obligations, etc., and, except for the legal descriptions, the same exhibits. The proposed amendments to these DAs are similarly nearly identical. The changes, described below, are proposed for both DAs.

The proposed amendments to the DAs (Exhibit D.1 (525.7 acres) and D.2 (148.7 acres)) include changes that provide an alternative to the requirement that the developer construct a groundwater well, removal of financing and construction obligations for new treated water from PCWA, removal of easement and disclosure for a proposed 60kV electrical line, and an increase to park fees. The amendments also include updates to make sections consistent with the land use amendments. The modified sections are summarized below.

- Section 2.2 related to the approved land uses has been updated to reflect updated units and acreages.
- Section 3.7.2 related to the financing of new water supply from PCWA. This section is revised to reflect that the City’s Environmental Utilities Department has since secured water supply for the plan area and City costs to provide the water supply have been absorbed and accounted for through the payment of water connection fees obligated of the developer.
- Section 3.7.3 related to the groundwater well has been modified to remove the requirement that Parcel AR-55 be developed with a groundwater well, assuming the City adopts a revised water connection fee which encompasses the costs of the well construction requirements.

- Section 3.7.5 related to the confirmation of water conservation goals acknowledging the City's new system for monitoring and enforcing water conservation.
- Section 3.9.2 acknowledging a revised Citywide water connection fee.
- Section 3.11.3 related to the CSP Electric Substation for consistency with new terms and obligations within the Creekview Specific Plan Development Agreement.
- Section 3.11.4 related to the elimination of the 60kV electric line.
- Section 3.12.3 related to an increase in park fees to make the total anticipated park impact fees whole.
- Exhibits A - T, V, W, Y, and AA – have been revised to show the revised parcel configurations and to update the water conservation and water facilities plans.

Zoning Ordinance Section 19.84.040 specifies that recommendations for approval or denial of a DA, including Amendments, shall include consideration of the following:

1. Consistency with the objectives, policies, programs, and land use designations of the City of Roseville General Plan.
2. Consistency with the City of Roseville Zoning Ordinance.
3. Conformity with the needs of public health, safety, and welfare.
4. The effect on the orderly development of property or the preservation of property values.
5. Whether the provisions of the Agreement shall provide sufficient benefit to the City to justify entering into the agreement.

The amendments includes new and revised exhibits to reflect the proposed changes. As amended, the two (2) DAs maintain consistency with the objectives, policies, programs, and land use designations of the General Plan and the Zoning Ordinance, conform to public health and safety needs, will result in orderly development and will maintain property values, and provides a benefit to the City.

EVALUATION: TENTATIVE LARGE LOT MAP MODIFICATION

The Tentative Map (**Exhibit E**) will slightly modify the large lot LDR and P/QP parcels adjacent to the southern open space preserve areas, as previously mentioned. Additional parcels have been added, to accommodate additional open space preserve areas and/or future public facilities. The acreage and lot identification modifications are outlined in specific plan amendment.

Section 18.06.300 of the Subdivision Ordinance specifies that recommendations for approval of a tentative map modification shall be deemed:

1. Substantially consistent with the intent of the original approval;
2. Do not change the finding(s) upon which the approval was based;
3. Do not have a substantial or significant effect on the property rights of other land owners in the area.

The map modifications result in parcels that are substantially consistent with the original map. No changes are proposed to the location or design of roadways or utilities. The reconfiguration of the parcels will result in lots which can be used and built upon, and which are practical for improvement based on the existing topography. No conflicts with the General Plan or Subdivision Design Standards have been identified.

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 February 14, 2020, and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

CONCLUSION

As demonstrated by the analyses in the foregoing sections, the proposed project is consistent with the policies and intent of the General Plan and the ARSP. Staff supports the proposed project as it will not be detrimental to public health or safety, nor will it be detrimental to the public welfare.

ENVIRONMENTAL DETERMINATION

Pursuant to CEQA Guidelines Section 15164, an addendum to the Amoruso Ranch Specific Plan Environmental Impact Report (ARSP EIR), which was certified on June 15, 2016 (SCH# 2013102057), has been prepared to address the minor technical changes needed to describe the proposed project. The ARSP EIR Addendum is provided as **Exhibit A**. No additional analysis is required. An amended Mitigation Monitoring and Reporting Program (MMRP) has been prepared to reflect elimination of Mitigation Measure 4.12.1-1, which obligates the Applicant to secure and ensure water supply to the project. As outlined in the ARSP EIR Addendum and the ARSP DA Amendment, water supply to the plan area will be provided by the City. The amended ARSP MMRSP is provided in **Exhibit F**.

RECOMMENDATION

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

- A. Consider the Addendum to the Amoruso Ranch Specific Plan EIR.
- B. Recommend the City Council approve the **General Plan Text and Land Use Amendment – 3884 Westbrook Bl. – ARSP Amendment – PL19-0312**.
- C. Recommend the City Council approve the **Specific Plan Text and Land Use Amendment – 3884 Westbrook Bl. – ARSP Amendment – PL19-0312**.
- D. Recommend the City Council adopt the two (2) findings of fact as stated in the staff report and approve the **Rezone – 3884 Westbrook Bl. – ARSP Amendment – PL19-0312**.
- E. Recommend the City Council approve the two (2) **Development Agreement Amendments – 3884 Westbrook Bl. – ARSP Amendment – PL19-0312**.
- F. Approve the **Tentative Large Lot Map modification - 3884 Westbrook Bl. – ARSP Amendment – PL19-0312** subject to six (6) conditions of approval.
- G. Adopt the **Amended Mitigation and Reporting Program (MMRP) for the ARSP EIR**.

CONDITIONS OF APPROVAL FOR TENTATIVE LARGE LOT MAP

1. The Tentative Large Lot Map is approved as shown in **Exhibit E** and as conditioned or modified below. (Planning)
2. The Tentative Large Lot Map shall be valid for a period of two (2) years from the approval date, February 27, 2020, and shall expire on **February 27, 2022**, Prior to said expiration date, the applicant may apply for an extension of time, provided however, that this approval shall be extended for no more than six (6) years from **February 27, 2022**. (Planning)
3. The project shall comply with all required environmental mitigation identified in the **(Amended) ARSP EIR MMRP** and shall include all applicable mitigation measures as notes on the grading and improvement plans. (All Departments)
4. This map is subject to the previously approved conditions of approval for the ARSP Tentative Large Lot Map, Record # PL18-0345, except as modified below.
5. Condition #35, of the Tentative Large Lot Map Conditions of Approval (Record #PL18-0345) shall be modified as follows:

Lot AR-57 shall be 0.80 acres minimum as identified in Table 4.1 of the Amoruso Ranch Specific Plan. (Engineering, Environmental Utilities)

6. Condition #7, of the Tentative Large Lot Map Conditions of Approval (Record #PL18-0345) shall be modified as follows:

The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and/or encroachment permits are issued by Development Services (Engineering).

Exhibits

- A. Addendum to the ARSP EIR
- B. General Plan Land Use Amendment and Rezone
- C. Amoruso Specific Plan Amendment Change Pages
- D.1. First Amendment of the ARSP Development Agreement (525.7 acres)
- D.2. First Amendment of the ARSP Development Agreement (148.7 acres)
- E. Tentative Large Lot Map
- F. ARSP EIR MMP

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.