

ITEM 6.1b: General Plan Amendment, Specific Plan Amendment, Rezone, Development Agreement Amendment, and Tentative Subdivision Map – 3301 Pleasant Grove Boulevard – SVSP PCL WB-41 – Rezone – File # PL21-0161

REQUEST

The proposed project will allow the construction of 63 single-family homes on SVSP Parcel WB-41 and the addition of 30 units on SVSP Parcel WB-31. The project entitlements include a General Plan Amendment and Specific Plan Amendment to change the land use designation of Parcel WB-41 from Community Commercial (CC) to MDR and a Rezone from CC to Small Lot Residential/Development Standards (RS/DS). The SVSP will be amended to reflect the 30 additional units transferred to High Density Residential Parcel WB-31 from Infill Parcel 100. A Second Amendment of the Westbrook Development Agreement will be made to reflect the proposed land use changes, unit transfers, and to include dedication of a portion of West Roseville Specific Plan Parcel W-60B to the City. Lastly, a Tentative Subdivision Map is included to subdivide Parcel WB-41 into 63 medium density residential lots.

Applicant – John Tallman, Westpark S V 400 LLC
Property Owner – Westpark S V 400 LLC

SUMMARY RECOMMENDATION

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

Adopt the Sierra View Country Club and Sierra Vista Specific Plan Redesignation and Rezone Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring & Reporting Program and Consider the 6th Addendum to the Sierra Vista Specific Plan Environmental Impact Report (EIR).

For the SVSP PCL WB-41 Rezone Project (File # PL21-0161):

- A. Recommend the City Council approve the General Plan Amendment (Land Use Map);
- B. Recommend the City Council approve the Specific Plan Amendment (Text & Land Use Map);
- C. Recommend the City Council approve the Rezone;
- D. Recommend the City Council approve the Second Amendment of the Westbrook Development Agreement; and
- E. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to fifty-seven (57) 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 all recommended conditions of approval.

SENATE BILL 330

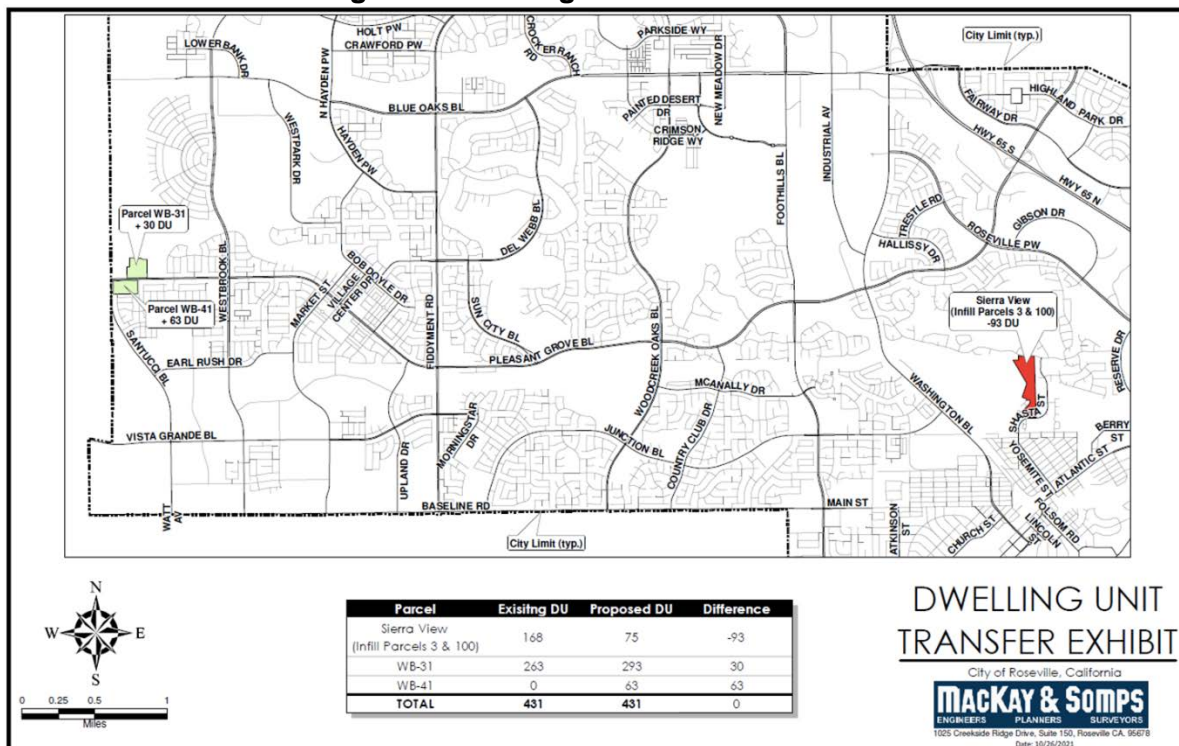
Projects #PL21-0162 (Sierra View Subdivision) and #PL21-0161 (SVSP Parcels WB-41 and WB-31) are linked to each other due to requirements in California State Housing Law. As described below, each project is evaluated independently in a separate staff report, however, The Planning Commission will be asked to take one action when considering the entitlements for both projects. The following is an

explanation of why these projects are linked and how staff is recommending the proposed entitlements be acted upon.

Recent changes in state law preclude the City from reducing anticipated housing density in one portion of its jurisdiction without making up for the resulting reduction by increasing anticipated housing density in another area. As enacted in the 2019 legislative session, Senate Bill 330 (the Housing Crisis Act of 2019 or S.B. 330) created Government Code Section 65300. Subdivision (b)(1)(A) of that statute generally prevents a city from changing the residential general plan, specific plan, and zoning designation to “a less intensive use” or to reduce the intensity of the designation below what was allowed on January 1, 2018. An exception to this prohibition exists, however, where the city “concurrently changes the development standards, policies, and conditions applicable to other parcels within the jurisdiction to ensure that there is *no net loss in residential capacity*” (Government Code § 65300 (h)(2)(i)(1), italics added).

The applicant is proposing a reduction in residential capacity on one site (Infill Parcel 100 – Sierra View Subdivision, file #PL21-0162) but proposing a modification in the designations on two other sites (Sierra Vista Specific Plan Parcel WB-41 and Parcel WB-31, file #PL21-0161), in order to make up for the lost residential capacity at Infill Parcel 100. Figure 1 below identifies the location of these parcels and the proposed unit transfers. Infill Parcel 100 has a current General Plan unit allocation of 168 units, however with the Sierra View Subdivision project (file #PL21-0162), the applicant is proposing to build only 75 of the units. As required by S.B. 330, the remaining 93 units must be transferred elsewhere in the City to avoid any net reduction in anticipated housing units. The remaining 93 units will be transferred to SVSP Parcels WB-41 and WB-31. The SVSP Parcel WB-41 Rezone project (file #PL21-0161) proposes amending the land use and zoning designation of Parcel WB-41 from its current Community Commercial (CC) designation to Medium Density Residential (MDR) with a zoning of Small Lot Residential/Development Standards (RS/DS), in order to accommodate 63 of the units being transferred from Infill Parcel 100. The remaining 30 units from Infill Parcel 100 are being transferred to High Density Residential Parcel WB-31. Since the Legislature, through S.B. 330 has required these consecutive actions, the Planning Commission will act on the two projects under one motion. However, staff has chosen to evaluate each project and the corresponding entitlements with separate staff reports for ease of readability.

Figure 1: Dwelling Unit Transfer Exhibit



PROJECT BACKGROUND

The project site consists of Parcels WB-31 and WB-41, which are both located within the Sierra Vista Specific Plan (SVSP), to the north and south of Pleasant Grove Boulevard and east of Santucci Boulevard (see Figure 2). Both parcels are currently undeveloped. Parcel WB-31 is approximately 11 acres and has a General Plan land use designation of High Density Residential (HDR) at a density of 23.7 units per acre and a zoning designation of Multi-Family Housing (R3). Parcel WB-41 is approximately 10 acres and has a General Plan land use designation and zoning designation of Community Commercial (CC). The SVSP identifies Parcel WB-41 as a neighborhood-serving retail center that could support approximately 175,000 square feet of commercial and/or office space.

Parcel WB-31 is adjacent to vacant HDR Parcel WB-30 to the east, vacant HDR Parcel W-16 to the west, open space to the north, and Parcel WB-41 and an age-restricted Low Density Residential (LDR) subdivision to the south across Pleasant Grove Boulevard. Parcel WB-41 is adjacent to a Medium Density Residential (MDR) subdivision and a well site to the south, an age-restricted LDR subdivision to the east across Daylight Drive, Parcels WB-30 and WB-31 to the north across Pleasant Grove Boulevard, and unincorporated Placer County agricultural uses across Santucci Boulevard to the west.

Figure 2: Project Location



Project Entitlements

The requested entitlements will allow for the development of a 63-unit single-family residential subdivision on Parcel WB-41. No development is being proposed on Parcel WB-31 at this time. The project entitlements include:

General Plan Amendment (GPA) and Specific Plan Amendment (SPA) – The GPA will amend the land use designation of Parcel WB-41 from Community Commercial (CC) to Medium Density Residential (MDR) at a density of approximately 7.4 units per acre, in order to facilitate development of a 63-unit subdivision on this parcel. The SVSP document will be amended to reflect the proposed land use change for Parcel WB-41 as well as the unit transfers occurring with the Sierra View Subdivision project (file #PL21-0162). The Sierra View Subdivision project will transfer a total of 93 units from Infill Parcel 100 to

Parcel WB-41 (+63 units) and to High Density Residential Parcel WB-31 (+30 units). The project would increase the density of Parcel WB-31 from 23.7 units per acre to 26.4 units per acre, as allowable under the General Plan. Section 6.5 and Figure 6-25 of the SVSP will be amended to remove the designation of a park and ride lot on Parcel WB-41, and Section B.12 and Figure B-30, which identify a conceptual commercial center plan for Parcel WB-41, will be removed. Exhibit A includes the General Plan Amendment exhibit, Exhibit B includes the General Plan land use map reflecting the land use change, and Exhibit C includes the SVSP change pages.

Rezone – A Rezone is requested to amend the current zoning designation of Parcel WB-41 from Community Commercial (CC) to Small Lot Residential/Development Standards (RS/DS) to be consistent with the proposed land use designation. Exhibit D includes the Rezone exhibit.

Development Agreement (DA) Amendment – The project includes a second amendment of the Westbrook DA. The DA will be amended to reflect the proposed land use changes, unit transfers, and dedication of a portion of West Roseville Specific Plan (WRSP) Parcel W-60B to the City. Exhibit E includes the proposed DA Amendment.

Tentative Subdivision Map – The approximately 10-acre Parcel WB-41 will be subdivided into a new subdivision consisting of 63 MDR lots, three (3) landscape lots, and one (1) right-of-way/landscape corridor lot, for a total of 67 lots. Exhibit F includes the proposed tentative subdivision map.

EVALUATION: GENERAL PLAN AMENDMENT AND SPECIFIC PLAN AMENDMENT

The General Plan does not have any residential units allocated to Parcel WB-41, given that it is a commercially zoned site, while Parcel WB-31 has a current unit allocation of 263 units. As discussed previously in this staff report, the Sierra View Subdivision project (file #PL21-0162) will result in a 93-unit reduction on Infill Parcel 100. These 93 units will be transferred to SVSP Parcels WB-31 and WB-41 to comply with the statutory requirements of S.B. 330. Of the 93 units being transferred from Infill Parcel 100, 63 units will be transferred to Parcel WB-41 and 30 units will be transferred to Parcel WB-31 (see Table 1 below). The density of Parcel WB-31 will increase from 23.7 units per acre to 26.4 units per acre, which is consistent with the HDR land use. Parcel WB-41 will have a resulting density of approximately 7.4 units per acre, excluding the right-of-way/landscape corridors, which is consistent with the proposed MDR land use designation. The SPA includes changes to the text, tables, and figures of the SVSP to reflect the land use change, new unit allocations and densities.

Table 1: Unit Transfers

Parcel	Existing Land Use	Proposed Land Use	Existing Unit Allocation	Proposed Units	Difference	% Change
Infill Parcel 100	Medium Density Residential (MDR)	Low Density Residential (LDR)	168	75	-93	-55.4%
SVSP Parcel WB-41	Community Commercial (CC)	MDR	0	63	+63	-
SVSP Parcel WB-31	High Density Residential (HDR)	Unchanged	263	293	+30	+11.4%
TOTAL			431	431		

Proposed amendments to the General Plan and the SVSP are analyzed for consistency with the goals and policies of the respective plans. In 2004, in response to increased requests to convert commercial and industrial properties to residential uses, the City Council adopted guidelines for the conversion of non-residential land uses. A copy of the guidelines is provided as Attachment 1. As stated in the guidelines, the purpose is to make clear the City's expectations related to the loss of job-generating land uses. The overarching goal to be applied to land use changes outside of the Infill portion of the City is to maintain the City's fiscal balance and prevent the loss of jobs and existing job centers while maintaining a balanced community. The guidelines include evaluating fiscal impacts, noise, park dedication, public services, affordable housing, schools, utilities, and traffic when contemplating residential land use allocations.

The guidelines were used in staff's evaluation of the proposed land use amendment to Parcel WB-41, given that it will be converting a non-residential land use (e.g., Community Commercial) to a residential land use (e.g., Medium Density Residential). The guidelines for areas within a Specific Plan state:

1. A region wide employment and land inventory study shall be required of each project that is equal to or greater than 50 acres.
2. Land use changes will not have a negative fiscal impact to the City. Each project shall be modeled individually for citywide impacts utilizing the City's fiscal model.
3. Projects that are 50 acres or greater in size shall maintain employment options and a favorable jobs housing balance.
4. New housing development shall meet the City's 10% goal consistent with the Housing Element (4% affordable to very low, 4% affordable to low, and 2% affordable to middle income).
5. Projects shall provide a specific public benefit that may be in the form of a community benefit fee.
6. Increases in general fund service demands shall be mitigated by establishment of or annexation into a Community Facilities Mello Roos Assessment District to offset the costs of the project. The assessment may be utilized to offset the cost of the following: public safety; parks and open space maintenance; storm water management; and other costs identified by the City.
7. Parks obligation to include payment of citywide and neighborhood park fees. Active park needs shall be provided by the project. An in-lieu parkland dedication fee may be negotiated in lieu of land based on the project. For each acre of parkland dedication mitigated by an in-lieu fee a corresponding in-lieu fee shall be paid for park improvements. The in-lieu fees shall provide improvements of local benefit.
8. Place emphasis on the dedication of parklands within specific plan areas rather than acceptance of and in-lieu fee for land dedication.
9. Utilities (e.g. water, sewer, electric) shall not be impacted as to conveyance or capacity.
10. School impacts shall be mitigated through new impact agreements executed with the school districts to ensure that the projects student generation is accommodated.
11. Residential units not utilized within a specific plan area shall be reallocated within that plan area and school district. Otherwise, requests for units shall be considered as additive to the City's existing unit allocation.
12. Encourage higher density residential mixed-use projects with consideration to the relaxing of any one guideline or multiple guidelines to promote and provide incentives for innovative higher density residential mixed-use projects.

Parcel WB-41 is less than 50 acres, therefore guidelines #1 and #3 are not applicable to the project. The City's building permit process includes the assessment of all applicable and appropriate fees, which will ensure the project conforms to the guidelines addressing impact fees.

Fiscal Impact Analysis: Guideline #2 states land use changes will not have a negative fiscal impact to the City and requires that each project be modeled individually for City-wide impacts. Consistent with this guideline, Economics & Planning Systems, Inc. (EPS) prepared a fiscal impact analysis that demonstrated the land use change would not result in a negative fiscal impact to the City's General Fund on an annual basis (see Attachment 2). Additional studies were completed to determine the feasibility of developing Parcel WB-41 as a commercial site. These studies are discussed below.

Supermarket Retail Potential SVSP Parcel WB-42 and WB-41 – Intalytics, May 2021 (Attachment 3)

A study completed by Intalytics, a market analyst, determined that Parcel WB-41 is an inferior commercial site due to: 1.) a limited 180-degree trade area, with uncertain development of area to the west; 2.) lack of circulation and no defined route or time for extension of Santucci Boulevard; and 3.) future development of Community Commercial Parcel WB-42 (located less than a mile east of Parcel WB-41, and which Intalytics determined to be a superior site) will make WB-41 infeasible to support a neighborhood serving commercial center.

Retail Market Analysis and Highest & Best Use Study – MXD Development Strategists, July 2021 (Attachment 4)

MXD Development Strategists prepared a retail market analysis and "highest and best use" study, which concluded that residential would be the parcel's highest and best use when compared to commercial, office, or hotel uses. Similar to the findings of Intalytics, this is due to the site's limitation of a 180-degree trade area, much of which is in permanent open space, which acts as a major impediment to the site's development potential. The study also indicated that much of the site's trade area relies on development of Placer County projects (e.g., Regional University and Curry Creek) and that the timing of these projects is uncertain. MXD determined that even if the County projects are to develop in the next couple of decades, development of sites within the western portion of Roseville will likely push the trade area for WB-41 further west, resulting in better located sites within the County projects. The site's location on the western edge of the City is an inferior location when compared to the other Community Commercial sites in the area west of Fiddymont Road. The analysis also evaluated the site for a grocer or drug store anchor and found that neither reached the threshold sales level that would be considered viable by either user.

Retail Feasibility Traffic Analysis – Fehr & Peers, July 2021 (Attachment 5)

A retail feasibility traffic analysis was prepared by Fehr & Peers (F&P), an engineering consultant, to inform whether Parcel WB-41 can realistically be expected to develop with retail land uses in the next 15 to 20 years. F&P used a set of land use and roadway network assumptions based on market and development trends typical for North and West Roseville. A traffic forecast model was developed with these assumptions that determined the cumulative traffic volume passing through the Santucci Boulevard/Pleasant Grove Boulevard intersection at the northwest corner of Parcel WB-41. With the traffic forecast model, F&P concluded there are not nearly enough pass-by trips for a retail development to be feasible on Parcel WB-41 and that the site would have nearly 75% less traffic than similar sites. Lastly, F&P determined the feasibility of retail on Parcel WB-41 is further diminished by its location relative to future residential development and competing retail sites.

Traffic: As part of the environmental review of the project, a traffic study was prepared by Fehr & Peers to analyze the potential traffic impacts from the project. The environmental document is included as Exhibit G and the traffic study is included as Attachment 5 of Exhibit H (Addendum Attachments). Consistent with General Plan policies, the traffic study included an estimated trip generation and analysis of Vehicle Miles Traveled (VMT). Each item is discussed below.

- **Trip Generation:** The traffic study compared the trip generation of Parcel WB-41 based on its existing and proposed zoning using trip generation rates from the City of Roseville 2035 travel demand model. The trip generation rate for the existing zoning was based on a retail land use, which has a higher trip rate when compared to single-family residential. As a result, the proposed rezoning from CC to RS/DS would result in substantially fewer trips generated by the property. This suggests that traffic volumes in the vicinity of the project would be reduced during peak hours and on a daily basis as a result of the land use change. The study also analyzed whether the reduction in retail land use in the SVSP would cause a greater amount of the Specific Plan trips to occur outside of the SVSP area. The study concluded the proposed rezone would result in fewer external a.m. and p.m. peak hour and daily trips generated by the Specific Plan when compared to the existing zoning.
- **Vehicle Miles Traveled (VMT):** VMT is a measurement of travel demand, representing the number of miles traveled by vehicles in some amount of time (e.g., VMT per day or annual VMT). Consistent with state law, the General Plan has adopted VMT standards and requires land use amendments to be evaluated for consistency with these standards. Per the traffic study findings, the proposed rezone would generate fewer site trips, fewer trips entering/exiting the SVSP area, and less VMT for both the SVSP area and for the City as a whole. Thus, the project would have a less than significant impact to the transportation system on the basis of project-generated VMT.

Utilities: As part of the environmental review of the project, a technical memo was prepared by MacKay & Soms (see Attachment 7 of Exhibit H – Addendum Attachments) that evaluated the water and sewer demands based on the proposed land use designations and unit allocations proposed with the WB-41 Rezone project (file #PL21-0161) and the Sierra View Subdivision Map project (file #PL21-0162). The memo evaluated the two projects together given that the units proposed on SVSP Parcel WB-41 and WB-31 are being transferred from Infill Parcel 100. The memo concluded the proposed changes to the land use designations and unit allocations will result in less water demand and less sanitary sewer flows. The City’s Environmental Utilities staff reviewed the project and concluded the project as a whole will have a lower demand on City utilities than the previously anticipated land uses.

Public Benefit: On December 1, 2021, the City Council adopted Resolution No. 21-470 approving a Purchase and Sale Agreement (PSA), by and between the City of Roseville and West Roseville, LLC for 20 acres of West Roseville Specific Plan (WRSP) Parcel W-60B and authorizing the City Manager to execute it on behalf of the City. Parcel W-60B is a vacant, approximate 30-acre parcel that has a current zoning designation of Light Industrial/Special Area (M1/SA) and a land use designation of Light Industrial (LI) (see Figure 3). The City currently owns the adjacent parcel to the north, Parcel W-60A, which is anticipated for a future long-field sports complex. The additional 20 acres from Parcel W-60B will allow the future sports complex to have additional fields and be a regional draw for sporting events. This will result in added revenue to the City’s General Fund in the form of sales tax and transient occupancy tax revenue. As part of the proposed project, the developer will be dedicating five (5) of the 20 acres that are part of the PSA to the City. If this project is ultimately approved and if the approval occurs prior to close of escrow, then the total purchase price will be reduced to reflect only 15 acres being purchased and five (5) acres being dedicated. The acreage dedication will be reflected in the proposed DA Amendment, as discussed in the DA Amendment evaluation section of this report.

Figure 3: Parcel W-60B Vicinity Map



Affordable Housing: The General Plan Housing Element requires that new residential developments shall develop or cause to be developed 10% affordable housing, including 4% affordable to very low, 4% affordable to low, and 2% affordable to moderate income. The Housing Element does allow in-lieu fees to be considered on a case-by-case basis, and states that “Development Agreements shall be the mechanism utilized to secure implementation of the affordable housing program.” The applicant is not proposing to include affordable housing units with this proposal and staff supports the elimination of any affordable obligation for two reasons. The first reason is that the units proposed for the WB-41 and WB-31 parcels are not new residential units, rather these units are currently allocated to Infill Parcel 100 and are being transferred to Parcels WB-41 and WB-31. There is currently no affordable obligation for these units on Infill Parcel 100 and there is no precedent to include an affordable housing obligation with a residential unit transfer. The second reason staff can support the elimination of any affordable obligation is that the applicant is proposing to dedicate five (5) acres of Parcel W-60B to the City for the future sports complex. West Roseville LLC has constructed significant improvements and removed procedural and construction barriers for the W-60B property, by constructing frontage improvements and utilities, mass grading on the site, and obtaining and effectuating wetland permits. The City and its residents are receiving substantial and extraordinary benefit from this property dedication, and the project circumstances are unique. For these two reasons, staff supports the elimination of any affordable obligation for the WB-41 and WB-31 parcels. As Development Agreements are an appropriate mechanism to implement the City’s affordable housing program, and the terms of the proposed Development Agreement have been reviewed and mutually agreed upon by both the developer and the City of Roseville, approval of the Development Agreement will constitute compliance with the General Plan Housing Element.

Minor SVSP Amendments: The land use amendment will necessitate other minor amendments to the SVSP document. These include a revision to Section 6.5 and Figure 6-25 (Park & Ride Facilities) to remove the designation of a 35-space park and ride lot on Parcel WB-41. Park and ride lots provide parking for commuters to leave their vehicles to meet carpools, vanpools or access transit, and are typically located on commercial parcels. Since the parcel is proposed to be developed with a single-family residential subdivision, a park and ride lot would no longer be warranted. The SVSP has two other park and ride lots within the Plan area to meet commuter needs. In addition, Section B.12 and Figure B-30, which identify a conceptual commercial center plan for Parcel WB-41, will be removed. These changes are reflected in the SVSP change pages included as Exhibit C.

General Plan Amendment and Specific Plan Amendment Conclusion

Based on the evaluation above, staff finds the project is consistent with the Non-Residential Conversion Guidelines and is also consistent with the goals and policies of the General Plan and SVSP.

EVALUATION: REZONE

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.***

The project would rezone Parcel WB-41 from Community Commercial (CC) to Small Lot Residential with a Development Standards overlay (RS/DS). The General Plan provides a list of compatible “Implementing Zones” for each land use designation (General Plan Table II-10), which establishes what zoning designations are considered compatible with the applicable General Plan land use designation. The proposed General Plan land use designation for the project site is Medium Density Residential (MDR). The proposed Small Lot Residential (RS) zone is listed as an implementing zone. According to both the General Plan and SVSP, the MDR land use designation applies to land characterized by small-

lot single-family detached dwelling units and attached patio homes, halfplexes, duplexes, townhouses, condominiums, and mobile home parks. Detached single-family is listed as one of the primary uses and the applicable development guidelines include a density of 7.0 to 12.9 dwelling units per gross developable acre. The proposed project is a 63-unit detached single-family subdivision with a density of 7.4 units per gross developable acre (excluding the right-of-way/landscape corridors), which is consistent with the MDR land use designation.

Table II-9 of the General Plan contains a table addressing the compatibility of adjacent land uses. For purposes of the table, “adjacent” includes land uses separated by collectors and local streets (e.g., Daylight Dr.) but does not include land uses separated by major arterials (e.g., Pleasant Grove Blvd. and Santucci Blvd.). The proposed MDR land use is considered to be compatible with the adjacent MDR parcel to the south and with the LDR parcel to the east across Daylight Dr., and conditionally compatible with the adjacent Public/Quasi-Public (P/QP) land use to the south. In conclusion, staff finds the proposed rezone is consistent with the requirements of the General Plan and SVSP for the MDR land use, and the project will not adversely affect the public interest, safety, or welfare of the City.

EVALUATION: DEVELOPMENT AGREEMENT AMENDMENT

Section 19.84.040 of the City of Roseville Zoning Ordinance specifies that recommendations for approval or denial of a Development Agreement (DA), including Amendments, shall include consideration of the following:

- 1. Consistency with the objectives, policies, general land uses and programs specified in the General Plan and the Sierra Vista Specific Plan;**
- 2. Consistency with the provisions of the City of Roseville Zoning Ordinance;**
- 3. Conformity with the public health, safety and general welfare;**
- 4. The effect on the orderly development of the property or the preservation of property values; and**
- 5. Whether the provisions of the Agreement shall provide sufficient benefit to the City to justify entering into the Agreement.**

Development Agreements (DAs) are binding contracts that set the terms, rules, conditions, regulations, entitlements, responsibilities, and other provisions relating to the development of the covered properties. The project includes a second amendment of the Development Agreement by and between the City of Roseville and Westpark S.V. 400, LLC, relative to the SVSP (or the “Westbrook DA”). The Westbrook DA will be amended to reflect the proposed land use change, unit transfers, and the elimination of the bus transfer station/park and ride lot on Parcel WB-41. Sections of the DA pertaining to City-wide park fees will be amended to specify that these fees paid by the landowner upon issuance of building permits for the 63 units on Parcel WB-41 and for the 30 units on Parcel WB-31 may be applied by the City to the construction of improvements to any City-wide park in the City. Furthermore, sections of the DA pertaining to City-wide park and open space in-lieu fees will be amended to specify these in-lieu fees will not be collected from the 63 units on Parcel WB-41 or from the 30 units on Parcel WB-31.

The DA Amendment includes language regarding the developer dedication of a five (5) acre portion of West Roseville Specific Plan Parcel W-60B to the City. The DA Amendment specifies that this land dedication will occur before June 30, 2022. As previously discussed in this report, this acreage dedication provides a public benefit consistent with the requirement set forth in the City’s Guidelines for Conversion of Non-Residential Land Uses policy document.

Items that are not addressed in this amendment are subject to the terms of the original DA and prior Amendment. In summary, City staff has found the proposed DA Amendment to be consistent with the

General Plan, SVSP, and the Zoning Ordinance. The DA Amendment is in conformance with the public health, safety, and welfare, and will not adversely affect the orderly development of the property or the preservation of property values. Therefore, the proposed DA Amendment is consistent with items 1-5 above.

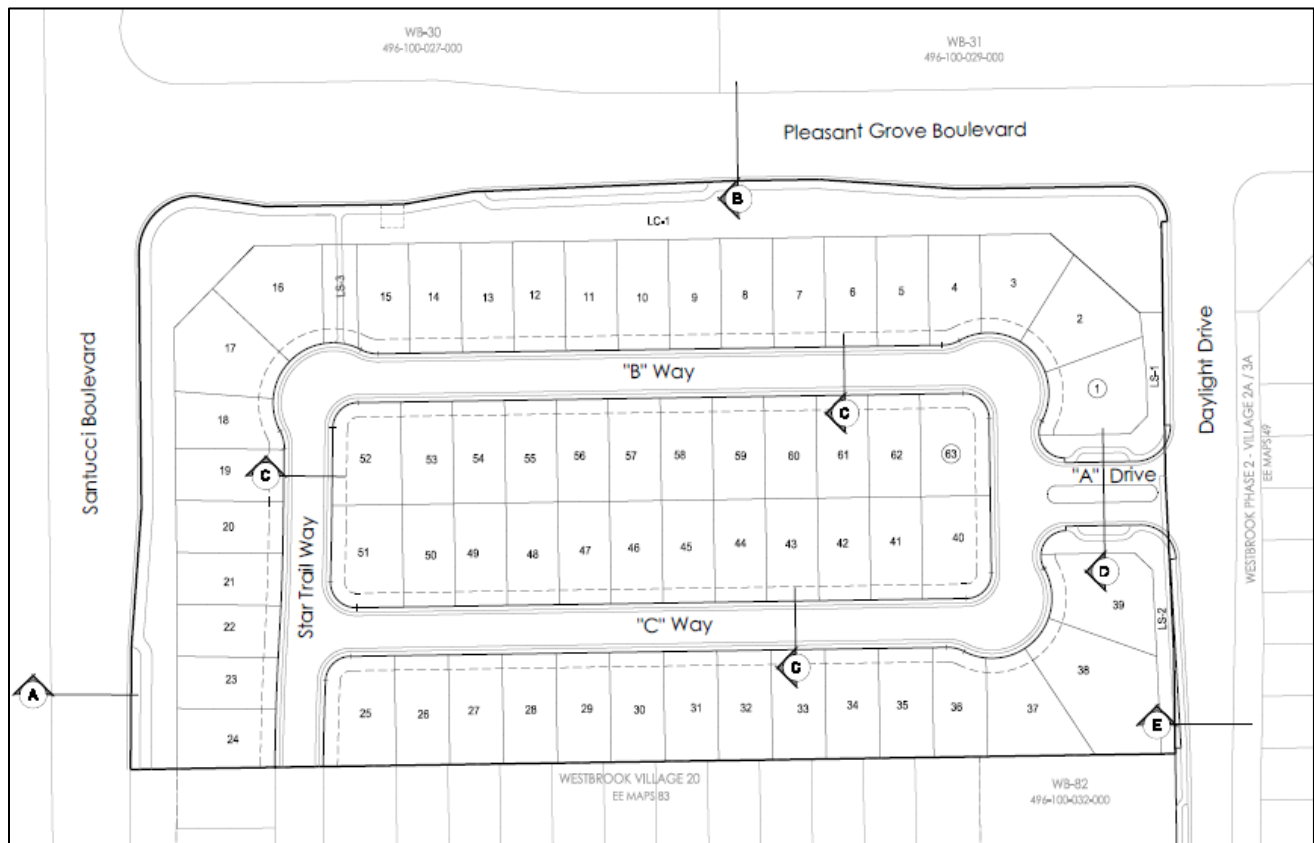
EVALUATION: TENTATIVE SUBDIVISION MAP

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 ***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 and the Community Design Guidelines, and the design standards of Title 18 (Subdivision Ordinance) of the Roseville Municipal Code.***

The applicant is proposing to subdivide the parcel into 63 residential lots, three (3) landscape lots, and one (1) right-of-way/landscape corridor lot, for a total of 67 lots (see Figure 4). The proposed unit density is 7.4 units per acre, which is consistent with the MDR land use designation. Adequate access and circulation is provided to each parcel to facilitate development of the small lots. Access to the subdivision will be provided via Daylight Drive, on the eastern side of the parcel. The subdivision will also have connectivity with the adjacent MDR subdivision to the south. All single-family lots are oriented with frontage on public streets. The subdivision layout and street design was reviewed by the City's Engineering Division and Fire Department and was found to provide adequate street widths for circulation and emergency response.

Figure 4: Tentative Subdivision Map for Parcel WB-41



The Map Act and Subdivision Ordinance do not contain any maximum or minimum lot sizes. Instead these standards are contained within the Zoning Ordinance and SVSP. The project parcels are proposed to have a zoning designation of Small Lot Residential with Development Standards (RS/DS). A developer may either use the RS/DS development standards established in the SVSP, applicable Development Agreement, or may adopt adjusted standards through the Design Review Permit for Residential Subdivisions (DRRS) entitlement. Here, the applicant proposes to use the RS/DS development standards contained in the applicable Westbrook DA. These standards are included as Attachment 6. Pursuant to Zoning Ordinance Section 19.10.045, a DRRS application is required for all single-family housing units on property with the MDR land use designation. Since the home builder for the proposed subdivision is unknown at this time, Condition #7 has been added to the Tentative Subdivision Map that requires the future home builder to submit for a DRRS, which will allow staff to review the proposed architecture and home designs. Detailed information (e.g., floor plans, architectural styles, colors and materials, etc.) shall be provided at that time.

The SVSP includes design standards applicable to subdivision design, including guidelines for the locations of paseos, and requirements for connectivity along paseos. SVSP Figure B-5, Paseo Plan, shows a paseo sidewalk with a width of 10 feet in the landscape corridor along Santucci Boulevard to the west. Consistent with the SVSP, the proposed subdivision map provides a 40-foot landscape corridor along Santucci Boulevard with an 8-foot landscape strip, 10-foot walk, and then a 22-foot landscape between the walk and the masonry wall adjacent to the proposed lots. The SVSP also requires a pedestrian or other connection on an average of 600 feet for developments adjacent to a paseo. The proposed subdivision design is consistent with this standard. In addition, the subdivision map will provide a 6-foot-wide bike lane on Santucci Boulevard to the west. The existing 5-foot-wide bike lanes on Pleasant Grove Boulevard to the north of the site will remain unchanged.

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, and the lots are consistent with the applicable development standards. The proposed parcel configurations preserve the location of watercourses and do not create a physical condition that would be impractical for the proposed improvements.

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.

As part of the environmental review of the project, a technical memo was prepared by MacKay & Soms (see Attachment 7 of Exhibit H – Addendum Attachments) that evaluated the water and sewer demands based on the proposed land use designations and unit allocations proposed with the WB-41 Rezone project (file #PL21-0161) and the Sierra View Subdivision Map project (file #PL21-0162). The memo evaluated the two projects together given that the units proposed on SVSP Parcel WB-41 and WB-31 are being transferred from Infill Parcel 100. The memo concluded the proposed changes to the land use designations and unit allocations will not increase planned demands on sewage services; therefore, there will be no impacts to the existing requirements established by the Regional Water Quality Control Board.

PUBLIC OUTREACH

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. Early notification of the project was posted on the Roseville Coalition of Neighborhood Associations (RCONA)'s website. City staff included the project on the Planning Division's Projects of Interest website, which included a project description, a link to the project

plans, and was routinely updated with project updates. The developer also installed a sign on the project site for the purpose of notifying the public of the intended land use change. A notice of the public hearing was published in the Sacramento Bee on December 3, 2021 and a notice of the hearing was also distributed to all property owners within 300 feet of the site and posted on the RCONA website. As of publication of this staff report, staff has received three comment letters regarding the proposed project, which are discussed in the following Environmental Determination section below.

ENVIRONMENTAL DETERMINATION

Because the Sierra View Subdivision project (file #PL21-0162) is related to the SVSP Parcels WB-41 and WB-31 project (file #PL21-0161), the two projects are presented in a combined CEQA document (see Exhibit G). However, each action requires a different type of CEQA analysis based on its site location and the previous planning conducted for that site. The Sierra View Subdivision project site is analyzed pursuant to CEQA Guidelines Sections 15060 et seq. and 15070 et. seq., as an Initial Study with accompanying environmental checklist leading to a Mitigated Negative Declaration. As a result, the Sierra View Subdivision project will require site-specific mitigation measures not previously contemplated in any other planning or environmental documents. Consistent with CEQA Guidelines Section 15164, regarding a previously certified and adopted Environmental Impact Report (EIR), an Addendum to the Sierra Vista Specific Plan EIR (SCH #2008032115, certified May 5, 2010) was prepared for Parcels WB-41 and WB-31 to cover the minor technical changes and additions necessary to describe the impacts of the proposed project. The Addendum did not identify any new environmental impacts from the project. The CEQA document includes a Cumulative Considerations analysis, which looks at the combined effects of the two projects in order to set forth the total combined level of environmental impact from both the Sierra View Subdivision project and the SVSP Parcels WB-41 & WB-31 project. This analysis provides additional consideration of the projects' combined cumulative impacts by looking at the two actions together in the context of the approved full buildout of the General Plan area as contemplated in the certified 2020 General Plan EIR for the 2035 General Plan Update. Staff recommends the Planning Commission consider the Addendum prior to taking action on this project. The documents were circulated for a 30-day public review that ended on December 6, 2021.

Staff received three comment letters during the public review period of the CEQA document. Of the three letters, two pertain to both the WB-41 and WB-31 project and the Sierra View Subdivision project and are included as Attachment 7. The third letter was in response to the Initial Study/Mitigated Negative Declaration prepared for the Sierra View Subdivision project and is therefore not included with this staff report.

The first comment letter was from Kat Fiorentino, a resident of the Diamond Oaks neighborhood, seeking clarification on the project description contained in the public notice since it referenced both the Sierra View Subdivision project and the SVSP Parcel WB-41 & WB-31 project. Staff provided an explanation of the projects and how they were linked.

The second comment letter was from Derek Pell, a Roseville resident. To summarize, Mr. Pell has concerns with the reduced density on Infill Parcels 3 and 100 because it is taking potential housing from a centralized, infill location and moving it to the edge of the City (i.e., SVSP Parcels WB-41 & WB-31). In terms of VMT, Mr. Pell claims that the combined effect of the rezoning will be that there will be fewer people close to amenities where it is possible to not drive, leading to more people in cars traveling longer distances. As documented in the traffic study prepared for the WB-41 Rezone project, the proposed rezone would generate 3,283 fewer daily site trips, 1,666 fewer daily trips entering/exiting the SVSP area, and a reduction of 11,599 VMT for the SVSP area and a reduction of 17,581 VMT for the City as a whole. In addition, the Sierra View Subdivision project was found to generate less VMT than what was assumed in the General Plan, because it is reducing the density and number of units on the site. As a result, the combined impacts on the basis of project-generated VMT for both projects would not exceed any transportation and traffic impacts analyzed in the General Plan EIR.

RECOMMENDATION

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

Adopt the Sierra View Country Club and Sierra Vista Specific Plan Redesignation and Rezone Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring & Reporting Program and Consider the 6th Addendum to the Sierra Vista Specific Plan Environmental Impact Report (EIR).

For the SVSP PCL WB-41 Rezone Project (File # PL21-0161):

- A. Recommend the City Council approve the **GENERAL PLAN AMENDMENT (LAND USE MAP) – 3301 PLEASANT GROVE BOULEVARD – SVSP PCL WB-41 – REZONE – FILE #PL21-0161**;
- B. Recommend the City Council approve the **SPECIFIC PLAN AMENDMENT – 3301 PLEASANT GROVE BOULEVARD – SVSP PCL WB-41 – REZONE – FILE #PL21-0161**;
- C. Recommend the City Council approve the **REZONE – 3301 PLEASANT GROVE BOULEVARD – SVSP PCL WB-41 – REZONE – FILE #PL21-0161**;
- D. Recommend the City Council approve the **DEVELOPMENT AGREEMENT AMENDMENT – 3301 PLEASANT GROVE BOULEVARD – SVSP PCL WB-41 – REZONE – FILE #PL21-0161**; and
- E. Adopt the three (3) findings of fact and approve the **TENTATIVE SUBDIVISION MAP – 3301 PLEASANT GROVE BOULEVARD – SVSP PCL WB-41 – REZONE – FILE #PL21-0161** subject to fifty-seven (57) conditions of approval.

CONDITIONS OF APPROVAL FOR THE TENTATIVE SUBDIVISION MAP – FILE #PL21-0161

1. The Tentative Subdivision Map shall not be deemed approved until the actions on the General Plan Amendment, Specific Plan Amendment, Rezone and Development Agreement Amendment are approved and become effective. (Planning)
2. 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)
3. 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)
4. 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)
5. 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)
6. The project shall comply with all required environmental mitigation identified in the Sierra Vista Specific Plan EIR (State Clearinghouse #2008032115, certified May 5, 2010), and subsequent 6th Addendum to the SVSP EIR prepared for the project (SCH #2021110118), and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
7. Prior to issuance of building permits for construction of homes within the subdivision, the home builder shall be required to submit for a Design Review for Residential Subdivision (DRRS) to review the

proposed architecture and home designs. Detailed information (e.g., floor plans, architectural styles, colors and materials, etc.) shall be provided at that time. (Planning)

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

8. 8. The developer is responsible for installing a City Gateway feature within the landscape corridor on the southeast corner of the intersection of Pleasant Grove Boulevard and Santucci Boulevard. The City Gateway feature shall be shown on the Improvement Plans and shall be designed consistent with Section B.3 of the SVSP Design Guidelines. (Planning)
9. 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 Sierra Vista Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Engineering, Parks, Fire, Environmental Utilities)
10. 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. Standard Accessible ramps shall be installed at all curb returns per City Standards. (Engineering)
11. 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)
12. 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)
13. 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)
14. 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)*
15. 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)
 16. 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)*
 17. Any backbone improvements, not constructed adjacent to (or needed to serve) the proposed subdivision shall be completed by the applicant. (Engineering)
 18. 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)
 19. All storm drainage, including roof drains, shall be collected on site and shall be routed to the nearest storm drain system or natural drainage facility. Prior to discharge from the site, the storm water shall be treated with appropriate storm water pollution treatment device(s). Any drainage outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. (Engineering)
 20. 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)
 21. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)
 22. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
 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. **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)

25. 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)
26. 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)
27. 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)
28. 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)
29. 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)

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

38. 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 subdivision road frontages;

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)
39. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
40. 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)
41. 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)

42. Lettered Lots shall be dedicated as an easement (or in fee) to the City for the purposes of (Right of Way and Landscape). (Engineering)
43. Street names shall be approved by the City of Roseville. (Engineering)
44. 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)
45. 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)
46. 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)
47. 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)
48. 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)
49. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

50. 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)
51. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
52. 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)
53. 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)
54. 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)
55. 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)

56. 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)
57. Park fees shall be assessed and applied as follows: City-wide park fees shall be allocated towards the General city-wide park development fund and neighborhood and bike trail fees shall be allocated towards Westbrook. (Parks, Recreation, and Libraries)

ATTACHMENTS

1. Guidelines for Conversion of Non-Residential Land Uses
2. Fiscal Impact Analysis, Economics & Planning Systems, July 2021
3. Supermarket Retail Potential SVSP Parcel WB-42 & WB-41, Intalytics, May 2021
4. Retail Market Analysis and Highest & Best Use Study, MXD Development Strategists, July 2021
5. Retail Feasibility Traffic Analysis, Fehr & Peers, July 2021
6. RS/DS Development Standards
7. Public Comment Letters

EXHIBITS

- A. GPA and SPA Exhibit
- B. General Plan Land Use Map
- C. SVSP Redlines
- D. Rezone Exhibit
- E. Second Amendment of the Westbrook DA
- F. Tentative Subdivision Map
- G. Combined CEQA Document
- H. Addendum Attachments

Note to Applicant and/or Developer: Please contact 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.