

ITEM 5.2: **Tentative Subdivision Map – 580 Gibson Drive – NCRSP PCL 42A – Shea Properties**
Tentative Subdivision Map – File #PL23-0019

REQUEST

The applicant requests a Tentative Subdivision Map to allow the merger and resubdivision of five (5) parcels, totaling approximately 19.50 acres, into one (1) parcel.

Applicant – Patrick Longtin, TLA Engineering and Planning
Property Owner – Shea Properties

SUMMARY RECOMMENDATION

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

1. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to thirty-three (33) 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.

BACKGROUND

The project site is comprised of five (5) vacant parcels, within NCRSP Parcel 42A, totaling approximately 19.50 acres located at 540, 556, 564, 572, and 580 Gibson Drive (see Figure 1). The project site is within the North Central Roseville Specific Plan (NCRSP) area. The NCRSP encompasses approximately 2,330 acres and is situated generally between State Route (SR) 65 to the north, Washington Boulevard to the west, Diamond Oaks Golf Course to the south, and Interstate 80 to the east. The NCRSP was adopted on July 5, 1990 by the City Council. An Environmental Impact Report was certified with the NCRSP (State Clearinghouse Number 88053010), which examined the impacts of the NCRSP buildout. Additionally, the City entered into several Development Agreements

Figure 1: Project Location



with various property owners within the NCRSP parcels to outline development obligations within the plan area. The NCRSP development agreement that originally pertained to the project site, referred to as the Regional 65 Centre Development Agreement (Regional 65 Centre DA), and all subsequent amendments expired in 2010.

The project site is bordered by SR 65 on the north, Gibson Drive on the south, the Shea Center office complex on the east, and an apartment complex on the west. The site currently has a General Plan land use designation of Business Professional and a zoning designation of Business Professional/Special Area North Central Roseville Specific Plan. However, on February 15, 2023, the City Council approved a General Plan Amendment, a Specific Plan Amendment, a rezone and a Development Agreement Amendment (File #PL21-0307) that changed the land use designation to High Density Residential and the zoning designation to Multi Family Housing with a Specific Plan Overlay. The purpose of these approvals is to facilitate the development of an approximately 360 unit multi family apartment project.

Proposed Project

The proposed project is to allow the merging and resubdivision of five (5) parcels, totaling approximately 19.50 acres, into one (1) parcel. The requested entitlement will allow for the development of the above described 360 affordable multi-family apartment project. In addition to the recently approved legislative entitlements and this proposed tentative map, the applicant has submitted an Objective Design Standard (ODS) application (File #PL22-0428) that would allow the development of a 357 unit apartment project.

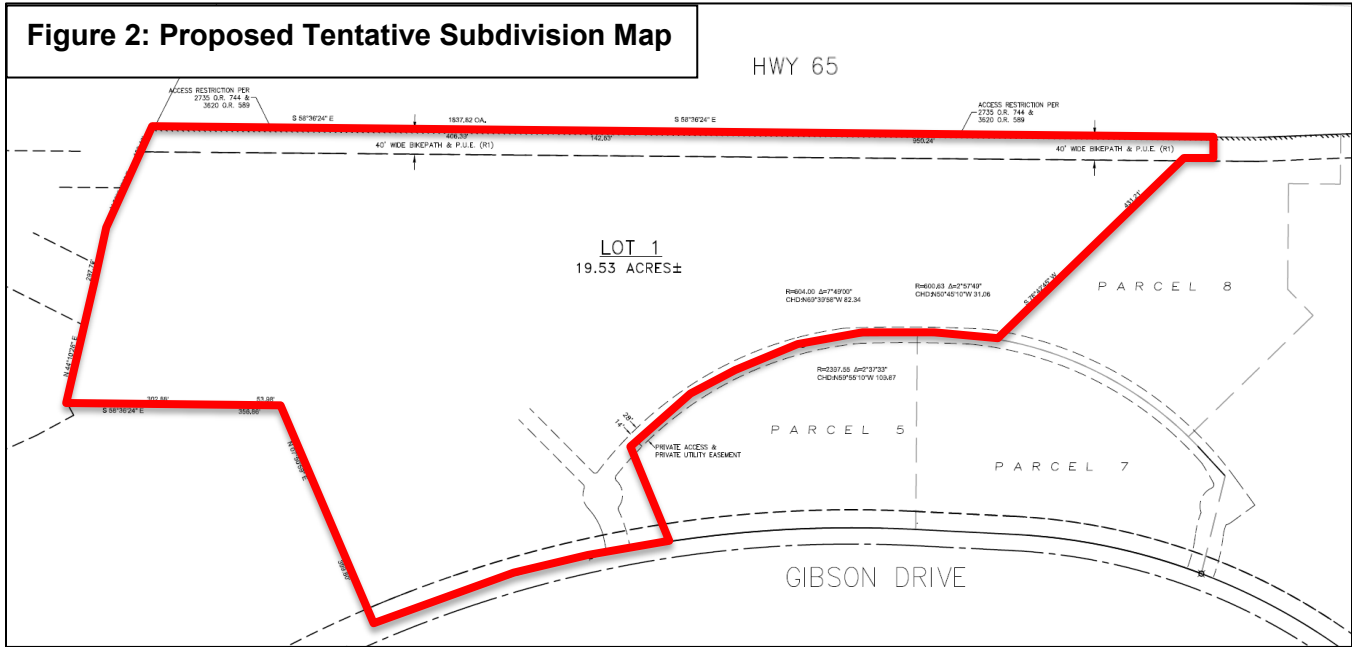
EVALUATION: TENTATIVE SUBDIVISION MAP

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 ***italicized, bold*** text and are followed by an evaluation of the map in relation to each finding.

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

As mentioned above, the applicant proposes to merge and resubdivide five (5) parcels, totaling approximately 19.50 acres, into one (1) parcel (see Figure 2). 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 NCRSP. The design of the proposed improvements have been reviewed by relevant City departments and divisions and have been found to conform to City standards.

Consistent with the Zoning Ordinance and NCRSP, the proposed subdivision configuration will create a practical lot for the development of the apartment project. Vehicle access for the subdivision will be provided from Gibson Drive. The proposed layout was reviewed by Development Services Engineering and Fire Department staff to ensure that the vehicle access design will meet City standards for vehicular circulation and emergency response.



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 lot is of sufficient size and shape to accommodate development that is consistent with the applicable zoning and design requirements. As mentioned above, the lot meets the standards of the Zoning Ordinance and the NCRSP. The lot has been determined to be of adequate size and shape to support development consistent with the Zoning Ordinance and NCRSP.

The site is vacant but vegetation on the site is sparse with few small trees and shrubs on the property. Topography of the site is generally sloped upwards from the southern boundary to the north. The site was previously rough graded. A single gravel driveway is located on the west portion of the site. In addition, several stockpiles containing past grading spoils exist on the site. A preliminary grading and utility plan were reviewed by the City’s Engineering Division and no conflicts with the proposed grading and utility plan have been identified.

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

Anticipated water quality impacts and discharge of waste are not affected by the proposed map. The project is consistent with the 2035 General Plan Update Environmental Impact Report, which anticipated the required infrastructure necessary to support a development of this intensity on the project site. The project has been reviewed by the Engineering division to ensure that adequate facilities will be provided. The City’s Pleasant Grove Wastewater Treatment Plant has adequate conveyance and capacity to accommodate development on the parcels created by the Tentative Subdivision Map.

As part of the adoption of the 2035 General Plan Environmental Impact Report (GP EIR) and the 2021 Housing Element Addendum (HE Addendum) (combined, the GP EIR and HE Addendum), which analyzed the impacts of full buildout of the City’s General Plan land uses and implementation of its policies consistent with the General Plan and the 2021 Housing Element. The proposed subdivision map is consistent with the total number of units anticipated within the GP EIR and HE Addendum, and

therefore will not increase planned demands on sewage services; there will be no impacts to the existing requirements established by the Regional Water Quality Control Board.

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

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. A notice of the public hearing was published in the Roseville Press Tribune on February 10, 2023 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. No comments have been received as of publication of the staff report.

ENVIRONMENTAL DETERMINATION

Consistent with CEQA Guidelines Section 15164, an Addendum to the 2035 General Plan Environmental Impact Report (SCH #2019080418, certified on August 5, 2020), inclusive of the 2021 Housing Element Addendum, has been prepared in order to demonstrate that none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent EIR have occurred and that only minor technical changes or additions are necessary in order to deem the adopted or certified prior environmental document adequate to describe the impacts of the proposed project. The Addendum did not identify any new environmental impacts from the project. The proposed project is within the scope of the previously approved project and will not result in any new environmental impacts. Therefore, no further environmental review is required.

RECOMMENDATION

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

1. Adopt the three (3) findings of fact and approve the **TENTATIVE SUBDIVISION MAP– NCRSP PCL 42A – 580 GIBSON DRIVE – FILE #PL23-0019** subject to thirty-three (33) conditions of approval.

CONDITIONS OF APPROVAL FOR THE TENTATIVE SUBDIVISION MAP – FILE #PL23-0019

1. This Tentative Subdivision Map approval shall be effectuated within a period of two (2) years from February 23, 2023 and if not effectuated shall expire on February 23, 2025. Prior to said expiration date, the applicant may apply for an extension of time. (Planning)
2. The project is approved as shown in Exhibit A and as conditioned or modified below. (Planning)
3. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)
4. Applicant shall coordinate with Environment Utilities to determine if the existing 15' water line easement along the western property line can be abandoned. (Engineering)
5. 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)

6. 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)
7. The applicant shall pay City’s actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)
8. The project shall comply with all required environmental mitigation identified in the Shea Properties Apartment Rezone Addendum and Checklist, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)

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

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 North Central Roseville Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Engineering, Parks, Fire, Environmental Utilities)
10. 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)
11. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
12. 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)
13. 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)
14. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the “City of Roseville Specifications for Residential Trenching”. (Electric)
15. 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)
16. 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)
17. 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)

18. 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

19. The following easements shall be provided and shown on the Final Map or by separate instrument, unless otherwise provided for in these conditions:

- a. Water and sewer easements;

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)

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

21. 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)

22. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with the Final/Parcel Map. The CC&Rs shall include the following items: (Attorney, Planning)

- a. A clause prohibiting the amendment, revision or deletion of any sections in the CC&Rs required by these conditions of approval without the prior written consent of the City Attorney.
- b. A clause excluding any property owned by the City from the terms of the CC&Rs.
- c. There shall be clear language regarding maintenance and common easements agreement for servicing all fire protection systems and gates used by the first responders. A service company shall be obtained to maintain all on-site fire protection systems including all common interior adjoining fire sprinkler-piping penetrations and private fire hydrants. An agreement between owners and tenants shall be made to allow permission to enter the premises to inspect all apparatuses associated with fire protection. Draft documents shall be provided to the Fire Department for review. (Fire)

23. Any structures crossing Lot/Parcel lines created by the Final/Parcel map shall be removed. (Engineering)

24. The subject property shall be annexed into the existing Community Facilities District No. 3 (Municipal Services) (known as CFD #3 or Muni CFD) prior to building permit issuance. This property is being added into this district in order to provide funds required to offset the project's impact on City general fund resources available to pay for municipal services Citywide, including the project. The Developer shall cooperate with the City's Finance Department in preparing the appropriate documentation for the annexation of the Property into the Muni CFD. In order to allow the Muni CFD annexation to be in place at the beginning of the Levy cycle, the documentation shall be provided to the Finance Department by Developer not later than March 15 of the year preceding the Levy cycle in which the Muni CFD annexation will become effective. (Finance, Engineering)

25. 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)

26. 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)

27. 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)
28. The Environmental Utilities Department shall make a determination that there is adequate conveyance and treatment capacity in the City sewer system to handle the newly created Lot/Parcels. (Environmental Utilities)
29. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

30. 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)
31. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
32. 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)
33. 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)

EXHIBITS

A. Plans

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.