

ITEM 6.2: General Plan Amendment, Specific Plan Amendment, Rezone, Development Agreement Amendment, Tentative Subdivision Map, and Lot Line Adjustment – 2931 Pleasant Grove Bl. – SVSP PCL WB-42 – Rezone and Land Use Amendment – File #PL24-0397

REQUEST

The applicant requests a Lot Line Adjustment to reconfigure the two parcels making up SVSP Parcel WB-42 from two parcels (6 acres and 8.5 acres, respectively) into two parcels WB-42A to the north (7 acres) and WB-42B to the south (7.5 acres). A Rezone, General Plan Amendment (GPA), and Specific Plan Amendment (SPA) are requested to change the zoning of Parcel WB-42B from Community Commercial (CC) to Residential Small Lot/Development Standards (RS/DS) and the land use designation from CC to Medium Density Residential at 7 units/acre (MDR-7). A Fifth Amendment to the SVSP Westbrook Development Agreement (DA), is requested to reflect the proposed land use change. A Tentative Subdivision Map is requested to create fifty-three (53) single-family residential lots on parcel WB-42B.

Applicant – Eric Crow, MacKay & Soms
Property Owner – John Tallman, Westpark Communities

SUMMARY RECOMMENDATION

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

1. Consider the 13th Addendum to the Sierra Vista Specific Plan EIR;
2. Recommend the City Council adopt a resolution approving the General Plan Amendment;
3. Recommend the City Council adopt a resolution approving the Specific Plan Amendment for the Sierra Vista Specific Plan;
4. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone;
5. Recommend the City Council adopt the five (5) findings of fact and approve the Fifth Amendment to the SVSP Westbrook Development Agreement (DA);
6. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to fifty-nine (59) conditions of approval; and
7. Approve the Lot Line Adjustment subject to eight (8) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

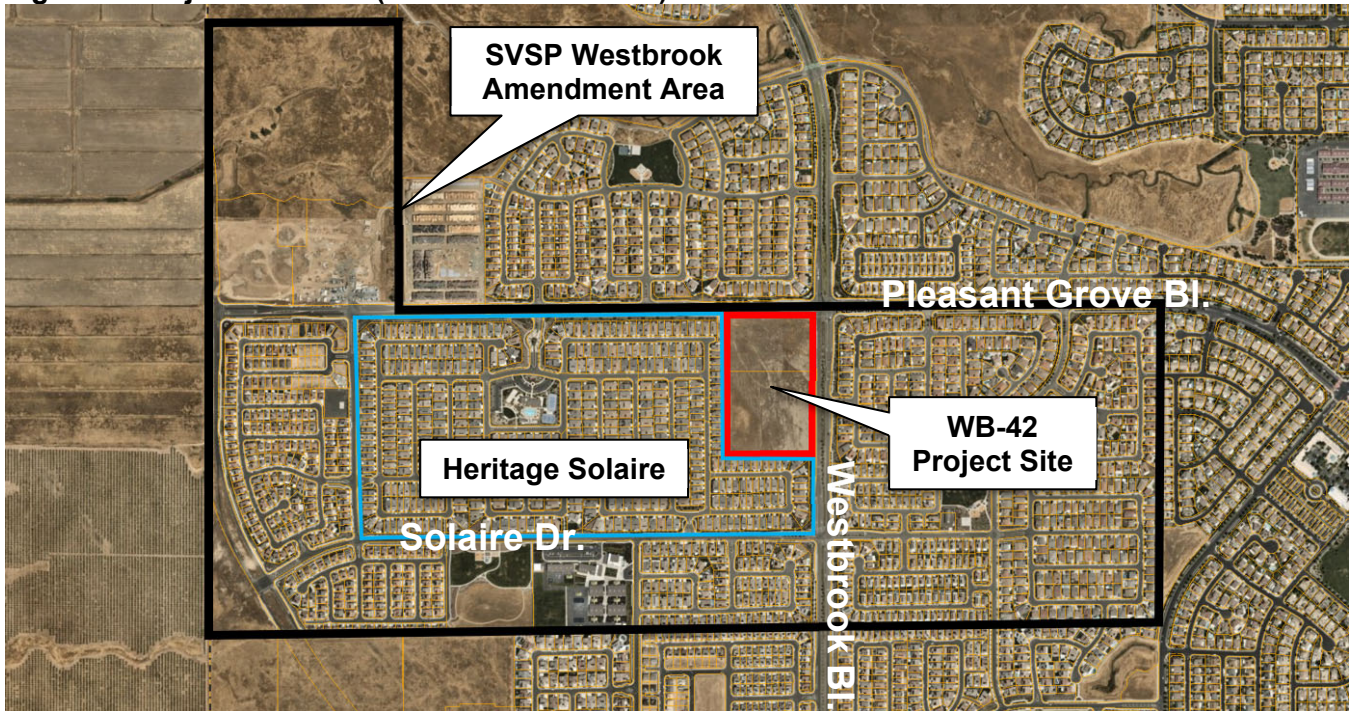
The applicant has reviewed and is in agreement with all recommended conditions of approval. There has been significant public interest, both in support and in opposition, regarding the project. Public comments in response to the hearing notice are included as attachments and the general public feedback is summarized in the Public Outreach section of this report.

BACKGROUND

The project site consists of Parcel WB-42 located in the Westbrook portion of the Sierra Vista Specific Plan (SVSP) area (see Figure 2 below) and consists of two lots. The SVSP was adopted on May 5, 2010 and includes 2,064 acres west of Fiddymont Road, north of Baseline Road. The Westbrook portion of the SVSP was not included in the original approval for the specific plan but was approved by City Council in

June of 2012. Parcel WB-42 has a zoning designation of Community Commercial (CC) and a land use designation of Community Commercial (CC). The parcel is surrounded on the south and west by the gated Heritage Solaire active adult community. The Heritage Solaire community was approved in August 2017 (File #PL17-0122). In May of 2022, a parcel map was approved to divide WB-42 into two lots (File #PL22-0088). No development was proposed with that project.

Figure 1: Project Location (SVSP Parcel WB-42)



PROJECT DESCRIPTION

The requested entitlements will turn SVSP Parcel WB-42 into two parcels, WB-42A and WB-42B. The entitlements allow for the development of a 53-unit single-family residential subdivision on Parcel WB-42B. No development is proposed on the commercial Parcel WB-42A 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-42B from Community Commercial (CC) to Medium Density Residential (MDR-7) at a density of approximately 7 units per acre, in order to facilitate development of a 53-unit subdivision on this parcel. The SVSP document will be amended to split WB-42 into two parcels and reflect the proposed land use change for Parcel WB-42B. Exhibit A includes the General Plan Amendment exhibit and Exhibit B includes the SVSP change pages.

Rezone – A Rezone is requested to amend the zoning designation of Parcel WB-42B from Community Commercial (CC) to Small Lot Residential/Development Standards (RS/DS) to be consistent with the proposed land use designation. Exhibit C includes the Rezone exhibit.

Development Agreement (DA) Amendment – The project includes a fifth amendment to the Westbrook DA. The DA will be amended to reflect the proposed land use changes and new residential units as well as clarify applicable parks fees for those units. Exhibits E and F include the proposed DA Amendment with redlines and with changes input.

Tentative Subdivision Map – Parcel WB-42B will be subdivided to create fifty-three (53) medium-density residential lots and five (5) landscape lots. Exhibit E includes the proposed tentative subdivision map.

Lot Line Adjustment – Parcel WB-42 is currently divided into two lots of approximately 6 and 8.5 acres. The lot lines are proposed to be adjusted to create Parcel 1 (WB42-A) of 7 acres and Parcel 2 (WB42-B) of 7.5 acres as shown in Exhibit F.

EVALUATION: GENERAL PLAN AMENDMENT AND SPECIFIC PLAN AMENDMENT

The General Plan does not have any residential units allocated to proposed Parcel WB-42B because it is a commercially zoned site. Parcel WB-42B will have a resulting density of approximately 7 units per acre, excluding the right-of-way/landscape corridors, which is consistent with the proposed MDR land use designation. The specific plan amendment includes changes to the text, tables, and figures of the SVSP to reflect the land use change, new unit allocations and densities (Table 1).

Table 1: Land Use Modifications

| Parcel | Existing Land Use (General Plan/Specific Plan) | Proposed Land Use (General Plan/Specific Plan) | Existing Units (du) | Proposed Units (du) | Unit Change | Existing Density (du/ac) | Proposed Density (du/ac) |
|--------|--|--|---------------------|---------------------|-------------|--------------------------|--------------------------|
| WB-42 | CC | - | 0 | - | - | - | - |
| WB-42A | - | CC | - | 0 | - | - | - |
| WB-42B | - | MDR | - | 53 | +53 | - | 7 |

Proposed amendments to the General Plan and Specific Plan are analyzed for consistency with the goals and policies of the respective plans.

Non-residential Land Use Conversion Policy

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-42, 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 an 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-42 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-42 as a commercial site. These studies are discussed below.

Affordable Housing: Consistent with guideline #4, the project is subject to the City's 10% affordable housing goal. Therefore, five (5) units affordable to low-income households are required with the project. The property owner of a nearby parcel, SVSP PCL FD-34, which was the recipient of a residential density bonus, submitted acceptance of obligation, in return for consideration, to provide the 5 units required of the WB-42 project on Parcel FD-34 (Attachment 3).

Public Benefit: Consistent with guideline #5, the project provides a Public Benefit Fee as described in the Westbrook Development Agreement Section 3.14.3. The total Public Benefit Fee for this project will be approximately \$67,840. Beyond the existing Public Benefit Fee in the DA, the applicant will also pay two new fees to support the development and construction of neighborhood and citywide parks within the SVSP and the City. These fees are in addition to other parks fees already required in the DA and will

help to offset the burden that rising construction costs has put on parks project. The two fees are the Neighborhood Park In-Lieu Fee and the Community Parks Public Benefit Fee, which are described in more detail, below, in the Development Agreement Amendment evaluation section of this report. The two new fees will generate approximately \$500,000 for park construction and development.

Impact Fees: Consistent with guidelines #6, the project proposes to annex the project area into Westbrook CFD#1 to offset the costs of the project. Consistent with guideline #7 and #8, the project is obligated to pay fees to off-set impacts to city-wide and neighborhood parks as well as open space in-lieu of parkland dedication.

Utilities: Consistent with guideline #9, the City’s Environmental Utilities staff reviewed the project and concluded the project will have a negligible effect on demand of City water and sewer utilities compared to the previously anticipated land uses and no technical studies were required.

Schools: Consistent with guideline #10, the applicable school districts have identified that there is capacity to accommodate the future residents of WB-42B and the project will be required to pay fees per unit for impacts to local schools.

Minor SVSP Amendments: The land use amendment will require updating the text and figures of the SVSP to split WB-42 into WB-42A and WB-42B as well as reflect the overall change in commercial and residential acreages. These changes are reflected in the SVSP change pages included as Exhibit B.

Retail Analysis

The applicant provided a market study that evaluates the potential for commercial development on parcel WB-42 (Attachment 4). The study concludes that the WB-42 site could support 63,000 sf of commercial development over the next five years on approximately 6-7 acres of land. The study finds that over a subsequent five-year period the demand could warrant 73,000 sf of commercial on 7.3 acres of land.

The study makes these findings based on various factors including development trends, site context, and a local retail market analysis:

Development trends: The study states that community-scaled retail is trending downward in size. Rather than large format retailers, which are more dependent on e-commerce, the market is seeing smaller scale users such as drug stores and restaurant. Grocery stores are also seeing reductions in size. Overall, much of retail now takes place online, which leads to in-person stores that are smaller in size and focus on personalized experiences.

Site Context: The study uses existing and future average daily trip data to evaluate the viability of the site. Around 28,000 north/south trips and 8,400 east/west trips are expected along Westbrook Bl. and Pleasant Grove Bl., respectively with full buildout of the City and surrounding development (2035 CIP Model). According to the study, many retailers look for counts of at least 25,000-30,000 vehicles per day on at least one adjacent street to be considered viable. The study lists strengths of the site (including traffic counts) and weaknesses (including competing sites along Baseline and Fiddymont) recommending ultimately for a smaller retail center providing daily staples.

Retail Market Analysis: The final section of the study analyzes the retail market in the region and in the project area. The study finds that employment and population growth is strong in the area and supports the viability of a 63,000-71,000 sf shopping center in the next five years.

Overall, staff finds that the study provides adequate evidence to support its conclusion that a 6-7-acre development is viable in the next five years.

General Plan Amendment and Specific Plan Amendment Conclusion

Based on the evaluation above of the non-residential conversion policy and the evidence provided in the market study, staff finds the project is consistent with the goals and polices 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-42B 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. RS is listed as a compatible implementing zone in the MDR 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 53-unit detached single-family subdivision with a density of 7 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 but does not include land uses separated by major arterials (e.g., Pleasant Grove Bl. and Westbrook Bl.). The proposed MDR land use of Parcel WB-42B is considered to be compatible with the adjacent Low-Density Residential (LDR) land use of parcels WB-1A and WB-2B to the south and west within the Heritage Solaire development. Residential land uses including LDR, MDR, and HDR are found to be conditionally compatible with Community Commercial (CC) uses. Therefore, parcel WB-42B is conditionally compatible with existing commercial parcel WB-42A to the north. This is similar to the existing condition, which includes residential parcel WB-1B adjacent to the existing commercial parcel. The compatibility of the two parcels will be addressed with the soundwall proposed on the boundary line between the two parcels as well as during the development of the commercial parcel including loading dock location or other design interventions. 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 fifth 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 as well as implement two new sections related to Parks fees.

Land Use Change: Section 2.2 of the DA will be revised to reflect the addition of 53 units and 7.5 MDR acres of land to the Westbrook area. The subtraction of 7.5 acres of CC land is also reflected in this section.

Parks fees: New Section 3.12.3.2 is proposed to be added to the DA relating to the Neighborhood Park In-Lieu fee. The existing Section 3.12.3 covers neighborhood park fees for the balance of the DA land area. This new section is applicable only to parcel WB-42B. The in-lieu fee shall be \$4,535 per MDR unit constructed and is subject to annual adjustments based on the Construction Cost Index (CCI). This section is proposed to be added in order to bring the neighborhood park fee for WB-42B in line with other DAs in the SVSP, which utilize a means of assessment that has outpaced the CCI.

New section 3.14.11 is proposed to be added to the DA relating to a Community Parks Public Benefit Fee. The Community Parks Public Benefit Fee shall be \$5,000 per MDR unit with WB-42B and shall be paid at the time of building permit. This fee is provided separate from and above the existing Park fees required of the property in the Westbrook DA. As previously discussed in this report, this additional fee 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.

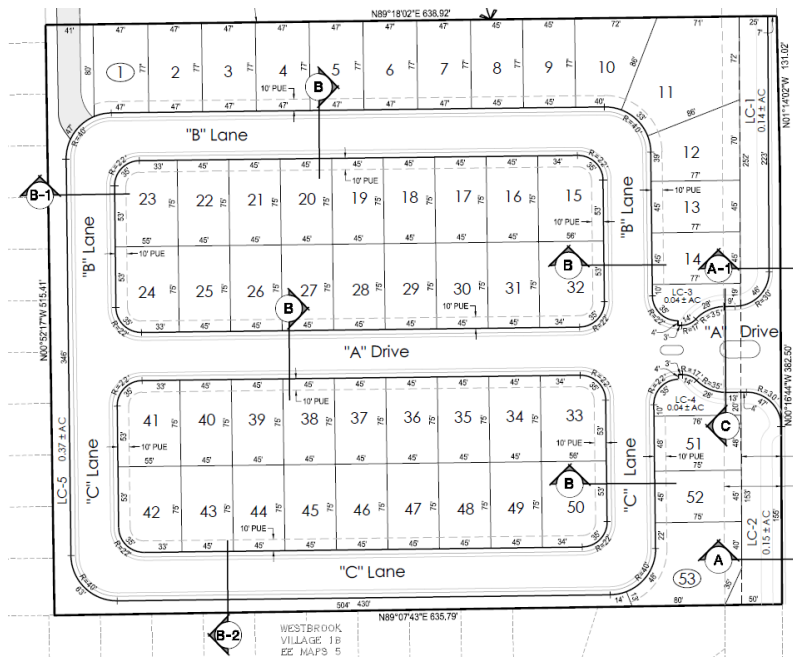
EVALUATION: TENTATIVE SUBDIVISION MAP

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 53 residential lots and five (5) landscape lots for a total of 58 lots (see Figure 4). The proposed unit density is 7 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 from Westbrook Bl. on the eastern side of the parcel. All single-family lots are oriented with frontage on public streets. The subdivision layout and street design were reviewed by the City’s Engineering Division and Fire Department and was found to provide adequate street widths for circulation and emergency response. Because there is only one public entrance to the subdivision, the required secondary point of access is provided via an Emergency Vehicle Access (EVA) easement and road in the northwest corner of the parcel. This road will travel north through WB-42A to Pleasant Grove Boulevard.

Figure 4: Tentative Subdivision Map for Parcel WB-42B

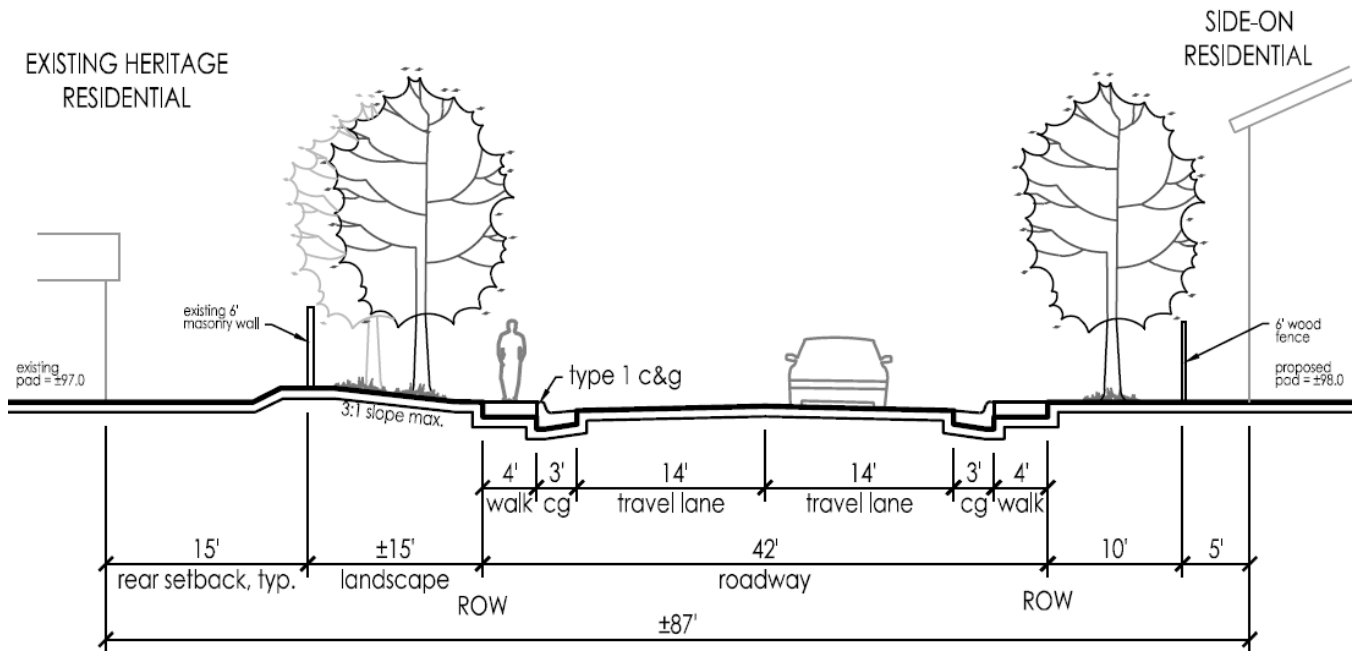


The Map Act and Subdivision Ordinance do not contain any maximum or minimum lot sizes. Instead, these standards are contained within the Zoning Ordinance and SVSP. The project parcels are proposed to have a zoning designation of Small Lot Residential with Development Standards (RS/DS). A developer may 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 5. 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 #8 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. SVSP Figure B-5, Paseo Plan, shows a paseo sidewalk with a width of 10 feet in the landscape corridor along Westbrook Boulevard. Consistent with the SVSP, the proposed subdivision map provides a 35-foot landscape corridor along Westbrook Boulevard with an 8-foot landscape strip, 10-foot walk, and then a 17-foot landscape between the walk and the masonry wall adjacent to the proposed lots.

Typically, a self-contained subdivision such as the proposed WB-42B would include only double-loaded streets with home lots sited adjacent to all edges of the parcel. Conscious of potential concerns from existing residents, the applicant proposes to instead line the south and west edges of the subdivision with a single-loaded street. Locating the street on the edge of the subdivision allows for larger distances between the proposed homes and the yards of existing residents. Rather than have homes backing up to existing residents, the applicant proposes a street and landscape planter as a buffer (Figure 5). The landscape parcel, LC-5, adjacent to the single-loaded street will be privately maintained by a Homeowners Association (HOA).

Figure 5. Single-Loaded Street Cross-Section



The existence of the single-loaded street reduces the number of units that could otherwise be sited on a parcel of this size. Therefore, though the proposed density of the project is seven units per acre, the size of the lots are smaller than would typically be found in a subdivision of that density. The home lots, which are generally 45' wide, 75' deep, and 3,375 sf in area are more similar to a product found in a subdivision with a density of eight units per acre such as nearby parcel FD-20A, which is marketed by Tri Point Homes as Illumination at Solaire. The lots meet the 45' minimum lot width standard found in the Westbrook DA as well as the 3,300 sf minimum lot size.

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.

During project review, the Environmental Utilities Department evaluated the water and sewer demands based on the proposed land use designations and unit allocations proposed with the subdivision and concluded the proposed changes to the land use designation and unit allocation will have a negligible effect on planned demands on sewage services; therefore, there will be no impacts to the existing requirements established by the Regional Water Quality Control Board.

EVALUATION: LOT LINE ADJUSTMENT

The Subdivision Ordinance does not list any required findings for a Lot Line Adjustment (LLA); however, a LLA must comply with the following criteria listed below. Each criterion is listed in ***bold italic*** font, followed by an evaluation.

1. Compliance with the City of Roseville General Plan.

Currently, the two affected properties (Parcel 1 to the north and Parcel 2 to the south) both have a land use designation of Community Commercial (CC). The applicant proposes to amend the land use of Parcel 2 from CC to Medium-Density Residential (MDR-7). As discussed above, the proposed Parcel 2 is able to accommodate a subdivision that is consistent with required development standards and Parcel 1 is able to accommodate a conceptual future commercial center consistent with the existing CC land use. Therefore, both proposed parcels are consistent with the proposed General Plan land use designations.

2. Compliance with the Zoning Ordinance for the district in which it is located.

Parcel 1 has a zoning designation of Community Commercial (CC). The zoning ordinance does not contain minimum lot size standards for the CC zone. Rather, the zoning ordinance contains a list of permitted uses. The conceptual commercial site plan provided with the application shows three buildings that could contain a range of uses permitted in the CC zone including grocery, restaurant, and personal services. Parcel 1 is therefore in compliance with the CC district. Parcel 2 is proposed to be rezoned from CC to Residential Small Lot with Development Standards (RS/DS). The Zoning Ordinance provides development standards for lot size, dimensions, and setbacks for properties with a zoning designation of RS/DS. However, the applicant is also able to rely on the Westbrook Development Agreement, which has a similar set of development standards. As discussed above, the proposed subdivision is consistent with the DA development standards and is therefore in compliance with the RS/DS zoning district.

3. Compliance with the local building regulations.

The California Building Code (CBC) establishes building regulations based upon the type of construction, the use of a building or structure and a building's proximity to other buildings and property lines. As discussed, the conceptual commercial site plan and the proposed subdivision on Parcel 1 and Parcel 2 align with the expected development pattern for the respective zoning and land use designations and will not prevent future structures from complying with the local building code regulations and the required building setbacks from the property lines.

4. Provisions for relocation of existing infrastructure or easements.

There is an existing Public Utility Easement (PUE) and Emergency Vehicle Access Easement (EVA) on the western edge of Parcel 1. The applicant proposes to extend the PUE and EVA down along the western edge of Parcel 1 to the northwestern corner of Parcel 2. The Engineering Division and other applicable departments have reviewed the proposed infrastructure and easements.

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 September 13, 2024 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.

Two community meetings were held for this project. The first meeting on 8/15/24 was held with the Heritage Solaire Community HOA and there were approximately 60 residents in attendance. The second meeting was held on 9/3/24 during the quarterly Solaire Neighborhood Association meeting and had approximately the same number of residents in attendance. From these two meetings staff compiled a list of interested individuals for the project who signed up to be notified about project updates but may be located outside the 300 ft mailing radius. The list totaled 50 residents.

The feedback from the public and applicant response was similar in both neighborhood meetings.

Residents Against the Project: Many of the attendees had varying levels of concern about the potential loss of commercial land within the vicinity of their homes. The residents would prefer to keep the parcel as 14.5 acres of Community Commercial land to increase the potential commercial options. Many cited the proximity to commercial Parcel WB-42 as a reason for choosing to live in this area. Residents cited near term changes to the area that will improve the prospects of marketing a commercial site of this size such as the new soccer complex under construction on Westbrook Blvd. to the north as well as the continued buildout of residential development in the Sierra Vista Specific Plan and nearby areas of unincorporated Placer County including the future Regional University. Residents feel the applicant is proposing changes too soon and that the area will be more than able to absorb a 14.5-acre commercial site in the near future. These feelings are echoed in the Rosenlieb, Flynn Nevins, and Faulk letters attached to this report (Attachments 6-8).

Applicant in Favor of the Project: In both meetings, the applicant stated that they have been marketing the existing site for eight years without interest from commercial developers. The applicant cited the recent construction of Raley's, Safeway, and Nugget groceries in the area, which represent the three grocers that would be most likely to anchor a shopping center of this size. According to the applicant, those grocers have not shown interest in Parcel WB-42. The applicant feels that the proposed project will "right-size" the commercial parcel to create a more manageable parcel size. The applicant cites market trends due to e-commerce and other forces leading to smaller building sizes, which will be better accommodated in a smaller commercial project. The applicant provided a market study completed by MXD Development Strategists to provide additional context to bolster these market trends. The applicant cited their own previous work on the Village Center project, which now includes MoJoe's Café and kitchen 747. That parcel was formerly 13 acres in size and sat undeveloped. The applicant similarly reduced the parcel by half, to two approximately 3-acre commercial sites in 2017 and the parcels were bought and developed in the years shortly after.

Residents For the Project: A smaller group of residents are in favor of the project. These are generally residents that live directly adjacent to the project on Starry Night Ln. and Gemini Ln. within the Heritage Solaire development. These residents prefer to have a residential land use behind their homes and are in support of the single-loaded street proposed with the subdivision map for WB-42B to provide a setback from future homes.

ENVIRONMENTAL DETERMINATION

Consistent with CEQA Guidelines Section 15164, regarding previously certified and adopted Environmental Impact Reports (EIR), an Addendum to the Sierra Vista Specific Plan EIR (SCH #2008032115, certified May 5, 2010) has been prepared 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. As such, staff recommends the Planning Commission consider the Addendum prior to taking action on this project.

RECOMMENDATION

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

1. Consider the **13th Addendum to the Sierra Vista Specific Plan EIR**;
2. Recommend the City Council adopt a resolution approving the **GENERAL PLAN AMENDMENT – 2931 PLEASANT GROVE BL. – SVSP PCL WB-42 – REZONE AND LAND USE AMENDMENT – FILE #PL24-0397**;
3. Recommend the City Council adopt a resolution approving the **SPECIFIC PLAN AMENDMENT – 2931 PLEASANT GROVE BL. – SVSP PCL WB-42 – REZONE AND LAND USE AMENDMENT – FILE #PL24-0397**;
4. Recommend the City Council adopt the two (2) findings of fact and approve the **REZONE – 2931 PLEASANT GROVE BL. – SVSP PCL WB-42 – REZONE AND LAND USE AMENDMENT – FILE #PL24-0397**;
5. Recommend the City Council adopt the five (5) findings of fact and approve the **FIFTH AMENDMENT TO THE SVSP WESTBROOK DEVELOPMENT AGREEMENT – 2931 PLEASANT GROVE BL. – SVSP PCL WB-42 – REZONE AND LAND USE AMENDMENT – FILE #PL24-0397**; and
6. Adopt the three (3) findings of fact and approve the **TENTATIVE SUBDIVISION MAP – 2931 PLEASANT GROVE BL. – SVSP PCL WB-42 – REZONE AND LAND USE AMENDMENT – FILE #PL24-0397** subject to fifty-nine (59) conditions of approval; and
7. Approve the **LOT LINE ADJUSTMENT – 2931 PLEASANT GROVE BL. – SVSP PCL WB-42 – REZONE AND LAND USE AMENDMENT – FILE #PL24-0397** subject to eight (8) conditions of approval.

CONDITIONS OF APPROVAL FOR THE TENTATIVE SUBDIVISION MAP, FILE #PL24-0397

1. This Tentative Subdivision Map approval shall be effectuated within a period of two (2) years from September 26, 2024 and if not effectuated shall expire on September 26, 2026. Prior to said expiration date, the applicant may apply for an extension of time. (Planning)
2. The project is approved as shown in **Exhibits A-H** and as conditioned or modified below. (Planning)
3. The Tentative Subdivision Map shall not be deemed approved until the actions on the Rezoning, Development Agreement and Specific Plan Amendment are approved and become effective. (Planning)
4. 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)
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, Electric, Finance)
6. 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)

7. 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)
8. 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)
9. The project shall comply with all required environmental mitigation identified in the Sierra Vista Specific Plan EIR, 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

10. 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)
11. 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 applicable curb returns per City Standards. (Engineering)
12. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to the Engineering Division prior to approval of any plans. (Engineering)
13. 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)
14. 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)

15. 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)
16. 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)*
17. 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)
18. 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)*
19. The applicant shall dedicate all necessary rights-of-way for the widening of any streets required with this entitlement. If necessary, a separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)
20. The applicant shall provide a right-turn deceleration lane along the project frontage north of the entry for southbound vehicular traffic on Westbrook Boulevard for entry into the subdivision. The lane will consist of an auxiliary lane with striping to provide the taper for the deceleration lane. (Engineering)
21. If the applicant proposes a private subdivision, provide an entrance layout per City standard detail ST-25, or modified entrance to the satisfaction of the City Engineer. (Engineering)
22. 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)
23. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual, which includes trash capture requirements. All storm water shall be routed to the nearest existing storm drain system or natural

drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. (Engineering)

24. 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)
25. 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)
26. 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, prior to the approval 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)
27. Sight distances for all driveways (excluding residence 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)
28. **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)
29. 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)
30. 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)

31. 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)
32. 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)
33. 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)
34. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
35. 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)
36. 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)
37. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)
38. 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)
39. 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)
40. 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)
41. 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

42. All existing easements shall be maintained, except for the partial abandonment of the PUE fronting Westbrook Boulevard shown on the tentative map, or unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering) (Environmental Utilities, Electric, Engineering)
43. 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)
44. 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. The developer shall disclose to all residential and nonresidential buyers that the Property will be served by-both surface water and groundwater supplies and that variations in the appearance, taste and color of water may be noticed from time to time and include such disclosure in the CC&Rs for the Property. The disclosure shall describe the location of the groundwater well. For infill projects this is not applicable. (Engineering)
 - d. The developer shall disclose to all buyers that recycled water shall be used for irrigation of parks and landscape corridors, medians, paseos adjacent to collector streets and other landscape areas, including all multi-family and non-residential landscaping uses. Such disclosure shall be included in the CC&Rs for all residential buyers and other recorded notice instrument for all non-residential buyers. For infill projects this is not applicable. (Engineering)
45. 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.

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)
46. Lot/Parcel LC-1 and LC-2 shall be dedicated as a landscape/pedestrian/public utility easement and in fee to the City for the as open space. (Engineering)
47. Lot/Parcel LC-3, LC-4, and LC-5 shall be owned by an HOA and privately maintained. (Planning)
48. Street names shall be approved by the City of Roseville. (Engineering)
49. If this project is designed as a private subdivision, the interior streets shall be owned and maintained by the Home Owners Association. A public utility easement and emergency vehicle access easement shall be dedicated to the City across all private streets. If the project remains a public subdivision, then all streets shall be dedicated as public right of way to the City, in fee, with an irrevocable offer of dedication, and public utility easements shall be required at back of walk, per City requirements. (Engineering)

50. 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)
51. 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)
52. 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)
53. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

54. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
55. 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)
56. 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)
57. 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)
58. 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)
59. 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)

CONDITIONS OF APPROVAL FOR THE LOT LINE ADJUSTMENT, FILE #PL24-0397

1. The Lot Line Adjustment is approved as shown in **Exhibit H**. (Planning, Engineering)
2. The following shall be submitted to Engineering prior to recordation of the Voluntary Merger or Lot Line Adjustment:
 - a) Two copies of property boundary description with exhibit map (8.5" x 11" sheet), and one copy of boundary closure calculations for resulting lots. These items shall be stamped and signed by a California Licensed Land Surveyor or Registered Civil Engineer authorized to practice land surveying.

- b) One copy of the Conditions of Approval.
 - c) A completed Property Owner Consent Form.
 - d) Deed to convey interest in the property.
 - e) Preliminary title report no older than six months for all properties involved. (Engineering)
3. If surveying monuments are placed as a result of this Property Line Adjustment, it will be the responsibility of the Surveyor to record a Record of Survey with the County Recorder's Office. (Engineering)
 4. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
 5. The applicant shall submit to the Development Services - Engineering Division a paper copy and an electronic copy of the recorded Voluntary Merger or Lot Line Adjustment per the "Digital Submittal of Cadastral Surveys." (Environmental Utilities)
 6. Prior to recordation of the Lot Line Adjustment, the applicant shall pay the City's surveyor's processing and consulting fee of \$150. (Engineering)
 7. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. (Environmental Utilities, Electric, Engineering)
 8. Any relocation, rearrangement, or change to existing City facilities due to this Voluntary Merger or Lot Line Adjustment shall be paid for by the applicant. (Engineering, Environmental Utilities, Electric)

ATTACHMENTS

1. Guidelines for Conversion of Non-Residential Land Uses
2. Fiscal Impact Analysis
3. Affordable Obligation Consideration
4. MXD Market Study
5. Westbrook DA Development Standards
6. Flynn-Nevins Comment Letter
7. Rosenlieb Letter
8. Faulk Comments

EXHIBITS

- A. 13th Addendum to the SVSP EIR
- B. SVSP Parcel WB-42 GPA Exhibit
- C. SVSP Change Pages
- D. SVSP Parcel WB-42 Rezone Exhibit
- E. Third Amendment to the Westbrook DA – redlines
- F. Third Amendment to the Westbrook DA – clean
- G. Tentative Subdivision Map
- H. Lot Line Adjustment

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.