

ITEM V-A: GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, REZONE, DEVELOPMENT AGREEMENT AMENDMENT AND LARGE LOT TENTATIVE MAP – 2000 WESTSIDE DR (WRSP WESTPARK PHASE 3 & 4) – FILE # 2005PL-160 (GPA-000020, SPA-000013, RZ-000025, DA-000022, SUB-000044)

REQUEST

The applicant requests approval of the following: 1) a General Plan Amendment for Westpark Phase 3 & 4 to position commercial and high density residential sites adjacent to an elementary school and park, relocate other land uses within the development area, and to increase the residential unit allocation by 216 units in Phase 3 & 4; 2) a Specific Plan Amendment for the same revisions; 3) a Rezone to conform with the revised land use plan; 4) a Development Agreement Amendment to modify the existing Westpark Development Agreement to be consistent with the revised land use plan and add sections relating to fees; and 5) a Large Lot Tentative Map to create parcels consistent with the revised land use plan.

Applicant – Rick Jordan, PL Roseville
Property Owner – PL Roseville

SUMMARY RECOMMENDATION

The Planning & Redevelopment Department recommends that the Planning Commission take the following actions:

- A. Adopt the Negative Declaration for WRSP Westpark Phase 3 & 4;
- B. Recommend that the City Council approve the General Plan Amendment;
- C. Recommend that the City Council adopt the one finding of fact and approve the Specific Plan Amendment;
- D. Recommend that the City Council adopt the two findings of fact and approve the Rezone;
- E. Recommend that the City Council adopt the five findings of fact and approve the Development Agreement Amendment; and
- F. Adopt the three findings of fact and approve the Phased Large Lot Tentative Map Modification.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request. The applicant and all affected City departments have reviewed and agreed with the terms of the Development Agreement Amendment.

Neighborhood Concerns: On August 5, 2008, applicant Rick Jordan hosted an informational meeting for interested neighbors and about 25 attended. The neighbors raised the following questions and concerns, which are followed by brief responses:

- *Affordable housing*
 - *How much? Is it more than required?* The Housing Element requires that each specific plan area and development agreement provide 10 percent of its units as affordable housing. The Westpark Development Agreement stipulates that 4 percent of units will be

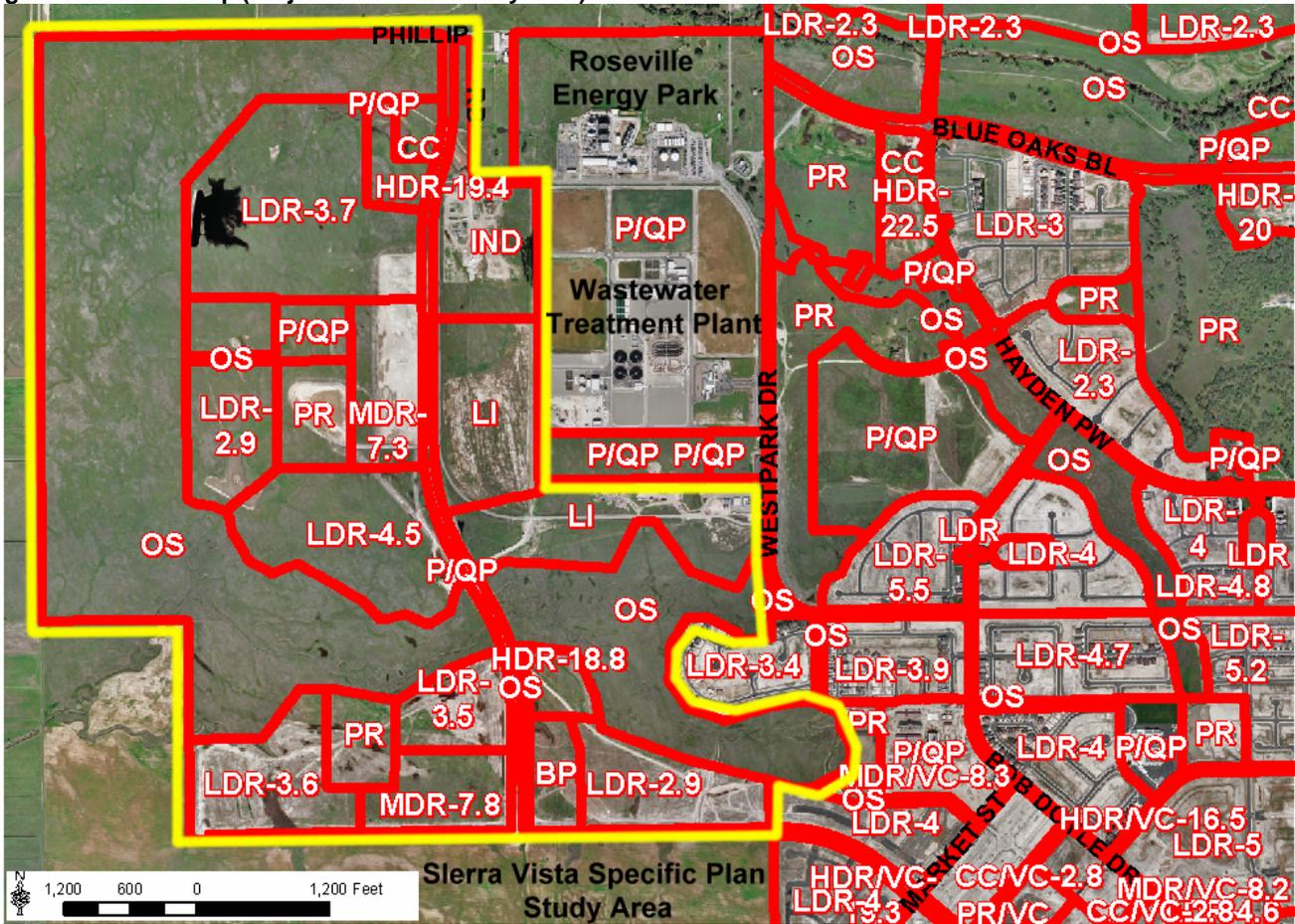
- affordable to very-low income households, 4 percent of units will be affordable to low income households and 2 percent of units will be affordable to middle income households. This specific plan amendment would increase the Westpark unit total from 4,260 to 4,475 and its affordable housing obligation from 426 to 448.
- *What is considered affordable?* Affordability standards are based on the local median household income per federal HUD-defined income categories. A very-low household income is less than 50 percent of the median household income.
 - *Concern that lots are getting smaller and more dense*
 - Westpark Phase 3 & 4 currently has an overall density of 5.2 units/acre and with the additional 216 units would be 5.8 units/acre.
 - The current LDR allocation is 840 units with R1 zoning. The proposed LDR allocation is 1047 units with 718 zoned RS (Small Lot Residential) and 329 zoned R1.
 - *Timing of Phase 3 & 4*
 - According to the applicant, Phase 3 & 4 will not start this year and probably not even next year. Given the current housing market, Phase 1 & 2 will probably take two more years to build out.
 - *Traffic increase*
 - The proposed additional Phase 3 & 4 units will generate about 99 pm peak hour trips, which is less than 1 percent of the 11,043 pm peak hour trips analyzed in the WRSP EIR. The City's traffic model indicates that the additional trips would not degrade level of service at any intersection and therefore would not be considered a traffic impact.
 - *Effect of project on property values*
 - Property value is a complex subject that is typically not within the scope of the City's review. Other national and local economic factors have already affected property values, which are expected to remain lower for the foreseeable future. The current housing market favors more attainable home prices, so many builders will be offering smaller, more affordable homes than were being sold last year.
 - *Why should neighbors support this; what's in it for them?*
 - Typically, the City evaluates projects based on General Plan policies, applicable ordinances and potential for environmental impacts.
 - *We don't want to live adjacent to affordable housing.*
 - Affordable housing is dispersed throughout many neighborhoods and is indistinguishable from market-rate housing. The nearest Phase 3 & 4 affordable housing site to existing Phase 1 & 2 neighborhoods will actually be moved further away with this amendment.

BACKGROUND

The West Roseville Specific Plan (WRSP) area is located in the northwest corner of the City. The 823-acre Westpark Phase 3 & 4 portion of the plan area is bounded by Phillip Road and future Blue Oaks Boulevard on the north, the Pleasant Grove Wastewater Treatment Plant and Westpark Drive on the east, and unincorporated Placer County on the south and west (Figure 1).

The WRSP was approved by the City on February 4, 2004 and established the land use designations and zoning standards for the specific plan area. The Westpark portion was approved for development of 4,260 residential units in four phases. All of the Phase 1 and 2 major infrastructure including roads, drainage and utilities have been completed. Currently twelve neighborhoods are under construction, including Village Center W-21 and W-22. To date, approximately 700 units have been occupied.

Figure 1: Location Map (Project area outlined in yellow)



EVALUATION – GENERAL PLAN & SPECIFIC PLAN AMENDMENTS

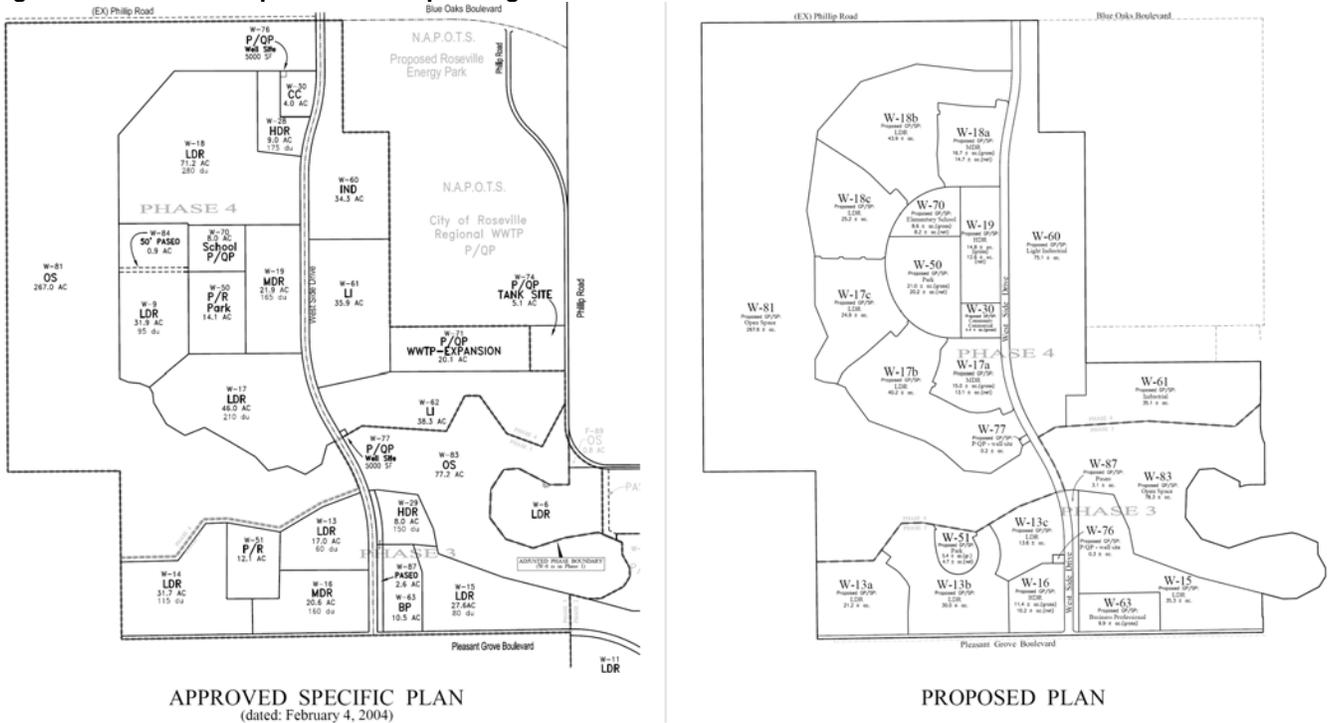
Prior to seeking development entitlements for Westpark Phase 3 & 4 parcels, master developer PL Roseville seeks to revise the land use map (Exhibit B and Figure 2). The proposal would reorient land uses and revise land use boundaries from the current Phase 3 & 4 plan. The proposal would not significantly alter the ratio of residential to non-residential land in Phase 3 & 4 (Figure 3), and would make no land use changes in Phases 1 or 2. The proposal would result in 216 additional units in Phase 3 & 4, which is 203 units above the current Westpark allocation overall.¹ This amounts to a minor 2.4 percent increase to the overall WRSP unit allocation.

The current land use plan and proposed changes (shown on the following page) include:

- Move Community Commercial parcel W-30 to a central location on West Side Drive adjacent to the park site; commercial would then be in walking distance from most of Phase 4
- Change parcel W-19 from MDR to HDR, and locate both MDR parcels nearby on West Side Drive; these changes would increase the number of units in walking distance to the elementary school
- Enlarge park W-50 to 20 acres, giving more area for active ball fields and other facilities
- Loop the local street around the park and school, which together with the changes to the CC, HDR and MDR parcels creates a more walkable and active center for the Phase 4 neighborhoods

¹ Of the 216 units, 13 units are being transferred from Westpark Phase 2 parcels.

Figure 2: General Plan-Specific Plan Map Changes



- Re-orient all Light Industrial along West Side Drive and Industrial to the south side of the wastewater treatment plant
- Re-orient the Business Professional parcel with the long dimension facing Pleasant Grove Boulevard; this would give office buildings better visibility than the current orientation facing West Side Drive which is cut-off from the frontage by a 70-foot wide paseo/PUE/powerline easement

By locating MDR and HDR parcels close to schools, parks and jobs, the proposed plan facilitates compact development and walkable nodes, which are goals of the City Council’s Blueprint Implementation Strategies. Development of the MDR and HDR sites are all subject to Design Review and the new Community Design Guidelines.

Open Space: Another obvious change from the current land use plan to the proposed is to the boundary of the open space parcels. The WRSP Final EIR was certified and the Specific Plan was approved in February 2004, before the final boundary alignment of the preservation easement was established by the federal regulatory process. The Operations and Management Plan for the WRSP Open Space Preserve was approved in October 2004 by the U. S. Army Corps of Engineers and the U. S. Fish and Wildlife Service, and the preservation easement was recorded. However, the recorded easement boundary does not coincide with the boundaries of parcels W-81 and W-83 as depicted on the approved WRSP land use plan. In several places the easement crosses onto residential or industrial parcels while in other places the open space parcels are outside of the easement. This Specific Plan Amendment will correct these inconsistencies by adjusting the land use plan to match the preservation easement boundary.

High Density Residential: The current land use plan includes two High Density Residential parcels within Phases 3 & 4, with Parcel W-28 designated HDR-19.4 and Parcel W-29 designated HDR-18.8. The proposed land use plan also includes two HDR parcels, W-16 and W-19, both designated at a density of 20 units/acre. Staff supports these changes because they help the City meet its state-mandated Regional Housing Need Allocation, as assigned by the Sacramento Area Council of Governments.

The City's Housing Element must include an inventory of land suitable for residential development, including housing for lower-income households. As defined by state law, to qualify as sites which can accommodate housing for lower-income households, the land must be designated 20 units/acre or higher. Accordingly, where the existing Parcels W-28 and W-29 do not qualify as accommodating housing for lower income households, the new Parcels W-16 and W-19 would qualify.

Figure 3: Phase 3 & 4 Land Use

Existing			Proposed		Change
Land Use	Acres	Units	Acres	Units	
Low Density Residential	227.31	840	234.3	1047	
Medium Density Residential	43.19	325	31.7	199	
High Density Residential	17.0	325	26.2	460	
Residential Totals	287.5	1490	292.2	1706	+ 216 units ²
Commercial	4.9		4.4		
Industrial	112.0		110.2		
Business Professional	10.5		9.9		
Park & Recreation	27.0		26.4		
Public/ Quasi-Public	8.7		9.1		
Open Space	347.6		348.9		
Non-Residential Totals	510.7		508.9		

Affordable Housing: PL Roseville also proposes to revise its affordable housing distribution (Exhibit C). Currently, parcel W-16 has an allocation of 42 middle-income purchase units and parcel W-19 has an allocation of 43 middle-income purchase units. The applicant proposes to consolidate the middle-income purchase units on parcel W-19, for a total of 90 units. The applicant also proposes to put 208 low- and very-low-income rental units on parcel W-16. The remaining obligation for 150 affordable senior apartments that was formerly assigned to parcel W-29 has already been moved to Village Center parcel W-25 (the approved Vintage Square Senior Apartments, which is currently under construction).

Figure 4: Affordable Housing Allocations

Existing			Proposed		
Parcel	Land Use	Affordable Units and Type	Parcel	Land Use	Affordable Units and Type
W-16	MDR	42 middle-income purchase	W-16	HDR	208 low- & very low-income rental
W-19	MDR	43 middle-income purchase	W-19	HDR	90 middle-income purchase
W-25	HDR	144 low- & very low-income	W-25	HDR	150 senior rental
W-28	HDR	47 low & very-low-income rental			
W-29	HDR	150 low & very-low-income rental			
		426 total units			448 total units ³

Development Impacts: The proposed additional 216 units is about a 2.5 percent increase in the overall number of specific plan units, accompanied by a slight increase in open space acreage, consistent with the preservation easement and with no new significant impacts. Schools and public safety will continue to be funded on a per unit basis as stipulated in the Development Agreement.

² The actual overall increase to Westpark is 203 new units, because 13 units were allocated but unused on Phase 2 parcels and are now being transferred to Phase 3 & 4.

³ The 22 additional affordable units are required due to the requested unit increase.

- **Utilities:** The proposed land use plan was evaluated with reference to the Master Sewer Plan; overall Phase 3 & 4 sewer flows were calculated to be no more than 81 percent of system capacity. The changes were also evaluated with reference to the Master Water Plan, which determined there would be a net increase in water demand of 0.0786 MGD. The Environmental Utilities Department reviewed the analyses and determined that existing facilities and capacities would remain adequate to serve the proposed land use plan.
- **Traffic:** The proposed land use plan was evaluated for traffic impacts. The 216 additional residential units would generate about 99 pm peak hour trips, less than a 1 percent increase to the current WRSP build-out volume. The City's traffic model indicates that this minor increase would not cause any intersection to experience level of service degradation.
- **Parks:** The proposed land use plan reduces park sites and paseos by 0.8 acres. To mitigate this shortage, the DA Amendment stipulates that the developer will rough grade park sites W-50 and W-51 at its expense. It should also be noted that the WRSP as a whole (Westpark and Fiddymont Ranch) currently exceeds its park dedication requirements by more than 130 acres; with the increased park demand of 216 additional units WRSP will still have an excess of 123 acres.

Conclusion: The proposed land use plan shuffles residential units around and reorients non-residential uses, but represents only a slight change from the current plan in terms of land use balance and adjacent compatibility, consistent with General Plan policy. Staff feels the proposed Phase 3 & 4 land use plan is better than the original, by creating more walkable neighborhoods and meeting Blueprint goals.

EVALUATION – REZONE

To remain consistent with the proposed land use plan, the applicant also requests that the property be rezoned (Exhibit J). While all six LDR parcels (totaling 227 acres) on the current land use plan are zoned Single Family Residential (R1/DS), five of the proposed LDR parcels (154 acres) will be zoned Small Lot Residential (RS/DS) and three parcels (80 acres) will be R1/DS.

The two proposed MDR parcels will be zoned RS/DS and the two proposed HDR parcels will be zoned R3, Attached Housing. Development plans on these four parcels are also subject to Design Review and the new Community Development Guidelines.

The Light Industrial (LI) and Industrial (IND) parcels will be zoned M1/SA-WR and M2/SA-WR respectively. The SA overlay is used to apply the modified use lists of WRSP Table 4-6 to ensure compatibility with surrounding uses, like the wastewater treatment plant and the open space preserve.

Zoning Ordinance Section 19.86.050.A stipulates that two findings must be made in order to approve a Rezone. The required findings are listed below in ***italicized bold*** print and are followed by an evaluation.

1. The proposed rezone is consistent with the public interest, health, safety and welfare of the City.

The proposed rezone will allow development of residential, commercial, industrial, and public projects which conform to applicable building and zoning codes, consistent with the public interest, health, safety and welfare of the City.

2. The proposed rezone is consistent with the General Plan and the West Roseville Specific Plan.

The proposed rezone will make each parcel consistent with its General Plan and West Roseville Specific Plan land use designation.

EVALUATION – DEVELOPMENT AGREEMENT AMENDMENT

The proposed General Plan Amendment, Specific Plan Amendment and Rezone include changes to text and maps which each have corresponding elements in the Westpark Development Agreement. The terms of the DA stipulate that it must be amended to remain consistent with the legislative actions described above. Accordingly, the proposed DA Amendment includes revisions to the land use acreages and units, affordable housing sites and units, park sites, paseos and bikeways, and phasing plan (Exhibit K).

As well as revising sections to remain consistent with the land use changes, the DA Amendment also includes several new sections:

- a description of the developer's obligation to construct Westside Drive as a 6-lane arterial with four traffic signal locations; and the City's intent to reimburse some of the developer's construction costs for lanes that are above and beyond the WRSP requirements
- a Traffic Benefit Fee of \$5,000/unit will apply to additional residential units; this will help fund regional transportation projects that are beyond the scope of the City's normal traffic mitigation fee
- a University Endowment Fee of \$5,000/unit will apply to additional residential units; the endowment will be used to attract a 4-year university, a key economic development strategy adopted by Council

The two new fees are similar to fees included in the City's more recent development agreements. The fees would be applicable only to additional units, above and beyond the 4,260 unit entitlement in the original Westpark DA.

Zoning Ordinance Section 19.84.040 stipulates that five findings must be made in order to approve a Development Agreement Amendment. The findings are listed below.

- 1. *The Development Agreement is consistent with the objectives, policies, programs and land use designations of the City of Roseville General Plan;***
- 2. *The Development Agreement is consistent with the City of Roseville Zoning Ordinance;***
- 3. *The Development Agreement is in conformance with the public health, safety and welfare;***
- 4. *The Development Agreement will not adversely affect the orderly development of the property or the preservation of property values; and***
- 5. *The provisions of the Development Agreement will provide sufficient benefit to the City to justify entering into the Agreement.***

In summary, the DA Amendment makes text and map revisions that are needed for the DA to remain consistent with the changes being made by the General Plan Amendment, Specific Plan Amendment and Rezone; the DA Amendment also adds new fees to be collected for the additional units. The DA Amendment has been reviewed by all affected departments and the terms have been found to be acceptable to all parties. Staff has reviewed the changes and believes the findings can be made to approve the DA Amendment.

EVALUATION – LARGE LOT TENTATIVE MAP

The applicant proposes to modify the design of the previously approved Phased Large Lot Tentative Subdivision Map for Westpark (SUBD 03-08, approved 1/8/04) to align the Phase 3 & 4 parcel boundaries in conformance with the preservation easement boundary and the new land use plan (Exhibit L).

Subdivision Ordinance Section 18.06.280.B provides for a filing of a Final Map to extend the expiration of the approved Tentative Map by thirty-six months from the date of its expiration. Because a Final Map was filed for Phase 1 & 2, the original Tentative Map expiration date has been extended to January 8, 2009. If approved, the Major Modification would not affect the expiration date. (The applicant can still request an Extension if additional time is needed to file a Final 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 or any applicable specific plan for the area, whichever is more restrictive, and the design standards of this Title.***

The map indicates the Phase 3 & 4 large lots will conform to the preservation easement boundary and the land use plan as amended by the concurrent GPA-000020 and SPA-000013. Overall site grading and drainage improvements, and utilities infrastructure will not change. Whereas the proposed map changes do not themselves create the need, the City has asked for the West Side Drive construction to include six full lanes and provide for four future signalized intersections (in anticipation of the ultimate condition if the arterial extends to the north and south with future annexations). The conditions of approval and terms of the Development Agreement Amendment include provisions to address these changes.

- 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 large lot configuration accommodates a diversity of residential product types and commercial-industrial-public development. Adequate frontage or access is provided to each large lot for orderly development. As depicted on the map, all of the large lots are practical for development.

- 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.***

The water quality impacts associated with the project and the expected discharge of waste for this project are consistent with what has been anticipated by the WRSP EIR. In addition, the design of the sewer lines in the project area and treatment capacity at the City's wastewater treatment plant have adequate conveyance and capacity to accommodate the future development on all of the large lot parcels.

CONCLUSION

Staff has reviewed the proposed General Plan-Specific Plan Amendments, Rezone and Development Agreement Amendment, and also forwarded the application to all affected departments. The proposed land use plan represents only a slight change from the current plan in terms of land use balance and adjacent compatibility, would create more walkable neighborhoods and meet the Council's Blueprint goals. As discussed above, the requested amendments and the Large Lot Tentative Subdivision Map meet the required findings and staff recommends their approval.

ENVIRONMENTAL DETERMINATION

The Planning & Redevelopment Director has determined that this project will not have a significant effect on the environment and proposes that a Negative Declaration be adopted. This determination is based upon an Initial Study, which concludes that there will be no significant environmental impacts. The Initial Study and Negative Declaration, attached as Exhibit A to this report, were posted for a 20-day public review period from July 4, 2008 through July 24, 2008. No comments on the document were received during the posted comment period.

RECOMMENDATION

The Planning & Redevelopment Department recommends the Planning Commission take the following actions:

- A. Adopt the Negative Declaration for WRSP Westpark Phase 3 & 4;
- B. Recommend that the City Council approve the General Plan Amendment – File # GPA-000020;
- C. Recommend that the City Council adopt the one finding of fact as stated in the staff report and approve the Specific Plan Amendment – File # SPA-000013;
- D. Recommend that the City Council adopt the two findings of fact as stated in the staff report and approve the Rezone – File # RZ-000025;
- E. Recommend that the City Council adopt the five findings of fact as stated in the staff report and approve the Development Agreement Amendment – File # DA-000022; and
- F. Adopt the three findings of fact as stated in the staff report and approve the Large Lot Tentative Map – File # SUB-000044 subject to twenty-nine (29) conditions of approval.

Conditions of Approval for Tentative Subdivision Map SUB-000044

1. The conditions of approval for the original Phased Large Lot Tentative Subdivision Map for Westpark (SUBD 03-08) remain applicable to this Major Modification unless otherwise amended by the following conditions. (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. (Engineering)
3. 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)
4. 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)
5. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)
6. 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)

7. All landscaping in areas containing electrical service equipment shall conform with the “Electric Department Landscape Design Requirements” as outlined in Section 7.00 of the Electric Department’s “Specifications for Residential Trenching” (Electric)
8. 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)
9. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)
10. The project shall comply with all applicable environmental mitigation measures identified in the Environmental Impact Report prepared for the West Roseville Specific Plan. (Planning, Attorney)

PRIOR TO OR UPON RECORDATION OF FINAL MAP

11. All applicable conditions of the “Development Agreement by and between The City of Roseville and PL Roseville, LLC” herein referred to as the Development Agreement, shall be satisfied as a condition of this Tentative Map Approval. (Engineering, Planning, Electric, Environmental Utilities, Parks)
12. Per Section 2.7 of the Development Agreement, the applicant shall submit to the Planning Department the appropriate Army Corps of Engineers permit or clearance, the California Department of Fish and Game Stream Bed Alteration Agreement, and/or the Regional Water Quality Control Board Water Quality Certificate or waiver. (Planning)
13. An irrevocable offer of dedication shall be provided for all park and recreation, park buffer, open space, and landscape parcels and other parcels to be dedicated to the City. For each given parcel, the offers for dedication shall not be accepted by the City, either in fee or as an easement, until after the subdivider has fulfilled the terms of the Development Agreement for said parcel. (Engineering, Planning, City Attorney)
14. Right-of-way shall be dedicated for all arterial and collector roadways as required by Engineering and as specified in the West Roseville Specific Plan, as amended, and as specified in the Development Agreement. The rights-of-way shall be widened adjacent to Low and Medium Density Residential parcels to incorporate the required Landscape Corridors and Public Utility Easements consistent with the Specific Plan. Where the Right-of-way is not widened, Public Utility Easements shall be offered adjacent to the Right-of-ways. (Engineering)
15. The words “traffic control appurtenances” shall be included in the list of utilities allowed in the public utility easements (PUE’s) located along public roadways. (Engineering)
16. The Final Map shall be submitted per, “The digital Submittal of Cadastral Surveys”. Submittal shall occur after Engineering approval but prior to Council approval. (Engineering)
17. Easement widths shall comply with the City’s Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
18. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
19. 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)

20. The Large Lot Map shall be recorded prior to the recordation of future small lot maps and further subdividing the individual Specific Plan parcels. (Engineering)

OTHER CONDITIONS OF APPROVAL

21. The following easements shall be provided and shown on the Final/Parcel Map or by separate instrument, unless otherwise provided for in these conditions:
 - a. A public utilities easement consistent with the West Roseville Specific Plan document along all road frontages; (Electric)
 - b. Water and sewer easements. (Environmental Utilities)
22. Easement widths shall comply with the City's Improvement Standards and Construction Standards and shall be consistent with the West Roseville Specific Plan document. (Environmental Utilities, Electric, Engineering)
23. 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)
24. 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)
25. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
26. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
27. 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)
28. 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)
29. The Tentative Subdivision/Parcel Map application shall not be deemed approved until the actions on the Rezoning, Development Agreement and Specific Plan Amendment are approved and become effective. (Planning)

ATTACHMENTS:

1. Summary of Land Use Changes
2. General Plan-Specific Plan Amendment Exhibit
3. Rezone Exhibit
4. Illustrative Site Plan for Phases 3 & 4
5. Approved Phase Tentative Large Lot Map for Westpark

EXHIBITS:

- A. Negative Declaration and Initial Study
- B. WRSP Figure 4-1 Land Use Plan
- C. WRSP Figure 5-1 Affordable Housing Distribution
- D. WRSP Figure 6-1 Open Space and Resource Areas
- E. WRSP Figure 7-1 Major Roadway Plan
- F. WRSP Figure 7-14 Bikeway System
- G. WRSP Figure 8-2 Schools, Parks and Open Space
- H. WRSP Figure 11-1 Project Phasing
- I. Table of WRSP Text Changes
- J. Rezone Exhibit
- K. Development Agreement Amendment with Exhibits
- L. Large Lot Tentative Map

Note to Applicant and/or Developer: Please contact the Planning & Redevelopment Department staff at (916) 774-5276 prior to the Design Committee meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Committee 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 & Redevelopment Director at, or prior to, the public hearing.