



Planning Commissioners Present: Donald Brewer, Sam Cannon, Robert Dugan, Kim Hoskinson, Audrey Huisking, David Larson

Planning Commissioners Absent: Gordon Hinkle

Staff Present: Paul Richardson, Director, Planning & Redevelopment
Chris Burrows, Senior Planner
Nela Luken, Senior Planner
Kathy Pease, Senior Planner
Steve Lindbeck, Project Planner
Chris Kraft, Engineering Manager
Kelye McKinney, Environmental Utilities Engineering Manager
Michelle Bertolino, Roseville Electric, Assistant Director - Distribution
Robert Schmitt, Assistant City Attorney
Carmen Bertola, Recording Secretary

WELCOME

ROLL CALL – 7:00 PM

PLEDGE OF ALLEGIANCE - Led by Commissioner Huisking

ORAL COMMUNICATIONS None.

CONSENT CALENDAR

Chair Cannon asked if anyone wished to remove any of the items from the Consent Calendar for discussion.

Chair Cannon asked for a motion to approve the CONSENT CALENDAR as listed below:

IV-A. MINUTES OF NOVEMBER 12, 2009.

IV-B. CONDITIONAL USE PERMIT – 1660 E. ROSEVILLE PKWY – METRO CALVARY CHURCH – FILE #2009PL-101 (CUP-000059). The applicant requests approval of a Conditional Use Permit to allow a community assembly use within a Business Professional Zone District. Applicant: Metro Calvary Church, Greg Cline. Owner: NNN Parkway Corporate Plaza LLC, John Thomas Koss. (Ogden)

IV-C. CONDITIONAL USE PERMIT – 1620 ROSEVILLE PKWY – NERSP PCL 3 – CLEARWIRE CELL TOWER EXTENSION – FILE # 2009PL-100 (CUP-000058). The applicant requests approval of a Conditional Use Permit to allow a 6-foot extension of an existing 139-foot PG&E tower with three new cellular antennas and three clearwire microwave dishes. Applicant: Dale Smith, Clearwire US, LLC. Owner: Eric Jacobson, Pacific Gas and Electric. (Wiley)

MOTION

Commissioner Huisking made the motion, which was seconded by Commissioner Dugan, to approve the Consent Calendar as submitted.

The motion passed with the following vote:

Ayes: Huisiking, Dugan, Brewer, Larson, Hoskinson, Cannon
Noes:
Abstain: Huisiking

Commissioner Huisiking abstained from the minutes due to her absence from the meeting of November 12, 2009.

NEW BUSINESS

V-A. LOT LINE ADJUSTMENT, REZONE, GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, AND DEVELOPMENT AGREEMENT AMENDMENT– O'BRIEN ANNEXATION PROJECT (STEP 2) – 2850 WESTSIDE DRIVE AND 4401 WESTPARK DRIVE - FILE# 2009PL-112 (LLA-000062, RZ-000052, GPA-000058, SPA-000039, AND DA-000043). The City requests approval of a Lot Line Adjustment to modify the property lines of three properties (two City-owned and one privately owned parcel) to create more developable sites with improved access. As it relates to the PL Roseville property, the following entitlements are requested: a Rezone to change the zoning from Light Industrial Special Area (M1/SA) to General Commercial (GC) and Light Industrial (M1); a General Plan Amendment to change the land use from General Industrial (IND) to Community Commercial (CC) and Light Industrial (LI); a Development Agreement Amendment to update references in the Development Agreement related to zoning and land use and to modify the agreement as needed to accommodate the property line adjustments; and a Specific Plan Amendment which will bring the O'Brien property into the West Roseville Specific Plan Area and will allow for updates to the specific plan document as it relates to mapping and zoning and land use references. Project Applicant: City of Roseville. Property Owner: City of Roseville (2850 Westside Drive) and PL Roseville, Greg Van Dam (4401 Westpark Drive) (Stewart) **THIS ITEM IS BEING CONTINUED TO THE MEETING OF JANUARY 14, 2010.**

V-B. ANNEXATION, GENERAL PLAN AMENDMENT, SPECIFIC PLAN, ZONING ORDINANCE AMENDMENT AND DEVELOPMENT AGREEMENT – SIERRA VISTA SPECIFIC PLAN – 6810 FIDDYMENT ROAD – FILE #2007PL-044 (ANN-000002, GPA-000034, SPA-00024, RZ-000037 & DA-000029). The applicant requests approval of an amendment to the City's Sphere of Influence boundary of approximately 373 acres and an Annexation of approximately 2,064 acres of vacant land generally located west of Fiddymment Rd. and north of Baseline Rd. The applicant also requests a General Plan Amendment and adoption of a new Specific Plan to establish residential, commercial, parks, open space, and public land use designations, a Zoning Ordinance Amendment to establish development standards for each parcel and to amend the City's RS Development Standards, and Development Agreements between the City and each of the six property owners to provide the infrastructure needed to support the proposed development. The applicant also requests that the Planning Commission accept Public Comment on the Draft EIR; that they provide their own comments on the EIR; and that the Commission forward a recommendation to the City Council that they certify the EIR. The Planning Commission will also consider the project at the following scheduled public meetings: **January 14, 2010 and January 28, 2010**, or soon thereafter as the matter may be heard. Owner/Applicant: Sierra Vista Landowner Group. (Luken, Pease, Lindbeck)

Senior Planner, Nela Luken, introduced staff and support team members and introduced the order of the presentation.

Presentation of the Sierra Vista Specific Plan and Draft Environmental Impact Report

- Review of Agenda (Nela Luken)
 - Introduction & Presentation Format
 - Sierra Vista Land Use Plan & Project Features
 - EIR Review
 - 1st Group:
 - Land Use
 - Affordable Housing
 - Public Services
 - 2nd Group:
 - Transportation & Circulation

- 3rd Group:
 - Utilities Plan
 - 4th Group:
 - Resource Management
 - Miscellaneous EIR Sections
- Public Outreach/Opportunities for Public Input
 - Public Meetings
 - Sept 22 Riley Library
 - Oct 14 Riley Library
 - Oct 20 Chilton Middle School
 - Oct 27 Coyote Ridge Elementary School
 - EIR Workshop:
 - Nov 12 Planning Commission
 - Public Hearings:
 - Nov 17 Transportation Commission
 - Nov 19 Public Utilities Commission
 - Dec 7 Parks & Recreation Commission
 - Dec 10 Planning Commission
 - Jan 14 Planning Commission
 - Jan 28 Planning Commission
 - May 2010 City Council
- Regional Context
 - Project Location and proximity to other Specific Plan Projects; Proposed Regional University; and Placer County Projects.
- Project Area Overview
 - SOI Area: (Sphere of Influence)
 - 373 acres new
 - Annexation Area:
 - 2,064 acres
 - Specific Plan:
 - 1,630 acres
 - 6,650 proposed dwelling units
- Project Entitlements
 - Sphere of Influence Amendment
 - Annexation
 - General Plan Amendment
 - Specific Plan Adoption
 - Prezone & Ordinance Amendment
 - Development Agreements
 - Certification of Environmental Impact Report
- Specific Plan Land Use
 - Land Use Plan Overview & features of the plan
 - Original Plan presented in 2005
 - Current Plan today
 - Phasing Plan – 4 phases: A=1,996 du; B=1,797 du; C=2,036 du; D=821 du
 - Parks & Open Space
 - 40 acres City-wide Park

- 50 acres Neighborhood Parks
 - 267 acres Open Space:
 - Habitat Preservation
 - Flood Control
 - Passive Recreation
 - Bikeways
 - Signature Park Concept
- Low Impact Development Measures
 - Disconnected drains
 - Pervious or partially paved driveways & porous pavement
 - Separated sidewalks
 - Tree planting
 - Vegetated swales
 - In-stream treatment/flood retention
- Public Services
 - Schools: 2 Districts
 - Fire Station: 3 acres
 - Electric Substation: 1 acre
 - Church Site: 7 acres
- General Plan Amendments
 - Modify unit allocation to add 6,650 units
 - Text/table revisions to add SVSP data
 - Update all figures and mapping – 2020 to 2025
 - Update out of date Implementation Measures
 - Update background and setting
 - Modify policy to clarify when new development would need its own source of surface water
 - Modify noise standard to address existing traffic noise levels that exceed the City's noise standards, with or without the SVSP
- Zoning Ordinance Amendments & Development Standards Modifications
 - Standards for lots with attached & detached walks
 - Reduced minimum lot size, lot width, front, side & rear yard setbacks for lots with detached walks
 - Reduced usable rear yard open space when a front porch is provided
 - Eliminate second story wall separation
 - No limit on two-story unit mix
 - Design Standards Consistent with CDVC:
 - Architectural treatment on all exterior elevations
 - All doors & windows trimmed consistent with architectural style
 - Panelized windows or trim on garage doors
- EIR (Kathy Pease)
 - Land Use & Agriculture
 - Changes in land use
 - Existing & planned uses for compatibility
 - Loss of agricultural land:
 - Farmland of local importance
 - No prime farmland
 - Offsite grassland and open space preservation reduce loss of agricultural land to less than significant level
 - Condition of Approval – deed disclosure for McClellan Over-flights – significant and unavoidable land use compatibility

- Affordable Housing Plan
 - Affordable housing is proposed as part of the project which meets the City's General Plan 10% housing goal.

- Population, Employment & Housing
 - Changes in Population
 - Employment
 - Jobs/Housing Balance
 - Affordable Housing
 - Population Growth-Significant and Unavoidable

- Public Services
 - Law Enforcement
 - Fire Protection
 - Schools
 - Libraries
 - Parks & Recreation
 - All less than significant

Pause in presentation

Open for Public Comment on:

- Land Use & Agriculture
- Affordable Housing
- Public Services

The following members of the public addressed the Commission:

- Scott Loehr, Superintendent of the Antelope School District, expressed the full support from the District for the Sierra Vista Specific Plan.

Public comment period temporarily closed, open to Commission discussion:

- Define noise levels of 60dba to 75dba, with examples;
- Impact of McClellan Flight paths over the SVSP neighborhoods;
- Concern with School District boundaries splitting neighborhood streets;
- How school boundaries relate to the EIR;
- Petition process to request the state reevaluate school district boundaries;
- Identify the split school boundaries at time of sale;
- Modification of plan to place roadways along the school boundaries;
- Request report at next hearing detailing how staff approached this issue, what they were able to do, what they were not able to do;
- Commission consensus to have later workshop on this issue;
- Location of offsite grassland habitat is done when permits are pulled.

Presentation Continued

- Circulation & Transportation (Chris Kraft)
 - Roadway Network
 - Major, Arterial, Collector, and Primary Residential. Regional Roadway Concept.
 - Bicycle /pedestrian system
 - Paseos
 - Roundabouts
 - Transit
 - Traffic Impacts and Mitigations
 - Transit Service
 - Bicycle/pedestrian
 - Traffic Level of Service

- 70% of signals operate at LOS C or better during PM Peak Hour
- Degrades PM Level of Service at 4 City Intersections – Significant & Unavoidable
- General Plan consistency
- Regional Traffic Impacts
- Updated City Traffic Model from 2020 to 2025

Pause in presentation

Open for Public Comment on:

- Transportation & Circulation

There was no comment from the Public.

Public comment period temporarily closed, open to Commission discussion:

- SVSP will have 9 miles of Class 1 Bike Trails compared to the West Plan's 10 miles of Class 1 Bike Trails;
- As money becomes available, bike trails will be built;
- City will determine location and number of Park & Ride space locations along Baseline Rd;
- Road B signals will be synchronized to help relieve traffic congestion on Baseline Rd;
- Plans for double right turn lane from Fiddymont to Baseline, as well as other mitigation measures;
- Plans for proposed roundabouts;
- Roundabout safety challenges for pedestrian/bicycle riders;
- Would like to see roundabouts discussed at the Specific Plan hearing;
- One commissioner against building roundabouts in a pedestrian planned community;
- Plan for Bus Right-of-Way for bus rapid transit (BRT) along new Watt Avenue;
- Wide Paseo designs vs. larger residential lots;
- Plans for roadway fees for out of jurisdiction improvements.

Comment period temporarily closed.

Chair Cannon called a break at 8:23 pm.

Chair Cannon resumed the meeting at 8:31 pm.

The presentation continued

- Public Utilities (Kelye McKinney)
 - Water Distribution System
 - Recycled Water Distribution System
 - Wastewater Collection and Treatment System
 - Solid Waste Disposal
 - Electricity and Telecommunications
 - Potable Water Supply
 - Recycled Water
 - Wastewater Collection and Treatment
 - Solid Waste Disposal
 - Electricity and Natural Gas
 - Telecommunications
 - Growth Area Policy 5.7
 - Current General Plan policy requires all new development to acquire a new source of surface water supply
 - City's existing water supply portfolio is sufficient to serve the SVSP
 - Policy amendment clarifies when projects must bring additional water supply sources.
 - Proposed General Plan Amendment: Water

- Any development proposal west of Roseville that does not have a sufficient supply of surface water shall secure additional supplies above what the City currently has available. Development proposals shall also provide financial assistance to incorporate the new source of supply into the City's water supply portfolio (surface water, groundwater and recycled water); and development proposal shall include measures to reduce water demand by implementing the use of conservation best management practices, recycled water, and other offsets.
- Water Supply
 - Normal/Wet years
 - Drier & Driest Years
- Surface Water Contracts
- Water Demands (Normal/Wet Years)
- Water Supply (Normal/Wet years)
- Supply vs. Demand (Normal/Wet Year)
- Water Demands (Driest Years)
- Water Supply (Driest Years)
- Supply vs. Demand (Driest Years)
- Supplemental Groundwater needs
- Surface Water & Groundwater
- Water Treatment
- Dry Utilities (Michelle Bertolino)
 - Electricity
 - Natural Gas
 - Telecommunications
 - No Significant Unavoidable Impacts

Pause in presentation

Open for Public Comment on:

- Water
- Recycled Water
- Wastewater
- Solid Waste
- Dry Utilities

There was no comment from the Public.

Public comment period temporarily closed, open to Commission discussion:

- 1,100 acre feet services approximately 2,200 homes or about 5,000 plus residents;
- Explanation of a sewer lift station;
- Plans for cellular towers, Commission encourages putting the poles in before construction begins;
- Service Providers come forward after the residents are in;
- Discussion of whether the proposed Delta Plan will reduce the amount of available water from Folsom Lake. May result in more years that city is put into drier/driest years scenario;
- Thank you's to staff for coming in prepared to present big picture scenario;
- What is the city's AFY demand?;
- Any studies indicating possible land subsidence issues if water pumped out.

Return to Presentation

- Resource Management (Kathy Pease)
 - Geology, Soils, and Seismicity
 - Vegetation & Wildlife

- Cultural Resources & Paleontological Resources
- Aesthetics and Visual Resources

Pause in presentation

Open for Public Comment on:

- Geology, Soils, and Seismicity
- Vegetation & Wildlife
- Cultural Resources & Paleontological Resources
- Aesthetics and Visual Resources

There was no comment from the Public.

Public Comment temporarily closed, opened for Commission discussion:
There was no discussion at this time.

The presentation resumed.

- Review of Miscellaneous EIR Sections (Kathy Pease)
 - Air Quality
 - Climate Change & Greenhouse Gas Emissions
 - Noise
 - Hazardous Materials and Public Safety
 - Hydrology & Water Quality
 - Cumulative Impacts
 - Project Alternatives
- Next Steps
 - January 7, 2010, Draft EIR Comment Period Closes
 - January – May 2010: Respond to Comments
 - Spring 2010: council Certifies Final EIR
 - Meeting Broadcast Schedule

The presentation was concluded.

Open for Public Comment on:

- Air Quality
- Climate Change & Greenhouse Gas Emissions
- Noise
- Hazardous Materials and Public Safety
- Hydrology & Water Quality
- Cumulative Impacts
- Project Alternatives

There was no comment from the Public.

Public Comment closed, opened for Commission discussion:

- Compliments to staff for doing an excellent job;
- Sierra Vista Specific Plan was transparent and with full disclosure.

REPORTS/COMMENTS/COMMISSION/STAFF

A. REPORTS FROM PLANNER

- City Council did approve Auburn Ranch Subdivision at the last meeting.

- Appointment to Sustainability Committee, one member of Planning Commission to meet one time a month, from January to June.
 - What is the definition and purpose of the committee?

MOTION: Commissioner Dugan nominated Commissioner Larson, seconded by Commissioner Brewer, to represent the Planning Commission in the Sustainability Committee.

VOTE: The vote was unanimous in favor of the nomination.

- No meeting on December 24, 2009.
- Next meeting Jan 14, 2010, as Jan 7th not needed
- EIR comment period will be closed by next meeting and the January 14th meeting will begin the study of the Specific Plan, as well as the items that were brought up during tonight's presentation.

Commission comments:

- Rocky Ridge up to Lead Hill on Eureka, the landscape is deteriorated and/or gone in some areas in the median. It is unsightly.
- RCONA hosted the first ever Town Hall Meeting/Community Outreach, addressing H1N1 issues as well as safety issues with the Police and Fire representatives.

ADJOURNMENT

Chair Cannon asked for a motion to adjourn the meeting.

MOTION

Commissioner Hoskinson made the motion, which was seconded by Commissioner Brewer, to adjourn to the meeting of January 14, 2010. The motion passed unanimously at 9:15 PM.