



Planning Commissioners Present: Donald Brewer (7:03pm, Excused), Sam Cannon, Robert Dugan (7:07pm, Excused), Gordon Hinkle, Kim Hoskinson, David Larson

Planning Commissioners Absent: Audrey Huisking

Staff Present: Paul Richardson, Director, Planning & Redevelopment  
Nela Luken, Senior Planner  
Rob Jensen, Public Works Director  
Russ Branson, Finance Director  
Kelye McKinney, Environmental Utilities, Engineering Manager  
Robert Schmitt, Assistant City Attorney  
Carmen Bertola, Recording Secretary

**WELCOME**

**PLEDGE OF ALLEGIANCE:** Led by Commissioner Larson

**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 APRIL 08, 2010.**

**MOTION**

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

The motion passed unanimously.

Chair Cannon reviewed the order of the hearing for Item V-A for those in attendance.

**NEW BUSINESS**

**V-A. 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.; 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 nine landowners to provide the infrastructure needed to support the proposed development. Owner/Applicant: Sierra Vista Landowner Group. (Luken, Pease, Lindbeck)

Senior Planner, Nela Luken, presented the Development Agreements overview; reviewed change pages for the Specific Plan Document; and reviewed the Recommendation Summary. Finance Director, Russ Branson,

presented the Fiscal Impact Analysis overview of the staff report. They both responded to questions from the Commission.

Public Works Director, Rob Jensen, addressed two letters that were received from Placer County at 5:00pm this evening, requesting a continuance of tonight's hearing on the basis of outstanding water, sewer, and traffic issues by the County. Rob Jensen stated that the traffic concerns had been addressed and he believed a mutual agreement had been reached with the County as of this morning's meeting. He responded to questions from the Commission.

Environmental Utilities Engineering Manager, Kelye McKinney, addressed Placer County's water and sewer issues and responded to questions from the Commission.

Chair Cannon opened the public hearing and invited comments from the applicant and/or audience.

Applicant, Macus Lo Duca of Lo Duca and Avdis, Roseville, representing the Sierra Vista owners group, addressed the Commission and responded to questions. He stated that he had received a copy of the staff report and was in agreement with staff's recommendations.

There was discussion on the following:

- Potable water supply and the project's water demands on the recycling and water treatment plant;
- Actions to be taken if the water plant expansion is not necessary;
- SVSP will be built with a 17% reduction in water use (when compared to earlier specific plans) through smart irrigation systems, circulating hot water heaters, and turf reductions;
- Timing of phasing plan construction, later phases not relying on construction of earlier phases through sub-phasing;
- Concerns with fiscal projections for SVSP;
- Review of concerns addressed in recent letters received from County;
- Public infrastructure reimbursements beginning with WRSP from SVSP;
- Master plan of water facilities, their transition over time, and modeling efforts;
- Draft MOU addressing County traffic concerns will go to City Council;
- County's concern with Fair Share contributions between jurisdictions for roadway improvements;
- Each of the nine proposed SVSP Development Agreements contains identical Eminent Domain language and would occur as only a last resort and need to follow a process through to the City Council;
- SPARTA (South Placer Regional Transit Authority) tier 2 fee deferment to a later date;
- DA allows for a certain amount of fees (unspecified) to be deferred;
- Aquifer Storage & Recovery program protocol for blending of ground water and surface water for distribution in the SVSP area;
- Thanks to staff and applicants for moving this project forward in these difficult economic times;
- Big picture and timeline of Baseline Road improvements and development;
- Wrong to add eminent domain language in DA;
- Thanks and appreciation to the Veterans who participated in tonight's hearing;
- Against air conditioning efficiency requirements in the DAs that will increase the cost of the units and thus increase the purchase price to the home owners. The units the state currently requires are efficient and cost effective without an increased the cost of the dwelling;
- Request to change the name of Santucci BI (Watt Ave extension) to Veterans BI

The following members of the Public addressed the Commission on this item:

- Ann Diamondstone, resident, supports the development;
- John Piches, resident, Local Veterans Chapter Chairman, speaking on behalf of all the local Veterans, requested that the name of the Watt Avenue extension, north of Baseline Rd., be renamed Veterans Blvd, in honor and memory of all local veterans who have so valiantly served their country;
- Cory Tapia, third generation Roseville resident, spoke in favor of the project and encouraged the Commission to vote in favor of this project;
- Mary Circle, St Johns school in Westpark, looks forward to the widening of Baseline, and expressed her support of the project;

- Scott Edwards, resident, executive pastor Bayside Church in West Roseville, expressed his support of the project;
- Steve Thurtle, resident and home builder, supports Sierra Vista project and complemented staff for keeping Richland Development in the loop throughout the process. Richland was originally a part of the SVSP, but due to the economic downturn, they had to pull out. He said that he has asked to meet with SVSP owners group on numerous occasions to discuss some development options, but has been denied. He has two issues with the Development Agreements as presented to the Planning Commission: 1. Eminent Domain being included in the text; and 2. Reimbursements to Sierra Vista for processing documents. Richland was denied any input for the FEIR and would like to know what the reimbursements might be. He also requested that [Richland Communities] be given greater consideration as adjacent landowner.

Commissioner Brewer made the motion which was seconded by Commissioner Hinkle to change the name of Santucci Bl to Veterans Bl.

Chair Cannon opened a discussion prior to taking a vote.

Discussion by Commission:

- Process of changing roadway names;
- Does not like a street name changing multiple times in a short distance;
- Santucci name is applied to the Justice Center at the north of town, may lead to confusion if street name is at the south end of town;
- Watt Av is a major transportation corridor through many jurisdictions and should not be changed to anything other than Watt Av;
- Watt Av is long enough to have a name change when it enters a new jurisdiction;
- Emergencies services have accepted the name change from Watt to Santucci and did not foresee a problem responding to calls to the appropriate location;
- Applicant suggests changing the name of Vista Grande Bl to Santucci (east-west road) and Watt Ave (Santucci) to Veterans Bl (north-south);

Chair Cannon closed the discussion time and asked for a new motion.

Commissioner Brewer made the amended motion which was seconded by Commissioner Hinkle to change the name of Santucci Bl in the SVSP to Veterans Bl; and to change the name of Vista Grande Bl to Santucci Bl.

The motion passed unanimously.

Chair Cannon temporarily closed the public hearing and asked for a motion.

## MOTION

Commissioner Dugan made the motion, which was seconded by Commissioner Hinkle, relative to the Sphere of Influence Amendment and Sierra Vista Specific Plan, to do the following as submitted in the staff report and with modification to Exhibit D as noted below:

- Forward all comments received on the Draft EIR during the public review period for inclusion in the Final EIR for City Council review (written responses and Planning Commission meeting notes).
- Recommend that the City Council direct staff to make and execute any and all necessary documents and applications to the Placer County Local Agency Formation Commission.
- Recommend that the City Council amend the General Plan Land Use Map and text as shown in the General Plan 2025 Redline (Exhibit C).
- Recommend that the City Council adopt the following finding and approve the Sierra Vista Specific Plan (Exhibit B): including 4 Specific Plan change pages, as presented by staff, to figures 6-6, 8-4, RSDS Development Standards, and Credits Page.

1. The Sierra Vista Specific Plan is consistent with the objectives, policies, general land uses and programs specified in the General Plan.
- E. Recommend that the City Council adopt the following findings and approve the Prezone for the land located within unincorporated Placer County to reflect the zoning indicated in Sierra Vista Specific Plan Table 4-2:
1. The proposed Prezone is consistent with the General Plan as amended, and
  2. The proposed Prezone will not be detrimental to the public interest, health, safety, or welfare of the City.
- F. Recommend that the City Council adopt the following findings for the Zoning Ordinance Text Amendment and amend Chapter 19.10 to modify the RS Development Standards and Supplemental Design Standards as provided in Exhibit D of this staff report:
1. The proposed Zoning Ordinance Text Amendment will not be detrimental to the public interest, health, safety, or welfare of the City, and
  2. The proposed Zoning Ordinance Text Amendment is consistent with the General Plan.
- G. Recommend that the City Council adopt the following findings and approve the Sierra Vista Specific Plan Development Agreements (Exhibits E through M) inclusive of the following measures within the development agreements:
- a) that prior to annexation the landowners shall file an application to change the name of West Side Drive in the WRSP to Westbrook Boulevard (Westpark DA);
  - b) modify footnote #4 of Exhibit E-1 to state, consistent with City ordinance, that a Design Review Permit for Residential Subdivisions is required for neighborhoods of "equal to or greater than 7 du/ac" (all Mourier DAs)
1. The SVSP Development Agreements are consistent with the objectives, policies, general land uses and programs specified in the General Plan;
  2. The SVSP Development Agreements are consistent with the provisions of Chapter 19.84 of the Roseville Zoning Ordinance;
  3. The SVSP Development Agreements will not be detrimental to the health, safety, or general welfare of the residents of the City of Roseville;
  4. The SVSP Development Agreements will not adversely affect the orderly development of property or the preservation of property values; and
  5. The SVSP Development Agreements will provide sufficient benefit to the City to justify entering into the Development Agreements.

The motion passed with the following vote:

Ayes: Dugan, Hinkle, Brewer, Hoskinson, Larson, Cannon

Noes:

Abstain:

## **REPORTS/COMMENTS/COMMISSION/STAFF**

### REPORTS FROM PLANNER

- None

### COMMENTS FROM COMMISSION

- Boats are still parked that were brought up at last meeting. Staff is continuing to review.

## **ADJOURNMENT**

Chair Cannon asked for a motion to adjourn the meeting.

### MOTION

Commissioner Hoskinson made the motion, which was seconded by Commissioner Hinkle, to adjourn to the meeting of May 13, 2010. The motion passed unanimously at 8:50 PM.