

ITEM V-B: **FIDDYMENT RANCH PHASE 3 SPECIFIC PLAN AMENDMENT – GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, REZONE, DEVELOPMENT AGREEMENT AMENDMENT & DRAFT SUBSEQUENT EIR – 3000 HAYDEN PARKWAY – FILE #S GPA-000059, SPA-000040, RZ-000053, DA-000044 & SCH#20100082075.**

REQUEST

The applicant requests approval to amend the West Roseville Specific Plan (WRSP) to accommodate 1,905 additional residential units (580 Low Density Residential units, 609 Medium Density Residential Units, and 716 High Density Residential Units) in Fiddymment Ranch Phases 1, 2, and 3. The revised land use plan will not change the footprint of the WRSP, but would redistribute certain land uses (LDR, LDR (Pocket Parks), MDR and HDR, CC, P/R, OS, P/Q-P, and Right-of-way) within the project area. In addition, the project proposes to change development densities within certain Fiddymment Ranch residential parcels. Also requested is certification of a Draft Subsequent EIR that analyzed the environmental effects of the proposed project.

Applicant: West Roseville Development Company, LLC, Roseville/Fiddymment Land Venture, LLC

SUMMARY RECOMMENDATION

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

- A. Find that the Commission has reviewed, considered, and found the Draft SEIR adequate, and forward all comments received on the Draft SEIR for inclusion in the Final SEIR for consideration by the City Council.
- B. Recommend that the City Council approve the General Plan Amendment:
- C. Recommend that the City Council approve the Specific Plan Amendment
- D. Recommend that the City Council adopt the two (2) findings of fact and approve the Rezone.
- E. Recommend that the City Council adopt the five (5) findings of fact and approve the Development Agreement Amendment.

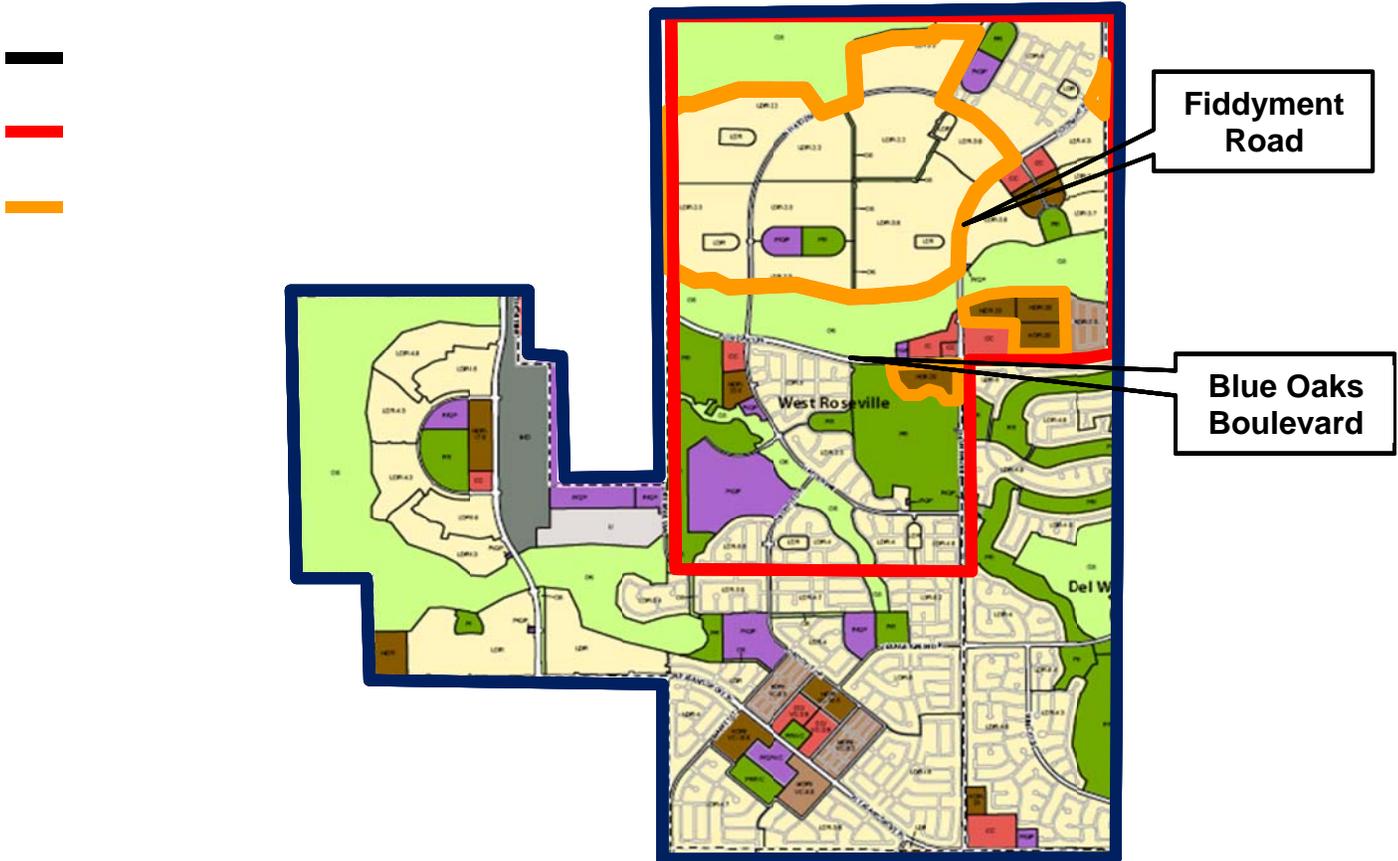
BACKGROUND

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 Fiddymment Ranch portion was approved for development of 4,170 residential units in three phases.¹ All Phase 1 major infrastructure, including roads, drainage and utilities, has been completed. To date approximately 560 homes and 156 multi-family dwelling units have been completed and occupied in the Phase 1 portion of the project, and three Phase 1 neighborhoods are under construction. In the Phase 2 portion of the project, a substantial portion of the infrastructure and grading has been completed. Improvement plans for all of Parcel F-14 and portions of Parcels F-15 & F-16 have been approved. Streets have been constructed within portions of Planning Area F-14 and approximately 40 homes are occupied.

¹ A 36-unit density bonus approved in 2007 for the Siena Apartments affordable housing project on Parcel F-20 resulted in a total Fiddymment development allocation of 4206 units.

On November 10, 2011 a public workshop was held before the Planning Commission for the purpose of providing information about the project proposed in this application, and the Draft Subsequent Environmental Impact Report (DSEIR) that was prepared for the project. The workshop also provided the opportunity for the Commission and public to provide comment on the DSEIR.

Project Area – Fiddymt Ranch Phase 3 Specific Plan Amendment



This staff report is divided into individual sections to aid the Commission in its review.

STAFF REPORT SECTIONS

1. Project Description
2. Summary of Project Entitlements
3. General Plan, Specific Plan & Rezone Evaluation
4. Development Agreement Amendment Evaluation
5. Draft SEIR Evaluation & Public Outreach Discussion

PROJECT DESCRIPTION

SECTION 1

The project site is located within the West Roseville Specific Plan (WRSP) area, which encompasses ±3,162 acres located in the northwest portion of the City of Roseville, west of Fiddymt Road. The 1,678-acre Fiddymt Ranch portion of the WRSP is bound by Blue Oaks Boulevard and Phillip Road to the south, and Fiddymt Road and Crocker Ranch Road to the east (see Vicinity Map above). The proposed project will affect ±910 acres of the WRSP north of Blue Oaks Boulevard, with the exception of two parcels south of Blue Oaks Boulevard. (Parcel F-55 (General Plan Land Use - Parks &

Recreation) and Parcel F-21 (General Plan Land Use – HDR-20)). The areas impacted by the proposed project are outlined in red on the map above.

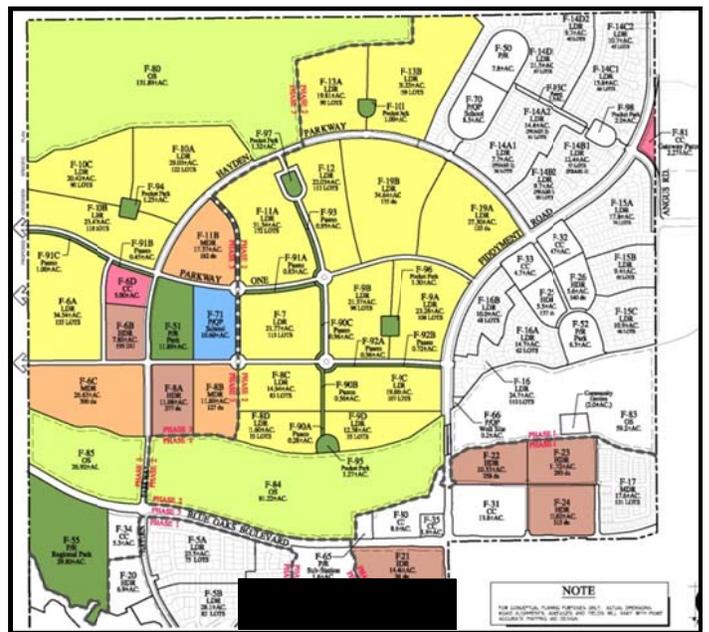
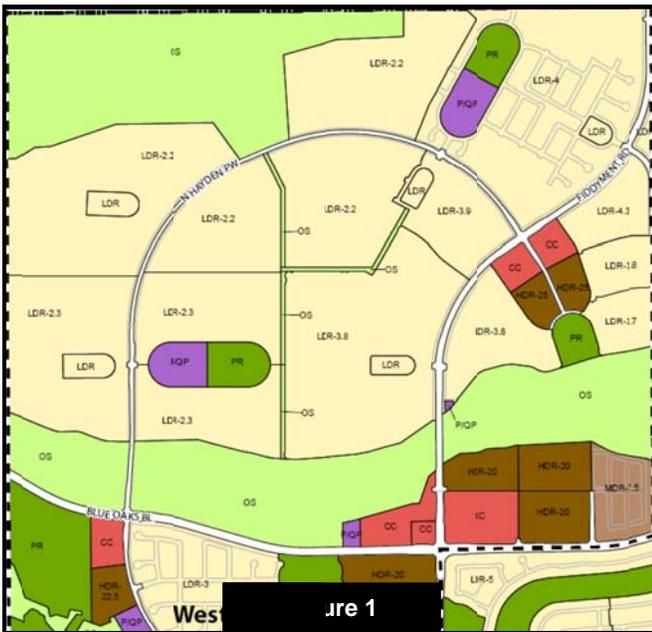
The project would affect land use designations and development densities on ±910 acres within the Fiddymt Ranch area of the WRSP as shown on the proposed land use map above. However, the proposal would not alter the development footprint of Fiddymt Ranch Phase 3 or the WRSP.

In addition, the project proposes to change development densities within Fiddymt Ranch residential areas. With the proposed changes in land use acreages and density increases, the project would provide 1,905 additional dwelling units as follows: 1) 580 additional Low Density Residential units, 2) 609 additional Medium Density Residential units, and 3) 716 additional High Density Residential units. Under the proposed Fiddymt Ranch Specific Plan Amendment 3 project, build out of the Fiddymt Ranch area would accommodate up to a total of 6,112 residential units.

The maps below illustrate approved land uses and the proposed land uses.

Fiddymt Ranch – Approved Land Uses

Fiddymt Ranch – Proposed Land Uses



PROPOSED LAND USES

The table below identifies the proposed acreage allocated to each land use compared with the currently approved land uses. The information in the table is provided for the Fiddymt Ranch development only, and not the entire WRSP.

Land Use	Approved Land Uses		Proposed Land Uses	
	Acreage	Dwelling Units or Square Feet	Acreage	Dwelling Units or Square Feet
Low Density Residential	848.61	2,660	756.35	3,240
Low Density Residential – Pocket Parks	20.54	n/a	13.43	n/a
Medium Density Residential	17.52	131	73.32	740

High Density Residential	67.15	1,416	86.03	2,132
Community Commercial	38.97	n/a	46.24	n/a
Public/Quasi-Public	74.52	n/a	76.42	n/a
Parks and Recreation	200.02	n/a	203.04	n/a
Open Space	340.06	n/a	340.18	n/a
Open Space (Paseo)	6.71	n/a	6.71	n/a
Roadway Rights-of-Way	63.42	n/a	75.80	n/a
Totals	1,677.52	4,207	1,677.52	6,112

SUMMARY OF PROJECT ENTITLEMENTS

SECTION 2

The following summarizes the different entitlement requests associated with the proposed project.

Draft Subsequent Environmental Impact Report (EIR): In accordance with the California Environmental Quality Act (CEQA), the proposed project must include preparation of the appropriate CEQA document. An EIR was certified with adoption of the WRSP. The appropriate CEQA document for this project is a Subsequent EIR (DSEIR). CEQA Guidelines §15162 establishes that an SEIR may be prepared when substantial changes are proposed in a previously approved project that was originally evaluated in an EIR, and when the circumstances under which a project is undertaken have been substantially changed. The DSEIR evaluates the environmental effects of the proposed project and identifies mitigation measures to minimize or compensate for potentially significant impacts, including cumulative impacts to the extent feasible. The Planning Commission and City Council must certify the DSEIR prior to approval of the project.

General Plan Amendment, Specific Plan Amendment, and Rezone: The proposed project will redistribute certain land uses, add 1,905 residential units and change the land use plan for the WRSP. Additionally, the project proposes to change development densities within certain Fiddymment Ranch residential parcels. Therefore, it is necessary to amend the General Plan and Specific Plan. To remain consistent with the proposed land use plan, the applicant also requests a rezone of certain parcels within the Fiddymment Ranch portion of the WRSP.

General Plan Amendment: The General Plan will need to be amended to incorporate the proposed project changes into the document. The changes are summarized as follows:

- Increase the General Plan unit allocation by 1,905;
- Change text to incorporate proposed changes;
- Change tables to reflect proposed changes in land use/circulation;
- Change all figures to incorporate land use and circulation map layer information; and
- Modify the General Plan noise standard for non-transportation sources (point sources).

Specific Plan Amendment: The WRSP will need to be amended to incorporate the proposed project changes into the document. The changes are summarized as follows:

- Increase the WRSP unit allocation by 1,905;
- Change text to incorporate proposed changes;
- Change tables to reflect proposed changes;
- Change all figures to incorporate land use and circulation map layer information.

Rezone: Because the proposed project proposes to redistribute land uses within the Fiddymment Ranch Phase 3 portion of the WRSP, it will be necessary to rezone certain Fiddymment Ranch Parcels to remain consistent with the proposed land use plan.

Development Agreement Amendment: The proposed General Plan Amendment, Specific Plan Amendment and Rezone include changes to text and maps which have corresponding elements in the Fiddymment Ranch Development Agreement. The terms of the DA stipulate that it must be amended to remain consistent with the actions described above.

Note: The analysis in this report is provided as background information for the Planning Commission in its consideration of, and recommendation to Council on, the proposed General Plan Amendment, Specific Plan Amendment, Rezone, Development Agreement Amendment and certification of the SEIR. Upon certification of the SEIR and approval of the entitlements listed above, a subsequent entitlement of a Large Lot Tentative Subdivision Map will be requested. This entitlement will create parcels corresponding to the proposed Land Use Plan.

GENERAL PLAN & SPECIFIC PLAN AMENDMENTS & REZONE EVALUATION

SECTION 3

Residential – Fiddymment Ranch

Under the proposed project the WRSP Fiddymment Ranch portion of the plan would contain a total of 6,112 residential units on ±915.5 acres. The proposed average density of all land designated for residential uses is 6.67 units per acre. Under the proposed project, 53 percent would be LDR, 12.1 percent would be MDR, and 34.9 percent would be HDR.

Regional Housing Needs Allocation: The proposed increases in High Density Residential (HDR) dwelling units will assist the City in meeting its state-mandated Regional Housing Need Allocation (RHNA), as assigned by the Sacramento Area Council of Governments (SACOG) for the period of 2008 through 2013. During the City's General Plan Housing Element update process in 2008, the City faced a challenge in providing an adequate supply of high density housing sites equivalent to 4,497 units, when SACOG published the City's Regional Housing Need numbers.

At the time the City adopted its Housing Element, the land inventory of high density parcels which qualify in the Housing Element at 20 units/acre, was equivalent to 2,595 units. In 2008 there was a shortfall of 1,902 high density housing units which were needed to meet the Regional Housing Need Allocation. Therefore, the City's land inventory was inadequate to satisfy our 2008 – 2013 RHNA.

To date, through the adoption of the Downtown Specific Plan and the two most recent rezones in the WRSP, the City has increased its supply of High Density Housing, but still has a deficit of 882 units. Our continued shortfall of those 882 high density housing units will require additional rezones. It is preferred that these rezones be voluntary, versus City initiated. The rezones could increase a parcel's housing density or possibly rezone parcels from non-residential to high density residential.

The project provides for a wide range of unit types including attached and detached single-family homes, and multi-family apartments, which will provide for a range of affordability. However, when City staff held neighborhood meetings, concerns were expressed regarding increasing the densities in the WRSP, particularly the High Density Residential (HDR). Staff then reviewed the HDR densities in other plan areas and created a comparison of High Density Housing by plan area, to ensure HDR in the WRSP was not being inequitably increased, as compared to other plan areas in the City.

The HDR analysis revealed that when the WRSP was originally adopted, HDR units represented only 21% of residential land use in the plan area. If the proposed project is approved, the percentage of HDR in the entire WRSP increases to 28.7%. This projected percentage also includes HDR units associated with the most recent rezones in Fiddymment and Westpark. The 28.7% HDR percentage for

the WRSP is comparable with the City's overall HDR percentage and is in line with the most recently adopted Sierra Vista Plan (see table below).

Specific Plan Area	Total Units	HDR units	% of HDR units
Downtown	1,020	981	96.2%
Riverside Gateway	346	170	49.1%
Southeast	3,163	1,384	43.7%
North Central	4,487	1,889	42.1%
Highland Reserve North	1,669	651	39.0%
Northeast	1,289	465	36.1%
Sierra Vista	6,650	1,905	28.6%
West*	10,697	3,071	28.7%
Stoneridge	2,861	746	26.1%
North	5,686	1,052	18.5%
Northwest	9,068	1,370	15.1%
Del Webb	3,210	100	3.1%
Total	50,146	13,784	27.5%

Density Changes: The initially-approved densities for the Phase 1 and Phase 2 Fiddymment Ranch HDR parcels F-21, F-22, F-23, and F-24 averaged 14.5 dwelling units per acre (du/ac) over all of the parcels, which are very low compared to typical density of multi-family development. The conversion of these HDR parcels to densities (20 du/ac) that allow for typical multi-family development, as well as qualify the parcels for the City's General Plan Housing Element allocation for moderately priced housing was accomplished by borrowing units from the LDR parcels in Phase 3. This density change was accomplished in the initial Specific Plan Amendment (SPA #1) for Fiddymment Ranch.

It is now proposed to increase density on parcels F-21, F-22, F-23, and F-24 from 20.0 units per acre (current land use plan) to 25.0 units per acre. The total land area for these parcels is ±49.13 acres, which would allow a total of ±246 additional HDR units on these four Phase 1 parcels.

The density changes discussed above (SPA #1) resulted in an average density of 2.6 du/ac for Phase 3, which would result in a large quantity of half-acre single family detached lots and virtually no diversity in product type. The proposed Phase 3 Specific Plan Amendment project will add density (units) back into the remaining portions of Phases 2 & 3 to create a diversity of housing types.

Staff finds that the proposed density changes and addition of 1,905 additional dwelling units is substantially consistent with the intent of the WRSP. The proposed changes comply with General Plan Policies and the WRSP land use policies. Additionally, the proposal assists the City in meeting its state-mandated Regional Housing Need Allocation, as assigned by the Sacramento Area Council of Governments. As such, staff supports the proposed changes. Staff would also like to note that future development of HDR and RS sites will be subject to Design Review and compliance with the Community Design Guidelines.

Residential – WRSP

As a result of the proposed project, the total number of dwelling units in the WRSP would increase to 10,697 units on ±3,162 acres. Under the proposed project, the average density of all land within the WRSP designated for residential uses would be 3.38 units per acre. Of the 10,697 units, 60.75% would be LDR, 10.54% would be MDR, and 28.33% would be HDR. The remaining .37% (40 units) of

residential units is located within the WRSP's Village Center, as residential over commercial space (live-work opportunities).

The proposed land use plan creates a Neighborhood Node (or cluster of parcels) which includes parcels with High Density Residential, Community Commercial, Parks and Public/Quasi-Public (school), as well as a small portion of parcels with LDR and MDR land use designations. This node is located immediately south of the intersection of Holt Parkway and North Hayden Parkway (see Figure 3-1 of Exhibit D).

The overall impact of increased dwelling units within the WRSP is generally consistent with the intent of the WRSP. The proposed changes comply with WRSP Land Use Policies and General Plan Policies regarding the mix of land uses and concentration of HDR and support uses within close proximity of transit and bikeway corridors, parks, and public buildings, such as schools.

Community Commercial

The proposed project would designate two additional parcels (F-81 (± 2.27 acres) and F-6D (± 5.00 acres within the Neighborhood Node described above) totaling ± 7.27 acres as Community Commercial. With the proposed ± 7 -acre increase in Community Commercial area, the project would provide between 63,336 and 126,672 additional square feet of commercial land uses.

The increase in Community Commercial acreage is consistent with the intent of the WRSP and complies with General Plan Policies. Future development of commercial sites will be subject to Design Review and compliance with the Community Design Guidelines and WRSP Design Guidelines.

PARKS AND OPEN SPACE

The proposed project would provide small increases in the size of two of the Parks and Recreation parcels (Parcels F-51 and F-55) and in two Open Space parcels (Parcels F-80 and F-84). It would also further divide three Open Space (Paseo) parcels (F-90, F-91, and F-92), resulting in a total of nine paseo parcels. These changes would result in a total of 549.93 acres intended for parks and open space uses, an overall increase of 3.14 acres (Parcel F-51 – school park site).

Per General Plan Policy, the City shall ensure the provision of nine (9) acres of park land per 1,000 residents, with the exception of certain instances in the Riverside and Downtown Specific Plan areas. Since original park dedication for the WRSP exceeded the above-referenced General Plan policy, additional park dedication is not required for the proposed project. Even with the proposed additional dwelling units (and associated residents), the park acreage in the WRSP still exceeds that required by the General Plan park dedication policy.

The proposed Parks and Open Space changes are consistent with the intent of the WRSP and comply with General Plan Policies.

Public/Quasi-Public

One Public/Quasi-Public parcel intended as an elementary school site is included in the project area. The site is located south of Parkway One (which has been renamed Holt Parkway) and east of Hayden Parkway. Under the existing WRSP, this site is 8.7 acres. The proposed project would increase the size of this parcel to 10.6 acres. This site would be dedicated to the Roseville City School District.

General Plan policy acknowledges that new development may be required to contribute, on the basis of need generated, 100% of the cost for new school facilities. Also, joint-use facilities are encouraged, such as schools and park sites. The proposed school site is adjacent to a proposed park site, which conforms with General Plan Policy. As development occurs, school fees are collected which contribute to financing of school facilities.

The proposed Public/Quasi Public land use allocation is consistent with the intent of the WRSP and complies with General Plan Policies.

AFFORDABLE HOUSING

Number of Affordable Units: Consistent with the General Plan affordable housing goal, ten percent (10%) of the units in the proposed project have been designated for middle, low, and very low-income households. This includes a mix of purchase housing affordable to middle-income households, and rental housing affordable to low and very-low income households. The additional 1,905 units proposed in this project trigger a 191 unit increase in the affordable housing obligation. The additional units are allocated as follows:

Very Low Income Rental	77 units (4%)
Low Income Rental	76 units (4%)
<u>Middle Income Purchase</u>	<u>38 units (2%)</u>
Total additional affordable	191 units (10% of total added units)

Affordable units are distributed among residential parcels and the plan is consistent with General Plan and Specific Plan policy.

TRANSPORTATION AND CIRCULATION

The proposed project would slightly alter the overall circulation system in the WRSP by adding two new east/west collector roadways. Primary roadway access to Fiddymment Ranch is provided by Fiddymment Road, Hayden Parkway, and Blue Oaks Boulevard. Three north-south roads would be constructed to connect the east-west roadways with Hayden Parkway, creating a modified grid pattern. The layout of local streets will be defined as tentative maps are processed for development of each of the large lot parcels. The circulation system also includes a pedestrian/bikeway network along streets, paseos, and other routes, as well as public transportation facilities.

The General Plan establishes Level of Service (LOS) standards that generally describe traffic operations as perceived by motorists. There are six LOS categories ranging from “A” through “F,” with LOS “A” representing the best range of operating conditions (high speeds and low delay) and LOS “F” representing the worst (low speeds and high delay). General Plan policies state that the City intends to mitigate, where feasible, to improve LOS conditions through its Capital Improvement Program (CIP) to LOS “C” or better for 70% of the signalized intersections in the City. General Plan Policy also states that a change in LOS (reduction in service level) is a significant impact.

Under 2025 CIP Plus Project Conditions, LOS levels at four intersections will decrease below LOS “C,” a significant and unavoidable impact, with no mitigation measures feasible that would reduce the impact to a less than significant level. With the project (2025 CIP Plus Project conditions), 160 of the City’s 202 signalized intersections would operate at LOS C or better (79.2%) which meets the City’s LOS policy. Additional detail is provided under Chapter 5, Draft Subsequent EIR Evaluation.

The project’s circulation system, as proposed, is consistent with the intent of the WRSP, complies with General Plan Policies.

PUBLIC SERVICES

The WRSP includes provisions for police and fire protection as well as library and school services. The proposed project could increase demands for public services, however, it would not alter how services are provided to the project area.

Fire Protection: Fire station #9, on Hayden Parkway, would provide primary emergency response within the Fiddymment Ranch area. This station would meet City response times and standards for serving WRSP residents and businesses. Construction of Station #9 is expected to begin in 2012. The project will pay fees for fire facilities and operation. Such fee obligations are set forth in the project's Development Agreement.

Police Protection: The increased residential population resulting from the proposed project would create additional demand for police services; however, expansion of the Police Headquarters would likely not be needed for the additional police staff and is not proposed as part of the project. The proposed increase in development intensity is not expected to affect the current RPD response time of approximately three to five minutes or less for an emergency call. The project will pay fees through the Development Agreement (General Fund Contribution) for police facilities and operations.

Library Services: The additional units within the Fiddymment Ranch area would add fewer residents than is warranted for a new branch library. Adequate capacity is available at the Riley Library at Mahany Park to serve the increase in population created by this proposed project. The population of the WRSP area, including the additional population supported by the proposed project, would be adequately served by existing libraries.

Schools: The Roseville City School District and Roseville Joint Union High School District have reviewed the current request for additional residential units and have provided a will serve letter (see Attachment 1) confirming that there is adequate capacity for the additional students generated by the proposed project. Parcel F-71 is designated as a future school site. Although no additional schools are required as a result of the proposed project, the project will pay fees, as set forth in the Development Agreement for construction of future school sites.

Staff finds that Public Services for the project will be provided in a manner consistent with the intent of the WRSP and General Plan Policies.

PUBLIC UTILITIES

Water Supply: Development of the Fiddymment Ranch area under the proposed project would increase the amount of residential and commercial land uses beyond the amount of development anticipated under the WRSP. However, as described below in more detail, there are sufficient surface water supplies to serve the project.

Based on the City's water demand land use factors, development of Fiddymment Ranch under the proposed project would increase water demand; however, the project would incorporate water conservation strategies in development of all new homes within Fiddymment Ranch. Therefore, a portion of the increased demand would be offset by conservation savings. The net increase in water demand for the proposed project is 137 acre feet per year (AFY). The City's 2010 total water demand was 28,824 AFY, therefore, the project's proposed 137 AFY increase in demand is insignificant. The City's contracted surface water supply (58,900 AFY) is adequate to serve the project.

Wastewater Conveyance and Treatment: Development of the proposed project would incrementally contribute to the need for expansion of the Pleasant Grove Waste Water Treatment Plant (PGWWTP); however, as determined in the WRSP EIR, this expansion would be required without the project. General and Specific Plan policies require wastewater services to be provided to all existing and future development through the City's wastewater facility (PGWWTP). Per General Plan and Specific Plan policy, wastewater from the proposed project would be conveyed to the PGWWTP for treatment by a network of pipes installed within street rights-of-way or easements.

Recycled Water: Recycled water supplied from the PGWWTP would be used for landscape irrigation in parks, schools, public areas (i.e., roadway medians, paseos), and commercial and high-density residential uses within the Fiddymment Ranch area. Recycled water facilities would be constructed within roadway rights-of-way.

Staff finds that Public Utilities for the project will be provided in a manner consistent with the intent of the WRSP and General Plan Policies.

NOISE – ROSEVILLE ENERGY PARK

Noise levels associated with operation of the Roseville Energy Park (REP) result in average hourly noise levels of between 45 and 48 decibels on the project site, which is above the General Plan's stationary noise performance standards of 45 db between 10 p.m. – 7 a.m. A General Plan Amendment is proposed that would allow municipal power plants to exceed the standard by up to 10 db. This would allow noise up to 55 db with the amendment. With the amendment the project would be consistent with the General Plan.

FISCAL IMPACT

A Fiscal Impact Analysis (see Attachment 2) was done to evaluate the impact of 1) the current land use plan under currently approved densities (4,207 residential units and 424,000 square feet of Community Commercial use (Scenario 1) and 2) the increased densities proposed for the proposed project (6,112 residential units and approximately 504,000 square feet of Community Commercial use (Scenario 2).

Based on the results of this analysis, the proposed project is not anticipated to have a negative impact on the City under either land use scenario.

After accounting for Special Taxes/Assessments, Scenario 1 is estimated to generate an annual fiscal surplus of \$301,000, while Scenario 2 is estimated to produce an annual break-even result of \$32,000 at build out. Although Scenario 2 generates more sales tax revenue than Scenario 1, due to its increased commercial/retail development, the expenditure impacts resulting from the additional residential units are greater.

General & Specific Plan Conclusion: The project proposes to amend the WRSP to accommodate up to 1,905 additional residential units and would redistribute certain land uses (LDR, LDR (Pocket Parks), MDR and HDR, CC, P/R, OS, P/Q-P, and Right-of-way) within the project area. It would also change development densities within certain Fiddymment Ranch residential parcels.

As described above, the proposed project is generally consistent with the currently approved land use plan and is consistent with General Plan and Specific Plan policy.

REZONE

To remain consistent with the proposed land use plan, the applicant requests a modification of the City's Zoning Map so that parcel-specific requirements and development standards can be appropriately applied. No new zones or changes in standards are proposed. The propose zoning districts already exist in the WRSP and the Zoning Ordinance.

The proposed zoning districts for the project are presented on Exhibit E and are summarized below:

- Small Lot Residential/Development Standards (RS/DS)
- Attached Housing (R3)
- Community Commercial (CC)
- Public/Quasi-Public (P/QP)
- Parks and Recreation (PR)
- Open Space (OS)

The proposed zoning designations have been reviewed by staff, based on the analysis in this report and that found in the SEIR, to be compatible with surrounding zoning and consistent with the project objectives and proposed land use designations.

DEVELOPMENT AGREEMENT AMENDMENT EVALUATION

SECTION 4

The proposed General Plan Amendment, Specific Plan Amendment and Rezone include changes to text and maps which each have corresponding elements in the Fiddymment Land Venture Development Agreement (DA). 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 units, and park site (see Exhibit G). In addition to revising sections to remain consistent with the land use changes, the DA Amendment also includes additional revisions as summarized below:

- Requires implementation of a Water Conservation Plan to ensure a water conservation objective of a reduction in water use by 19.7% over current land use characteristics.
- Introduction of a sub-phasing concept to the Phasing Plan to ensure that necessary facilities to support the approved land uses within each of the sub-phases (if built out of sequence) including, but not limited to sanitary sewer, recycled water, potable water, storm drain, electric facilities, and roadway serving the out-of-sequence sub-phase will be provided.
- Infrastructure construction obligations and reimbursements
- Fees to offset increased units and associated fiscal impacts

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 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.

DRAFT SUBSEQUENT EIR (SEIR) & PUBLIC OUTREACH

SECTION 5

DRAFT SUBSEQUENT EIR (SEIR)

In accordance with the requirements of CEQA, a Draft Subsequent Environmental Impact Report (SEIR) has been prepared to analyze potential impacts from the proposed project. The DSEIR was made available for public review beginning on October 27, 2011, and the comment period will conclude at 5:00 p.m. on December 12, 2011.

The DSEIR provides a project-level analysis for the Fiddymment Ranch Phase 3 Specific Plan Amendment project. The SEIR has identified the following areas within which significant environmental impacts are anticipated. Where feasible, mitigations measures will be implemented to reduce the impacts to Less than Significant

- Transportation/Traffic – increased traffic volumes on City and County intersections and roadways, and State highways under Existing Plus Project and 2025 CIP Plus Project Conditions
- Noise – expose future sensitive receptors within the project site to excessive traffic noise levels
- Air Quality – generate construction related and project operation emissions that conflict with the Air Quality Plan or Violate Air Quality Standards
- Climate Change – generate greenhouse gas emissions during project operation and/or conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases

- Public Utilities – exceed wastewater treatment capacity or result in physical environmental effects from construction or expansion of wastewater treatment

Table 4.3 (page 4-17) of the DSEIR identifies all project impacts that are considered Significant Unavoidable. Mitigation measures to reduce the impacts are included in the DSEIR to the extent feasible. As discussed above, neither the General Plan nor the Specific Plan precludes approval of a project that has Significant and Unavoidable impacts as long as the impacts have been mitigated to the extent feasible.

The DSEIR was reviewed at a public workshop before the Planning Commission on November 10, 2011. There were no public comments received at the workshop. As stated above, the public review and comment period on the SEIR does not conclude until December 12, 2011. This will provide members of the public, and/or Commission the opportunity to provide any comments on the SEIR for four days following the Planning Commission hearing on December 8, 2011. This does not preclude the Commission from making a recommendation to the City Council on the Draft SEIR at its December 10th meeting. Any comments that are received following the Planning Commission hearing will be included and addressed in the Final SEIR sent to City Council.

To date, staff has only received two comment letters, both with identical content from the California Regional Water Quality Control Board. The letters were informational in nature, providing various permit requirements for storm water treatment, the Clean Water Act, and Waste Discharge permits.

PUBLIC OUTREACH

Staff began discussions with the applicant on the proposed project approximately three years ago. Since that time, an EIR Scoping Meeting and three (3) Community Meetings have been held, as shown below:

- EIR Scoping Meeting – 9/23/10
- Community Meeting – 10/26/10
- Sun City Meeting – 2/16/11
- Club at Westpark Meeting – 3/28/11

At each of the Community Meetings, staff heard several recurring concerns, including 1) increased high density development, 2) completion of Fire Station #9, 3) Fiddymment Road improvements, 4) Blue Oaks Bridge, 5) Parks development, & 6) schools, and the timing of their opening (see Attachment 3).

During the SEIR preparation period, staff researched possible options, or alternatives, that would address CEQA requirements, as well as neighborhood concerns about HDR increases. Two project alternatives (D1 & D2) were specifically analyzed that addresses these concerns. These alternatives would relocate HDR units to an offsite location. Specific analysis of the alternatives is included in Chapter 12 of the SEIR. A summary of the alternatives is provided below.

Alternative D1 – Relocated HDR Units From Parcels F-6B, F-8A, F-23, and F-24

This alternative would reduce the amount of additional onsite development by locating some of the proposed HDR units offsite. Within the Fiddymment Ranch site, parcels 6B, 8A, 23, and 24 would remain as HDR, but would retain their existing maximum density of 20 units per acre, as compared to the proposed density of 25 units per acre.² The proposed project would develop a total of 1,080 units on these four parcels. Alternative D1 would develop a total of 864 units on these parcels. The 216 units lost from these four parcels could be developed on the site at the northeast corner of the intersection of

² These parcels must remain at a minimum of 20 DU/acre to meet the City's Housing Element, which is required by law.

Douglas Boulevard and Harding Boulevard. That site would be rezoned Commercial-Mixed Use, which would allow for redevelopment of the site with a mixture of commercial and HDR land uses. The maximum density allowed at the Harding Boulevard site would be 25 units per acre. Thus a total of 269 HDR units could be developed at that site under Alternative D1 (representing the 216 units transferred from the Fiddymment Ranch site and an additional 53 units allowed by the Commercial-Mixed Use zoning).

Alternative D2 – Relocated HDR Units From Parcel F-8A

Similar to Alternative D1, Alternative D2 would reduce the amount additional onsite development by locating some of the proposed HDR units offsite. Within the Fiddymment Ranch site, parcel 8A would be designated LDR, with a maximum density of 5 units per acre. Parcel 8A is located at the southeast corner of the intersection of Hayden Parkway and Collector One (Crawford Parkway), adjacent to an MDR parcel and an open space parcel that surrounds Pleasant Grove Creek. Parcel 8A consists of 11.08 acres, thus it would be developed with 55 LDR units as opposed to the proposed 277 HDR units, resulting in a net reduction of 222 residential units within Fiddymment Ranch. The Harding Boulevard site would be rezoned Commercial-Mixed Use, allowing for redevelopment of the site with a mixture of commercial and HDR land uses with a maximum residential density of 25 units per acre. A total of 269 HDR units could be developed at that site under Alternative D2 (representing the 222 units transferred from the Fiddymment Ranch site and an additional 47 units allowed by the Commercial-Mixed Use zoning).

It must be noted that, although the above alternatives to transfer HDR units offsite were analyzed in the SEIR, the HDR density level for the WRSP, as proposed in the Phase 3 Specific Plan Amendment, is 28.7%, which is comparable with the most recently adopted Sierra Vista Plan and lower than many other planning areas within the City.

CONCLUSION

Planning staff has reviewed the project and also forwarded the application to all affected departments. The proposed land use plan will not change the footprint of the WRSP, but would redistribute certain land uses (LDR, LDR (Pocket Parks), MDR and HDR, CC, P/R, OS, P/Q-P, and Right-of-way) within the project area and would change development densities within certain Fiddymment Ranch residential parcels. Additionally, the proposed land use plan continues to meet the WRSP goals and policies and creates housing opportunities and density levels that address the City's Housing Element requirements and meet the Council's Blueprint goals.

Staff supports the proposed Phase 3 Specific Plan Amendment as it is generally consistent with the currently approved plan and is consistent with General Plan and Specific Plan policy.

RECOMMENDATION

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

- A. Find that the Commission has reviewed, considered, and found the analysis within the Draft SEIR adequate, and forward all comments received on the Draft SEIR during the public review period for inclusion in the Final EIR for City Council review (written responses and Planning Commission meeting minutes).
- B. Recommend that the City Council adopt resolutions approving the GENERAL PLAN AMENDMENT – 3000 HAYDEN PARKWAY (FIDDYMENT RANCH PHASE 3 SPECIFIC PLAN AMENDMENT) – FILE #GPA-000059 amending the General Plan Land Use Map as shown in Exhibit C., AND amending the text of the General Plan as shown in Exhibit B.

- C. Recommend that the City Council adopt the one finding of fact as stated below and approve the SPECIFIC PLAN AMENDMENT – 3000 HAYDEN PARKWAY (FIDDYMENT RANCH PHASE 3 SPECIFIC PLAN AMENDMENT) – File # SPA-000040 as shown in Exhibit D:
1. The proposed Specific Plan Amendment is consistent with the objectives, policies, programs and land use designations specified in the City of Roseville General Plan;
- D. Recommend the City Council adopt the two findings of fact as stated below and approve the REZONE - 3000 HAYDEN PARKWAY (FIDDYMENT RANCH PHASE 3 SPECIFIC PLAN AMENDMENT) – FILE #RZ-000053:
1. *The proposed rezone is consistent with the General Plan.*
 2. *The proposed rezone is consistent with the public interest, health, safety, and welfare of the City.*
- E. Recommend that the City Council adopt the five findings of fact and approve the ROSEVILLE FIDDYMENT LAND VENTURE DEVELOPMENT AGREEMENT AMENDMENT - 3000 HAYDEN PARKWAY (FIDDYMENT RANCH PHASE 3 SPECIFIC PLAN AMENDMENT) – FILE #DAA-000044 as shown in Exhibit F.
1. *The Development Agreement Amendment is consistent with the objectives, policies, programs and land use designations of the City of Roseville General Plan.*
 2. *The Development Agreement Amendment is consistent with the City of Roseville Zoning Ordinance.*
 3. *The Development Agreement Amendment is in conformance with the public health, safety and welfare.*
 4. *The Development Agreement Amendment will not adversely affect the orderly development of the property or the preservation of property values.*
 5. *The provisions of the Development Agreement Amendment will provide sufficient benefit to the City to justify entering into the Agreement.*

ATTACHMENTS

1. Roseville Joint Union High School District Will Serve Letter
2. Phase 3 Fiscal Analysis
3. Response to Community Concerns
4. Comments on DSEIR

EXHIBITS

- A. Draft Subsequent Environmental Impact Report (SEIR) (transmitted to Planning Commission on October 31, 2011). Additional copies of the document are available at the Roseville Planning Department (Permit Center Counter, 311 Vernon Street), at the Downtown, Riley, and Maidu Libraries, and on the City's website.
- B. General Plan Change Pages
- C. General Plan Land Use Map
- D. WRSP Change Pages
- E. Land Use Plan and Density Increase (1 Sheet)
- F. Rezone Exhibit (1 sheet)

- G. General Plan Amendment Exhibit (1 Sheet)
- H. Phasing Plan Exhibit (1 Sheet)
- I. Specific Plan Land Use Changes (1 Sheet)
- J. Development Agreement Amendment