

ITEM 5C: GENERAL PLAN AMENDMENT, DEVELOPMENT AGREEMENT AMENDMENTS, SPECIFIC PLAN AMENDMENTS, REZONE, LARGE LOT TENTATIVE SUBDIVISION MAP, AND SMALL LOT TENTATIVE SUBDIVISION MAP – 3200 PLEASANT GROVE BOULEVARD – WESTBROOK PHASE 2 AND 3 – PL13-0318

REQUEST

The applicant is requesting a Specific Plan Amendment and related entitlements for a portion of the Westbrook area of the Sierra Vista Specific Plan to allow age-restricted uses consistent with the City's Age Restricted Rezone Policy. The proposed project would reconfigure and redesignate land uses within an approximately 240-acre area of undeveloped land within the Sierra Vista Specific Plan, just west of Westbrook Boulevard. To process these changes, the applicant requests a General Plan Amendment, an Amendment of the Sierra Vista Specific Plan, a Rezone, and a Large Lot Tentative Subdivision Map. This will result in changes to both the location and amount of acreage devoted to the current land uses, which include Low, Medium, and High Density Residential; Community Commercial; Commercial/Commercial Mixed Use; Public/Quasi-Public; Parks and Recreation; and Open Space.

The project also includes changes to the Affordable Housing Plan, including the transfer of an Affordable Housing obligation from Parcel W-16 in the West Roseville Specific Plan (WRSP) to Parcels WB-30 and WB-32 in the Sierra Vista Specific Plan (SVSP); these parcels are in close proximity to each other, and close to the boundary of the two Specific Plans (refer to Section E, Figure 2). Processing this transfer of Affordable Housing requires amending the Development Agreement covering SVSP Parcels WB-30 and WB-32, the Development Agreement covering WRSP Parcel W-16, and amending both the Sierra Vista and West Roseville Specific Plans.

Lastly, the project includes a Small-Lot Tentative Subdivision Map covering a 124.6-acre portion of the larger project area. The map would create 582 single-family lots, including 493 age-restricted lots. In order to create the desired subdivision configuration, the associated Specific Plan Amendment includes changing the planned roadway configuration of Silver Spruce Drive.

Applicant – Ryan O'Keefe, Westpark Communities
Owner – Jeff Jones, Westpark S.V. 400, LLC

SUMMARY RECOMMENDATION

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

- A. Recommend the City Council consider the Addendum to the Westbrook Specific Plan Amendment to the Sierra Vista Specific Plan Mitigated Negative Declaration;
- B. Recommend the City Council approve the General Plan Amendment;
- C. Recommend the City Council approve the Sierra Vista Specific Plan Amendment;
- D. Recommend the City Council approve the West Roseville Specific Plan Amendment;
- E. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone;
- F. Recommend the City Council adopt the five (5) findings of fact and approve the Westbrook Development Agreement Amendment;
- G. Recommend the City Council adopt the five (5) findings of fact and approve the Westpark Development Agreement Amendment;
- H. Recommend the City Council adopt the three (3) findings of fact and approve the Large Lot Tentative Subdivision Map subject to thirty-three (33) conditions of approval; and
- I. Recommend the City Council adopt the three (3) findings of fact and approve the Small Lot Tentative Subdivision Map subject to eighty-three (83) conditions of approval.

REPORT ORGANIZATION

Because of the multiple entitlements and length of the staff report, the following specific portions of the staff report are divided by sections:

- A. Overview, Background and Project Description, page 3
- B. General Plan, Sierra Vista Specific Plan Amendment, and Rezone, page 5
- C. Age-Restricted Rezone Policy, page 8
- D. Conversion of Non-Residential to Residential Land Use, page 10
- E. Affordable Housing–Policies, Development Agreement Amendments, and Specific Plan Amendments, page 11
- F. SVSP Development Agreement Amendments, page 13
- G. Large Lot Tentative Subdivision Map, page 14
- H. Small Lot Tentative Subdivision Map, page 16
- I. Environmental Determination, page 17
- J. Public Outreach, page 17
- K. Recommendation, page 18
- L. Conditions of Approval, page 19
- M. Attachments and Exhibits, page 33

A. OVERVIEW, BACKGROUND AND PROJECT DESCRIPTION

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with the recommended conditions of approval.

BACKGROUND

Location: The project area is located south of Pleasant Grove Boulevard, west of Westbrook Boulevard, and east of the City boundary (see Figure 1).

Total Size: 240.4 acres

Topography and Setting: The project site is undeveloped, and is dominated by relatively flat topography supporting annual grasslands. The western edge of the project site is currently the City's western boundary. Beyond this is agricultural land within unincorporated Placer County. Land to the north of the site across Pleasant Grove Boulevard is within the WRSP, and is actively under construction with single-family homes. Land to the east is within the Westbrook Phase 1 portion of the SVSP and is also actively under construction with single-family homes, with the construction including the extension of Westbrook Boulevard along the boundary of the project. Land to the south of the project is within the SVSP and is similar to the project area itself, consisting of undeveloped property supporting annual grasslands.

Figure 1: Project Location



The project includes land use changes within the northwestern portion of the Sierra Vista Specific Plan (SVSP), in the Westbrook area (approved in 2012 via File 2011PL-043), south of Pleasant Grove Boulevard and west of Westbrook Boulevard. The SVSP was approved on May 20, 2010 (File #2007PL-044). An Environmental Impact Report (EIR) was certified and a Mitigation Monitoring Program was adopted with the SVSP. The plan area includes 2,064 acres west of Fiddymont Road and north of Baseline Road, and at the time of approval anticipated development of 6,650 dwelling units. The SVSP also included approximately 216 acres of land for commercial uses; 61 acres for Public/Quasi-Public (e.g. schools); 91 acres for parks; 267 acres for open space; 432 acres of Urban Reserve; and the remaining land for roadways, landscape corridors, and paseos. While no specific development was proposed for the Urban Reserve portion at the time, it was assumed for the purposes of the program-level EIR analysis that the land would ultimately develop with a mix and density of land uses similar to that of the rest of the Specific Plan.

In June 2012 the Westbrook project (File# 2011PL-043) amended much of the Urban Reserve portion of the SVSP to show proposed land uses, including 2,029 dwelling units, 36.5 acres of Community Commercial, 11.1 acres of Public/Quasi-Public, 15.5 acres of Neighborhood Parks, and 36.6 acres of Open Space. A Mitigated Negative Declaration (MND) was prepared and adopted for the project-level analysis, which tiered from the program-level EIR analysis prepared for the Specific Plan. The proposed project lies within the area covered by the MND. As a result of this amendment, the current SVSP anticipates development of 8,679 single- and multi-family units and approximately 259 acres of land designated for commercial uses. After incorporating the Westbrook Amendment, the SVSP also includes 106 acres for parks, 56 acres for schools, 304 acres of open space, and 40 acres which remain

designated Urban Reserve. At buildout, the Plan area is expected to accommodate approximately 20,045 residents and provide 9,000 jobs.

Development Agreements with the property owners of the SVSP parcels (including the current project applicants) and the City were also approved. These agreements outline development obligations within the SVSP. The agreement which covers the proposed project site is the “Development Agreement by and Between the City of Roseville and Westpark S.V. 400, LLC Relative to the Sierra Vista Specific Plan,” recorded on July 25, 2012. As the project includes a transfer of an affordable housing obligation from the West Roseville Specific Plan (WRSP) to the SVSP, the Development Agreement covering the affected WRSP area is also relevant. The agreement is the “Development Agreement By and Between the City of Roseville and West Roseville, LLC, as Assignee of PL Roseville, LP Relative to the West Roseville Specific Plan.”

PROJECT DESCRIPTION

General Plan Amendment – The project includes a General Plan Amendment to reconfigure the land use designations of 240.4 acres of land. The type of existing land uses, which are Low Density Residential (LDR), Medium Density Residential (MDR), High Density Residential (HDR), Community Commercial (CC), Parks and Recreation (PR), and Public/Quasi-Public (P/QP) will remain unchanged. The proposed changes will affect the number of acres and location of these land use types. The applicant also proposes to eliminate the segment of future Silver Spruce Drive between Pleasant Grove Boulevard and Solaire Drive from the General Plan Land Use Map. The roadway network is shown as background on most of the Figures within the General Plan, so the project includes updates to all of the affected General Plan Figures. The project also includes minor changes to the Land Use Element, to reflect the land use changes of the project, and to the Circulation Element, to reflect deletion of the Silver Spruce segment and to reflect a roadway name change which was previously approved (Mountain Glen to Solaire). Exhibit B is the proposed General Plan Amendment figure and Exhibit C is the proposed change pages for the General Plan.

Development Agreement Amendment, WRSP – The project includes an amendment to the “Development Agreement By and Between the City of Roseville and West Roseville, LLC, as Assignee of PL Roseville, LP Relative to the West Roseville Specific Plan” (hereinafter Westpark Development Agreement) to address the transfer of a 162-unit affordable housing obligation into the SVSP. There are six Amendments to the Development Agreement; this proposed Amendment is the seventh. The proposed Amendment is included as Exhibit D.

Development Agreement Amendment, SVSP – The project includes amendments to the “Development Agreement by and Between the City of Roseville and Westpark S.V. 400, LLC Relative to the Sierra Vista Specific Plan,” (hereinafter Westbrook Development Agreement) which address the fees due for the Active Adult LDR uses, the proposed transfer of a 162-unit affordable housing obligation from the WRSP into the SVSP, proposed changes to the type of affordable housing (e.g. Low Income Rental), and other items. This is the first amendment to this Development Agreement. The proposed Amendment is included as Exhibit E.

Sierra Vista Specific Plan Amendment – The project includes an Amendment to the SVSP, which includes land use changes consistent with those described in the General Plan Amendment. The Specific Plan Amendment also includes changes to the SVSP Affordable Housing Plan, to reflect the proposed transfer of a 162-unit affordable housing obligation from the WRSP Parcel W-16 into SVSP Parcels WB-30 and WB-32, and to reflect proposed changes to the type of affordable housing. The roadway network is shown as background on most of the Figures within the SVSP, so the project also includes updates to all of the SVSP Figures. Exhibit B is the proposed Specific Plan Amendment figure and Exhibit F is the proposed change pages for the text and exhibits of the Specific Plan.

West Roseville Specific Plan Amendment – As above, the project includes an Amendment to the WRSP Affordable Housing Plan, in order to reflect the proposed transfer of a 162-unit affordable housing obligation from the WRSP into the SVSP. Exhibit G is the proposed change pages for the Specific Plan.

Rezone – The project includes the Rezone of land consistent with the proposed Specific Plan and General Plan land use designations. Parcels with land use designations of LDR or MDR have a zoning designation of Small Lot Residential/Development Standard District (RS/DS). HDR parcels have a zoning designation of Attached Housing District (R3). Most of the CC parcels also have a zoning designation of Community Commercial District (CC), except one. The only change unique to the Rezone is the deletion of a zoning designation from the project. The CC property on the northeastern corner of Pleasant Grove Blvd and Santucci Blvd has a Commercial Mixed Use/Special Area District (CMU/SA) zoning designation, which allows a mix of residential and commercial uses. This commercial parcel is being deleted from the proposal, so there will no longer be any parcels with the CMU/SA zoning designation within the project boundary. The PR and P/QP parcels also have corresponding zoning designations of Parks and Recreation District (PR) and Public/Quasi-Public District (P/QP). Exhibit H is the proposed Rezone figure.

Large Lot Tentative Subdivision Map – As part of the process of reconfiguring the land uses, the applicant is proposing a Large Lot Tentative Subdivision Map which would shift the boundaries of some existing large lots, merge and subdivide three large lots (WB-33, WB-40, and WB-43), and further subdivide three large lots (WB-1, WB-2, and WB-3). In the case of the subdivided large lots, these are being configured to support the phasing of the proposed small lot map (see below). In total, the Large Lot Tentative Map reconfigures, merges, and subdivides 16 existing residential and commercial lots and results in 17 residential and commercial lots. The Large Lot Map also involves two Public/Quasi-Public lots, two Parks and Recreation lots, eight paseo lots, and twelve landscape corridor lots, resulting in a total of 41 lots. The Large Lot Map is included as Exhibit I.

Small Lot Tentative Subdivision Map – The proposed Small Lot Tentative Subdivision Map includes 124.6 acres of the overall 240.1-acre project area, and includes 582 single-family lots (493 of which would be age-restricted product), a recreation center (Lot A), nine landscape corridor lots, seven paseo lots, five landscape lots, and 18 Homeowner's Association lots. The Small Lot Map is included as Exhibit J, and the attached details to the Small Lot Map are included as Exhibits K–N.

B. GENERAL PLAN AMENDMENT, SIERRA VISTA SPECIFIC PLAN AMENDMENT, AND REZONE

The project includes a General Plan Amendment, an Amendment of the SVSP, and a Rezone which cover all 240.4 acres of the project. Table 1 below shows the existing and proposed land use designations. A more detailed lot-by-lot table is included as Attachment 1. Proposed amendments to the General Plan and Specific Plan are analyzed for consistency with the goals and policies of the respective plans. For the proposed rezone, Zoning Ordinance Section 19.84.040 specifies that recommendations for approval or denial of a rezone shall include consideration of the proposed amendment's consistency with:

1. The public interest, health, safety, or welfare of the City, and
2. The General Plan and any applicable Specific Plan.

The existing land use design places a mix of CC, MDR, and HDR on the eastern and western sides of the project area (along Westbrook and Santucci Boulevards), with the LDR located in the center of the project area. Also in this central area, on the northern side of Solaire Drive, is land designated PR and P/QP for a neighborhood park and a school. As indicated in the original approval for the Westbrook area, the purpose of this design was to locate higher density uses and commercial properties along major transportation corridors, where it would be connected to transit services.

The park and school were designed to be centrally-located and adjacent to a paseo along Solaire Drive, which is part of a larger paseo network providing walkability throughout the SVSP. The following sections discuss the applicant’s proposed changes to each of the land use types, and how the changes meet the intent of the General Plan, Specific Plan, and findings for a Rezone.

Table 1: Existing and Proposed General Plan and Specific Plan Designations

Land Use	Existing Land Uses		Proposed Land Uses	
	Acreage	Units	Acreage	Units
Low Density Residential	63.8	321	16	89
Low Density Residential – Age Restricted	--	--	91.6	493
Medium Density Residential	57.7	472	34.6	280
High Density Residential	27.5	689	24.1	620
Community Commercial	42.7	--	24.5	--
Public/Quasi-Public	10.8	--	10.8	--
Parks and Recreation	11.1	--	10.2	--
Roads	26.8	--	28.6	--
TOTAL	240.4	1,482	240.4	1,482

Residential

In order to create a cohesive and connected age-restricted community, the applicant proposes to locate all of the MDR and HDR development on the western side of the project area, while the central and eastern side of the area is focused on LDR development. The proposed elimination of the segment of Silver Spruce Drive between Solaire Drive and Pleasant Grove Boulevard is to avoid dividing the age-restricted subdivision into separate areas. These changes will increase the amount of land designated Low Density Residential by 43.8 acres, and decrease the amount of land designated Medium Density Residential and High Density Residential by 23.1 acres and 3.4 acres, respectively. While the total number of resultant residential units will remain unchanged (1,482 units), the allocation of those units by land use type will change. The project increases the amount of Low Density Residential development by 261 units, with this being balanced out by a 192-unit reduction in the amount of Medium Density Residential and the acknowledgement of an existing 69-unit shortfall in developable High Density Residential units (refer to analysis Section E for further discussion). The approved mix of units in the project area is 22% LDR, 32% MDR, and 46% HDR, while the proposed project changes that mix to 39% LDR, 19% MDR, and 42% HDR.

Though the project increases the number of LDR units, there is demand for age-restricted housing in the region which is driving this change. A mix of land uses will continue to be provided within the boundaries of the project, and the project is retaining higher density housing along Santucci Boulevard, a key transit corridor. Moreover, when examined in the context of the entire SVSP, the proposed changes have a minor effect on the overall mix of uses. The overall approved mix of units in the SVSP is 37% LDR, 33% MDR, and 27% HDR. The project changes will rebalance this to 40% LDR, 31% MDR, and 26% HDR. Thus, the proposed balance and mix of residential uses will continue to meet the goals and objectives of the SVSP and the General Plan, and is consistent with the required findings for a Rezone.

Community Commercial

The applicant has proposed an 18.2-acre reduction in the amount of land with a CC land use designation by redesignating these areas as HDR. This reduction and redesignation is being pursued via the elimination of Parcels WB-40 and WB-43, and by reducing the size of Parcel WB-41. Parcel WB-40, located on the northeastern corner of Pleasant Grove Boulevard and Santucci Boulevard, is being eliminated from the land use table and this area will be redesignated from CC to HDR to address an issue of constrained development associated with the adjoining HDR parcels. As discussed in Section H in more detail, one of the adjacent HDR parcels is encumbered by several easements which remove a large section of developable property and result in an awkwardly narrow parcel configuration. To ensure that this property can be developed at an appropriate density and to make up for losses of HDR occurring elsewhere in the project, the applicant proposes to eliminate the commercial parcel and expand the HDR development on the corner. Parcel WB-43 is also being eliminated from the land use table and this area will be redesignated from CC to HDR because there are concerns that due to its size, location, and circulation challenges the site would remain unviable as a commercial site until property to the west was developed. Given that the development and access needs of residential are different from those of commercial property, converting the site to HDR may allow the site to be developed earlier.

Though the two smaller commercial sites are being eliminated, the two primary commercial sites are being retained. Parcel WB-41 is being reduced in size from approximately 19 acres to 10 acres, while Parcel WB-42 is being increased from approximately 13 acres to 14.5 acres. These commercial properties are on key intersections, and are near higher density sites (MDR and HDR). Furthermore, the City and applicant worked diligently together to ensure that the planned transit Transfer Station on Parcel WB-41 would remain viable, as it is a key future piece of the City's bus system, including future envisioned Bus Rapid Transit.

Future development of the commercial sites will be subject to Design Review and compliance with the City's Community Design Guidelines, which is an existing process designed to ensure that commercial properties are developed in a manner that is beneficial to the surrounding community. The proposed location, size, and plan-level design of the commercial properties as outlined in the Specific Plan will continue to meet the goals and objectives of the SVSP and the General Plan, and is consistent with the required findings for a Rezone.

Public/Quasi-Public

There are two properties with land use designations of Public/Quasi-Public (P/QP). One of these is Parcel WB-62 located on the western side of Santucci Boulevard and the other is Parcel WB-60, located at the corner of future Solaire Drive and Silver Spruce Drive. There is no change to the amount of land with the Public/Quasi-Public designation and zoning, but the applicant proposes location changes. Parcel WB-62 is intended to support a lift station, which the applicant proposes to relocate to the northeast along proposed Daylight Drive. This relocation has been reviewed by Environmental Utilities staff, and has been determined to be acceptable. The existing location of the lift station is part of an irregularly-shaped portion of land, and moving it to the new location provides more developable acreage for the irregular parcel.

The second parcel is a future elementary school site. Parcel WB-60 is proposed to be moved to the southern side of Solaire Drive so that a contiguous age-restricted community can be developed on the northern side of Solaire Drive. The school was located along Solaire Drive both to provide a central location and because of the planned paseo along the northern side of the roadway, which is part of a larger paseo network providing walkability throughout the SVSP. However, with the elimination of the segment of Silver Spruce Drive, keeping the school in this location would result in a school with only one roadway frontage. It would cause the elementary school to have a direct interface with age-restricted homes, which is not a compatible land use arrangement. Relocating the school to the southern side of the roadway allows two public street frontages, and also provides a buffer between the school and the age-restricted properties. To maintain the

connection between the paseo and the school, the applicant has proposed enhanced pedestrian crossings at the intersection of Silver Spruce Drive and Solaire Drive (refer to Section H for more discussion).

The proposed location and size of the Public/Quasi-Public properties as outlined in the Specific Plan will continue to meet the goals and objectives of the SVSP and the General Plan, and is consistent with the required findings for a Rezone.

Parks and Open Space

There are two properties with land use designations of Parks and Recreation (PR). One of these is Parcel WB-52, which is a small park serving the HDR land uses at the northeastern corner of Santucci and Pleasant Grove Boulevards. The size of this park is proposed to remain the same, but it will be shifted slightly west to center it within the HDR development. The second site is Parcel WB-50, which is the neighborhood park site adjacent to the elementary school site. The applicant proposes to reduce the size of this park from 9.6 acres to 8.7 acres and move it to the southern side of Solaire Drive, so that it will remain adjacent to the school. The reduced park size continues to meet the required parkland obligations, because age-restricted housing has a lower park dedication requirement than traditional LDR or MDR residential uses.

The park adjacent to the school was designed to have at least two street frontages, to maintain good visibility at the park and to provide for on-street parking. As relocated, the park has only one roadway frontage currently planned or shown. To address this, the applicant proposes changes to the Public Services element of the SVSP. Text has been added to the Concept Plan for the neighborhood park which requires the residential neighborhood (Parcel WB-23) on the western edge of the park to provide a minimum of 50% of street frontage along the park edge. Parks and Recreation staff have reviewed and concurred with this proposed language.

The proposed location and size of the parkland properties as outlined in the Specific Plan will continue to meet the goals and objectives of the SVSP and the General Plan, and is consistent with the required findings for a Rezone.

C. AGE RESTRICTED REZONE POLICY

The City's Age-Restricted Rezone Policy was adopted by the City Council in August 2015 (see Attachment 2). The policy was approved to supplement the City's General Plan, as there are no existing General Plan policies that provide direction for the conversion of large areas (10 acres or more) to exclusively age-restricted communities. The purpose is to allow for age-restricted uses without creating undue burdens on the City's General Fund or public services, and to provide a Citywide balance of land uses, including a mix of housing types for all segments of the community. Below are the required policies in *italicized* text (grouped by topic) followed by an evaluation.

- *Any age-restricted (AR) rezone shall, on a stand-alone basis, have an overall neutral or positive fiscal impact on the City's General Fund services.*
- *Increases in General Fund service demands shall be mitigated by a Community Facilities District (CFD) or other mechanisms to offset the costs of the project.*
- *Development Agreement amendments shall include a waiver, or at City's discretion a reduction of the fee deferral.*
- *Any AR Rezone shall include a plan to ensure full funding and maintenance of improvements and services at no cost to existing residents (including increased utility rates). A proposal shall not burden/increase the cost, or diminish the supply and reliability of services.*

A fiscal impact analysis was prepared for the project to examine the proposed change in land uses. This study determined that although expected revenues from the project would decline, the project would continue to provide a net annual surplus to the General Fund. The proposed Development Agreement Amendment includes the required fee provisions, including changing the fee deferrals, and also establishes the appropriate per-unit fees to ensure the funding and maintenance of improvements and services (refer to Section F).

- *Any AR Rezone within an adopted specific plan shall require a specific plan amendment and all associated entitlements (SPA, DA, GPA, etc.).*

The application includes all appropriate entitlements and application materials, including a General Plan Amendment, Specific Plan Amendment, Rezone, and Development Agreement Amendment.

- *Any AR Rezone shall maintain the original vision and implement the policies of the specific plan.*
- *Public amenities as identified in the specific plan shall be maintained.*
- *Any AR Rezone proposal shall maintain the integrity of neighborhoods and create a sense of place in new neighborhoods.*

As discussed above, in Section B, the project maintains the original vision and intent of the SVSP, and will continue to include the public amenities (such as parks, a school, and paseos/pedestrian networks) included within the SVSP. The project has also been designed to create and maintain a sense of place and connectedness within the age-restricted community and surrounding areas.

- *Any AR Rezone shall meet the City's affordable housing goals consistent with the City's Housing Element.*

As discussed below, the project meets its affordable housing goals (see Section E).

- *No more than fifteen percent (15%) of all residential units shall be converted to age restricted per specific plan, to ensure that the specific plan remains balanced. Any request above 15% may be considered subject to Council direction.*

The proposed age-restricted units will comprise 5.6 percent of the SVSP units, which is less than the 15 percent cap.

- *Any AR Rezone must include provisions for converting back to non-age-restricted land uses should market demands change in the future.*

The proposed Development Agreement Amendment includes a section discussing the process for converting some or all of the units back to non-age-restricted homes. The Development Agreement Amendment acknowledges that conversion of any age-restricted units will require a Specific Plan Amendment, and will also require recalculation of fees and park dedication requirements.

- *Any AR Rezone shall include planned public transportation to the project location, within a minimum ¼-mile walking distance.*

There are planned public transportation routes along the major streets surrounding the proposed age-restricted housing, and planned stops within ¼-mile on Westbrook Boulevard (refer to SVSP Circulation chapter, Figure 6-24).

- *Any AR Rezone shall work with the school district to minimize impacts to existing or planned schools.*

The proposed project was routed to the Roseville City School District (School District) for review. The School District submitted correspondence indicating that the proposed school relocation was not an issue, and that appropriate per-unit fees would be due from the developer. The School District had no comments or concerns regarding the proposal.

In conclusion, based on the foregoing analysis staff concludes the project conforms to the Age-Restricted Rezone Policy.

D. CONVERSION OF NON-RESIDENTIAL TO RESIDENTIAL LAND USE

As described in the prior analysis section, the project includes reducing commercial acreage by 23.1 acres in order to increase the amount of land designated for residential uses. In 2004, in response to increased requests to rezone industrial properties to residential uses, the City Council adopted guidelines for the conversion of land from non-residential to residential uses. A copy of the guidelines is provided as Attachment 3. As stated in the guidelines, the purpose is to make clear the City's expectations related to the loss of job-generating land uses. The overarching goal to be applied to land use changes outside of the infill portion of the City is to maintain the City's fiscal balance and prevent the loss of jobs and existing job centers while maintaining a balanced community. The guidelines include evaluating fiscal impacts, noise, park dedication, public services, affordable housing, schools, utilities, and traffic when contemplating residential land use allocations.

Below is summary of the provisions of the Non-Residential Rezone Guidelines:

1. Balance of the City includes properties within all specific plans and the North Industrial Plan area.
2. A region-wide employment and land inventory study shall be required of each project that is equal to or greater than 50 acres.
3. Land use changes will not have a negative fiscal impact to the City. Each project shall be modeled individually for citywide impacts utilizing the City's fiscal model.
4. Projects that are 50 acres or greater in size shall maintain employment options and a favorable jobs-housing balance.
5. New housing development shall meet the City's 10% goal consistent with the Housing Element (4% affordable to very low, 4% affordable to low, and 2% affordable to middle income).
6. Projects shall provide a specific public benefit that may be in the form of a community benefit fee.
7. Increases in general fund service demands shall be mitigated by establishment of or annexation into a Community Facilities Mello Roos Assessment District to offset the costs of the project. The assessment may be utilized to offset the cost of the following: public safety; parks and open space maintenance; storm water management; and other costs identified by the City.
8. Parks obligation to include payment of citywide and neighborhood park fees. Active park needs shall be provided by the project. An in-lieu parkland dedication fee may be negotiated in lieu of land based on the project. For each acre of parkland dedication mitigated by an in-lieu fee a corresponding in-lieu fee shall be paid for park improvements. The in-lieu fees shall provide improvements of local benefit.
9. Place emphasis on the dedication of parklands within specific plan areas rather than acceptance of an in-lieu fee for land dedication.
10. Utilities (e.g. water, sewer, electric) shall not be impacted as to conveyance or capacity.

11. School impacts shall be mitigated through new impact agreements executed with the school districts to ensure that the project's student generation is accommodated.
12. Residential units not utilized within a specific plan area shall be reallocated within that plan area and school district. Otherwise, requests for units shall be considered as additive to the City's existing unit allocation.
13. Encourage higher density residential mixed-use projects with consideration to the relaxing of any one guideline or multiple guidelines to promote and provide incentives for innovative higher density residential mixed use projects.

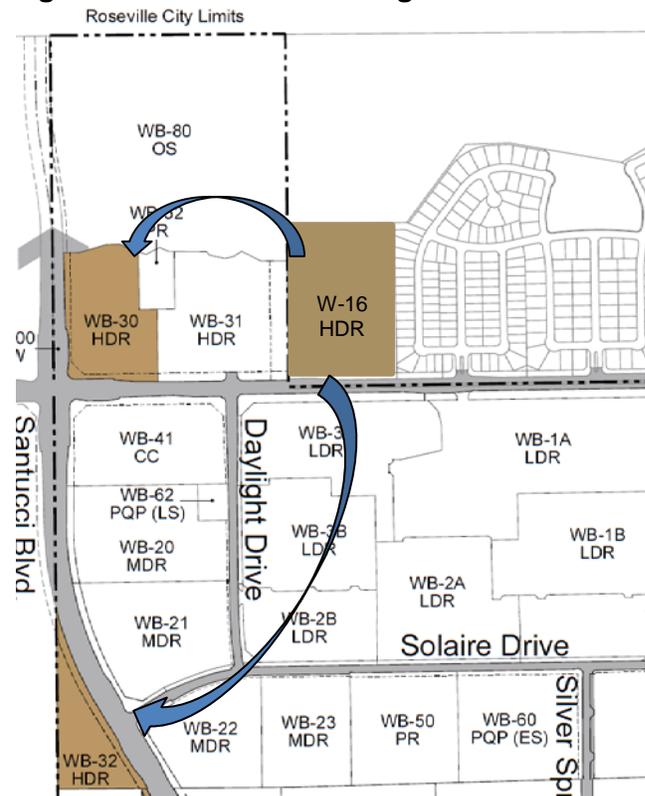
A fiscal impact analysis was prepared for the project to examine the proposed change in land uses. This study determined that although expected revenues from the project would decline, the project would continue to provide a net annual surplus to the General Fund. Although less commercial property is being provided, the project retains two large commercial areas at critical intersections on the eastern and western sides of the project area. As discussed in other sections of this staff report, the project meets its affordable housing goals (Section E) and parkland obligations (Section A), and also does not impact utilities (Sections G and H). The applicant has negotiated with the affected school districts, and the school districts have indicated they have no comments or concerns regarding the project. Though the project trends toward greater Low Density Residential uses, there is demand for age-restricted housing in the region which is driving this change. Moreover, the project is retaining higher density housing along Santucci Boulevard, a key transit corridor. In conclusion, staff has reviewed the project and found it to be consistent with the intent of the Non-Residential Rezone Guidelines.

E. AFFORDABLE HOUSING—POLICIES AND SPECIFIC PLAN AMENDMENTS

The project reflects a 69-unit and 3.4-acre reduction in the amount of High Density Residential development, and also includes the transfer of a 162-unit affordable housing obligation from WRSP Parcel W-16 to SVSP Parcels WB-30 and WB-32 (see Figure 2). This section discusses the policies relevant to the proposal, as well as the necessary Specific Plan Amendments. There are several policy considerations with regard to High Density Residential and affordable housing units: the Regional Housing Needs Allocation (RHNA), Housing Element, and Government Code Section 65863, and the Affordable Housing Plans and Agreements in place for the affected areas.

RHNA, Housing Element, and Government Code 65863: The State of California, through the Housing and Community Development Department, sends a Regional Housing Needs Determination to each Metropolitan Planning Organization (MPO) in California; the MPO for this region is the Sacramento Area Council of Governments (SACOG). SACOG then develops the Regional Housing Needs Allocation, which allots a "projected share" of the regional determination to each of the cities and counties within SACOG's boundaries. Pursuant to

Figure 2: Affordable Housing Transfer Parcels



Government Code Section 65582, a City's Housing Element is then required to include an analysis of existing and projected housing needs for all income levels, which must include the local jurisdiction's share

of the regional housing need. In addition, Government Code Section 65863 states that a City shall not permit the reduction of the residential density for any parcel identified in the local Housing Element inventory to a lower residential density unless the City can make certain findings. The findings require General Plan and Housing Element consistency, and a determination that the remaining sites in the Housing Element inventory are sufficient to meet the RHNA. Thus, a determination of consistency with RHNA and Government Code Section 65863 is based upon whether affected properties are listed within the Housing Element inventory, and whether the units are needed to meet RHNA obligations.

The City's Housing Element Inventory lists the development potential of all residential land within the City, which is inclusive of all of the LDR, MDR, and HDR properties in the project area. However, not all of these properties are needed to fulfill the RHNA. Housing Element Table X-25 indicates the RHNA for each income category and the amount of units in the City available to meet that need. The income categories are defined by land use density, with Above Moderate defined as less than 10 units per acre (LDR), Moderate as 10–20 units per acre, and Low and Very Low as 21 units or more per acre. The City has a surplus in the Moderate and Above Moderate income categories in the amount of 3,045 and 8,637 units, respectively. In the Low and Very Low income categories there is a small surplus of 227 units.

As reflected on Table 1, the project reflects a 192-unit reduction in MDR product, which falls within the Moderate income category, and a 69-unit reduction in HDR product, which falls within the Low and Very Low income categories. Given the substantial surplus in Moderate income units, there are sufficient remaining sites in the inventory to meet the RHNA even with a 192-unit reduction. There is also sufficient surplus in the Low and Very Low categories to absorb a 69-unit reduction, even if it were being caused by the proposed project. However, these 69 units are being lost from the inventory due to existing conditions, not due to the project. The project materials are merely acknowledging this condition, which is the result of existing encumbrances on Parcel WB-31.

When the SVSP Amendment was approved in 2012, Parcel WB-31 was approved with a density of 25 units to the acre and a total of 207 units. However, it was determined that a drainage easement would be needed along the eastern side of the property which would be at least 100 feet wide. There is also an additional amount of landscape easement required in the same location. These easements are the result of prior approvals, but their effect on the development of the site had not been examined in detail until now. The needed easements encumber approximately 2.2 acres of the existing 8.2-acre parcel, and result in an awkward, narrow configuration that makes the parcel difficult to develop. An assessment was done to determine how many units would be lost due to the loss in acreage and the narrow configuration, which was determined to be 69 units.

Setting aside the 2.2 acres lost due to existing easements, the project will further reduce HDR acreage by 1.2 acres. However, other changes proposed by the applicant would enable an increase in the density of some HDR parcels. In particular, the applicant has proposed eliminating the commercial property on the northeastern corner of Santucci and Pleasant Grove Boulevards (Parcel WB-40) so that the entire corner can be HDR property. This resolves the awkward configuration created by the easements, and the more regular and contiguous shape allows a larger unit yield. Thus, the project does not result in any reductions to HDR units and the City has sufficient HDR inventory to satisfy the RHNA.

Affordable Housing Plans: The Affordable Housing Plans for both the SVSP and the WRSP outline the number and location of units which must be provided to meet affordable housing obligations. The applicant proposes to maintain the total number of Affordable Housing units which will be provided in the City, but has proposed shifting 162 units from WRSP Parcel W-16 to SVSP Parcels WB-30 and WB-32, and has also proposed changing the mix of affordable housing.

The proposed shift in location is to improve the ability of the properties to be developed. Parcel W-16 is currently a mixed affordable housing site, which means that a portion of the units are not affordable and a portion are affordable. At the time the WRSP was approved, it was economically feasible to develop

properties such as this. However, the City acknowledges that economic circumstances have shifted, and mixed affordable sites cannot successfully compete for the grants, tax credit programs and other funding opportunities that make it possible to finance the development of an affordable site. The proposed transfer will make Parcel W-16 in the WRSP a fully market-rate apartment complex, while the SVSP Parcels WB-30 and WB-32 will be 100% affordable product, and therefore able to compete for the needed funding. For similar reasons, the applicant proposes shifting 41 units from middle-income purchase to very low and low income rental. The City's Housing Division is in support of this proposal, as it will ensure the needed affordable housing is developable.

F. SVSP AND WRSP DEVELOPMENT AGREEMENT AMENDMENTS

Zoning Ordinance Section 19.84.040 specifies that recommendations for approval or denial of a Development Agreement (DA), including Amendments shall include consideration of the following:

1. Consistency with the objectives, policies, programs, and land use designations of the City of Roseville General Plan.
2. Consistency with the City of Roseville Zoning Ordinance.
3. Conformity with the needs of public health, safety, and welfare.
4. The effect on the orderly development of property or the preservation of property values.
5. Whether the provisions of the Agreement shall provide sufficient benefit to the City to justify entering into the agreement.

The DAs are binding contracts that set the terms, rules, conditions, regulations, entitlements, responsibilities, and other provisions relating to the development of the covered properties. The Westpark DA has a 20 year term, while the Westbrook DA has a 30 year term. The DAs outline requirements and provide the details of responsibility, timing, and financing. The amendment to the Westpark DA is the 7th Amendment, and the amendment to the Westbrook DA is the 1st Amendment. Copies of the 7th and 1st Development Agreement Amendments are attached as Exhibits D and E, respectively.

The changes to the Westpark DA consist entirely of changes to affordable housing obligations, which was already discussed in Section E. The changes are consistent with the General Plan and Zoning Ordinance. Because it will improve the ability to develop the City's needed affordable housing, it will benefit the public's welfare, the orderly development of property and property values, and provide benefit to the City.

The changes to the Westbrook DA include changes to affordable housing, which are consistent with the findings for a DA Amendment for the same reasons as those described above (for the Westpark DA), and are not further discussed. The remainder of the DA changes fall into two categories: 1) text and exhibit revisions needed for the DA to remain consistent with the General Plan Amendment, Specific Plan Amendment, and Rezone and 2) changes to the timing and implementation of infrastructure and associated fees.

Multiple sections require revision in order to reflect the proposed changes in the amount of units and acres of each land use type, including the basic project description (e.g. Section 2.2, which lists the vested entitlements), terms regarding land use dedications, and funding mechanisms. The primary change to land use dedications and funding mechanisms is related to the age-restricted product, which has lower demands on certain public services and utilities than a standard residential product. For this reason, a new fee amount has been inserted into the DA with respect to the Neighborhood Park Fee, the City-Wide Park Fee, the Open Space In-Lieu Fee, and the Bike Trail Fee which would be applied to the building permits for the age-restricted homes.

Certain changes have also been made to the timing and nature of improvements, based on an updated understanding of the City's needs for the infrastructure. This includes the timing of a drainage outfall and detention basin (DA Section 3.10.2.1) and of electrical infrastructure (DA Section 3.11.3). City Engineering staff determined that the detention basin referenced in Section 3.10.2.1 would not be needed for this project, as existing basins have sufficient capacity to mitigate peak flow. The section has also been amended to specify the timing of the remaining improvements. Regarding electrical facilities, the DA already includes language allowing the use of temporary improvements to serve the project, but additional language is being added to specify that temporary improvements may be extended from the West Roseville Specific Plan, and that additional units could be constructed in this event.

The final proposed changes are to DA Sections 3.17.1.2(i) and 3.25.B, dealing with fee deferrals and fair-share payments for planning and environmental costs. The Age-Restricted Rezone Policy stipulates that any DA Amendment involving age-restricted product include a waiver or a reduction of the fee deferral. The change to fee deferrals specifies that only Phase E of the Westbrook area (the portion east of Westbrook Boulevard) qualifies for the previously-specified fee deferrals. For Phases F and G, the project area, the amount of the fee deferral for SPRTA Tier II Traffic Fees is reduced, and all other fee deferrals are waived. Section 3.25.B is amended to specify a cost for planning and environmental reimbursement to the City, and to allow payment large lot by large lot, rather than in one lump sum.

Having reviewed the proposed DA Amendments, City staff concludes the proposal is consistent with the objectives, policies, programs, and land use designations of the City of Roseville General Plan; is consistent with the City of Roseville Zoning Ordinance; conforms with the needs of public health, safety, and welfare; will not have detrimental effects on the orderly development of property or the preservation of property values; and will provide sufficient benefit to the City to justify entering into the amended agreement.

G. LARGE LOT TENTATIVE SUBDIVISION MAP

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made in order to approve or conditionally approve a tentative subdivision map. The three findings are listed below in *italicized, bold* text 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.***

Parcel size, design, configuration, location, orientation, and character: In the project areas where a Small Lot Tentative Subdivision Map is not proposed at this time, the Large Lot boundaries coincide with the land use boundaries established through the Specific Plan Amendment. In the area of the Small Lot Tentative Subdivision Map, the large lots have been designed to accommodate and plan for the development of the small-lot subdivision, which means they are not rectangular. However, an examination of the infrastructure and grading plans, the Phasing Plan, and the Small Lot Tentative Subdivision Map, makes it clear that the large lot boundaries follow primary roadways, allow for roadway stubs in preparation for later phases, and otherwise have boundaries that allow for logical phasing and development of the proposed Small Lot Subdivision Map.

Subdivision Roads and Pathways: The proposed Large Lot Subdivision Map includes boundaries which will accommodate roadways proposed via the Small Lot Subdivision Map. The Large Lot Subdivision Map itself includes all of the primary roadways shown within the SVSP, as well as the required right-of-way and adjacent paseos and landscape lots.

Subdivision Improvements: The SVSP includes design guidelines for certain parcels within the project area, including commercial Parcel WB-41 and park site parcel WB-50. The proposed Large Lot map provides parcel sizes and configurations which will enable effectuation of the design guidelines for these sites, the details of which will be determined during Design Review for the commercial property and during review of Improvement Plans for the park.

The SVSP includes a Wall and Fence Locations figure (SVSP Figure B-3), which specifies where walls and fences are required, and the type of construction which is required. These walls and fences need not be shown on a Large Lot Tentative Subdivision Map, but must be shown on the Improvement Plans for non-residential properties, and on the Small Lot Tentative Subdivision Map for residential properties. A Condition of Approval has been included on the Large Lot Map requiring walls and fencing consistent with the locations and design standards established in the SVSP.

Grading, drainage, and utilities: The applicant has included a grading and utilities plan with the submittal, which shows the scope and location of the proposed improvements. The proposed plans have been reviewed by City staff for conformance with City standards, and have been found to be acceptable.

Affordable Housing: Refer to analysis Section E; the project is consistent with policies and programs regarding affordable housing.

Conclusion: After review of the proposed Large Lot Subdivision Map, staff concludes that the parcel size, design, configuration, location, orientation, and character of the lots are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan and the Sierra Vista Specific Plan, and the design standards of the Zoning Ordinance.

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 size, configuration, and design of all of the lots within the subdivision are consistent with the City's policies and the SVSP standards. As discussed in the section above, the large lots are either designed with boundaries coincident with the SVSP land use boundaries, or are designed to allow for the logical phasing and development of the Small Lot map. Thus, the Large Lot map will result in lots which can be used or built upon, and will not create lots which are impractical for improvement or use.

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 project area is served by the Pleasant Grove Wastewater Treatment Plant, which has a permitted capacity of 12 million gallons per day (average dry weather flow), and is currently receiving volumes which are well below capacity (7.4 million gallons per day). The addition of this project will not cause a violation of existing discharge limitations. In addition, the proposed sewer lines in the project area have adequate conveyance capacity to accommodate the residential development on the parcels proposed by the Tentative Map. As further assurance, Environmental Utilities has included a condition requiring their review and approval of adequate conveyance and treatment capacity prior to any approval of Improvement Plans.

H. SMALL LOT TENTATIVE SUBDIVISION MAP

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made in order to approve or conditionally approve a tentative subdivision map. The three findings are listed below in ***italicized, bold*** text 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.***

Parcel size, design, configuration, location, orientation, and character: All of the proposed lots have a zoning designation of RS/DS (Small-Lot Residential with Development Standards) and are consistent with the minimum size and frontage requirements for the zone, as noted in the SVSP Development Standards (SVSP Appendix A). Most interior lots are approximately 5,200 square feet and 50 feet wide, while the development standards require a minimum of 4,500 square feet and 45 feet in width. The lots will be large enough and configured such that the minimum building setbacks can be met.

Subdivision Roads and Pathways: The age-restricted portion of the proposed map, which includes the entire area north of Solaire Drive, includes one roadway connection to each of the major surrounding streets on the northern, southern, and western perimeters (Pleasant Grove Boulevard, Daylight Drive, and Solaire Drive, respectively). A Neighborhood Electric Vehicle (NEV) pathway is provided at the northeastern corner of the subdivision, so that in future when the commercial site is developed, residents can access the businesses there by using an NEV. The non-age-restricted portion, south of Solaire Drive, includes a roadway connection to Solaire Drive and two connections to Silver Spruce Drive.

The project includes the construction of a paseo along the northern side of Solaire Drive, which is part of a larger paseo network providing connection throughout the SVSP. The paseo is a 10-foot-wide pathway located within a 25-foot landscape corridor. To provide connection between the paseo and the school, the applicant has proposed enhanced crossings at the intersection of Solaire Drive and Silver Spruce Drive. Instead of standard crosswalk striping, the crosswalk will include stamped pavement or other highlighting acceptable to the City, to increase its visibility. The applicant has also included several 30–35-foot-wide landscape corridors with 5-foot pedestrian pathways that connect various points of the age-restricted subdivision to the surrounding streets. This will allow residents to make shorter walking or bicycle connections to other portions of the community.

Subdivision Improvements: As noted in the analysis of the Large Lot Subdivision Map, the SVSP includes a Wall and Fence Locations figure (SVSP Figure B-3), which specifies where walls and fences are required, and the type of construction which is required. Masonry walls are required adjacent to single-family residential uses along Pleasant Grove Boulevard, Santucci Boulevard, and Westbrook Boulevard. Masonry walls are also required between any commercial property and residential property, and between any multiple-family residential property and single-family residential property. A wooden fence is required adjacent to single-family uses which border the park or school. Finally, open-style wrought iron fencing is required between the high density residential properties and the open space on the northern edge of the project. A Condition of Approval has been included on the Small Lot Map requiring walls and fencing consistent with the locations and design standards established in the SVSP.

Grading, drainage, and utilities: The applicant has included a grading and utilities plan with the submittal, which shows the scope and location of the proposed improvements. The Small Lot map also includes a phasing plan, which shows two points of access and utility connection will be maintained during all phases of subdivision development. The proposed plans have been reviewed by City staff for conformance with City standards, and have been found to be acceptable.

Affordable Housing: Refer to analysis Section E; the project is consistent with policies and programs regarding affordable housing.

Conclusion: After review of the proposed Small Lot Subdivision Map, staff concludes that the parcel size, design, configuration, location, orientation, and character of the lots are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan and the Sierra Vista Specific Plan, and the design standards of the Zoning Ordinance.

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 size, configuration, and design of all of the lots within the subdivision are consistent with the City's policies and the SVSP standards. The proposed design, layout, configuration, and size of all lots within the subdivision provide for the construction of single-family detached houses. As depicted on the Tentative Map and subject to the conditions of approval, all lots can be used and built upon.

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 project area is served by the Pleasant Grove Wastewater Treatment Plant, which has a permitted capacity of 12 million gallons per day (average dry weather flow), and is currently receiving volumes which are well below capacity (7.4 million gallons per day). The addition of this project will not cause a violation of existing discharge limitations. In addition, the proposed sewer lines in the project area have adequate conveyance capacity to accommodate the residential development on the parcels proposed by the Tentative Map. Sewage infrastructure and flows from this project are consistent with the evaluation included within the WRSP.

I. ENVIRONMENTAL DETERMINATION

Consistent with CEQA Guidelines Section 15164, regarding previously certified and adopted Environmental Impact Reports and Mitigated Negative Declarations, an Addendum to the Westbrook Specific Plan Amendment to the Sierra Vista Specific Plan Mitigated Negative Declaration (SCH # 2008032115, adopted June 25, 2012) has been prepared to cover the minor technical changes and additions necessary to describe the proposed Project. The Addendum plus the adopted Mitigated Negative Declaration and Initial Study are included as Exhibit A of this staff report. Mitigation measures from the SVSP Mitigation Monitoring and Reporting Program that are applicable to this project are included as Attachment 4.

J. PUBLIC OUTREACH

The project application was circulated for review and comment to both internal City staff and to external agencies which have requested such notice. As the project was revised, the application was circulated multiple times to ensure reviewers had an opportunity to consider the revisions. The project application and revisions were circulated to the Roseville Coalition of Neighborhoods as well as the Westpark Neighborhood Association and the Fiddymont Farms Neighborhood Association. Comments and recommended conditions were received and addressed or included in the conditions of approval; there are no outstanding items at this time. In addition, a public notice was published in a newspaper of general circulation, and individual notices were mailed to all property owners within 300 feet of the project boundary. No concerns or other correspondence was received in response to the public notice.

K. RECOMMENDATION

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

- A. Recommend the City Council consider the Addendum to the Westbrook Specific Plan Amendment to the Sierra Vista Specific Plan Mitigated Negative Declaration – **3200 PLEASANT GROVE BOULEVARD – WESTBROOK PHASE 2 AND 3 – PL13-0318.**
- B. Recommend the City Council approve the **GENERAL PLAN AMENDMENT – 3200 PLEASANT GROVE BOULEVARD – WESTBROOK PHASE 2 AND 3 – PL13-0318.**
- C. Recommend the City Council approve the **SIERRA VISTA SPECIFIC PLAN AMENDMENT – 3200 PLEASANT GROVE BOULEVARD – WESTBROOK PHASE 2 AND 3 – PL13-0318.**
- D. Recommend the City Council approve the **WEST ROSEVILLE SPECIFIC PLAN AMENDMENT – 3200 PLEASANT GROVE BOULEVARD – WESTBROOK PHASE 2 AND 3 – PL13-0318.**
- E. Recommend the City Council adopt the two (2) findings of fact as stated in the staff report for the **REZONE – 3200 PLEASANT GROVE BOULEVARD – WESTBROOK PHASE 2 AND 3 – PL13-0318.**
- F. Recommend the City approve the **REZONE – 3200 PLEASANT GROVE BOULEVARD – WESTBROOK PHASE 2 AND 3 – PL13-0318.**
- G. Recommend the City Council adopt the five (5) findings of fact as listed in the staff report for the Westbrook **DEVELOPMENT AGREEMENT AMENDMENT – 3200 PLEASANT GROVE BOULEVARD – WESTBROOK PHASE 2 AND 3 – PL13-0318.**
- H. Recommend the City Council approve the Westbrook **DEVELOPMENT AGREEMENT AMENDMENT – 3200 PLEASANT GROVE BOULEVARD – WESTBROOK PHASE 2 AND 3 – PL13-0318.**
- I. Recommend the City Council adopt the five (5) findings of fact as listed in the staff report for the Westpark **DEVELOPMENT AGREEMENT AMENDMENT – 3200 PLEASANT GROVE BOULEVARD – WESTBROOK PHASE 2 AND 3 – PL13-0318.**
- J. Recommend the City Council approve the Westpark **DEVELOPMENT AGREEMENT AMENDMENT – 3200 PLEASANT GROVE BOULEVARD – WESTBROOK PHASE 2 AND 3 – PL13-0318.**
- K. Recommend the City Council adopt the three (3) findings of fact as listed in the staff report for the **LARGE LOT TENTATIVE SUBDIVISION MAP – 3200 PLEASANT GROVE BOULEVARD – WESTBROOK PHASE 2 AND 3 – PL13-0318**
- L. Recommend the City Council approve the **LARGE LOT TENTATIVE SUBDIVISION MAP – 3200 PLEASANT GROVE BOULEVARD – WESTBROOK PHASE 2 AND 3 – PL13-0318** subject to thirty-three (33) of conditions of approval.
- M. Recommend the City Council adopt the three (3) findings of fact as listed in the staff report for the **SMALL LOT TENTATIVE SUBDIVISION MAP – 3200 PLEASANT GROVE BOULEVARD – WESTBROOK PHASE 2 AND 3 – PL13-0318**
- N. Recommend the City Council approve the **SMALL LOT TENTATIVE SUBDIVISION MAP – 3200 PLEASANT GROVE BOULEVARD – WESTBROOK PHASE 2 AND 3 – PL13-0318** subject to eighty-three (83) of conditions of approval.

CONDITIONS OF APPROVAL FOR THE LARGE LOT TENTATIVE SUBDIVISION MAP

1. The project is approved as shown in Exhibits B–N and as conditioned or modified below. (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 design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
4. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Development Services Department – Engineering Division. (Engineering)
5. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)
6. Prior to the issuance of any improvement plans, owner must have obtained issuance of a 404 permit as defined by the Development Agreement between the City of Roseville and Westpark S.V. 400, LLC. (Engineering)
7. The applicant shall be responsible for reimbursements to the West Roseville Specific Plan per Section 3.25 of the Westpark S.V. 400, LLC Development Agreement. (Engineering, Environmental Utilities)

PRIOR TO ISSUANCE OF A GRADING PERMIT AND/OR IMPROVEMENT PLANS

8. Landscape Plans shall be included with the Improvement Plans for all landscape corridors and all landscaped common areas. Landscaping shall be installed and accepted prior to acceptance of the Improvement Plans. The landscape plan shall comply with the Sierra Vista Specific Plan and the City of Roseville Water Efficient Landscape Requirements. (Planning, Engineering, Parks, Fire Environmental Utilities)
9. Fences and walls shall be shown on Improvement Plans, as appropriate, consistent with the locations and designs specified in the Sierra Vista Specific Plan. (Planning)
10. The applicant shall submit to the Engineering Division 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. (Planning, Engineering)
11. The grading and improvement plans shall be designed in accordance with the City's Design and Construction Standards and shall reflect the following:
 - a. Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
 - b. Grading shall comply with the City grading ordinance. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site.

- c. A rough grading and/or underground only permit may be approved by Engineering prior to approval of the improvement plans.
 - d. Standard access ramps shall be installed at all curb returns per City Standards. (Engineering)
12. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Engineering prior to approval of any plans. (Engineering)
13. The applicant shall apply for and obtain an encroachment permit from the Engineering Division prior to any work conducted within the City right-of-way. (Engineering)
14. The phasing of the infrastructure shall be consistent with the Westbrook Phase 2 – Infrastructure Matrix (as prepared by MacKay & Soms), the Sierra Vista Specific Plan and as defined in the Development Agreement between the City of Roseville and Westpark S.V. 400, LLC. The phasing of subdivisions shall occur in a sequential order, as outlined in the Westbrook Phase 2 – Infrastructure Matrix. Acceptance of each subdivision by the City shall be contingent on the prerequisite phases having been accepted by the City. (Engineering)
15. A standard 35-foot A-7 driveway shall be constructed on Pleasant Grove Boulevard to access Parcel WB-42. This driveway shall be placed far enough to the west to allow for a 250-foot left turn lane with 120-foot taper to be constructed to provide ingress to Parcel WB-42. (Engineering)
16. Pleasant Grove Boulevard shall be constructed in conformance with the approved Tentative Map, the Sierra Vista Specific Plan and Section 3.5.2(a) of the Development Agreement. The following improvements shall be constructed on Pleasant Grove Boulevard:
 - a. Standard 220-foot deceleration lane with 120-foot taper at Westbrook Boulevard.
 - b. Modified 150-foot deceleration lane with 120-foot taper at WB-42 driveway.
 - c. Modified 150-foot deceleration lane with 120-foot taper at “A” Drive (Subdivision Entrance).
 - d. Standard 220-foot deceleration lane with 120-foot taper at Daylight Drive.
 - e. A traffic signal shall be installed at “A” Drive (Subdivision Entrance). Traffic signals shall be reimbursed per section 3.5.7 of the Development Agreement.
 - f. Traffic signal conduit shall be installed at Daylight Drive with the construction of the intersection.
 - g. In addition to the frontage improvement requirements for Pleasant Grove Boulevard in Section 3.5.2(a) of the Development Agreement, owner shall be responsible for constructing the northern half the median, including landscaping. The northern median curb and half the median landscaping within Pleasant Grove Boulevard is eligible for reimbursement from the City. (Engineering)
17. Westbrook Boulevard shall be constructed in conformance with the approved Tentative Map, the Sierra Vista Specific Plan and Section 3.5.2(b) of the Development Agreement. In addition, traffic signal conduit shall be installed at Solaire Drive with the construction of the Westbrook Boulevard intersection, if not already installed. (Engineering)
18. A standard bus turnout and shelter pad shall be installed on:
 - a. #267 Southwestern corner of Santucci Boulevard and Solaire Drive.

- b. #262 Southeastern corner of Santucci Boulevard and Pleasant Grove.
 - c. #261 Northeastern corner of Santucci Boulevard and Pleasant Grove.
 - d. Per Figure B-30 of the Sierra Vista Specific Plan, a turnout and shelter pad for future Bus Rapid Transit shall be provided on northbound Santucci Boulevard adjacent to Parcel WB-20.
 - e. Northbound Santucci Boulevard at northeastern corner of Solaire Drive.
 - f. #263 southwest corner of Westbrook Boulevard and Pleasant Grove Boulevard.
 - g. #266 Southwest corner of Westbrook Boulevard and Solaire Drive. (Engineering)
19. At such time that Parcel WB-42 develops, the path and sliding gate in HOA Lot D shall be designated for convenient pedestrian and NEV access. Prior to the development of Parcel WB-42, temporary Emergency Vehicle Access shall be provided between HOA Lot D and Parcel WB-42, as approved by the City Engineer with the design of the improvement plans for Parcel WB-1A. (Engineering, Alternative Transportation)
20. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During site inspection Engineering will designate the exact areas to be reconstructed. (Engineering)
21. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
22. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require relocation as a result of the construction of turn lanes and/or driveways. (Engineering)
23. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter. The project proponent shall have the existing dry utilities pot holed for verification of location and depth, as part of the improvement plan design. (Engineering)
24. Prior to the approval of the Improvement Plans, the project proponent shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the project proponent during the pre-construction meeting. If the SWPPP is viewable in SMARTS then the WDID number can be provided to Engineering in lieu of a hard copy of the SWPPP. (Engineering)
25. A note shall be added to the grading plans that states:

*"Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified."* (Engineering)

PRIOR TO OR UPON RECORDATION OF FINAL MAP

26. With the recordation of the first Final Map, the landowner shall grant to the City separate Irrevocable Offers of Dedication (I.O.D.'s) for rights of way of arterial roadways and open space parcels, public utility

easements and temporary construction easements per Section 3.3.1 - Recordation of Large Lot Map(s) in the Development Agreement. (Engineering)

27. Per Development Agreement Section 3.5.12, prior to recordation of the Final Map the landowner shall pay a fee of \$7,582 for their fair share contribution towards updating the City's Long Range Transit Plan, Short Range Transit Plan and Bicycle Master Plan. (Alternative Transportation, Engineering)
28. A 20-foot by 20-foot bus shelter access and maintenance easement shall be dedicated at the bus turnout located on:
 - a. #267 Southwestern corner of Santucci Boulevard and Solaire Drive.
 - b. #262 Southeastern corner of Santucci Boulevard and Pleasant Grove Boulevard.
 - c. #261 Northeastern corner of Santucci Boulevard and Pleasant Grove Boulevard (Engineering, Alternative Transportation)
29. Any transfer of units, or changes in Large Lot Parcels shown in the Notice of Special Tax for the Westbrook CFD No.1, and Westbrook CFD No. 2 as a result of this entitlement shall require the applicant to amend the CFD documents (Rate and Method of Apportionment) and record a new Notice of Special Tax for each affected CFD to reflect the revised land plan, unit count and new Maximum Tax per Large Lot Parcel. Any transfer that increases the per unit Maximum Special Tax within a particular parcel by more than 20% shall require the approval of the Finance Director. Concurrent with the submittal of the Large Lot Final Map for any portion of Phases 2 or 3, the applicant shall submit to the Finance Director a revised Rate and Method of Apportionment reflecting the changes to the Large Lot Parcels and the respective Maximum Special Tax per Large Parcel. Concurrent with the recording of the Large Lot Final Map, a revised Notice of Special Tax shall be recorded reflecting the updated CFD boundaries and Large Lots.
30. With the recordation of the Large Lot Map a public stormdrain easement shall be granted for the stormwater swale along the eastern boundary of Parcel WB-31. The size and width of the easement shall be determined with the approved design, as amended in the Master Drainage Study. (Engineering)

OTHER CONDITIONS OF APPROVAL

31. The project shall comply with all applicable environmental mitigation measures identified in the Westbrook Initial Study and MND and SVSP EIR. (Planning)
32. The Tentative Subdivision Map shall not be deemed approved until the actions on the General Plan Amendment, Specific Plan Amendment, Rezone, and Development Agreement Amendment are approved and become effective. (Planning)
33. An Affordable Housing Rental Agreement shall be executed prior to issuance of permits for each parcel containing affordable rental units. Housing acknowledges and approves the transfer of the 41 middle-income affordable units from Parcels WB-20 and WB-21 to Parcels WB-30 and WB-32 as low-income rental units, and also the relocation of 162 affordable rental units from Parcel W-16 (West Roseville Specific Plan) to Parcels WB-30 and WB-32. (Housing)

CONDITIONS OF APPROVAL FOR THE SMALL LOT TENTATIVE SUBDIVISION MAP

1. The project is approved as shown in Exhibits B–N and as conditioned or modified below. (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 design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
4. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Development Services Department – Engineering Division. (Engineering)
5. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)
6. Prior to the issuance of any improvement plans, owner must have obtained issuance of a 404 permit as defined by the Development Agreement between the City of Roseville and Westpark S.V. 400, LLC. (Engineering)
7. The applicant shall be responsible for reimbursements to the West Roseville Specific Plan per Section 3.25 of the Development Agreement. (Engineering, Environmental Utilities)

PRIOR TO ISSUANCE OF A GRADING PERMIT AND/OR IMPROVEMENT PLANS

8. Landscape Plans shall be included with the Improvement Plans for all landscape corridors and all landscaped common areas. Landscaping shall be installed and accepted prior to acceptance of the Improvement Plans. The landscape plan shall comply with the Sierra Vista Specific Plan and the City of Roseville Water Efficient Landscape Requirements (as amended in the Roseville Municipal Code). (Planning, Engineering, Parks, Fire Environmental Utilities)
9. Fences and walls shall be provided consistent with the locations and designs specified in the Sierra Vista Specific Plan. (Planning)
10. The applicant shall submit to the Engineering Division 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. (Planning, Engineering)
11. The grading and improvement plans shall be designed in accordance with the City's Design and Construction Standards and shall reflect the following:
 - a. Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
 - b. Grading shall comply with the City grading ordinance. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site.
 - c. A rough grading and/or underground only permit may be approved by Engineering prior to approval of the improvement plans.
 - d. Standard access ramps shall be installed at all curb returns per City Standards. (Engineering)

12. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Engineering prior to approval of any plans. (Engineering)
13. The applicant shall apply for and obtain an encroachment permit from the Engineering Division prior to any work conducted within the City right-of-way. (Engineering)
14. The phasing of the infrastructure shall be consistent with the Westbrook Phase 2 – Infrastructure Matrix (as prepared by MacKay & Soms), the Sierra Vista Specific Plan and as defined in the Development Agreement between the City of Roseville and Westpark S.V. 400, LLC. The phasing of subdivisions shall occur in a sequential order, as outlined in the Westbrook Phase 2 – Infrastructure Matrix. Acceptance of each subdivision by the City, shall be contingent on the prerequisite phases having been accepted by the City. (Engineering)
15. A standard 35-foot A-7 driveway shall be constructed on Pleasant Grove Boulevard to access Parcel WB-42. This driveway shall be placed far enough to the west to allow for a 250-foot left turn lane with 120-foot taper to be constructed to provide ingress to Parcel WB-42. (Engineering)
16. Pleasant Grove Boulevard shall be constructed in conformance with the approved Tentative Map, the Sierra Vista Specific Plan and Section 3.5.2(a) of the Development Agreement. The following improvements shall be constructed on Pleasant Grove Boulevard:
 - a. Standard 220-foot deceleration lane with 120-foot taper at Westbrook Boulevard.
 - b. Modified 150-foot deceleration lane with 120-foot taper at WB-42 driveway.
 - c. Modified 150-foot deceleration lane with 120-foot taper at “A” Drive (Subdivision Entrance).
 - d. A traffic signal shall be installed at “A” Drive (Subdivision Entrance). Traffic signals shall be reimbursed per section 3.5.7 of the Development Agreement.
 - e. Traffic signal conduit shall be installed at Daylight Drive with the construction of the intersection.
 - f. In addition to the frontage improvement requirements for Pleasant Grove Boulevard in Section 3.5.2(a) of the Development Agreement, owner shall be responsible for constructing the northern half the median, including landscaping. The northern median curb and half the median landscaping within Pleasant Grove Boulevard is eligible for reimbursement from the City. (Engineering)
17. Westbrook Boulevard shall be constructed in conformance with the approved Tentative Map, the Sierra Vista Specific Plan and Section 3.5.2(b) of the Development Agreement. In addition, traffic signal conduit shall be installed at Solaire Drive with the construction of the Westbrook Boulevard intersection, if not already installed. (Engineering)
18. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During site inspection Engineering will designate the exact areas to be reconstructed. (Engineering)
19. All Lots/Parcels shall conform to Class 1 drainage, pursuant to the adopted City of Roseville Improvement Standards, except as shown on the tentative map or as approved in these conditions. (Engineering)

20. Prior to the approval of the improvement plans, it shall be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
21. A note shall be added to the grading plans that states:
- “Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.”* (Engineering)
22. A standard bus turnout and shelter pad shall be installed on:
- a. #263 Southwestern corner of Westbrook Boulevard and Pleasant Grove Boulevard.
 - b. #266 Southwestern corner of Westbrook Boulevard and Solaire Drive. (Engineering)
23. The developer of Parcel WB-4 shall be responsible for the installation of a bus shelter and related improvements conforming to the City's current standards on the shelter pad (as conditioned above in Condition #21) on the southwestern corner of Westbrook Boulevard and Solaire Drive. The Developer and City may enter into a deferred improvement or other agreement based upon a construction cost of \$10,000 per shelter for future construction of the Bus Shelter on the southwestern corner of Westbrook Boulevard and Solaire Drive (shelter number 266). (Engineering, Transit)
24. The fencing and pedestrian gates for HOA Lots G, H, & K shall be located on Lots G, H, & K, but adjacent to the boundary with the adjacent landscape corridor lot(s) if said landscape corridor lot(s) are to be dedicated to the City. (Engineering, Transit)
25. At such time that Parcel WB-42 develops, the path and sliding gate in HOA Lot D shall be designated for convenient pedestrian and NEV access. Prior to the development of Parcel WB-42, temporary Emergency Vehicle Access shall be provided between HOA Lot D and Parcel WB-42, as approved by the City Engineer with the design of the improvement plans for Parcel WB-1A. (Engineering, Alternative Transportation)
26. The applicant shall dedicate all necessary rights-of-way for the widening of any streets required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)
27. Prior to approval of improvement plans, drainage calculations must be submitted that are consistent with the Master Drainage Study for the Sierra Vista Specific Plan or the Master Drainage Study shall be amended as necessary to accommodate any change in sheds. Detention and drainage swales shall also be consistent with the Master Drainage Study or the Master Drainage Study shall be amended to reflect any proposed changes. (Engineering)
28. The overland release channel and culvert under the western end of Pleasant Grove Boulevard shall be designed per the City's Design and Construction Standards. This shall include being designed to convey the 100-year storm event both overland and through the culvert. The culvert shall maintain a minimum of 1 foot of freeboard from the lowest travel lane. (Engineering)
29. All storm drainage shall be routed to the nearest storm drain system or natural drainage facility. Prior to discharge from the site, the storm water shall be treated with appropriate storm water pollution treatment device(s). All stormwater treatment shall be consistent with the Preliminary Stormwater Compliance

Form approved by Engineering. The proposed Low Impact Development (LID), consisting of grassy swales, soil amendments, disconnected roof drains and trees, shall be used throughout the proposed project. The design of the soil amendment LID shall be coordinated with Engineering and designed prior to Village rough grade plans being issued. The drainage outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. (Engineering)

30. The stormwater swale through the east side of Parcel WB-31 shall be fenced and include two (2) concrete utility access ramps per Section 3.10.2.1 of the Development Agreement. (Engineering)
31. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater than 4 feet in height. All retaining walls shall be of either split-faced masonry units, keystone type construction, or cast-in-place concrete with fascia treatment. (Engineering)
32. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require relocation as a result of the construction of turn lanes and/or driveways. (Engineering)
33. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter. The project proponent shall have the existing dry utilities pot-holed for verification of location and depth, as part of the improvement plan design. (Engineering)
34. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It shall be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
35. Prior to the approval of the Improvement Plans, the project proponent shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the project proponent during the pre-construction meeting. If the SWPPP is viewable in SMARTS then the WDID number can be provided to Engineering in lieu of a hard copy of the SWPPP. (Engineering)
36. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan-view and in profile view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)
37. Water and sewer infrastructure shall be designed and constructed pursuant to the adopted City of Roseville Improvement Standards and Construction Standards and shall reflect the following:
 - a. Sewer and water service laterals shall not be allowed off of water and sewer mains larger than 12 inches in diameter.
 - b. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.

- c. Water and sewer mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions.
 - d. All sewer manholes shall have all-weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)
38. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)
39. Any backflow preventers visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventers shall be screened with landscaping and shall comply with the following criteria:
- a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventer to the landscaping.
 - b. For maintenance purposes, the landscaping shall be installed on a maximum of three sides and the plant material shall not have thorns.
 - c. The control valves and the water meter shall be physically unobstructed.
 - d. The backflow preventer shall be covered with a green cover that will provide insulation. (Environmental Utilities)
40. A note shall be added to the Improvement Plans stating that all water backflow devices shall be tested and approved by the Environmental Utilities Department prior to the Notice of Completion for the improvements. (Environmental Utilities)
41. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500 feet on center. (Fire)
42. Minimum fire flow is 1,500 gallons per minute with 20 pounds residual pressure. The fire flow and residual pressure may be increased, as determined by the Fire Marshal, where the project utility lines will serve non-residential uses. (Fire)
43. Water taps to the commercial site shall be a minimum of 12-inch and serve from both Pleasant Grove and Westbrook Boulevard. (Fire)
44. Each phase of development shall have two points of access. (Fire)
45. Fire systems shall be tested prior to the opening of the sales office for business. (Fire)
46. Framing construction cannot commence until access roads and public fire hydrants are approved by the Fire Department. (Fire)
47. If this project will be phased, the fire department requirements for access and circulation throughout shall be approved by the City for such proposal. Access roads shall comply with the California Fire Code 2013, with the City of Roseville's Amendments. A separate phasing plan shall be reviewed and approved by the Fire Department. (Fire)

48. 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)
49. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the “City of Roseville Specifications for Residential Trenching.” (Electric)
50. 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)
51. 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)
52. A 50-foot easement shall be required on the southern side of Pleasant Grove Boulevard (across the northern side of Parcel WB-1A, WB-3A, WB-41 and WB-42) for future extension of a 60kV overhead transmission line. Any facilities placed within this easement shall be subject to the review of the Electric Department to ensure proper clearances for the overhead facilities is maintained. (Electric)
53. Lot PA-4 and Lot PA-5 shall be granted as PUEs for the placement of electric facilities within these lots. (Electric)
54. The 25-foot easement along the northern side of Solaire Drive shall not include landscape walls other than those shown on Section G, unless approved otherwise by Roseville Electric. (Electric)
55. Improvement plans for each sub-phase shall contain separate points of connection with a stand-alone irrigation system unless the entire streetscape/paseo system is designed as one and installed as one phase of work. If one phase of work, this shall be installed as a part of the first sub-phase to be constructed. (Parks, Recreation, and Libraries)
56. 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)
57. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

PRIOR TO OR UPON RECORDATION OF FINAL MAP

58. Water and sewer easements shall be provided and shown on the Final/Parcel Map or by separate instrument, unless otherwise provided for in these conditions. (Environmental Utilities)
59. Easement widths shall comply with the City’s Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
60. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
61. Small Lot Maps for Westbrook Phase 2 shall be recorded concurrently with or subsequent to the Westbrook Phase 2 Large Lot Map. Consistent with Section 3.3.1 of the Development Agreement, all necessary Irrevocable Offers of Dedications (I.O.D’s), Public Utility Easements (P.U.E.’s) and Temporary Construction Easements (T.C.E.’s) shall be dedicated on the Large Lot Map, as required by the City Engineer. (Engineering)

62. 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)
63. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with the Final/Parcel Map. The CC&Rs shall include the following items: (Attorney, Planning)
- a. A clause prohibiting the amendment, revision or deletion of any sections in the CC&Rs required by these conditions of approval without the prior written consent of the City Attorney.
 - b. Disclosure of the following items:
 - i) The project site is within the McClellan Airport flight path, and aircraft on approach or departure could be under 3,000 feet in elevation. The telephone number of the Sacramento County Airports Noise Complaint hotline shall be provided in the disclosure.
 - ii) Designation of Westbrook Boulevard and Santucci Boulevard as truck routes.
 - iii) The existence of a Development Agreement on the property. However, this notice shall not extend to the purchaser of a completed individual single family residential unit.
 - iv) The project will be served by surface water supplies and by groundwater supplies. Variations in the appearance, taste and color of water may be noticed from time to time.
 - v) Recycled water will be used to irrigate parks and landscape setbacks, medians, paseos and other landscape areas including all multi-family and non-residential landscaping uses.
 - vi) Requirement to implement water conservation measures per the project Water Conservation Plan (Exhibit "R"), which may include such measures as Smart Timers.
 - vii) 60kV overhead power line easement fronting on Parcels WB-5A, WB-24, WB-25, WB-1A, WB-3A, WB-41, and WB-42.
 - viii) Exclusive utility easement within Pleasant Grove Boulevard may be used for high-pressure natural gas lines through the area to serve the Roseville Energy Park.
 - ix) Requirement for fifty percent (50%) reduction in construction waste stream.
 - x) Location of schools and parks within one mile.
 - xi) Parcels adjacent to open space may have a public bike trail and appurtenances adjacent to said parcels.
 - xii) Location of the well site and water storage facilities.
 - xiii) Location of wastewater treatment plant and sewer lift station.

- xiv) Owners of residential units adjacent to separated sidewalks shall be responsible for maintaining area between curb and sidewalks.
- xv) Masonry walls, including walls adjacent to landscape corridors and other public facilities are owned by the City, which is responsible for their maintenance, repair and replacement.
- xvi) Solar envelope impact: Landowner shall disclose to all residential and nonresidential buyers that certain properties, specifically those adjacent to major arterials and collector streets where City-maintained landscaping is installed, may impact the buyer's opportunity to install solar panels or structures or the efficiency or effectiveness of such solar panels or structures. This is primarily due to the trees within the street landscapes as being generally medium to large shade trees, which may cast shade, leaf litter, or other natural affects onto the adjacent property.
- xvii) Demand cycle control units operated by Roseville Electric on residential air conditioner units.
- xviii) Residential units within 100 feet of undeveloped parcels to the west of the SVSP or where agricultural uses exist shall be provided with a disclosure regarding the proximity and nature of neighboring potential agricultural uses.

c. A clause stating that the CC&Rs shall not apply to any property owned by the City.

64. The City shall not approve any small lot Final Map for recordation until either:

- a. A subdivision agreement is entered into along with the necessary bonds and insurance as required by the City. Said agreement shall be in a form acceptable to the City Attorney.

OR

- b. The improvement plans are approved, and the improvements are constructed and accepted as complete. In this case, the subdivider shall enter into a one-year maintenance agreement concurrent with the recordation of the Final Map. (Engineering)

65. Any structures crossing lot/parcel lines created by the Final Map shall be removed. (Engineering)

66. The street names shall be approved by the City of Roseville. (Engineering)

67. The Final Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. Lettered Lots/Parcels along major roads shall be dedicated as landscape/pedestrian/public utility easements and in fee to the City as open space. (Engineering)

68. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)

69. 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)

70. 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)

71. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

72. The dedication of parkland (future parks and/or open space) shall be deeded to the City through an Irrevocable Offer of Dedication (IOD). As a default, park and open space parcels shall be excluded from acceptance through the mapping approvals and completed as a separate deed process.
- a. For Parks, the transfer of property shall be at the City's request, generally, timed to coincide with the start of the specific park design phase of work, unless otherwise noted or requested.
 - b. For Open Space, the transfer of property shall occur once all mitigation measures, Developer construction activity immediately surrounding the parcel, and implementation measures identified in the Overarching Open Space Management Plan have been completed and verified as complete by the Open Space Division of Parks & Recreation, unless otherwise noted or requested.
 - c. For streetscapes to be City-maintained, the lots shall be separate parcels and accepted through the standard Certificate of Compliance (COC) process for street improvements. The establishment period shall be complete at COC unless a letter of agreement outlining establishment responsibilities beyond the COC has been executed between the City and Developer. All HOA maintained landscaping shall be clearly identified on the landscape plans at time of plan approval. (Parks, Recreation, and Libraries)

OTHER CONDITIONS OF APPROVAL

73. The applicant shall pay City's actual costs for providing plan check, installation and inspection services. This may be a combination of staff costs and direct billing for contract professional services (Environmental Utilities, Engineering)
74. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
75. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)
76. Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (Engineering)
77. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Engineering)
78. 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)
79. All plant material shall be maintained under a 90 calendar day establishment period after initial planting. Upon completion of the establishment period, all plant material shall remain under warrantee for an additional 9 months minimum. Any plant material which does not survive during the establishment period shall be immediately replaced. Any trees or shrubs which do not survive during the warrantee period shall be replaced one month prior to the end of the warrantee period. Tree or shrub replacement made

necessary due to acts of God, neglect or vandalism shall be exempt from the warrantee. (Parks, Recreation, and Libraries)

80. Following the installation of the landscaping on HOA or City property, all landscape material shall be maintained in a healthy and weed free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)
81. The transfer of units between LDR, MDR and HDR are noted. At the end of each cumulative phase of development, a review of the total number of units shall be completed and shall not exceed 10% (pursuant to the Development Agreement) and if it is exceeded, fee adjustments may be required at that time. (Parks, Recreation, and Libraries)
82. The project shall comply with all applicable environmental mitigation measures identified in the Westbrook Initial Study and MND and SVSP EIR. (Planning)
83. The Tentative Subdivision Map shall not be deemed approved until the actions on the General Plan Amendment, Specific Plan Amendment, Rezone, and Development Agreement Amendment are approved and become effective. (Planning)

Attachments

1. Table of Existing and Proposed Land Uses
2. Age-Restricted Residential Rezone Policy (August 2015)
3. Guidelines for Conversion of Non-Residential Land Uses (August 4, 2004)
4. Table of Applicable Mitigation Measures

Exhibits

- A. Mitigated Negative Declaration for the Westbrook Specific Plan Amendment to the Sierra Vista Specific Plan and Addendum
- B. General Plan and Specific Plan Amendments Land Use Exhibit
- C. General Plan Amendment Text Change Pages
- D. 7th Amendment to the Westpark Development Agreement
- E. 1st Amendment to the Westbrook Development Agreement
- F. Sierra Vista Specific Plan Text and Figure Change Pages
- G. West Roseville Specific Plan Text and Figure Change Pages
- H. Rezone Exhibit
- I. Large Lot Tentative Map
- J. Small Lot Tentative Map (SLTM)
- K. SLTM Attachment A – Conceptual Paseo, Public Utilities Easements, and Emergency Vehicle Access
- L. SLTM Attachment B – Intersection Geometry Details
- M. SLTM Attachment C – Entry Monument Details
- N. SLTM Attachment D – Stormdrain Layout Detail

<p>Note to Applicant and/or Developer: Please contact the Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.</p>
