CITY OF ROSEVILLE PLANNING COMMISSION MEETING NOVEMBER 10, 2005 MINUTES

Planning Commissioners Present: Gray Allen, Donald Brewer, Sam Cannon, Rex Clark, Robert

Dugan, Audrey Huisking

Planning Commissioners Absent: Kim Hoskinson, Excused

Staff Present: Paul Richardson, Planning Director

Chris Burrows, Senior Planner Steve Lindbeck, Project Planner Robert Schmitt, Deputy City Attorney Carmen Bertola, Recording Secretary

PLEDGE OF ALLEGIANCE - Led by Commissioner Brewer

ORAL COMMUNICATIONS None.

CONSENT CALENDAR

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

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

IV-A. MINUTES OF OCTOBER 27, 2005

IV-B. GRADING PLAN, TREE PERMIT, & ADMINISTRATIVE PERMIT – 10420 WOODCREEK OAKS BLVD – WOODCREEK EAST PARCEL 1 – File #s: GP-000008, TP-000046, & AP-000081. The applicant requests approval of a Grading Plan to grade a portion of the site to allow for the construction of a single family home; an Administrative Permit for the associated accessory structures; and a Tree Permit to remove two native oak trees and encroach into the protected zone of several others. Project Applicant: Cleve Livingston; Boyden, Cooluris, Livingston & Saxe. Property Owner: Steve Thurtle. (Hartman)

MOTION

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

The motion passed with the following vote:

Ayes: Huisking, Clark, Brewer, Allen, Cannon, Dugan

Noes: Abstain: V-A. GENERAL PLAN AMENDMENT, REZONE, GRADING PLAN & TREE PERMIT – 2009 N CIRBY WAY (PRIMARY APPLICATION ADDRESS) – DE MELLO REZONE – FILE #S: GPA 02-08, RZ 02-04, GP 03-19, & TP 03-30. The applicant requests approval of: a General Plan Amendment to change the land use of a portion of the property from Open Space/Parks & Recreation/Floodplain to Low Density Residential; a Rezone to change the zoning of a portion of the property from Floodway to Single Family Residential; a Grading Plan to import 10,390 cubic yards of fill material; and a Tree Permit to remove up to 29 native oak trees and encroach into the protected zone of several others. Project Applicant: Jerry Aplass, Burrell Consulting Group. Property Owner: Vasco DeMello (representative for property owners). (Hartman) THIS ITEM HAS BEEN CONTINUED TO THE MEETING OF DECEMBER 22, 2005.

V-B. SPECIFIC PLAN AMENDMENT, REZONE, AND DEVELOPMENT AGREEMENT AMENDMENT – 4900 FIDDYMENT RD. – WRSP FIDDYMENT RANCH PHASE 2 – File #GPA-000018, SPA-000010, RZ-000020, DAA 05-06. The applicant requests approval of: a Specific Plan Amendment to change a portion of West Roseville Specific Plan (WRSP) Parcel F-15 from LDR to MDR and to transfer residential unit allocations among WRSP large lots; a Rezone of several LDR large lots from Single Family Residential to Small Lot Residential; a Development Agreement Amendment to modify the existing Fiddyment Ranch Development Agreement to add or revise sections relating to affordable housing allocations, neighborhood and pocket parks, fees, and property owner disclosures. Project Applicant: Tim Denham, Wood Rodgers, Inc. Property Owner: Signature Properties. (Lindbeck)

Project Planner, Steve Lindbeck, presented the staff report and responded to questions.

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

Owner, John Bayless, Signature Properties, 1322 Blue Oaks Blvd., addressed the Commission and responded to questions. He stated that he had received a copy of the staff report and was in agreement with staff's recommendations.

There was discussion on the following:

- Definition of a Traffic Signal Interconnect synchronization of traffic signals along a specific thoroughfare.
- New transit service fees, and South Placer animal control shelter fees.
- Estimate of total fees applied per single dwelling. Estimate at \$47,000 was given that is inclusive of all fees, including school impact fees.
- Heavy electric line placement in the WRSP.

Chair Dugan closed the public hearing and asked for a motion.

MOTION

Commissioner Huisking made the motion, which was seconded by Commissioner Brewer, to Adopt the Negative Declaration for Fiddyment Ranch Phase 2; Recommend that the City Council approve the General Plan Amendment; Recommend that the City Council adopt the one finding of fact and approve the Specific Plan Amendment; Recommend that the City Council adopt the two findings of fact and approve the Rezone; and Recommend that the City Council adopt the five findings of fact and approve the Development Agreement Amendment, with the changes as listed below, and, as submitted in the Staff Report.

Revisions to Draft Development Agreement Amendment (Exhibit G)

The following recital will be added between recitals B and C on the first page of the DA amendment.

#. Certain terms of settlement agreements arising out of two lawsuits regarding the WRSP (Catalano v. Roseville and Defenders of Wildlife v. Norton) imposed additional conditions on the WRSP that require implementation through amendment of the Development Agreement.

A revision to the section regarding road improvements will be added to the DA amendment.

REVISED SECTION 3.5.5. The first sentence of Section 3.5.5 is revised to read as follows:

"All improvements to be installed by Developer shall comply with the City's development standards for public streets in effect as of the effective date of this Agreement be designed and constructed pursuant to the Improvement Standards and development standards in effect for the City at the time the improvement plans are initially submitted to the City for review and approval by the City and the submittal is deemed complete by the City."

The two lengthy sections on pages 9-12 regarding settlement agreements will be replaced by the following two items.

NEW SECTION 3.27. Section 3.27 is added in its entirety to read as follows:

"3.27 Air Quality Mitigation Fee. Developer shall pay the Placer County Air Pollution Control District Air Quality Mitigation Fee. The fee shall be paid upon issuance of each residential building permit in the amount of One Hundred Thirty-Four Dollars and Ten Cents (\$134.10) per dwelling unit. The City shall remit all payments to the Placer County Air Pollution Control District on or before January 30 of each calendar year until year 2025 or the Project is built out, whichever occurs later."

NEW SECTION 3.28. Section 3.28 is added in its entirety to read as follows:

"3.28 Sierra College Boulevard (Town of Loomis) Fee. Developer shall pay the Sierra College
Boulevard (Town of Loomis) Fee. The fee shall be paid upon issuance of each residential building
permit in the amount of Seventy-Five Dollars (\$75.00) per dwelling unit. The City shall remit all
payments to the Town of Loomis by December 31 of each calendar year until the City issues the final
building permit for the Project."

Lastly, an agreement to do a traffic signal interconnect project will be added.

NEW SECTION 3.5.7.1. Section 3.5.7.1 is added in its entirety to read as follows:

"3.5.7.1. Traffic Signal Interconnect Project. In connection with the West Roseville Traffic Signal interconnect project, Developer agrees to fund one-third of the cost of constructing the improvements set forth in the Fehr & Peers plans (#1997-E01) approved by City April 12, 2005, and incorporated herein by reference (the "Signal Interconnect"). City agrees to fund its one-third share and to collect the remaining one-third of the cost of the Signal Interconnect from 1600 Placer Investors, LP and/or PL Roseville, LLC, pursuant to an amendment to that certain agreement between the City of Roseville and 1600 Placer Investors, LP recorded in the Official Records of Placer County as Instrument No. 2004-006948. Developer shall have no further obligations to fund or construct any other offsite portions of the City's traffic signal interconnect project."

The motion passed with the following vote:

Ayes: Huisking, Brewer, Allen, Cannon, Clark, Dugan

Noes: Abstain:

REPORTS/COMMENTS/COMMISSION/STAFF

A. REPORTS FROM PLANNER

Commissioner Clark asked Staff about the 60Kv line being installed along Blue Oaks Blvd. He referenced a letter sent to the Planning Commission, dated 11/02/2005, from a resident of the Sun City community who was concerned with the above ground placement of the lines. Commissioner Clark added his concern that the power lines are an eyesore and could create a challenge to nearby residents when selling their property. Commissioner Clark also expressed concern that the above ground placement of the lines, as well as the route of placement, was not discussed or disclosed in previous hearings. He would like to make sure that major power line placement would always be disclosed prior to any future development.

There was further discussion on the 60Kv lines along Blue Oaks Blvd.:

- EMF leakage in 60Kv lines.
- Reasons 60Kv lines are not routinely placed underground.
- Lack of disclosure of line placement at the Public Utilities Commission and the Growth Management Visioning Committee meetings.
- Roseville Electric and City of Roseville support for under grounding of lines.
- Power line route along Blue Oaks Blvd. established 8 to 10 years ago. All projects that have come before the Commission since then have accommodated that line.
- Accommodations of main power lines for future developments.
- Alternative poles; wood vs. steel.
- Addressing changes and concerns at the time a Specific Plan is brought forward for consideration by the Commission.

Commissioner Huisking asked about the Tesaro Gas Station at Cirby and Sunrise. She is concerned that they are not caring for the landscape. Staff will follow-up.

Commissioner Brewer expressed his concern with the proliferation of banners hanging from buildings.

Commissioner Cannon asked about the road improvements on Woodcreek Oaks just north of Blue Oaks Blvd. Concerned with the length of time involved with the widening/repair project.

ADJOURNMENT

Chair Dugan asked for a motion to adjourn the meeting.

MOTION

Commissioner Clark made the motion, which was seconded by Commissioner Huisking, to adjourn to the meeting of December 8, 2005. The motion passed unanimously at 7:55 PM.