# DEPARTMENT OF PLANNING & HOUSING STAFF REPORT PLANNING COMMISSION MEETING APRIL 28, 2011

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<u>ITEM V-A:</u> PHASED LARGE LOT TENTATIVE SUBDIVISION MAP – 6810 FIDDYMENT ROAD -

SIERRA VISTA SPECIFIC PLAN - FILE # 2007PL-044 (SUB-000145) (continued from

April 14, 2011)

# **REQUEST**

The applicant requests approval of a Phased Large Lot Tentative Subdivision Map to subdivide the Sierra Vista Specific Plan property into 162 large lots conforming to the land use plan adopted May 5, 2010.

Applicant – MacKay & Somps Property Owner – Sierra Vista Owners Group

# **SUMMARY RECOMMENDATION**

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

A. Adopt the three findings of fact as listed in the staff report and approve the Phased Large Lot Tentative Subdivision Map.

# **BACKGROUND**

The Sierra Vista Specific Plan (SVSP) area is located in the southwest corner of the City. The 2,064-acre property is bounded by Fiddyment Road on the east, Baseline Road on the south, unincorporated Placer County on the west and the West Plan on the north (Figure 1).



The SVSP was approved by the City on May 5, 2010 and established the land use designations and zoning standards for the specific plan area. The SVSP was approved for development of 6,650 residential units in four phases. Currently an application to annex the land is being processed with the Placer LAFCO. Map Act Section 66454 provides for pre-annexation filing of tentative maps; condition #41 assures consistency with Section 66454.

#### **EVALUATION – LARGE LOT TENTATIVE MAP**

Currently the SVSP property consists of separate fee parcels, which the applicant seeks to merge and resubdivide into 162 large lots conforming to the adopted land use plan, SVSP Figure 4-1 (Attachment 1).

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 **bold italics** 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.

The map indicates the 162 large lots will conform to the SVSP land use plan. The land use plan was evaluated for consistency with the finding necessary to approve the large lot map. The arterial, collector and primary residential street geometries depicted on the large lot map are consistent with the SVSP circulation plan and City requirements. All public facility sites and landscape easements are consistent with the SVSP and are shown as Irrevocable Offers of Dedication.

The SVSP property is a large area and will likely develop in smaller phases. Accordingly, the SVSP provides a phasing plan for a comprehensively planned infrastructure system and to ensure that improvements in each phase can support its development. The terms of the Development Agreements include provisions to address required infrastructure improvements, including on-site backbone infrastructure and off-site facilities necessary for build-out of each phase. The proposed map is consistent with the Development Agreements and the City's policies and standards.

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 proposed subdivision configuration will create practical large lots for the development of residential, commercial and public facility uses. Adequate frontage or access is provided to each large lot for orderly development. Land which is constrained by wetlands and watercourse is designated as Open Space preserve. Overhead power line easements are designated as Open Space or compatible uses. As depicted on the map, all of the large lots designated for development are practical for development.

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 proposed map is consistent with the land use plan which was evaluated in the Sierra Vista Specific Plan EIR for water quality and wastewater impacts. Mitigation measures incorporated into the project will reduce water quality and wastewater impacts to a less than significant level. The proposed wastewater

system for the project and the treatment capacity at the City's wastewater treatment plant have adequate conveyance and capacity to accommodate the future development on all of the large lot parcels.

# **CONCLUSION**

Staff has reviewed the proposed Phased Large Lot Tentative Subdivision Map, and also forwarded the application to all affected departments and service providers. As discussed above, the requested Phased Large Lot Tentative Map meets the required findings and staff recommends its approval.

# **ENVIRONMENTAL DETERMINATION**

Pursuant to City of Roseville CEQA Implementing Procedures and the California Environmental Quality Act (CEQA) this project is consistent with the Sierra Vista Specific Plan FEIR certified by the City of Roseville on May 5, 2010 (SCH#2008032115). The FEIR provides project level environmental analyses of community infrastructure and facilities such as arterial roads and utilities, and for the grading to prepare the site for development. Therefore, no additional environmental documentation is required.

# **RECOMMENDATION**

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

A. Adopt the three findings of fact as listed in the staff report and approve the Phased Large Lot Tentative Subdivision Map - File # SUB-000145 - subject to thirty-nine (39) conditions of approval.

# Conditions of Approval for Phased Large Lot Tentative Map SUB-000145

- 1. 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)
- 2. 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)
- 3. Prior to the recordation of any Final Maps the backbone infrastructure easements shall have been recorded, as required by the Development Agreement. (Public Works)
- 4. This map shall comply with the provisions set forth in the Sierra Vista Specific Plan and as specified in the applicable Development Agreement with each property owner. (Engineering)
- 5. Right of way shall be offered as an irrevocable offer of dedication (IOD) for all arterial and collector roadways as required by Public Works and as specified in the Development Agreements. The right of way shall be widened adjacent to Low Density Residential and Medium Density Residential parcels to incorporate the required Landscape Corridors and Public Utility Easements consistent with the Specific Plan. Paseo easements fronting collector and primary residential roadways will be granted with the Large Lot Map and dedicated as right of way with future Small Lot Tentative Maps. Where the right of way is not widened, Public Utility Easements shall be offered adjacent to the right of ways. (Engineering)

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

- 6. The applicant shall submit to the Planning and Engineering Departments 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)
- 7. An Irrevocable Offer of Dedication (IOD) shall be identified on any Final Map for all Open Space, well sites, and park parcels on that map. (Engineering, Parks)
- 8. Easement widths shall comply with the City's Improvement Standards and Construction Standards except as modified by the Sierra Vista Specific Plan. (Engineering, Environmental Utilities, Electric)
- 9. It shall be the land owner's responsibility to ensure all existing access and utility easements be abandoned or modified prior to the recordation of any Final Map that would restrict the intended use of these easements. This shall be done to the satisfaction of the City. (Engineering, Environmental Utilities, Electric)
- 10. Each Final Map shall include an information sheet that clearly depicts all prior recordings, including the proposed Final Map, within the bounds of the Sierra Vista Phased Large Lot Tentative Subdivision Map. This sheet will not require recordation, but will be a master exhibit held by the City to keep track of all recordings within the Sierra Vista Specific Plan area. To allow the City to maintain this exhibit, prior to Final Map recordation the City shall be supplied with a digital copy of this informational sheet. (Engineering)
- 11. Because the project is adjacent to a wetland/vernal pool preserve area, any outfall structure extending into the preserve must be either a design pre-approved by the U.S. Army Corps of Engineers (i.e. included in an approved Operation and Management Plan for the Preserve Area), or if the Corps-approved design for any such outfall is different from City standards, such outfall shall be subject to City approval. (Development Operations, Engineering)
- 12. 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. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
  - c) All sewer manholes shall have all weather 10-ton vehicular access unless authorized by Environmental Utilities. (Environmental Utilities)
- 13. 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)
- 14. Fire Hydrants shall be located as required by the City Design and Construction Standards. (Fire)

- 15. Minimum fire flow shall be as required by the City Design and Construction Standards. (Fire)
- 16. The location and design of the gas distribution 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)
- 17. 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/PARCEL MAP

- 18. The following easements shall be provided and shown on the applicable Final/Parcel Map or by separate instrument, unless otherwise provided for in these conditions: (Note that roadside PUE widths cited herein are reduced for tapers and flares, auxiliary lanes, bus pull outs, etc., and PUE widths are less at open spaces as provided for in the Specific Plan.)
  - a) A 40' wide public utilities easement shall be dedicated along the frontages of Santucci Boulevard;
  - b) The P.U.E. located on Center Unified School District Parcel FD-65 shall read as follows: "Public Utility Easement (P.U.E.) for installation and maintenance of water, sewer, gas pipes, electroliers, traffic control appurtenances, and for poles and underground wires and conduits for electric power that is limited by this easement to a maximum of 13,000 volts, and television and telephone services together with all appurtenances pertaining thereto, on, under and across those strips lying between the sidelines of the rights of way and the lines delineated P.U.E.";
  - c) Water, sewer, and recycled water easements;
  - d) A 50' wide City of Roseville utilities/landscape easement shall be dedicated along the northern frontage of Baseline Road;
  - e) A 35' or 50' wide City of Roseville utilities/landscape easement shall be dedicated along the western frontage of Fiddyment Road, width dependent on adjacent land uses per Specific Plan:
  - f) A 35' or 50' wide public utilities easement shall be dedicated along the frontages of Westbrook Boulevard and Vista Grande Boulevard, width dependent on adjacent land uses per Specific Plan;
  - g) Public utility easements shall be granted along the frontages of the following roadways:

#### Federico Drive:

 Minimum 25' on each side except for reductions at open space parcels per Specific Plan.

#### Sierra Glen Drive:

- North side, west of Market Street: 15'
- North side, east of Market Street: 12.5', except 15' at open space parcels
- South side, 15', except 25' at FD-53 and 12.5' at FD-9

# Sierra Village Drive:

- North side, west of Westbrook Blvd.: 25'
- North side, east of Westbrook Blvd.: 12.5' except 25' at CG-50 and 20' at CG-20.
- South side, west of Westbrook Blvd.: 25'
- South side, east of Westbrook Blvd.: 12.5'

### Silver Spruce Drive:

East side: 12.5', except 25' at KT-52 and KT-61

• West side: 12.5', except 15' at open space.

#### Vista Park Drive:

East side: 15' at FD-65, 25' at FD-53, and 12.5' at KT-4

West side: 12.5'

#### Sierra Trail Drive:

East side: 12.5'West side: 12.5

#### Upland Drive:

• 25' on each side except for reductions at open space parcels per specific Plan.

#### Market Street:

- 25' on each side except 15' at FD-41 and JM-40, and for reductions at open space parcels per specific Plan.
- h) Per the Development Agreement and Specific Plan, an irrevocable offer of dedication for roadway and public utility/landscape easements shall be provided for the future transit transfer station from Market Street through Parcel CG-70. The extension and dedication of bus transfer station access through Parcel DF-40 will be provided with the future Major Project Permit for DF-40.

Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering, Alternative Transportation)

- 19. All existing easements shall be maintained, unless otherwise provided for in these conditions. This shall include the existing 35' and 50' electric easements covering the existing 60kV high voltage line within the project. (Environmental Utilities, Electric, Engineering)
- 20. 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)
- 21. The transit stop turnout on northbound Santucci Boulevard shall be located adjacent to Parcel KT-41A and the future park-and-ride lot. The exact location and an irrevocable offer of dedication for the right-of-way required for this transit stop shall be provided with the future Major Project Permit for Parcel KT-41A. (Engineering, Alternative Transportation)
- 22. The applicable Final Map shall include an irrevocable offer of dedication for the right-of-way required for a transit stop on northbound Market Street at Parcel CG-82, as determined by Engineering. This transit stop is complementary to and shall be in close proximity to the future transit transfer station that will be located on Parcel DF-40. (Engineering, Alternative Transportation)

- 23. Open space parcels will not be accepted by the City, either in fee or easement, until after the subdivider has fulfilled the terms of the Development Agreement regarding the Permit from the Army Corps of Engineers. Upon completion of the monitoring period, the owner shall notify the City of Roseville Planning Department. (Planning, Development Operations)
- 24. The street names shall be approved by the City of Roseville. (Engineering)
- 25. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUEs) located along public roadways. (Engineering)
- 26. The Final/Parcel Map shall be submitted per "The Digital Submittal of Cadastral Surveys." A plot or print of the submittal shall accompany the electronic copy. The complete submittal shall occur after the Engineering Department approval, but prior to City Council approval of the Final/Parcel Map. (Engineering)
- 27. Participating Owners, including Landowner, shall pay, as their fair share on a City-wide basis for the update of the City's Long Range Transit Master Plan, Short Range Transit Plan Update, and Bicycle Master Plan Update, the amounts of \$12,500, \$15,000, and \$12,500, respectively, prior to the recordation of any Large Lot Final Map, apportioned to Participating Owners on a pro-rata basis based on acreage. In the event these fees have already been paid, Participating Owners shall provide proof of payment of their fair share of these fees prior to the recordation of subsequent Large Lot Final Maps. (Engineering, Alternative Transportation)
- 28. 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)
- 29. Additional internal easements may be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
- 30. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
- 31. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)
- 32. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

## OTHER CONDITIONS OF APPROVAL

- 33. 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)
- 34. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 35. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)

- 36. No grading shall take place within the existing 35' and 50' electric easements covering Roseville Electric's 60kV overhead lines without prior written approval from Roseville Electric. (Electric)
- 37. 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)
- 38. The project shall comply with all applicable environmental mitigation measures identified in the Sierra Vista Specific Plan Environmental Impact Report. (Planning)
- 39. Consistent with Government Code 66454, this Large Lot Tentative Subdivision Map approval shall not be deemed in effect until the actions on the Sierra Vista Annexation are approved and become effective. If the Annexation is not completed within two (2) years of the date of this map approval, this approval shall be null and void. (Planning)

# **ATTACHMENTS**

1. SVSP Land Use Plan

# **EXHIBITS**

- A. Phased Large Lot Tentative Subdivision Map
- B. Ownership & Easements Exhibit

Note to Applicant and/or Developer: Please contact the Planning & Housing Department staff at (916) 774-5276 prior to the Planning Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Planning 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 & Housing Director at, or prior to, the public hearing.