

11 IMPLEMENTATION & ADMINISTRATION

11.1 OVERVIEW

Implementation of the West Roseville Specific Plan includes phasing of development, financing and construction of improvements and review of individual development projects. The City of Roseville is the public agency responsible for administration of the Specific Plan and related documents. The WRSP is to be implemented consistent with all City rules, regulations and policies.

11.2 PHASING

The West Roseville Specific Plan provides for a comprehensively planned infrastructure system with coordinated phasing and construction of facilities. A total of four (4) phases are proposed in the WRSP. The geographic boundaries of each phase are reflected on Figure 11-1, with land use by phase summarized in Table 11-1. In general, the phasing plan has been structured to ensure that the improvements in each phase can support associated development in compliance with City policies and standards, and that the development in each phase can support the costs of the required improvements.

The infrastructure requirements for each phase of development include all on-site backbone infrastructure and off-site facilities necessary for each phase to proceed. Included are roadway, sewer, water, recycled water, storm drainage, dry utility, recreation, school and other facilities and improvements. Development will occur by phase in sequential order. The opportunity exists for certain parcels to move forward out of sequence, subject to review and approval of the City. Once development is initiated, some phases may have reduced infrastructure requirements if improvements are provided in an earlier developed phase.

A full listing of improvements, and specific details relating to those improvements, are included in the Specific Plan development agreements. All in-tract sewer, storm drain, water and dry utilities will be installed as part of local project improvements.

Table 11-1: Land Use by Phase

Land Use	Use	Phase 1		Phase 2		Phase 3		Phase 4	
		Acres	DU	Acres	DU	Acres	DU	Acres	DU
LDR	Low Density Residential	325.70	1,294	604.37	2,703	211.29	1,018		887
LDR	LDR – Age Restricted	146.79	704	46.13	387	51.89	609	196.16	
MDR	Med. Density Residential	17.12	131	11.09	277	31.01	722		170
HDR	High Density Residential		1,139					7.90	
VC	Village Center	54.03		106.30	824				
CC	Community Commercial			11.62	40	10.33		3.91	
LI	Light Industrial	23.83							55.16
IND	General Industrial					210.11			
OS	Open Space	46.15		167.31		4.58		32.90	
OS	Paseo	3.27		6.10				267.34	
P/R	Parks & Recreation			22.13		141.97			
P/R	Pocket Park	60.05		6.89		1.25		20.21	
P/R	Pocket Park	5.29		29.14		10.88			
P/QP	Public/Quasi-Public	72.34						23.38	
TOTAL		754.57	3,268	964.95	3,804	673.31	2,349	606.96	1,057

11.3 FINANCING OF PUBLIC IMPROVEMENTS

The construction of public improvements to serve the WRSP will be funded by a variety of mechanisms including City Impact Fees, School Impact Fees, establishment of a Community Facilities District, developer financing and other potential methods.

City Impact Fees – The City of Roseville has adopted a set of development impact fees to finance capital improvements. The fee structure requires the payment of fees prior to issuance of a building permit. The City collects citywide and neighborhood park fees, drainage fees, sewer fees, water connection fees, traffic mitigation fees, public facilities fees and the Fire Service Construction Tax.

School Impact Fees – The various school districts have established fees, in accordance with state regulations, to be used to construct school facilities. School impact fees are collected by the City prior to issuance of a building permit, and are forwarded to the applicable school districts.

Community Facilities District – A Community Facilities District (CFD) will be established to help fund the construction and/or acquisition of backbone infrastructure and facilities within the WRSP. The 1982 Mello-Roos Community Facilities Act enables cities and other entities to establish a CFD to fund various facilities and services. The proceeds of the Mello-Roos special tax can be used for direct funding of facilities and/or to pay off bonds. A separate Community Services District (CSD) will be established for maintenance of certain facilities that provide special benefit to the WRSP. Such facilities will include landscape corridors and medians, open space areas, bikepaths, detention facilities, City parks, pocket parks and paseos.

Developer Financing - Direct developer/merchant builder financing may be used to contribute towards backbone improvements and facilities, shortfall financing, and for in-tract subdivision improvements.

As noted, other financing mechanisms may be utilized, including creation of private districts or associations to fund maintenance of certain facilities within the WRSP including those within the Village Center. Specific financing requirements, improvement obligations, fees, reimbursements, land and easement dedications and conveyances, maintenance, and other financing and improvement related obligations are detailed in the Specific Plan development agreements. The general financing mechanisms to be used in the WRSP are summarized on Table 11-2.

Table 11-2: Public Improvement Financing Mechanisms

Improvement/Facility	Financing Options
Road Improvements	CFD/Traffic Mitigation Fee/Developer Financing
Bike Trails	CFD/Developer Financing/Park Fees (reimbursement)
Fire Facilities	Fire Service Construction Tax
Schools	CFD/School Impact Fee/Developer Financing
Parks	CFD/Park Fees/Developer Financing
Pocket Parks	Developer Financing
Paseos	Developer Financing/Paseo Fee
Library	Public Facilities Fee
Water Improvements	CFD/Water Connection Fee
Sewer Improvements	CFD/Sewer Fee
Recycled Water Improvements	CFD
Drainage Improvements	CFD/Drainage Fee
Electric Facilities	CFD/Rates/Developer Financing
County Facilities	County-Wide Facilities Fee
Maintenance ¹	CSD

1. Landscaping, open space, trails, detention facilities, City and pocket park facilities.

11.4 SUBSEQUENT ENTITLEMENTS

□ PROCESSING

Individual development projects within the WRSP are subject to review and approval of subsequent permits and entitlements by the City of Roseville. Application and processing requirements shall be in accordance with the City's Zoning Ordinance and other regulations, unless otherwise modified by this Specific Plan. All subsequent development projects, public improvements and other activities shall be consistent with this Specific Plan and accompanying Design Guidelines, the Specific Plan development agreements, and all applicable City of Roseville policies, requirements and standards. In acting to approve a subsequent project or permit, the City may impose conditions as are reasonably necessary to ensure that the project is in compliance with the Specific Plan and all applicable plans and regulations. Appropriate Local Agency Formation Commission (LAFCO), state and federal approvals and permits are required prior to any development activity.

□ ENVIRONMENTAL REVIEW

Each subsequent development project shall be reviewed to ensure compliance with the California Environmental Quality Act (CEQA). The Environmental Impact Report for the West Roseville Specific Plan and Sphere of Influence Amendment (EIR) certified concurrent with the WRSP, serves as the base environmental document for subsequent entitlements within the Plan Area. Development applications will be reviewed on a project-by-project basis to determine consistency with the EIR.

In general, if it is determined that a subsequent project is consistent with the Specific Plan and within the scope of the EIR, no further environmental review may be necessary. Section 65457(a) of the California Government Code and Section 15182(a) of CEQA provide that no EIR or negative declaration is required for any residential project undertaken in conformity with an adopted Specific Plan for which an EIR has been certified. If it is determined that a development application is inconsistent with the Specific Plan and/or substantial evidence exists that supports the occurrence of any of the events set forth in CEQA Guidelines Section 15183, a determination will be made as to the appropriate subsequent environmental document.

A mitigation monitoring program has been adopted with the EIR in accordance with Public Resources Code 21081.8 to help ensure implementation of EIR mitigation measures.

11.5 SPECIFIC PLAN AMENDMENTS AND MINOR REVISIONS

☐ SPECIFIC PLAN AMENDMENTS

Proposed changes to a specific plan typically require approval of a Specific Plan Amendment (SPA). Specific Plan Amendments are processed in the same manner as the initial Specific Plan adoption, requiring review by the Planning Commission and action by the City Council.

☐ MINOR REVISIONS

It is anticipated that the West Roseville Specific Plan may need to respond to changing conditions and expectations during the course of its implementation. To address this intent, the WRSP provides for Minor Revisions to the Specific Plan in addition to typical Specific Plan Amendments. The Planning Director shall determine whether a proposed revision is minor, and may act upon a minor revision to the Specific Plan administratively.

A minor revision to the Specific Plan may be processed if determined by the Planning Director to be in substantial conformance with:

1. The Planning Principles and overall intent of the West Roseville Specific Plan;
2. The applicable Specific Plan development agreement(s);
3. The City of Roseville General Plan; and
4. The Specific Plan Environmental Impact Report.

Examples of minor revisions to the Specific Plan include, but are not limited to:

- The addition of new or updated information that does not substantively change the Specific Plan;
- Minor adjustments to land use boundaries and street alignments where the general land use pattern is maintained;
- Changes to the provision of public infrastructure and facilities that do not impact the level of service provided or affect the development capacity in the Plan Area; and
- Modifications to the Design Guidelines, such as revisions to design treatments or changes in specified plant materials, if it is determined that such changes achieve the design intent to the same or better level.

Any proposed minor revision to the Specific Plan may, at the sole discretion of the Planning Director, be referred to the Planning Commission and City Council for action. Determinations and actions by the Planning Director may be appealed to the Planning Commission.

If the Planning Director determines that a proposed amendment does not meet the above criteria, a Specific Plan Amendment (SPA) shall be required.