

# PLANNING DEPARTMENT STAFF REPORT PLANNING COMMISSION

April 26, 2012

Prepared by: Steve Lindbeck, Project Planner

ITEM V-A: Westbrook Amendment to the Sierra Vista Specific Plan – File # 2011PL-043 (GPA-000062, SPA-000044, RZ-000059 & DA-000048)

# **REQUEST**

The purpose of this public hearing is to receive input from the public and the Planning Commission with regard to the proposed Westbrook Amendment to the Sierra Vista Specific Plan (SVSP). Comments received at tonight's meeting will be forwarded to the City Council.

The Draft Sierra Vista Specific Plan red-line document was mailed to Commissioners on April 5, 2012. Please bring the materials you will need to the public hearing on April 26, 2012.

**APPLICANT:** Westpark S.V. 400, LLC (Jeff Jones)

#### **REQUEST & RECOMMENDATION**

An application request has been made to consider an amendment to the Sierra Vista Specific Plan for the Westbrook property, located in the northwest portion of the Sierra Vista Specific Plan area, adjacent to WRSP Westpark Phases 2 and 3 (see Figure 1: Location Map). The 400-acre site is currently designated Urban Reserve (UR) and was included in the Sierra Vista Sphere of Influence Amendment and Annexation. The landowners seek to change the UR land use to a mixed land use plan with residential, commercial, parks, open space, and public (school, well site, lift station) land use designations. Project Entitlements Summary is included as the attached Section 1 of this report. A more complete project description and facts about the Westbrook Amendment are included as Section 2.

Figure 1: Location Map



No formal action on the project is needed at the April 26, 2012 meeting. It is requested that the Planning Commission provide staff with comments at the conclusion of tonight's presentation. Upon completion of the review of all of the multiple entitlements associated with the project, a final action on the full project will be taken.

## **BACKGROUND**

The Sierra Vista Specific Plan was approved by the City Council in May 2010, and included the property addressed by this application. At that time, the property was owned by Richland Communities. In September 2008, Richland withdrew from the specific plan application and the remaining SVSP landowners asked that application processing be suspended until the group could decide how to proceed without Richland. After an approximately one year hiatus, the SVSP application resumed processing with the Richland property designated as Urban Reserve, parcels UR-90 and UR-91. These parcels did not receive urban land entitlements, but future buildout of the property was analyzed at a program level in the cumulative analysis of the Sierra Vista Specific Plan EIR.

Subsequently, Westpark S.V. 400, the applicant, acquired the property and filed a request for this Specific Plan Amendment and related entitlements.

The SVSP land was annexed into the City in January 2012, including the subject property.

### PROJECT DESCRIPTION:

#### Westbrook Amendment to the Sierra Vista Specific Plan

The Sierra Vista Specific Plan encompasses approximately 2,064 acres with the Westbrook property located in the northwest portion. The Westbrook property is currently designated Urban Reserve (UR) which the landowner seeks to change to a mixture of land uses (see Figure 2) including:

- 2,029 dwelling units
  - o 705 Low Density Residential
  - o 635 Medium Density Residential
  - o 689 High Density Residential
- 36.5 acres Community Commercial
- 11.1 acres Public/Quasi-Public (school, sewer lift station, well site)
- 15.5 acres Neighborhood Parks
- 36.6 acres Open Space

Figure 2: Land Use Plan



A complete list of the entitlements and a description of each is included in the Project Entitlement Summary (Section 1) of this report and printed on pink paper.

#### **General Plan Amendment**

The application includes a proposed amendment to the City of Roseville's General Plan to update maps, figures, tables, and text to incorporate the Westbrook project information. A copy of the proposed edits is included as Exhibit C to this report.

### **ENVIRONMENTAL DOCUMENT:**

An initial study has been prepared to identify and assess the anticipated environmental impacts of the project application. In particular, the initial study assesses the extent to which the impacts of the proposed project have already been addressed in the certified Final Environmental Impact Report ("EIR") for the Sierra Vista Specific Plan ("SVSP"), as approved by the Roseville City Council in May 2010. In some instances, the City or consultants reporting to the City undertook new site-specific analyses to confirm whether particular impacts from the proposed project would be the same as, or no worse than, those disclosed in the SVSP EIR. A site-specific study was also used where the City determined that particular impacts of the proposed project were not thoroughly addressed in the EIR. Examples include: "Existing Plus Project" traffic impacts and a project-level water supply assessment. Traffic impacts of several intersection degraded with the project, but with mitigation, all impacts from build-out of the Westbrook project are the same or less than those analyzed in the Final EIR. The mitigation for traffic impacts included Westbrook paying fair share improvements to the City's Capital Improvement Program (CIP) for intersection improvements. With this conclusion a Mitigated Negative Declaration has been prepared pursuant to CEQA Guidelines section 15070. The Mitigated Negative Declaration is circulating for a 30-day public review period from April 5 through May 7, 2012.

#### **REVIEW PROCESS and REPORT ORGANIZATION:**

Due to the multiple entitlements associated with the project, staff anticipates that two Planning Commission meetings will be needed to review all entitlements associated with the proposal.

The April 26, 2012 meeting will focus on review of the amendments to the Sierra Vista Specific Plan and General Plan. Staff will provide the Commission with an overview of the proposed land use plan, including a summary of the multiple entitlements requested. Public Works will present the transportation and circulation plans, and Environmental Utilities will present the wet and dry utilities plan.

The May 10, 2012 meeting will focus on the Design Guidelines, the Fiscal Analysis and the Development Agreement. It is anticipated that formal action on all of the entitlements will occur concurrently once review of all items have been completed.

Staff report Section 1 (Entitlement Summary) and Section 2 (Specific Plan Discussion Items) have been included with this report. Report Section 3 (Design Guidelines) and Section 4 (Development Agreement) will be provided along with the staff report for May 10<sup>th</sup>, to be delivered two weeks prior to the Commission's hearing date on this item.

#### **RECOMMENDATIONS**

No formal action on the project is needed at the April 26, 2012 meeting. It is requested that the Planning Commission provide staff with comments after each section of the presentation. Upon completion of the review of all of the multiple entitlements associated with the project, a final action on the full project will be requested.

# **STAFF REPORT SECTIONS**

Section 1	Project Entitlements Summary (included with the 4/26/12 staff report)
Section 2	Specific Plan Discussion Items (included with the 4/26/12 staff report)
Section 3	Design Guideline Discussion Items (to be included with the 5/10/12 staff report)
Section 4	Development Agreement Discussion Items (to be included with the 5/10/12 staff report)

### **ATTACHMENTS**

1. Community Meeting Notes, March 29, 2012

Meeting notes from all City Commissions will be provided to the Planning Commission as they become available, and they will all be in the public record before the City Council packet is mailed.

# **EXHIBITS**

- A. Initial Study and Mitigated Negative Declaration
- B. Sierra Vista Specific Plan Redline Document (previously mailed to Commissioners)
- C. General Plan Amendment Redline