

**ITEM IV-D: TENTATIVE SUBDIVISION MAP MODIFICATION – 4900 FIDDYMENT RD – WRSP
FIDDYMENT RANCH PHASE 2 – FILE# SUB-000024**

REQUEST

The applicant requests approval of a Major Modification to the Large Lot Tentative Subdivision Map for West Roseville Specific Plan Fiddymment Ranch. The proposed map is a follow-up to and consistent with the Specific Plan Amendment recently adopted for Fiddymment Ranch.

Applicant – Tim Denham, Wood Rodgers
Property Owner – Signature Properties

SUMMARY RECOMMENDATION

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

- A. Adopt the Negative Declaration for Fiddymment Ranch Phase 2;
- B. Adopt the three findings of fact for the Tentative Subdivision Map Modification; and
- C. Approve the Tentative Subdivision Map Modification.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request. The applicant has reviewed and agrees to the conditions of approval.

BACKGROUND

The West Roseville Specific Plan (WRSP) area is located in the northwest corner of the City. The 1,678 acre Fiddymment Ranch portion is bounded by Blue Oaks Boulevard and Phillip Road on the south, and Fiddymment Road and Crocker Ranch on the east (Attachment 1).

The WRSP was approved by the City on February 4, 2004 and established the land use designations and zoning standards for the specific plan area. The Fiddymment Ranch portion was approved for development of 4,170 residential units in three phases. On January 8, 2004, the Planning Commission approved the Large Lot Tentative Subdivision Map for Fiddymment Ranch (SUBD 03-11). Subsequently, Fiddymment Ranch landowner Signature Properties filed a Final Map for the Phase 1 parcels and has proceeded with their development.

Recently, Signature submitted an application to revise the WRSP land use plan for the Phase 2 and 3 parcels. Intended to accommodate a diversity of residential product types and home builders, the revision shifted several specific plan parcel boundaries and split parcel F-15 into two land uses, MDR and LDR. The Planning Commission reviewed the Specific Plan Amendment and on December 7, 2005 the City Council approved the SPA and related entitlements. As a follow-up to the SPA, this Large Lot Tentative Subdivision Map Modification corresponds to the approved land use map and is intended to facilitate its development.

EVALUATION

Subdivision Ordinance Section 18.06.290 et. seq. provides for an approved tentative map to be modified in terms of its design or conditions of approval. The Planning Director may approve Minor Modifications, i.e. those that are substantially consistent with the intent of the original map, do not change the approval findings and do not have substantial effects on other properties. More significant map or conditions changes require a public hearing and action on a Major Modification by the same body that approved the original tentative map.

Signature Properties proposes to modify the design of the approved Large Lot Tentative Subdivision Map to shift the parcel boundaries and to create more parcels than previously indicated. The request is considered a Major Modification because it would result in a greater number of large lots than the approved map. Accordingly, the request requires a public hearing and action by the Planning Commission, which acted upon the original map.

Subdivision Ordinance Section 18.06.280.B provides for a filing of a Final Map to extend the expiration of the approved Tentative Map by thirty-six months from the date of its expiration. Because a Final Map was filed for Phase 1, the original Tentative Map expiration date has been extended to August 18, 2009. If approved, the Major Modification would not affect the expiration date.

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 Phase 2 and 3 large lots will conform to the Land Use Map recently adopted by Specific Plan Amendment. Proposed large lots F-9A, B & C, F-14A, B, C & D, F-15A, B & C, and F-16A & B represent splitting the existing acreage into more large lots.

The proposed changes indicated on this map re-configure the residential parcel boundaries but do not represent any substantial changes to the infrastructure improvements needed. The alignments of Fiddymment Road and Hayden Parkway do not change. Overall site grading and drainage improvements, and utilities infrastructure do not change. Accordingly, the terms of the existing Development Agreement remain adequate for the proposed Major Modification.

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 large lot configuration accommodates a diversity of residential product types and provides for the development by several home builders. Adequate frontage or access is provided to each large lot for orderly development. As depicted on the map, all of the large lots 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 water quality impacts associated with the project and the expected discharge of waste for this project are consistent with what has been anticipated by the WRSP EIR. In addition, the design of the sewer lines in the project area and treatment capacity at the City's wastewater treatment plant have adequate conveyance and capacity to accommodate the residential development on all of the large lot parcels.

ENVIRONMENTAL DETERMINATION

The Planning & Redevelopment Director has determined that this project will not have a significant effect on the environment and proposes that a Negative Declaration be adopted. This determination is based upon an Initial Study, which concludes that there will be no significant environmental impacts. The Initial Study and Negative Declaration, attached as Exhibit A to this report, were posted for a 20-day public review period from October 22, 2005 through November 10, 2005. To date, no comments on the document have been received.

RECOMMENDATION

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

- A. Adopt the Negative Declaration for Fiddymment Ranch Phase 2;
- B. Adopt the three findings of fact as stated in the staff report for the Tentative Subdivision Map Modification for Fiddymment Ranch – File # SUB-000024; and
- C. Approve the Tentative Subdivision Map Modification for Fiddymment Ranch – File # SUB-000024 subject to 34 conditions of approval.

Conditions of Approval for SUB-000024

- 1. The conditions of approval for the original Large Lot Tentative Subdivision Map (File #03-11) remain applicable to this Major Modification unless otherwise amended by the following conditions. (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 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)
- 4. 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)
- 5. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)
- 6. 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)

7. 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)
8. 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)
9. 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

10. All applicable conditions of the “Development Agreement by and between The City of Roseville and Roseville Fiddymment Land Venture, LLC” herein referred to as the Development Agreement, shall be satisfied as a condition of this Tentative Map Approval. (Engineering, Planning, Electric, Environmental Utilities, Parks)
11. Per Section 2.7 of the Development Agreement, the applicant shall submit to the Planning Department 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 or waiver. (Planning)
12. An irrevocable offer of dedication shall be provided for all park and recreation, park buffer, open space, and landscape parcels and other parcels to be dedicated to the City. For each given parcel, the offers for dedication shall not be accepted by the City, either in fee or as an easement, until after the subdivider has fulfilled the terms of the Development Agreement for said parcel. (Engineering, Planning, City Attorney)
13. Right-of-way shall be dedicated for all arterial and collector roadways as required by Engineering and as specified in the West Roseville Specific Plan, as amended, and as specified in the Development Agreement. The rights-of-way shall be widened adjacent to Low and Medium Density Residential parcels to incorporate the required Landscape Corridors and Public Utility Easements consistent with the Specific Plan. Where the Right-of-way is not widened, Public Utility Easements shall be offered adjacent to the Right-of-ways. (Engineering)
14. The entrance to Village 9 shall be modified to accommodate a future signalized intersection at Fiddymment Road. (Engineering)
15. Rights-of way for bus turn-outs shall be provided to the satisfaction of the Public Works Department at the following locations (Engineering/Transportation):
 - a. On the throughside of W/b Fiddymment Rd. and Hayden Parkway, S/W corner, parcel F-19.
 - b. On the throughside of E/b Hayden Parkway and Fiddymment Rd., N/W corner, parcel F-14.
 - c. On the throughside of W/b Hayden Pkwy. and the collector road to parcel F-70. (Engineering)
 - d. On the throughside of N/b Fiddymment Road and Hayden Parkway, NE Corner, on Parcel F-32.
16. The words “traffic control appurtenances” shall be included in the list of utilities allowed in the public utility easements (PUE’s) located along public roadways. (Engineering)
17. 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)

18. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
19. All existing easements shall be maintained, unless otherwise provided for in these conditions. (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. A declaration of Conditions, Covenants and Restrictions (CC&Rs) or an alternative notice, 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:
 - a. A restriction on use of water softeners per the Development Agreement;
 - b. A disclosure notifying future owners of the residential large lots of their obligations under the Development Agreement and adopted Mitigated Negative Declaration to comply with the performance standards of the General Plan and Negative Declaration with respect to noise impacts, including potential land use restrictions if compliance cannot be otherwise achieved as discussed in the Negative Declaration. (Attorney, Engineering, Planning)
22. The project shall comply with all applicable environmental mitigation measures identified in the Environmental Impact Report prepared for the West Roseville Specific Plan. (Planning, Attorney)
23. Prior to the recordation of the Large Lot map, every effort shall be made to ensure preservation of oak trees by aligning roadways to avoid oak tree impacts to the extent feasible. This may result in minor adjustments to large lot parcel sizes and configurations. Ultimate roadway alignments addressing oak tree impacts shall be approved by the Planning and Engineering Departments. (Planning, Engineering)
24. All large lot parcels and major infrastructure such as roadways, substations, etc, shall be configured such that their boundaries are no less than 50' from the edge of any delineated riparian corridor or top of bank, which ever is greater. This may result in minor adjustments to large lot parcel sizes and configurations. (Engineering)
25. The Large Lot Map shall be recorded prior to the recordation of future small lot maps and further subdividing the individual Specific Plan parcels. (Engineering)

OTHER CONDITIONS OF APPROVAL

26. The following easements shall be provided and shown on the Final/Parcel Map or by separate instrument, unless otherwise provided for in these conditions:
 - a. A public utilities easement consistent with the West Roseville Specific Plan document along all road frontages; (Electric)
 - b. Water and sewer easements. (Environmental Utilities)
27. Easement widths shall comply with the City's Improvement Standards and Construction Standards and shall be consistent with the West Roseville Specific Plan document. (Environmental Utilities, Electric, Engineering)

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. The Environmental Utilities Department shall make a determination that there is adequate conveyance and treatment capacity in the City sewer system to handle the newly created Lot/Parcels. (Environmental Utilities)
30. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
31. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
32. 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)
33. 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)
34. The Tentative Subdivision/Parcel Map application shall not be deemed approved until the actions on the Rezoning, Development Agreement and Specific Plan Amendment are approved and become effective. (Planning)

ATTACHMENTS

1. Vicinity Map

EXHIBITS

- A. Negative Declaration and Initial Study
- B. Major Modification to the Large Lot Tentative Subdivision Map

<p>Note to Applicant and/or Developer: Please contact the Planning & Redevelopment Department 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 & Redevelopment Director at, or prior to, the public hearing.</p>
--