

**ITEM V-C: GENERAL PLAN AMENDMENT – INCORPORATION OF GROWTH MANAGEMENT VISIONING COMMITTEE RECOMMENDATIONS – FILE# GPA 05-06**

**REQUEST**

The Planning & Redevelopment Department proposes amendments to the General Plan Land Use Element to implement City Council direction to incorporate the recent recommendations of the Growth Management Visioning Committee (GMVC) into the General Plan document. The amendments include the GMVC findings & recommendations validating the current General Plan Growth Management policies, vision for the future, and physical development to 2025.

Applicant: City of Roseville Planning & Redevelopment

**SUMMARY RECOMMENDATION**

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

- A. Recommend that the City Council adopt the Negative Declaration; and,
- B. Recommend that the City Council adopt a Resolution approving the General Plan Amendment.

**SUMMARY OF OUTSTANDING ISSUES**

There are no outstanding issues associated with the proposed General Plan Amendment as it implements the City Council's direction.

**BACKGROUND**

A 20-member citizen advisory Growth Management Visioning Committee (GMVC) was appointed by the City Council in September 2004. The purpose of the GMVC was to develop a 20-year vision for Roseville, evaluate the City's existing 2020 General Plan Growth Management Policies, and provide policy-level recommendations to the City Council. The GMVC met 13 times over eight months and with input from the community, developed a set of Findings, and Vision for the future of the community, and reviewed the Core Growth Management policy Concepts. The GMVC recommended that the City retain the General Plan's overall Growth Management policy concepts. In addition, the GMVC recommended that three additional policy concepts be added to the General Plan Land Use Growth Management section: Maintain Roseville's Identity and Character; Promote Stakeholder Involvement and Ensure Accountability; and Work Aggressively to Address Traffic Generated Outside of Roseville. All three concepts are intended to add emphasis to the City's existing policies.

The City Council reviewed and approved the GMVC's recommendations at the April 20, 2005 City Council meeting. At that time the City Council directed staff to come back with a work program outlining implementation measures to achieve the GMVC's recommendations, including a General Plan Amendment to incorporate the GMVC's findings and recommendations into the Land Use Element. On June 1, 2005, the City Council approved the work program, and staff is now proposing the subject General Plan amendment as part of the work program tasks (see GMVC report and recommendations - Attachment 1).

Consistent with the Council's direction, staff has prepared recommended text changes to the Land Use Element for the Planning Commission's review and recommendation, and ultimately City Council approval. In summary, the text changes are intended to incorporate the background and context

sections of the GMVC's report, update the City's vision for future growth, and add three additional Growth Management policies identified in the GMVC's report. In addition, staff is taking the opportunity to correct minor typographical and grammatical errors.

## **EVALUATION**

Table 1 below summarizes the proposed text changes to the General Plan Land Use Element. The proposed text changes are also included as Exhibit A in ~~strikeout~~/underline format. Please refer to Exhibit A for recommended text changes. The following table summarizes the proposed text changes:

**Table 1**

<b>Land Use Element Page #</b>	<b>Section</b>	<b>Text Change</b>
II-11	Sphere of Influence	Typographical error.
II-11	Land Use Inventory	Punctuation correction.
II-46, 47	Growth Task Force	Incorporates Growth Management Visioning Committee (GMVC) background, vision, findings, and core growth management policy concepts.
II-48	Planning Efforts	Eliminates reference to Growth Task Force.
II-50	Growth Management Goals	Grammatical error in Goal 12 corrected.
II-52	Growth Management Policies (General)	Added GMVC-recommended policies to "retain and enhance Roseville's identity and character..." and "Work aggressively to address traffic generated outside of Roseville..." as new Policies # 9 and #10, respectively.
II-53, 55	Growth Management Policies (Growth Areas)	Modified Policy #1 to include GMVC-recommended policy to "Ensure that growth provides a benefit to the community..."  Added GMVC-recommended policy to "promote stakeholder involvement and ensure accountability..." as new Policy #11.
II-59	Public Participation	Minor edits to description of City information programs.
II-59	Intergovernmental Coordination	Added "Sub-Regional Collaboration" to section title, discussed regional coordination and collaboration for guiding growth.
II-60	Relationship to Specific Plans	Typographical error. Eliminated reference to specific plan process in North Industrial Area.

## **STATUS OF WORK PROGRAM TASKS**

On June 1, 2005, the City Council approved the GMVC Work Program, which identified various tasks to be performed in order to implement the GMVC's goals and recommendations. The following is a brief summary of the current status of these Work Program tasks.

### ***Sphere of Influence Feasibility Study***

The GMVC's report included discussion of potential development options that could occur around the periphery of the City and contained a recommendation to study a possible sphere expansion. The Committee was interested in the idea of expanding the sphere as a way to preserve the City's influence over development around Roseville and control the impacts of that development within the City.

With approval of the GMVC Work Program, the Council directed staff to initiate the first phase of the sphere expansion study, which could potentially include the Placer Ranch project area and the Brookfield property. Since approval of the Work Program, the City Council has given direction to proceed on two specific plans, which has required a substantial dedication of staff resources. Staff is in the initial stages of beginning the sphere study and expects this task to be underway by Winter 2005; however, the current workload with the specific plans may affect this timing.

### ***Update of City's Mission, Vision, Values Statement***

An important part of the GMVC's work was developing a vision for the community in twenty years. In order to accomplish the vision, it should be reflected in the City's Mission, Vision & Values (MVV) statement. Staff is currently evaluating the MVV statement to determine if it reflects the vision of the GMVC. Any update of the MVV statement will be reported back to the City Council at the time of modification. Staff anticipates completion of this task by Winter of this year.

### ***Sub-Regional Collaboration***

The GMVC made a recommendation to initiate a dialogue with stakeholder groups in southwest Placer County to collaborate on an overall planning concept to guide development in this sub-region of the County. The Committee felt it would be beneficial to partner with the County and others to communicate everyone's interests before consideration of land use changes in the area. Sub-regional collaboration would establish a dialogue outside the normal avenues of formal communication between the City and the County such as commenting on project EIR's and litigation. The GMVC objective with this recommendation is to communicate Roseville's interests, values, vision and standards so that every effort is made to preserve Roseville's quality of life and levels of service as new projects are considered beyond the City's borders. The GMVC recommendation emphasized the use of partnerships and increased coordination between various stakeholder groups including but not limited to Placer County, Lincoln, Rocklin, landowners, and others.

To date, coordination efforts with the County include holding quarterly meetings with Placer County to discuss the status and progress of development proposals near the City/County border (e.g., Regional University, Creekview and Sierra Vista Specific Plans). Staff has also been meeting monthly with the County to share information and provide input on the Placer Ranch project. In addition, City staff has met with Placer County to provide input on the scope of work for the Curry Creek Community Plan. The Curry Creek Community Plan is still in the early stages; however, the City will continue to work collaboratively with the County as the project moves forward.

The City provided copies of the GMVC's recommendations to the County, but to date there has been no commitment by partners in the region or stakeholders to join in a sub-regional collaboration effort. The City will continue to push for this effort in future coordination meetings, but cannot compel this effort unilaterally.

### ***Education / Outreach***

The GMVC strongly recommended that the City encourage public involvement in the ongoing process of growth management, including publicizing opportunities for the community to obtain information and stay involved in the implementation of the GMVC recommendations. The primary means of sharing information with the community has been through presentations to service groups, neighborhood groups, business groups, neighboring communities and other interested parties. Another tool used to keep the public informed is through use of the City's web site.

Over the course of the summer, Planning and Community Development staff, and Planning Commissioner Rex Clark have made several presentations of the GMVC's recommendations to various groups, including the Roseville Chamber of Commerce, Roseville Coalition of Neighborhood Associations (RCONA), Roseville Leadership, the Sun City Community Relations Committee, and other community groups. These forums provided valuable opportunities for various community groups to learn about the GMVC's work and where to obtain additional information.

## **ENVIRONMENTAL DETERMINATION**

The Planning Director has determined that the above project will not have a significant effect on the environment and proposes that a Negative Declaration be adopted. This determination has been based upon an Initial Study, which has concluded that there will be no significant environmental impacts. The Initial Study and Negative Declaration was circulated for a 20-day public review period that began on September 2, 2005 and ends on September 22, 2005. The Initial Study / Negative Declaration may be reviewed during normal business hours in the Planning Department located at 311 Vernon Street in Roseville, CA.

## **RECOMMENDATIONS**

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

- A. Recommend that the City Council adopt the Negative Declaration; and,
- B. Recommend that the City Council adopt a Resolution approving the GENERAL PLAN AMENDMENT incorporating the findings and recommendations into the General Plan Land Use Element — FILE# GPA 05-06 as shown in **Exhibit A**;

## **ATTACHMENTS:**

- 1. GMVC Report and Recommendations

## **EXHIBITS:**

- A. Proposed Text Changes to the General Plan Land Use Element (redline)
- B. Initial Study & Negative Declaration

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