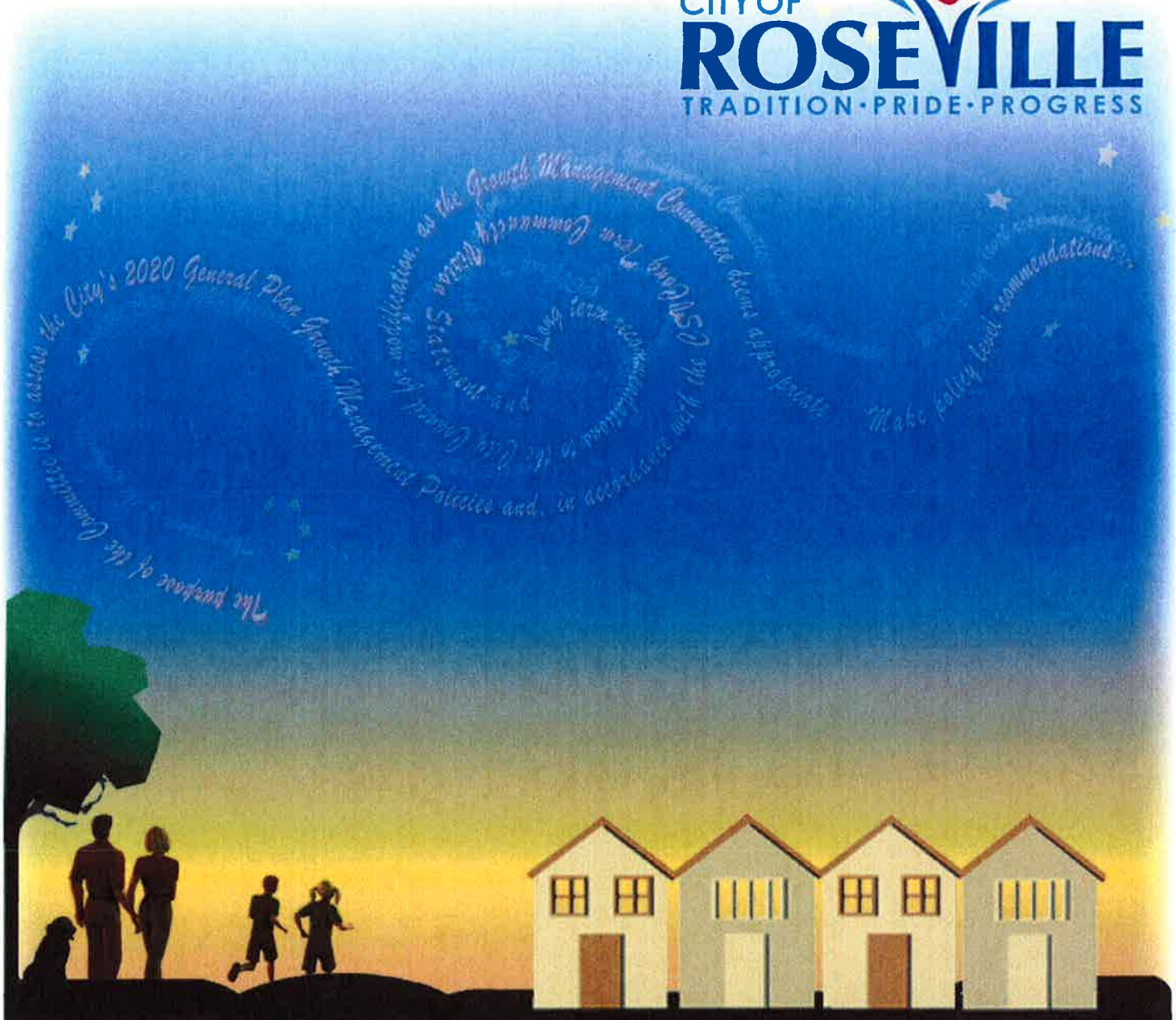
APPENDIX Z

GMVC RECOMMENDATIONS

CITY OF ROSEVILLE
TRADITION · PRIDE · PROGRESS



Growth Management Visioning Committee

Report & Recommendations 2005

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Introduction

Roseville's City Council formed the Growth Management Visioning Committee in August 2004 to develop a vision to guide the future physical growth of the city to the year 2025 in light of planned development in the region.

Due to the number of significant growth proposals for nearby unincorporated land, there is a high level of interest in Roseville concerning the potential impacts of growth on community character, quality of life, boundaries, and population. Recent initiatives and policy development efforts such as SACOG's Sacramento Region Blueprint Project show the degree of interest and concern, both in Roseville and in the region overall.

Roseville has been effective in managing growth using current General Plan Growth Management policies developed 20 years ago. However, the City Council decided that an updated vision and review of the current policy framework was needed to provide a clear and comprehensive direction for the future in light of the regional growth forecasted. The Growth Management Visioning Committee (GMVC) was created to create this vision through citizen dialog.

This report contains the GMVC's recommended vision, policies and action steps. Once reviewed, modified if necessary, and adopted by the City Council, the report will provide a roadmap for City Council to address development projects to the west and north of Roseville that will have significant impact on the city. More over, the GMVC hopes that the report provides a positive and enduring framework for the long-term future of Roseville.

Purpose

The Committee's purpose is described in the GMVC guiding principles approved by the City Council on July 21, 2004. The Council's charge asks the GMVC to develop a vision for a 20-year time horizon, and the GMVC has achieved this goal. Drafted in 2005, the report's 20-year time frame provides a vision to 2025, which can be used to update and extend the time horizon of the current General Plan's "2020 Growth Management Policies".

1. The purpose of the Committee is to assess the City's 2020 General Plan Growth Management Policies and, in accordance with the Community Standards and Visioning Committee (CSVC) Long Term Community Vision Statement, provide recommendations to the City Council for modification, as the Growth Management Committee deems appropriate. *The Committee will be asked to review the City's current General Plan policies that describe a vision of the boundaries of the City in 2020. In conjunction with information about regional growth and opportunities for the City to control or leverage that growth, the Committee will provide specific recommendations on the City's current Growth Management Policies.*

2. Assume that the City's 2020 General Plan policies related to the provision of existing level of service standards will be maintained.
The City's 2020 General Plan contains policies related to the provision of all City services (fire, policies, parks & recreation, etc) and establishes acceptable service levels (including traffic, public safety, water, sewer & electric reliability, etc.). For purposes of assessing the City's growth management policies, it is assumed that these service levels would not be diminished or modified. For example, current water policies requiring that new development rely on surface water resources and not diminish existing City water reliability are assumed not to be changed.

3. The timeframe for the growth management policies strategy is a 20-year horizon.
It is recognized that the City is a dynamic, changing community. Growth management policies should position the Community to respond to ever changing circumstances.

4. Make policy level findings and recommendations regarding the future size of the City.
The Committee's task is to make recommendations and review new draft General Plan policies and Zoning Ordinance changes as appropriate, in order to strengthen and clarify the City of Roseville's growth management policies.

5. Present written Findings and Recommendations to the City Council at their March 2, 2005 meeting.
March 2, 2005 is a target completion date. Given the tremendous growth pressures in the South Placer area and the number of pending large development applications, it is important to update and clarify the City's growth policies so that Council and staff can clearly articulate the City's vision.

6. Committee members are charged to consider the entire Roseville community in preparing findings and recommendations and to limit focus on areas of special interest.
While Committee members each bring individual opinions and ideas, each member should consider the opinions and ideas of the entire community. To aid the Committee members, the City will conduct a survey that will provide information on community preferences early in the Committee's growth management visioning process.

7. Recognize that from diverse points of views, new opportunities and ideas come forth. The Committee should seek consensus in developing its Findings and Recommendations, while recognizing that consensus on every issue may not be possible, and a majority of the Committee can forward a recommendation to the City Council.
The City Council desires direction on the City's western edge to be a collaborative process. Therefore, the Committee process should be collaborative, based on mutual respect among the members that seeks to understand the interests of each other and strive for consensus.

Process Overview

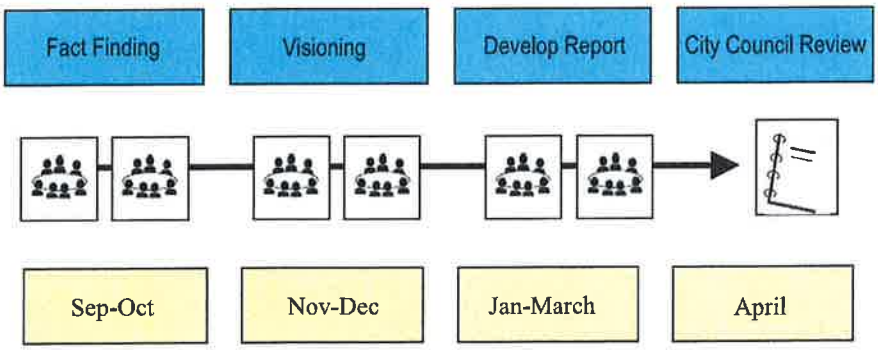
The Committee met thirteen times to review background information and develop a vision statement and recommendations. As part of the committee's process, the facilitation team and City staff provided the GMVC with a working binder. Materials for the binder included agendas, background information, homework assignments and resources. New documents were provided for each meeting. (A public reference copy of this binder is available at the Planning Department. A summary of the binder contents is listed in the reference section of this report.) The committee's process included the following overall phases:

Fact Finding

Over the course of its first four meetings in September and October, the committee reviewed background material to set the context for the future vision. A summary of the key messages from these meetings were compiled and made part of the GMVC working binder. The committee then developed, discussed and validated a set of Findings describing key challenges and opportunities. These Findings established a set of assumptions that formed a basis for developing the Vision. The fact finding phase included a presentation, review and committee discussion of an on-line community survey on growth issues. This survey is also part of the GMVC working binder.

Visioning

In the next phase, the Committee developed a draft vision considering the context, the community survey, and Roseville's Community Vision, which was prepared by the Roseville Community Standards and Visioning Committee in March 2004.



Developing the Report

During this phase of the process, the committee reviewed and discussed several drafts of the recommendation report, which compiled the decisions and concepts developed over the course of the project. The committee's discussions were recorded on wall notes by the meeting facilitator/recorder and meeting notes were compiled separately. The meeting facilitator worked with the committee to develop a consensus on the final report and recommendations. As part of this phase, the GMVC reviewed the City's Growth Management Policies. The committee validated the six Core Growth Management Policy Concepts and recommended three new policies. This phase of the process also included a community workshop to gather and obtain feedback on growth issues.

City Council Review

The City Council will review, modify as they deem necessary and take action on the GMVC recommendations report.

Report Overview

There are **four** components to the report and recommendations, each of which is an integral part of the Committee's overall recommendation. The ***Findings*** describe the challenges and opportunities facing the City and are the foundation assumptions for the recommendations. The ***Vision*** is a core element of the recommendation and describes the "desired future" for the City, the qualities and characteristics the committee believes will make Roseville a healthy and dynamic community. The ***Core Growth Management Policy Concepts*** provide guidance to the City regarding potential growth outside its boundaries in Southwest Placer County, and are drawn from and modify the overall policies contained in the Growth Management section of the current general plan. ***The Committee Recommended Action Steps*** provide the specific action steps the committee believes would put the City on the best path to addressing the findings, achieving the vision and implementing the growth policy concepts.

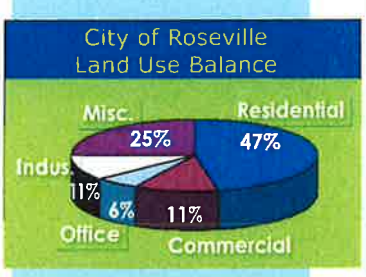
Planning Background

During the first four meetings, the committee reviewed background information to understand the context for developing a vision for the future. (The information provided in these meetings is contained in the "Key Messages Summary" in the GMVC working binder.) This phase also included the review and validation of the Findings that highlight key opportunities and challenges for Roseville. This section of the report presents an overview of the background information shared during the Fact Finding phase of the process as well as the Findings developed.

Overview of Fact Finding Process

The Committee reviewed several sources of information.

Existing Roseville Vision: City staff presented the City's current growth vision, which began in the 80's with a desire to create a community which attracts high paying jobs and where children of residents could grow up and live. The vision was expanded and refined over the years to include maintaining the City's fiscal health, consistent visionary leadership, and a *balance* of land uses: jobs, housing, commercial, parks, schools, and open space. Roseville's vision was to be a city where people can live, work and play. Staff also reviewed the City's strategies of developing comprehensive Specific Plans that analyze and address all impacts. This approach ensures that the impacts of growth are mitigated and general plan standards are maintained.



Development Proposals and Open Space: County staff presented an overview of the proposed and pending developments on the periphery of the city, including the evaluation and mitigation of impacts. The presentation included discussion of the current process of information sharing between Roseville and the County. County staff also presented an overview of the Placer Legacy Open Space and Agricultural Conservation Program. The purpose of Placer Legacy is to identify and protect high value open space lands. However, it was noted that there is a lack of funding for this program.

Natural Resource and Infrastructure Management: City staff presented the methodologies used to plan to meet the City's infrastructure needs, including water, waster water, solid waste, and electricity. The current policy requiring the use of surface water to serve new development was reviewed.

Growth Management Survey: The City's survey consultant presented a summary of results from an online public opinion survey on growth management conducted in September 2004. 96% of respondants rate the quality of life in Roseville as either good or excellent. The results indicated that Roseville residents are concerned about the rate of growth, though they see both positive and negative consequences from growth. Residents are most supportive of new parks, schools, and single-family housing. While generally unfamiliar with the City's growth management policies, residents

are supportive of them when they receive background information. Residents voiced strong support for various policies to manage growth, and are supportive of the City managing development of land that is currently just outside City limits.

Long-Term Demographic Trends: The Executive Director of SACOG's Sacramento Region Blueprint Transportation/Land Use Study presented an overview of regional demographic trends. By 2050, the six-county region, which includes El Dorado, Placer, Sacramento, Sutter, Yuba and Yolo counties, is expected to add 1.7 million new people, one million new jobs, and 840,000 new homes. Household sizes will decrease, with fewer households having school-age children, and the percentage of older households will increase. The overall growth and changing demographic composition will have significant implications for a range of regional issues, including transportation, air quality, open space, and agricultural preservation.

The SACOG Blueprint Project: The Sacramento Area Council of Government's (SACOG) Sacramento Region Blueprint Transportation/Land Use Study is in response a proactive response to anticipated regional growth. A joint effort of SACOG and civic partner Valley Vision, the Blueprint project brought together local officials, civic groups, environmental advocates, the development community, business leaders, and the public. The process conducted extensive public outreach which resulted in the selection of a regional land use and transportation vision. In December 2004, during the GMVC process, the SACOG Board of Directors unanimously adopted the Preferred Blueprint Scenario, which was based on six "smart growth" principles:

- Provide transportation choices
- Provide housing choice and diversity
- Use land efficiently
- Mix land uses
- Conserve natural resources
- Design for quality
- Compact Development

SACOG

SACRAMENTO REGION Blueprint TRANSPORTATION/LAND USE STUDY

Community Standards and Visioning Committee: The Roseville City Council convened an advisory committee in August 2003 to develop a comprehensive vision statement for the community. Called the Community Standards and Visioning Committee, the group developed a vision statement to provide a broad depiction of the desired future for the City. This was a broader vision than the GMVC developed, because it addressed a range of topics from information technology, to community services, to citizen involvement in community issues. In contrast, the GMVC was tasked with developing a vision for the physical growth of the city. The City Council charged the GMVC to develop recommendations that were informed by and in accordance with the CSVC vision, which is presented below.

The many people who contribute their energy and enthusiasm to the community are what makes Roseville a great place to live and work. Community and neighborhood involvement strengthen the relationships and commitments that make Roseville an inclusive, dynamic, caring and forward looking community. We celebrate together—in small everyday interactions and at community gatherings throughout the year. And we pull together—on public boards and committees, in voluntary associations, and as individuals.

The community's many efforts make Roseville a truly successful city. Residents and visitors enjoy a safe and well-planned community. A healthy economy promotes a mix of business and employment opportunities, and the city has a balance of commercial activities and residential neighborhoods. An array of art and entertainment opportunities and facilities promotes a rich cultural life. A carefully designed transportation system makes getting around easy, whether you're walking, biking, driving, or using transit. A vibrant downtown and interpretive projects showcase our proud history. Green open spaces and parkland support active, healthy lifestyles. We are stewards of our environment. The community's many strengths create a unique character that is immediately apparent to residents and visitors.

Creating a great community is an ongoing endeavor. You're invited to join the effort to shape our vision and build a Roseville that reflects the goals and aspirations of our vibrant community!

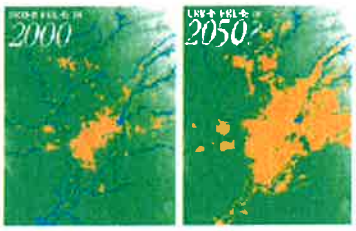
Our vision encompasses the many characteristics that define our quality of life:

- *Economic & Fiscal Health*
- *A Well Planned Community*
- *Community Infrastructure that is Complete and Up-to-date*
- *Outstanding Recreational Opportunities*
- *A Safe & Secure Communtiy*
- *Technology Literacy in an Information Rich Environment*
- *Commitment to Community Services*
- *An Educated & Involved Citizenry*
- *An Outstanding City Organization*
- *Environmental Quality*

Findings

The Committee reviewed the background presentations and identified the most important opportunities and challenges regarding the future growth of the city.

Growth



1. Finding: Growth will occur in the region and it will change Roseville and Roseville's character.

- Sacramento is a competitive region in the State. Roseville is in the Sacramento Metro area.
- New jobs are expected to come to the region bringing vitality/economic prosperity.
- Jobs attract people, which in turn create demand for housing, public services, transportation systems, etc.
- This is happening elsewhere in the state (Inland Empire).

2. Finding: Growth can be shaped and managed but not stopped on a regional scale.

- On a local and regional scale growth management tools & policies can influence how growth occurs.
- Growth outside the City's borders will likely occur and create local (Roseville) impacts.

Proposed Regional Residential Development In Proximity to Roseville [3]

Project	Acres	Units	Estimated Population [1]
De La Salle Univ. and Community	1,100	2,778	7,056
Placer Ranch	2,213	5,782	14,686
Placer Vineyards	5,158	14,132	35,895
South Sutter Measure M Mixed Use (Sutter County)	10,500	17,500	39,000
Elverta Specific Plan (Sacramento County)	1,734	4,950	9,000
Phase I Placer Legacy Open Space and Agricultural Conservation Program	270,000	N/A	N/A
Total Development	**20,705**	**45,142**	**105,637**
Potential Total With Curry Creek [2]	25,905	60,142	143,737

Notes: 1) All population figures are estimates; 2) Curry Creek acres are estimated 3)Assumes densities and persons per household average of DLS and Placer Ranch

Demographic Transformation

3. Finding: There will be a demographic change in the region in the next 20-50 years.

- Currently 10% of the region's population is 55 years of age or older. By 2050, 33% of the region's population will be 55 yrs. and older.
- The average regional household size will shrink over time and fewer households will have children (e.g. aging population, empty nesters).

Land Use & Transportation

4. Finding: Land use and transportation are highly inter-dependent, they have a direct relationship/influence on each other.

- Higher density increases the feasibility of alternative transportation options (e.g. transit, carpooling, etc.).
- Location of land uses (proximity) to each other has an influence on number and location of trips and makes walking, biking, etc. possible.
- Land use mix, or the overall balance of land uses, increases the ability to manage traffic impacts.
- There is currently significant public concern over traffic congestion in Roseville and future growth will increase traffic if not properly addressed.

Housing

5. Finding: Housing is a key determinant of community character.

- Providing a mix of housing types enables a diversity of workers to live and work in Roseville.
- Providing a mix of housing types creates an opportunity for today's children to continue to live in the community.
- A variety of factors are driving a move towards the development of higher density and variety of housing product in the region (eg., aging population, entry level housing need, middle income groups, new/young families).
- Homebuilders and architects are developing a range of housing options that are enhancements to community character but may not fully reflect the demographic shift.

6. Finding: In a growing area, if housing supply is constrained, home prices will increase at a rate that may limit the range of workers in Roseville who can afford to live in the community.

- The demand for housing is driven by a combination of job growth and new household formation (e.g. homes for children to live in the future).

Economic Base

7. Finding: A growing and diversified economy attracts investment that adds value to the community. Professional, light industrial, communications, high tech and education facilities at all levels attract educators, students and employees who support the economy.

- Having a strong, diversified economic base enables the City to provide high quality services.
- Provide a stable source of revenue which includes jobs (commercial enterprises).
- A diversified economy that includes strong job growth, positions the community to withstand economic fluctuations.
- Jobs provide spendable income which when spent in Roseville provide revenues and support high quality services.

Environmental Resources & Infrastructure

8. Finding: Environmental resources, such as water and energy, and associated infrastructure (i.e. water and waste water treatment plants, roadways, electric sub-stations, landfill) will influence and shape growth.

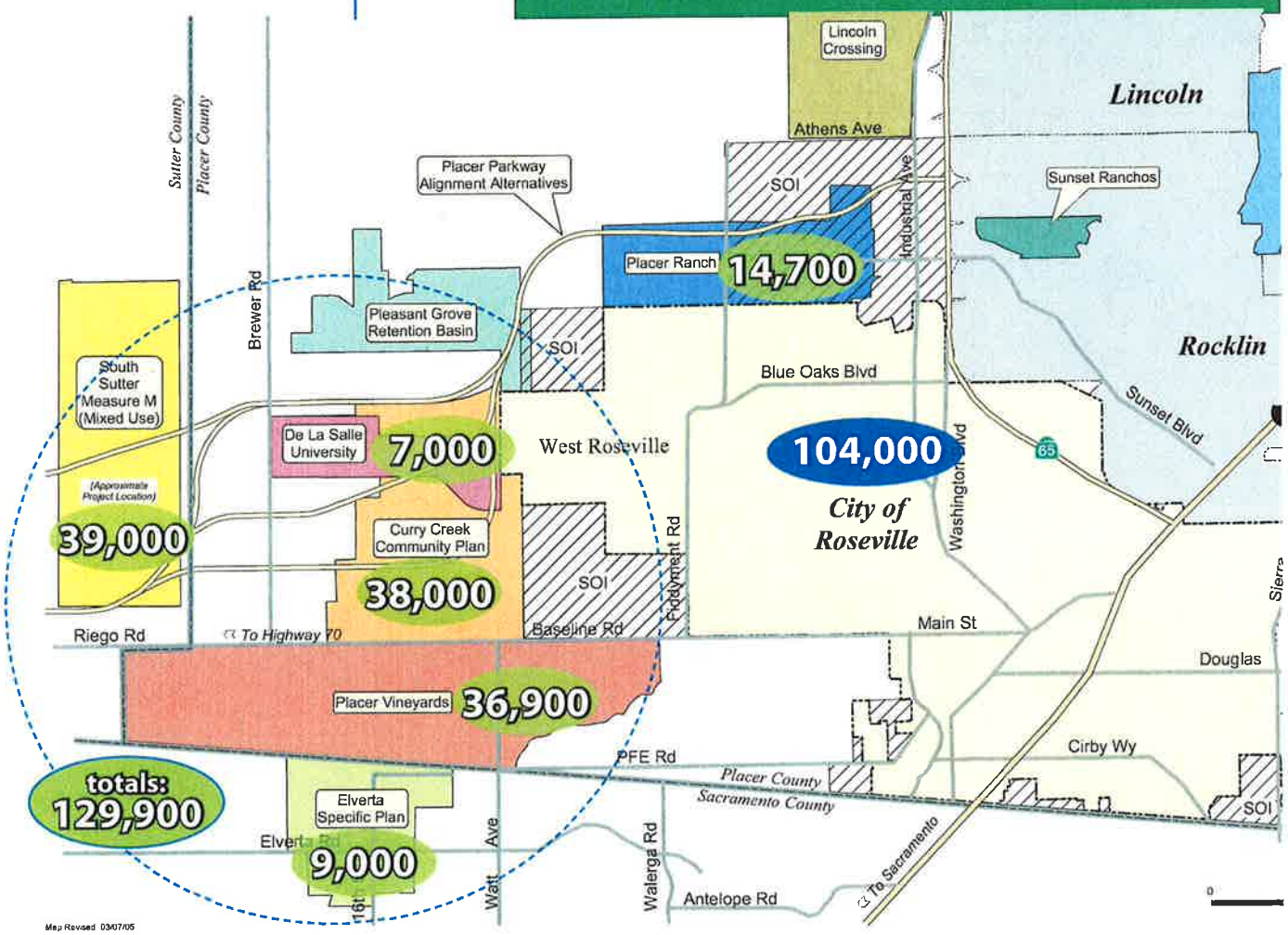
- Resource limitations are based in both natural (physical) and policy factors.
- Resources & associated infrastructure can constrain pace, location, & quantity of growth.
- Growth influences infrastructure, and quality and cost of services.
- As growth occurs, the value and importance of open space increases due to loss of land and increased population.

Local & Regional Action

9. Finding: Local and regional actions are mutually dependent.

- What happens in the region will have an effect on what happens locally.
- Growth requires local issues to be addressed on a regional scale (e.g. air quality, transportation)

Regional Growth Influence



Vision For The Future Growth And Development Of Roseville

A vision statement is a description of an ideal future. The purpose of describing a preferred future is to increase the chances that the vision will be realized by encouraging coordinated planning and action around a set of key vision concepts. Often the attributes and values described in a vision take many years to achieve through the efforts of a wide range of people and organizations, and a process of refining existing and developing new policy statements.

The following vision statements present the Growth Management Visioning Committee's sense of an ideal future for the Roseville. The committee considered the growth likely to occur in the region, the preferences of the community as expressed by the Committee and those expressed in the community survey, the implications of growth and the existing Community Vision Statement. The vision statements cover a range of topics related to the physical development of Roseville, and establish a framework for future strategies and actions and a basis for evaluating future proposals.

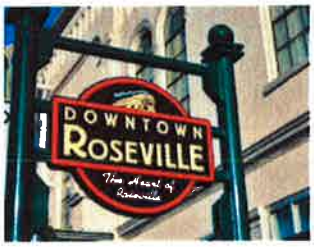
In 2025, Roseville has...

A Distinct Community Identity

Roseville continues its tradition as a balanced community where people can live, learn, work, play, and shop. Roseville has a strong sense of community based on its traditions and small-town legacy, and a strong sense of place based on its historic downtown and its setting in the agricultural and woodland setting of the Sacramento Valley. There are distinct buffers between Roseville boundaries and new development to the west and north, and carefully designed entrances and gateways on the boundaries to the south and east. Because of these attributes and careful growth planning, Roseville is a dynamic city with a small town feel.

Well-Planned Neighborhoods and Communities

Roseville is a network of communities. At the neighborhood level, people can walk and bike to town centers that provide local services and amenities. Open space networks connect housing and commercial districts and reinforce linkages to the natural environment. All communities have been planned comprehensively to provide public services efficiently, in keeping with Roseville's community service standards. Property owners, members of the public, and other stakeholders participate in developing community plans that increase the value of development, while providing public amenities and natural resource sustainability and protection.



A Vibrant Downtown

Downtown is the "magnetic core" of the community, and central to Roseville's identity. A location for community celebrations, Downtown is the focus for a range of cultural activities. Mixed-use development combines housing, retail, and commercial to encourage a lively pedestrian atmosphere day and night.

A Balance Between Revitalization and New Growth

The City's traditional core and other revitalization areas host a range of new housing, cultural, and commercial uses. Directing some growth inward allows the City to maintain open space and community separators on its boundaries, while creating opportunities for housing diversity and mixed use development and active use of public transit. Outward growth is guided by collaborative planning with the City's neighboring jurisdictions and regional partners.

Abundant Parks & Open Space

Roseville continues to implement a high standard for parks and open space. The community's parks and open space system includes opportunities for active and passive recreation, and also provides connectivity within the community via walking and biking. Open space is also used to create a separation between Roseville and adjacent communities, and to allow residents to enjoy nature.

A Diversity of Housing Types

Roseville includes a diversity of housing types that provide options for young families, moderate-income workers, and older households without kids. In Roseville, children can grow up and live in the same community as their parents and neighbors, and people in various occupations can live and work in the same community. Planning encourages a range of land-use strategies that support housing diversity, including mixed-uses, high-density, and other approaches.

Mobility and Transportation Choices

Roseville's community design promotes mobility and a range of transportation choices. Neighborhood and community designs promote walking and biking by mixing housing, retail, and commercial uses, and by including well-designed system of pedestrian and bike routes and amenities linked to open space. Roseville's mix of densities supports transit options and the city is a partner in developing a regional system of roads, freeways and inter-modal facilities that mitigate traffic congestion.

Economic Vitality

Roseville has a thriving local economy. The city continues to be a job center and a hub for entertaining, dining and shopping. The economic activity supports the overall community design, by supporting self-sustaining mixed-use town centers where people can live, work and play without driving. A full range of educational facilities attracts students and employers. The economy also supports the high level of public services that is a hallmark of Roseville's character.

Convenient Access to Higher Education

As a balanced community, Roseville has access to higher education. By 2025, new campuses are becoming established centers for education. Roseville's children can continue to live in the community and can also stay here as they complete their educations.

Sustainable Environmental Resources and Infrastructure

Roseville uses state-of-the-art planning and operational systems to provide for the City's needs for energy, water, wastewater, solid waste and other environmental resource services. The city is a leader in providing environmental services that maintain natural resources for future generations.

Innovative Design and Land Use Planning

Roseville uses a range of planning and design tools to maintain its unique character and high quality of life. Walkable, cohesive communities feature mixed-use development and compact urban design. Community design reflects the natural features and integrates open space and the built environment. Design features such as facades, set-backs, pedestrian amenities create attractive communities that reflect community character and generate activity and a sense of pride.

Ongoing Partnerships with Neighboring Communities

Roseville is integrated into a well-balanced land use concept for the South Placer county area. The land use concept reflects a shared vision that balances the area's economic interests, environmental resources, and community needs. The concept uses many of the same planning principles Roseville uses internally to create well-designed, full-service communities; reduce traffic; promote walking and biking; and conserve open space. The land use pattern is supported by agreements between Roseville and other jurisdictions that provide accountability for implementation. A strong inter-jurisdictional partnership is the foundation for the land use concept. The partnership uses flexible process to review and refine the concepts to allow flexibility to respond to market and demographic changes while maintaining the overall pattern.

Core Growth Management Policy Concepts

The City Council charged the GMVC to review Roseville's existing growth management policies to ensure they supported the Committee's updated vision. In response, the GMVC assessed the key policy concepts contained in the Growth Management section of Roseville's General Plan Land Use Element.

Current General Plan Growth Management Policy Concepts

The Growth Management section contains goals and policies to address potential growth both within and outside Roseville's current borders. The goals and policies describe the City's desired outcomes for growth and the use of Specific Plans and Development Agreements as a key tool for managing the impacts of growth, which the Committee reviewed during the fact finding stage.

The GMVC reviewed and discussed the existing core policy concepts contained in the General Plan, as presented in a summary prepared by City planning staff and the committee facilitator. For each policy concept listed in this section, there are detailed descriptions of goals and policies in the general plan (see references below to find the detailed policy statements in the General Plan.)

GMVC Recommendation on Growth Management Policy Concepts

The Committee recommends that the City retain the General Plan's overall Growth Management policy concepts as summarized in the first six policy concepts below. In addition, the GMVC added three additional policy concepts: Maintain Roseville's Identity and Character; Promote Stakeholder Involvement and Ensure Accountability; and Work Aggressively to Address Traffic Generated Outside of Roseville. These policy concepts are intended both to guide Roseville's participation in planning for potential development within the City, in its spheres of influence, and in unincorporated land where the development will impact the City.

Maintain an Open Space Transition Buffer

Establish an edge along the western and northern boundary of the City to maintain Roseville's identity by creating interconnected open space and to provide habitat preservation, recreation, view preservation, aesthetic and recreational benefits. (*Reference: General Plan Growth Management Goal 13 and Growth Area Policy 9*)

Ensure Fiscal Sustainability

Ensure that growth is planned to generate revenues that are sufficient to meet public costs. (*Reference: General Plan Growth Management - General Policy 1,2 - Growth Area Policy 5(1)*)

Encourage High Quality Infrastructure, Programs and Services

Encourage a pattern of development that promotes the efficient and timely provision of urban infrastructure, programs and services (e.g., parks and open space, recreation, library, public safety, etc.) and preserves valuable natural and environmental resources. (*Reference: General Plan Growth Management Goal 2,3,7,8 - General Policy 4,5 - Growth Area Policy 1*)

Promote Comprehensive Large Scale Planning

Use a comprehensive, logical planning process, rather than an incremental, piecemeal approach. (*Reference: General Plan Growth Management Goal 4,6 - General Policy 6*)

Use Performance Based Standards to Manage Growth

Maintain flexibility by using criteria for planning and managing growth that require the mitigation of growth impacts and the provision of both tangible and intangible benefits to the community. (*Reference: General Plan Growth Management Goal - Growth Areas Policy 1,2,3,4,5 - General Policy 1 - Annexation and Sphere Policy 1,2*)

Ensure Community Benefit

Ensure that growth provides benefits to the community as a whole. Weigh community benefits against fiscal costs. (*Reference: General Plan Growth Management Goal 3 - Growth Areas Policy 1,5 (13)*)

Maintain Roseville Identity and Character

Retain and enhance Roseville's sense of place to ensure that Roseville even as it grows remains consistent with the Growth Management Visioning Committee's Vision Statement.

Promote Stakeholder Involvement and Ensure Accountability

Continue Roseville's leadership in the South Placer Region to initiate dialogue between stakeholders, property owners, Placer County and surrounding jurisdictions on defining and shaping the vision for growth to the west and north of the City. Develop clear methods to ensure the accountability of all parties to the agreements developed through the process of collaborative stakeholder involvement.

Work Aggressively to Address Traffic Generated Outside of Roseville

Advocate solutions to traffic from outside of Roseville that creates congestion within the City. Work in collaboration with neighboring jurisdictions, regional, state and federal entities to ensure traffic through Roseville is mitigated by regional solutions such as improvements to I-80, Hwy 65, Placer Parkway and Baseline Road. Ensure that transportation solutions are supported by land-use and design policies that promote walking, biking and transit, as specified in the GMVC Vision.

Committee Recommended Action Steps

As the final step of the process, the GMVC prepared a set of recommended action steps for consideration by the City Council. The purpose of the recommended action steps is to suggest a course of action that the Committee feels will achieve the GMVC vision for Roseville. The recommendations work together as a balanced set by including both an opening to regional collaboration, while at the same time protecting Roseville's interests by initiating a study of possible changes to the City's sphere of influence and boundaries.

Recognizing that there is uncertainty regarding how growth in Southwest Placer will unfold, the Committee developed their recommended action steps through the use of five scenarios that present alternative assumptions about the pattern and management of growth. The recommendations are flexible and will position Roseville to be able to achieve balanced and well-managed growth in any of the future scenarios or combination of scenarios.

While this section of the report is titled "Recommended Action Steps," it works together with the previous report sections to constitute the complete GMVC Recommendations Report to the City Council. The Findings, Vision, Core Growth Management Policies, and Committee Recommendationed Action Steps are all important elements of the GMVC's recommendation.

Scenarios

The following are potential scenarios for planning and managing development in Southwest Placer County. The scenarios are not mutually exclusive, and it is possible that development could combine aspects of several scenarios.

County Planning and Development in Unincorporated Land

This scenario is a continuation of the process currently underway, with private developers proposing developments for review by Placer County. In this scenario, Roseville can provide input to the environmental review process for developments, but has no direct control over growth outside its boundaries. Roseville's current growth management policies only apply within its borders, including the open space transition buffer.

Significant Agricultural and Open Space Preservation

A possibility is that a significant proportion of land west and north of Roseville would remain as open space, per current County land use designations. This outcome would reflect Placer Legacy and the current county policy of directing

urban growth to cities. This scenario could transpire with the implementation of:

- Placer Legacy Habitat Conservation Plan/Natural Communities Conservation Plan (HCP/NCCP).
- Land banking through development impacts (e.g. reconveyance fees, impact fees, environmental mitigation restrictions).
- Critical habitat restrictions through Federal Endangered Species Act.
- Maintenance of existing agricultual zoning in County.

However, SACOG Blueprint identifies portions of South West Placer for new greenfield development.

Roseville Annexation

Roseville could work with property owners and the County to annex additional land outside the existing spheres of influence. In this case, Roseville's General Plan standards and growth management processes would be used to shape growth.

A New Incorporated City

A new community could be planned and incorporated as a city to take responsibility for planning and managing growth, providing services, and overseeing infrastructure for the project growth. This scenario reflects the possibility that a population of 100,000 new residents might seek to incorporate to improve local control of services or out of a sense of community identity, or both.

Sub-regional Joint Visioning and Planning

A possible future scenario is that Roseville collaborates with neighboring jurisdictions, property owners, and other stakeholders to develop a shared, long-range vision for the planning of southwest Placer County. This scenario could be similar to other collaborative visioning and planning processes that have been conducted around the state. This scenario assumes in general that some form of proactive and collaborative visioning take place, but does not make any assumptions about the type of arrangements used to carry out the visioning.

Committee Recommended Action Steps

The GMVC recommends the following action steps. These can be initiated immediately and simultaneously, and the committee recommends that all be implemented at roughly the same time to preserve the maximum flexibility for the City. The committee also strongly recommends 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 GVMC recommendation and the general plan policies related to growth management.

1. Advocate Roseville's vision of balanced and well-planned growth.

The GMVC believes that the Vision provides a solid foundation for the future growth and development of Roseville. Principles contained in this report, such as promoting well-planned communities, transportation choices, community identity, and the many other elements of the vision will go a long way toward building a high quality of life and protecting community values and natural assets, both within Roseville's current boundaries and in adjacent land. The Committee envisions the City Council using GMVC Recommendation Report to review and respond to all development initiatives within the City and outside the city and as a resource when the General Plan is updated.

2. Initiate dialogue in southwest Placer County on an overall planning concept to guide sub-regional development.

The GMVC recommends that the Council begin discussions with the County and property owners within southwest Placer County to discuss growth issues and develop a coordinated approach for guiding growth. This process would allow the City and other stakeholders to assess together the challenges of growth that the GMVC examined and develop shared solutions that recognize the variety of needs involved. This is consistent with the Growth Management Policy Concepts: "promote comprehensive large scale planning" and "promote stakeholder involvement and ensure accountability".

3. Conduct a study of possible sphere of influence extension and annexation.

The City should begin a study of ultimate boundaries for Roseville ("Sphere Study"). Given the degree of proposed urban development, there may be value in extending Roseville's boundaries. The Sphere Study would conduct technical analysis of the implications of boundary extensions, especially with regard to the Growth Management Policy Concepts: "ensure fiscal sustainability," "encourage high quality infrastructure, programs and services," "use performance based standards to manage growth" and "maintain an open space transition buffer." The sphere study would describe how a sphere amendment or boundary options would fullfill these policy concepts and the overall vision. The GMVC recommends that the study consider all relevant land-use planning and fiscal criteria to define a potential boundary change (or options for a boundary change) that would support the GMVC Vision and the Core

Growth Management Policy Concepts. The GMVC recommends the City study various potential changes to Roseville's sphere of influence within a study area bounded by Athens Rd. or Lincoln Sphere of Influence to the North, Placer County boundary to the West and Sacramento County boundary to the South. Depending on the City's ability to serve these areas, and ability to remain consistent with Roseville's Growth Managment Principles and Vision, the Sphere Study may or may not lead to changes in the ultimate physical boundary of the City.

4. Act quickly to preserve Roseville's ability to influence growth in southwest Placer County.

Development proposals outside the City have significant momentum, although some will require substantial additional environmental review or additional project development. Acting quickly will allow Roseville to have greater leverage on the ultimate shape of development in the County.

5. Stand firm on Roseville's vision, principles and standards.

The GMVC's strong preference is sub-regional collaboration that will influence development in Southwest Placer. However, the GMVC also recognizes that without incentives and inducements, a possible scenario is a continuation of the current status quo. This status quo scenario recognizes the City needs to be dilligent in analyzing impacts of development that may affect Roseville. This recomendation to stand firm on Roseville's vision, principles and standards is to zealously advocate Roseville's interests by all available means.

Acknowledgments

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Growth Management
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References

For additional information and resource material used by the GMVC, visit **www.roseville.ca.us**

GMVC working binder is also available for review at the City of Roseville Civic Center City Clerk's office. The GMVC Binder includes:

- Committee Roster
- Staff Directory
- Growth Management White Paper
- "Planning 101" Basic Planning Principles
- Summary of Questions/Comments on Urban Growth Boundary Presentations
- Solutions to Roseville's Traffic Congestion Crisis
- 2023 Development Projections
- Community Standards & Visioning Committee Report & Recommendations 2004
- Citizen's On-line Growth Management Survey
- Summary of Key Messages
- Background Reading:
  - LAFCO & Annexation
  - Growth Management Tools
  - Blueprint Project Overview
  - The California Story
- Core Growth Management Policy Concepts
- Pending Placer County Development Projects and Summary of Issues Analysis
- Potential Development Scenarios
- GMVC Homework Assignments
- Public Workshop Handouts
- City of Roseville General Plan Land Use Element
- GMVC Meeting Notes

Additional information on SACOG Blueprint project and Smart Growth can be found at: www.sacog.org

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