

PLANNING & REDEVELOPMENT DEPARTMENT STAFF REPORT PLANNING COMMISSION MEETING DECEMBER 11, 2008

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<u>ITEM V-A:</u> ANNEXATION, GENERAL PLAN AMENDMENT & PRE-ZONE – 2850 WESTSIDE DRIVE - FILE# 2008PL-166 (ANN- 000005, GPA-000051 & RZ-000049)

REQUEST

The Planning and Redevelopment Department requests approval of an Annexation of two City owned parcels totaling 10.06± acres into the City of Roseville, a General Plan Amendment from Agriculture/Timberland 80 acres to Community Commercial (CC) and Light Industrial (IND); and a Prezone from F-B-X 80 acre minimum to General Commercial (GC) and Light Industrial (M1).

Property Owner: City of Roseville

Applicant: City of Roseville, Planning & Redevelopment Department

SUMMARY RECOMMENDATION

The Planning & Redevelopment Department recommends that the Planning Commission:

- A. Recommend the City Council consider and adopt the Mitigated Negative Declaration for the O'Brien (City) Annexation (Exhibit A);
- B. Recommend the City Council approve the General Plan Amendment for the O'Brien (City) property (Exhibit B):
- C. Recommend the City Council adopt the two (2) findings of fact for the Prezone; and
- D. Recommend the City Council approve the Pre-zone for the O'Brien (City) property (Exhibit C).

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request.

BACKGROUND

Need for Project - The City of Roseville, Placer County, the cities of Rocklin and Lincoln, and the Placer SPCA have partnered together to plan a new animal shelter in South Placer County. Currently south Placer County residents are served by two animal shelters. The Placer Society for the Prevention of Cruelty to Animals (PSPCA) provides shelter services to Roseville residents through a contract with the City of Roseville at the PSPCA facility on Corporation Yard Road. Outside of Roseville, all stray animals and other animals seized by animal control officers are taken to the Placer County Animal Shelter at Dewitt Center in Auburn. Both shelters are at capacity and need to be replaced. Last year the Placer County Board of Supervisors authorized a plan for the County to replace their Auburn animal shelter with a new one, and to build a second shelter in cooperation with the cities of Roseville, Rocklin and Lincoln, to serve the growing south county population.

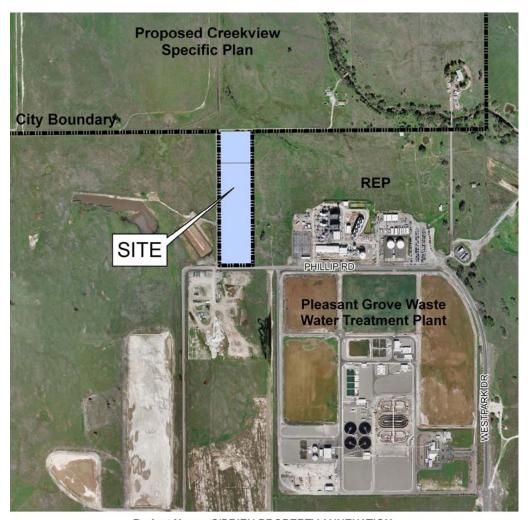
Council Action - On August 6, 2008 the City Council authorized the City Manager to sign an agreement with Placer County and the cities of Rocklin and Lincoln authorizing a payment to Placer County in an amount not to exceed \$40,500 for master architect fees to begin designing the project. The agreement affirms the City's intent to participate with Placer County, Rocklin and Lincoln in negotiating and bringing forward for subsequent approval, the creation of a joint powers authority, and

other actions necessary to build and operate a South Placer animal control shelter. It is envisioned that there will be a contract with the PSPCA for the operation of the shelter. Staff has also discussed providing an opportunity for the PSPCA to construct and operate their own adoption and education center adjacent to the shelter. It is anticipated that construction of the shelter will commence in mid-2009, and that the shelter will open in the fall of 2010.

Project Location - The 10-acre O'Brien property was selected as the site for the shelter because it is vacant, owned by the City, and is located adjacent to uses that are compatible with the intended use of the property as an animal shelter (e.g. Treatment Plant, Roseville Energy Park and Industrially zoned property). The site was formerly used for a commercial kennel operation.

The O'Brien property is located in unincorporated Placer County north of the Pleasant Grove Waste Water Treatment Plant (see Vicinity Map below – Figure 1). The parcel is 10 acres in size and is comprised of two parcels, 2.3 and 7.6 acres in size. The O'Brien Parcel is surrounded by the City of Roseville on three sides (west, south, and east), and is already within the City's Sphere of Influence. The O'Brien property was originally purchased as buffer property to the Pleasant Grove Wastewater Treatment Plant to limit residential development in proximity to the treatment plant.

Figure 1. Vicinity Map





Project Name: O'BRIEN PROPERTY ANNEXATION
Project Location: 2850 WESTSIDE DR
Project File Number: 2008PL-166



Two Step Process - The annexation, general plan amendment, and pre-zone are the first step in a two-step process to deliver a developable site to the SPCA. The Planning Commission is only requested to make a recommendation to the City Council on the first step, the annexation, GPA and PZ of the O'Brien property. The proposed annexation is shown below in Figures 2 and 3; and the proposed GPA and Pre-Zone are shown in Figures 4 & 5.

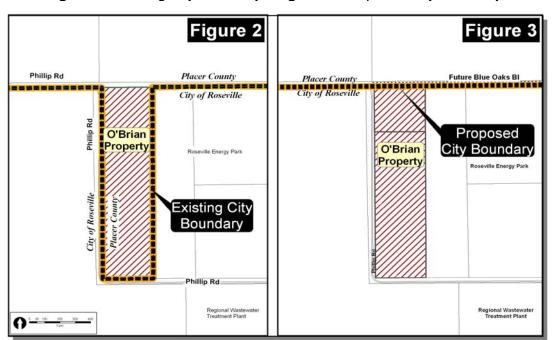
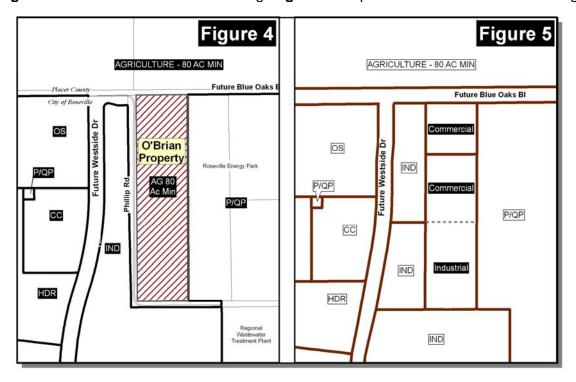


Figure 2. Existing City Boundary. Figure 3. Proposed City Boundary.





Once annexed, the second step would be to process a lot line adjustment with the adjacent property to the west owned by PL Roseville (Pulte). Currently the City's parcels and Pulte's parcel are long and narrow making access and site design on both properties challenging. Pulte has agreed to adjust the property lines so that the animal shelter, Pulte and the City will have resulting parcels with better visibility, better access and more design flexibility. The ultimate parcel reconfiguration to be completed with the Lot Line Adjustment and is conceptually shown in Figures 6 and 7.

The lot line adjustment with Pulte will also include a GPA and Rezone of the Pulte property so that the resultant lots will have appropriate zoning for the shelter and a more viable commercial parcel on the corner of Blue Oaks Blvd. and West Side Dr.

As part of the West Roseville specific plan, Phillip Road will be abandoned along the south and west sides of the O'Brien property. Access to the City and Pulte properties is planned off Blue Oaks Blvd. and West Side Dr.

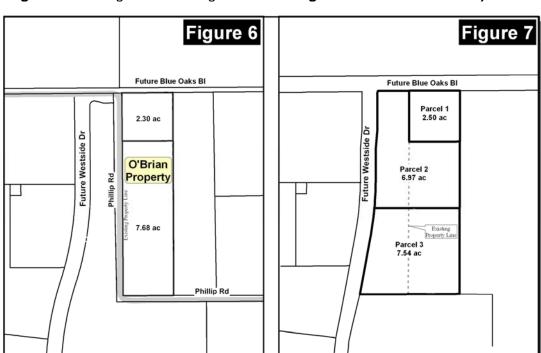


Figure 6. Existing Parcel Configuration

Figure 7. Future Lot Line Adjustment

EVALUATION

LAFCO statute requires the City to designate land use and zoning for property prior to submittal of an application for annexation. Staff is recommending a change from the County's General Plan Land Use Designation of Agriculture/Timberland 80 acres, to Community Commercial and Light Industrial (IND); and a Pre-zone from the Placer County Zoning District of F-B-X 80 acre minimum to General Commercial (GC) and Light Industrial (M1).

The proposed General Plan land use designation and Pre-Zoning to Commercial and Industrial would allow the intended use of the property as an animal shelter. The proposed commercial portion of the O'Brien property located on the northern 2.5 acres, adjacent to Blue Oaks Blvd. will complement the planned zoning and commercial uses on the adjacent Pulte property following completion of the Lot Line Adjustment.

A Tax Share Agreement with Placer County must be reached as part of the annexation process. Discussions have been initiated with Placer County on a tax share agreement and it is anticipated that there will be agreement on an approach is similar to the tax share agreement on the West Plan.

CONCLUSION

This action is consistent with the City Council's direction to make the O'Brien property available to be annexed and pre-zoned consistent with the intended use of the property as an animal shelter.

ENVIRONMENTAL DETERMINATION

The Planning & Redevelopment Director has determined that the above project will not have a significant effect on the environment and proposes that a Mitigated Negative Declaration be adopted. This determination has been based upon an Initial Study, which has concluded that, with mitigation, the project will have no significant effects on the environment. At this meeting, the Planning Commission will not act on the Mitigated Negative Declaration but may take comments and provide a recommendation to the City Council (Approving Authority).

RECOMMENDED ACTION

Recommend that the City Council:

- A. Approve the Mitigated Negative Declaration for the O'Brien Annexation (**Exhibit A**);
- B. Approve the GENERAL PLAN AMENDMENT 2850 WESTSIDE DRIVE FILE# 2008PL-166 (ANN-000005 & GPA-000051) (Exhibit B);
- C. Adopt the two (2) findings of fact for the REZONE/PREZONE 2850 WESTSIDE DRIVE FILE# 2008PL-166 (RZ-000049) (**Exhibit C**);
 - a. The proposed Rezone/Prezone is consistent with the General Plan as amended,
 - b. The proposed Rezone/Prezone will not be detrimental to the public interest, health, safety, or welfare of the City.
- D. Introduce for first reading the Ordinance approving the REZONE/PREZONE 2850 WESTSIDE DRIVE FILE# 2008PL-166 (RZ-000049) (**Exhibit C**);

EXHIBITS

A. O'Brien Annexation Mitigated Negative Declaration

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