

PLANNING & REDEVELOPMENT DEPARTMENT STAFF REPORT PLANNING COMMISSION MEETING MAY 11, 2006

Prepared by: Eileen Bruggeman, Project Planner

ITEM IV-B: SPECIFIC PLAN AMENDMENT – 3500 BASELINE ROAD (DETENTION BASIN, NORTH

ROSEVILLE SPECIFIC PLAN, PARCEL WW-51) - FILE# SPA-000015, PROJECT#

2006PL-043.

REQUEST

The applicant requests approval of a Specific Plan Amendment to change the description of improvements to Parcel WW-51 from an informal recreation area and dog park, to an area that will remain primarily a detention basin with walking paths around the perimeter of the site, with posts and cable at the back of walkways and landscaping along Baseline Road.

Property Owner/Applicant: City of Roseville, Parks and Recreation Department

SUMMARY RECOMMENDATION

The Planning Department recommends that the Planning Commission:

- A. Recommend that the City Council Adopt the Findings of Fact for the Specific Plan Amendment; and
- B. Recommend that the City Council Approve the Specific Plan Amendment.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues. The Specific Plan Amendment will include installation of an eight-foot wide meandering sidewalk with landscaping along Baseline Road consistent with City Improvement Standards, and post and cable fencing along both Baseline Road and Casterbridge Drive. Consistent with the desires of neighborhood residents the Specific Plan Amendment removes references to providing a dog recreation area and associated improvements at this location. The Specific Plan Amendment reflects the recommendations of the Parks & Recreation Commission.

BACKGROUND

Project Site: The site is a 3.7-acre parcel bounded by Baseline Drive on the south, Casterbridge
Drive on the north, and an existing bike trail and open space on the east (Attachment 1). The
General Plan and North Roseville Specific Plan (NRSP) land use designation and zoning
designation for the site is Parks and Recreation (PR).

Approximately 3 acres of the site is a detention basin. The basin is designed to detain waters flowing south from the North Roseville plan area to benefit peak flows downstream. Mitigation was provided within the plan area for wetland impacts associated with approval of the NRSP, inclusive of development of this parcel as an informal recreation park and dog exercise area. The proposed improvements will result in less disturbance of the site than what was previously anticipated.

• Entitlement History: The site is part of the NRSP. The NRSP anticipated development of this parcel as a detention basin, recreation area and a place to exercise dogs. Facilities listed in the NRSP include turf, scattered picnic tables and benches, a parking lot, and a fenced area to permit unleashed dogs to run free (Attachment 2, Existing Text and Exhibit). The site has no other development entitlement history.

SITE INFORMATION

A. Roseville Coalition of Neighborhood Associations (RCONA): RCONA #35 – Junction West. The RCONA was notified of the Specific Plan Amendment application. To date the RCONA has not provided additional comments.

Parks and Recreation Department staff met with residents to discuss proposed design and development of the site on the following dates:

September 22, 2003 – Park neighbors voiced strong opposition to a dog park at this location. Concerns included additional traffic and safety of children. Staff offered to send a survey to all Woodcreek West residents to determine the level of opposition or support to development of a dog park at this location.

September 26, 2003 – Eighteen hundred (1,800) surveys were mailed to citizens of the Woodcreek West plan area, plus additional copies were distributed to the Roseville Dog Owners Group. A total of 272 surveys were returned with the results slightly swaying in favor of developing a dog park at this location (Attachment 3, Survey Results).

December 10, 2003 – The survey results were discussed at the second neighborhood meeting. By a show of hands half of the attendees indicated opposition to the dog park at this location, while the other half were supportive of development of a dog park at this site. Staff offered to do additional research and return at a later date.

January 20, 2004 – A third neighborhood meeting was held to discuss information presented by Parks and Recreation staff.

Two (2) public hearings were noticed and held before the Parks & Recreation Commission on April 5, 2004 and June 6, 2005 to discuss the proposed improvements (Attachments 4 and 5, Parks & Recreation Commission Communications).

- **B. Total Acreage**: Approximately 3.7 acres.
- **C. Site Access:** The site is accessible to pedestrians via Baseline Road, Casterbridge Drive, or from the bike trail located to the east of the parcel.
- **D. Grading:** The property would remain relatively undisturbed. Minimal grading would occur around the perimeter for construction of the sidewalk and installation of the street front landscaping along Baseline Road, and for installation of a narrow strip of decomposed granite at the back of the existing sidewalk along Casterbridge (Attachment 6, Construction and Grading Plan).

SPECIFIC PLAN AMENDMENT

Project improvements will include a post and cable fence at the back of the existing sidewalk along Casterbirdge Drive, extension of an eight-foot (8 ft.) wide sidewalk along Baseline Road with installation of a streetscape consistent with the North Roseville Specific Plan requirements and City Improvement Standards, and a post and cable fence parallel to Baseline Road.

The City evaluates Specific Plan Amendments for consistency with the objectives, policies, programs and land use designations specified in the City of Roseville General Plan and applicable specific plan. In this case, the applicant is not proposing to change the land use designation of the subject property, which will remain Parks and Recreation (PR). Because the land use designation is not changing, the request

will not affect land use compatibility, housing, parks and recreation, schools, or utilities and public services.

The Specific Plan Amendment is proposed to modify the description of park facilities to be installed at this location. The proposed amendment will be evaluated in terms of its ability to provide consistency with the policies and objectives of the NRSP and design guidelines.

Parks and Recreation staff did additional research before they returned to the public for the third public meeting (Attachment 4). It was found that the terms of NRSP Development Agreement allocated funds for construction of a dog park at this site. The maintenance of the dog park would be funded through an increase in the dog license fees. While the license fees could be used for maintenance of a dog park, they cannot be used for maintenance of other park facilities not related to a dog park (for example, a ball field). If the site were developed as a use different than a dog park there would not be funds allocated for the on-going maintenance of the site. If this park site were not developed as a dog park the neighborhood park facilities requirement would still be fulfilled for this area through the recent opening of the Bill Santucci Park along with the H.C. Elliott Park.

Two options were presented to the residents when staff returned to report the above findings: 1) build the dog park as originally planned and funded, or 2) transfer the construction and maintenance funding allocated for the dog park to another site and retain this site as an unimproved detention basin. Public opinion at the third public meeting was to transfer the dog park to another location.

The Parks & Recreation Commission held a public hearing on April 5, 2004 (Attachment 4). At that meeting, the Commission directed staff to pursue transfer of the dog park development and funding to a location within Mahany Park, leaving Parcel WW-51 as an undeveloped detention basin. Staff indicated in response to public comments they would arrange for vector and weed control, and maintenance (for example, trash pickup and grass cutting for fire protection). The Parks & Recreation Commission wished to formalize that this site would remain unimproved, leading to the Specific Plan Amendment request being considered. Parks staff prepared plans to proceed with installation of improvements on the perimeter of the site consistent with the North Roseville Specific Plan, but with removal of the previously listed dog park, turf, tables, benches and parking lot. On June 6, 2005 the Parks & Recreation Commission held a second public hearing to approve the proposed improvement plans, and to direct staff to move forward with implementation of the plan (Attachment 5).

CONCLUSION

Parks and Recreation staff has provided several opportunities for public comment, and the Parks and Recreation Commission held a public hearing. The proposed reduction of improvements and transfer of the development of a dog park to Mahany Park responds to the desires of the community. Parcel WW-51 is not required to be improved to fulfill park dedication requirements. The proposed Specific Plan Amendment will provide public benefit through extension of the sidewalk and installation of landscaping along Baseline Road. Staff has determined the proposed amendment is consistent with the policies and objectives of the NRSP and design guidelines.

ENVIRONMENTAL DETERMINATION

Pursuant to City of Roseville CEQA Implementing Procedures and California Environmental Quality Act (CEQA) Guidelines this project is exempt from further environmental review. This determination is based on CEQA Guidelines Section 15303 that exempts construction of small facilities, inclusive of construction of walkways and installation of post and cable, and Section 15304 that exempts minor alterations to land such as the minor grading that would be associated with installation of the walkways, and installation of the landscaping along Baseline Road.

RECOMMENDATION

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

A. Recommend that the City Council Adopt the Finding of Fact for the SPECIFIC PLAN AMENDMENT
 – 3500 BASELINE ROAD (DETENTION BASIN, NRSP, PARCEL WW-51) - FILE# SPA 05-10;

The proposed Specific Plan Amendment is consistent with the objectives, policies, programs and land use designations specified in the City of Roseville General Plan and NORTH ROSEVILLE SPECIFIC PLAN; and

B. Recommend that the City Council approve the SPECIFIC PLAN AMENDMENT – 3500 BASELINE ROAD (DETENTION BASIN, NRSP, PARCEL WW-51) - FILE# SPA 05-10 as shown in **Exhibit A**.

ATTACHMENTS

- 1. Vicinity Map
- 2. Existing NRSP Text and Exhibit
- 3. Survey Results
- 4. Parks & Recreation Commission Communication, March 22, 2004
- 5. Parks & Recreation Commission Communication, May 26, 2005
- 6. Construction and Grading Plan of Parcel WW-51

EXHIBITS

A. Specific Plan Amendment – Text Changes

Note to Applicant and/or Developer: 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.

E:\2006\pc\staff report\may\spa_000015.doc