

Core Growth Management Concepts

This table presents the GMVC’s comments alongside the Core Growth Management Concepts from Roseville’s current General Plan. Once finalized by the Committee, the list of Core Growth Management Concepts will be part of the recommendation to the Council as guidelines for addressing growth outside the City’s current boundaries.

CORE CONCEPT	COMMITTEE COMMENTS FROM JAN 25
Open Space Transition Buffer	
<i>Establish an edge along the western 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.</i>	<ul style="list-style-type: none"> • No Los Angeles (sprawl)
Fiscal Sustainability	
<i>Ensure that growth is planned to generate revenues that are sufficient to meet public costs.</i>	<ul style="list-style-type: none"> • Development pays for itself; now and in the future
High Quality Infrastructure and Services (programs – parks, safety, libraries)	
<i>Encourage a pattern of development that promotes the efficient and timely provision of urban infrastructure and services, and preserves valuable natural and environmental resources.</i>	<ul style="list-style-type: none"> • Roseville leads: Build on good planning principles and standards used in Roseville. Be innovative • Timely infrastructure and services (e.g. Transportation syst.) • Traffic/transportation issues addressed prior to impacts • Planning for community amenities (churches, museums)
Comprehensive Large Scale Planning	
<i>Use a comprehensive, logical planning process, rather than an incremental, piecemeal approach.</i>	<ul style="list-style-type: none"> • Cohesive feeling in new areas – urban design (character, transportation system efficiency and connectivity) • Comprehensive, large scale process • Consider infill and revitalization
Performance Based	
<i>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.</i>	<ul style="list-style-type: none"> • Performance based approach to growth issues, e.g., population size
Community Benefit	
<i>Ensure that growth provides benefits to the community. Weigh community benefits against fiscal costs.</i>	<ul style="list-style-type: none"> • Supports businesses, family, education – quality of life
Roseville Identity and Character (new concept from 1/25)	
	<ul style="list-style-type: none"> • Maintain small town feel (sense of place) • Clear community separators – community identity
Stakeholder Buy-in and Accountability (new concept from 1/25)	
	<ul style="list-style-type: none"> • Inter-jurisdictional agreement and buy-in (including stakeholders) • Accountability and enforceability of stakeholder agreements

Scenario Descriptions

SCENARIO 1: UNINCORPORATED

What is the process?

- County responds to developer applications
- Evaluate, review through environmental assessment & general plan policies
- LAFCO considers service districts
- County adopts General Plan amendment to change from current designations

Who is involved?

- Board of Supervisors make land use decisions
- City, Federal permitting agencies, stakeholders comment on EIR

SCENARIO 2: AG/OPEN SPACE

What is the process?

- County establishes ag/open space boundary
- County maintains Williamson Act contracts for qualifying agricultural properties.
- Land secured through easements, purchases, etc.
- Funding needed, e.g., impact fees, Placer Land Trust (\$85 million from West Roseville conveyance fee)

Who is involved?

- County
- Property owners
- Permitting agencies

SCENARIO 3: ANNEXATION

What is the process?

- Property owner request
- Develop sphere of influence, annexation boundaries and municipal services review (LAFCO/City)
- General Plan amendment, Specific Plan process, Development Agreement
- Environmental assessment
- Tax share agreement between City and Co.
- Fiscal analysis
- Development/land use concept

Who is involved?

- City
- County
- LAFCO
- Property owners

SCENARIO 4: NEW COMMUNITY

What is the process?

- A plan for a stand alone city can be developed in advance, or development occurs in an incremental approach and incorporation is considered later

Who is involved?

- County
- Developers/Property Owners/Community

SCENARIO 5: JOINT PLANNING

What is the process?

- Sub-regional jurisdictions and stakeholders engage in collaborative planning

Who is involved?

- City
- County
- Property Owners
- Stakeholders