OCAP Urban Growth Study - Advice to City planners - 10-07-04

Use this space for any advice you might have for city planners
about how to manage Roseville's growth properly:

Submitted By	Date	Type	Responses
Anonymous Participant	09/22/04	Survey	Leave it alone. The planners in this City appear to be on the side of developers!!!!!!!
Anonymous Participant	09/22/04	Survey	Stop all sprawl. Use exsiting building that are empty for new shopping.
Anonymous Participant	09/22/04	Survey	Be cautious of the Two Roseville syndrome: East and West Roseville's bifurcated by Old Town. With growth and activity not occurring in the Southeast corner of Roseville, there may be a tendency to ignore that area or take it for granted.
Anonymous Participant	09/22/04	Survey	Keep housing density low, if not it will increase crime and social difficulties.
Anonymous Participant	09/22/04	Survey	Public safety should be top priority. We should not permit development without schools, police and fire. I am a 39 year resident of Roseville and am extremely concerned about the increase in petty crime, and the equation between high density housing and crime.
Anonymous Participant	09/22/04	Survey	We need to look more than ten, or even twenty, years into the future. In 5o+ years do we want Roseville to be an suburban mass ? Or do we want to take into account that resources are finite as well as precious, and should be conserved while plentiful ? I have no problem with growth, no ideas on closing the doors on newcomers simply because I have arrived, but it should be planned carefully so that we end up with neighborhoods that are STILL desirable in 50 years. We need to make certain our City begins to function as a CITY, not a SUBURB.
Anonymous Participant	09/22/04	Survey	Too many new developments. Preserve open space and the rural county-like feel of Roseville. We are becoming just like any other urban city. Traffic is getting to be like the Bay Area (Silicon Valley at rush hour)
Anonymous Participant	09/22/04	Survey	Must do something about the traffic congestion, and the developers making all this money on housing sales, should pay for schools.
Anonymous Participant	09/22/04	Survey	keep up the good work!
Anonymous Participant	09/22/04	Survey	STOP THE BUILDING OF APARTMENTS AND CONDIMINIUMS. wE NEED AFFORDABLE HOUSE FOR FAMILIES!
Anonymous Participant	09/22/04	Survey	Keep including 'green' space for recreation & for natural space
Anonymous Participant	09/22/04	Survey	Stop giving in to developers. The long-term plan that was in effect when we moved here has been consistently changed to meet demands of developers. What seemed to be great land use is now a haphazard mess and the traffic is becoming unbearable.
Anonymous Participant	09/22/04	Survey	Make the new roads that will direct traffic away from the center of town and divert traffic from citrus height to marysville and beyond a priority. Due to budget cuts these may have been delayed or taking too long to complete. The cost of car accidents, injuries, and other complications due to this would be drastically cut when these bipasses are completed.
			Don't grow just for the sake of growth. I believe the new 'identity' for Roseville is that it is becoming the 'retail' center and the place

Anonymous Participant	09/22/04	Survey	for business. Housing prices are going too high to identify it as an easy place to live. The current growth plan seems to be 'fill in all the open spaces'. It might help to explain to us (residents) the purpose for the planned growth. Is it for more income? It seems the more residents, the more services, thus more cost. What's wrong with _not_ growing for a while?
Anonymous Participant	09/22/04	Survey	I feel very strongly that the growth should stop. When is someone going to say 'when'? Just when it seems as if we have hit our max, an article about annexation shows up in the tribune? who's profiting off of this? us? our kids? or the developers***.
Anonymous Participant	09/22/04	Survey	Think about power. It can make us prosper or cripple us. We CANNOT be dependent on other energy sources.
Anonymous Participant	09/22/04	Survey	Rocklin is bad. Seas of houses with nothing in between. Someone who is not able to drive would have a very difficult time living there. Parks do not equal Golf Courses. The general public cannot go there. Parks should also not include school playgounds. The general public is not allowed during weekdays.
Anonymous Participant	09/22/04	Survey	I think growth should be carefully manages so that quality and quanity of services are not compromised.
Anonymous Participant	09/22/04	Survey	Don't neglect existing parts of the city to always push the new growth & development.
Anonymous Participant	09/22/04	Survey	When we moved to Roseville 9 years ago-from Sacramento County-we were impressed with the huge multi-laned roads that were installed even though there was little traffic. I am so impressed with the foresight used because even now that there is much denser traffic, there is minimal congestion due to the prior planning. I would hope that the City continues looking forward and using good judgement when it comes to future growth needs. I anticipate that they will not let us down.
Anonymous Participant	09/22/04	Survey	If the traffic cannot be mitigated, and setting higher and higher standards of what is acceptable is ignoring the problem, the continued growth is approaching gridlock. Solve the traffic problems.
Anonymous Participant	09/22/04	Survey	You need to control the growth and shopping centers, pretty soon you will not be able to distinguish Roseville from any other city, it will just merge into the next city.
Anonymous Participant	09/22/04	Survey	Riverside and Cirby intersection and widen the freeway at the riverside off ramp
Anonymous Participant	09/22/04	Survey	keep the parks and wetlands at the the same level as it now exists.
Anonymous Participant	09/22/04	Survey	spend time & effort on dealing with out-of-town traffic & people going to casino and to the future convention center and university
Anonymous Participant	09/22/04	Survey	Housing should not overtake new business and the employers who would support the new citizens. Convenient roads and streets should take precedence over trying to crowd as many homes and businesses into an area. Too many rats in a cage will eventually start eating eachother.
Anonymous Participant	09/22/04	Survey	The cost of living needs to be harnessed so that NOT only the affluent can live in Roseville.
Anonymous Participant	09/22/04	Survey	New growth is out of control--how will we share utilities?
Anonymous Participant	09/22/04	Survey	stop and consider how many people have moved here and the effect it is having or will eventuallyhave on traffic and water supplies and our schools. Enough is enough.
			It is always said that you can't stop growth. This statement serves as an excuse to allow just about anything. In the 60's, when I came to Sacramento, Roseville was known for being the best place to live while raising a family away from a big city. The only industry worth mentioning was the Railyard. Now Roseville is trying to compete with other cities in attracting any kind of industry or commercial use it can lay its hands on. Why did Rocklin and Loomis resists the Galleria? Because they felt it would negatively alter the quality of life in their cities. Roseville didn't see it that way. Roseville is too

Anonymous Participant	09/22/04	Survey	eager for commercial development. Leave the remaining open space for small farms, parks, nature areas and if must be - single-family homes and let Roseville be known as a clean, family-oriented community - not as the City of Industry. Apartments, such as on Gibson, have become a magnet of crime and police calls. We don't need anymore apartments or commercial projects. Who says we need affordable housing for all income groups??? Low- income housing attracts problem tenants/residents. Do you find low-income housing in Beverly Hills, or Malibu, etc? Low-income housing attracts crime. Middle to upper middle income housing is adequate for Roseville. That's why most of us picked Roseville as our home - it used be a very nice city w/o the problems of the lower income spectrum. Cruel, but true.
Anonymous Participant	09/22/04	Survey	Preserve open spaces. We chose this area over 15 years ago because it was NOT the Bay Area. It is rapidly becoming a duplication of the same.
Anonymous Participant	09/22/04	Survey	There is plenty of affordable housing in Sacramento county areas surrounding Roseville. That represents a counter-commute for those residents there who work in Roseville. Therefore, first revitalize attraction of high technology industries to the area THEN issue more residential building permits. This approach also helps maintain steady appreciation of property values and Roseville's upscale status in local and Bay Area communities.
Anonymous Participant	09/22/04	Survey	DO NOT group condiminiums and apartments together in your survey. Roseville could use condominiums - nice ones would sell quickly. Apartments are a completely different story, and we have plenty of them. I like the idea of moving the fairgrounds out in the open area and infilling the current site. Condos with a walkable community would be nice!
Anonymous Participant	09/22/04	Survey	Use green belts to separate developments. Growth rate should be planned and controlled. Access to mass transit to and from Sacramento and San Francisco airports. Let residents know how to access these mass transits.
Anonymous Participant	09/22/04	Survey	Better consideration for the impact on traffic and the time frames for solutions within a reasonable time. It seems the philosophy is growth first, deal with the traffic after it gets bad enough.
Anonymous Participant	09/22/04	Survey	Stand up to the developers, tell them no and mean it! If you must cave to them, make them pay for more of the infrastructure that is needed.
Anonymous Participant	09/22/04	Survey	Better traffic planning; plan for new road size to reflect the future use, not just current use. As an example: Fairway drive in front of Home Depot, etc. was poorly underplanned.
Anonymous Participant	09/22/04	Survey	Please be certain that the roads, highways, and services are adequate to support all the new homes and businesses going in.
Anonymous Participant	09/22/04	Survey	Don't be so worried that a developer, builder, or busness might make a buck or two as a result of some action taken by city officials. If the people dont like some action, then they can vote officeholders out of offrice. I sense that some good actions the city could have taken have been unduely affected because soneone or some group says so and so will make money. So what, that is the free market at work.
Anonymous Participant	09/22/04	Survey	Dump the Developers...who build, take the profits and move-on to the next piece of bare land. They do not invest in the future of our community. Developers, in their land grab, have ruined the local general contractors who for years built and invested in our City. Is there any land left in this City that an individual could buy to build a home or business without being at the mercy of a developer?
Anonymous Participant	09/22/04	Survey	Do not discourage develoopment but keep high standards.
Anonymous Participant	09/22/04	Survey	Any new development should not cause the sacrifice in any quality of life that is currently enjoyed by Roseville citizens (i.e. respose times for police & fire, availability of community services)
Anonymous Participant	09/22/04	Survey	Pay attention to, and enforcement of, zoning laws. Control the now

			uncontrolled expansion.
Anonymous Participant	09/22/04	Survey	Development should not be allowed to occur quicker than the schools can be built to handle the new students.
Anonymous Participant	09/22/04	Survey	Need to provide more affordable house such as fourplex/duplex for couple starting out. Need to provide opportunity for home ownership under $200k. by supporting redevelopment and public programs. Affordable housing will benefit from OWNERSHIP rather than renters as owners tend to care more for their neighborhoods and facilities.
Anonymous Participant	09/22/04	Survey	Within the new housing developements there isn't much space between homes. Doesn't look very desirable.
Anonymous Participant	09/22/04	Survey	Seems to be doing well
Anonymous Participant	09/22/04	Survey	Please give any annexation very careful thought. Make sure that any new development pays for required improvements (as described below). I would also suggest that given Roseville's high desireablity, that new development should also contribute some funds to improving existing infrastructure.
Anonymous Participant	09/22/04	Survey	Any approved growth should pay up front, before approval, for all needed infrastructure. This includes high school sites (donated), the construction of the schools and liberally defined startup costs for the schools (turn key). Let's not ask later where we need to get money for computers or have facilities built for 1600 students actually housing 2100 students. Future growth and development should emphasize greenbelts outside of the current city boundaries.
Anonymous Participant	09/22/04	Survey	Do not allow growth to outpace the infrastructure
Anonymous Participant	09/22/04	Survey	I am very concerned at the number of new residences being approved in West Roseville.
Anonymous Participant	09/22/04	Survey	Please look at the above links about energy. Try also to annex all the land to the Sutter line and to work with Lincoln and Rocklin to shape their building policies.
Anonymous Participant	09/22/04	Survey	Plan a growth rate so we are not caught in an implosion when we reach our horizontal and vertical limits. Plan a build-out date that will lead into a mass revitalization era. Set transportation and infrastructure to support five stories in the core 50-70% of the city. My favorite is open space, but create an identity by some means that will give us the edge in attracting intellect and vitality.
Anonymous Participant	09/22/04	Survey	Develop new areas with their own retail stores so they can shop in their area most of the time and limit traffic in surrounding areas. Keep a lot of open space between communities so were not one mass city of houses and stores.
Anonymous Participant	09/22/04	Survey	Get more money into the city to make sure citi keeps quality on services and utilties and continues to focus on core values of roseville which are parks, green open areas, bike,hike trails, water, air quality, roads, trafffic, congestion, schools etc.,
Anonymous Participant	09/22/04	Survey	I feel developers with state lawmaker assistance have pushed cost down to the buy (mello-roos). The developers then still kept purchase price high getting a higher profit margin. There are good developers but most sell at the very most the market will bare and what the state and local government let them get away with.
Anonymous Participant	09/22/04	Survey	Approve new growth in stages whereby the impact of each stage can and will be assessed before the next stage is developed. Incorporate the ability to make changes if the impact of the prior stage warrants.
Anonymous Participant	09/22/04	Survey	Vernon Street needs something to draw more eople there. like a fantastic restaurant so stores are open to serve diners before and after the meal...part of the ging out experience.
Anonymous Participant	09/22/04	Survey	Slow way down on new housing. Roseville needs open spaces.
Anonymous Participant	09/22/04	Survey	Do it slow and well thought out.
Anonymous Participant	09/22/04	Survey	I wish we would have had a green belt between rocklin and roseville. I realize that the city and school district is seperate,but are high school are not keeping up with growth.

Anonymous Participant	09/22/04	Survey	Keep up the good work.
Anonymous Participant	09/22/04	Survey	Please slow the pace of growth. We are sacraficing beautiful land to the developers' bulldozers.
Anonymous Participant	09/22/04	Survey	stop granting all developer requests
Anonymous Participant	09/22/04	Survey	Be very careful in reviewing plans for West Roseville. It is doubtful that existing roadways and power grids will be able to accommodate demand. Make developers put in infrastructure first.
Anonymous Participant	09/22/04	Survey	Slow down!!!
Anonymous Participant	09/22/04	Survey	Please stop building more single family housing developments that lack structures condusive to community connection and traffic decongestion. Having large tracts of homes with no services within walking distance, streets not built on a grid, and that dump into main arteries and only allow one or two ways to get from point a to point b is not smart growth!! It promotes more use of cars, isolation from neighbors and communities, and lack of character. New urbanism concepts are addressing all of these issues, creating more value for property owners, and enhancing the character of their towns. Please consider changing zoning laws in this town to incorporate these ideas!!!
Anonymous Participant	09/22/04	Survey	Create shorter surveys.
Anonymous Participant	09/22/04	Survey	Consider the impact on traffic and allow for open space.
Anonymous Participant	09/22/04	Survey	Stop. Take a deep breath and take a look at the future, and then do some long range planning.
Anonymous Participant	09/22/04	Survey	Space will run out on day. make sure every inch is what we will want 15, 20 or 30 years from now.
Anonymous Participant	09/22/04	Survey	Maintain open space. Focus on policies to encourage owner occupied housing rather than investment housing.
Anonymous Participant	09/22/04	Survey	I'll be sorry to see us tiptoe over the 100,000 mark. It was <70,000 when I moved in 1997.
Anonymous Participant	09/22/04	Survey	Continue demanding the high quality growth that has occured up to now. Have high standards. You get what you demand.
Anonymous Participant	09/22/04	Survey	We need to stop and rethink what we have. In addition to the outlandish growth of retail the character and quality of the centers lack imagination and are very ordinary and mundane. Take a look at Davis - the character and eye appeal of the centers is of a far superior quality than what we have allowed in Roseville. We need to use more imagination and planning to make the shopping centers more attractive and less tickey tackey.
Anonymous Participant	09/22/04	Survey	Ensure sufficient traffic routes before development. Baseline Road has turned into an expressway that is very difficult to access during commute hours.
Anonymous Participant	09/22/04	Survey	Allowing more housing will help balance the demand & make homes more affordable. But remember to consider the traffic demands, also.
Anonymous Participant	09/22/04	Survey	Balance
Anonymous Participant	09/22/04	Survey	Slow down !!!
Anonymous Participant	09/22/04	Survey	I have no advice, but will say that the rate of growth is mind-boggling to everyone I've talked to. We've never experienced anything like it. The questions always is, 'will it every stop.'
Anonymous Participant	09/22/04	Survey	Make sure there is adequate power and water avialable, even in drought years to support any significant growth. Also make sure there are adequate schools. We don't need another Antelope high school problem. Make sure there is adequate highways and road infrastructure to support the increased population.
Anonymous Participant	09/22/04	Survey	Slow the growth rate and improve the through traffic.
Anonymous Participant	09/22/04	Survey	Please try and slow it down....we are running out of water.
Anonymous Participant	09/22/04	Survey	percentage and balance of open space and parks with housing
			Slow down the number of houses being built for families until an

Anonymous Participant	09/22/04	Survey	adequate number of high schools can be built. These schools are either at 2000 students or pushing higher than that. We need more high schools first! Also, I feel that commerical and residental developers should be paying more money into the upkeep of roads, services, and schools.
Anonymous Participant	09/22/04	Survey	Keep your chin up and keep up the great work.
Anonymous Participant	09/22/04	Survey	More & larger parking spaces in strip malls.
Anonymous Participant	09/22/04	Survey	you seem to have a good handle on things
Anonymous Participant	09/22/04	Survey	Open space, greenbelts - also be aware of making sure it is a Liveable town- and not too much spread. (ok, some rambling toughts...)
Anonymous Participant	09/22/04	Survey	Always keep the availability of utilities in mind, as new developments come on board.
Anonymous Participant	09/22/04	Survey	Growth is a tough one. It seems to be well planned for in my area with roads and turn lanes built in even if not in use yet. Seems like a good idea. On the one hand demand requires growth on teh other don't want too fast. Schools definately need to catch up to growth - esp. high school or people will leave.
Anonymous Participant	09/22/04	Survey	Environmental impact studies: what is the growth going to do to traffic flows, air quality, and existing public schools. How can we add more children to our population and not have a concrete plan on where to put them?
Anonymous Participant	09/22/04	Survey	Any large development should be voted on and approved by the citizens of Roseville. The city council should NEVER be the sole decision maker.
Anonymous Participant	09/22/04	Survey	I realize that growth is not a simplistic issue. I am not a shopper or often eat in upscale restaurants-there are so many in Roseville now! Day to day quality of life depends on whose life it is and what their life style is. I have 2 young boys and we are interested in school, sports, home andd church activites. People with grown kids or no kids are in totally different places about what they need, Please try to focus on a balance of needs for many groups of people-not just Bay area refugees that buy huge houses and spend ons of money at the Galleria and at retuarants. It would be nice if the emnployees of those places could afford to live here and raise families here too. The hugest impact on Roseville seems to be the Bay Area people adn the Sun City people. It feels like there are many other s slowly being squeezed out or into increasingly smaller areas. We have 4-5 l;arge Titile I schools in Roseville with families that have many needs. We need to be sure they are represented as well as developers and thsoe who benefit from growth. I liked small town Roseville better, but I realize that progress is necessary and unavoidable. I'm glad it's your problem! There is no shortage of big sprawling areas of big cement houses. I'm not sure Roseville is distinct in anyway , except that's it's newer and nicer, than Sacaramento or the Bay Area corridor. Sorry this is so long, but you asked!
Anonymous Participant	09/22/04	Survey	Roseville has an opportunity to take a leadership position in the Sacramento metro area as it pertains to managing growth intelligently. There are many examples from other cities in the US that have accomplished this (e.g., Austin, Portland (Oregon), Salt Lake City). With fuel prices rising, water becoming increasingly scarce, air quality deteriorating, we need to chart a new course for our growth with these critical factors in mind.
Anonymous Participant	09/22/04	Survey	Put the quality of life ahead of all other considerations, before it is too late. Remember that each decision will have an impact (good or bad) long after the present members of the councils, commissions, boards, and other bodies have moved on or even died. All such persons have a duty to insure that the best interests of the current and future residents, not transient developers and distant business owners, are protected and advanced. The City can be a memorial to their good judgment and, more importantly, integrety or it can be a lasting badge of dishonor if they fail in the trust which we residents

			confer upon them through the election process.
Anonymous Participant	09/22/04	Survey	Do what's best for the common guy and not for the people who want to make the money.
Anonymous Participant	09/22/04	Survey	Water & air quality must be a high priority in planning commercial growth; traffic congetion must be a major factor in determining housing density; extending light rail into Roseville should be a serious consideration.
Anonymous Participant	09/22/04	Survey	Keep building the roads before the building go up. Build more affordable smaller homes to balance out the huge ones. (not sure this is a planning issue)
Anonymous Participant	09/22/04	Survey	Do not ruin the elite feeling and clean lines of the city with dense growth. Stop while you are ahead.
Anonymous Participant	09/22/04	Survey	Slow it down. Utilize fees collected to mitigate traffic problems on the areas the fees were collected for and mitigate those problems before adding more development.
Anonymous Participant	09/22/04	Survey	Plan and build a cohesive interconnected community . We have many small bike paths through out Roseville. A good plan would connect them without having to intemix with cars. Look at housing density and plan thourough fares to move traffic and people efficiently. Create a flow that works with use. During drop off and pick up times at schools increase lenghth of lights to move cars quickly. Provide adequate parking around facilities: like schools and Aquatic center. The streets do not allow parking and the lots can not accomodate the required cars.
Anonymous Participant	09/22/04	Survey	I recall the growth plan in the mid-1980's being a build out to 92,000 people or so, with strong feelings that was the limit. That encouraged me to remain a resident knowing Roseville would not turn into another Bay Area type community where Developers rule the community. We now have the land west of Fiddyment Road being developed, adding much more people and homes. What happened to the 1980's plan? Why change that plan? Why not approach growth like the City of Davis? Just say no to further development or ensure roads, services, schools are adequate for the current population?
Anonymous Participant	09/22/04	Survey	Generally, I feel they have done a good job. However, I continue to be concerned about air quality and I see increases in traffic in residential areas.
Anonymous Participant	09/22/04	Survey	Not to be redundant, but firstly admit that there is a traffic problem, and the address it.
Anonymous Participant	09/23/04	Survey	Slow the growth
Anonymous Participant	09/23/04	Survey	Slow down!
Anonymous Participant	09/23/04	Survey	Middle Class or lower citizens are being priced out of the housing market.
Anonymous Participant	09/23/04	Survey	Quality of life, including air quality and traffic congestion should be a priority above revenues for the city, ie sales tax
Anonymous Participant	09/23/04	Survey	Roseville has always claimed to have 'planned growth'. If that were true, issues such as schools, traffic flow patterns etc would be taken into consideration BEFORE they became problems. New developments should not open up until the area is able to handle the new residents.
Anonymous Participant	09/23/04	Survey	Make sure all support systems are addressed to correspond with increased development, ie; enough water, electricity, schools and traffic flow.
Anonymous Participant	09/23/04	Survey	Ensure that ALL city services can be maintianed at the current level, or higher...dont try to spread services thin just to meet growth.
Anonymous Participant	09/23/04	Survey	don't allow the 'bait' of a college to allow rezoning--make sure adequate traffic connections are in place before new development allowed
			It is very important to consider how a project will impact the environment of the neighborhood; traffic, air and water quality. The

Anonymous Participant	09/23/04	Survey	city will need to make improvements to Baseline rd. in order to adequately handle the increased traffic that annexing the surrounding area will generate.
Anonymous Participant	09/23/04	Survey	slow it down. I realize for every home built, the city receives more money.TOO MUCH TOO SOON is not good.
Anonymous Participant	09/23/04	Survey	create a more or pedestrian community aspect as apposed to a strip mall and drive everywhere approach.
Anonymous Participant	09/23/04	Survey	growth is necessary, however we have had such fast growth, there needs to be a time to catch up and deal with housing for low income, traffic controls and impacted schools.
Anonymous Participant	09/23/04	Survey	Since this is such a desirable area, require developers to pay for all public improvements. Also, slow the pace of new development approvals.
Anonymous Participant	09/23/04	Survey	Put the chain saws away and preserve more open space with trees.
Anonymous Participant	09/23/04	Survey	Limit it and slow it down all you can, but control land development west and north of Roseville.
Anonymous Participant	09/23/04	Survey	Please be careful... I dont want this city to become out of control like most major cities... ie. Sacramento, Los Angeles, Chicago... not enough funds to make necessary repairs to roads, and to maintain great levels of service from its city workers and departments.
Anonymous Participant	09/23/04	Survey	In a regional sense Roseville would be elevated by gaining access to the light rail. Encouraging the development of the light rail up the 80 corridor or up the rail corridor into Roseville would be helpful in tying the region together. Also, encouraging the State to develop a freeway north of Roseville going east/west is very important to long term growth.
Anonymous Participant	09/23/04	Survey	Do not add more businesses or homes unless you will have enough utilities to support all off us in a water shortage time or power shortage time. Do not add so many strip shopping centers that is causes a vacancy like Sacramentos strip malls.
Anonymous Participant	09/23/04	Survey	West Roseville new housing seems to be largely very high end single family homes. Lots of the homes are more than 2500 square feet and over $500,000. We need more smaller more affordable homes including mixed use commercial residential and high density housing.
Anonymous Participant	09/23/04	Survey	Must address commuting nightmare and work with Sacramento as a regional issue.
Anonymous Participant	09/23/04	Survey	Diversity in land use (blend of commercial, housing types and cultural/educational) not just more houses that provides a local work/live/ play environment. Keep an eye to the tax base (commercial development)so needed revenue is available. Ensure we have adequate water and utility resources to support the growth - plan for alternative sources. Incent environmentally friendly development (ie energy and water efficiency) in both housing and commercial units. Establish a joint authority with Placer Co to create and manage a unified, mutually acceptable growth plan for the areas adjacent to Roseville.
Anonymous Participant	09/23/04	Survey	Do your thing, but don't let developers lead you by the nose.
Anonymous Participant	09/23/04	Survey	Slow it down and watch traffic issues closely.
Anonymous Participant	09/23/04	Survey	I moved here from the Bay Area to get away from traffic etc., and now I'm right back in the mess I moved from. Stop building, and let us keep some of the small town identity we use to have
Anonymous Participant	09/23/04	Survey	A large segment of Roseville's growth is from the wealthy moving here from the 'Bay Area.' --and not supported by the local economy. How will this be dealt with by the next generation? I don't have any 'advice' except to encourage that this phenomenon be studied to determine if there will be a significant problem in the future.
Anonymous Participant	09/23/04	Survey	Better account for traffic congestion and bottlenecks. Ensure police enforcement keeps pace with growth and the 'draw' of criminals from Sac. and Bay Area targetting the affluent in Rosevill.

Anonymous Participant	09/23/04	Survey	Traffic, traffic, traffic!
Anonymous Participant	09/23/04	Survey	Probably don't need new regulations, just good enforcement and minimal exceptions.
Anonymous Participant	09/23/04	Survey	I am very much Pro-growth, with an eye toward ensuring we do the right way. Have the proper infrastructure in place or negotiated with policies that have teeth to ensure schools are in place, parks that are promised are created - residential areas need to have a flow or rythem to them.
Anonymous Participant	09/23/04	Survey	Just make sure our growth does not grow faster than our resourses and abillity to keep up with it.
Anonymous Participant	09/23/04	Survey	Please continue to involve developers in providing the needed access improvements to their projects and not only replacing any trees lost by the development, but adding to our tree population to keep our community green and garden-like as one walks, drives along. Also, bike and multi-purpose paths should be considered in, around and through any projects, providing recreational space for residents.
Anonymous Participant	09/23/04	Survey	We need Placer Parkway! Please do everything you can working with the state and surrounding communities to make this happen.
Anonymous Participant	09/23/04	Survey	cAREFUL PLANNING TO PROVIDE ALL THE NECESSARY SERVICES TO ANY NEW GROWTH
Anonymous Participant	09/23/04	Survey	Limit growth, could you be that silly to see that the master plam has changed more than people change their underwear???? please....
Anonymous Participant	09/23/04	Survey	too much growth is taking away the charm of small town USA
Anonymous Participant	09/23/04	Survey	With a increasing U.S. population assuring the continuing environmental degradation and decline of our standard of living cities are forced to zone land for development in order to attempt to meet housing and commercial needs. The cities are moraly obligated to allow as much land for development as possible in order to permit construction of affordable housing.
Anonymous Participant	09/23/04	Survey	Growth will happen with or without our control. Plan for it. Look at the numbers and build roads and access and sidewalks etc. that we can live in a Big City and still feel like we are a community.
Anonymous Participant	09/23/04	Survey	Knock it off. We've turned from a small, friedly city to a sprawling overcrowed schools, increased crime, traffic congested large city.
Anonymous Participant	09/23/04	Survey	Stop annexing land!
Anonymous Participant	09/23/04	Survey	A manageable ratio between growth and traffic should be set and controlled. Roseville should not turn into the Bay Area in five years!
Anonymous Participant	09/23/04	Survey	slow down
Anonymous Participant	09/23/04	Survey	New residential developments should tend (trend) toward high densities (but not necessarily apartments or condos) with open and green areas as dividers to other neighborhoods. Planners should think of the village concept.
Anonymous Participant	09/24/04	Survey	Follow the plans already set up instead of just allowing any growth anywhere. DO NOT ALLOW THE NEW DEVELOPMENT IN NORTHWEST ROSEVILLE!
Anonymous Participant	09/24/04	Survey	I think that the city should stop annexing property and stick with its current size. The bigger Roseville gets the less character our town has. Many citizens of Roseville don't even know there is an Old Roseville. That is pretty sad.
Anonymous Participant	09/24/04	Survey	Increase impact funds on development.
Anonymous Participant	09/24/04	Survey	Balance is a key factor to growth. Isolationism, as promoted by some, is a major step backwards. However, unbridled growth leads to urban sprawl (like the Bay area has become) and will ruin the charm of this wonderful community.
Anonymous Participant	09/24/04	Survey	Keep doing what you are doing, it's working great.
			Leave some buffers around the city for future growth options. Concentrate on maintaining services and making improvements within existing developed areas. Ask existing residents to provide

Anonymous Participant	09/24/04	Survey	more financial support to city government. Otherwise developers will control planning, since that will be the only way to pay all bills given Proposition 13. Also, over the long term, new development will end, along with the funding it provides.
Anonymous Participant	09/24/04	Survey	I have no background or knowledge about growth management; continue to do as you are and compare notes with other similar cities.
Anonymous Participant	09/24/04	Survey	Try to control the growth vs. infractructure. Try to attract higher level businesses.
Anonymous Participant	09/24/04	Survey	Development should be allowed only if it does not compramise the quality of life of existing citizens. Existing criteria should not be lowered to allow development.
Anonymous Participant	09/24/04	Survey	Traffic, air quality, water, electricity, and public schools
Anonymous Participant	09/24/04	Survey	continue to allow services to keep pace with population growth.
Anonymous Participant	09/24/04	Survey	There are to many residential developments that are starting in the $400,000.00 ranges. It is pricing the first time home buyer out of the market.
Anonymous Participant	09/24/04	Survey	As stated above, city hall must have a distinct slow growth policy. We are large enough.
Anonymous Participant	09/24/04	Survey	Do not lose site of reinvestment opportunities in older neighborhoods. They should not be ignored as the city developes new areas.
Anonymous Participant	09/25/04	Survey	Keep growth in line with the ability to adequately anticipate, design, implement, and modify residential, commuter, and business traffic pattenns within the city, and in neighboring communities of the city.
Anonymous Participant	09/25/04	Survey	Set a reasonable rate and have control over project locations. Have a 5yr, 10yr, and 30yr master plan
Anonymous Participant	09/25/04	Survey	set limits of grow according to% if population
Anonymous Participant	09/25/04	Survey	Keep up the good Work! Don't become a Sacramento with helter skelter growth anywhere that money can buy.... Keep the Planning department strong and not subject to special interests.....
Anonymous Participant	09/25/04	Survey	Slow down. Let the area absorb each major change. I really do not know enough about this, but I do know that traffic has become a lot more difficult since we moved here six years ago.
Anonymous Participant	09/25/04	Survey	The city planners are doing a good job.I would suggest that they continue to work closely with their county and state contemparies to assure the best growth policies.
Anonymous Participant	09/25/04	Survey	definately believe in city growth and development with such developments as the Galleria shopping mall but there seems to be an unlimited number of new shopping centers that are increasing the traffic problems before the planned development and mitigation for the increased number of cars and people. Ther are times of the day that it can take 4 times as long to get across or out of town. This I believe could have been staged to build the infrastructure to accommodate the increased population.
Anonymous Participant	09/25/04	Survey	This is a wonderful city to live in, please do not let uncontrolled growth negatively impact what we have.
Anonymous Participant	09/25/04	Survey	kEEP SOME OF THE NATURAL ENVIRONMENT. DO NOT DO AWAY WITH ALL THE OAKS AND CA. POPPIES.
Anonymous Participant	09/25/04	Survey	I think the city is doing a fairly good job in balancing the increasing affluence of Roseville residents (which is good)and their desire to spend their monies. Better we spend it in Roseville than somewhere else. Encouraging growth facilities spending the funds here. This is a very delicate balancing issue which the city has done a good job.
Anonymous Participant	09/26/04	Survey	We would like to see slower growth. Single family homes should have larger lot sizes. New homes are too close together.
			When you plan for new growth, build the roadways wide for two lanes each way. Example woodcreek oaks widening. It should have been a four lane roadway from the start. Also landscaping

Anonymous Participant	09/26/04	Survey	completed on woodcreeks oaks within the last two years, and now torn up for the addition of two lanes each way. In my opinion bad planning from the start. If your twenty year plan was all the new housing around woodcreek oaks, the roadway should have been four lanes when build from the start.
Anonymous Participant	09/26/04	Survey	Turn some heavy traffic roads into limited access expressways, especially south Sunrise Ave.
Anonymous Participant	09/26/04	Survey	A balance between industrial and residential development is essential. The question below that asks about 'cost of city services' is misleading. I believe that industrial areas are self sustaining and residential areas cost more than the taxes and fees they generate. That is why industrial development is so essential. This question should distinguished between industrial development and residential development.
Anonymous Participant	09/26/04	Survey	Consider if sufficient current resources are available to meet the needs of proposed developments. If not, how will these resources be acquired and who will pay?
Anonymous Participant	09/26/04	Survey	Stop building apartments, we already have more then our fair share of affordable housing.
Anonymous Participant	09/27/04	Survey	Make sure that people are not hurt or displaced by the growth.
Anonymous Participant	09/27/04	Survey	I just returned from Europe, each city had its own flavour, and much of that was due to public art and architecture. What is the 'feel' you want in Roseville, and are you moving towards an unified direction in that visually?
Anonymous Participant	09/27/04	Survey	Please balance ALL needs, not just housing, youth programs, etc.
Anonymous Participant	09/27/04	Survey	Obtain written contracts for every developer promise. Enforce/penalize those contracts.
Anonymous Participant	09/27/04	Survey	We need strong control of growth, don't bow to developers. More & better jobs are needed, but not at the expense of quality of life in Roseville.
Anonymous Participant	09/27/04	Survey	I know this is an extemely complex issue but continuing to take into account the traffic congestion issues and slowing down the amount of people pouring into the city (relocating here) would be preferable to me. So many people are moving into town so quickly that over the past few years that the traffic on I80 and Hwy 65 has been getting worse and worse each month. It seems to me now that we need to take a bit of a break from the new development and focus on improving the quality of the neighborhoods we already have and spend resources on controlling traffic, pollution and noise for the next several years.
Anonymous Participant	09/27/04	Survey	Continue to have developers pay for srteets, parks, libraries etc, which will be needed to support the population they will bring in.
Anonymous Participant	09/27/04	Survey	Use feedback from the Growth Visioning Committee to incorporate into future plans. Provide diverse plans for the city council to consider.
Anonymous Participant	09/27/04	Survey	Do not continue to amend/adjust/revise General and Specific Plans 'on a whim'....almost everytime a new project is proposed.
Anonymous Participant	09/27/04	Survey	Open space and parks are very important, especially in west roseville. There is a definate sense of community on here, possibly different from east roseville were you can end up in rocklin or any other bordering city and not even know it. Please help to maintain the sense of community in West Roseville
Anonymous Participant	09/27/04	Survey	Just be sure infrastructure will support new growth before the growth takes place.
Anonymous Participant	09/27/04	Survey	Required larger lot sizes Utilize 'Round-abouts' vs traffic lights for traffic flow Provide adequate code enforcemnt officers to handle work load effectively (1 - 25k population)
Anonymous Participant	09/27/04	Survey	Consider traffic impact
			Personally I hate to see Roseville expanding so enormously so quickly. However, in saying that, I also feel that there has been

Anonymous Participant	09/27/04	Survey	marked benefit to the expansion as it has helped in restoring the down town area. I would love to see that area become a 'small town' feel with shops & theaters that draw tourists to it, as is the direction it is going. There are so few 'down towns' left in our country, but those that have made changes seem to have definitely benefitted from them.
Anonymous Participant	09/27/04	Survey	STOP. That is my opinion. From someone who was born and raised here, I don't like how big my little town has gotten. I guess the idea is to make it like San Jose or like L.A. but I don't understand why - money I suppose.
Anonymous Participant	09/27/04	Survey	Bring more UNIQUE things to Roseville to hel distinguish us from others. We don't need want more of what we already have, which is what everybody has.
Anonymous Participant	09/27/04	Survey	I realize that environmental impact studies are made but it is hard to believe that power and especially water resources are available for the projected growth.
Anonymous Participant	09/27/04	Survey	stick with the original city master plan because with more growth will come a regression in quality of life...i.e. more traffic, crime, tranquility..the small town feel will be gone Finish what has been started before undertaking more. That is, not all parks are in nor other services. Let's finish these projects before undertaking other projects.
Anonymous Participant	09/27/04	Survey	Keep the small town feeling.
Anonymous Participant	09/27/04	Survey	With the ammount of growth happening so quickly we have noticed more break in's and graffitti in the area.
Anonymous Participant	09/27/04	Survey	This is a hard thing. Infastructure is critical to successful sustained growth. I feel with Roseville running its own utilities and water, this gives us a distinct advantage over our own destiny. I am however, concerned about traffic and roads as we expand. Although Roseville seems to have planned our own growth relatively well, the surrounding cities, counties and other areas may not be able to sustain our/there growth patterns. This needs to be addressed.
Anonymous Participant	09/27/04	Survey	Please no more 'Big Box' Stores...we are overburdened already....we need high quality jobs here not more fast food, Costco and Best Buy typre retail jobs!
Anonymous Participant	09/27/04	Survey	I would not support 'revitilizing older comunities by tearing down houses to put up multi-unit housing unless it was a mixed use area. We don't need additional appartments
Anonymous Participant	09/28/04	Survey	Take a step back and look at the big picture before issuing building permits and its positive and negative effects our community and our quality of life.
Anonymous Participant	09/28/04	Survey	green belts and openland set asides by new developers should be required.
Anonymous Participant	09/28/04	Survey	We know growth is inevitable and will be needed, but we hate to see Roseville 'meld' with surrounding areas, so that it isn't distinctive anymore - i.e., areas around San Francisco and Los Angeles have combined into one big metropolis. We moved from Sacramento to be apart from it, not combined with it. And we opt for 'open space' within the City so that it doesn't feel crowded.
Anonymous Participant	09/28/04	Survey	Reserve open spaces.
Anonymous Participant	09/28/04	Survey	There is a finite amount of water available, as well as open space. People bring in taxes, but they bring a slew of needs and problems, from space, water, traffic, to costly safety services, etc. Part of the beauty of Roseville was a semi rural area, which is fast evaporating in northern CA, I realize, not just in Roseville alone. We've become So Cal in less than a decade. I find it a joke (sic) that the City has an oak tree law, but it's constantly flaunted and ignored, 'mitigated' to bulldoze and build at the desire of developers. How does one 'mitigate' a 200 year old oak w/ dozens of 1/2' saplings? Even my children won't live to see the grandeur return. Furthermore, these oaks most likely be plowed over later down the line to develop the same areas now planted. I have been saddened to see beautiful

			boulevards, such as Eureka between I80 and Leadhill, lose the attractive and 'softening' median strips of trees, I assume so consumers can better see the retail stores on opposite sides of the street. Traffic is horrendous. I've driven the Eureka corridor since it opened. I used to be able to get to my job just LAST May, at the 8 am hour, allowing 6 mins. 10-12 is the time now needed in Sept. I have to switch over to E. Roseville Parkway, which is filled as well in such a short time since opening. Growth and ensuing traffic seem expodential versus multiple. In reading the choices below, BOTH, there is no closer or better choice, in reality, for the future growth question.
Anonymous Participant	09/28/04	Survey	Keep as much nature as possible, do not put buildings on all of the land!
Anonymous Participant	09/29/04	Survey	Mixed-use communities (apartments+retail) are excellent for Roseville, adjacent to arterial streets and older infill areas. Work to encourage adjacent landowners outside of Roseville to incorporate as new Placer County cities: let them create their own identities and character just as Roseville did years ago.
Anonymous Participant	09/29/04	Survey	slow down. This is not a race. I knwo it seems we are competing with the county adn LCN for the use of the land, but be smart about we we use it for. NO GROUND WATER, NO MATTER WHAT!!!!!!!!!!!
Anonymous Participant	09/29/04	Survey	Traffic is the central issue. you must not plan deleopments without proper street and highway planning first!
Anonymous Participant	09/29/04	Survey	Slow down housing developments to a stop until high schools have been built. Elementary and middle schools are built along with new housing. Why has this not also occurred for high schools?
Anonymous Participant	09/29/04	Survey	quality of life changes if an area becomes too big
Anonymous Participant	09/29/04	Survey	Please consider long term educational and financila gains versus short term, financila only, potentials while making decisions. Please also consider that the cost of being completely indpendent is extremely high. Consider partnerships with well organised, financed communites or institutions to further goals that would bring a healthy community of Rosevillians.
Anonymous Participant	09/30/04	Survey	Hold your ground and don't give in to politics. Do not allow our standards to be compromised as they are.
Anonymous Participant	09/30/04	Survey	Stop bending over backwards to justify any development that comes before the council. It is dishonest, and I have seen it many times. I have lost all faith and confidence that this city government will make the right choices for us.
Anonymous Participant	09/30/04	Survey	Make the developers liable for the numerous nails I get in my tires that are a consequence of this growth. The air quality during this development period needs to be addressed.
Anonymous Participant	09/30/04	Survey	The only thing to take into consideration as far as I'm concerned is the rapid growth needs to be in correlation with the increase of jobs in the area. The 'housing bubble' that is forecasted to burst in the next couple of years could become a problem if there are neighborhoods full of brand-new homes sitting empty because of investor buying or foreclosures due to rising interest rates. I don't want to see Roseville become Las Vegas with too much growth in too short a period of time that has left several neighborhoods virtual ghost towns.
Anonymous Participant	09/30/04	Survey	A big part of the charm of Roseville is the greenbelts and oak trees in the newer areas. Keep doing that!
Anonymous Participant	09/30/04	Survey	Place caps on growth.
Anonymous Participant	09/30/04	Survey	Having developers pay for all development costs is a solution to higher taxes.
Anonymous Participant	09/30/04	Survey	1st Why do we need to continually grow? What is enough? If the people here wanted a large city they would never have moved here in the 1st place. It may be selfish but if more people want to move to a small town let them start up their own city, after all if we continue to grow this won't be the small town atmosphere we want.

Anonymous Participant	09/30/04	Survey	Make sure you have businesses that will move in to the new office buildings so that they aren't left empty. Work on making the older buildings attractive for occupation.
Anonymous Participant	09/30/04	Survey	I'm not qualified to advise.
Anonymous Participant	09/30/04	Survey	Unlimited growth is not the best plan in a short number of years. Quality of life suffers and everyone looses.
Anonymous Participant	09/30/04	Survey	I think that the people of Roseville should vote on major growth initatives such as annexation or expanding the city borders. Roseville is attractive enough to encourage developers to come without extending financial incentives to them, therefore the developers should have to pay the lion's share of extending services and resources required for their developments icluding extra's such as parks and recreational facilities.
Anonymous Participant	09/30/04	Survey	I would not permit any more growth!
Anonymous Participant	10/01/04	Survey	N/A
Anonymous Participant	10/02/04	Survey	Developers should not be allowed unlimited access to develop land in either Roseville or Placer County. Traffic keeps getting worse and soon this will become a less desirable community to live in. The small town feel of Roseville and it's surrounding communities will be lost if current growth trends continue. Gridlock is going to become a very big problem shortly if development continues at it's current pace.
Anonymous Participant	10/02/04	Survey	Growth is inevitable and can be a positive for the community if managed to assure that traffic is controlled, community aesthetics (e.g., architectural standards, green space, protection of the environment)are maintained or improved, and that adequate infrastructure is assured. It is important to have a vision for the community that is consistent with reality (e.g., growth patterns and projections for the greater Sacto area, fiscal reality)but which places a high priority on quality of life issues for exising and future residents.
Anonymous Participant	10/02/04	Survey	Stop putting so many apartments in higher end neighborhoods.
Anonymous Participant	10/03/04	Survey	Make growth pay more of its fair share of the impacts it causes instead of just passing it on to future residents. Developers are getting rich off Roseville and not paying enough for the privilege.
Anonymous Participant	10/03/04	Survey	Slow down building! It's okay not to have a building on every empty lot.
Anonymous Participant	10/03/04	Survey	Be guided by Alan Knight's first Basic Law of Human Motivation and Behavior: People will do anything they want to do if there is not reason not to. Conversely, they will not do what they don't want to do without a reason to.
Anonymous Participant	10/03/04	Survey	At this point, I don't beleive we have properly developed the infustructure around Roseville to successfully support further residential growth without deminishing the quality of life to current residents.
Anonymous Participant	10/03/04	Survey	Let's put some restrictions on how fast the city is allowed to grow or this place will be like another L.A area suburb, a place that I probably not want to live in.
Anonymous Participant	10/04/04	Survey	Start managing it. It seems like everything is allowed without concern for the environment and the massive growth. Start planning, start mandating evironmental protection. Stop going for crowded developments, require space planning. We need more open space and green belts to retain the air quality, charm, lifestyle of Roseville.
Anonymous Participant	10/04/04	Survey	Focus more clearly on the nature and pace of growth, which seems to be expansion at all costs, even of developers pay the cost (which they pass on to the citizens).
Anonymous Participant	10/04/04	Survey	more tastefully done, affordable high density housing. less opulent single family housing tracts
Anonymous Participant	10/04/04	Survey	ROSEVILLE

Anonymous Participant	10/04/04	Survey	More public art. The vision of a city in the creative econmy of the future must inclue visually and asthechically pleaseing venues.
Anonymous Participant	10/04/04	Survey	unknown
Anonymous Participant	10/04/04	Survey	Low interest loans and rapid permit approval for older neighborhoods will increase quality of life...not increased density, which will strain services, and attract crime.
Anonymous Participant	10/04/04	Survey	Take added traffic congestion into account and where are all the people coming from to support new housing? We have lost H.P. and NEC for the most part. Where are the jobs for these people?
Anonymous Participant	10/04/04	Survey	Please avoid overdevelopment with attendant traffic congestion and delays.
Anonymous Participant	10/04/04	Survey	less urban sprawl and more affordable housing
Anonymous Participant	10/05/04	Survey	I actually can not tell city planers what to do but all I can say is we should not pay for growth at the price of good living.
Anonymous Participant	10/05/04	Survey	I support what I've recently heard about Roseville's plans to change timing of lights to smooth the flow of traffic and ease congestion. Also would like to see better enforcement of traffic laws, especially speeding on Roseville Parkway and Pleasant Grove. Finally re-examine not just timing of lights but duration, since some signals are obviously too short to allow backed up traffic to proceed, exacerbating the incidence of red-light runners.
Anonymous Participant	10/05/04	Survey	I assume planners are monitoring the influx of population to this area then allowing for enough roads to handle the increased traffic. Also, has mass transit been carefully studied to reduce the number of cars on the streets??
Anonymous Participant	10/05/04	Survey	Cirby can't support any more traffic as is. Cirby needs to be replaced with an elevated expressway. If you're laughing, then why propose more building in west Roseville? How do the cars get to I-80?
Anonymous Participant	10/07/04	Survey	It's not clear that development is paying it's share for infrastructure, especially houseing. City lowers traffic standards becasue it can't maintain them. Why?? City not honest with community on this and other issues.
Participants responding: **249**			

DataCycles is an information service of Millennium Broadcast, Inc.
All Content ©2000-2004 Millennium Broadcast, Inc. All rights reserved.