

PLANNING & REDEVELOPMENT DEPARTMENT STAFF REPORT PLANNING COMMISSION MEETING AUGUST 9, 2007

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ITEM V-B: GENERAL PLAN AMENDMENT – PARKS & RECREATION ELEMENT UPDATE AND IN-LIEU PARK FEE ORDINANCE - FILE# 2007PL-010 (PROJECT# GPA-00032)

REQUEST

The Planning & Redevelopment and Parks & Recreation Departments propose amendments to the General Plan Parks & Recreation Element to revise wording for the in-lieu park fees, park standards, park siting and park criteria.

Applicant: City of Roseville Planning & Redevelopment/Parks & Recreation

SUMMARY RECOMMENDATION

The Planning & Redevelopment Department recommends that the Planning Commission take the following action:

A. Recommend that the City Council adopt a Resolution approving the General Plan Amendment.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with the proposed General Plan Amendment.

BACKGROUND

In April of 2006, the Parks and Recreation Commission approved a Business Plan for the Park and Recreation Department. The business plan included new park definitions and criteria for the City's park system. Consequently, it was necessary for the General Plan to be updated to coincide with the adoption of the Business Plan.

The Parks and Recreation Department has prepared text changes to the Parks and Recreation Element of the General Plan. The Parks and Recreation Commission reviewed the proposed text changes on April 20, 2007 and made a recommendation to Council to approve the General Plan Amendment as proposed. However, because the request involves a General Plan Amendment, prior to review by the City Council the Planning Commission must make a recommendation on the proposed amendment.

In addition to the text changes for the park definitions, text is also being added to reflect the role that inlieu park land dedication fees play in meeting the nine acre per thousand park land dedication requirement. Historically, the City has accepted in-lieu park land fees associated with development projects when it is not desirable or in the City's best interest to accept park land. However, a formal process to reflect this practice does not exist. A subcommittee, which consisted of two Park and Recreation Commissioners and two Planning Commissioners along with City staff members was therefore formed to assist with the creation of the proposed In-lieu Park Fee Ordinance.

The proposed ordinance (Exhibit B) will serve as an important implementation measure for the policies that address the parkland dedication requirement and includes criterion for payment of in-lieu park fess, establishment and administration of in-lieu park fees, calculation of park land credit, and the procedure for collection of fees.

A community workshop was held on April 11, 2007 to inform the public and interested property owners and receive comments on the proposed ordinance. A concern was raised regarding the in-lieu ordinance and the method for determining the value of land and the corresponding amount of the in-lieu fee. This issue does not affect the proposed General Plan Amendment and will be further reviewed and addressed when the City Council hears the proposed ordinance.

The proposed ordinance was reviewed by the Parks and Recreation Commission on July 9, 2007, which recommended approval. Following Planning Commission's review of the General Plan Amendment for the Parks and Recreation Element, the recommendations will be forwarded to the City Council for review and action.

GENERAL PLAN AMENDMENT EVALUATION

Table 1 below summarizes the proposed text changes to the General Plan Parks & Recreation (P&R) Element. The proposed text changes are also included as Exhibit A in <u>underline</u> format. The following table summarizes the proposed text changes:

Table 1

P&R Element Page #	Section	Text Change
VI-1	A. Setting	Add the words "historically and "public"
VI-2	A. Setting	Added the option of an in-lieu fee for park land dedication. Added In-lieu Park Land Dedication Fees as a funding option. Changed six categories of parks to three categories and changed the park category names to "Neighborhood", "Neighborhood/School Parks", and "City-wide/Community".
VI-3	B. Outlook	Included the "Parks and Recreation Business Plan" as a tool for planning and evaluating the City's parks and recreation facilities. Updated the amount of Open Space/Park Preserves to "4000" acres.
VI-4,5,6	B. Table VI-2	Updated the names of the City's Parks and Recreation areas (as of April 2007)
VI-9-10	B. Table VI-3	Edited "Park Definitions" from six categories to three. Deleted "Mini Park", "Neighborhood/Community Park", "Community Park", "City-wide (Regional Park)", and "School Recreation Areas". Added "Neighborhood Park", Neighborhood/School Park", "Community/City-wide Park" and new descriptions of a "Neighborhood Park". Added "Additional Definitions and Standards", to include "Landscape Areas", "Paseos" and "Greenways".
VI-10	B. Table VI-4	Edited park acreage standards
VI-12	B. Table VI-5	Edited Park Siting Criteria to include siting criteria for the three park categories (Neighborhood Parks, Neighborhood/School Park, and Community/City-wide Park), additional public areas (Landscape Areas, Paseos, and Greenways) and to include additional criteria for Open Space Areas.
VI-14	B. Table VI-6	Added text "typically is considered", "non traditional", "Paseos", Historical", "Powerline/PUE", and "Detention Basins".
VI-15-16	C. Goals and Policies	Added the "Park Fee Ordinance", "Parks and Recreation Business Plan", "Parks Construction Standards", and "Public Education and Interpretive Programs" as implementation measures. Expanded implementation measures for each policy.
VI-18-19	D. Implementation Measures	Added "the Park and Recreation Business Plan". Added "In-Lieu Park Fees" as a funding source. Added various policy numbers. Deleted requirement to update the Parks & Recreation Comprehensive Master Plan every three years.
VI-20	D. Implementation Measures	Added "17. Parks and Recreation Business Plan" and "18. Park Fee Ordinance" in implementation measures.

The Planning Department has reviewed the proposed text changes and has found them to be consistent with the Zoning Ordinance, Specific Plans, Community Design Guidelines, and all other Elements within the General Plan. Additionally, the text changes were reviewed by multiple City Departments and any comments have been incorporated into the proposed document.

ENVIRONMENTAL DETERMINATION

The proposed project is not defined as a "project" by the California Environmental Quality Act (CEQA) Section 15378 (b)(2), as the action will not result in a direct physical change on the environment. The proposed project will result in administrative changes only. Therefore, the Commission's action is not subject to environmental review pursuant to Section 15061 (b)(3) of the CEQA Guidelines.

RECOMMENDATIONS

The Planning and Redevelopment Department recommends that the Planning Commission take the following actions:

A. Recommend that the City Council adopt a Resolution approving the General Plan Amendment, as shown in **Exhibit A**.

ATTACHMENTS:

1. Parks and Recreation Commission Staff Report – June 18, 2007

EXHIBITS:

- A. Proposed Text Changes to the General Plan Parks and Recreation Element (redline)
- B. Draft In-Lieu Park Land Dedication Ordinance

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.