

V. Implementation

V. IMPLEMENTATION

INTRODUCTION

The General Plan is primarily a policy document for use by elected officials, appointed officials, City staff, staff of other governmental bodies, and the citizens of Rocklin. The General Plan sets the framework for community growth and development and guides the day-to-day actions of the City; however, it should not be so restrictive that it limits the ability of the City to respond to changing circumstances, new proposals, and new ideas.

The implementation program of the Rocklin General Plan is a coordinated set of action steps that the City will use to carry out the policies. In adopting this program the City recognizes that it may, from time to time, add new steps, modify existing steps, or delete unneeded steps or those that have already been completed. The most important aspect of any implementation measure is that it be consistent with and further the policies of the General Plan. See Action Plans for each General Plan element at the end of Chapter II.

Based on various legal interpretations, the general rule for consistency determination is that an action, program, or project is consistent with the General Plan if, considering all its aspects, it will further the objectives and policies of the General Plan and not obstruct their attainment (State of California, Office of Planning and Research, General Plan Guidelines, Revised 2003.) The City is responsible for determining whether an activity is consistent with its General Plan. The policies of the General Plan are intended to underlie most land use and public works decisions. Pursuant to State law, subdivisions, capital improvements, development agreements, zoning and specific plans must be consistent with the adopted General Plan.

Clearly, the City Council and the Planning Commission are central to General Plan implementation. Because the majority of development plans and proposals must be reviewed and approved by the Planning Commission and by the City Council, a significant number of General Plan policies will be implemented during the development proposal review and approval process through conditions on development, including environmental review and impact mitigation.

Overall policy implementation of the General Plan is the responsibility of the City Council and is accomplished through adoption of ordinances, regulations, resolutions, policy interpretations, development approvals, and other actions.

For areas of the City not undergoing development, implementation of the General Plan policies will be accomplished primarily through non-development oriented activities of the City. This part of implementing the General Plan is often more difficult and lengthy because of a lack of private sector financing.

Implementation of the General Plan is based on both existing actions and activities, and new programs. Often, the programs, actions, and activities that a city has put in place over the years form the largest part of the implementation program. Likewise, a large part of the implementation program is dependent on the actions of the Planning Commission and City

Council in their review, setting conditions, and approving new development. Timing of these implementation activities is dependent on priorities set by the City Council, market conditions and the landowners' desire to develop.

OVERALL POLICY DEVELOPMENT, PLAN IMPLEMENTATION AND CITIZEN INVOLVEMENT

Several Boards and Commissions appointed by the City Council assist and advise the City Council in implementing the General Plan. These include the following:

- **Planning Commission.** The Planning Commission is responsible for developing the General Plan of the City; for reviewing development plans, proposals, and specific plans; for investigating and making recommendations on General Plan implementation actions; for reporting on the status of the General Plan and its implementation; and for advising the City Council. The Commission also serves as the Design Review Board which is described further below.
- **Recreation Commission.** The Recreation Commission is responsible for advising the City Council on issues related to City parks and recreation programs.
- **Redevelopment Agency.** The Redevelopment Agency of the City of Rocklin is responsible for governing the activities of the Agency in removing blight from the Redevelopment Project Area. The City Council and Redevelopment Agency have adopted a Redevelopment Plan to guide improvements in the Project Area. The City Council also serves as the Redevelopment Agency Board.
- **Design Review Board.** The City has established a Design Review Board which is responsible for reviewing and approving permits for new structures, alterations or remodeling on any multi-family, commercial or industrial property. The Design Review Board reviews site plans, parking, lighting, signs, fencing, building elevations, materials, color scheme, landscape plans, and preliminary grading plans. The Planning Commission also serves as the Design Review Board.
- **Front Street Advisory Committee.** The Front Street Advisory Committee reviews plans for the Front Street Historic Area and advises the City on activities to preserve and enhance the historic area in accordance with the adopted Front Street Historical Area Master Plan.
- **Board of Appeals.** The Board of Appeals interprets the Uniform Building Code to determine suitable alternative materials or methods of construction.

Meetings of all these Boards and Commissions are open to the public and the public is invited to attend. Public notice is provided as required by law for agenda items which require public hearings. Agendas for all meetings are posted in advance, and mailed notice is provided to persons who have requested this service. The City also posts meeting dates and times and agendas on its website, www.rocklin.ca.us.

STATUTORY REQUIREMENTS

Section 65103 of the California Government Code requires the City's planning agency (the Community Development Department) to perform all of the following functions to implement the General Plan:

- Implement the General Plan through actions including, but not limited to, the administration of specific plans and zoning and subdivision ordinance. To be approved, the Planning Commission must find that a subdivision map is consistent with the General Plan. Zoning must also be consistent with the General Plan. The Land Use Element of this General Plan includes a Zoning Compatibility Matrix showing the zoning classifications that are consistent with each General Plan land use designation.
- Annually review the capital improvement program of the City and the local public works projects of other local agencies (e.g., new schools, sewer or water facilities) for their consistency with the General Plan. The City has an adopted Public Facilities Master Plan, which provides a basis for long-range financing decisions in response to increasing demand for public facilities and capital equipment. This plan estimates needs for future staffing, public facilities and capital equipment. The plan also projects costs for construction and required land acquisition, and includes a review of alternative financing mechanisms. Updating of this plan is one recommendation of the Action Plan included in this General Plan.
- After the legislative body (the City Council) has adopted all or part of a General Plan, the planning agency is required to do both of the following:
 - ✓ Investigate and make recommendations to the City Council regarding reasonable and practical means for implementing the General Plan or an element of the General Plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open space land and natural resources, and efficient expenditure of public funds relating to the subjects addressed in the General Plan. Those recommendations are incorporated in the Action Plan included in Chapter II of this General Plan.
 - ✓ Provide to the City Council an annual report on the status of the General Plan and progress of its implementation.

REGIONAL PLANS AND COORDINATION

The City of Rocklin is part of a region, which includes the South Placer region as well as the larger six-county area (Placer, Sacramento, El Dorado, Sutter, Yuba and Yolo counties) that are represented on the Sacramento Area Council of Governments (SACOG). Regional boards and commissions and regional plans that affect the City of Rocklin and implementation of its General Plan are described in this section.

Sacramento Area Council of Governments. SACOG is a voluntary association of city and county governments from the counties listed above. The City of Rocklin (and all other cities in the region) have received a voting seat on the SACOG Board. SACOG is responsible for the preparation of numerous regional plans and studies that affect the City of Rocklin and the South Placer region. These include preparation of the Regional Transportation Plan and the Regional Transportation Improvement Program, in coordination with the Placer County Transportation Commission, which directs state and federal funds for transportation improvement projects in the region.

South Placer Policy Committee (SPPC). The City is a member of the SPPC, a four-member committee created in 1980 and made up of Placer County, the City of Rocklin, the City of Roseville, and the City of Lincoln. The purpose of the SPPC is to study planning and development activities in the South Placer region, and to cooperate in timing and implementation of actions that mitigate adverse impacts and facilitate sound development.

Flood Control and Water Conservation. The City is an active participant in the Placer County Flood Control and Water Conservation District, which was formed to address flood control and water conservation issues in Placer County.

School District Master Plans. The City has encouraged and cooperated with local school districts in the development and implementation of long range school district master plans. The City has also adopted resolutions and requirements that mandate mitigation of impacts on school facilities, to the extent allowed by State law.

Sanitary Landfill Authority. The City is a member of the Western Placer Waste Management Authority, a joint powers agency formed in 1979 which operates a sanitary landfill in western Placer County southwest of Rocklin. The Authority also plans for future landfill needs.

Placer County Transportation Commission (PCTC). The Placer County Transportation Commission is the primary agency responsible for transportation within the Placer County region. Agencies which coordinate transportation planning through PCTC include the County of Placer, the six incorporated cities (Rocklin, Roseville, Lincoln, Loomis, Auburn and Colfax), SACOG, the Sierra Planning Organization, the Tahoe Regional Planning Agency (TRPA), and the State Department of Transportation (Caltrans). The Commission is made up of one member from each of the six cities, two members of the Placer County Board of Supervisors, and one citizen-at-large appointed by the Board of Supervisors.

Placer County Transportation Planning Agency (PCTPA). The Placer County Transportation Planning Agency is the forum for making decisions about the regional transportation system in Placer County. The decisions made are reflected in PCTPA's planning and programming of the area's state and federal transportation funds. PCTPA's development and adoption of plans and strategies fulfills their requirements as the Regional Transportation Planning Agency (RTPA) for Placer County.

South Placer Regional Transportation Planning Agency (SPRTA). The South Placer Regional Transportation Planning Agency was formed through the establishment of a joint powers

authority including the cities of Rocklin, Roseville, and Lincoln, Placer County, and the Placer County Transportation Planning Agency in January 2002. SPRTA was formed for the implementation of fees to fund specialized regional transportation projects including planning, design, administration, environmental compliance, and construction costs. Similar to other members of SPRTA, the City of Rocklin has adopted a SPRTA fee for all development.

Placer County Air Pollution Control District Board (PCAPCD Board). The Placer County Air Pollution Control District is a special district created by state law to enforce local, state and federal air pollution regulations. The PCAPCD Board of Directors, which includes a representative from Rocklin, appoints the PCAPCD's Hearing Board. The mission of the Placer County Air Pollution Control District is to manage the county's air quality in a manner to protect and promote public health by controlling and seeking reductions of air pollutants while recognizing and considering the economic and environmental impacts.

LAND USE AND CONSTRUCTION REGULATION

This section provides an overview of the various regulations affecting land use and construction which are used to implement, and assure consistency with, the Rocklin General Plan.

Zoning Ordinance. The City's Zoning Ordinance divides the City into land use districts and prescribes allowable uses and development standards for lands within each district. Land uses of compatible intensity are grouped together. The Zoning Ordinance includes regulations specifying minimum lot sizes, densities, building heights, setback and lot coverage requirements, and parking requirements. Some areas that are within planned development districts have special design criteria and development standards that apply only within those areas. The City has also adopted a Housing Density Incentive Ordinance to assist in the provision of affordable housing by providing housing density increases to developers providing a specified percentage of their housing units to very low, low and moderate income households.

The City views the Zoning Ordinance as its primary tool in implementing the General Plan. The Zoning Compatibility Matrix included in the Land Use Element of this General Plan shows the zoning classifications that are consistent with each General Plan land use designation.

Subdivision Ordinance. The City's Subdivision Ordinance regulates the subdivision of land within the City. The ordinance includes regulations for all aspects of lot design, subdivision improvements, access, dedication of land, and protection from flood damage. The City places conditions of approval on tentative subdivision maps to ensure compliance with local requirements, mitigate environmental impacts, and implement the policies of the General Plan.

Improvement Standards. The City has adopted regulations governing the installation of street, utility and sidewalk improvements.

Uniform Construction Codes. The City has adopted uniform construction codes which regulate all construction within the City, including building, mechanical, electrical, plumbing and fire codes. These codes ensure the construction of safe buildings and structures within the City by

requiring that they be constructed to recognized national and international standards. The City also has the authority to add construction code requirements to meet specific location criteria.

Design Review Process. The Zoning Ordinance provides for design review for commercial, industrial, multifamily and some single family residential developments. The Planning Commission serves as the Design Review Board, which reviews site plans, parking, lighting, signs, fencing, building elevations, materials, color scheme, landscape plans, and preliminary grading plans. The City has also adopted general development plans that include design guidelines or design criteria that apply to specific projects. These include, but are not limited to: Whitney Oaks, Clover Valley Lakes, Granite Lakes Estates, Mansion Oaks, commercial property on Sunset Boulevard between Third and Whitney, Stanford Ranch, Granite Tech Center, the Highlands, the Northwest Rocklin Annexation Area, the Rocklin Crossings Shopping Center, the Rocklin Commons Shopping Center, and the Sunset West development.

Development Agreements. The City has an ordinance that allows it to enter into development agreements with project applicants following project approval. The development agreement allows the City to establish specific development conditions and standards, assure that financing mechanisms are in place for project improvements, and to ensure compliance with conditions of approval.

California Environmental Quality Act (CEQA). All projects approved by the City must be accompanied by the appropriate environmental documentation in accordance with the provisions of CEQA. The City has adopted Guidelines that provide objectives, criteria, and procedures for evaluation of projects and the preparation and processing of environmental documents. The City has also adopted the State CEQA Guidelines by reference.

Annexations. The City has adopted a resolution to govern the processing of annexations of land into the City. Annexations must meet the requirements of State law, be within the City's adopted Sphere of Influence, and be approved by the Placer Local Agency Formation Commission (LAFCO), an independent commission.

Development Application Processing. The City has adopted procedures and timelines for determining the completeness of development applications and for processing development applications.

Flood Hazard Ordinances. The City has adopted a Flood Hazard Ordinance to restrict or prohibit unsafe land uses in flood prone areas, to control the alteration of natural floodplains, to control development activities that would increase flood danger, and to control the diversion of flood waters.

Underground Utilities District Ordinance. The City has adopted an Underground Utilities District Ordinance that allows the City to require underground utility installation to promote public health, safety or welfare.

Tree Preservation Ordinance. The City has adopted an Oak Tree Preservation Ordinance to address oak tree removal, promote wildlife habitat, shade and scenic beauty, reduce soil erosion, and aid in the protection of watersheds and streams.

FINANCING MECHANISMS

The City of Rocklin has adopted or participates in numerous mechanisms to finance the programs used to implement the General Plan. These mechanisms include fees, charges, taxes, assessment districts, and joint powers agreements, as described briefly below.

Building, Planning and Engineering Fees. The City collects building permit, plan check, planning, and engineering fees, which are used to offset the cost of providing planning and engineering review and building inspections.

Environmental Review Costs. The City requires reimbursement for the total costs of all environmental reviews required during the development approval process. The City generally uses private environmental consultants hired by the City, but paid for by development fees, to prepare major environmental reports.

Parks and Recreation. The City requires dedication of land or payment of in-lieu fees by new development to acquire and develop new park sites. The City also collects a Park and Recreation fee to provide and maintain parks and recreational facilities. The City charges nominal fees to residents for participating in City recreation programs.

Construction Tax. The City collects a construction tax for the purpose of funding capital expenditures, including park development, acquisition of open space, construction of public buildings, development of bicycle trails, and acquisition of fire equipment.

Traffic Impact Fees. The City collects a traffic impact fee for the purpose of implementing the Circulation Element of the General Plan, as well as for providing traffic improvements. Such improvements include installation of traffic signals, other traffic control devices, and roadway improvements. The City also collects regional traffic impact fees on behalf of joint powers authorities that have been established to address specialized regional transportation improvement projects. These fees include a South Placer Regional Transportation Agency (SPRTA) fee and a Highway 65 Interchange Improvement fee.

School Impact Fees. The City authorizes the collection of school impact fees by school districts within the City to provide school facilities, in accordance with State law and fees adopted by the respective districts. In addition, the Rocklin Unified School District collects fees pursuant to Section 53080 of the California Government Code and utilizes special assessment districts for school financing.

Park Maintenance District. The City has established a citywide Park Maintenance District for the maintenance and improvement of existing parks. Properties being annexed to the City are generally required to be annexed into the District.

Lighting and Landscaping Assessment District. The City has established a citywide Lighting District and a separate Landscape and Lighting District to fund the operation and maintenance of existing and proposed streetlights, as well as the maintenance of landscaping within arterial and collector rights-of-way.

Community Facilities Districts. The City has established several Community Facilities Districts to fund a variety of public infrastructure improvements and City services in specific areas of the City. Infrastructure improvements that are funded through this mechanism include, but are not limited to, road circulation improvements, water and sewer transmission lines, storm water drainage and bikeways. Services that are funded through this mechanism include, but are not limited to, fire protection and suppression services and operation and maintenance costs of publicly owned parks, pathways, landscaping, open space, storm drainage facilities, street lighting and parkway lighting.

Other Assessment Districts. The City periodically authorizes the establishment of other special assessment districts on a project-by-project basis, as warranted, to fund construction and maintenance of development improvements in specific areas of the City.

Redevelopment Funds. The Redevelopment Project Area generates property tax increment funds annually that are used to fund redevelopment projects within the Project Area, consistent with the Redevelopment Plan and the General Plan. By law, 20 percent of the tax increment funds must be set aside for low and moderate-income housing projects.

GENERAL PLAN AMENDMENT PROCESS

State law provides that the mandatory elements of a City's general plan can be amended a maximum of four times in one calendar year. The City of Rocklin has adopted a resolution (Resolution No. 2008-205) that provides a procedure for the consideration of proposed General Plan amendments, including amendments to optional elements, so that the public interest will be served by advance notice and adequate time given for the consideration of such proposals. The City's resolution recognizes that because of the state law limitations on the number of times within a single year a General Plan Amendment may be approved, it may become necessary for Community Development staff to delay bringing an application for a General Plan Amendment to the City Council until one or more other requests for General Plan Amendment are ready for presentation to the City Council.

The resolution also outlines exceptions to this procedure. Exceptions include an amendment that is required in order to conform to the State mandate for the provision of affordable housing for low or moderate income groups.

General Plan amendments requested by private individuals, as opposed to those initiated by the City of Rocklin, require submittal of an application and payment of a fee for processing the amendment.