
Appendix F
City/County MOU

MEMORANDUM OF UNDERSTANDING

PLACER COUNTY/CITY OF ROSEVILLE

WHEREAS, to better promote interagency communication, cooperation and efficiency, the County of Placer and the City of Roseville have met and conferred on a variety of topics of mutual concern in the Roseville/South Placer County area; and

WHEREAS, the County and the City desire to foster a cooperative, long range land use planning effort aimed at achieving high quality fiscally sound physical development; and

WHEREAS, the parties have agreed to create a transitional area adjacent to the City's western boundary, in which the impacts of development are fully mitigated, unless both parties agree that overriding considerations justify such development without full mitigation.

W I T N E S S E T H:

SECTION ONE. DESIGNATION OF AREA.

The area to which this Memorandum of Understanding shall apply is shown on the map attached hereto, marked Exhibit "A", and incorporated herein by this reference. Any application for a land use entitlement including, without limitation, a general plan amendment, a specific plan or specific plan amendment or rezoning, which entitlement would if granted, constitute an intensification of the density of the permitted land use change to a more intense land use on such property as such density or permitted land use existed on July 27, 1997, which includes property lying wholly or partially within the area shown on Exhibit "A" as "Transition Area" shall be processed in accordance with this Memorandum of Understanding.

SECTION TWO. PROCESSING APPLICATIONS.

It is recognized that landowners, in the area affected by this agreement, have the right to submit a development application to either the City or to the County. The City and County will require that all applications for Specific or General Plan amendments for property located within the "Transition Area" shown on Exhibit "A" hereto must contain the information and documentation shown on Exhibit "B" hereto.

A. APPLICATION SUBMITTED TO COUNTY:

Upon receipt of a development application, the County shall determine if the application is complete and contains the information listed in Exhibit "B". Within ten (10) days of County's designation of a land use entitlement application as complete, the County shall forward a copy of such application to the City. At such time, County will require the project applicant to supply the additional information shown under "Additional Information Required by the City of Roseville" on Exhibit "B" hereto. Within sixty (60) days of its receipt of such application, the City shall provide written notification to the County of the City's election to either: 1) take steps to annex to the City the property which is the subject of such application; 2) decline the opportunity to annex such property, or 3) request additional information, in which case the City must indicate, with reasonable specificity, the additional information it finds necessary.

If the City elects to annex such property it will file a petition for such annexation with the Local Agency Formation Commission (LAFCO) with sixty (60) days of its notification of election to annex. The County will not oppose such application unless it opposes any change

whatsoever in the density or land use designation of the real property in effect at the time the land use entitlement application was received by the County.

If the City elects not to annex such property, it will notify the County, in writing, of such election, whereupon the County may continue processing such development application. The City's election not to annex such property shall not preclude it from providing the County with comments on the proposal at all appropriate points in the processing phase.

B. APPLICATION SUBMITTED TO CITY:

Upon receipt of a development application, the City shall determine if the application is complete and contains the information listed in Exhibit "B". Within 20 days of the City's determination that the application is complete, the City Planning Director shall forward the application to the City Council for consideration at its next regularly scheduled meeting. The City Council shall direct that either 1) the City initiate proceedings to annex the property which is subject of such application; 2) decline to initiate proceedings to annex the property; or 3) request additional information before considering to initiate proceedings to annex the property.

If the City declines to initiate annexation proceedings for the subject application, the City shall notify the applicant in writing and return the submitted application materials.

If the City elects to initiate annexation proceedings, the City shall refer the application within 10 days to the County Board of Supervisors., the Board of Supervisors shall consider the proposed annexation at its next regularly available public meeting, however, prior to considering the proposed annexation, the Board may request additional information , which case the Board must indicate, with reasonable specificity, the additional information it finds

necessary. Following consideration of the proposed annexation, the Board shall decide by minute order, whether to support or oppose the annexation and transmit this determination in writing to the City, together with conceptual direction that the Board desires the City to consider.

If the County is in support of the annexation, the City will file a petition for such annexation with the Local Agency Formation Commission (LAFCO) within sixty (60) days of receipt of the County's action. The City's election to annex such property shall not preclude the County from providing the City with comments on the proposal at all appropriate points in the processing phase. The County and the City shall use their best efforts to reach agreement on a tax share agreement prior to the City Planning Commission's public hearing on the proposed project and specific plan. Failure to reach such agreement shall not postpone, continue or delay the Planning Commission's hearing on the project. If the County opposes the annexation, the proposal will be referred to the City Council for a determination whether to proceed with the annexation notwithstanding such opposition.

SECTION THREE. MITIGATION.

Regardless of which entity processes an application for land use entitlement hereunder, the lead agency shall perform an Initial Study pursuant to the California Environmental Quality Act and shall ensure that all identified Fiscal, Transportation and Circulation, Utilities and Services, Affordable Housing and Groundwater impacts of the proposed development will be mitigated to a level that is less than significant, unless both the County and CITY agree that specific overriding considerations render such mitigation measures infeasible.

SECTION FOUR. DEVELOPMENT STANDARDS.

Regardless of which entity processes a development application in the Transition Area shown on Exhibit "A" hereto, any approval resulting from such application shall be conditioned to require that all physical development, infrastructure development and public services be constructed, installed, financed or provided at an "urban" standard of development or service. By way of illustration and not limitation, the parties agree that the minimum standards set forth in the "Development Standards" document attached hereto, marked Exhibit "C", and incorporated herein by reference shall be required of all development within the Transition Area. If either entity proposes to allow development within the Transition Area which does not meet such Development Standards, it shall provide prior written notice of such proposed action to the other party to this Agreement.

SECTION FIVE. DEVELOPMENT SEQUENCING.

To the greatest extent practically and legally feasible, the City and the County will process development applications in the Transition Area such that development proceeds in a orderly east-to-west progression.

SECTION SIX. LANDFILL BUFFER ZONE.

Both the City and the County hereby acknowledge their continued support and endorsement of the policy of maintaining a one mile buffer zone around landfill operations, as set forth in Policy No. 4.G.11 of the Placer County General Plan, adopted in August, 1994.

SECTION SEVEN. CONTINUED COOPERATION.

Both the City and the County pledge to continue to work together cooperatively and in good faith on land use, development and other issues that impact both jurisdictions.

SECTION EIGHT. INDEMNIFICATION

The City agrees to indemnify and defend the County in any legal challenge resulting from the adoption or implementation of this Agreement.

SECTION NINE. AMENDMENT.

This Agreement may be amended or modified upon the mutual consent of the County and the City, but no such amendment or modification shall be effective unless in writing, and approved by the Board of Supervisors and City Council following noticed public hearings.

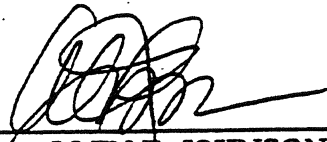
SECTION TEN. TERMINATION.

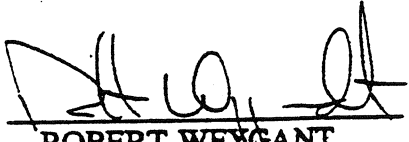
This Agreement may be terminated by either the County or the City, but only after having conducted a public hearing upon sixty (60) days prior published notice, and after giving the other party specific notice of termination by certified mail, return receipt requested.

IN WITNESS WHEREOF, the City of Roseville has authorized the execution of this Agreement by its City Manager, and Placer County has authorized its execution by the Chairman of the Board of Supervisors.

CITY OF ROSEVILLE


PLACER COUNTY


BY: 
ALLEN E. JOHNSON
City Manager

BY: 
ROBERT WEYGANT
Chairman
PLACER COUNTY BOARD OF
SUPERVISORS

ATTEST:

ATTEST:

BY: 
CAROLYN PARKINSON
City Clerk

BY: 
NONI SHARPE
Clerk of the Board

APPROVED AS TO FORM:

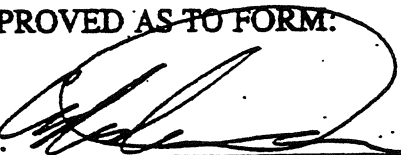

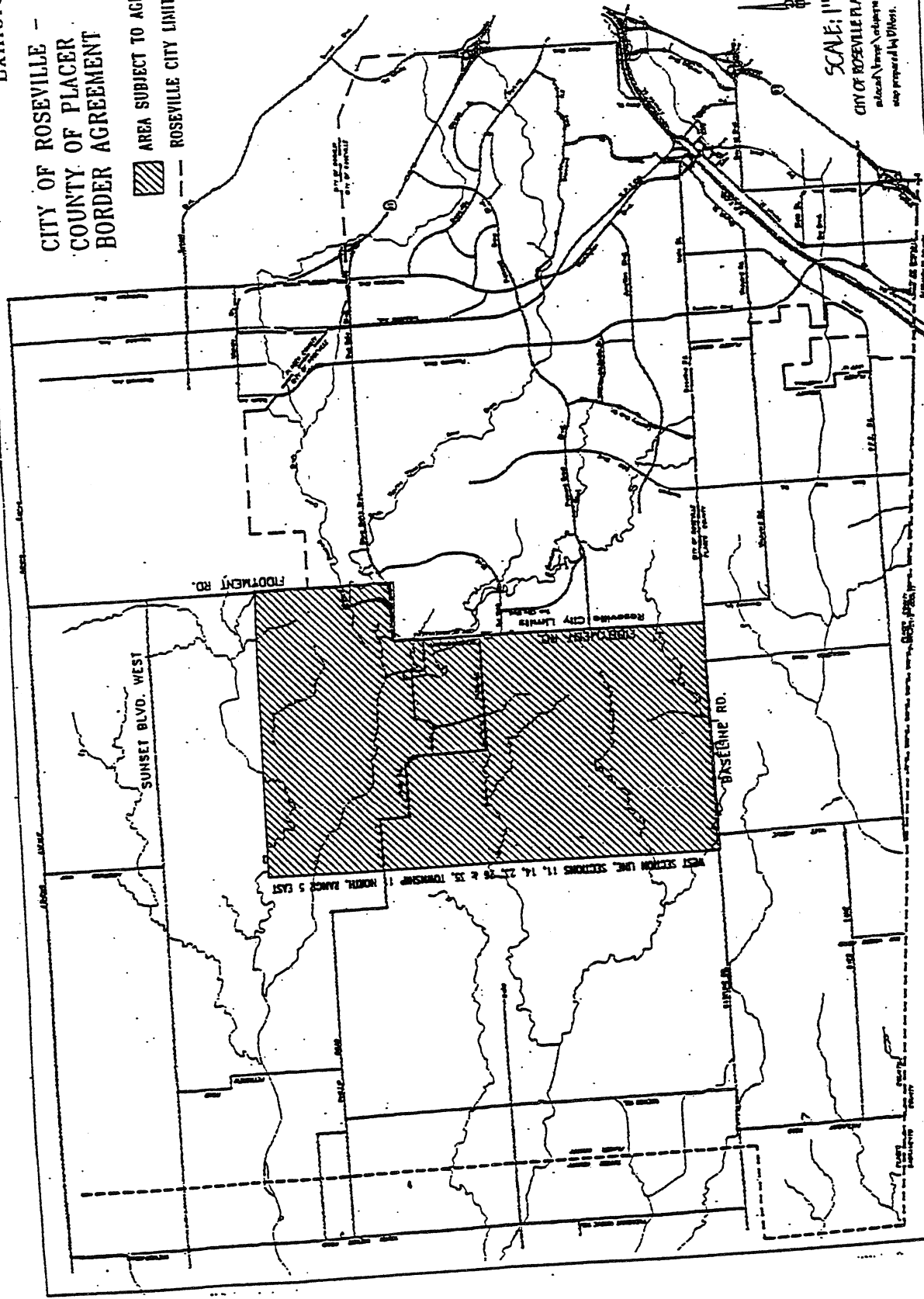
BY: 
MARK J. DOANE
City Attorney

Exhibit A

CITY OF ROSEVILLE -
COUNTY OF PLACER
BORDER AGREEMENT

 AREA SUBJECT TO AGREEMENT
--- ROSEVILLE CITY LIMITS

SCALE: 1" = 1500'
CITY OF ROSEVILLE PLANNING DEPARTMENT
LOCAL VOTERS' AGREEMENT DATED 01/08/97
PREPARED BY: [illegible]



SPECIFIC PLAN/GENERAL PLAN AMENDMENT
INITIAL SUBMITTAL REQUIREMENTS

SUBMITTAL TO PLACER COUNTY:

The following information shall be forwarded to the Placer County Planning Department to initiate specific plan/General Plan amendment review. Two (2) copies of this information will be forwarded by Placer County to the City of Roseville Planning Department within ten (10) day of receipt of a complete application packet and accompanying information.

- Original copy of completed Placer County Planning Department application form, with all required signatures.
- Processing Fees as required by the most current Placer County Planning Department fee schedule.
- A draft specific plan document that includes the following detailed information in the form of text and diagrams:
 - Proposed Land Uses: The distribution, location and extent of land uses proposed within the area covered by the plan, including open space.
 - Infrastructure: The proposed distribution, location, extent and intensity of major components of public and private transportation, water, wastewater, reclaimed water, drainage, solid waste disposal, energy, schools, parks, police, fire, libraries and other essential facilities to be located within the specific plan area and/or needed to support the proposed land use.
 - Land Use and Development Standards: Standards and criteria by which development will proceed including permitted uses, affordable housing provisions, design concepts and requirements, flood plain protection, open space maintenance, and development and conservation standards and criteria.
 - Implementation Measures: A program of implementation measures, including regulations, programs, public works projects, phasing, and financing measures necessary to carry out the proposed land use, infrastructure, services, landscape and open space maintenance, and development and conservation standards and criteria.
- The following specific plan support documentation:
 - A statement of the relationship and compliance of the proposed project to the Placer County General Plan and any applicable community plan, including but not limited to reports, studies or other materials evaluating the relation between the proposed project and the standards and requirements specified in Part III of the County General Plan.
 - Analysis of market demand relative to the type of development proposed, covering both the incorporated and unincorporated areas of South Placer County.
 - Preliminary fiscal impact analysis of the proposed project on both the County and City assuming and not assuming annexation by Roseville.
 - Documentation which demonstrates that adequate surface water, sewer capacity and the necessary distribution and collection systems including transportation exist or can be built to serve the proposed project, and that demonstrate that the legal, financial and practical ability to provide a full range of public services exists.

Development Standards

Public Service/Utility	Development Standard	
	City of Roseville	Placer County*
Public Safety Fire Response	ISO 3 rating 4 minute average response time 1.35 firefighters per 1,000 population (not an adopted standard but consistent with Council direction) 500 gallons/min within 10 min of alarm Deployment of one advanced life support w/in 8-10 minutes of medical emergency request	"Encourage" ISO 4 rating 4 minute average response time
Law Enforcement	1.2 officers: 1,000 population (not an adopted standard, but consistent with recent Council direction)	1 officer: 1,000 population 1 officer: 7 jail population 1 court/civil officer: 16,000 total co. pop 6 minute average response time
Utilities		
Solid Waste	Solid waste collection required.	Waste collection required
Wastewater	All development must be connected to sewer system.	Development must have community wastewater treatment system
Water	Surface water Minimum water pressure 70 PSI and flow capacity of 500 gal/minute. Pressure not less than 50 PSI under any circumstances.	Surface water
Land Use Management		
Flood Protection	No development in Future Floodplain (100 year floodplain); no off-site increase in water elevation.	Property protected from 100 year storm
Park Dedication & Development	9 acres/ 1,000 population; parks developed prior to or concurrent with residential development.	10 acres/1,000 population 5 acres active and 5 acres passive park.
Roadway Levels of Service	LOS "C" for all intersections and roadway segments in City. An exception to LOS D may be made at intersections within the infill where the City finds that the required improvements are unacceptable based on established criteria.	LOS "C" on urban/suburban roadways except within one-half mile of state highways where the standard shall be LOS "D". An exception to LOS standard may be made where the county finds the required improvements are unacceptable based on established criteria.
Funding		
Public Facilities	Continue to collect fee as condition of project approval.	New development fund fair share.
Schools	If necessary and where legally feasible, new development may be required to contribute 100% of cost for new facilities.	County and school districts work closely to secure adequate funding for new school facilities and where legally feasible, county shall provide a mechanism which, along with state and local sources, require a development project to satisfy individual school districts financing.
Library	1 branch per 20,000 residents 1 branch per 5 mile radius	0.3 sf per capita 2 volumes per capita (volume = any library material)
Affordable Housing	10% goal with 45% to very low, 30% to low, & 25% to middle income.	10% of new housing projects to be affordable to low income. Only applies to projects with more than 100 units and with increased density since adoption of General Plan in 1993. Dedication of land or in-lieu fee permitted. Projects < 100 units must pay fee to Housing Trust Fund = 1% of total estimated land and construction cost of project.
Roadways	City secure adequate funding for all components of the City's transportation system to ensure level of service policy maintained.	County shall assess fees on new development sufficient to cover the fair share portion of that development's impacts on local & regional transportation system.

* Placer County standards are for urban development.

Source: 1993 Roseville General Plan, Roseville Municipal Code

1993 Placer County General Plan, 1994 Countywide General Plan Policy Document

RESOLUTION NO. 00-5

APPROVING A REVISED MEMORANDUM OF UNDERSTANDING
BETWEEN CITY OF ROSEVILLE AND PLACER COUNTY AND AUTHORIZING THE
CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a revised memorandum of understanding between the City of Roseville and Placer County, relating to processing of future development west of Roseville, has been reviewed by the City Council;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said memorandum of understanding is approved and that the City Manager is authorized to execute it on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this 5th day of January, 2000, by the following vote on roll call:

AYES COUNCILMEMBERS: Earl Rush, Dan Goodball, Claudia Gamar, Randolph Graham, Harry Crabb

NOES COUNCILMEMBERS: None

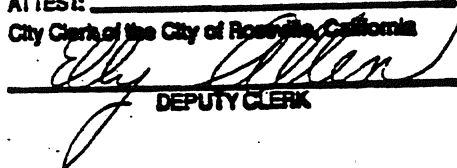
ABSENT COUNCILMEMBERS: None


MAYOR

ATTEST:


City Clerk

The foregoing instrument is a correct copy of the original on file in the City Clerks Department.

ATTEST: _____
City Clerk of the City of Roseville, California

DEPUTY CLERK

City of Roseville -
County of Placer
Border Agreement

AREA SUBJECT TO AGREEMENT
ROSEVILLE CITY LIMITS

