

# 1 INTRODUCTION

## 1.1 OVERVIEW

The West Roseville Specific Plan (WRSP) guides the development of approximately 3,162 acres located to the west of Fiddymont Road. The WRSP is planned primarily as a residential community with an overall mix and intensity of uses similar to that found in adjacent portions of the City. The project incorporates a unique mixed-use village center, forming the centerpiece of the community. The WRSP also provides for recreation, open space, employment and educational opportunities available to residents both within and outside the Plan Area.

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## 1.2 THE SPECIFIC PLAN TOOL

The West Roseville Specific Plan is the primary land use, policy and regulatory document used to guide development of the project area. The Specific Plan establishes a development framework for land use, affordable housing, resource protection, circulation, utilities and services, implementation and design. The intent is to promote the systematic and orderly development of the Plan Area. All subsequent development projects and related activities in the WRSP area are required to be consistent with this Specific Plan.



Village Center

## **1.3 RELATIONSHIP TO CITY PLANS & REGULATIONS**

### **□ GENERAL PLAN**

The West Roseville Specific Plan implements the goals and policies of the City of Roseville General Plan, and augments these goals and policies by providing specific direction to reflect conditions unique to the project and Plan Area. The General Plan serves as the long-term policy guide for the physical, economic and environmental growth of Roseville. The City's core values are the foundation of the General Plan and the underlying basis for its vision and direction. The WRSP is incorporated by reference as a component of the City's Land Use Element, and is consistent with the General Plan.

### **□ WEST ROSEVILLE GUIDING PRINCIPLES**

The West Roseville Guiding Principles were adopted by the City Council in May 2001 to supplement the General Plan by identifying the City's expectations for any potential development proposed west of Roseville, including the WRSP. The intent of the Guiding Principles is to ensure that new development meets or exceeds the City's policies, standards and expectations, and does not unduly impact services to existing residents. Issues addressed include: fiscal health; community planning; community identity; infrastructure; health, safety and security; services and organizations; recreational opportunities; citizen involvement; and quality of life. The West Roseville Specific Plan is consistent with and furthers the intent of the Guiding Principles.

### **□ CITY-COUNTY MEMORANDUM OF UNDERSTANDING**

In 1997, the City of Roseville and Placer County entered into a Memorandum of Understanding (MOU) to promote interagency communication and to foster cooperative land use planning. The MOU applies to a "Transition Area" west of Fiddymont Road and north of Baseline Road. Approximately 95-percent of the WRSP is located within the MOU area (see Plan Setting & Influences, Figure 2-1). The MOU specifies requirements for processing development proposals within the Transition Area including provisions for City-County consultation and review, application submittal, mitigation of impacts and minimum development standards. The WRSP was processed in accordance with the City-County MOU.

## **1.4 SPECIFIC PLAN RELATED DOCUMENTS**

### **□ ENVIRONMENTAL IMPACT REPORT**

The Environmental Impact Report for the West Roseville Specific Plan and Sphere of Influence Amendment (EIR), was certified concurrent with adoption of the West Roseville Specific Plan. The EIR, prepared in accordance with the California Environmental Quality Act (CEQA), examines the environmental impacts of the plan and the changes in the environment that would result from its implementation. The EIR evaluates the WRSP and associated Sphere of Influence (SOI) amendment and annexation at a project-specific level, and evaluates amending the sphere of influence for the remaining MOU area at a program level. The EIR serves as the base environmental document for purposes of evaluating subsequent entitlements associated with the WRSP.

### **□ DEVELOPMENT AGREEMENTS**

The West Roseville Specific Plan property owners (PL Roseville, LLC and Signature Properties, Inc.) have executed individual development agreements with the City of Roseville in accordance with applicable state and local codes. The project development agreements vest development rights, set forth obligated infrastructure improvements and dedication requirements, secure the timing and methods for financing improvements, and specify other performance obligations as related to development of the WRSP. The development agreements constitute legal and binding contracts between the City of Roseville, the property owners and their assigned successors in interest.

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