

2.1 Project Location

The Sierra Vista Specific Plan (SVSP) is located in southwestern Placer County, approximately 10 miles northeast of the City of Sacramento. The Plan Area is bounded by Baseline Road to the south, Fiddymont Road to the east, the West Roseville Specific Plan (WRSP) area to the north, and Placer County's proposed Curry Creek planning area to the west. The SVSP is located approximately five miles west of downtown Roseville and four miles east of the Sutter County line. (See Figures 2-1, Regional Context and 2-2, Plan Area Location)

At the time of Specific Plan approval, Sierra Vista was within unincorporated Placer County and mostly within the City of Roseville's Sphere of Influence (SOI).

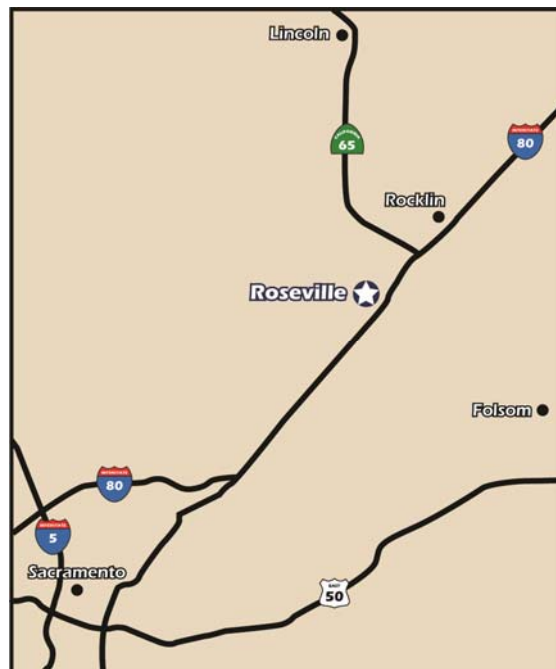


Figure 2-1: Regional Context

2.2 Project Setting

A. Regional Setting

During the 1990's and through the mid-2000's, the six-county region including the City of Roseville experienced significant growth. While the pace of new development slowed after 2005, according to the Sacramento Area Council of Governments (SACOG), the region is expected to add over 1-million jobs and 800,000 residential units by the year 2050. A majority of the growth is expected to occur adjacent to existing urbanization, a large portion of which is projected for the cities of Elk Grove, Folsom, Sacramento, and Roseville. As the region grows, there will continue to be strong demand for residential development in the Roseville area, particularly as the City continues to strengthen as a major employment center in the region.

At the time of Specific Plan approval, several other master-planned development projects were being contemplated in proximity to the SVSP. (See Figure 2-2 for the geographic location of each project.) Each development proposal incorporates a mix of land uses, which is primarily residential, but also has non-residential components that include commercial, office, park, school, university, and public/quasi-public uses. These include:

- ❑ **Placer Vineyards Specific Plan**, a 5,230-acre project located immediately south of the SVSP and Baseline Road. This project was approved by the Placer County Board of Supervisors in July 2007.
- ❑ **Regional University Specific Plan**, a 1,157-acre project located northwest of SVSP, along the planned extension of Pleasant Grove Boulevard. This project was approved by the Placer County Board of Supervisors in December 2008.
- ❑ **Placer Ranch Specific Plan**, a 2,213-acre proposed project located north of the SVSP, adjacent to the Roseville city limits and the WRSP area.
- ❑ **Creekview Specific Plan**, a 570-acre proposed project located west of the City of Roseville, generally northwest of the WRSP area.

Two other future projects, not yet planned, but included as geographic areas of interest for development include:

- ❑ **Curry Creek Community Plan**, an approximately 4,189-acre land area located in Placer County to the west of and directly adjacent to the SVSP.
- ❑ **Brookfield**, an approximately 660-acre land area located to the north of the Creekview Specific Plan area and adjacent to the Roseville city limits.

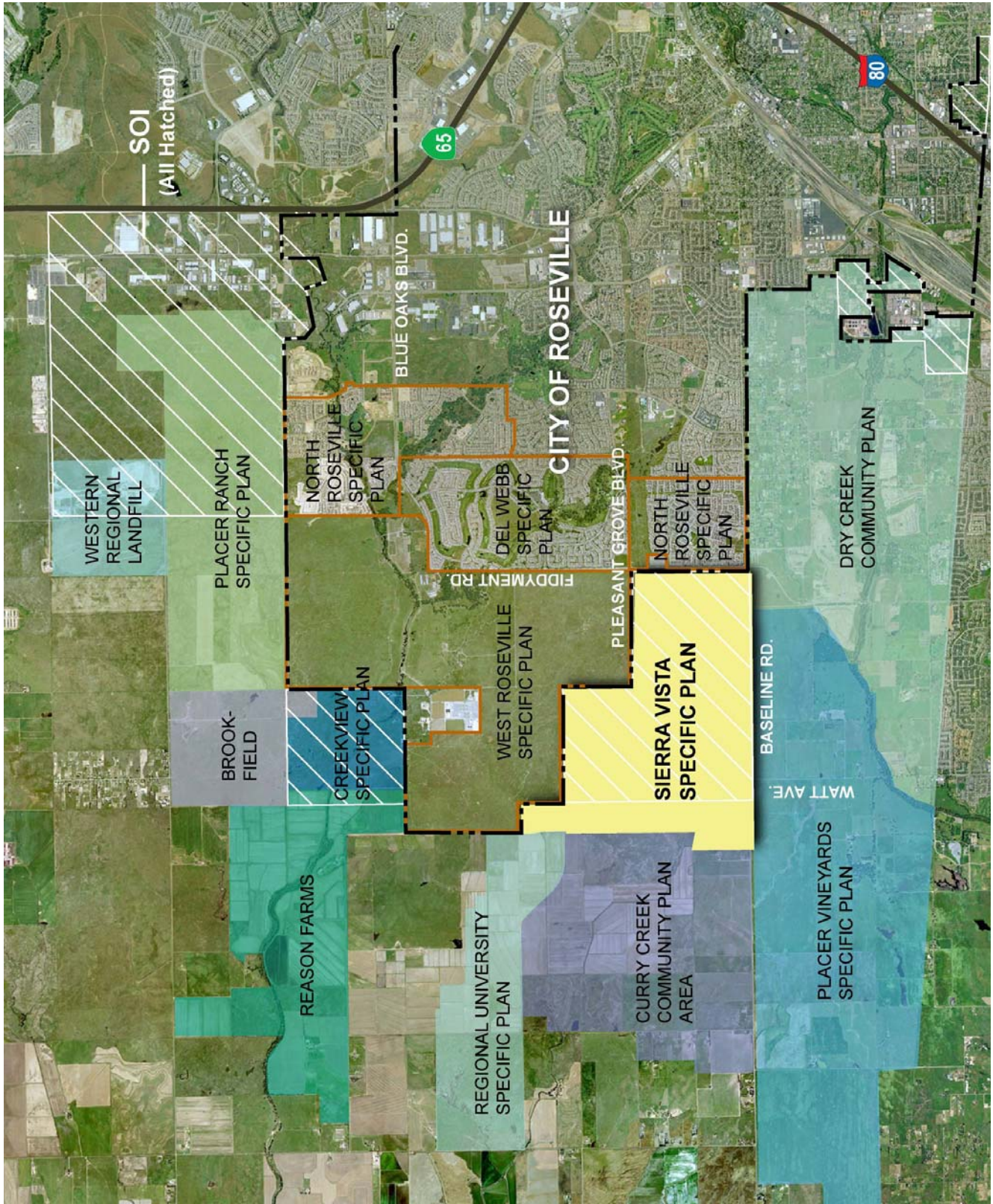


Figure 2-2: Plan Area Location

In addition to the planned development projects noted above, two approved and/or built out Roseville Specific Plan projects are located adjacent to the SVSP. These include:

- ❑ **West Roseville Specific Plan**, a 3,163-acre project located immediately north of Sierra Vista, which was approved and annexed by the City of Roseville in 2004 and began construction in 2005.
- ❑ **North Roseville Specific Plan**, (portion of) located to the east of Fiddymont Road and south of Pleasant Grove Boulevard, is immediately east of Sierra Vista. This plan is primarily low-density single-family homes and is mostly built out.

B. Site Conditions and Uses



Westward view of the southern edge of the SVSP, along Baseline Road.



The southern portion of the site, near the Curry Creek corridor.



Western area of the SVSP.

At the time of Specific Plan approval, the Plan Area was primarily undeveloped, characterized by gently-rolling topography and large, open annual grassland areas. Curry Creek traverses the southern portion of the site in a westerly direction, crossing Baseline Road for a period, and ultimately crossing back north of Baseline to the western edge of the Plan Area. Seasonal wetlands, including vernal pools and seasonal drainages are also dispersed throughout the site. A small number of trees are present in the southwest portion of the site, primarily along the Curry Creek corridor.

Previous onsite uses consisted of limited agricultural enterprises such as grazing and dry farming. Several residences and other structures associated with past and ongoing agricultural activities exist on the site, generally in the central and southwestern portion of the Plan Area, accessed from Baseline Road. At the time of Specific Plan approval, agricultural operations had generally ceased in the area due to marginal soils. Any remaining agricultural operations were limited to small dry farming areas along Baseline Road and limited strawberry farming.

The Western Area Power Authority (WAPA), Sacramento Municipal Utility District, and Roseville Electric each have easements, which together have a combined width of 410-feet and form the WAPA corridor, that generally extends in an east-west direction through the center of the Plan Area. Several constraints exist within this corridor, including multiple high tension power lines and associated towers. This is part of WAPA's northern California energy transmission infrastructure system.

2.3 Factors Influencing the Specific Plan

Sierra Vista's final development plan was influenced by several factors, which are reflected in the organization and mix of land uses and location of roadways on the land use plan. Some of these factors were physical, with the development plan influenced by existing natural features that created various site constraints or locational opportunities. Other factors that influenced the Specific Plan were reflective of City policies (General Plan, Blueprint implementation strategies, etc.), and the City and property owners' individual objectives. The following sub-sections summarize the key factors, opportunities, constraints, and regulatory context in which the development plan for Sierra Vista was derived.

A. Site Opportunities and Constraints

The Plan Area's location, natural and man-made features, and proximity to newly urbanizing areas provide significant opportunities for the form and organization of land uses and roadways within Sierra Vista.

- ❑ **WAPA Corridor:** This 410-foot wide corridor bisects the Sierra Vista site in an east/west fashion. It consists of three parallel easements for WAPA, SMUD, and Roseville Electric, which have existing high-tension power lines and associated towers/poles. Despite its physical constraints that limit development within the easements, the corridor provides a number of potential benefits for the community. These include opportunities to locate facilities for stormwater drainage, storm water treatment features, bikeways, natural open space, recreation features, and parking lots for various land uses.
- ❑ **Natural Resources:** Several prominent drainages and swales pass through the Plan Area, which are fueled by urban runoff from development to the east of Fiddymont Road and to the north in the WRSP. Curry Creek, a perennial swale, meanders through the southern portion of the Plan Area. In addition, an intermittent drainage meanders through the center of the Plan Area, generally following the WAPA corridor. These features create several development constraints, but they also afford a number of opportunities. Preserved as open space features, these corridors will provide relief to the developed environment and will create a space for passive recreation and pedestrian/bike trails. Opportunities for the preservation and/or on-site mitigation of wetlands and vernal pools and stormwater detention can also be accommodated in these corridors. Appropriate avoidance and preservation areas were determined in consultation with state and federal resource agencies as discussed below under F. Resource Agency Early Consultation.
- ❑ **Baseline Road Corridor:** With the anticipated growth in western Placer County through the year 2050, Baseline Road will



The WAPA corridor's power lines and related towers crossing the SVSP.



The Curry Creek corridor along the southern portion of the SVSP, near Watt Avenue.

strengthen as a major east/west travel corridor between Placer and Sutter counties, which is projected to ultimately accommodate over 45,000 daily vehicle trips. As such, the land uses sited along this edge have the unique opportunity to capitalize on future traffic volumes by providing both local and regional-serving goods and services that will benefit Roseville residents and regional travelers.

- ❑ **Roadways:** The placement, alignment, and design of roadways within Sierra Vista were influenced by several pre-existing conditions. First, roadway connections to the Plan Area respond to existing and planned roadways adjacent to the site, which include the existing Watt Avenue, Dyer Road, and Westhills Drive, and the future planned Westbrook Blvd., Market Avenue, and Upland Drive. Second, Sierra Vista's major roadways are planned as one component of an overall regional traffic planning solution for western Placer County, providing for future regional connections (i.e. proposed Placer Parkway) and providing east-west facilities that parallel Baseline Road.
- ❑ **Connections to West Roseville's Village Center:** A 115-acre Village Center is planned to the north of Sierra Vista, within the southern portion of the WRSP. The Village Center is modeled after a traditional downtown and is envisioned as a community gathering place for residents of west Roseville. Its core includes plans for a church and mixed-use retail/office buildings that are anchored by a central park. In addition, its urban design framework is intended to foster a "traditional" grid-like development pattern for the surrounding higher-density residential neighborhoods. Given Sierra Vista's proximity to the WRSP Village Center, this element includes opportunities for direct roadway, transit, and pedestrian connections from the SVSP.
- ❑ **Adjacent Neighborhoods:** Sierra Vista is adjacent to the West Roseville and North Roseville Specific Plan areas. At the time of Specific Plan approval, these areas were developed (or being developed) with a mix of uses that consisted primarily of residential neighborhoods. Along the northern and eastern edges of Sierra Vista, land uses were influenced by existing land uses and roadway corridors.

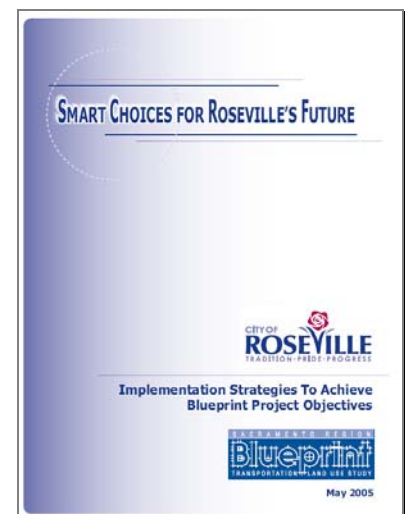
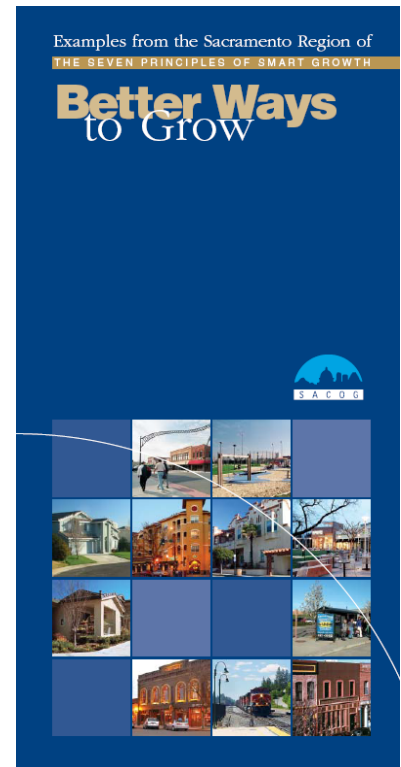
While functioning as both opportunities and constraints to the project, the factors outlined above ultimately played a significant role in helping shape the form of the Sierra Vista community.

B. Blueprint

The Sacramento Region Blueprint Transportation Land Use Study was a regional planning effort initiated by the Sacramento Area Council of Governments (SACOG) in 2002 that examined how transportation and land use planning could be better linked to accommodate future growth. Through a two-year process, SACOG, in association with participating jurisdictions in the six-county region (including Roseville), developed a number of land use scenarios, depicting how the region could accommodate an anticipated additional population of 1.7 million people and associated homes and jobs by the year 2050. The effort culminated in December 2004 when SACOG adopted a “Preferred Blueprint Scenario” for growth in the region’s six counties. For Placer County, the preferred scenario anticipated that a significant portion of future growth would occur in the western portion of the County’s “greenfields,” between Roseville’s western limits and the eastern edge of Sutter County. SACOG’s Preferred Blueprint Scenario included seven key growth principles, some of which apply directly to newly-developing greenfield areas:

- ❑ **Transportation Choices:** To provide alternative modes of transportation to the automobile and create land use patterns that encourage people to walk, ride bicycles, ride public transit, and carpool.
- ❑ **Mixed-Use Developments:** To establish places where mixed-use development can occur in an effort to provide a variety of goods and services in proximity to residential uses, and further, to support alternative transportation modes such as walking and biking.
- ❑ **Compact Development:** To utilize land in a more efficient manner by creating environments that are more compactly built, thereby reducing reliance on the automobile and encouraging walking, biking, and use of public transit.
- ❑ **Housing Choices:** To provide residents with opportunities for a mix of housing choices, which include apartments, condominiums, townhouses, and single-family detached homes on varying lot sizes, which collectively respond to multiple demographic, pricing, and market segments.
- ❑ **Natural Resource Conservation:** To conserve and preserve natural resource areas, including prominent vernal pool concentrations and drainages, through the designation of permanent open space.
- ❑ **Quality Design:** To foster attractive communities with a strong sense of place, that will use land efficiently.

In support of this regional effort, in May 2005, the City of Roseville adopted a set of Implementation Strategies to guide both infill and greenfield development projects in Roseville. These strategies are intended to



encourage several “smart growth” development principles that were outcomes of the Blueprint effort.

The Sierra Vista Specific Plan incorporates elements of these smart growth principles in support of the City’s adopted Blueprint Implementation Strategies. Specifically, the plan provides for the creation of higher-density neighborhoods with a mix of uses in ‘village nodes,’ fosters transportation choices with provisions for bikeways and commercial corridors that will support transit, and promotes more compact development that will offer a variety of housing choices for multiple market segments. These strategies are defined in greater detail throughout Chapter 3, Vision and Principles, and Chapter 4, Land Use.

C. General Plan Growth Management Policies

Guiding Principles

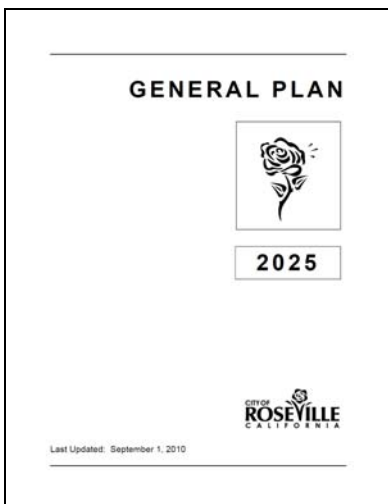
The City’s General Plan Growth Management Element includes several “Guiding Principles” that direct the City’s review of new development proposals located outside the City’s corporate boundaries. The intent of these principles is to ensure that new development meets or exceeds the City’s existing policies, standards, and expectations, and further, that new development does not unduly impact services to existing City residents. While some of the Guiding Principles address the City’s governmental services and long-term fiscal sustainability, other principles address matters that guided the physical form of Sierra Vista’s land use plan. These include provisions to:

- Maintain the integrity of existing neighborhoods and create a sense of place in new neighborhoods.
- Aid in regional traffic solutions and in right of way preservation.
- Incorporate mechanisms to ensure new schools are available to serve the residents and shall not impact existing schools.
- Include a significant interconnected public open space component/conservation plan in coordination with the City of Roseville/ U.S. Fish and Wildlife Service Memorandum of Understanding.

Western Edge

The City’s General Plan Growth Management Element includes several policies intended to provide for a ‘distinctive edge’ and ‘physical and visual transition area’ between the City and County lands to the west. These policies state that:

“Development proposed on the western edge of the City shall provide a distinctive open space transition to create a physical and



visual buffer between the City and County to assure that the identity and uniqueness of the City and County will be maintained.”

“As new development is proposed in City’s Sphere of Influence to the west of Fiddymment Road, require project proponents to provide a transitional area between City and County lands, through a system of interconnecting Open Space land areas.”

The Sierra Vista Specific Plan supports the City’s Growth Management policies related to the Guiding Principles for new development and the creation of a distinctive western edge, which are represented in the final design and form of the new community. Details outlining how Sierra Vista provides a western edge treatment, consistent with the City’s policies, are discussed in Chapter 3, Vision and Principles.

D. Growth Management Visioning Committee

The Roseville City Council enacted the Growth Management Visioning Committee (GMVC) in August 2004 to develop a vision that would guide the City’s growth through the year 2025. The committee was formed partially in response to a growing number of large-scale development proposals being considered in unincorporated land areas adjacent to the City. The goal was to gain a high-level understanding of the potential impacts that planned growth could have on the City’s character, quality of life, boundaries, and population. Through extensive public involvement and facilitated meetings, the GMVC developed a vision for Roseville’s future. The vision was supported by several growth management policy concepts and action steps recommended to implement the vision. The GMVC’s report and recommendations were approved by the City Council in 2005.

E. City/County Memorandum of Understanding

In 1997, the County of Placer and City of Roseville entered into an agreement regarding the future development of a 5,540-acre ‘transition area’ west of Fiddymment Road and north of Baseline Road, adjacent to Roseville’s western city limits in Placer County. Referred to as the City/County MOU, this agreement was intended to promote interagency communication and to foster cooperative land use planning within the transition area. Of Sierra Vista’s 2,075-acre Plan Area, approximately 1,691 acres (82%) are within the MOU transition area (See Figure 2-2). The MOU specifies the mutually-agreed-upon requirements for processing development applications within the transition area, and allows development applications to be processed either by the County or the City. Its terms include provisions for City/County consultation and review, application submittal, mitigation of project impacts, and minimum

development standards. The SVSP was processed in accordance with the City/County MOU.

F. Resource Agency Early Consultation

In August 2000, the City and the USFWS entered into a memorandum of understanding (MOU) to prepare a Habitat Conservation Plan (HCP) or equivalent permit process to minimize incidental take of vernal pool species from future City growth. Consistent with this agreement, the City of Roseville, the SVSP Landowners, and the USFWS, the US Army Corps of Engineers, and U.S. Environmental Protection Agency (EPA) conducted an extensive early consultation process. The group met on over fourteen different occasions and conducted field trips to review on-site resources and off-site mitigation properties with the following objective: to reach basic agreement on a land use plan and mitigation strategy that could be permitted under Section 404 of the Clean Water Act utilizing a Section 7 Consultation process for ESA compliance. Feedback received through this process influenced the land use plan and resulted in additional and expanded avoidance areas.