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introduction

1.1 Overview

The Sierra Vista Specific Plan (SVSP) establishes a comprehensive land use and regulatory framework to guide development of an approximately 2,075-acre Plan Area located to the west of Fiddyment Road and north of Baseline Road, along the western edge of the City of Roseville. Prior to the Specific Plan's adoption, most of the Plan Area was within the City's Sphere of Influence and was recognized as a logical growth extension for the City.

1.2 Project Objectives

The ultimate development pattern and urban framework for the SVSP are guided by the following objectives:

- **Complete Comprehensive Planning for the SVSP Area:** Formulate a specific plan and related land use planning documents and regulatory approvals for the SVSP as a means of expanding the City in an orderly manner, and that accommodates Roseville's share of future regional population growth, that is compatible with surrounding land uses, that complements the pattern and intensity of existing development in the City, and that provides new benefits to the City.
- **Mix of Land Uses:** Provide for a mix of land uses within the SVSP to create a balanced community with 8,679 residential units on approximately 2,075 acres; 259 acres of commercial, commercial mixed-use, and business professional uses; 495 acres of parks and open space, and supporting public/quasi-public uses; and 40 acres of urban reserve.
- **Existing Policies:** Satisfy the City policies, regulations and expectations as defined in the General Plan, City/Placer County Memorandum of Understanding (MOU), City/USFWS MOU, Growth Management Visioning Committee recommendations, Council Edge Policy, Zoning Ordinance, Improvement Standards, and other applicable plans, documents, and programs adopted by the City.
- **Blueprint Consistency:** Provide for development that meets the City's nine identified Blueprint implementation strategies to achieve the Blueprint Principles adopted by the City Council in June 2005. Achieve project design characteristics that are reflective of the general policy direction embodied in the City's adopted General Plan and Blueprint implementation strategies, including connectivity between neighborhoods commercial uses, and schools and parks. By focusing development on lands adjacent to existing urban areas and infrastructure, the Blueprint strives to reduce the pressure to urbanize other agricultural or habitat lands within the greater Sacramento region, and thereby minimize long-term environmental impacts within the region.
- **Commercial/Employment Center:** Provide for retail/commercial and office opportunities along key sub-regional transportation corridors such as Baseline Road and Santucci Blvd.
- **Jobs/Housing Balance:** Strive for a land use mix and pattern of development that provides linkages between jobs and employment uses, will provide a reasonable jobs/housing balance, and will maintain the fiscal viability of the City.
- **Housing Opportunities:** Plan for approximately 8,679 residential units to provide housing choices in varying densities that respond to all market segments, including opportunities for rental units and affordable housing consistent with the City's General Plan.

- **Regional Housing Needs Allocation:** Aid the City in meeting its recognized obligation to accommodate a percentage of future population growth in the region (as embodied in the Regional Housing Needs Allocation [RHNA] identified by the Sacramento Council of Governments [SACOG] and the California Department of Housing and Community Development [HCD]) by increasing the residential holding capacity by 8,679 residential units in an area identified as appropriate for such development in the City/County MOU, the SACOG Blueprint Project Preferred Alternative (December 2005), and the Sierra Vista Specific Plan Feasibility Analysis (April 2007).
- **Community Form:** Shape a physical form and character of development that is functional and creates a sense of place that will:
  - → Establish an identifiable western edge of the City consistent with the City's edge policy, through inclusion of open space, urban reserve and park uses;
  - → Organize neighborhoods to be identifiable and walkable, and to incorporate gathering places such as village centers, parks, and schools; and
  - → Provide adequate school services to serve students generated in the SVSP area.
- **Mixed-Use Nodes:** Create livable neighborhoods within the SVSP, with higher density development nodes anchored by commercial mixed-use centers that site retail, office, and service opportunities in proximity to residential neighborhoods.
- **Regional Roadways:** Provide a safe and efficient circulation system that interconnects uses and promotes pedestrian circulation and alternate transportation options. Provide for an extension of Westbrook Blvd. to provide a parallel facility to Fiddyment Road to alleviate traffic congestion. Also provide an extension of Santucci Blvd. within the western portion of the SVSP and develop the frontage with a mix of land uses that take advantage of higher-density nodes around potential transit stops. In addition, develop an east-west roadway connection through the SVSP that parallels Baseline Road and provides an alternative east-west travel route for SVSP residents and enhances regional transportation systems.
- **Land Use and Transportation Integration:** Provide for a mixture of land uses along the Santucci Blvd. and Baseline Road transportation corridors to take advantage of higher-density nodes around potential transit stops. Provide opportunities for potential bus rapid transit along Santucci Blvd..
- **Citywide Park Facilities:** Plan for a citywide park facility within the Plan Area with compatible adjacent land uses that will support adult and youth sporting programs.
- **Bicycle Facilities:** Develop a system of Class I and II bikeway facilities that provide an alternative transportation mode and connect with planned City bikeway facilities to adjacent lands.
- **Pedestrian and Bicycle Connections:** Provide connections throughout the community in the east-west direction and north-

south direction via a system of open space, paseos, and Class IA bikeways.

- **Public Transportation Options:** Through implementation of City arterial and collector street improvement standards, provide the opportunity to install fixed-route bus stops in appropriate locations. Operate Commuter, Dial-A-Ride, and fixed-route public transit services as funding allows.
- **Linking Public Use Areas:** Provide schools and accompanying parks with links to Plan-wide open spaces and residential neighborhoods.
- **Habitat Conservation & Creation:** Balance development with resource protection, including preservation of the creek corridors, sensitive habitat and wetland resources in an inter-connected permanent open space. Where feasible, create multi-functional habitat within the open space corridors that will provide on-site habitat and aid in water quality. Develop the Plan Area and associated mitigation to compliment the Placer County Conservation Plan (PCCP).
- **Positive Fiscal Impact:** Include commercial and other tax-generating land uses that will allow the project to have an overall positive fiscal impact on the City and Placer County. Phase development to allow the timely provision of services with the timing of development.
- **Long Term Growth:** Plan for long-term growth to be positioned to react to market demand. The specific plan is intended to guide development over a 20-year horizon, and is not intended to provide short-term supply of land uses.
- **Program-Level Parcel Objectives:** The objective for the Chan parcel is to provide a platform for orderly and systematic future development consistent with General Plan policies, Guiding Principles and the natural features of the land. It is recognized that the property is a logical location for future growth as identified in the City of Roseville and Placer County MOU. The inclusion of a parcel as an Urban Reserve area will allow the City to adequately plan for and size future infrastructure. No additional or specific project objectives have been identified for this parcel because there are no specific development plans or proposals at this time.

1.3 Specific Plan Tool

A specific plan is a planning and regulatory tool intended to implement a city or county general plan through the development of policies, programs, and regulations that provide an intermediate level of detail between the general plan and individual development projects.

The Sierra Vista Specific Plan is the primary land use, policy, and regulatory document used to guide the overall development of the Plan Area. The SVSP establishes a development framework for land use, mobility, utilities and services, resource protection, and implementation. The intent is to promote the systematic and orderly development of the Plan Area, consistent with the overarching vision for the community. All subsequent development projects and related activities are required to be consistent with the SVSP.

The authority to prepare and adopt specific plans and the requirements for content are set forth in Sections 65450 through 65457 of the California Government Code (Planning and Zoning Law). As a mechanism for the implementation of the goals and policies of the City General Plan, State law stipulates that specific plans can only be adopted or amended if they are consistent with the jurisdiction's adopted General Plan. This Specific Plan is consistent with the policies of the City of Roseville 2025 General Plan, as well as other applicable State and local regulations.

1.4 Specific Plan Organization

The Sierra Vista Specific Plan is organized into the following chapters:

Chapter 1 Introduction

Summarizes the purpose, organization, authority, and objectives of the Specific Plan and related documents.

Chapter 2 Context

Describes the Plan Area's location and setting, and identifies the features and policy objectives that influence the design and location of land uses and roadways.

Chapter 3 Vision and Principles

Identifies the overarching vision, organizing principles, and community form elements that shape the Plan.

Chapter 4 Land Use Plan

Identifies the land use plan and corresponding land use designations.

Chapter 5 Affordable Housing Plan

Provides an affordable housing program for the Plan Area, identifying the location and distribution of affordable units.

Chapter 6 Circulation Plan

Describes the network to provide for the movement of vehicles, pedestrians, bicyclists, and transit.

Chapter 7 Public Services Plan

Identifies public services including parks and recreation, schools, libraries, police, and fire.

Chapter 8 Utilities Plan

Describes water, wastewater, recycled water, storm drainage, electric, natural gas, and solid waste services.

Chapter 9 Resource Management Plan

Describes measures to protect biological, open space, and cultural resources.

Chapter 10 Implementation

Describes the various specific plan-related documents, the phasing plan, financing of public improvements, subsequent approval actions, amendment procedures, and unit/square footage transfers.

Appendix A Development Standards

Provides unique development standards for certain areas of the community, identifying deviations to typical residential development standards and providing new standards for mixed-use areas.

Appendix B Design Guidelines

Provides guidelines for the Plan Area's design attributes for the creation of consistent streetscapes, entry features, walls, fencing, identification signage, and other common landscape elements.

1.5 Related Documents

Several documents work in tandem with this Specific Plan to provide policy guidance for implementation of the project. Existing documents including the City's General Plan, Municipal Code, Community Design Guidelines, Design and Construction Standards, Storm Water Design Manual, and various City master plans (i.e., parks, utilities, bikeways, open space preserves, etc.), have been previously adopted by the City and are actively used to plan for, and implement, development projects. In addition, concurrent with adoption of the Sierra Vista Specific Plan, General Plan amendments, development agreements, large lot subdivision maps, and an environmental impact report, including a mitigation monitoring and reporting plan, were approved, each providing guidance for the ultimate buildout of the Plan Area.

The application and deviation from these documents and master plans are further discussed in Chapter 10, Implementation.