

## Sierra Vista Specific Plan

### Unit Transfer Summary for Westbrook Parcel WB-7

October 26, 2016

Parcel	Land Use Designation	Existing Unit Allocation	Proposed Unit Allocation	Difference	% Change	Transfer to/from
WB-7	LDR	134 du	145 du	11 du	8.2%	Receives 11 du from Pcl's WB-20 & WB-21
WB-20	MDR	80 du	75 du	-5 du	-6.3%	Transfers 5 du to Pcl WB-7
WB-21	MDR	80 du	74 du	-6 du	-7.5%	Transfers 6 du to Pcl WB-7
<b>Total</b>		<b>294 du</b>	<b>294 du</b>	<b>0 du</b>		

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**OCT 31 2016**

Planning Division

FULL COST  
AP-UAT & SUBD-MAJOR

**PL16-0379**

**SVSP PCL WB-7 - MAJOR TENTATIVE MAP  
MODIFICATION & UNIT TRANSFER  
5100 SUMMERFAIRE DR**

**Table 4-1: Plan Area Land Use Summary**

Land Use Designation		Applied Zoning Districts	Acres	% of Total Acres	Units	% of Total Units
<b>Residential Neighborhoods</b>						
LDR	Low Density Residential	RS/DS	622.7	30.0%	<del>3,004</del> 3,015	34.6%
LDR	LDR – Age Restricted	RS/DS	91.6	4.4%	493	5.7%
MDR	Medium Density Residential	RS/DS	326.2	15.7%	<del>2,657</del> 2,646	30.6%
HDR	High Density Residential	R3	92.0	4.4%	2,270	26.2%
<b>Sub-totals</b>			<b>1,132.5</b>	<b>54.5%</b>	<b>8,424</b>	<b>97.1%</b>
<b>Commercial and Employment</b>						
CC	Community Commercial (Commercial Mixed Use)	CMU/SA	35.0	1.7%	255	2.94%
CC/BP	Community Commercial/ Business Professional (Mixed Use)	CC/SA	27.39	1.32%	--	--
CC	Community Commercial	CC & GC	178.2	8.6%	--	--
<b>Sub-totals</b>			<b>240.6</b>	<b>11.6%</b>	<b>255</b>	<b>2.94%</b>
<b>Open Space/Public</b>						
P/QP	Public/Quasi-Public	P/QP	71.72	3.45%	--	--
PR	Parks & Recreation	PR	105.4	5.1%	--	--
OS	Open Space	OS	303.27	14.61%	--	--
OS	Paseo (60'-wide)	OS	13.96	0.67%	--	--
UR	Urban Reserve	UR	40.08	1.93%	--	--
<b>Sub-totals</b>			<b>534.5</b>	<b>25.8%</b>	<b>--</b>	<b>--</b>
Right of Way/ Landscape Corridor			168.1	8.1%	--	--
<b>TOTAL</b>			<b>2075.7 ac</b>	<b>100%</b>	<b>8,679 du</b>	<b>100%</b>

**Note:** See Table 7-4 for net Paseo total acres

Last Updated: April 20, 2016

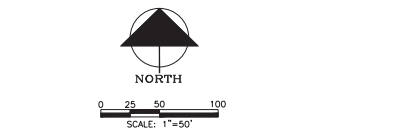
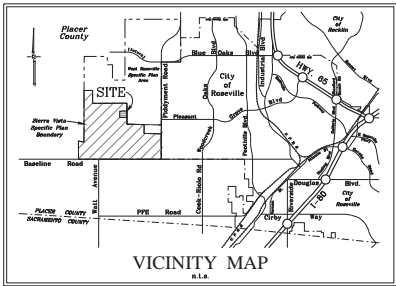
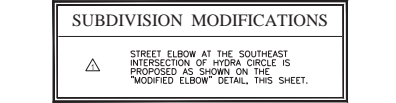
Table 4-2: Land Use, Zoning, &amp; Acreage by Parcel (cont.)

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	FINALED UNITS	AVAILABLE UNITS	DENSITY
UR-92	Urban Reserve	UR	40.08				
<b>Sub-totals (Urban Reserve)</b>			<b>40.08</b>	<b>0</b>	<b>0</b>	<b>0</b>	
WB-1A	LDR (Residential – Age-Restricted)	RS/DS	22.5	87	0	0	4.0
WB-1B	LDR (Residential – Age-Restricted)	RS/DS	14.2	87	0	0	6.0
WB-1C	LDR (Residential – Age-Restricted)	RS/DS	14.8	85	0	0	6.0
WB-2A	LDR (Residential – Age-Restricted)	RS/DS	11.4	66	0	0	6.0
WB-2B	LDR (Residential – Age-Restricted)	RS/DS	6.9	35	0	0	5.0
WB-3A	LDR (Residential – Age-Restricted)	RS/DS	11.6	66	0	0	6.0
WB-3B	LDR (Residential – Age-Restricted)	RS/DS	10.2	67	0	0	7.0
WB-4	LDR (Residential)	RS/DS	16.0	89	0	0	6.0
WB-5	LDR (Residential)	RS/DS	30.5	157	0	0	5.0
WB-6	LDR (Residential)	RS/DS	21.6	103	0	0	5.0
WB-7	LDR (Residential)	RS/DS	25.1	<del>134</del> 145	0	0	<del>5.0</del>
WB-20	MDR (Residential)	RS/DS	10.0	<del>80</del> 75	0	0	<del>8.0</del>
WB-21	MDR (Residential)	RS/DS	10.0	<del>80</del> 74	0	0	<del>8.0</del>
WB-22	MDR (Residential)	RS/DS	7.4	61	0	0	8.0
WB-23	MDR (Residential)	RS/DS	7.2	59	0	0	8.0
WB-24	MDR (Residential)	RS/DS	7.5	53	0	0	7.0
WB-25	MDR (Residential)	RS/DS	14.3	100	0	0	7.0
WB-30	HDR (Residential)	R3	7.9	237	0	0	30.0
WB-31	HDR (Residential)	R3	11.1	255	0	0	29.0*
WB-32	HDR (Residential)	R3	5.1	128	0	0	25.0
WB-41	CC (Commercial)	CC	10.0				
WB-42	CC (Commercial)	CC	14.5				
WB-50	PR (Park)	PR	8.7				
WB-51	PR (Park)	PR	4.40				
WB-52	PR (Park)	PR	1.5				
WB-60	Public/Quasi-Public (Elementary School)	P/QP	10.00				
WB-61	Public/Quasi-Public (Well)	P/QP	0.30				
WB-62	Public/Quasi-Public (Lift Station)	P/QP	0.80				
WB-80	OS (Open Space)	OS	36.6				
<b>Sub-totals (Westbrook)</b>			<b>352.1</b>	<b>2,029</b>	<b>0</b>	<b>0</b>	
ROW	Right of Way/Landscape Corridors		168.1				
<b>Sub-totals (ROW)</b>			<b>168.1</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Total</b>			<b>2,075.7</b>	<b>8,679</b>	<b>0</b>	<b>0</b>	

Updated April 20, 2016

TENTATIVE MAP INFORMATION	
OWNER/DEVELOPER:	WP DEVELOPMENT COMPANY, LLC 1420 Rocky Ridge Drive, Suite 255 Roseville, CA 95661
ENGINEER:	MACKEY & SOMPS CIVIL ENGINEERS, INC. 1002 Eureka Road, Suite 100 Roseville, CA 95661 (916) 773-1189
ASSESSORS PARCEL NO:	496-100-008 (Lot 7A) and 496-100-009 (Lot 7B)
SITE ACREAGE:	20.1 ± AC Lot 7A: 11.9 ± AC Lot 7B: 13.2 ± AC
LAND USE: SIERRA VISTA SPECIFIC PLAN	LDR (Residential)
ZONE: SIERRA VISTA SPECIFIC PLAN	RS/D5
NUMBER OF LOTS:	147 TOTAL LOTS 72 LDR lots (Lot 7A) 72 LDR lots (Lot 7B) 2: Landscape Corridor lots (Lots A & B)
SERVICE PROVIDERS:	Roseville City School District Roseville Joint Union High School District
PARKS & RECREATION:	City of Roseville
POLICE & FIRE PROTECTION:	City of Roseville
SANITARY SEWER:	City of Roseville
DOMESTIC WATER:	City of Roseville
STORM DRAIN:	City of Roseville
ELECTRICITY:	City of Roseville
TELEPHONE:	Consolidated Communications
GAS:	Pacific Gas & Electric Co.
CABLE:	Comcast

- NOTES
- PROPERTY DESCRIPTION: Lots 8 and 9 of CC Maps 85.
  - Lot dimensions and acreages are approximate.
  - Lot lines and lot areas may be adjusted at the time of Final Map(s) preparation provided no additional lots are created, subject to the approval of the City of Roseville. Flexibility in Large Lot parcel configuration as shown herein is allowed provided the configuration is in substantial compliance with the approved Specific Plan, subject to the approval of the City of Roseville.
  - Pursuant to Government Code Section 66456.1, the subdivider may file multiple Final Maps based upon this Amended Phased Tentative Subdivision Map. The filing of a Final Map on a portion of this Amended Phased Tentative Subdivision Map shall not invalidate any part of this Amended Phased Tentative Subdivision Map.
  - Pursuant to Government Code Section 66499.20.2 the Small Lot Final Map merges and resubdivides the entire project site shown on this Amended Phased Tentative Subdivision Map. The following easements shall be abandoned:
    - Public Utility Easements (PUE), CC Maps 85.
  - The Final Mapping and subsequent development of lots and streets may be phased. Phasing is to be consistent with the performance criteria in the Development Agreement and the Westbrook Phases 1 infrastructure phasing matrix.
  - Additional easements to accommodate new public utility improvements, access required for lot development, or other similar mapping requirements needed to accomplish the final design may be added prior to each Final Map based on this Amended Phased Tentative Subdivision Map.
  - Landscape Corridor Lots A and B are to be offered to the City of Roseville as right-of-way, created at the time of Final Map.



COVER SHEET  
AMENDED PHASED TENTATIVE  
SUBDIVISION MAP  
for Lots 7A & 7B

Westbrook - Phase 1

A portion of the Sierra Vista Specific Plan Area

Scale: 1" = 50'

Roseville, California

January 4, 2017



1002 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

Sheet 1 of 2

Westbrook Lots 7A/B Cover Sheet #2 18437.075

