

**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                    | 595.6                    | 28.7%                 | 3,049                     | <del>35.1</del> 34.8%  |
| LDR                              | LDR – Age Restricted                                    | RS/DS                    | 94.3                     | 4.6%                  | 493                       | 5.67%                  |
| MDR                              | Medium Density Residential                              | RS/DS                    | <del>342.6</del> 351.1   | <del>16.5</del> 16.9% | <del>2,551</del> 2,614    | 29.84%                 |
| HDR                              | High Density Residential                                | R3                       | 92.0                     | 4.4%                  | <del>2,337</del> 2,367    | <del>26.9</del> 27.1%  |
| <b>Sub-totals</b>                |   |                          | <del>1,125.1</del> 1,133 | <del>54.7</del> 54.7% | <del>8,430</del> 8,523    | <del>97.2</del> 97.21% |
| <b>Commercial and Employment</b> |   |                          |                          |                       |                           |                        |
| CC                               | Community Commercial (Commercial Mixed Use)             | CMU/SA                   | 29.1                     | 1.4%                  | 249                       | 2.98%                  |
| CC/BP                            | Community Commercial/ Business Professional (Mixed Use) | CC/SA                    | 25.4                     | 1.2%                  | --                        | --                     |
| CC                               | Community Commercial                                    | CC & GC                  | <del>177.5</del> 167.2   | 8.61%                 | --                        | --                     |
| <b>Sub-totals</b>                |   |                          | <del>232.0</del> 221.7   | <del>11.2</del> 10.7% | 249                       | 2.98%                  |
| <b>Open Space/Public</b>         |   |                          |                          |                       |                           |                        |
| P/QP                             | Public/Quasi-Public                                     | P/QP                     | 64.7                     | 3.1%                  | --                        | --                     |
| PR                               | Parks & Recreation                                      | PR                       | 104.6                    | 5.0%                  | --                        | --                     |
| OS                               | Open Space  | OS                       | 302.0                    | 14.6%                 | --                        | --                     |
| OS                               | Paseo (60'-wide)  | OS                       | 13.4                     | 0.6%                  | --                        | --                     |
| UR                               | Urban Reserve   | UR                       | 38.7                     | 1.9%                  | --                        | --                     |
| <b>Sub-totals</b>                |   |                          | 523.4                    | 25.3%                 | --                        | --                     |
| Right of Way/ Landscape Corridor |   |                          | <del>191.7</del> 193.8   | 9.2%                  | --                        | --                     |
| <b>TOTAL</b>                     |   |                          | 2072.2 ac                | 100%                  | <del>8,679</del> 8,772 du | 100%                   |

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

Last Updated ~~October 2021~~ December 2021

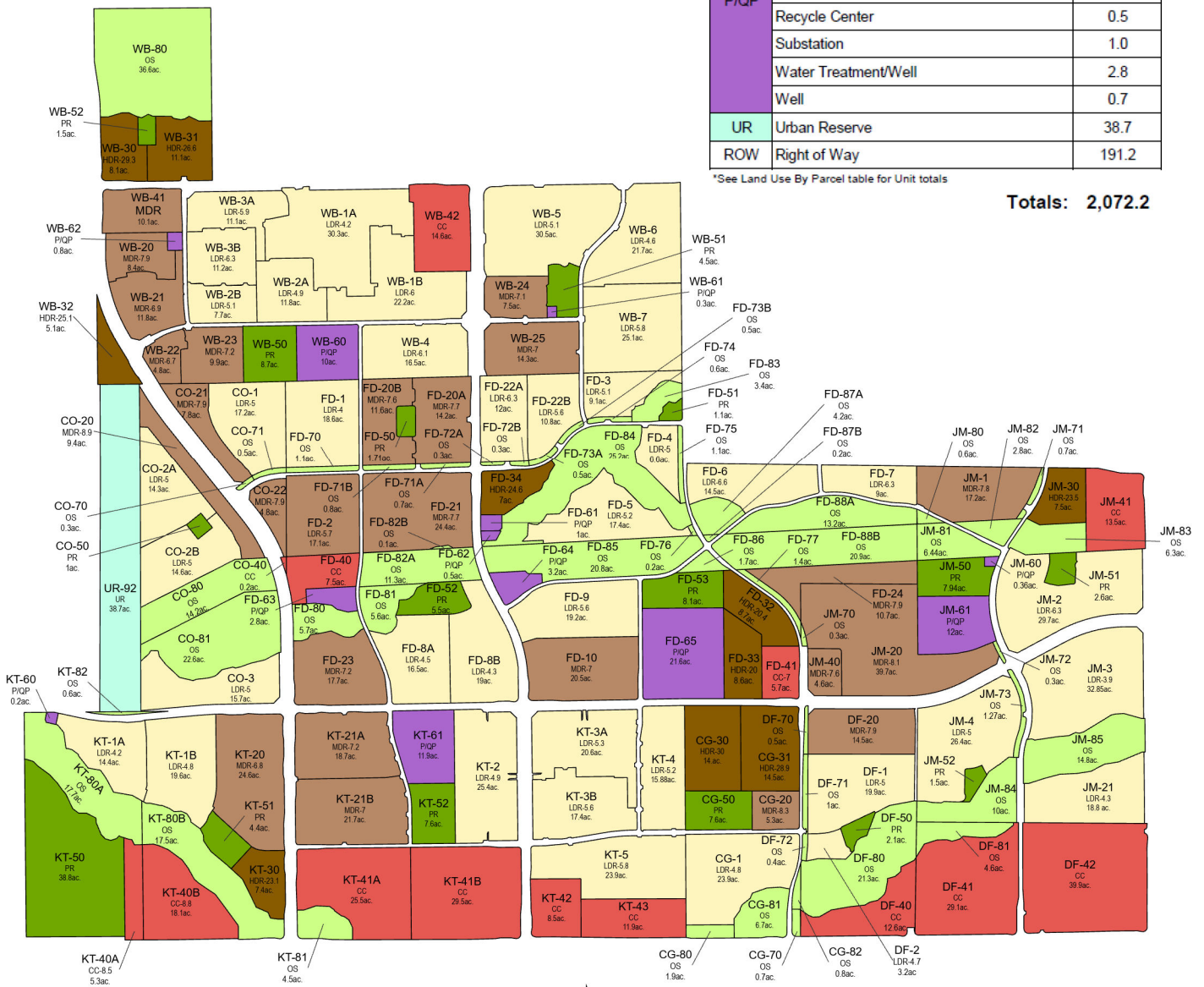
# SIERRA VISTA LAND USE PLAN

## Figure 4-1

| Land Use Designation |                                      | Acres         |       |
|----------------------|--------------------------------------|---------------|-------|
| LDR                  | Residential                          | 595.6         |       |
|                      | Residential - Age Restricted         | 94.3          |       |
| MDR                  | Residential                          | 353.7         |       |
| HDR                  | Residential                          | 92.1          |       |
|                      | Business Professional and Commercial | 25.4          |       |
| CC                   | Commercial                           | 167.2         |       |
|                      | Commercial Mixed Use                 | 29.1          |       |
| OS                   | Open Space                           | 301.8         |       |
|                      | Open Space/Paseo                     | 13.7          |       |
| PR                   | Park                                 | 104.3         |       |
| P/QP                 | Elementary School                    | 34.1          |       |
|                      | Fire Station                         | 3.2           |       |
|                      | Lift Station                         | 1.2           |       |
|                      | Middle School                        | 21.6          |       |
|                      | Recycle Center                       | 0.5           |       |
|                      | Substation                           | 1.0           |       |
|                      | Water Treatment/Well                 | 2.8           |       |
|                      | Well                                 | 0.7           |       |
|                      | UR                                   | Urban Reserve | 38.7  |
|                      | ROW                                  | Right of Way  | 191.2 |

\*See Land Use By Parcel table for Unit totals

**Totals: 2,072.2**

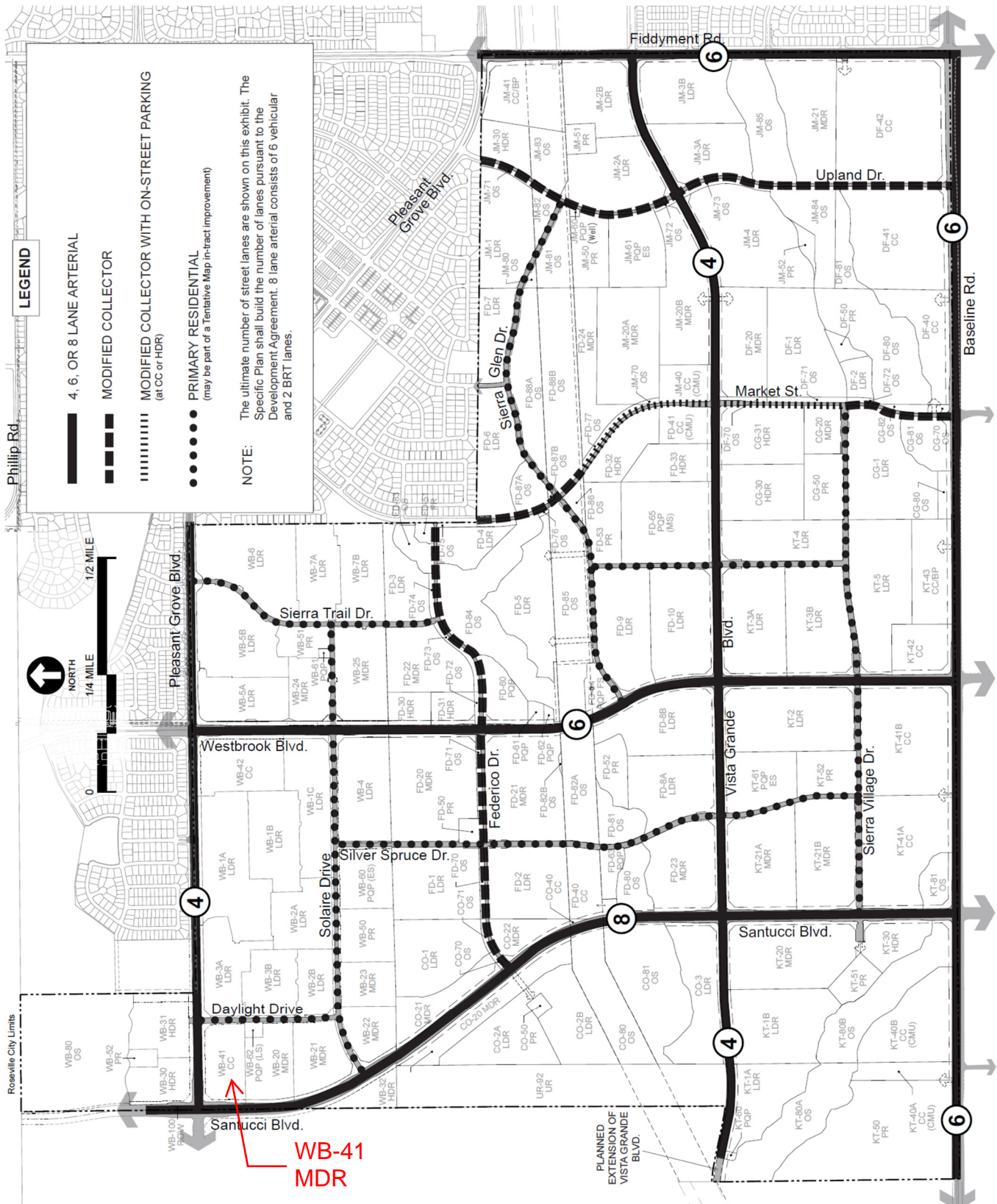


Last Updated: November 24, 2021

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

| PARCEL                            | GENERAL PLAN LAND USE<br>(Specific Plan Land Use) | ZONING             | ACRES               | ALLOCATED<br>UNITS | DENSITY |
|-----------------------------------|---|--------------------|---------------------|--------------------|---------|
| UR-92                             | Urban Reserve                                     | UR                 | 38.72               |                    |         |
| <b>Sub-totals (Urban Reserve)</b> |   |                    | <b>38.72</b>        | <b>0</b>           |         |
| WB-1A                             | LDR (Residential – Age-Restricted)                | RS/DS              | 30.30               | 126                | 4.2     |
| WB-1B                             | LDR (Residential – Age-Restricted)                | RS/DS              | 22.20               | 133                | 6.0     |
| WB-2A                             | LDR (Residential – Age-Restricted)                | RS/DS              | 11.81               | 58                 | 4.9     |
| WB-2B                             | LDR (Residential – Age-Restricted)                | RS/DS              | 7.67                | 39                 | 5.1     |
| WB-3A                             | LDR (Residential – Age-Restricted)                | RS/DS              | 11.10               | 66                 | 5.9     |
| WB-3B                             | LDR (Residential – Age-Restricted)                | RS/DS              | 11.23               | 71                 | 6.3     |
| WB-4                              | LDR (Residential)                                 | RS/DS              | 16.50               | 100                | 6.1     |
| WB-5                              | LDR (Residential)                                 | RS/DS              | 30.50               | 157                | 5.1     |
| WB-6                              | LDR (Residential)                                 | RS/DS              | 21.70               | 103                | 4.7     |
| WB-7                              | LDR (Residential)                                 | RS/DS              | 25.14               | 145                | 5.8     |
| WB-20                             | MDR (Residential)                                 | RS/DS              | 8.88                | 66                 | 7.9     |
| WB-21                             | MDR (Residential)                                 | RS/DS              | 11.80               | 81                 | 6.9     |
| WB-22                             | MDR (Residential)                                 | RS/DS              | 4.80                | 32                 | 6.7     |
| WB-23                             | MDR (Residential)                                 | RS/DS              | 9.88                | 71                 | 7.3     |
| WB-24                             | MDR (Residential)                                 | RS/DS              | 7.50                | 53                 | 7.1     |
| WB-25                             | MDR (Residential)                                 | RS/DS              | 14.30               | 100                | 7.0     |
| WB-30                             | HDR (Residential)                                 | R3                 | 8.06                | 237                | 29.4    |
| WB-31                             | HDR (Residential)                                 | R3                 | 11.10               | 263293             | 23726.4 |
| WB-32                             | HDR (Residential)                                 | R3                 | 5.11                | 128                | 25.0    |
| WB-41                             | <del>CC (Commercial)</del> MDR (Residential)      | <del>CCRS/DS</del> | <del>10.118.5</del> | 63                 | 7.4     |
| WB-42                             | CC (Commercial)                                   | CC                 | 14.55               |                    |         |
| WB-50                             | PR (Park)   | PR                 | 8.74                |                    |         |
| WB-51                             | PR (Park)   | PR                 | 4.47                |                    |         |
| WB-52                             | PR (Park)   | PR                 | 1.50                |                    |         |
| WB-60                             | Public/Quasi-Public (Elementary School)           | P/QP               | 10.00               |                    |         |
| WB-61                             | Public/Quasi-Public (Well)                        | P/QP               | 0.31                |                    |         |
| WB-62                             | Public/Quasi-Public (Lift Station)                | P/QP               | 0.80                |                    |         |
| WB-80                             | OS (Open Space)                                   | OS                 | 36.58               |                    |         |
| <b>Sub-totals (Westbrook)</b>     |   |                    | <b>365.64</b>       | <b>2,029</b>       |         |
| ROW                               | Right of Way/Landscape Corridors                  |                    | 191.60193.82        |                    |         |
| <b>Sub-totals (ROW)</b>           |   |                    | <b>191.60193.85</b> | <b>0</b>           |         |
| <b>Total</b>                      |   |                    | <b>2,072.16</b>     | <b>8,6798,772</b>  |         |

Table Updated [October 2021](#)/[December 2021](#)  
(GIS acreages revised January 2021)



**LEGEND**

- 4, 6, OR 8 LANE ARTERIAL
- MODIFIED COLLECTOR WITH ON-STREET PARKING
- MODIFIED COLLECTOR WITH ON-STREET PARKING (at CC or HDR)
- PRIMARY RESIDENTIAL (may be part of a Tentative Map In-tract improvement)

**NOTE:** The ultimate number of street lanes are shown on this exhibit. The Specific Plan shall build the number of lanes pursuant to the Development Agreement. 8 lane arterial consists of 6 vehicular and 2 BRT lanes.

Figure 6-1: Roadway System

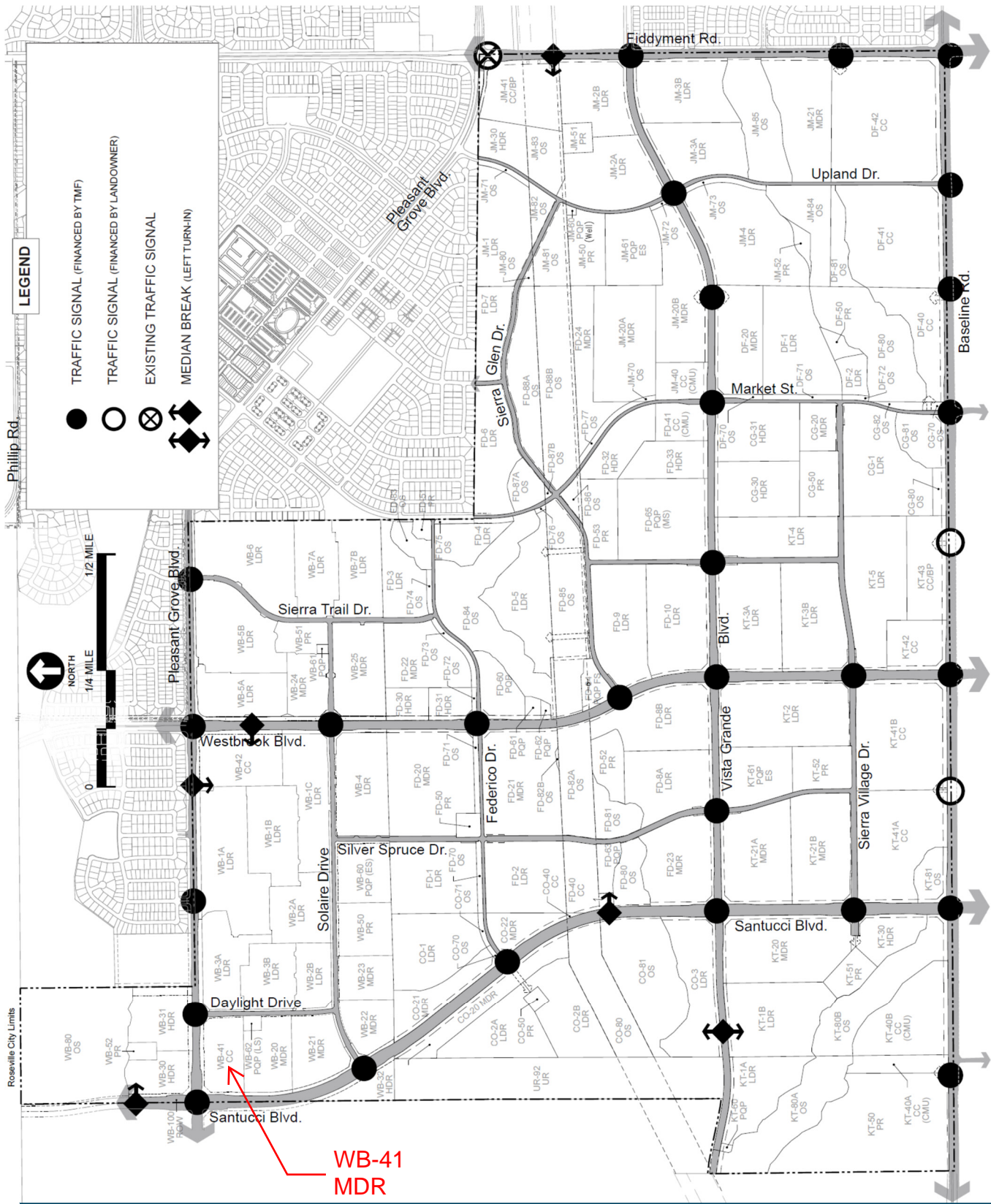


Figure 6-6: Arterial Roadway Traffic Signals and Median Breaks



## 6.5 Park and Ride Facilities

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Park and ride lots provide parking for commuters to leave their vehicles to meet carpools, vanpools or access transit. In the SVSP, a total of ~~3~~<sup>2</sup> park and ride lots are dispersed throughout the Plan Area near major roadway intersections on the Baseline Road, Fiddymont Road, and Santucci Blvd. corridors. The park and ride locations shown on SVSP Parcels DF-40 and KT-41A shall provide for 50 park and ride spaces each. ~~The park and ride location in SVSP Parcel WB-41 shall provide for 35 park and ride spaces.~~ Sites designated to provide park and ride facilities are identified on Figure 6-25.

Park and Ride spaces are in addition to the minimum required parking spaces for each project. These spaces will be installed with project development and maintained by the project developer, with all designated spaces signed in accordance with City standards. Park and Ride lots are intended to be made available to commuters during normal commute hours on a daily basis. Additional details regarding the obligations for the construction of park and ride lots, including related facilities, is included in the project development agreements.

## 6.6 Transportation Systems Management

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Transportation System Management (TSM) measures are designed to reduce the number and length of home-to-work commute trips through actions such as ridesharing, flexible work hours, and support of public transportation. Any project site, common work location, or employer with 50 or more employees is required to comply with the City of Roseville TSM Ordinance and shall incorporate TSM measures to the degree required by the Ordinance.

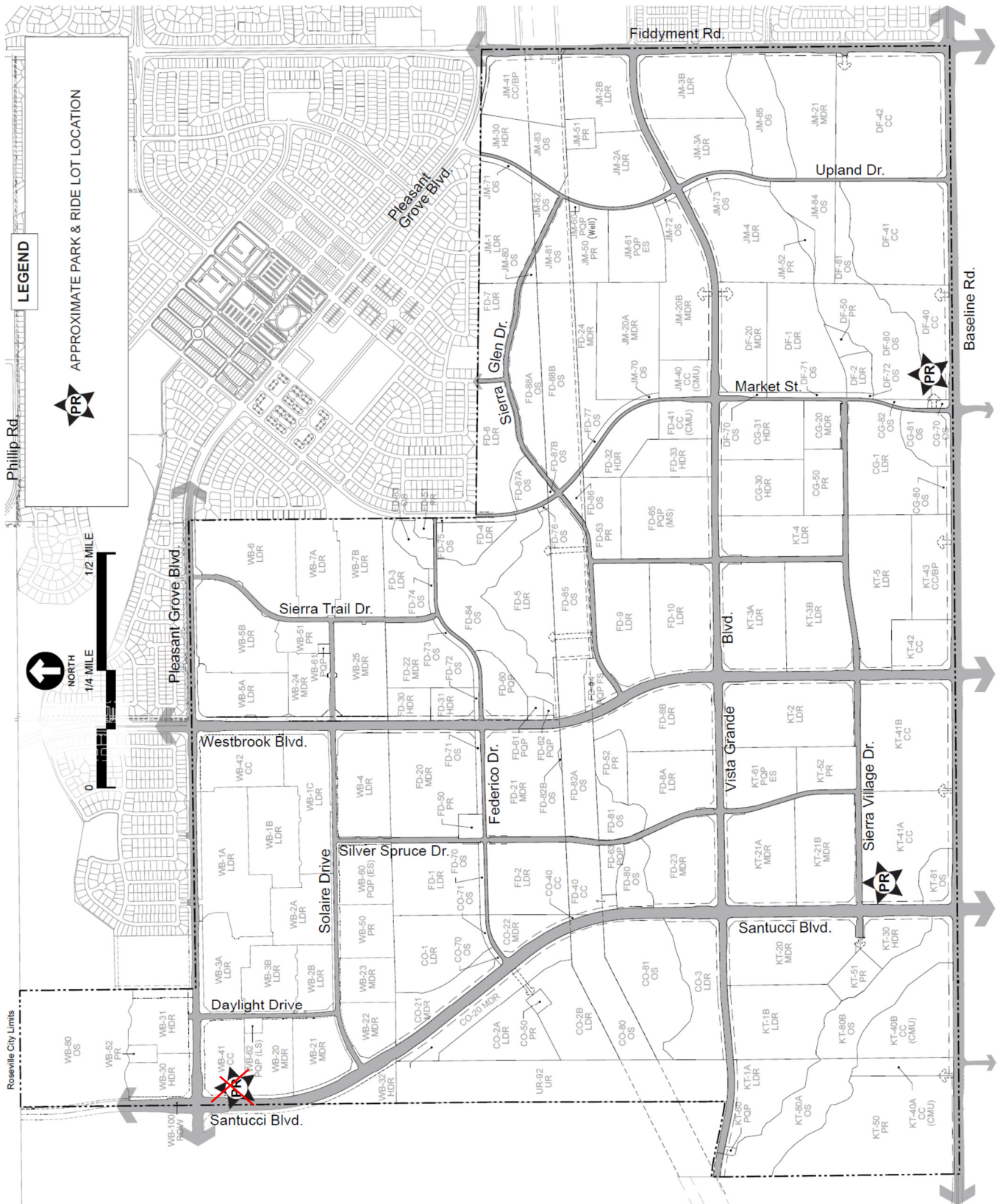


Figure 6-25: Park & Ride Facilities

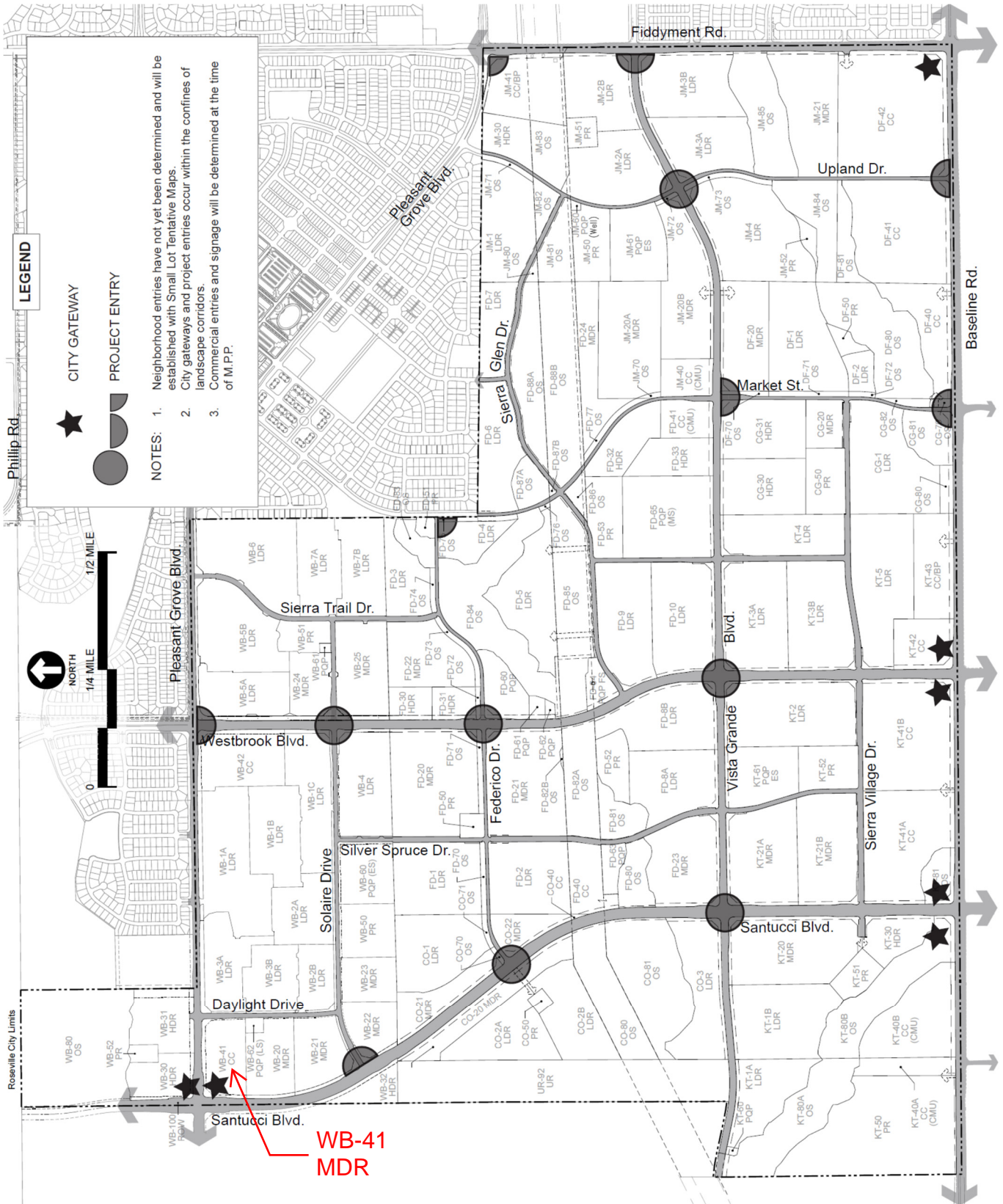


Figure B-2: Entry Feature Locations

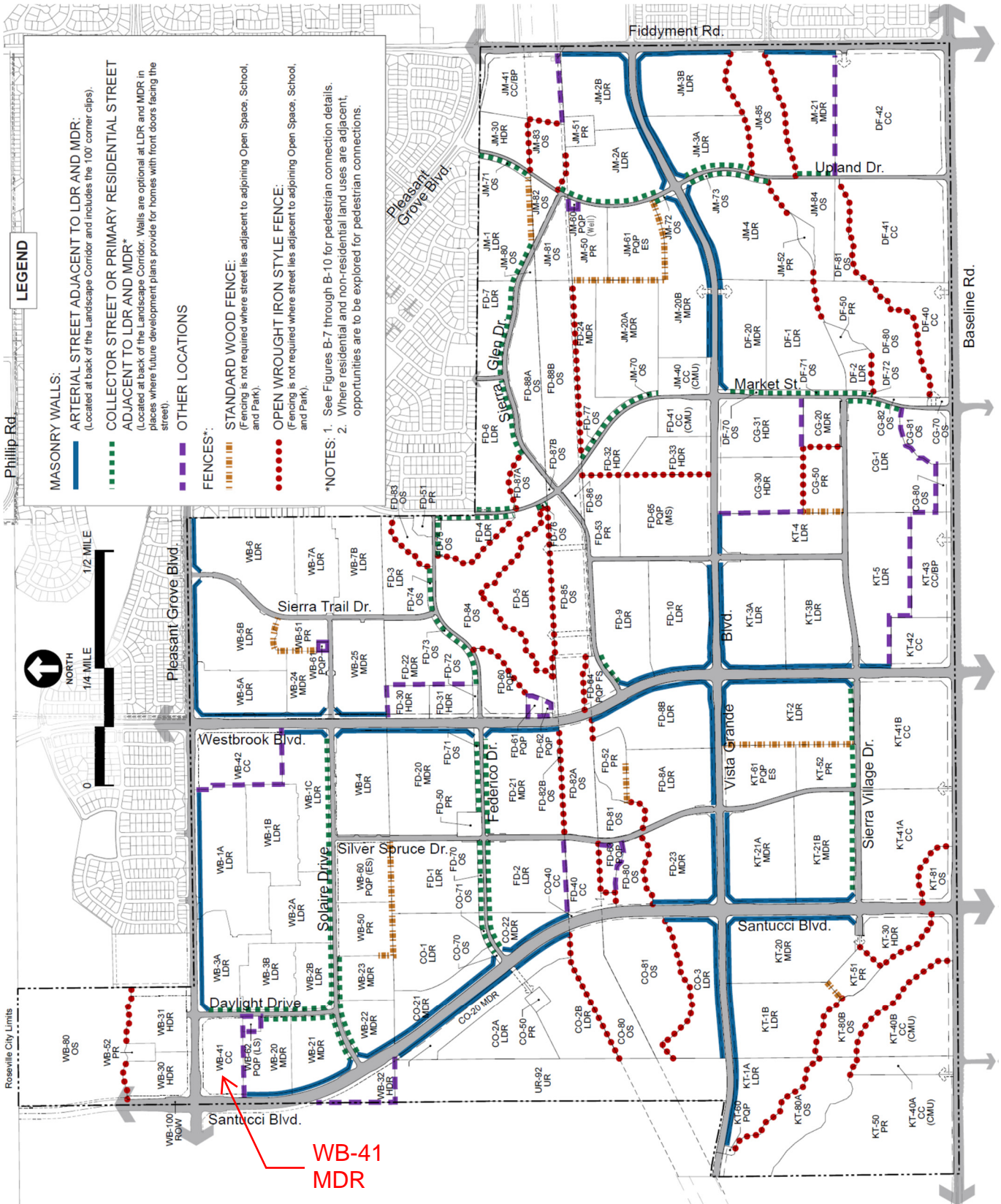
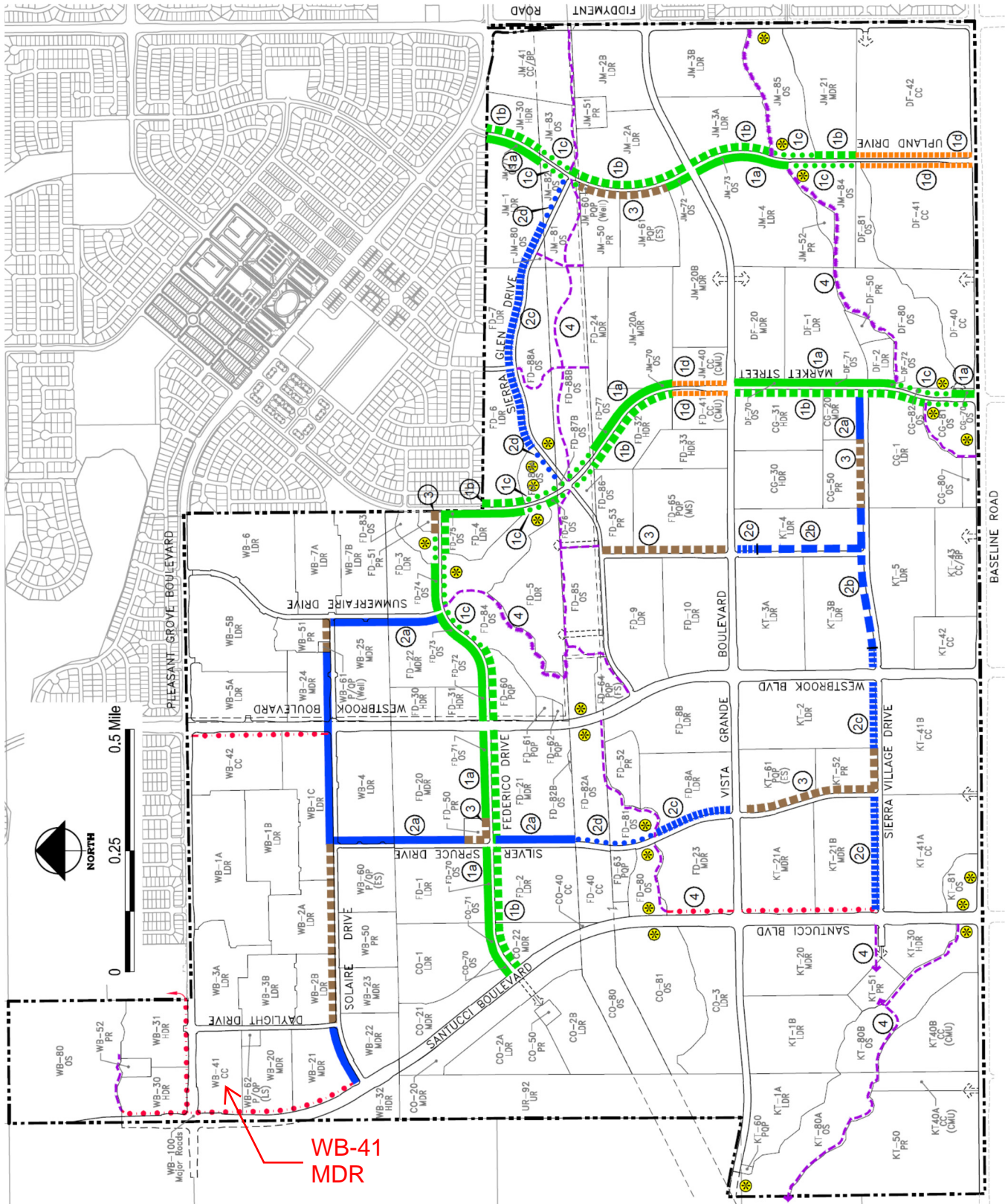


Figure B-3: Wall and Fence Locations



Note: Bikeway alignments in open space areas are conceptual and may be refined as detention facilities are designed.

Figure B-5: Paseo Plan



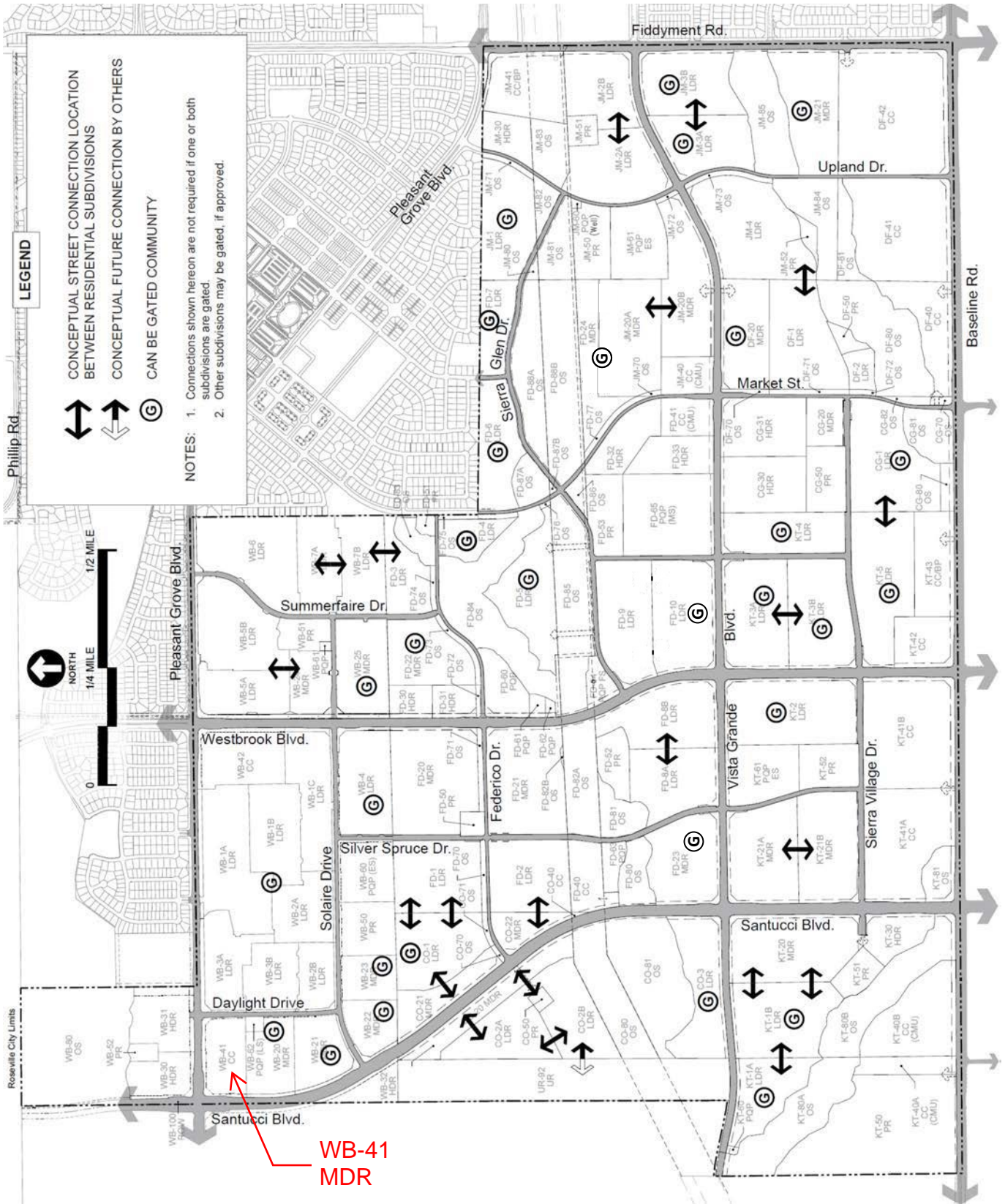


Figure B-25: Neighborhood Connectivity and Gated Subdivisions - updated April 2021

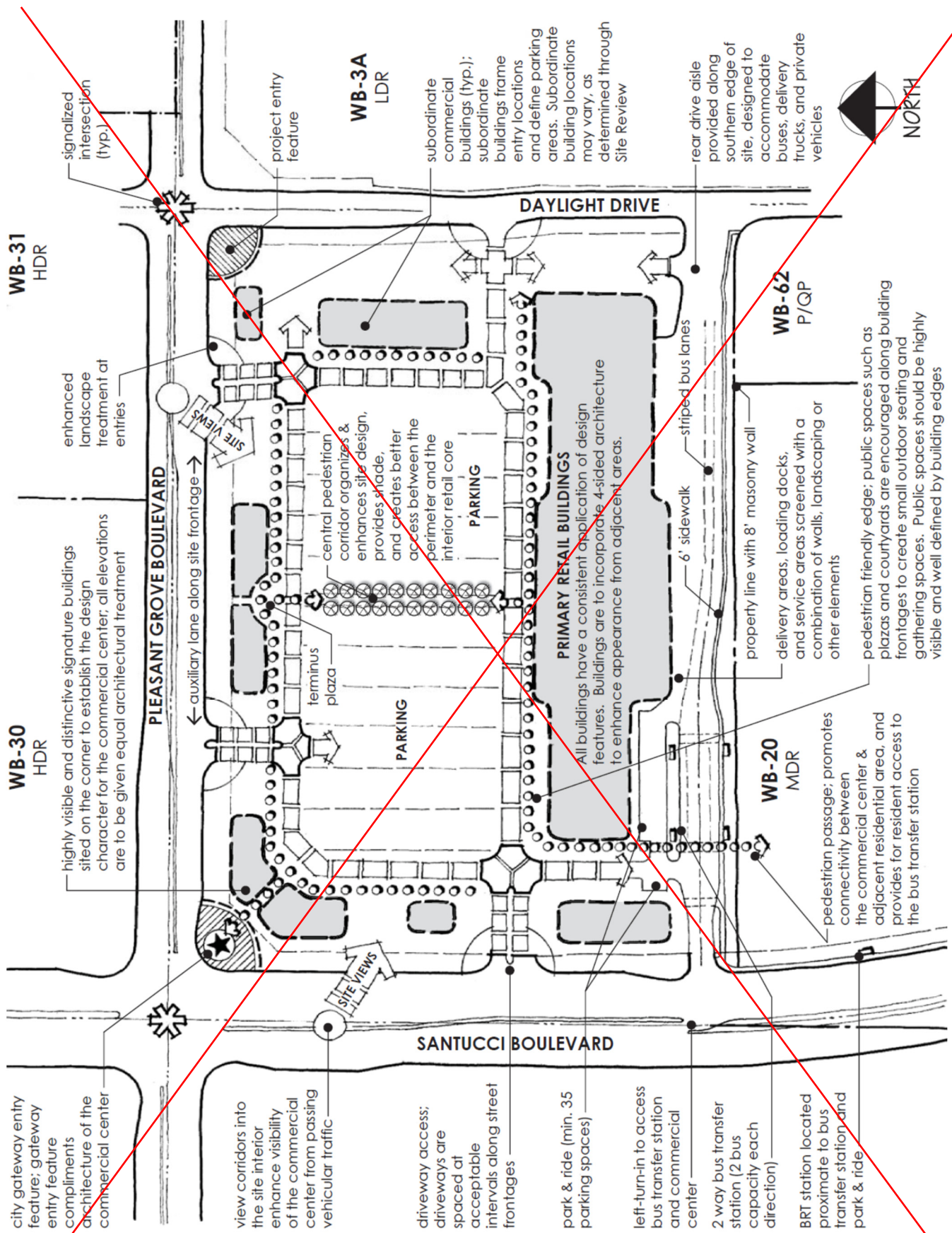
## **B.12 Commercial Center for Parcels WB-41**

### **Overview**

Parcel WB-41 is a neighborhood-serving retail center that supports planned transit systems and facilitates pedestrian walkability. At 10 acres, development of approximately 175,000 sq. ft. of commercial and/or office space can be supported. This site is adjacent to a planned Bus Rapid Transit (BRT) route along Santucci Blvd. and as such, the site design concept accommodates a transit hub that supports both regional and local transit systems. In addition, the layout of retail buildings allows a point of connection to the adjacent residential neighborhoods, intended to facilitate pedestrian walkability to both this retail center and transit hub. The mix of uses and layout of buildings will be determined as subsequent entitlements are processed with the City per the guidelines below.

### **Guidelines**

The design concept in Figure B-30 should be used to help direct the final layout of the commercial site. Design consideration should be given to the site's visibility at a major street intersection and western entry into the City. The concepts and guidelines in this illustrative are intended to augment the City's adopted Community Design Guidelines for commercial centers.



**DESIGN GUIDELINES**

**Figure B-30: Concept Plan for Parcel WB-41**