

SIERRA VISTA LAND USE PLAN

Figure 4-1

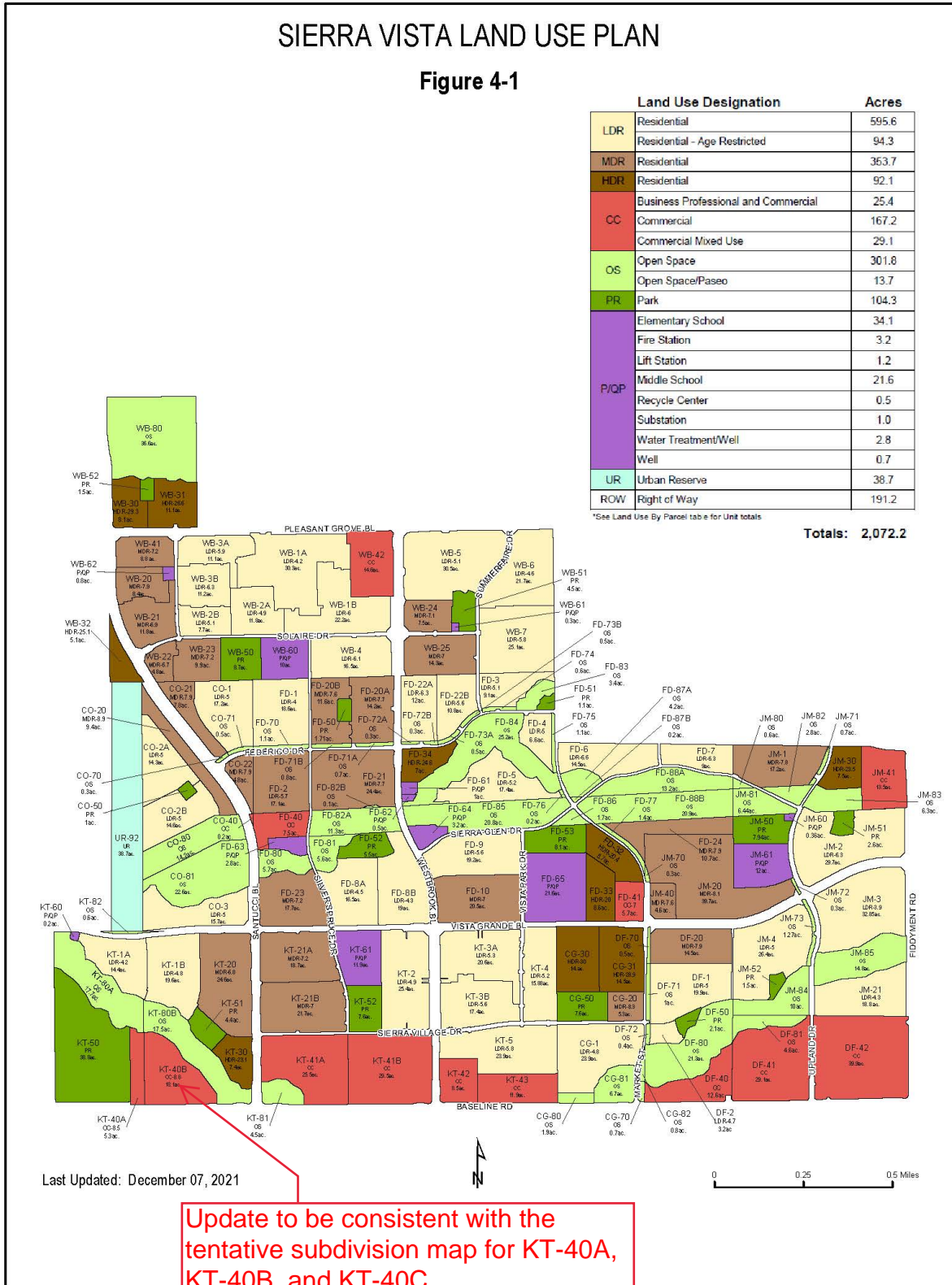


Figure 4-1: Land Use Map

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

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	DENSITY
JM-1	MDR (Residential)	RS/DS	17.16	135	7.9
JM-2	LDR (Residential)	RS/DS	29.70	187	6.3
JM-3	LDR (Residential)	RS/DS	30.20	127	4.2
JM-4	LDR (Residential)	RS/DS	26.40	132	5.0
JM-20	MDR (Residential)	RS/DS	39.70	322	8.1
JM-21	LDR (Residential)	RS/DS	18.80	80	4.3
JM-30	HDR (Residential)	R3	7.51	176	23.5
JM-40	MDR (Residential)	RS/DS	4.57	35	7.6
JM-41	CC (Commercial/Business Professional)	CC/SA	13.50		
JM-50	PR (Park)	PR	7.94		
JM-51	PR (Park)	PR	2.59		
JM-52	PR (Park)	PR	1.50		
JM-60	Public/Quasi-Public (Well)	P/QP	0.36		
JM-61	Public/Quasi-Public (Elementary School)	P/QP	12.00		
JM-70	OS (Open Space/Paseo)	OS	0.26		
JM-71	OS (Open Space/Paseo)	OS	0.7		
JM-72	OS (Open Space/Paseo)	OS	0.25		
JM-73	OS (Open Space/Paseo)	OS	1.27		
JM-80	OS (Open Space)	OS	0.63		
JM-81	OS (Open Space)	OS	6.44		
JM-82	OS (Open Space)	OS	2.80		
JM-83	OS (Open Space)	OS	6.27		
JM-84	OS (Open Space)	OS	10.40		
JM-85	OS (Open Space)	OS	14.80		
Sub-totals (Mourier Investments LLC)			255.75	1,194	
KT-1A	LDR (Residential)	RS/DS	14.35	60	4.2
KT-1B	LDR (Residential)	RS/DS	19.60	95	4.8
KT-2	LDR (Residential)	RS/DS	25.37	125	4.9
KT-3A	LDR (Residential)	RS/DS	20.60	110	5.3
KT-3B	LDR (Residential)	RS/DS	17.40	97	5.6
KT-4	LDR (Residential)	RS/DS	15.89	82	5.2
KT-5	LDR (Residential)	RS/DS	23.93	140	5.8
KT-20	MDR (Residential)	RS/DS	24.62	167	6.8
KT-21A	MDR (Residential)	RS/DS	18.68	135	7.2
KT-21B	MDR (Residential)	RS/DS	21.66	152	7.0
KT-30	HDR (Residential)	R3	7.40	171	23.1
KT-40A	CC (Commercial Mixed Use)	CMU/SA	5.39 16.04	46 209	8.5 13.0
KT-40B	CC (Commercial Mixed Use)	CMU/SA	18.10 3.44	163	8.8
KT-40C	CC (Commercial Mixed Use)	CMU/SA	3.94		
KT-41A	CC (Commercial)	GC	25.52		
KT-41B	CC (Commercial)	GC	29.52		
KT-42	CC (Commercial)	GC	8.45		
KT-43	Commercial/Business Professional	CC/SA	11.91		
KT-50	PR (Park)	PR	38.80		
KT-51	PR (Park)	PR	4.36		
KT-52	PR (Park)	PR	7.61		
KT-60	Public/Quasi-Public (Sewer Lift Station)	P/QP	0.22		
KT-61	Public/Quasi-Public (Elementary School)	P/QP	11.94		
KT-80A	OS (Open Space)	OS	17.68		
KT-80B	OS (Open Space)	OS	17.47		
KT-81	OS (Open Space)	OS	4.54		
KT-82	OS (Open Space)	OS	0.61		
Sub-totals (KT Development)			411.6211.55	1,543	

Community Commercial (CC) – Mixed Use

FAR & Density:	Commercial/Office: Up to 3.0 FAR Residential: 13.0 dwelling units per acre and higher
Applied Zoning Districts:	CMU/SA – Commercial Mixed Use/Special Area overlay
Description:	<p>Sites with a Community Commercial (CC) – Mixed Use designation are intended to develop as mixed-use centers that allow for a combination of commercial, office, and residential uses. To foster this type of development pattern, these sites have a Commercial Mixed Use (CMU) zoning district, which is combined with a Special Area (SA) overlay. These sites are intended to promote a variety of commercial use types and the flexible citing of other uses that are typically considered to be compatible with commercial development.</p> <p>The permitted uses on these parcels could be mixed in either a horizontal or vertical manner. This means that a commercial/office component could be co-located on the same site with a residential component, or that a commercial/office component could be located on the ground floor of a multi-story residential component. This allows flexibility for future market conditions while maintaining sites for local neighborhood services.</p> <p>At full buildout of the Plan Area, these CMU parcels can accommodate approximately 366,000 sq. ft. of commercial/office uses (assuming FAR of 0.4 for the portion of each site assumed to be non-residential) and 255 <u>249</u> residential units.</p> <p>The development allocation is assumed to be 60% commercial/office and 40% high-density residential. While the intent is that each CMU site develops with a mixture of uses, it could develop solely as a commercial use, or with a different mixture of commercial/residential uses, provided some non-residential use is provided. Therefore, the final development plan for each site may ultimately deviate from the square footage/ dwelling unit assumptions listed in Table 4-2. See Figure B-23 for an illustrative concept plan.</p> <p><u>Parcel KT-40A is designated for 209 multi-family residential units and Parcels KT-40B and KT-40C are designated for commercial uses. See Table 4-3 on the following page for a list of permitted uses for Parcels KT-40B and KT-40C.</u></p>
Permitted Uses & Development Standards	As specified in the City of Roseville Zoning Ordinance.



Table 4-3: CMU/SA Permitted Use Types for Parcel KT-40B and KT-40C

AGRICULTURAL AND OPEN SPACE USE TYPES		CMU/SA
Resource Protection & Restoration		-
Resource Related Restoration		-
CIVIC USE TYPES		CMU/SA
Community Assembly		-
Community Services		-
Essential Services		P
Hospital Services		
	General Hospital Services	-
	Psychiatric Hospital Services	-
Libraries & Museums, Private		-
Public Parking Services		-
Schools		
	College & University	CUP
	Public/Private Elementary & Secondary	-
Social Services		
	Food Distribution	-
	Food Service	-
	Temporary Resident Shelter	-
Power Generating Facilities		
	Emergency	-
	Supplemental/Individual Use	-
	Passive Power	-
RESIDENTIAL USE TYPES		CMU/SA
Caretaker/Employee Housing		-
Dwelling		
	Multi-Family	P
	Single-Family	-
	Two-Family	-
Family Day Care Home, Small		-
Family Day Care Home, Large		-
Single Room Occupant		-
COMMERCIAL USE TYPES		CMU/SA
Adult Business Establishments		-
Animal Sales & Services		
	Grooming & Pet Stores	P
	Kennels	-
	Veterinary Clinics	P
	Veterinary Hospital	-
Automotive & Equipment		
	Automotive Rentals	-
	Automotive Repairs	-
	Automotive Sales	-
	Car Wash and Detailing	-
	Commercial Parking	-
	Heavy Equipment Rental, Repair and Sales	-
	Equipment Repair	-

	Gasoline Sales	-
Banks & Financial Services ⁽¹⁾		P
Bars & Drinking Places		P
Broadcasting and Recording Studios		-
Building Materials Stores		-
Business Support Services		P
Commercial Recreation		
	Amusement Center	P
	Indoor Entertainment	P
	Indoor Sports and Recreation	P
	Outdoor Entertainment	-
	Outdoor Sports and Recreation	-
	Large Amusement Complexes	-
Community Care Facility		P
Day Care Center		P
Eating and Drinking Establishment		
	Fast Food with Drive Through	-
	Convenience	P
	Full Service	P
Food & Beverage Retail Sales		P
Funeral & Internment Services		-
Lodging Services		-
Long Term Care Facility		-
Maintenance and Repair		-
Medical Services, General		P
Neighborhood Commercial		P
Nightclubs		-
Nursery, Retail		-
Offices, Professional ⁽¹⁾		P
Personal Services ⁽²⁾		P
Retail Sales and Services ^{(1) (3)}		P
Specialized Education & Training		
	Vocational Schools	CUP
	Specialty Schools	CUP
Storage, Personal Storage Facility		-
INDUSTRIAL USE TYPES		CMU/SA
Laundries, Commercial		-
Printing & Publishing		-
Research Services		-
Wholesale & Distribution, Light		-
TRANSPORTATION AND COMMUNICATION USE TYPES		CMU/SA
Antennas & Communications Facilities		
	Developed Lot	-
	Undeveloped Lot	-
Heliport		-
Intermodal Facilities		-

All highlighted uses have been modified by the SVSP SA Overlay.

(P) Principally Permitted

(CUP) Permitted through approval of a Conditional Use Permit

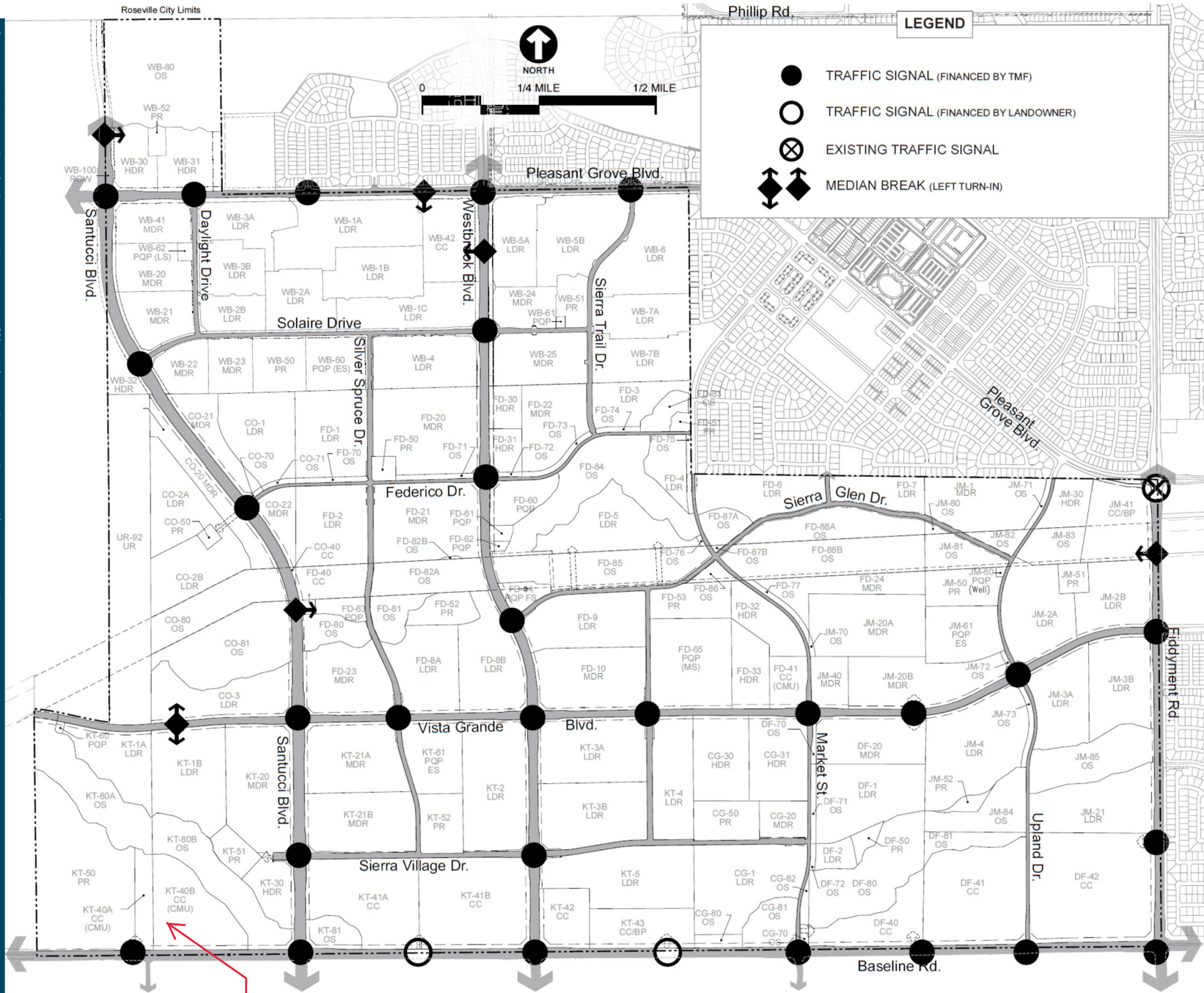
(A) Administratively Permitted

(-) Not Permitted

Notes:

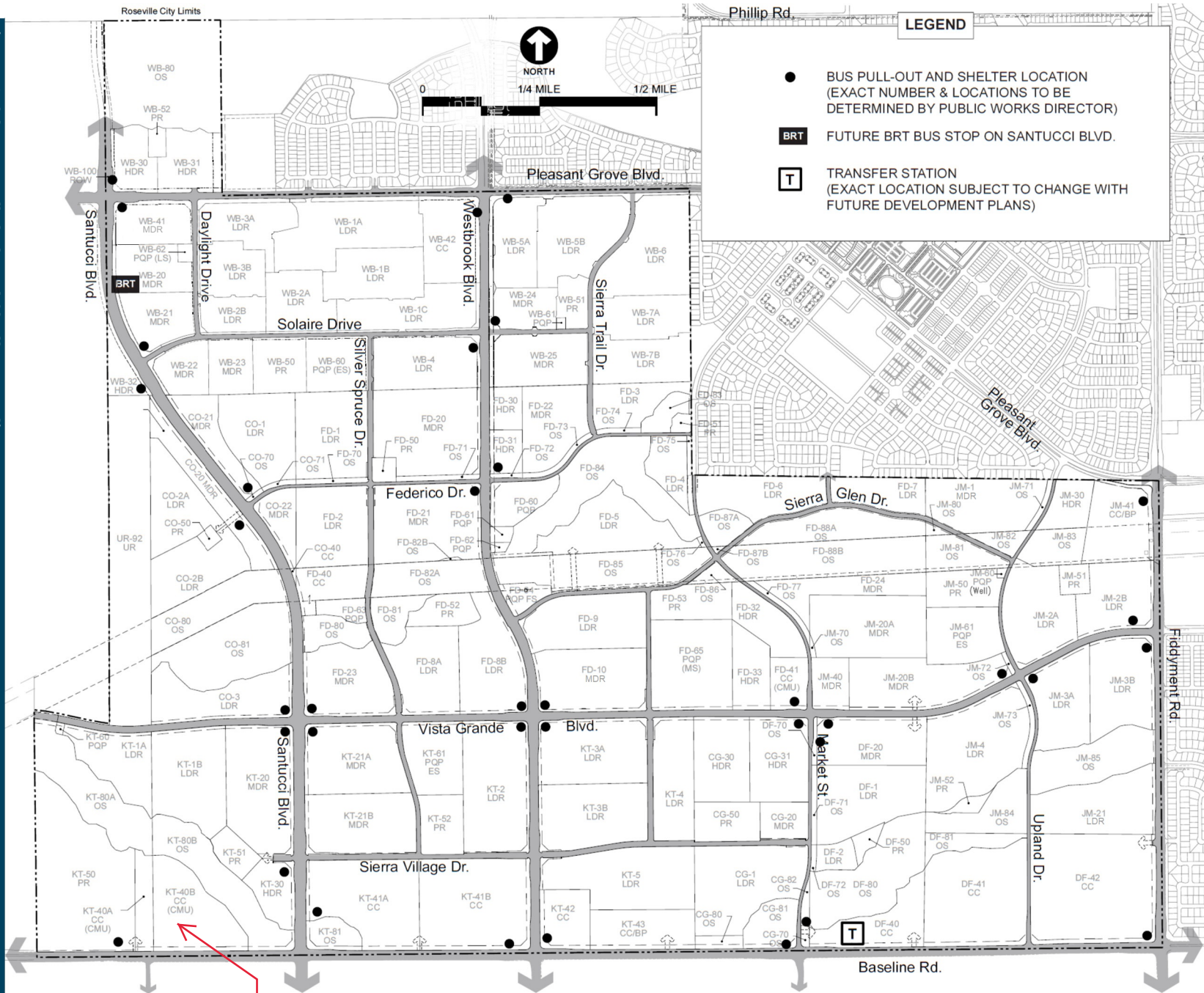
- (1) Cash advance and bail bonds are not permitted uses within the Banks and Financial Services, Professional Office and Retail Sales and Services use types.
- (2) Tattoo shops and body piercing shops are not permitted uses within the Personal Services use type.
- (3) Smoke shops, hookah lounges and smoking lounges are not permitted uses within the Retail Sales and Services use type.

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



Update to be consistent with the tentative subdivision map for KT-40A, KT-40B, and KT-40C

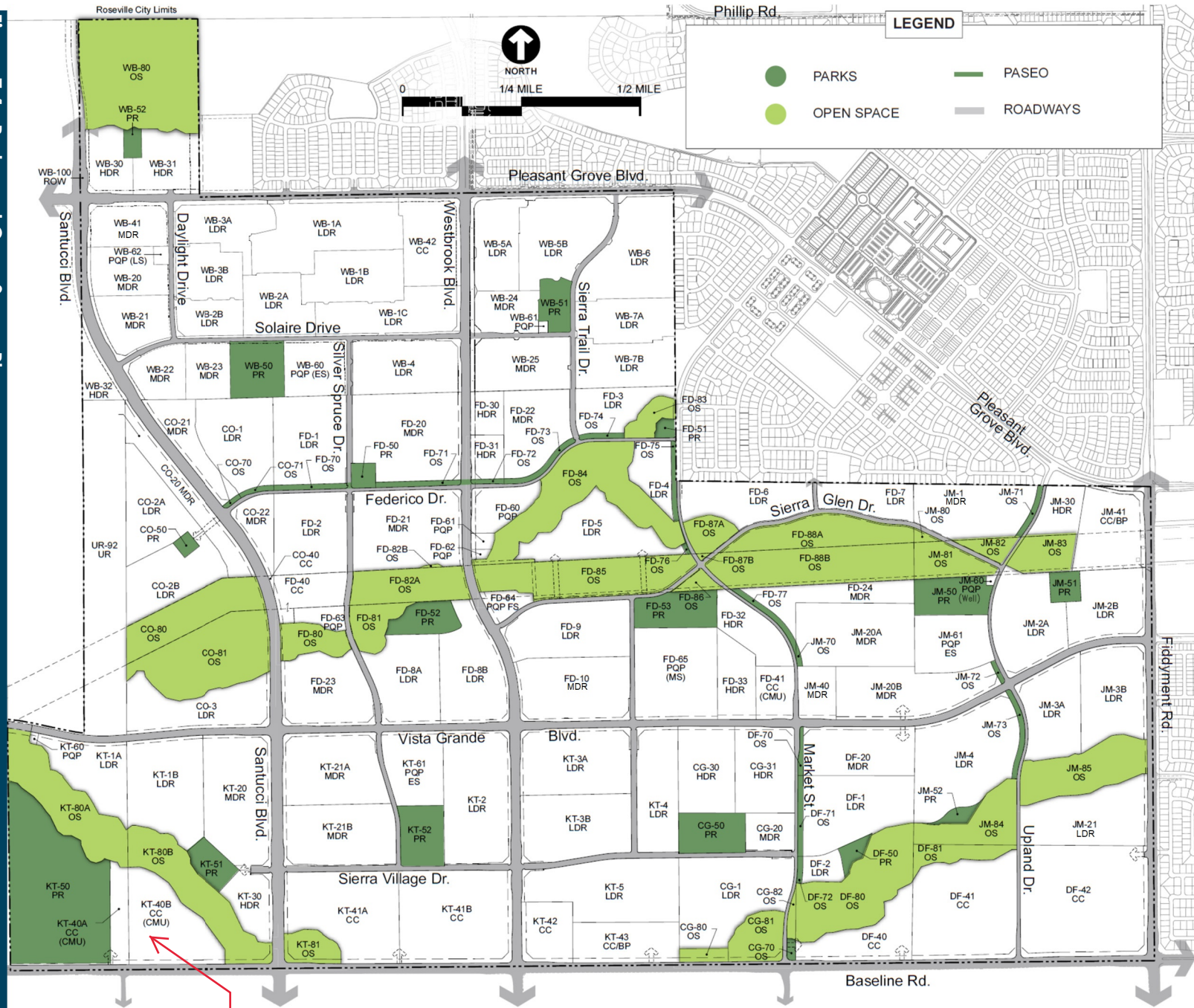
Figure 6-24: Bus Pull-Out and Shelter Locations



Update to be consistent with the tentative subdivision map for KT-40A, KT-40B, and KT-40C

CIRCULATION PLAN

Figure 7-1: Parks and Open Space Plan



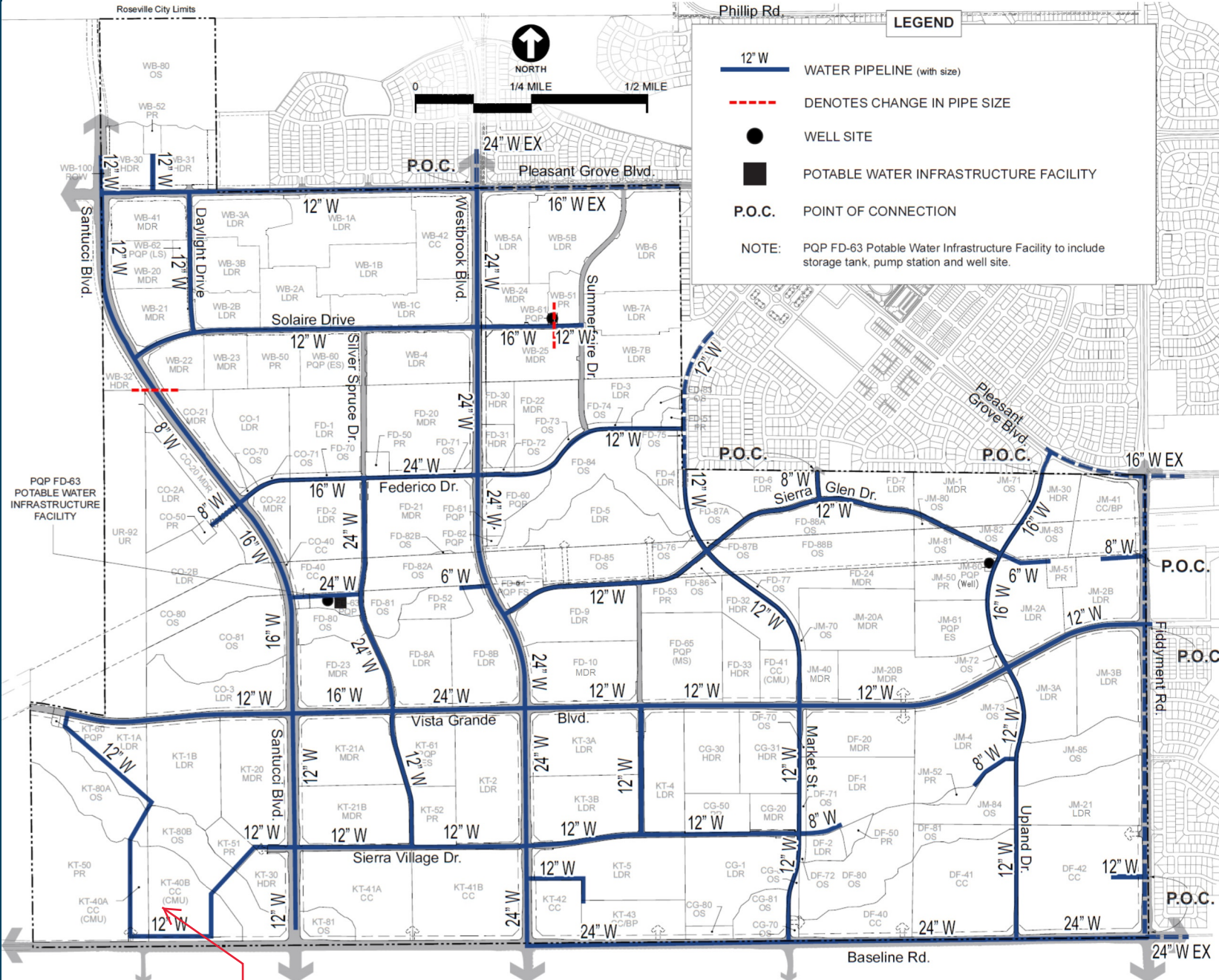
Update to be consistent with the tentative subdivision map for KT-40A, KT-40B, and KT-40C

Figure 7-2: School Sites and District Boundaries



Update to be consistent with the tentative subdivision map for KT-40A, KT-40B, and KT-40C

Figure 8-1: Water Distribution System, Storage Tank, and Well Locations



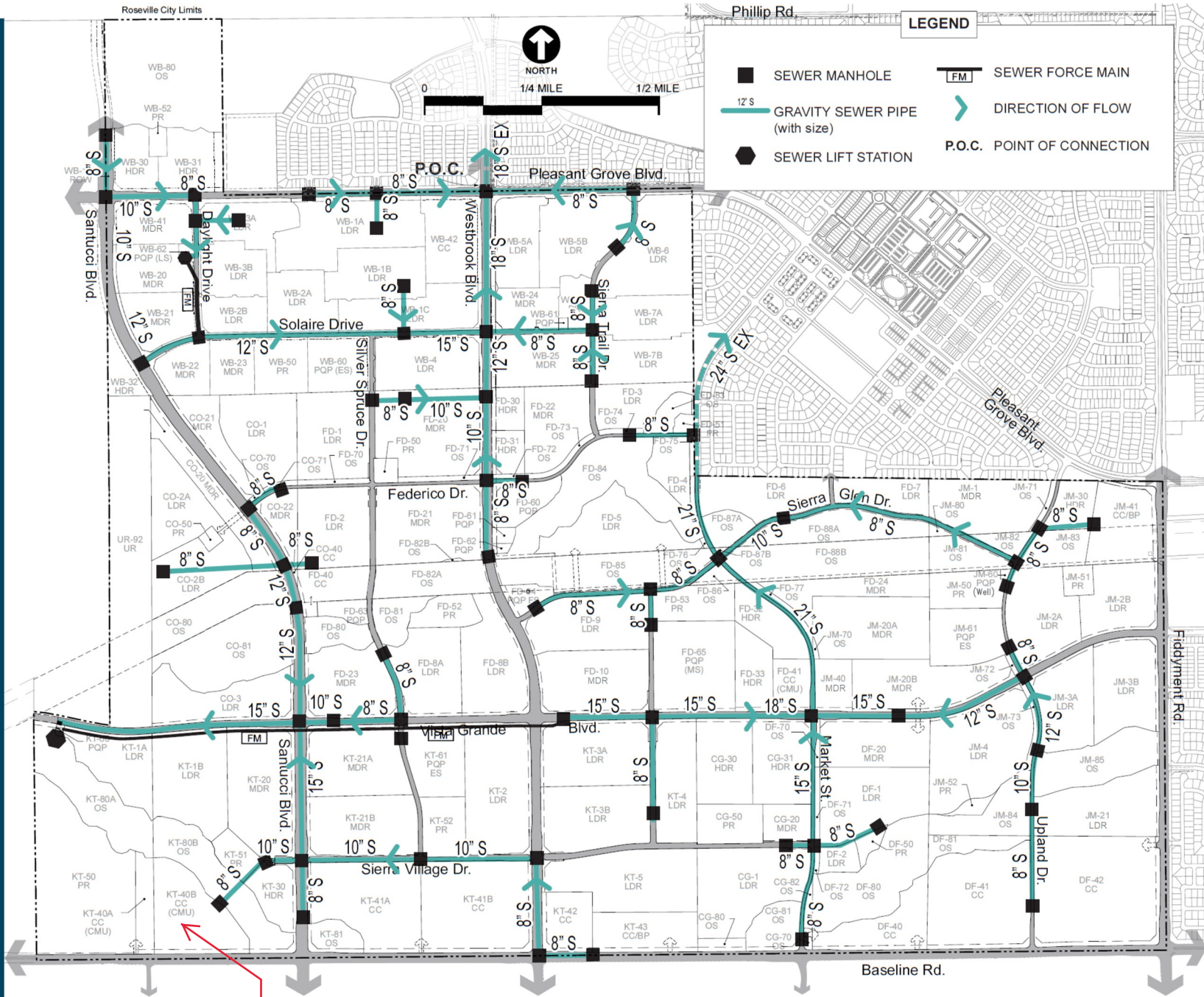
LEGEND

- 12" W WATER PIPELINE (with size)
- - - DENOTES CHANGE IN PIPE SIZE
- WELL SITE
- POTABLE WATER INFRASTRUCTURE FACILITY
- P.O.C. POINT OF CONNECTION

NOTE: POP FD-63 Potable Water Infrastructure Facility to include storage tank, pump station and well site.

Update to be consistent with the tentative subdivision map for KT-40A, KT-40B, and KT-40C

Figure 8-3: Wastewater Collection System

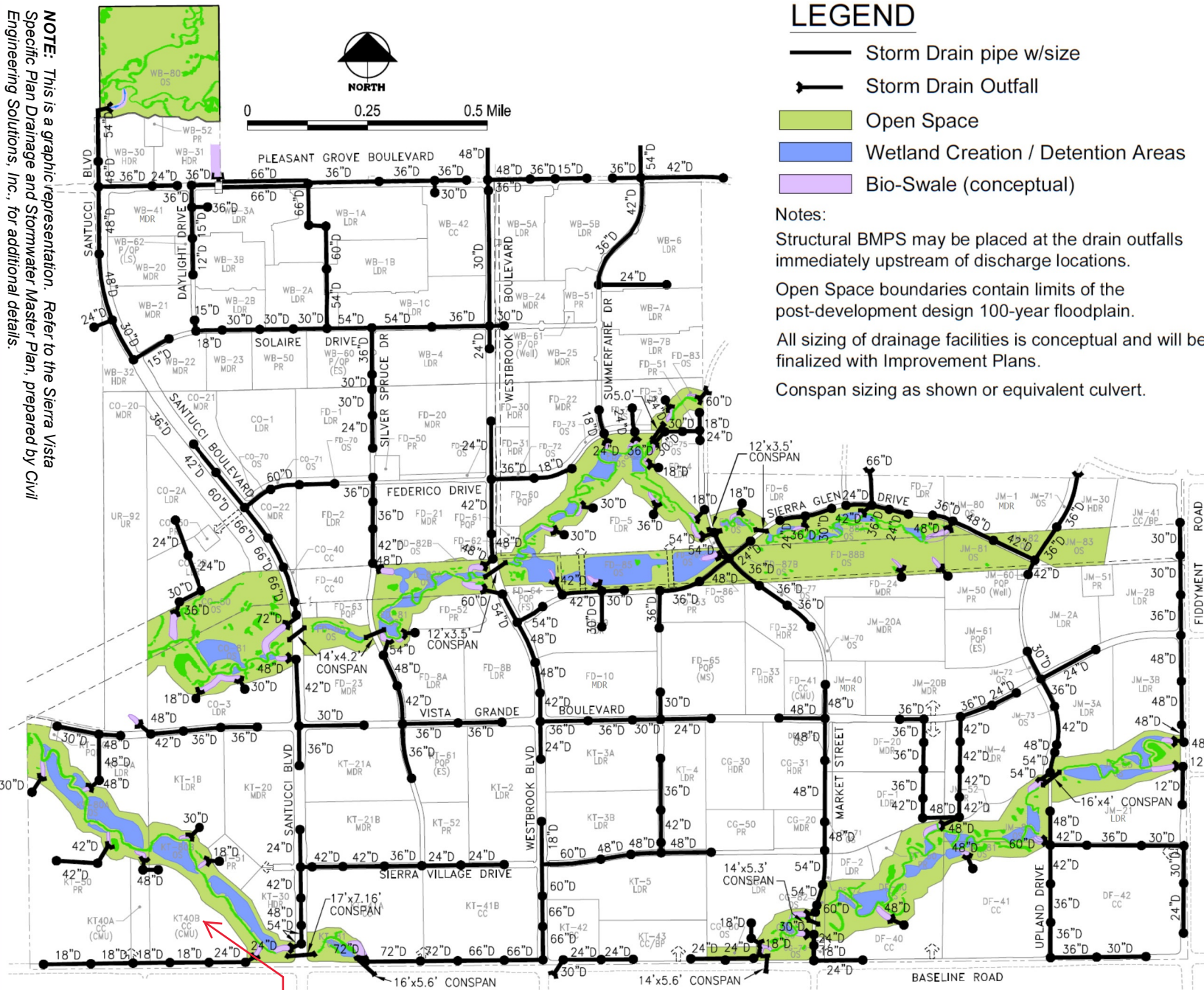


Update to be consistent with the tentative subdivision map for KT-40A, KT-40B, and KT-40C

UTILITIES PLAN

Figure 8-4: Drainage Improvements

NOTE: This is a graphic representation. Refer to the Sierra Vista Specific Plan Drainage and Stormwater Master Plan, prepared by Civil Engineering Solutions, Inc., for additional details.



LEGEND

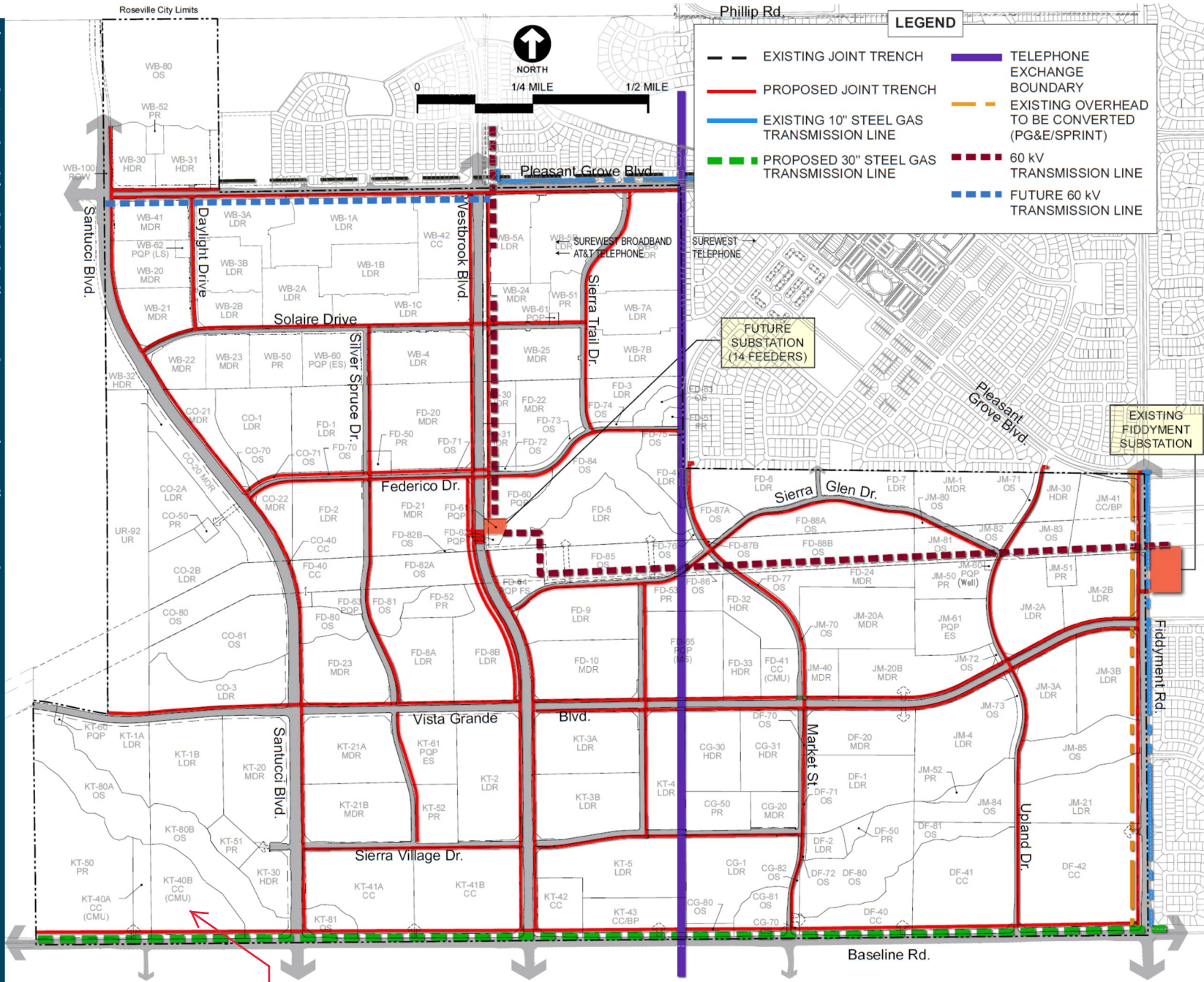
- Storm Drain pipe w/size
- Storm Drain Outfall
- Open Space
- Wetland Creation / Detention Areas
- Bio-Swale (conceptual)

Notes:

- Structural BMPs may be placed at the drain outfalls immediately upstream of discharge locations.
- Open Space boundaries contain limits of the post-development design 100-year floodplain.
- All sizing of drainage facilities is conceptual and will be finalized with Improvement Plans.
- Conspan sizing as shown or equivalent culvert.

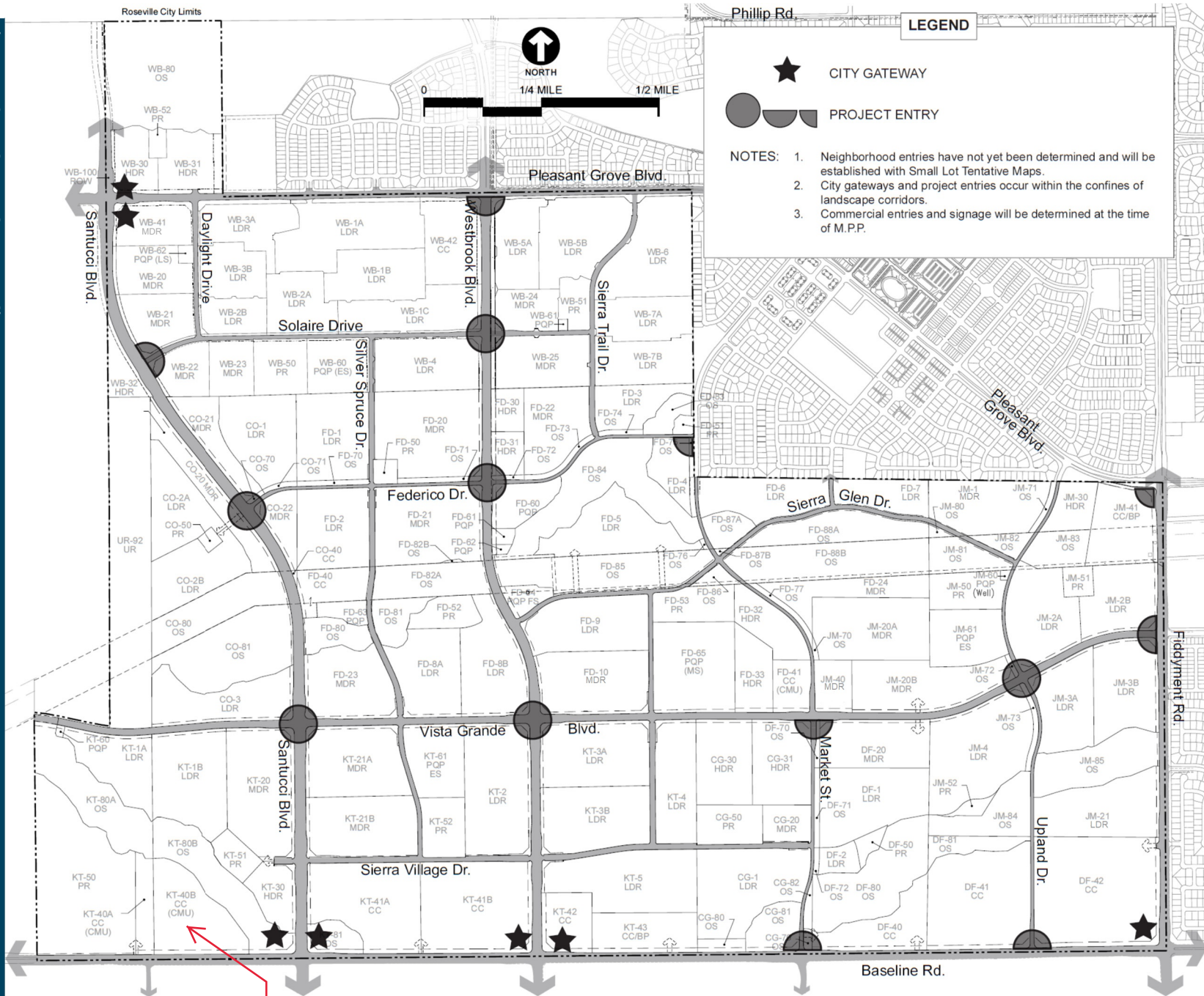
Update to be consistent with the tentative subdivision map for KT-40A, KT-40B, and KT-40C

Figure 8-6: Electrical Substation and Power Line Alignments



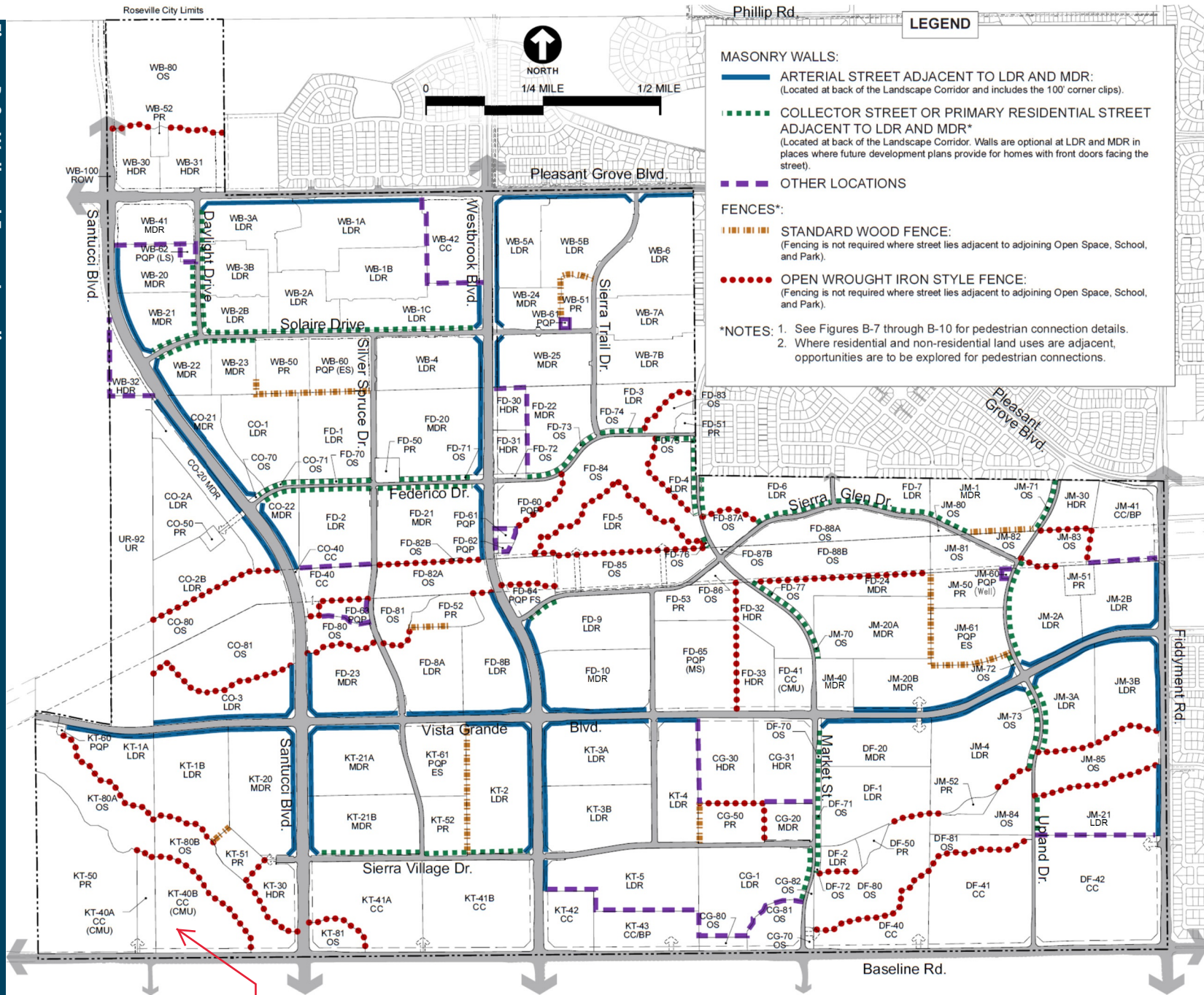
Update to be consistent with the tentative subdivision map for KT-40A, KT-40B, and KT-40C

Figure B-2: Entry Feature Locations



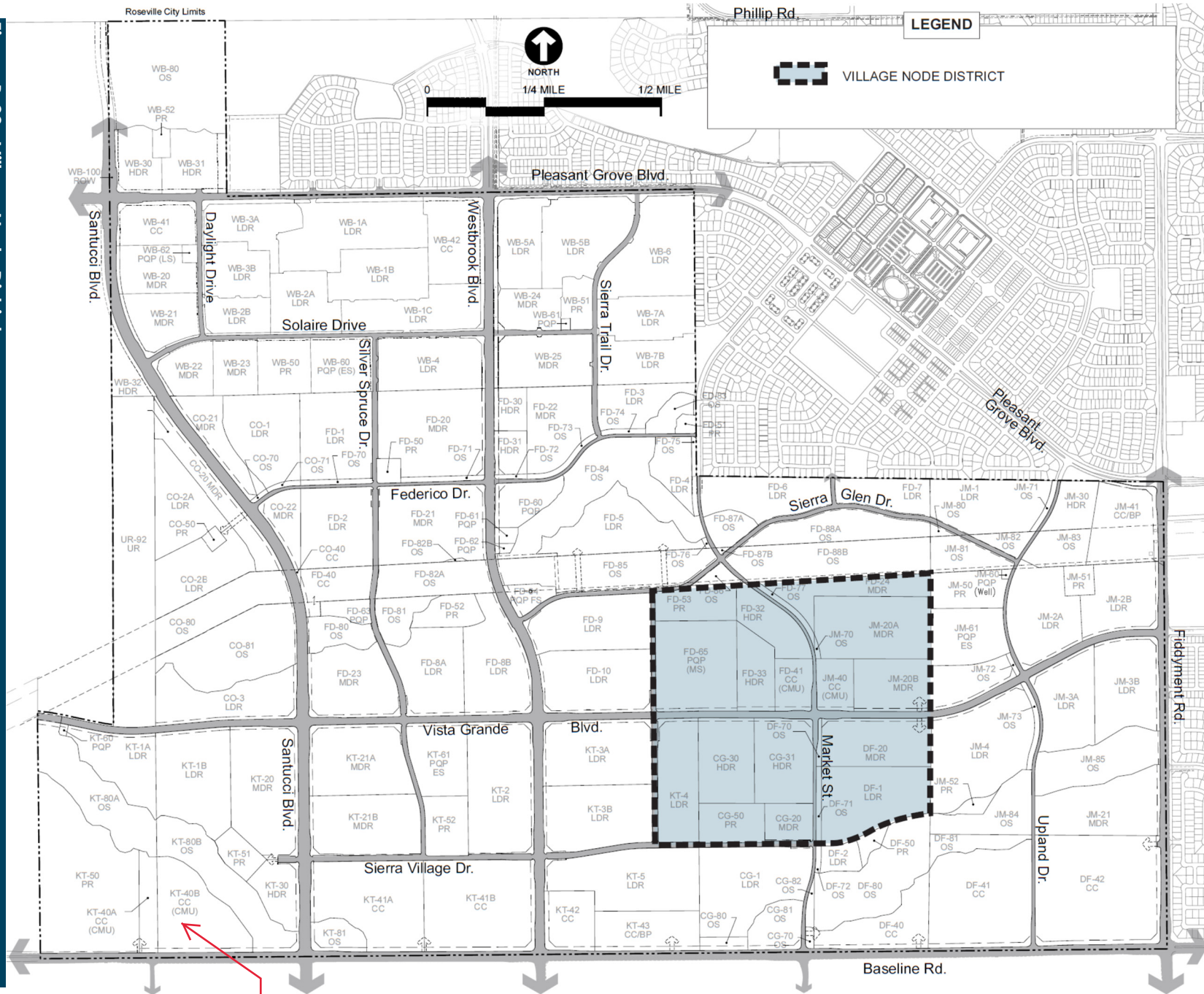
Update to be consistent with the tentative subdivision map for KT-40A, KT-40B, and KT-40C

Figure B-3: Wall and Fence Locations



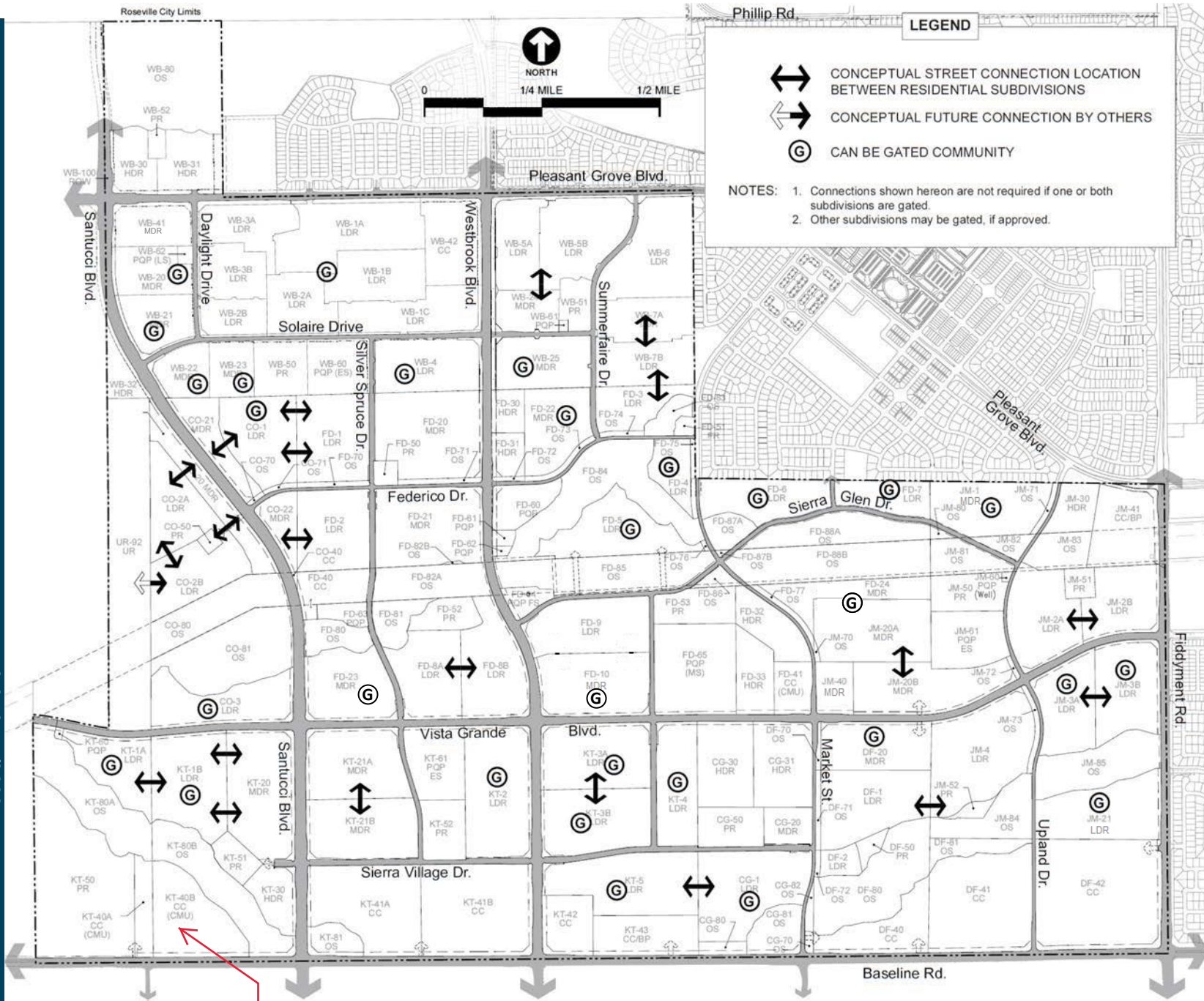
Update to be consistent with the tentative subdivision map for KT-40A, KT-40B, and KT-40C

Figure B-22: Village Node District



Update to be consistent with the tentative subdivision map for KT-40A, KT-40B, and KT-40C

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



Update to be consistent with the tentative subdivision map for KT-40A, KT-40B, and KT-40C