

4.1 Overview

The Sierra Vista Specific Plan provides for a mix of land uses to achieve the desired community form and Plan Area objectives. These land use designations include low-, medium-, and high-density residential uses; commercial and office uses, which in some cases are sited with one another and/or with residential uses; public/quasi-public uses for schools and civic facilities; parks and open space uses; and an urban reserve land use, which functions as a transitional area along a portion of the western Plan Area boundary.

At buildout, the Plan Area will provide for approximately 8,658 dwelling units, accommodate roughly 22,045 residents, add approximately 4.1-million square feet of retail and office uses, and provide in excess of 9,000 jobs.

4.2 Land Use Plan

The Sierra Vista Specific Plan land use designations are summarized in Table 4-1, with an accompanying Land Use Map on Figure 4-1.

Table 4-1: Plan Area Land Use Summary

Land Use Designation		Applied Zoning Districts	Acres	% of Total Acres	Units	% of Total Units
Residential Neighborhoods						
LDR	Low Density Residential	RS/DS	563.6	27.2%	3,033	34.4%
LDR	LDR – Age Restricted	RS/DS	94.3	4.6%	493	5.6%
MDR	Medium Density Residential	RS/DS	370.3	17.9%	2,707	30.7%
HDR	High Density Residential	R3	92.6	4.5%	2,383	27.0%
Sub-totals			1,120.8	54.8%	8,616	97.6%
Commercial and Employment						
CC	Community Commercial (Commercial Mixed Use)	CMU/SA	23.8	1.1%	209	2.4%
CC/BP	Community Commercial/ Business Professional (Mixed Use)	CC/SA	25.8	1.2%	--	--
CC	Community Commercial	CC & GC	159.7	7.7%	--	--
Sub-totals			209.3	10.1%	209	2.4%
Open Space/Public						
P/QP	Public/Quasi-Public	P/QP	64.7	3.1%	--	--
PR	Parks & Recreation	PR	102.8	4.9%	--	--
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%	--	--
Sub-totals			521.6	25.2%	--	--
Right of Way/ Landscape Corridor			193.82	9.2%	--	--
TOTAL			2072.2 ac	100%	8,825 du	100%

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

Last Updated December 2024

SIERRA VISTA LAND USE PLAN

Figure 4-1

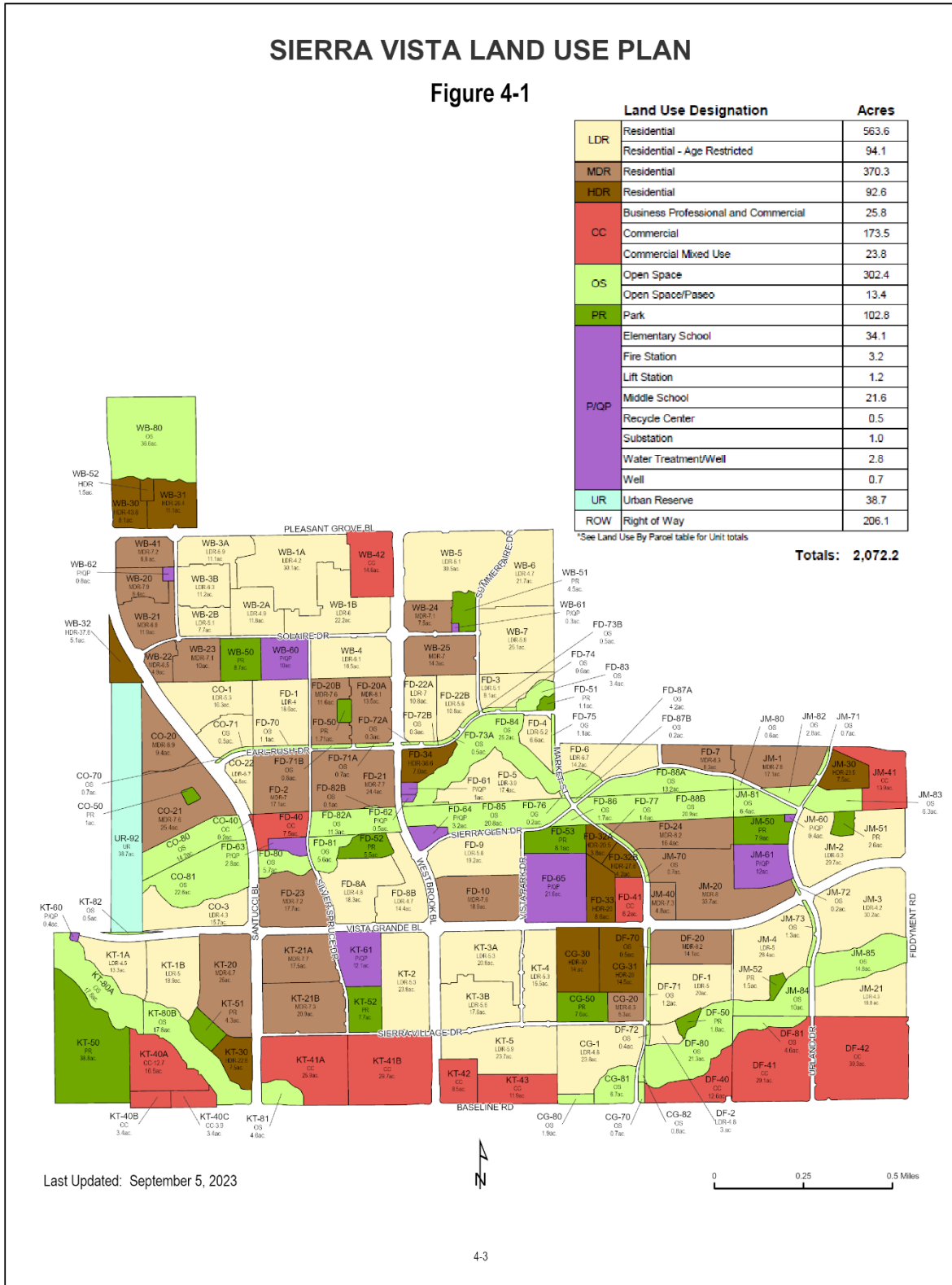


Figure 4-1: Land Use Map

Table 4-2: Land Use, Zoning, & Acreage by Parcel

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	DENSITY
CG-1	LDR (Residential)	RS/DS	23.86	115	4.9
CG-20	MDR (Residential)	RS/DS	5.34	44	8.3
CG-30	HDR (Residential)	R3	13.99	420	30.0
CG-31	HDR (Residential)	R3	14.54	420	29.0
CG-50	PR (Park)	PR	7.60		
CG-70	OS (Open Space/Paseo)	OS	0.67		
CG-80	OS (Open Space)	OS	1.86		
CG-81	OS (Open Space)	OS	6.70		
CG-82	OS (Open Space)	OS	0.78		
Sub-totals (CGB)			75.34	999	

CO-1	LDR (Residential)	RS/DS	16.30	87	5.3
CO-2	LDR (Residential)	RS/DS	8.77	43	4.9
CO-3	LDR (Residential)	RS/DS	15.70	67	4.3
CO-20	MDR (Residential)	RS/DS	12.71	94	7.4
CO-21	MDR (Residential)	RS/DS	25.39	193	7.6
CO-22	LDR (Residential)	RS/DS	4.81	32	6.7
CO-40	CC (Commercial)	CC	0.16		
CO-50	PR (Park)	PR	1.00		
CO-70	OS (Open Space/Paseo)	OS	0.26		
CO-71	OS (Open Space/Paseo)	OS	0.52		
CO-80	OS (Open Space)	OS	14.22		
CO-81	OS (Open Space)	OS	22.94		
Sub-totals (Conley)			122.88	516	

DF-1	LDR (Residential)	RS/DS	19.90	100	5.0
DF-2	LDR (Residential)	RS/DS	3.16	15	4.7
DF-20	MDR (Residential)	RS/DS	14.50	115	7.9
DF-40	CC (Commercial)	GC	12.64		
DF-41	CC (Commercial)	GC	29.14		
DF-42	CC (Commercial)	GC	39.90		
DF-50	PR (Park)	PR	2.08		
DF-70	OS (Open Space/Paseo)	OS	0.52		
DF-71	OS (Open Space/Paseo)	OS	1.00		
DF-72	OS (Open Space/Paseo)	OS	0.38		
DF-80	OS (Open Space)	OS	21.31		
DF-81	OS (Open Space)	OS	4.62		
Sub-totals (DF Properties)			149.15	230	

Table 4-2: Land Use, Zoning, & Acreage by Parcel

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	DENSITY
FD-1	LDR (Residential)	RS/DS	18.60	74	4.0
FD-2	LDR (Residential)	RS/DS	17.12	120	7.0
FD-3	LDR (Residential)	RS/DS	9.14	46	5.0
FD-4	LDR (Residential)	RS/DS	6.56	33	5.0
FD-5	LDR (Residential)	RS/DS	17.36	67	3.9
FD-6	LDR (Residential)	RS/DS	14.20	95	6.7
FD-7	MDR (Residential)	RS/DS	8.34	58	7.0
FD-8A	LDR (Residential)	RS/DS	18.36	88	4.8

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

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	DENSITY
FD-8B	LDR (Residential)	RS/DS	14.39	68	4.7
FD-9	LDR (Residential)	RS/DS	18.80	107	5.7
FD-10	MDR (Residential)	RS/DS	18.90	143	7.6
FD-20A	MDR (Residential)	RS/DS	13.50	110	8.1
FD-20B	MDR (Residential)	RS/DS	11.56	88	7.6
FD-21	MDR (Residential)	RS/DS	24.44	187	7.7
FD-22A	LDR (Residential)	RS/DS	11.97	76	6.3
FD-22B	LDR (Residential)	RS/DS	10.76	60	5.6
FD-23	MDR (Residential)	RS/DS	17.66	127	7.2
FD-24	MDR (Residential)	RS/DS	16.42	135	8.2
FD-32A	HDR (Residential)	R3	3.81	78	20.5
FD-32B	HDR (Residential)	R3	4.23	116	27.4
FD-33	HDR (Residential)	R3	8.59	172	20.0
FD-34	HDR (Residential)	R3	7.04	172	24.4
FD-40	CC (Commercial)	CC	7.55		
FD-41	CC (Commercial)	CC	6.24		
FD-50	PR (Park)	PR	1.71		
FD-51	PR (Park)	PR	1.12		
FD-52	PR (Park)	PR	5.51		
FD-53	PR (Park)	PR	8.07		
FD-61	Public/Quasi-Public (Electrical Substation)	P/QP	0.99		
FD-62	Public/Quasi-Public (Recycle Center)	P/QP	0.50		
FD-63	Public/Quasi-Public (Water Treatment/Well)	P/QP	2.83		
FD-64	Public/Quasi-Public (Fire Station)	P/QP	3.19		
FD-65	Public/Quasi-Public (Middle School)	P/QP	21.59		
FD-70	OS (Open Space/Paseo)	OS	1.13		
FD-71A	OS (Open Space/Paseo)	OS	0.70		
FD-71B	OS (Open Space/Paseo)	OS	0.82		
FD-72A	OS (Open Space/Paseo)	OS	0.25		
FD-72B	OS (Open Space/Paseo)	OS	0.27		
FD-73A	OS (Open Space/Paseo)	OS	0.51		
FD-73B	OS (Open Space/Paseo)	OS	0.49		
FD-74	OS (Open Space/Paseo)	OS	0.65		
FD-75	OS (Open Space/Paseo)	OS	1.14		
FD-76	OS (Open Space/Paseo)	OS	0.15		
FD-77	OS (Open Space/Paseo)	OS	1.35		
FD-80	OS (Open Space)	OS	5.71		
FD-81	OS (Open Space)	OS	5.57		
FD-82A	OS (Open Space)	OS	11.33		
FD-82B	OS (Open Space)	OS	0.14		
FD-83	OS (Open Space)	OS	3.39		
FD-84	OS (Open Space)	OS	25.24		
FD-85	OS (Open Space)	OS	20.80		
FD-86	OS (Open Space)	OS	1.68		
FD-87A	OS (Open Space)	OS	4.15		
FD-87B	OS (Open Space)	OS	0.20		
FD-88A	OS (Open Space)	OS	13.17		
FD-88B	OS (Open Space)	OS	20.89		
Sub-totals (Federico)			470.78	2,220	

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	17.07	134	7.8
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	33.76	271	8.0
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)			249.72	1,142	

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	16.5	209	12.7
KT-40B	CC (Commercial Mixed Use)	CMU/SA	3.44		
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)			412.01	1,543	

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

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	DENSITY
UR-92	Urban Reserve	UR	38.72		
Sub-totals (Urban Reserve)			38.72	0	
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	293	26.4
WB-32	HDR (Residential)	R3	5.11	128	25.0
WB-41	MDR (Residential)	RS/DS	8.5	63	7.4
WB-42A	CC (Commercial)	CC	7.0		
WB-42B	MDR (Residential)	RS/DS	7.5	53	7.1
WB-50	PR (Park)	PR	8.74		
WB-51	PR (Park)	PR	4.47		
WB-52	HDR (Residential)	R3	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		
Sub-totals (Westbrook)			365.64	2,175	
ROW	Right of Way/Landscape Corridors		193.82		
Sub-totals (ROW)			193.82	0	
Total			2,072.16	8,825	

Table Updated December 2024
(GIS acreages revised January 2021)

4.3 Land Use Designations

Land uses within the Sierra Vista Specific Plan are implemented through the zoning district applied to each parcel. This includes the application of the Development Standards (DS) and Special Area (SA) overlay zones to provide customized development standards, as allowed by the City's Zoning Ordinance. Specific details related to permitted uses and development standards are included in the City of Roseville Zoning Ordinance. In addition, for projects subject to a Design Review for Residential Subdivision (DRRS) permit, development standards may be defined as part of the City's subdivision review process.

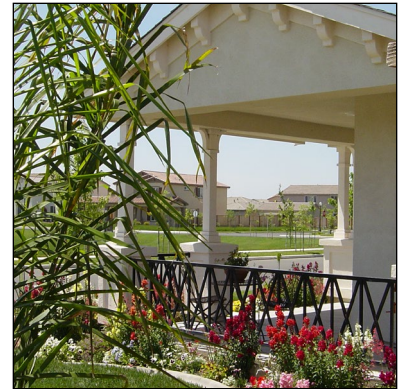
The following summarizes the SVSP's land use designations, with descriptions for each land use, related density, and applied zoning districts.

A. Residential Neighborhoods

The residential component of the Specific Plan utilizes three residential land use designations: Low Density Residential (LDR), Medium Density Residential (MDR), and High Density Residential (HDR). To achieve the vision for Sierra Vista's neighborhoods, a wide array of housing types are allowed. The Specific Plan supports development of conventional-style detached units on both large and small lots, including provisions for gated, executive, and custom home communities. In addition, higher-density residential units on smaller lots can be accommodated, which could include detached cluster housing, detached townhomes, and a large variety of detached and attached residential units with product-specific siting characteristics.

The SVSP provides for internal park and school sites, trail linkages, bikeways, paseos, landscape corridors, street trees, and other elements to enhance the residential neighborhoods. The mix of housing types is reflective of the diversity of lifestyles and addresses future growth anticipated in the City of Roseville and neighboring regions.

Approximately 70% of the SVSP's units are designated for low and medium densities, with the balance, nearly 30%, planned for high-density. Sierra Vista's high-density residential units include those allocated to the mixed-use parcels in the Plan Area's village node (see Section 3.2).





Low Density Residential (LDR)	
Density:	0.5 to 6.9 dwelling units per acre
Applied Zoning District:	RS/DS Small Lot Residential/Development Standard Overlay
Description:	The Low Density Residential (LDR) land use designation supports single-family detached homes on conventional lots within the density range noted above. Lot sizes typically range between 4,500 and 6,000 square feet, but could be smaller or larger depending on site slope, natural features, and neighborhood design. Typical housing product types include front-loaded, alley-loaded, or clustered, single-family detached units.
Permitted Uses and Development Standards	Permitted uses as specified in the City of Roseville Zoning Ordinance. Development standards as specified in Appendix A of the Sierra Vista Specific Plan or established with the subdivision map and a Design Review for Residential Subdivision.



Medium Density Residential (MDR)	
Density:	7.0 to 12.9 dwelling units per acre
Applied Zoning District:	RS/DS Small Lot Residential/Development Standard Overlay
Description:	The Medium Density Residential (MDR) land use designation accommodates both single-family detached homes and attached homes. Lot sizes are typically smaller than those in LDR areas, which allows greater densities per the range outlined above. Within this density range, single-family detached housing is typically supported on standard or alley-loaded lots, courtyard lots, green court lots, auto courts, alley clusters, zero-lot lines, or z-shaped lots. In addition, duet/ half-plex homes, townhomes, or condominiums are accommodated in MDR areas.
Permitted Uses and Development Standards	Permitted uses as specified in the City of Roseville Zoning Ordinance. Development standards as specified in Zoning Ordinance or established with the subdivision map and a Design Review for Residential Subdivision.

High Density Residential (HDR)	
Density:	13.0 to 30.0 dwelling units per acre
Applied Zoning District:	R3 Attached Housing
Description:	The High Density Residential (HDR) land use designation primarily accommodates attached housing, but depending on the unit type, could also include detached housing, within the density range noted above. The types of housing units that could be accommodated in this designation include, but are not limited to, detached townhomes, courtyard townhomes/condominiums, garden-style apartments, and podium design apartments/condominiums. In addition, these types of multi-family housing provide for both a mix of for-sale and for-rent units and may be utilized to help achieve the SVSP's affordable housing plan.
Permitted Uses and Development Standards	As specified in the City of Roseville Zoning Ordinance.



Residential Unit Transfers

There may be a desire or need to adjust (reduce or increase) the number of units assigned to some large-lot residential parcels. These adjustments may be permitted, pursuant to the provisions outlined in section 10.8 (Residential Unit Transfers) of this Specific Plan.

Custom Homes

Custom homes may be designated for construction in any low density residential subdivision in the SVSP. Custom homes are single-family residential units that have unique exterior styling and individualized interior floor plans, such that each home's architectural design is distinct from others in the subdivision. Typically, custom homes have detailed architectural features and upscale amenities that give them an appearance and character similar to, or qualitatively exceeding that of individually designed homes found in the City's other custom and/or executive housing neighborhoods.

While the SVSP does not predetermine the location of custom home subdivisions, they may be created subject to market demand and economic conditions. If proposed, custom home subdivisions may be approved through the City's tentative subdivision map process.

B. Commercial Employment

A range of employment and services uses are planned within the Sierra Vista community. These include community commercial, office, and mixed-use commercial uses. A majority of the Plan Area's commercial and employment center uses are sited along Baseline Road, taking advantage of the exposure provided by the projected traffic volumes along this corridor. Smaller, neighborhood-level commercial sites are provided throughout the interior of the Plan Area, some of which are mixed-use, allowing for retail goods and services in proximity to the residential neighborhoods.



Community Commercial (CC)

Typical FAR:	up to 0.4
Applied Zoning Districts:	GC – General Commercial CC – Community Commercial
Description:	<p>The Community Commercial (CC) land use designation provides for a broad range of retail goods and services, which can accommodate developments including conventional neighborhood shopping centers (typically anchored by a grocer) and larger-scale commercial centers (sometimes referred to as 'Power Centers').</p> <p>For Sierra Vista, CC sites are generally sited along the Baseline Road corridor or at major intersections where sites have superior visibility and access to vehicular traffic. At full buildout, these parcels will collectively support approximately 3.1 million sq. ft. (assuming a typical FAR outlined above) of commercial development with a mixture of retail, office, restaurant, entertainment, and/or hotel uses.</p>
Permitted Uses and Development Standards	As specified in the City of Roseville Zoning Ordinance.

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 249 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>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 below for a list of permitted uses for Parcels KT-40B and KT-40C.</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	-

COMMERCIAL USE TYPES		CMU/SA
	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.

Community Commercial/Business Professional (CC/BP) – Commercial/Office Mixed Use



Typical FAR:	Up to 0.4 FAR
Applied Zoning Districts:	CC/SA – Community Commercial/Special Area overlay
Description:	<p>The Community Commercial/ Business Professional (CC/BP) – Commercial/Office Mixed Use land use is a combined designation that accommodates a mixture of non-residential uses. Two CC/BP sites are planned for Sierra Vista; one along the Baseline Road corridor and one at the corner of Fiddly Road and Pleasant Grove Blvd. Each site is intended to accommodate a mix of commercial and/or professional office uses. This will ensure that the SVSP can be responsive to the future needs of the market, while providing ample opportunities for both service and employment uses within the community. Over 350,000 sq. ft. of commercial and/or office uses can be supported by the Plan Area's CC/BP parcels.</p> <p>To provide the flexibility needed to allow for a mixture of both commercial and office uses, the CC/BP parcels have a Community Commercial/Special Area (CC/SA) zoning district. Each parcel may develop with a mixture of commercial and office, or may be solely commercial or office. The development standards embodied in this Specific Plan (see Appendix A) specify the uses and development regulations for these parcels, consistent with the vision and intent in Chapter 3. See Figure B-29 for an illustrative concept plan.</p>
Permitted Uses and Development Standards	As specified in the City of Roseville Zoning Ordinance.

C. Parks, Open Space, and Public Areas

Approximately 24% of the Sierra Vista Specific Plan has been designated for public uses and open space. As illustrated on the land use plan, this includes parcels for Public/Quasi-Public (P/QP), Parks and Recreation (PR), Open Space, and Paseos (OS). The SVSP incorporates several parcels for P/QP uses to support development of schools and public facilities. Numerous park sites are also provided throughout the Plan Area’s residential neighborhoods. Among these is a planned “Signature Park” that would function as a citywide amenity. Open Space areas are a significant component of the SVSP, which provide areas for habitat preserves or passive recreation. All open space and public uses have been designated and are sized consistent with General Plan policies and standards. Open Space parcels were identified in cooperation with federal resource agencies as part of the City’s Resource Agency Early Consultation Process. In addition, approximately 2% of the Plan Area is designated as Urban Reserve (UR), which is a holding designation that anticipates future urbanization.



Public/Quasi-Public (P/QP)	
Applied Zoning Districts:	P/QP
Description:	The Public/ Quasi-Public land use designation accommodates a variety of public-serving uses and facilities. These sites will provide for public schools (one middle school and three elementary schools), a church, and a fire station. In addition, sites for the construction of various essential service facilities are provided throughout the Plan Area, in accordance with requirements of the City’s utility departments. These include facilities for an electric substation, groundwater wells, water treatment, water storage tanks, and solid waste recycling. Municipal and school facilities are discussed in more detail in Public Services Plan and Utilities Plan (Chapters 7 and 8).
Permitted Uses and Development Standards	As specified in the City of Roseville Zoning Ordinance.

Parks & Recreation (PR)



Applied Zoning Districts:

PR

Description:

The Park and Recreation (PR) land use designation is applied to parcels where formal, developed park facilities are planned. A combination of active and passive recreational facilities is provided for the community, in two park categories. Parks and recreation facilities are further described under Public Services Plan (Chapter 7).

Citywide Park

An approximate 40-acre citywide "Signature Park" is located in the southwest corner of the Plan Area along the western edge and Baseline Road, adjacent to a Commercial Mixed Use site. A variety of recreation facilities are envisioned for baseball and softball tournaments. In addition, ancillary amenities that complement the tournament-level fields, such as a stadium, batting cages, restaurants, and large outdoor spaces or plazas for fairs and other large events, may be planned.

Neighborhood Parks

Larger neighborhood parks are sited throughout the community adjacent to the three elementary schools and the middle school, maximizing joint-use opportunities for outdoor recreation facilities (neighborhood/school parks). Park sites that are co-located with schools are typically sized between 5 and 10 acres. Park amenities typically found in these larger neighborhood/school parks, consistent with the General Plan, include multiple active use ball fields such as soccer, baseball or softball and amenities that may attract users from multiple neighborhoods.

Smaller neighborhood parks are provided in greater frequency throughout the community to anchor some of the higher-density residential neighborhoods. Most of the community's parks are linked to a system of paseos and open spaces, providing a comprehensive network of pedestrian and bikeway connections to the Plan Area's parks and open space system.

Permitted Uses and Development Standards

As specified in the City of Roseville Zoning Ordinance.



Open Space (OS)

<p>Applied Zoning Districts:</p>	<p>OS</p>
<p>Description:</p>	<p>The Open Space (OS) land use designation is generally applied to lands that are environmentally sensitive or otherwise significant due to habitat and where preservation is required by federal permit. Land identified with the OS designation can contain hazards, natural features, or man-made features. For Sierra Vista, the OS land use designation is also applied to the Plan Area's paseo parcels, which are widened corridors along key roadways that provide pedestrian/ bikeway linkages throughout the Plan Area. Open space areas provide for passive recreation opportunities, pedestrian/ bike paths, preservation of significant resources, view sheds, flood water conveyance and retention, stormwater quality treatment/ filtration, aesthetic enhancement (within paseos), water conserving landscapes, whenever possible, and resource mitigation. Sierra Vista's open space system has three primary components:</p> <p>Creek Corridors Curry Creek traverses the southern portion of the site in an east-west direction. In addition, Vista creek traverses in an east-west direction through the center of the plan area, crossing through the Western Area Power Authority (WAPA) corridor. Both of these corridors are planned for permanent preservation as open space and include opportunities for stormwater treatment and bikeways.</p> <p>WAPA Corridor A linear open space corridor is designated within the WAPA power line easement running east-west through the Plan Area. Although development is limited within the easement, the corridor provides a number of potential benefits for the community including opportunities to locate facilities for stormwater treatment, drainage, low impact development features, bikeways, natural open space, recreation features, and parking lots for commercial/residential uses and neighborhood parks.</p> <p>Paseos Several paseo corridors are planned that generally follow Upland Drive, Market Street, and Federico Drive. These features can be located within residential neighborhoods or along roadways and provide pedestrian and bikeway linkages from the residential neighborhoods to the park, school, and open space areas. Width varies depending on location (see Paseo Plan, Figure B-5) and may include water conserving landscaping, multi-use pathways, and other features.</p>

Open Space (OS)	
Permitted Uses and Development Standards	As specified in the City of Roseville Zoning Ordinance.

Urban Reserve (UR)	
Applied Zoning Districts:	UR
Description:	The Urban Reserve (UR) land use designation is applied to lands that are anticipated to receive urban land use entitlements at some time in the future. While no development is proposed within the project's Urban Reserve area, it is anticipated that this land area may ultimately develop with a mix and density of land uses similar to that in the balance of the project site.
Permitted Uses and Development Standards	As specified in Appendix A of this Specific Plan document.