

10.1 Overview

Government Code Section 65451 requires that a Specific Plan include a program of implementation measures necessary to carry out its proposed land uses, infrastructure, development standards, and criteria. Implementation of the Sierra Vista Specific Plan is to be administered by the City of Roseville and carried out in accordance with the terms and conditions of several related planning and program documents. These include project-related and approved development agreements, phasing plans, a financing plan, and an environmental impact report, which augment the policies and regulations set forth in the City's General Plan and Municipal Code.

Implementation of the Sierra Vista Specific Plan is intended to result in the systematic and orderly development of the Plan Area. To achieve this intent, the Specific Plan includes a conceptual program for the phasing of infrastructure to support development, financing and construction of public improvements, review of individual development projects, transfer of residential units, and process for Specific Plan amendments/minor modifications. These programs are summarized in this chapter, with details and specific requirements included in the above referenced documents.

10.2 Relationship to City Plans & Policies

A. General Plan

The City of Roseville General Plan serves as the long-term policy guide for the physical and economic development of the City. The City's core values are the foundation of the General Plan and the underlying basis for its vision and direction.

The SVSP implements the goals and policies of the City's General Plan and augments these goals and policies by providing specific direction to reflect conditions unique to the Plan Area. At the time of Specific Plan approval, the City's General Plan and incorporated documents were amended to reflect Sierra Vista's land uses and development program. The SVSP is consistent with the City's General Plan and incorporated documents as amended.

B. Municipal Code

The Roseville Municipal Code is one of the primary tools for implementing the General Plan. For new development areas, the Municipal Code's key components are the City's Zoning Ordinance, Subdivision Ordinance, and Tree Ordinance, which are used in tandem with this Specific Plan to implement the development program. In some instances, this Specific Plan modifies the permitted uses, development standards, or other regulations for some zoning districts within the Plan Area where unique development patterns are expected. In these cases, the zoning regulations provided in this Specific Plan (and attached Development Standards and Design Guidelines) supersede the City's Zoning Ordinance. However, where this Specific Plan is silent, the Zoning Ordinance's regulations prevail.

10.3 Specific Plan Related Documents

A. Environmental Impact Report

An Environmental Impact Report (EIR) was certified concurrent with approval of the Sierra Vista Specific Plan. The EIR, prepared in accordance with the California Environmental Quality Act (CEQA), examines the potential direct and indirect environmental effects associated with development of the SVSP and identifies appropriate mitigation measures to reduce impacts determined to be significant. The

EIR analyzes the SVSP at a project level, and serves as the base environmental document for purposes of evaluating subsequent Plan Area-related entitlements.

B. Development Agreements

The various property owners within Sierra Vista Specific Plan area have executed individual development agreements with the City of Roseville to vest the development rights of their properties within the Plan Area. The development agreements were approved by the City in accordance with applicable State and local codes, and as such, function as legal and binding contracts between the City of Roseville, the property owners, and their successors-in-interest. Each development agreement outlines the specific development rights, establishes obligations for infrastructure improvements and land dedications, secures the timing and methods for financing improvements, and specifies other performance obligations for development of the Plan Area.

C. Development Standards & Design Guidelines

Concurrent with the approval of the project, the Sierra Vista Development Standards and Design Guidelines (appendices to the Specific Plan) were approved by the City of Roseville. The Development Standards constitute the zoning regulations for the Specific Plan area, establishing its permitted uses and development regulations. For specific zone districts within the Plan Area, the Sierra Vista Development Standards modify the City's typical regulations in a manner to achieve a development pattern that would not be otherwise permitted by standard application of the City's Zoning Ordinance. Therefore, these standards are intended to be used in conjunction with the City's Zoning Ordinance. For matters where the Development Standards are silent, the City's Municipal Code prevails.

Sierra Vista's Design Guidelines work in tandem with the Specific Plan and Development Standards documents, and provide additional detail in the design, review, and approval of individual projects within the Plan Area. Elements addressed include subdivision and site design, architecture, landscaping, streetscapes, entries, lighting, signage, and low impact development concepts. All development within the Plan Area is required to comply with the SVSP Development Standards and Design Guidelines.

10.4 Phasing Plan for Public Facilities

The Sierra Vista Specific Plan provides for a comprehensively planned infrastructure system with coordinated phasing and construction of facilities. A series of infrastructure construction phases are anticipated as Sierra Vista builds out. The geographic boundaries of each phase are reflected on Figure 10-1, with residential unit and land use allocations by phase summarized in Table 10-1.

In general, the phasing plan has been structured to ensure that the improvements in each phase can support its respective development in compliance with City policies and standards, and that the development in each phase can support the costs of the required improvements.

Infrastructure phases identified in the phasing plan may be modified at the discretion of the City, in consultation with all affected City departments, subject to criteria established in the Development Agreements for the project.

The infrastructure requirements for each phase of development include all on-site backbone infrastructure and off-site facilities necessary for the build out of each phase. These include roadways, sewer, water, recycled water, storm drainage, dry utility, paseos, schools, parks, and other facilities and improvements. All in-tract sewer, storm drain, water, dry utilities, and recycled water (if applicable) will be installed as part of local project improvements.

Table 10-1: Land Use & Residential Units by Phase

Phase	LDR	MDR	HDR	CMU	Comm.	Park	P/QP	Total
A	204.6 ac. 973 du	52.2 ac. 455 du	23.6 ac. 488 du	11.4 ac. 80 du	15.1 ac.	21.3 ac.	37.0 ac.	365.2 ac. 1,996 du
B	126.6 ac. 632 du	40.5 ac. 325 du	28.6 ac. 840 du		103.1 ac.	9.4 ac.		308.2 ac. 1,797 du
C	175.4 ac. 835 du	108.5 ac. 876 du	7.5 ac. 150 du	23.6 ac. 175 du	62.9 ac.	58.3 ac.	15.1 ac.	451.3 ac. 2,036 du
D	18.4 ac. 91 du	64.6 ac. 558 du	8.3 ac. 172 du			1.7 ac.	8.5 ac.	101.5 ac. 821 du
E	77.2 ac. 394 du	21.8 ac. 153 du				4.4 ac.	0.3 ac.	103.7 ac. 547 du
F	107.6 ac. 582 du	7.2 ac. 59 du			14.5 ac.	8.7 ac.	10.8 ac.	148.8 ac. 641 du
G		27.4 ac. 221 du	24.1 ac. 620 du		10.0 ac.	1.5 ac.		63.0 ac. 841 du
Total	709.8 ac. 3,507 du	322.2 ac. 2,647 du	92.1 ac. 2,270 du	35.0 ac. 255 du	205.6 ac.	105.3 ac.	71.7 ac.	1,541.7 ac. 8,679 du

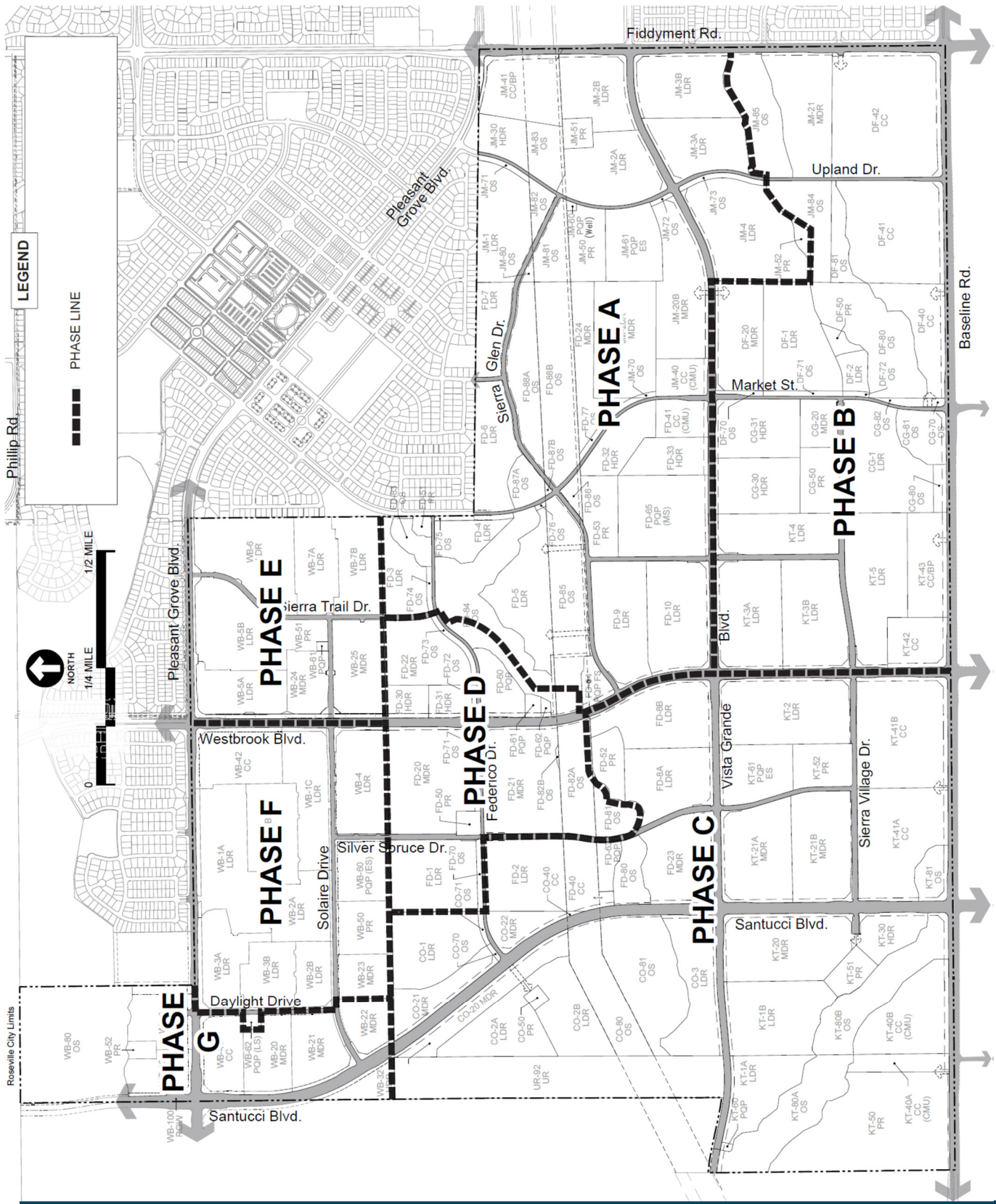


Figure 10-1: Phasing Plan

10.5 Financing of Public Improvements

The construction of public improvements to serve Sierra Vista are to be funded by a variety of mechanisms including establishment of one or more Community Facilities Districts (CFD), City Impact Fees, School Impact Fees, developer financing, and other methods. A Financing Plan has been prepared for the project, available at the City’s Finance Department and hereby incorporated by reference, which identifies the funding mechanisms that can be used to construct the Plan Area’s public facilities. These various financing mechanisms are summarized on Table 10-2 and described in general terms below. For specific details on the funding strategy, please refer to the Sierra Vista Financing Plan, available at the City of Roseville Finance Department.

Table 10-2: Public Improvement Financing Mechanisms

Improvement/Facility	Financing Options
Roadway Improvements	CFD/ Traffic Fees/ Developer Financing
Storm Drain Infrastructure	CFD/Developer Financing
Water Infrastructure	CFD/ Water Connection Fee/ Developer Financing
Sewer Infrastructure	CFD/ Sewer Fee/ Developer Financing
Recycled Water Infrastructure	CFD/ Developer Financing
Electric Facilities	CFD/ Utility Rates/ Developer Financing
Parks	Park Fees/ Developer Financing
Paseos	Paseo Fees/CFD/ Developer Financing
Bike Trails	Bike Trail Fee/CFD/Developer Financing
Open Space Amenities	CFD/ Park Fees/ Developer Financing
Library	Public Facilities Fee
Fire Facilities	Fire Service Construction Tax
Schools	School Impact Fees/ State Funding
Other City Facilities	General Fund/ CFD/ Developer Financing
County Facilities	County-Wide Facilities Fee
Maintenance Services ¹	General Fund/ CFD
Governmental Services ²	General Fund/Public Facilities Fees/ CFD

¹ Landscape corridors and medians on roadways, parks and related facilities, paseos, open space areas, bike and pedestrian paths and/or trails, detention facilities.

² Police, Fire, Library, or general governmental services

- ❑ **Developer Financing** – Direct developer/merchant builder financing may be used to contribute towards backbone improvements and facilities, shortfall financing, and for in-tract subdivision improvements.
- ❑ **Community Facilities District** – One or more Community Facilities Districts may be established to help fund the construction and/or acquisition of backbone infrastructure and facilities that serve Sierra Vista. The 1982 Mello-Roos Community Facilities Act enables cities and other entities to establish a CFD to fund various facilities and services. The proceeds of the Mello-Roos special tax can be used for direct funding of facilities and/or to service debt. A separate Community Facilities District for Services will be established for maintenance of certain facilities that provide special benefit to Sierra Vista. Such facilities may include landscape corridors and medians, open space Preserves, paseos, bike paths, detention facilities, and neighborhood parks. In addition, the CFD for Services may be used to fund governmental services that directly benefit residents of Sierra Vista, including police, fire, library, and other governmental services.
- ❑ **City Impact Fees** – The City of Roseville has adopted a set of development impact fees to finance capital improvements. The fee structure requires the payment of fees prior to issuance of a building permit. The City collects park fees, drainage fees, sewer fees, solid waste fees, water connection fees, traffic mitigation fees, public facilities fees, and the Fire Service Construction Tax.
- ❑ **School Impact Fees** – The various school districts within the Plan Area have established fees, in accordance with Section 17620 of the California Education Code, to be used to construct school facilities. Pursuant to Section 65995 of the California Government Code, these school impact fees will be collected by the school district prior to issuance of a building permit.

As noted, other financing mechanisms may be utilized, including creation of private districts or associations to fund maintenance of certain facilities within Sierra Vista. Specific financing requirements, improvement obligations, fees, reimbursements, land and easement dedications and conveyances, maintenance, and other financing and improvement-related obligations are detailed in the development agreements for the Specific Plan area.

10.6 Subsequent Entitlements and Approvals

A. City Processing

Individual development projects within the SVSP are subject to review and approval of subsequent permits and entitlements by the City of Roseville (e.g., subdivision review, design review, conditional use permits, variances, and/or other permits). Application and processing requirements shall be in accordance with the City's Zoning Ordinance and other regulations, unless otherwise modified by this Specific Plan.

All subsequent development projects, public improvements, and other activities shall be consistent with this Specific Plan and accompanying Development Standards and Design Guidelines, the Specific Plan development agreements, and all applicable City of Roseville policies, requirements, and standards. In acting to approve a subsequent project or permit, the City may impose conditions as are reasonably necessary to ensure that the project is in compliance with the Specific Plan and all then applicable plans and regulations.

B. Environmental Review

Each subsequent development project shall be reviewed to ensure compliance with the California Environmental Quality Act (CEQA). The project EIR, which was certified concurrent with the SVSP, serves as the base environmental document for subsequent entitlements within the Plan Area. Development applications will be reviewed on a project-by-project basis to determine consistency with the EIR.

In general, if it is determined that a subsequent project is consistent with the Specific Plan and within the scope of the EIR, further environmental review may not be necessary. Section 65457(a) of the California Government Code and Section 15182(a) of CEQA provide that no EIR or negative declaration is required for any residential project undertaken in conformity with an adopted Specific Plan for which an EIR has been certified. If it is determined that a development application is inconsistent with the Specific Plan and/or substantial evidence exists that supports the occurrence of any of the events set forth in CEQA Guidelines Section 15183, a determination will be made as to the appropriate subsequent environmental document.

A mitigation monitoring program has been adopted with the EIR in accordance with Public Resources Code 21081.6 to ensure implementation of EIR mitigation measures.

C. Approvals from Other Agencies

Appropriate Local Agency Formation Commission (LAFCO), state, and federal approvals and permits are required prior to any development activity within the Plan Area.

10.7 Amendments & Minor Modifications

Proposed changes to a specific plan typically require approval of a Specific Plan Amendment (SPA). Specific Plan Amendments are processed in the same manner as the initial Specific Plan adoption, requiring review by the Planning Commission and action by the City Council.

However, because the Plan Area will build out over several years, it is anticipated that the Sierra Vista Specific Plan may need to respond to changing market conditions and City expectations during the course of buildout. To provide a degree of flexibility to respond to changing conditions, the SVSP allows for administrative approval of Minor Revisions to the Specific Plan, including the development standards and design guidelines in Appendices A and B. The Planning Director, or designee, shall determine whether a proposed revision is minor, and may act upon a minor revision to the Specific Plan and appendices administratively, as specified below.

A minor revision may be processed and acted on administratively if determined by the Planning Director to be in substantial conformance with:

1. The overarching vision and community design principles intended for the Sierra Vista Specific Plan, including applicable development standards and design guidelines;
2. The applicable Specific Plan development agreement(s);
3. The City of Roseville General Plan; and,
4. The Specific Plan Environmental Impact Report.

Examples of minor revisions include, but are not limited to:

- The addition of new or updated information that does not substantively change the Specific Plan.

- Minor adjustments to land use boundaries of residential, commercial, or park parcels, to open space edges between developed and non-developed land, or to street alignments, where the general land use pattern is maintained.
- Minor modifications to, and interpretations of, the development standards, as permitted by Section 19.74.020 of the Roseville Municipal Code for Administrative Variances, if it is determined that such changes are equal to or better than the original intent of the SVSP.
- Changes to the provision of public infrastructure and facilities that do not impact the level of service provided or affect the development capacity in the Plan Area.
- Modifications to the Design Guidelines, (such as revisions to design treatments, changes in specified plant materials, alterations of site concept plans, etc.), if it is determined that the design intent is maintained.
- Modifications to the provisions for infrastructure and construction timing that do not change the ability to provide adequate infrastructure for the development.

Any proposed minor revision to the Specific Plan may, at the sole discretion of the Planning Director, be referred to the Planning Commission and City Council for action. Determinations and actions by the Planning Director may be appealed to the Planning Commission.

If the Planning Director determines that a proposed amendment does not meet the above criteria, a Specific Plan Amendment (SPA) shall be required.

10.8 Minor Residential Unit Transfers

The large lot parcels on Sierra Vista's land use plan are assigned a residential dwelling unit allocation, with associated gross land use density. These assignments were made at the time of Specific Plan approval based on an assessment of the constraints and opportunities of each large-lot parcel and anticipated long-term demand for various housing types. As individual residential small-lot parcel maps are processed over time, a more detailed assessment of site, market, and other conditions will occur. It is anticipated that this process may result in the need to adjust (reduce or increase) the number of units assigned to some large-lot residential parcels with a unit allocation (including CMU parcels with a unit allocation).

This Specific Plan includes a provision that allows the City to approve minor residential density adjustments and permit the transfer of residential units between large lot parcels, including Commercial Mixed Use (CMU) parcels. The Planning Director may administratively approve a residential

unit transfer/density adjustment between any Specific Plan large lot parcels provided that the following conditions are satisfied:

1. The transfer and receiving parcels are located within the Sierra Vista Specific Plan and are subject to a development agreement;
2. The transfer of units does not result in a change to the land use designation, specifically, the transfer does not: (a) reduce the number of units from the transfer parcel below the minimum number of units allowed by the applicable land use designation; or (b) increase the number of units to the receiving parcel above the maximum number of units allowed by the applicable land use designation;
3. The transfer of units does not result in increased impacts beyond those identified in the Specific Plan EIR and does not preclude the ability of the parcels to conform to the applicable standards or regulations contained in this Specific Plan and related Development Standards and Design Guidelines;
4. The transfer of units does not adversely impact planned infrastructure, roadways, schools, or other public facilities, or fee programs and assessment districts;
5. The cumulative increase or decrease in units resulting from the adjustment does not change the unit allocation by more than 20% of the units to either the transfer or receiving parcel, as established at the time of the original approval of the specific plan;
6. HDR units designated as affordable units may be transferred administratively until such time that they are encumbered by an Affordable Housing Regulatory Agreement (or other form as approved by the City); and
7. For HDR parcels, unit transfers may be approved between HDR parcels administratively, provided that the resulting density of an affected HDR parcel does not fall below 18 units per acre.

The transfer of residential units, if consistent with the above criteria, is administrative in nature, is contemplated by and within the intent of this Specific Plan and the Specific Plan EIR, and will not require an amendment to the Specific Plan, zoning, applicable Development Agreements, or the City General Plan.

To request a residential unit transfer, the owner or owners of both the transfer and receiving parcels shall submit a complete Administrative Permit application to the Planning Director that (a) identifies the affected parcels; (b) designates the number of units being transferred; (c) provides other documentation as required by the Planning Director to determine compliance with the above unit transfer criteria; and (d) includes a revised Specific Plan Table 4-1, Plan Area Land Use Summary and Table 4-2, Land Use, Zoning, & Acreage by Parcel, reflecting the adjusted unit

counts and densities. The revised table will be the official record tracking unit allocations to each large lot residential parcel.

If the Planning Director determines that the residential unit transfer is not consistent with the above criteria, the residential unit transfer may be denied or may be referred or appealed to the Planning Commission and/or City Council for action. Any determination of consistency may, at the discretion of the Planning Director, be forwarded to the Planning Commission for review. The applicant may request density adjustments that do not comply with the above criteria. Such requests shall require an amendment to the Sierra Vista Specific Plan.

All unused units must be transferred prior to the City's approval of the last small lot final map or Design Review Permit for any residential large lot parcel within the Plan Area. Any units assigned to a large lot parcel that are not used by a tentative map/Design Review Permit or are not approved for transfer, shall revert to the City unit pool and landowners shall have no subsequent claim to such units.