

2 PLAN SETTING & INFLUENCES

2.1 PROJECT LOCATION

The West Roseville Specific Plan is located west of Fiddymment Road, approximately 1-mile north of Baseline Road. A majority of the 3,162-acre site is within the City-County MOU Transition Area. Approximately 167 acres (5%) of the WRSP, which is designated as permanent open space, is located west of the MOU Transition Area. The WRSP project location and MOU Area are reflected on Figure 2-1.

2.2 PRE-SPECIFIC PLAN SETTING

□ SITE CONDITIONS

At the time of WRSP approval, the Plan Area was primarily undeveloped, with previous uses consisting of limited agricultural enterprises including grazing, dry farming and poultry operations. Several residences and other structures associated with past and ongoing agricultural activities were located in the central and northern portions of the site. These include the historic Fiddymment Ranch House and outbuildings. While agricultural operations decreased over time, a portion of a working pistachio orchard and seasonal livestock grazing still existed on site.

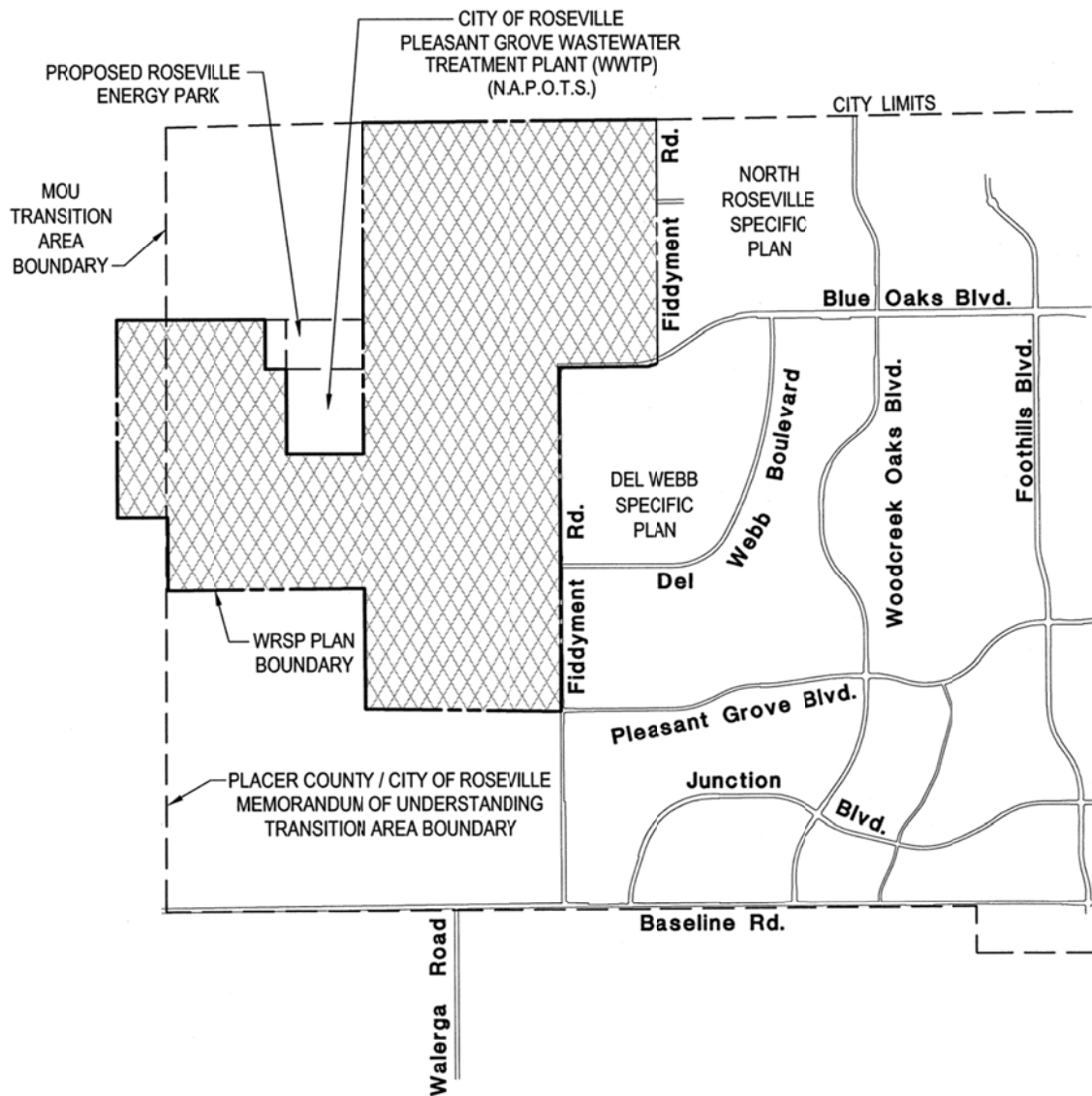


Fiddymment Ranch Smokehouse

Gently rolling topography and large open annual grassland areas defined the undeveloped character of the WRSP. Kaseberg Creek, Curry Creek and Pleasant Grove Creek (main and southern branches) traversed the property, with oak woodlands lining portions of the creek corridors. Clusters of seasonal wetlands, including vernal pools, were dispersed throughout the site. The WRSP has targeted a majority of the creek corridors, associated woodlands, and a portion of the seasonal wetlands and historic structures, for preservation in permanent open space/park use.

Figure 2-1

Project Location, City/County MOU Area



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Grassland/Oak Woodland Interface

□ ADJACENT USES

Similar to the undeveloped WRSP environment, lands to the north, south and west consist primarily of agricultural and rural residential uses. To the east, existing and planned neighborhoods are found in the City's Del Webb and North Roseville Specific Plan areas. The Pleasant Grove Regional Wastewater Treatment Plant (PGWWTP), and other potential intensive public uses (including the proposed Roseville Energy Park), are adjacent to and partially surrounded by the central portion of the WRSP. A 1,000-foot non-residential buffer encumbers the WRSP to the south, east and west of the PGWWTP.

2.3 FACTORS THAT INFLUENCE THE SPECIFIC PLAN

The basic form of the WRSP is influenced by a number of factors including City policy and desires, adjacent uses, facility needs, environmental resources, circulation and infrastructure connections, market demand and fiscal realities. Some of the key WRSP influences include:

- **City Policy** – The need to ensure consistency with and implementation of General Plan Policy and the West Roseville Guiding Principles;
- **Smart Growth Principles** – The desire to incorporate smart growth principles in the WRSP including the creation of a traditionally modeled Village Center with a compact form and strong interconnectivity between uses;
- **Adjacent Residential Neighborhoods** - The intent to ensure compatibility with residential and related uses in the adjacent Del Webb and North Roseville Specific Plans through inclusion of similar types and intensities of uses along the eastern edge of the WRSP;
- **Adjacent Pleasant Grove Regional Wastewater Treatment Plant and Roseville Energy Park** – The requirement to ensure compatibility with the PGWWTP through inclusion of appropriate uses within the 1000-foot non-residential buffer area, and need to adequately buffer other adjacent intensive public uses including the proposed Roseville Energy Park;

- **Regional Sports Park** – The desire to create a regional sports park to accommodate citywide need and utilize a portion of the PGWWTP non-residential buffer area;
- **Schools** - The need to provide for a new high school site to house students generated both within and outside the WRSP, and the opportunity to support joint use with the adjacent Regional Sports Park and nearby Fiddymment Park. In addition, the need to provide for new elementary schools and a middle school to house students from the WRSP and provide additional joint use opportunities;
- **Western Edge Treatment** – The interest in creating an identifiable western edge of the City of Roseville through inclusion of substantial permanent open space areas;
- **Natural Resources** - The existence of and opportunity to ensure preservation of significant resources including oak woodlands, creek corridors, vernal pool concentrations and seasonal wetlands in open space and park uses;
- **Arterial and Infrastructure Connections** – The ability to connect to and extend major circulation corridors, Blue Oaks Boulevard and Pleasant Grove Boulevard, and associated infrastructure;
- **Fiddymment Road** - The opportunity to provide a new alignment for Fiddymment Road north of Blue Oaks Boulevard to improve safety and traffic flow;
- **Market Demand** – The desire to respond to the short-term buildout of residential inventory in the City, and to accommodate projected long-term residential market demand; and
- **Fiscal Responsibility** - The need to create a project that includes a mix of uses and facilities that are fiscally feasible to implement and do not negatively impact the City's General Fund.

The above factors create opportunities and constraints, in the context of identified City values, that guide the general shape of the WRSP as further defined in Community Form & Planning Principles (Section 3).