Pages will need to be updated once Track changes are accepted.

A wide variety of residential opportunities will be provided within the various districts. This variety may include single family attached and detached homes, live/work row town homes, town homes, condominiums and apartments. Design of residential neighborhoods emphasizes pedestrian and bicycle connectivity while facilitating dispersed automobile traffic. The modified grid street network creates shorter, more traditional feeling block lengths. The result of this block scaling is that the various home types are woven together within the neighborhood fabric, rather than separated housing tracts of the same lot configuration. This was the traditional pattern of growth for neighborhoods prior to large scale tract housing development.

The following figures graphically illustrate those principles. Figure 3.1 is the Overall Districts diagram that highlights the major planning ideas and areas while the diagrams following those highlight individual districts in detail. Figure 3.2 illustrates a potential build out scenario.

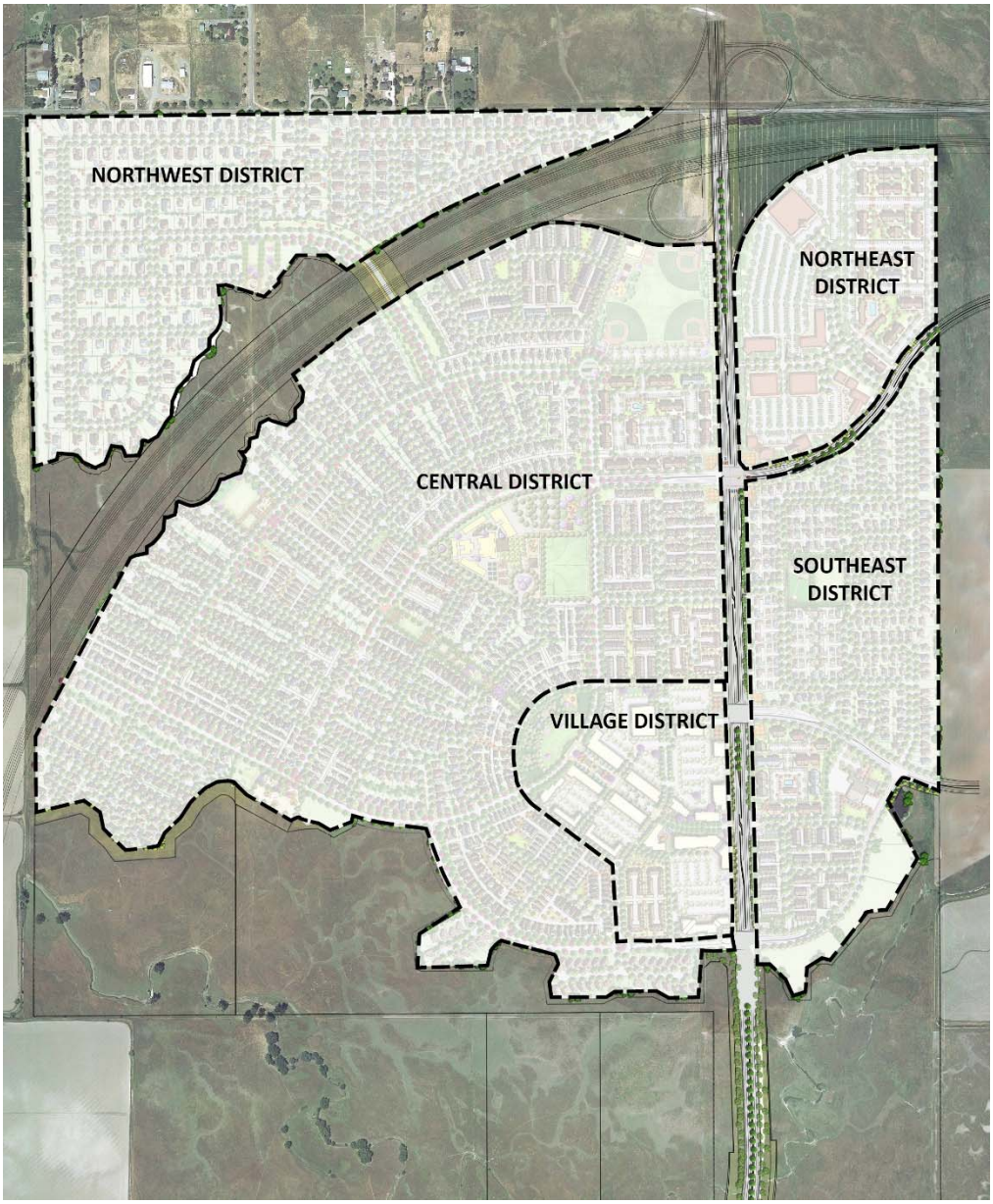

Figure 3.1: Overall Districts Updated 09/01/2019

Figure 3.2: Artist's Conceptual Illustrative Plan: Potential Build-out Scenario *Updated 09/01/2019*

The artist's Conceptual Illustrative Plan (above and details throughout this Document) presents the Specific Plan vision within the site context. Precise street alignments, lot locations and dimensions, and building locations shall be determined at the time of Tentative Map approval. Such alignments and locations shall be substantially consistent with the goals and policies of this Specific Plan.

A. Village District

The Village District is an important component of the Plan Area and provides a dynamic center for the community. The intersection of Westbrook Boulevard and Main Street creates a high level of activity that establishes the core of the District. The Village District development pattern is not just a linear main street surrounded by parking lots. The plan creates a subtle block grid that forms more connection with the surrounding residential neighborhoods and better hides the parking from view. The Village District will provide retail and office space, with buildings organized along a Main Street, creating a classic small town main street character. Buildings with storefronts and tall floor plates, that may include office or residential units above, provide a sense of enclosure to the street.

The Main Street continues and "T's" at an Urban Park. Storefronts line the street in buildings that are broken into sections that establish a walkable rhythm, rather than block long single structures with consistent storefronts and setbacks. This rhythm is crucial to establish the pedestrian scale inherent to a classic main street. The variety in building character and setbacks makes the Village District visually interesting and creates an environment focused on the pedestrian.

Figure 3.3: Conceptual Plan Detail – Village District

B. Northeast District- Retail and Business Park

A 23-acre parcel in the northeast quadrant of the site, bounded by Placer Parkway, Westbrook Boulevard and Road “D”, is designated for retail and business park uses, as well as high density housing. This will be an ideal location for large format retail that will serve a wider area than Amoruso Ranch and the neighboring communities. Depending upon market demand, this site may include retail/office commercial or business park uses. Buildings should frame the road into the District, with large parking fields behind. A prominent building should be located at the intersection of Road D and Westbrook.

The 15-acre high density residential site provides residents the opportunity to walk to work and to retail services. Twenty-five spaces within the commercial parking lot will be provided for a park and ride lot. A small private park with amenities such as a play area, pool, or community building for use by the residents should be included. Parking should be broken into several lots and conveniently located for residents.

Figure 3.11: Conceptual Plan Detail – Northeast District

C. Central District

The Central District forms the heart of the Plan Area. It includes an elementary school, residential neighborhoods, and a variety of parks, including the crossing park that will provide pedestrian access throughout the area. A looped roadway with paseos around the District provides connectivity between the neighborhoods, parks, school, and the Village District for pedestrians and bicycles.

This District provides the broadest range of housing types and choices. Residents will be able to choose from homes as dense as apartments and townhomes, or single-family detached homes. This mixing of densities and lifestyle choices create a more fully integrated community.

A variety of parks serves the residents and creates options for recreation. A ten-acre park (AR-62) is located on the north end of the quadrant, adjacent to Westbrook Boulevard, south of Placer Parkway. Two smaller neighborhood parks are also proposed within the Central District. The linear east west park (AR-64), links the elementary school, parks, and Urban Park together.

The southern edge of the District has frontage along open space. Homes could front on, side on, or back on the open space creating a sequence of different experiences and edge conditions. A one-acre park (AR-63) and a pedestrian and bicycle path along the northern edge will provide visual and physical connections to the open space.

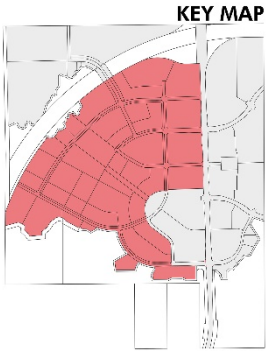

Figure 3.12: Conceptual Plan Detail – Central District Updated 09/01/2019

D. Northwest District

The northwest portion of the ARSP is located north of the proposed Placer Parkway. A roadway with striped on-street bike lanes provides access to the rest of the Plan Area. It is bordered by Sunset Boulevard to the north, and unincorporated land to the west. This area ~~is intended for larger lot homes to~~ provides ~~a~~ transition to existing rural uses within the County.

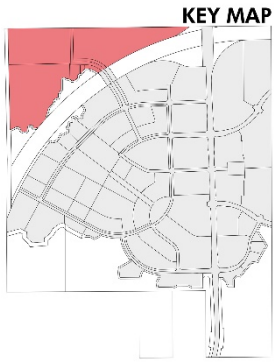

Figure 3.13: Conceptual Plan Detail – Northwest District

E. Southeast District

The Southeast District of the ARSP contains a mix of residential neighborhoods including high density apartments, townhomes, and single family detached, ranging from small to standard lot, as well as a one-acre park, and a fire station site.

This District is located between Westbrook Boulevard and the future Placer Ranch Plan Area. Two arterials connect Westbrook to the Placer Ranch Plan Area. The District also takes direct access from Westbrook Boulevard. where a neighborhood street provides a direct focal point at the neighborhood park.

Figure 3.14: Conceptual Plan Detail – Southeast District Updated 09/01/2019

F. Parks and Open Space

Over twenty-three percent (23%) of the Plan Area is planned for park and open space uses, which is equivalent to 22 acres of park, 11 acres of open space paseo, and ~~135 155~~155 acres of open space. The open space and park network provides a key element of the ARSP. In general, environmentally sensitive or significant land due to the presence of habitat, resources, natural features, or man-made features is designated as open space. Open space areas provide opportunities for scenic vistas, water conveyance and retention, stormwater quality/treatment, pedestrian/bike trails and resource avoidance and preservation.

The vision for the neighborhood parks is to create a variety of parks, both in size and activity, which are linked together via a paseo system. To create a "string of pearls," the parks range in size from one-acre to ten-acres. Design of each park is intended to be unique to create memory points or landmarks within the community. They are dispersed throughout the Plan Area so that almost all residents are within a quarter mile of a park, and have a pleasant route to walk or bike to that park. See Figure 8.2 Park Distribution and Figure 8.3 Walking Distances to Parks in Chapter 8.

To create a unique identity for each park, each conceptual layout draws from a wide variety of amenities at a minimum; parks will provide turf areas for informal activities, benches or tables for picnicking and shaded seating for larger group events as well as active, formal areas for organized play. See Chapter 8 for more information.

Figure 3.15: Conceptual Park on Western Edge

Figure 3.16: Conceptual Park on Eastern Edge

Informal Play Area.

Play Area.

Pedestrian Paseo.

G. Circulation System

The ARSP includes many of the City's Blueprint Implementation Strategies for multi-modal circulation, providing multiple transportation choices to address vehicles, public transit, bicyclists and pedestrians. The pedestrian and bicycle network forms the backbone of the Plan Area. It includes on-street bike lanes, pedestrian paths or paseos along specific streets, a network of sidewalks separated from driving or parking areas by landscaped parkways, and small, individual block serving paseos that link directly to homes. Where important pedestrian links occur, such as the street-side paseos, driveway access for individual homes are not allowed in order to reduce pedestrian/auto conflicts and reinforce the pedestrian friendly street experience.

This network links all land uses together within the ARSP and allows for connections to the regional system as well as off-site amenities such as the Al Johnson Wildlife Area. The pedestrian network is further defined in Chapter 7.

For vehicles, the backbone roadway system includes a combination of regional arterial and collector streets to provide connections from existing and planned roadways adjacent to the Plan Area. These roadways are designed to accommodate future anticipated local and area traffic demands, with opportunities for connections to future planned Placer Parkway and to roadways leading to the City of Lincoln. The design of the backbone roadway system supports the creation of a smaller "neighborhood" network of local roadways. This network forms a modified grid where high connectivity eliminates the need for collector streets within the community.

Many homes face onto pedestrian oriented streets, neighborhood serving parks, garden courts, small pocket parks and block level paseo connections. Curbcuts and driveway cuts are minimized along the streetside paseos creating a continuous and a safe path for walkers ~~This eliminates many driveways from the streetscape and creates less interruption for walkers~~ utilizing the pedestrian network. These homes may side on to the paseos, or have garages served by carriageways or alleys behind the unit. Mixed with traditional street loaded homes, this expands the housing choices for future residents within the Plan Area.

In keeping with the design philosophy of an integrated community, sound and privacy walls are eliminated wherever feasible by the creation of a street network that results in low Average Daily Trip (ADT) counts. Additionally, the Development Standards of the ARSP (Appendix A) places certain requirements on parcels adjacent to arterial roads to minimize walls. Appropriate land uses, orientation of structures and appropriate landscaped setbacks are some of the methods the Amoruso Ranch plan utilizes to mitigate noise while minimizing walls.

While no fixed guideway transit is currently planned for the area, the City of Roseville may, as funding allows, provide commuter, dial-a-ride, and local transit services to the Plan Area. This may include some form of bus service that would link the Amoruso Ranch community to the region. Locations for future convenient transit stops may be provided on both sides of Westbrook Boulevard and will provide amenities to support a Bus Rapid Transit (BRT) route through the Plan Area. Any transit shelter should be complementary to and reinforce the character of the Village District architecture. Potential transit facilities are further discussed in Circulation Plan Chapter 7.

3.5 Landscape Concept

The landscape design at Amoruso Ranch plays an important role in meeting the overall vision set forth by this document to create a truly memorable community. The vision behind the landscape concept at Amoruso Ranch is to design a community that achieves the following goals:

- Reinforce a strong identity and "sense of place" through landscape design.
- Create an interconnected pedestrian network supported by landscape character.
- Maintain a visually open character of the site.

CHAPTER 4 – LAND USE PLAN

4.1 Overview

The Amoruso Ranch Specific Plan (ARSP) provides for a mix of land uses including 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 and quasi-public uses for the school and civic uses such as a fire station, parks and open space uses; and an urban reserve parcel.

At build out, the Plan Area will provide for approximately 2,827 dwelling units which would accommodate roughly 7,379 residents, add approximately 476,000 square feet of commercial retail and office uses with the potential to expand to a maximum of 766,000 square feet, and provide approximately 22-acres of parks and ~~146~~ 155 acres of open space.

4.2 Land Use Plan

The land use designations identified in the ARSP are summarized below (Table 4.1), with an accompanying Land Use Map (Table4.1) and breakdown by parcel (Table 4.2) on the following pages.

Table 4.1 (UPDATED 09/01/2019)
Land Use Summary

General Plan Land Use	*Applied Zoning District*	*Acres*	*% of Total Acres*	*Allocated Units*	*% of Total Units*
LDR (Low Density Residential)	~~R1;~~ RS	~~248.77~~239.34	~~35.83~~34.47%	~~1302~~1252	~~46.06~~44.29 %
MDR (Medium Density Residential)	RS	50.27	7.24%	542	19.17%
HDR (High Density Residential)	R3	38.13	5.49%	873	30.88%
Community Commercial - Village District	CMU-SA (Commercial Mixed-Use - Special Area)	27.27	3.93%	~~109~~ 159	~~3.86~~5.62%
Community Commercial	CC (Community Commercial)	23.85	3.43%		
Open Space	OS	144.19~~134.81~~	20.76~~19.42~~%		
Open Space (Paseos)	OS	10.74~~1~~	1.5~~4~~%		
Parks & Recreation	PR	22.14	3.19%		
Public / Quasi Public	P/QP (Fire Station)	3.02	0.43%		
	P/QP (Water Facilites~~Water Storage Well~~)	~~3.46~~1.35	0.21~~50~~%		
	P/QP (Lift Station A)	0.28	0.04%		
	P/QP (Lift Station B)	0.85	0.12%		
	P/QP (School)	9.62	1.39%		
	P/QP (Community Facility)	1.46	0.21%		
	P/QP (Recycling Center)	0.65	0.09%		
Urban Reserve	UR	20.00	2.88%	1	0.~~03~~04%
Misc. Roads		101.~~22~~24	14.5~~8~~7%		
Total		**694.40**	**100%**	**2827**	**100%**

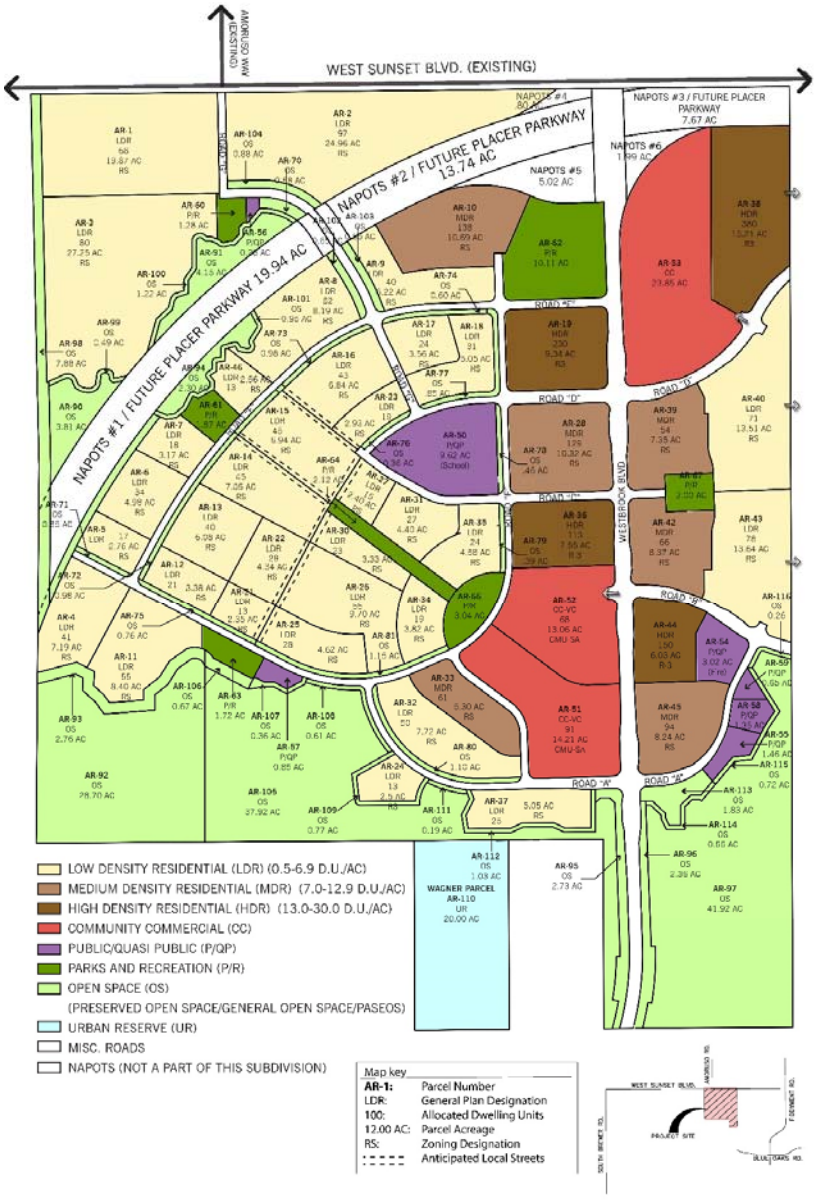

Figure 4.1 Land Use Map ***((UPDATED 09/01/2019)***

Table 4.2
Land Use by Parcel Number

Parcel	*GP Land Use*	*Zoning*	*Acres*	*Allocated Units*	*Density*
AR-1	LDR	~~R1~~RS	19.87	68	3.42
AR-2	LDR	~~R1~~RS	24.96	97	3.89
AR-3	LDR	~~R1~~RS	27.25	80	2.94
AR-4	LDR	RS	7.~~25~~19	41	5.~~66~~70
AR-5	LDR	RS	2.76	17	6.16
AR-6	LDR	RS	4.98	34	6.83
AR-7	LDR	RS	3.17	18	5.68
AR-8	LDR	RS	8.19	52	6.35
AR-9	LDR	RS	6.22	40	6.43
AR-10	MDR	RS	10.69	138	12.91
AR-11	LDR	RS	8.~~74~~40	55	6.~~29~~55
AR-12	LDR	RS	3.38	21	6.21
AR-13	LDR	RS	6.08	40	6.58
AR-14	LDR	RS	7.05	45	6.38
AR-15	LDR	RS	6.94	45	6.48
AR-16	LDR	RS	6.84	43	6.29
AR-17	LDR	RS	3.56	24	6.74
AR-18	LDR	RS	5.05	31	6.14
AR-19	HDR	R3	9.34	230	24.63
AR-21	LDR	RS	2.35	13	5.53
AR-22	LDR	RS	4.34	28	6.45
AR-23	LDR	RS	2.93	19	6.48
AR-24	LDR	RS	~~10.30~~2.5	~~55~~13	5.~~34~~20
AR-25	LDR	RS	4.62	28	6.06
AR-26	LDR	RS	9.70	55	5.67
AR-27	LDR	RS	2.40	15	6.25
AR-28	MDR	RS	10.32	129	12.50
AR-30	LDR	RS	3.33	23	6.91
AR-31	LDR	RS	4.40	27	6.14
AR-32	LDR	RS	7.72	50	6.48
AR-33	MDR	RS	5.30	61	11.51
AR-34	LDR	RS	3.82	19	4.97
AR-35	LDR	RS	4.58	24	5.24
AR-36	HDR	R3	7.55	113	14.97
AR-37	LDR	RS	~~6.28~~5.05	~~33~~25	5.~~25~~00
AR-38	HDR	R3	15.21	380	24.98
AR-39	MDR	RS	7.35	54	7.35
AR-40	LDR	RS	13.51	71	5.26
AR-42	MDR	RS	8.37	66	7.89
AR-43	LDR	RS	13.64	78	5.72
AR-44	HDR	R3	6.03	150	24.88
AR-45	MDR	RS	8.24	94	11.41
AR-46	LDR	RS	2.56	13	5.08
AR-50	P/QP	P/QP	9.62		
AR-51	CC-VC	CMU-SA	14.21	91	
AR-52	CC-VC	CMU-SA	13.06	~~18~~68	
AR-53	CC	CC	23.85		
AR-54	P/QP	P/QP	3.02		

Table 4.2 (continued) Land Use by Parcel Number					
Parcel	***GP Land Use***	***Zoning***	***Acres***	***Allocated Units***	***Density***
AR-55	P/QP	P/QP	~~3.46~~1.46		
AR-56	P/QP	P/QP	0.28		
AR-57	P/QP	P/QP	0.85		
AR-58	P/QP	P/QP	1.35		
AR-59	P/QP	P/QP	0.65		
AR-60	P/R	P/R	1.28		
AR-61	P/R	P/R	1.87		
AR-62	P/R	P/R	10.11		
AR-63	P/R	P/R	1.72		
AR-64	P/R	P/R	2.12		
AR-66	P/R	P/R	3.04		
AR-67	P/R	P/R	2.0		
AR70	OS(Paseos)	OS	0.58		
AR-71	OS(Paseos)	OS	0.~~32~~35		
AR-72	OS(Paseos)	OS	0.98		
AR-73	OS(Paseos)	OS	0.98		
AR-74	OS(Paseos)	OS	0.60		
AR-75	OS(Paseos)	OS	0.76		
AR-76	OS(Paseos)	OS	0.36		
AR-77	OS(Paseos)	OS	0.85		
AR-78	OS(Paseos)	OS	0.46		
AR-79	OS(Paseos)	OS	0.39		
AR-80	OS(Paseos)	OS	1.10		
AR-81	OS(Paseos)	OS	1.15		
AR-90	OS	OS	3.81		
AR-91	OS	OS	4.15		
AR-92	OS	OS	28.70~~67~~		
AR-93	OS	OS	~~5.92~~.769		
AR-94	OS	OS	2.30		
AR-95	OS	OS	2.73		
AR-96	OS	OS	~~7.72~~2.36		
AR-97	OS	OS	~~40.08~~41.92		
AR-98	OS	OS	7.88		
AR-99	OS	OS	0.49		
AR-100	OS	OS	1.22		
AR-101	OS	OS	0.95		
AR-102	OS(Paseos)	OS	0.65		
AR-103	OS(Paseos)	OS	0.65		
AR-104	OS(Paseos)	OS	0.88		
AR-105	OS	OS	~~28.82~~37.92		
AR-106	OS	OS	0.67		
AR-107	OS	OS	0.36		
AR-108	OS	OS	0.61		
AR-109	OS	OS	0.77		
AR-111	OS	OS	0.19		
AR-112	OS	OS	1.03		
AR-113	OS	OS	1.83		
AR-114	OS	OS	0.55		
AR-115	OS	OS	0.72		
AR-116	OS	OS	0.26		

Westbrook Boulevard			17.98		
NAPOTS			49.16		
Roads			34.~~06~~11		
Subtotal			**674.40**	**2826**	
AR-110 Wagner Parcel	UR	UR	20.00	1	
Total			**694.40**	**2827**	

4.3 Land Use Designations

Land uses within the ARSP are implemented through the zoning designation assigned to each parcel. This includes the application of the Development Standards (DS) and Special Area (SA) overlay zones to provide customized Development Standards and permitted uses as allowed by the City's Zoning Ordinance. Development Standards and Permitted Uses applicable to the Plan Area are provided in Appendix A. Where Appendix A is silent, the permitted uses and development standards established by the City of Roseville's Zoning Ordinance and Community Design Guidelines shall apply.

The following summarizes the ARSP Land Use designations with descriptions for each Land Use related density and applied zoning districts:

A. Residential Land Uses

The ARSP utilizes three residential land use designations: Low Density Residential (LDR), Medium Density Residential (MDR), and High Density Residential (HDR). This mix of residential land uses and their corresponding range of density support the vision of a community that includes a wide variety of housing types and options. Home types and lot sizes are intended to mix seamlessly together on almost a block by block development pattern.

The mix of housing types addresses future growth anticipated in the City of Roseville and neighboring regions. Approximately 70 percent of ARSP units are designated for low and medium densities and the remaining units, approximately 30 percent are planned as high density units.

The densities and supporting development standards as detailed in Appendix A, provide for the various housing options including conventional detached single family homes on large and small lots, alley loaded homes facing streets, parks or paseos, clusters, duets, townhomes, and apartments. This Specific Plan encourages innovative and unique lot configurations and home types that support the overall vision of the community as an urban village.

Custom Homes
Custom homes may be designated for construction in the northwest area of the ARSP located between Placer Parkway and West Sunset Boulevard. Custom homes are single-family residential units with unique exterior styling and individualized interior floor plans, and each home's architectural design is distinct from others in the subdivision. Typically, custom homes have detailed architectural features and upscale amenities which give them an appearance and character similar to, or qualitatively exceeding individually designed homes found in the City's other custom and/or executive housing neighborhoods. If proposed, custom home subdivisions maybe approved through the City's tentative subdivision map process.

Table 4.3 Low Density Residential (LDR)	
Applied Zoning Districts	~~R1;~~ RS ~~Single Family Residential;~~ Small Lot Residential
Density	.5 - 6.9 dwelling units per acre
Description	The Low-Density Residential (LDR) land use category is applied to lands that are comprised of detached single-family dwelling units. Lot configurations may include conventional (street accessed garages), alley loaded, and clusters.
Permitted Uses & Development Standards	Permitted uses per City of Roseville Zoning Ordinance. Development Standards for ~~R1~~/RS zoning per City of Roseville Zoning Ordinance. Standards for accessory uses and structures are as permitted by the City's Zoning Ordinance Chapter 19.22.

Table 4.4 Medium Density Residential (MDR)	
Applied Zoning Districts	RS Small Lot Residential
Density	7.0 - 12.9 dwelling units per acre
Description	The Medium Density Residential (MDR) land use category is applied to lands characterized by single family detached or attached dwelling units including a wide variety of lot types and configurations. This residential land use will accommodate a variety of housing types and designs on generally smaller lots.
Permitted Uses & Development Standards	Permitted uses per City of Roseville Zoning Ordinance. Development Standards per Appendix A of the ARSP. Standards for accessory uses and structures are as permitted by the City's Zoning Ordinance Chapter 19.22.

Table 4.5 High Density Residential (HDR)	
Applied Zoning Districts	R3 Attached Housing
Density	13.0 and more dwelling units per acre
Description	The High Density Residential (HDR) land use category accommodates a range of housing options that meet the minimum density of 13 du/ac. These may include attached or detached duets, townhomes, condominiums or apartments, alone or in combination on a parcel.
Permitted Uses & Development Standards	Permitted uses per City of Roseville Zoning Ordinance. Development Standards per Appendix A of the ARSP.

Design Review Permit for Residential Subdivisions (DRRS)
A design review permit for residential subdivisions shall be obtained when required concurrent with the processing of an application for a tentative residential subdivision map. The approving authority for design review for residential subdivisions is the Planning Commission.

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 10.7 (Residential Unit Transfers) of this Specific Plan. If the provisions of that Chapter cannot be met approval of a Specific Plan Amendment and possibly a General Plan Amendment may be required.

Figure 5.1: Low and Very Low Affordable Housing Distribution (UPDATED 09/01/2019)

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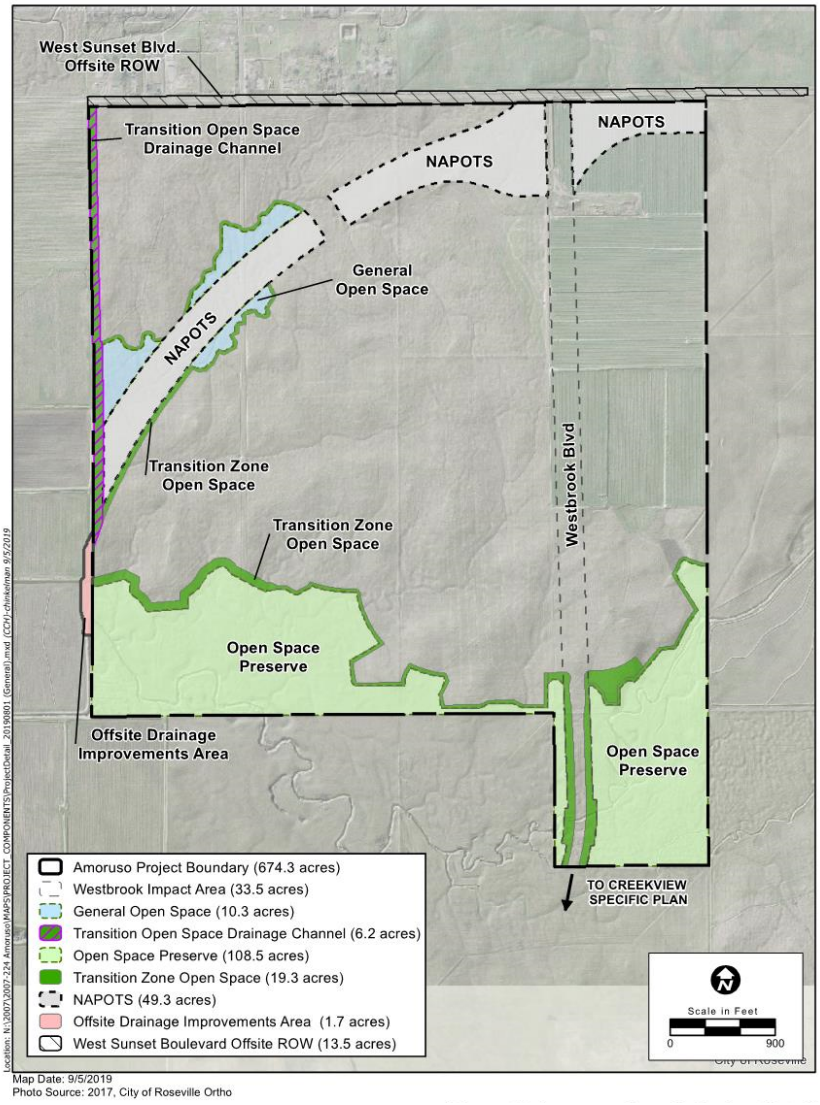

Figure 6.1: Project Components (UPDATED 09/01/2019)

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The ARSP contains four types of open space totaling approximately ~~146~~ 155 acres. These types include open space preserve (~~98~~ 109 acres), general open space – avoided area (10 acres), transition zone open space (~~27~~ 25 acres), and paseos (11 acres).

Each type of open space has been designed to accommodate specific functions and activities, from very limited use to active recreation and infrastructure. The on-site **open space Preserve** will be permanently preserved to protect Waters of the U.S. and habitat for federally listed species. This protection will be provided by either a declaration of covenants and restrictions and/or a conservation easement to restrict access and activities within the preserve. The area would be managed in accordance with the City's OSPOMP. **General open space – avoided area** also contains Waters of the U.S. and species habitat. While these areas will be avoided by the Project development, they may be impacted by the future Placer Parkway and therefore are not currently proposed for protection by a deed restriction and/or conservation easement. The ultimate management strategy for the General Open Space – avoided areas will be determined during future Placer Parkway project federal permitting process. During the interim period the avoided area would be managed as General Open Space in accordance with the City's OSPOMP. **Transition Zone open space** consists of the parcels that boarder the open space Preserve and General open space – avoided areas. These parcels provide a buffer to the Preserve open space and will be utilized for activities such as slope grading, outfall/stormwater structures, bike trails, weed abatement activities, open space maintenance, and health and safety vehicle access. The Transition zone open space area will not be protected by conservation easement and all wetlands within this area will be permitted for fill. Examples of typical infrastructure elements within Transition Zone open space areas can be found in Figure 6.3 to 6.11. **Paseos** are linear parcels of open space that provide pedestrian trails and green space within development areas. Paseos will not be protected by conservation easement and all wetlands within this area will be permitted for direct fill. A list of the parcels in each open space type is shown in Table 6.1 below. Paseos are not addressed further in this Resource Management Chapter because they are developed/landscaped areas that do not contain natural resources and would not be subject to special resource management actions outlined in the City's OSPOMP.

Table 6.1
Open Space Parcels by Type

Open Space Type	***Parcels***	***Acreage***
Open space Preserve	AR-92, AR-97, AR-105	~~97.57~~108.54
General open space – avoided area	AR-90, AR-91, AR-94	10.26
Transition Zone open space	AR-93, AR-95, AR-96, AR-98, AR-99, AR-100, AR-101 , AR-106, AR-107, AR-108, AR-109, AR-111, AR-112, AR – 113, AR-114, AR-115, AR-116	~~26.98~~25.39
Paseos	AR-70, AR-71, AR-72, AR-73, AR-74, AR-75, AR-76, AR-77, AR-78, AR-79, AR-80, AR-81, AR-102, AR-103, AR-104	10.741~~1~~
Grand Total		~~145.52~~154.93

The ARSP is consistent with the goals of the City of Roseville's General Plan Open Space and Conservation Element. It establishes approximately ~~15~~ 16 percent of the project as permanent open space preserve, designed to protect some of the most prominent natural resource areas within the Plan Area. The ARSP open space preserve is contiguous with other open space preserves and abuts portions of the Creekview Specific Plan's open space preserve to the south, portions of West Roseville Specific Plan's open space preserve to the southeast, and the City of Roseville's Al Johnson Wildlife Area to the southwest (Figure 6.2). The resource management approach is designed to be consistent with resource agency input received during an early consultation process completed for the project as an outgrowth of the May 2000 Memorandum of Understanding (MOU) between the City and the U.S. Fish and Wildlife Service (USFWS).

The City conducts early consultation with the resource agencies for annexation projects proposed on the City of Roseville's western boundary, such as the ARSP.

The ARSP open space preserve is intended to complement larger-scale regional conservation strategies, such as the proposed Placer County Conservation Plan (PCCP), Placer County's proposed habitat conservation plan. Coordination with the conservation efforts of other agencies/projects is a fundamental principle and key objective of the Amoruso Ranch resource management approach. In addition to resource protection, the on-site open space preserve helps define the visual character of the site, provides for passive recreation opportunities, provides stormwater drainage and treatment, includes storm water conveyance, and provides land use buffering.

Based on the characteristics of the Amoruso Ranch property, the resources management approach in the Specific Plan focuses on wetlands, annual grassland habitat, wildlife, and providing connecting open space corridors. Additional resources are further addressed in the ARSP Environmental Impact Report (EIR). The ARSP proposes to append to the City's Open Space Preserve Overarching Management Plan for purposes of monitoring, reporting, and management of on-site open space areas.

6.2 Wetland Resources

A. Pre-Development Conditions

In its pre-development condition, several types of wetland features exist within the Plan Area (see site photos below). The most prominent of these are wetland swales, which are found throughout the site and carry water briefly during winter rainfall. As mentioned previously, University Creek is present within the southern portion of the site. University Creek currently flows with winter rainfall and runs dry (or below the surface) during the summer months. It receives some irrigation run-off from an irrigated pasture located in the northeast portion of the Amoruso Ranch site.

Seasonal wetland swale within proposed Open Space Preserve.

University Creek within proposed Open Space Preserve.

Outside of the swales and University Creek, vernal pools, seasonal wetlands, marshes, a stock pond, and an ephemeral drainage are scattered throughout the annual grassland community. The vernal pools and seasonal wetlands fill with rainwater during the winter months and can remain inundated until spring or early summer. These wetland areas include habitat potentially suitable for certain federal and/or state special-status plant and wildlife species. A total of 38.~~519~~ 577 acres of wetlands and other Waters of the U.S. occur within the Amoruso Ranch property, Al Johnson Wildlife Area Improvements Area, and the Sunset Boulevard West right-of-way in its pre-development condition, as listed in Table 6.2.

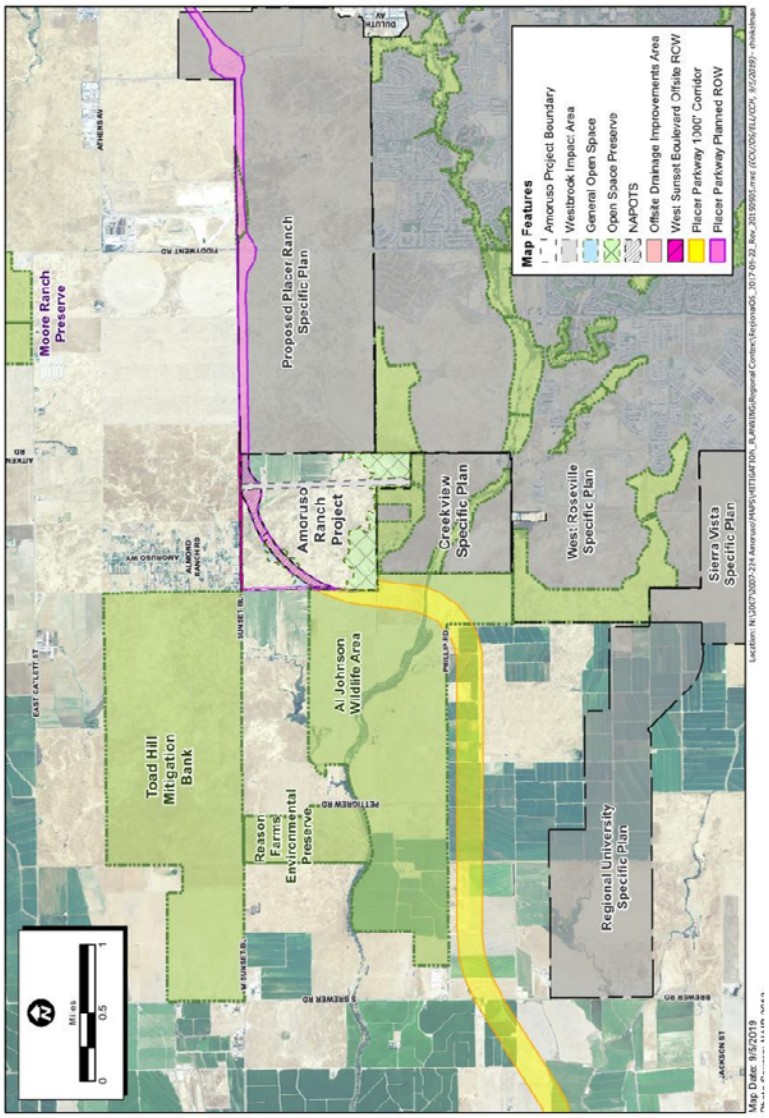

Figure 6.2: Regional Open Space (UPDATED 09/01/2019)

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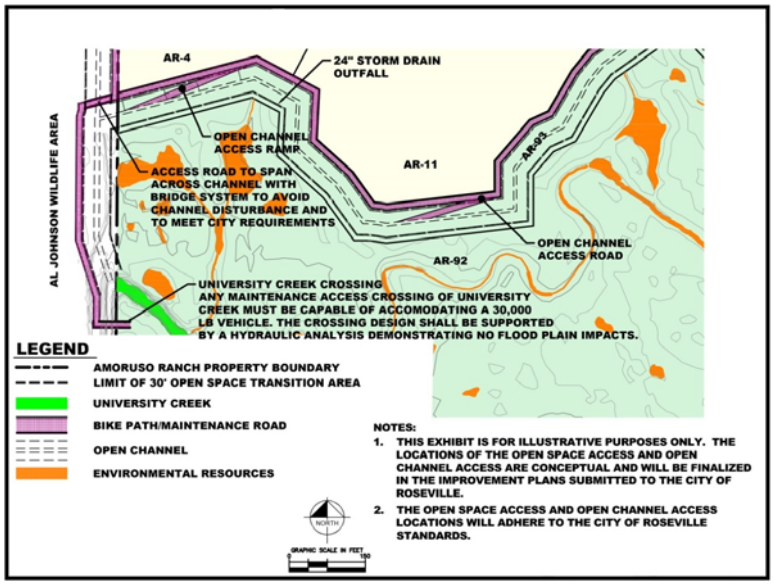

Figure 6.7: Open Space Transition Area Exhibit – Southern Complex (AR-92; AR-93)

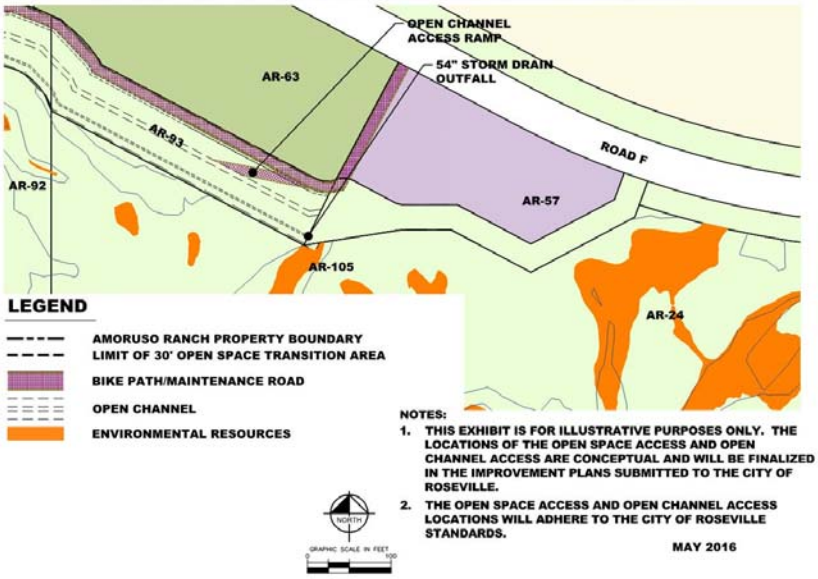

Figure 6.8: Open Space Transition Area Exhibit – Southern Complex (AR-92; AR-93; AR-105) (UPDATED 09/01/2019)

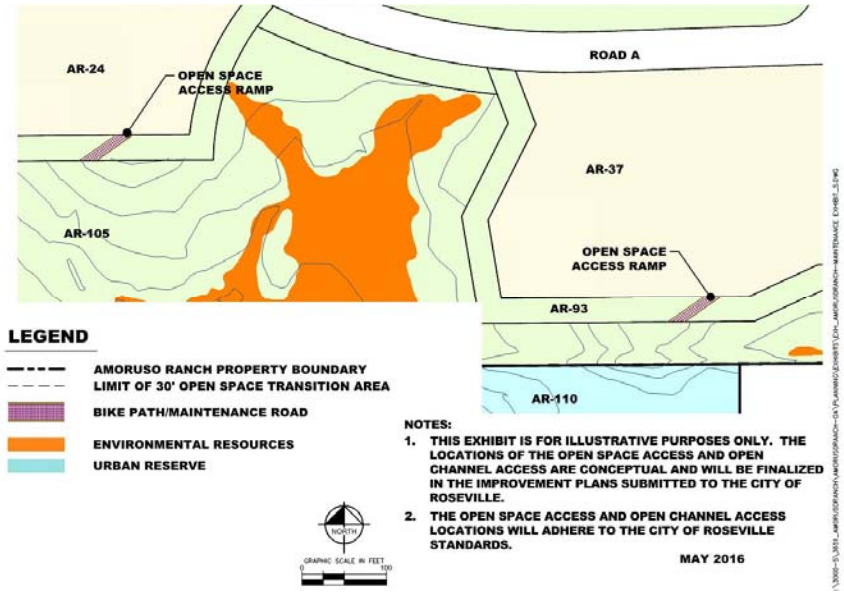

Figure 6.9: Open Space Transition Area Exhibit – Southern Complex (AR-93; AR-105)(UPDATED 09/01/2019)

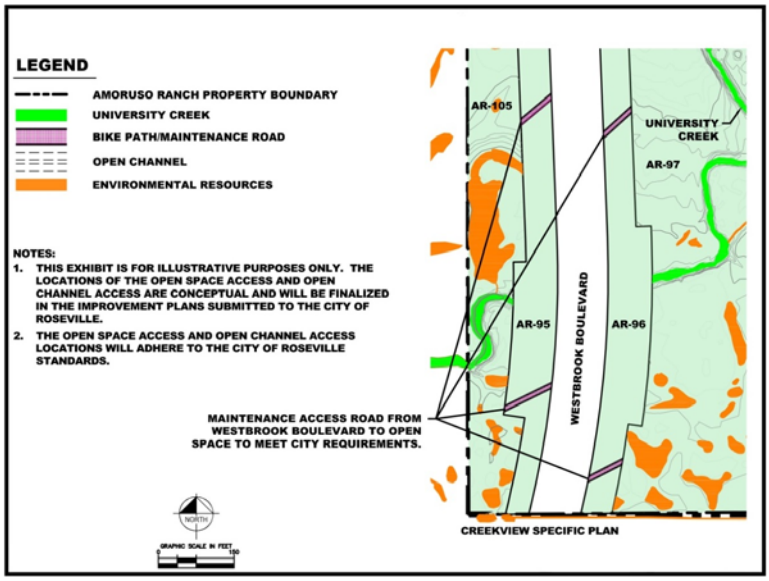

Figure 6.10: Open Space Transition Area Exhibit – Southern Complex (AR-95; AR-96; AR-97; AR-105)

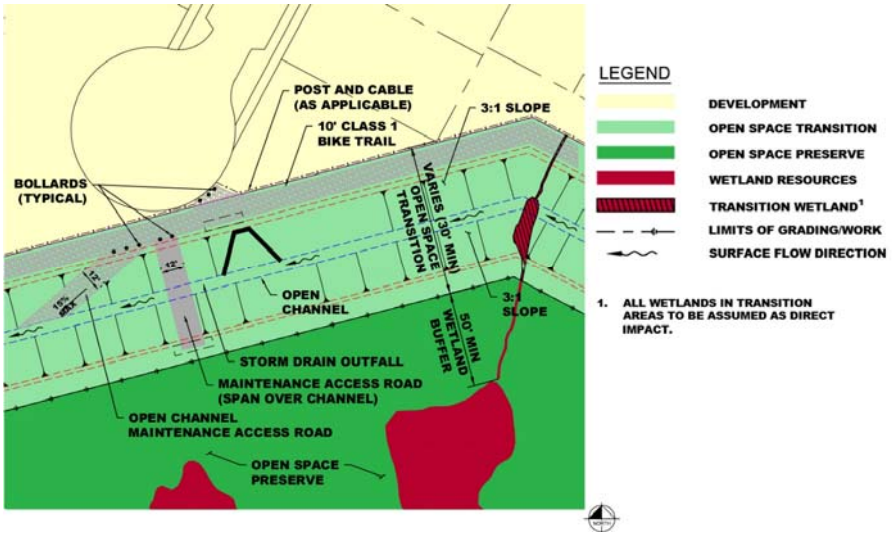

Figure 6.11: Typical Open Space Transition

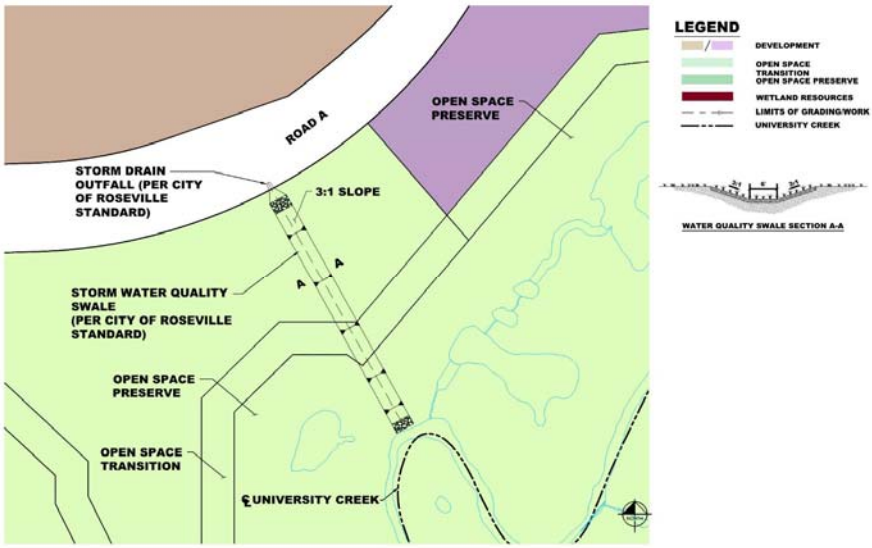

Figure 6.12: Typical Open Space Transition at Storm Drain Outfall UPDATED (09/01/2019)

Table 6.2 Potential Jurisdictional Wetlands Summary			
Type	***Amoruso Ranch Project [1]***	***Future Placer Parkway (Placer County Project) [2]***	***Total***
Wetlands			
Vernal Pool	~~8.77~~29.055	~~1.043~~0.753	~~9.814~~9.808
Seasonal Wetland	~~4.268~~4.160	~~0.559~~0.674	~~4.827~~4.833
Seasonal Wetland Swale	~~16.783~~16.807	~~2.961~~2.960	~~19.744~~19.767
Farmed Wetland	~~0.002~~0.017	0.000	0.01~~702~~
Marsh	~~1.822~~1.741	~~0.000~~0.081	1.822
Other Waters			
Ephemeral Drainage	0.002	0.000	0.002
Intermittent Drainage	1.~~920~~919	0.000	1.~~920~~919
Seasonal Creek	0.~~023~~043	0.000	0.~~023~~043
Pond	0.~~364~~233	0.~~000~~132	0.364
Total	**33.~~957~~978**	**4.~~562~~599**	**38.~~519~~577**

[1]Includes wetlands within the Westbrook Boulevard alignment, along the West Sunset Boulevard right-of-way, and within the Al Johnson Wildlife Area improvements area. Wetlands within the Al Johnson Wildlife Area are not yet verified and may be subject to change.
[2]Includes an estimate of wetlands within the future Placer Parkway regional improvement project that will occur within the Amoruso Ranch property but will be reviewed and processed as a separate project.

Additional information regarding impacted and avoided wetlands is provided in the EIR.

B. Avoidance & Mitigation Strategies

B.1 Avoidance
The ARSP is the result of comprehensive planning and is influenced by the desire to minimize impacts on wetlands and habitat for endangered species to the fullest extent feasible. The proposed open space preserve is shown on Figure 6-1. It has been designed to avoid impacts to University Creek, preserve the highest quality vernal pools and seasonal wetlands at the site, create an open space preserve that is contiguous with other open space preserves, and to provide buffers for habitat protection. Additional information regarding impacted and avoided wetlands, including mitigation strategies, is provided in the EIR.

Development of the Amoruso Ranch Plan Area will be subject to approvals from state and federal resources agencies including the USFWS, the U.S. Army Corps of Engineers (USACE), the California Regional Water Quality Control Board, and the California Department of Fish and Wildlife. The City of Roseville and the project proponent worked extensively with representatives of various federal and state agencies during an early consultation process to refine the plan to minimize impacts to resources, create open space preserves of regional benefit, and to ensure compliance with the Clean Water Act and the federal Endangered Species Act (ESA).

B.2 On-Site Resource Preservation
Wetland features and habitat within the ARSP open space preserve will be protected in perpetuity. The ARSP open space preserve will total approximately ~~98~~ 109 acres and will be established within the overall Plan Area (see Figure 6-1). To ensure the open space preserve and its habitats are maintained, grading and drainage plans for the ARSP are designed to minimize impacts on the open space preserve's existing hydrology. It is anticipated that maintenance and management of the open space preserve will be conducted in perpetuity in accordance with the City of Roseville's Open Space Preserve Overarching Management Plan, discussed further in Section 6.3 below. It is further anticipated that the resource agencies may require an endowment and conservation easement recorded in favor of a third party land trust to monitor in perpetuity any on-site endangered species habitat credited to the project through the Clean Water Act Section 404 and ESA Section 7 permit process.

7.2 Roadways

Existing and Proposed Regional System and Connections
The development of Amoruso Ranch Specific Plan is influenced by several existing and planned roadways that provide access to the Plan Area. These roads have been planned to accommodate the future growth of regional development and are the backbone of the circulation plan.

- Westbrook Boulevard – Westbrook Boulevard is a planned north/south six-lane arterial roadway and designated truck route that will begin at Baseline Road and extend north of Blue Oaks Boulevard, through the Creekview Specific Plan (CSP) area entering the southern portion of the ARSP, and extending north through the ARSP. Westbrook Boulevard will terminate at the intersection of West Sunset Boulevard with a signalized connection. The future planned extension of Westbrook Boulevard may continue north to the City of Lincoln, and the plan does not preclude a future connection to the future Placer Parkway.

- Placer Parkway – Placer Parkway is a planned 15-mile long, high-speed limited access transportation facility, which will connect State Route 65 in western Placer County to State Route 99 in south Sutter County and bisects the northwest area of the Plan Area. As currently planned, Placer Parkway will have 4-lanes from Hwy 65 west to the future extension of Santucci Boulevard (Watt Ave) and 6-lanes from Santucci Boulevard west to Hwy 99. The right-of-way for this planned facility, as it traverses through the ARSP will be dedicated to the Public as part of the planned development. While a connection to Westbrook Boulevard has not been precluded by the development of the ARSP, no connection to Westbrook Boulevard is planned at this time, and depending on the final design and traffic needs the connection could be on-grade or grade separated.

- West Sunset Boulevard – West Sunset Boulevard is an existing east/west two-lane rural roadway that is located along the northern boundary of the ARSP. The roadway is within unincorporated Placer County and will provide additional access points to the ARSP at the intersection to Road G and Westbrook Boulevard. With the development of the ARSP the adjacent portions of West Sunset Boulevard will be improved to meet the current County of Placer road standards for a rural road and landscape setbacks with improved sidewalk, landscaping and walls per City standards.

- Blue Oaks Boulevard - Blue Oaks Boulevard, a six-lane arterial which provides east/west circulation through the City, lies along the southern boundary of the CSP. Existing Blue Oaks Boulevard extends from Highway 65 west to approximately Hayden Parkway and will be extended to Westbrook Boulevard to provide access into the ARSP.

Planned ARSP System and Improvements
The ARSP roadway system is illustrated on Figure 7.1 Street Hierarchy Plan, with lane capacity, right-of-way, and landscape requirements summarized in Table 7-1. Typical roadway design sections are illustrated in this chapter, with corresponding landscaping standards and related design details included in the ARSP Design Guidelines (Appendix B). Additional streets sections than those defined in this chapter or different than the City of Roseville's street sections may be reviewed and approved with individual development applications.

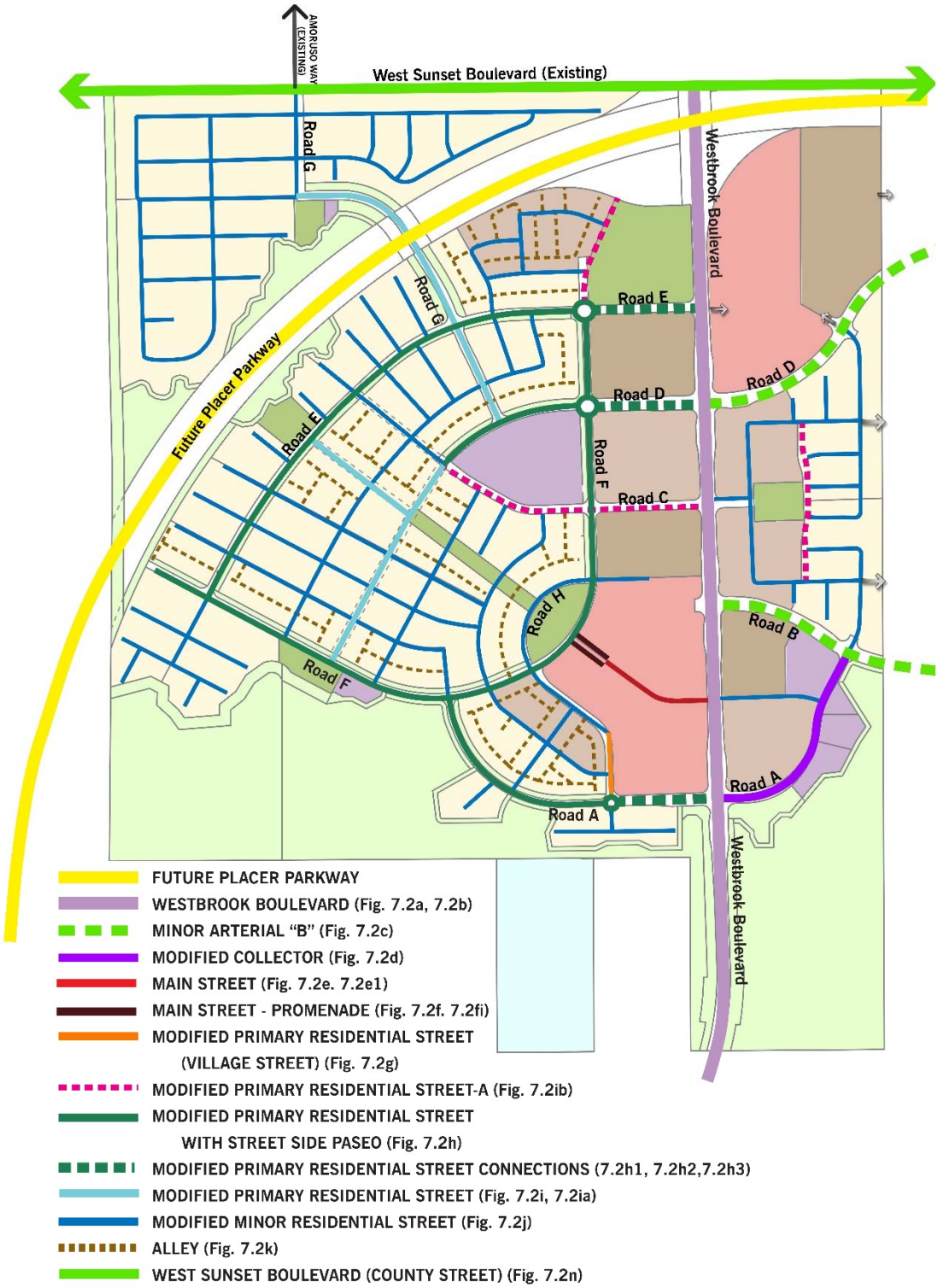

Figure 7.1 Street Hierarchy Plan (UPDATED 09/01/2019)

**Streets locations and types other than those indicated on the Land Use Plan are shown for illustrative purposes only.*

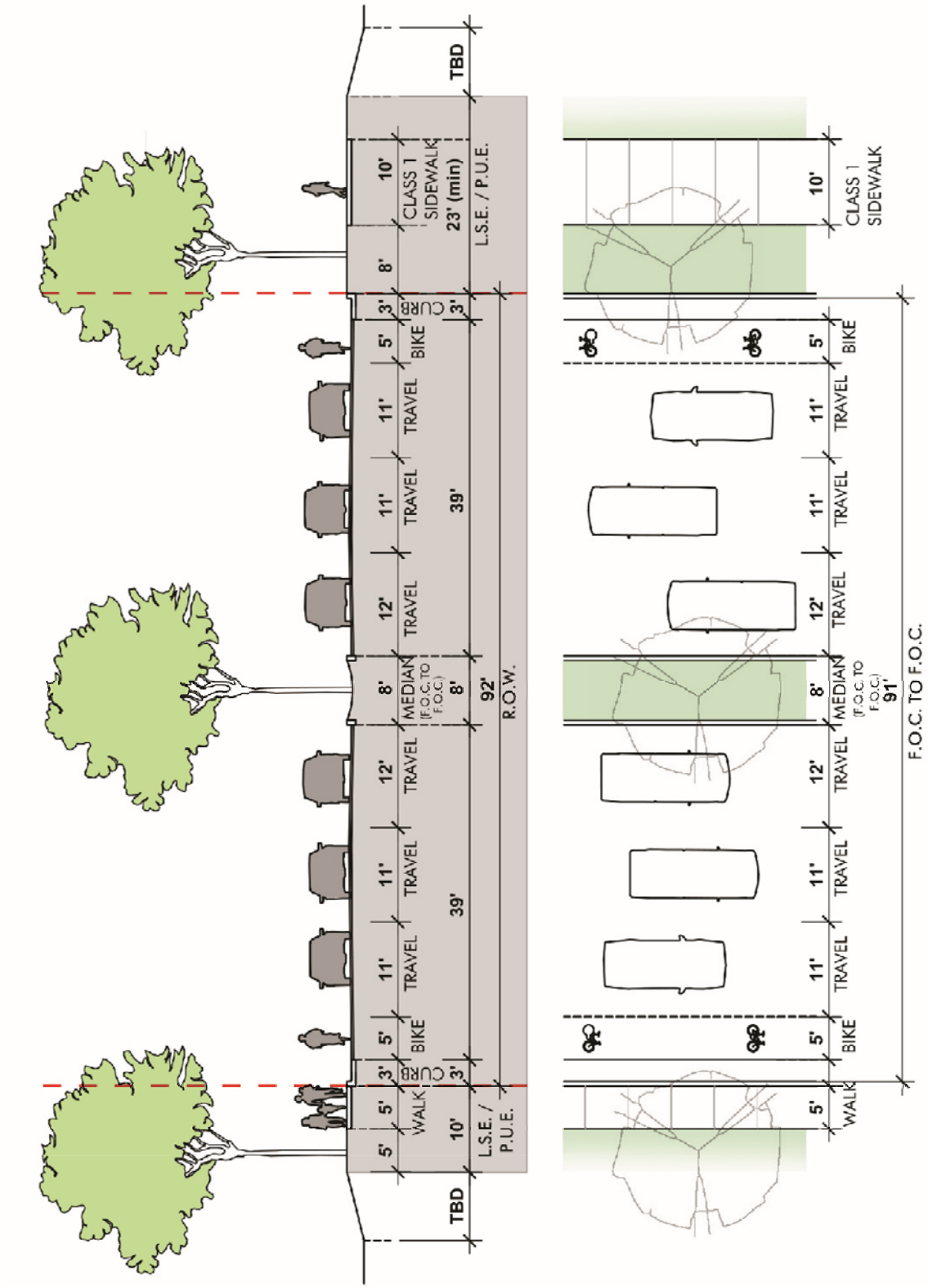

Figure 7.2b: Westbrook Boulevard – South of Road A (UPDATED 09/01/2019)

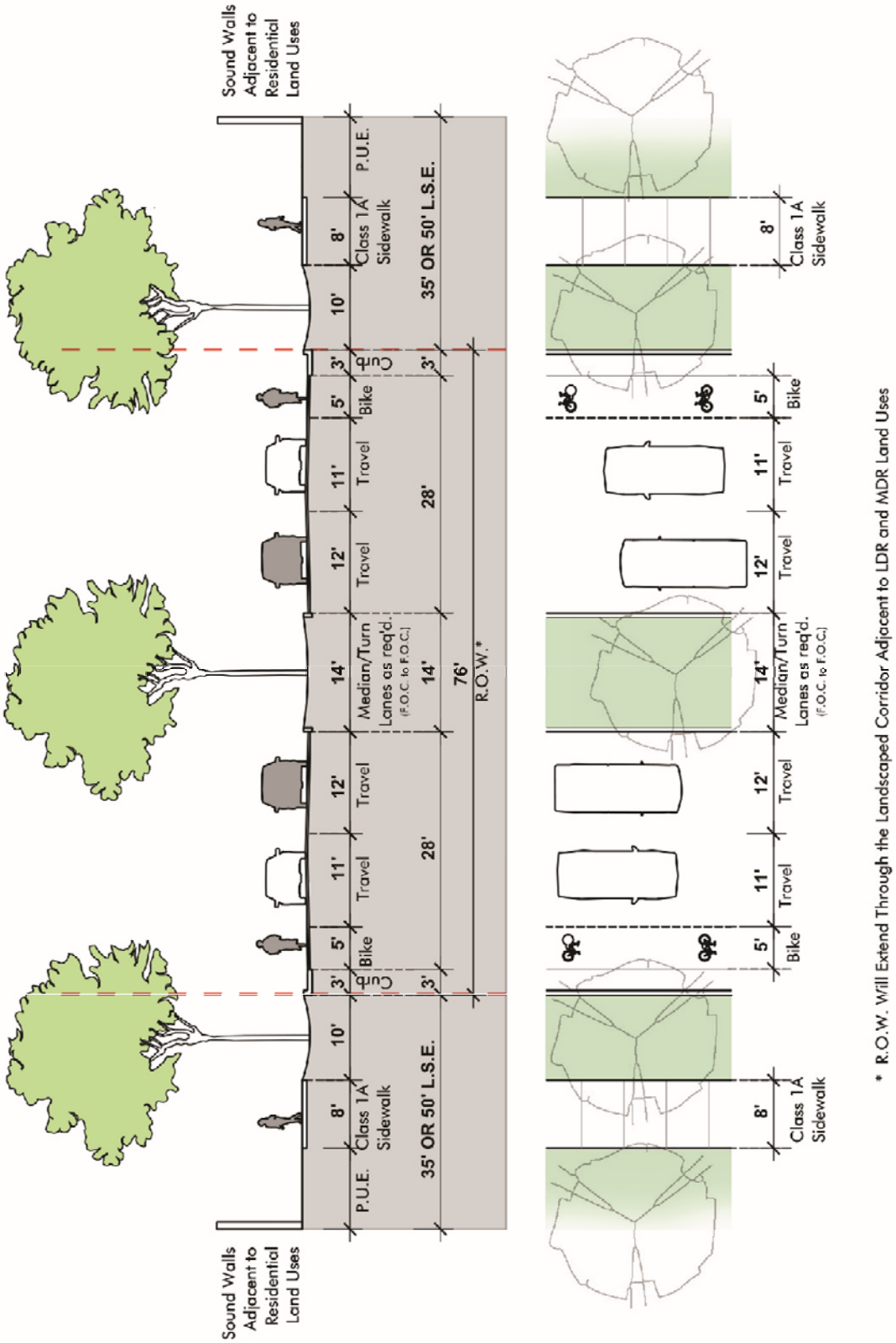

Figure 7.2c: Minor Arterial "B" (UPDATED 09/01/2019)

Collector Roadways

Collector roadways are secondary routes which generally distribute trips from the arterial street system to the local street system. Consistent with City Standards, the collector roadways within the ARSP, will provide two travel lanes and on-street Class II bike lanes. Where collector roadways intersect with arterial roads at signalized intersections, dedicated turn lanes will be constructed to accommodate vehicular movements. Within ARSP, travel lanes for collector roadways have been reduced and landscape corridors have been provided in order to promote traffic calming, reduce travel speed, and to create a more pedestrian friendly community. The ROW of collector roadways will be adjusted as required to accommodate turn lanes as per the traffic report.

Modified Collector

The Modified Collector provides for one travel lane and on-street striped bike lanes in each direction, separated by a striped center turn lane along with a landscaped parkway and sidewalk or pedestrian path on each side, within a 48-foot right-of-way. On the north side, a public utilities easement includes a sidewalk and landscaped parkway. On the south side, a public utilities easement/ landscape easement, and a Class IA sidewalk all parallel the street.

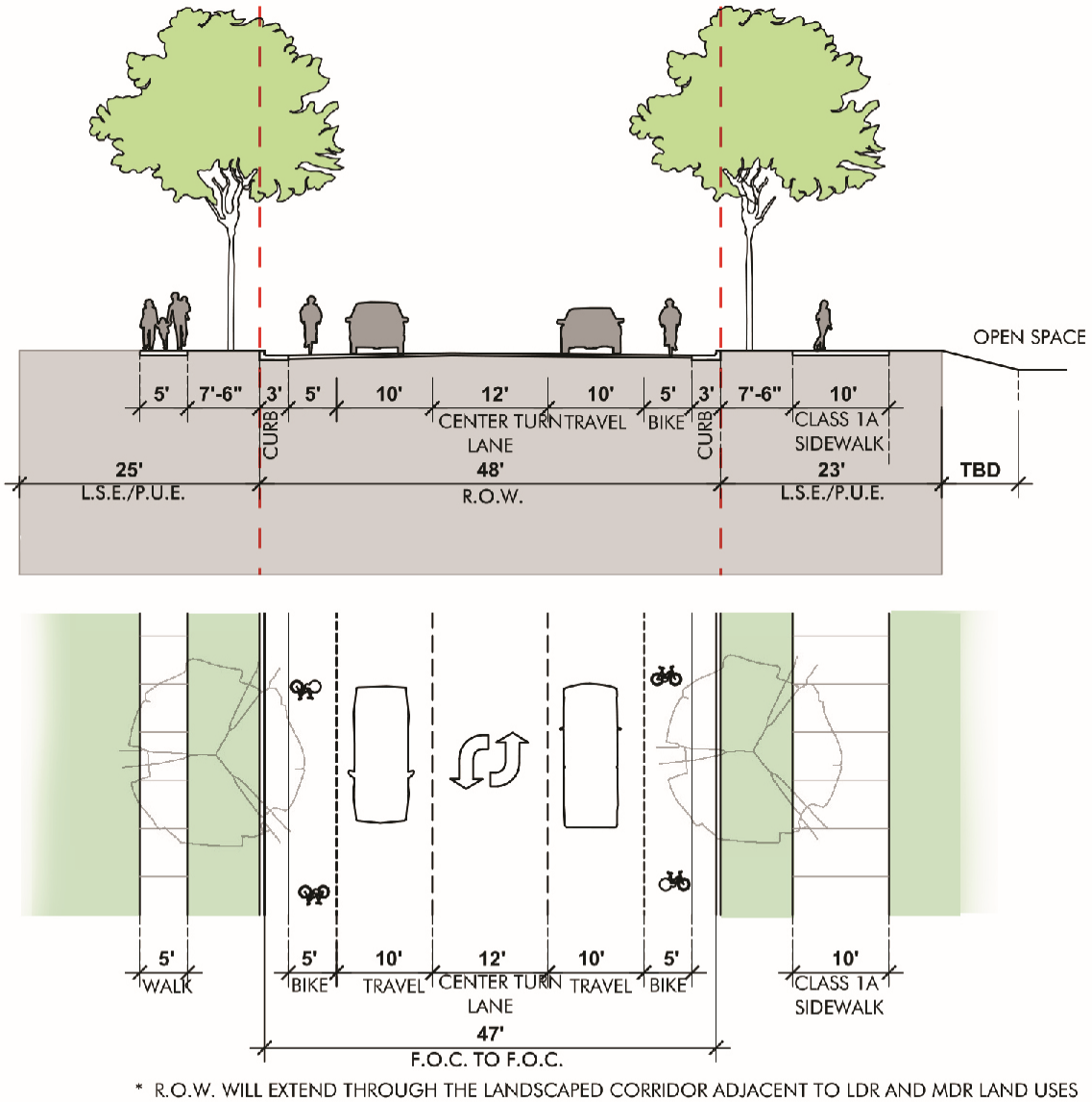

Figure 7.2d: Modified Collector (UPDATED 09/01/2019)

7.3 Additional Street Design Standards

A. Traffic Signals and Median Breaks along Westbrook Boulevard

Westbrook Boulevard is designed to maximize efficiency for automobiles and enable safe movement for bicyclists and pedestrians. Locations of traffic signals and median breaks are identified to plan for left turn movements along arterial roadways, thereby enhancing the efficiency of traffic flow and minimizing interruptions to landscaped medians. The left turn movements at the median breaks are only permitted for the traffic turning left from the arterial. Left turn movements out from the streets to the arterial at these median break locations are prohibited. Additional median breaks may be allowed without amending the ARSP subject to approval by the City of Roseville Engineering Division and Planning Division per the Design Guidelines. Locations of signals and median breaks are illustrated on Figure 7.3.

7.4 Intersection Corner Clips

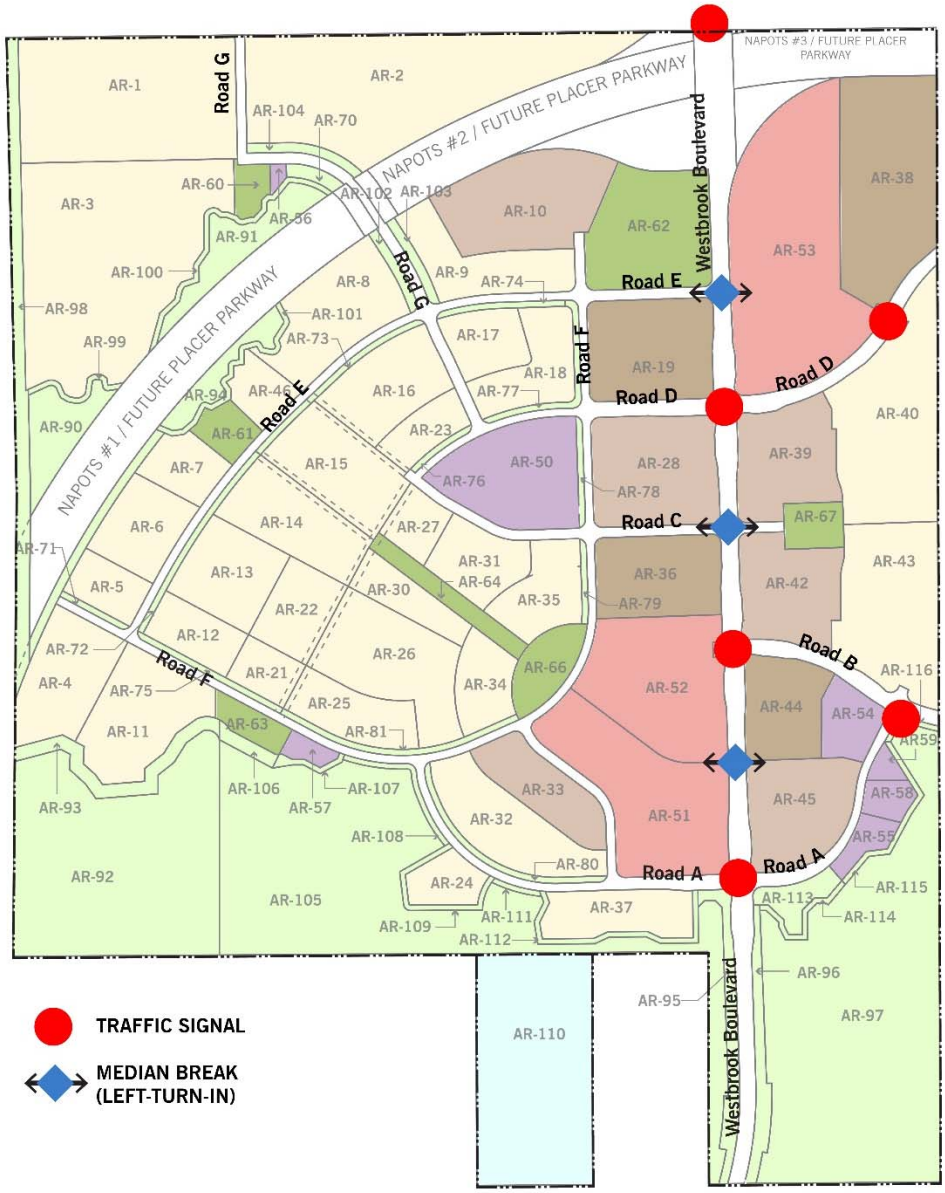

Figure 7.3: Traffic Signals and Median Breaks (UPDATED 09/01/2019)

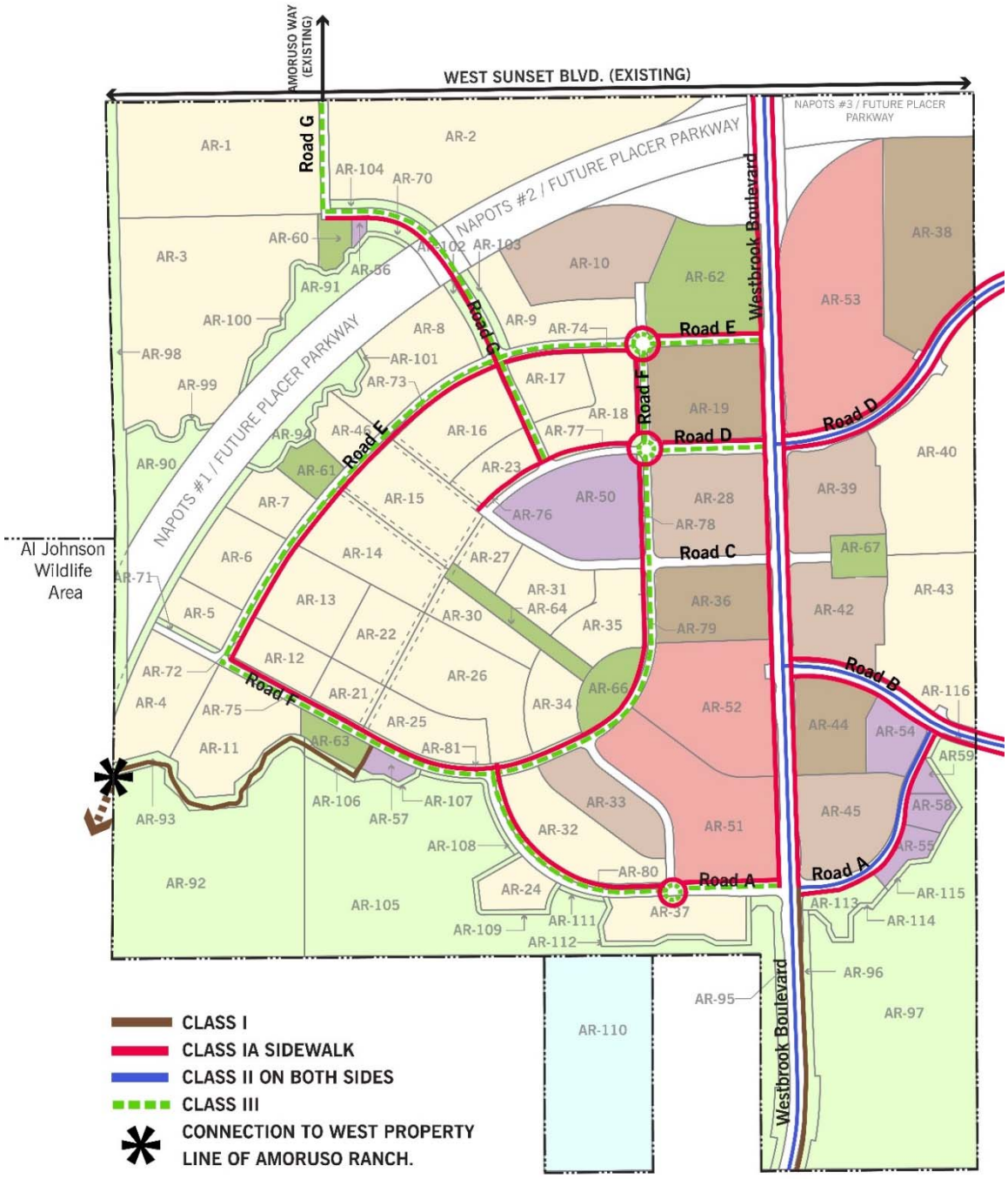

Figure 7.6 Bikeways (UPDATED 09/01/2019)

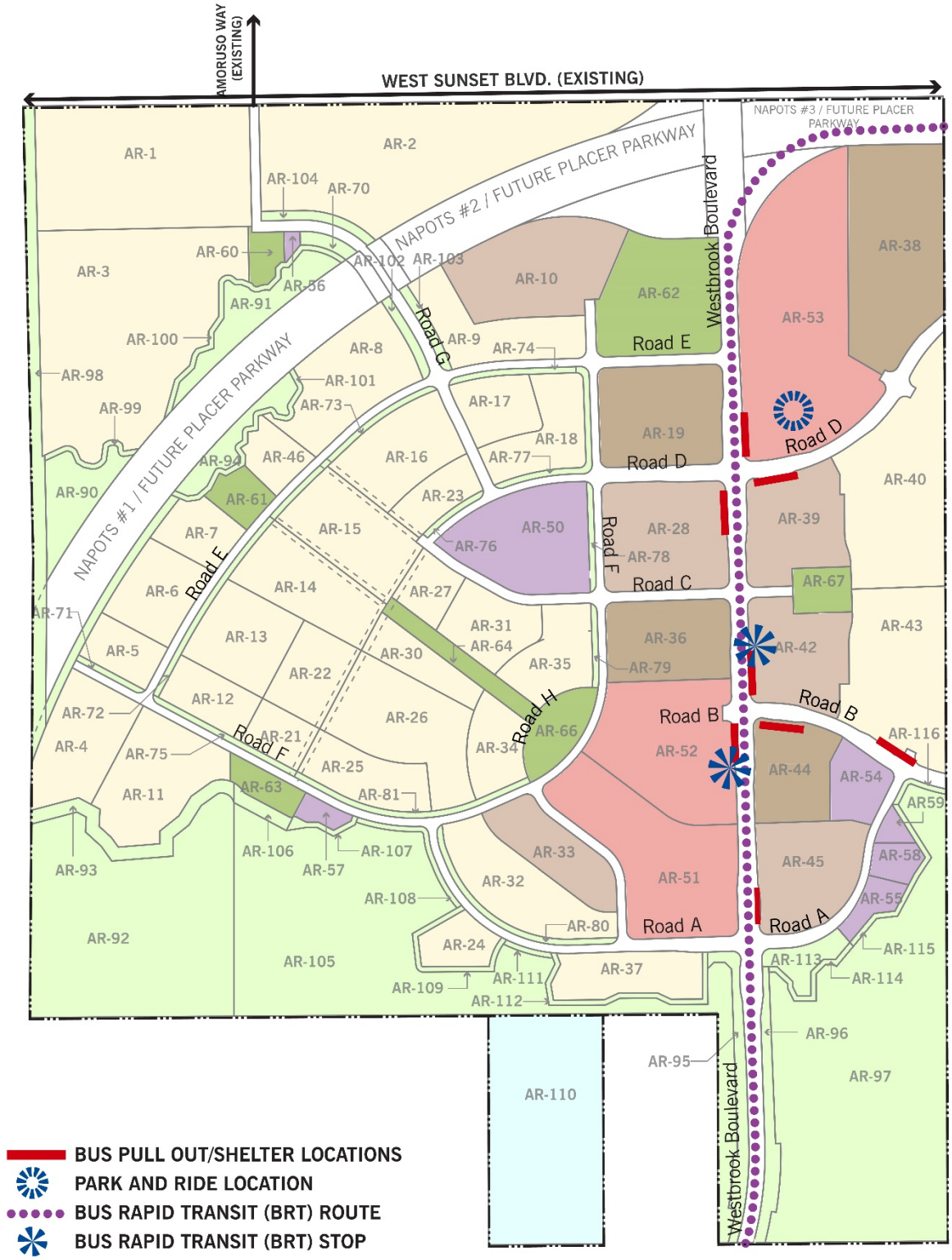

Figure 7.8: Transit Facilities (UPDATED 09/01/2019)

8.2 Fire and Emergency Services

The Roseville Fire Department will provide fire protection, suppression, emergency medical services and hazardous materials management to the Plan Area. A three-acre fire station site is located in the southeast portion of the Plan Area (Parcel AR-54). This station will provide first response within the Plan Area. Timing of construction and staffing of the fire station will be consistent with the Fire Department Standards of Response Coverage Study. Stations located outside the Plan Area will provide interim and secondary response determined by the fire department

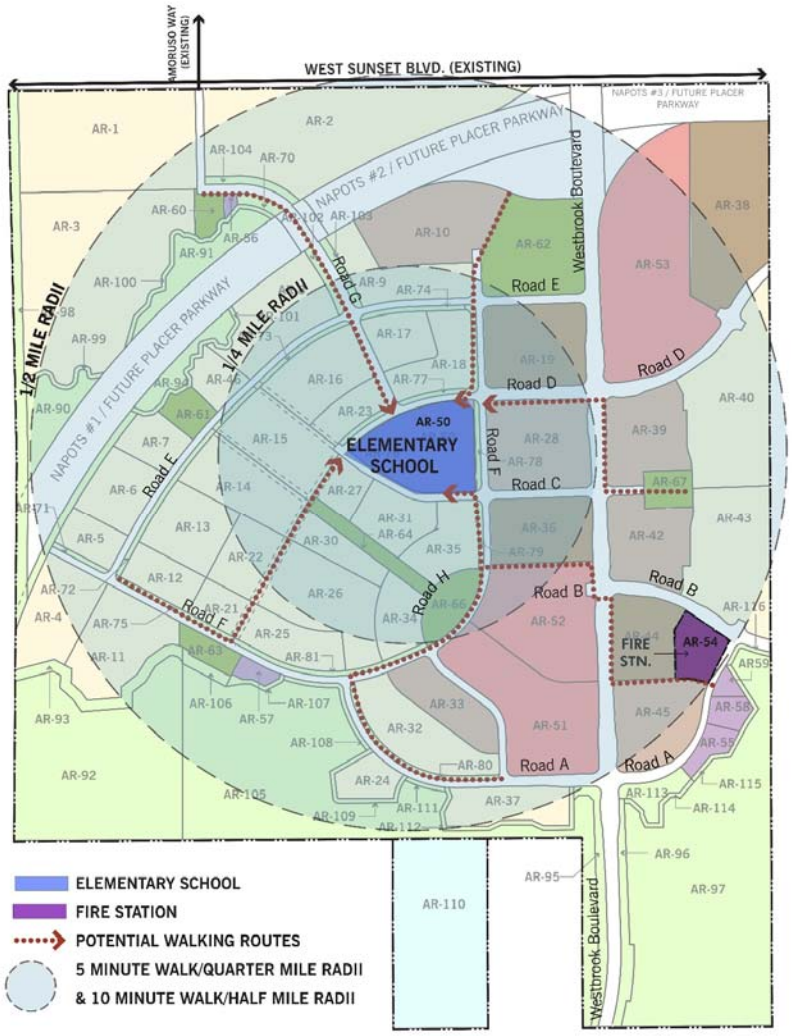

Figure 8.1: Public Facilities Map (UPDATED 09/01/2019)

Police Protection
The Roseville Police Department will serve the ARSP Area. The Police Department provides all operations and patrols out of its central station located on Junction Boulevard.

8.3 Schools

A. School Requirements

The ARSP Area is within the boundaries of the Roseville City School District (grades K-8) and Roseville Joint Union High School District (grades 9-12). The Plan Area will generate an estimated 745 elementary school students (K-5), 319 middle school students (6-8) and 485 high school students (9-12), as shown on Table 8.2. Location of the Elementary School site can be seen on the previous page in Figure 8.1; Public Facilities Map.

Table 8.2
Student Generation

	LDR/MDR Factor	*HDR Factor*	*Students Generated*	*School Capacity*	*Schools Required*
Roseville City School District					
Grades K-5	0.365	0.073	~~745~~730	800	~~0.93~~0.91
Grades 6-8	0.158	0.028	319	1000	~~0.32~~ 0.31
Roseville Joint Union High School District					
Grades 9-12	0.227	0.067	485	1800	~~0.27~~ 0.26

B. School Facility Provided

The number of elementary school students generates the need for one elementary school in the ARSP area. One 9-acre elementary school (parcel AR-50) is planned in the Central District of the ARSP. The school is located south of Road D. It is anticipated the school will be a two-story urban school that supports the community character of an urban village. The location of the elementary school is central to most neighborhoods and thus a focal point for the community. Middle school and high school students will attend schools outside of the ARSP area, such as Cooley Middle School or Chilton Middle School. High School students will attend the Roseville Joint Union High School District (RJUHSD) high school planned in the West Roseville Specific Plan (WRSP) area, on Hayden Parkway.

The elementary school site within the ARSP is reserved for the Roseville City School District. Facility planning and the sequencing of development of this site is to be determined by the District. The ARSP is required to enter into mutual benefit impact fee agreements and to fully mitigate school impacts in accordance with the ARSP Development Agreement and funding agreements with the applicable school districts.

8.4 Library

The City of Roseville operates a public library system that consists of three individual facilities. The City's original main library is located in the downtown Roseville area, a branch library facility is located in Maidu Regional Park and the Martha Riley Community Library is located at Mahany Park which provides services to the western portion of the City. Public Facilities Fees will be required to ensure the increase in population created by the ARSP meets the one library per 40,000 service population standard.

8.5 Parks & Recreation

The ARSP provides recreation facilities, parkland and open space areas that comply with the policies and requirements of the City's General Plan and Recreation Element.

A. City of Roseville Park and Recreation Requirements

The 2,827 dwelling units in the ARSP will generate an estimated population of 7,379 residents based on an average household size of 2.61 residents for conventional (not age-restricted) housing development. The City's General Plan requires the provision of nine acres of parkland per 1,000 residents comprised of three acres of city-wide park, three acres of neighborhood and community park, and three acres of credited open space. The City's policy of nine acres of parkland and open space per 1,000 residents requires a total of 66.42 acres of parkland and open space in the ARSP. This parkland dedication requirement is detailed in Table 8.3.

Table 8.3
Parkland Dedication Requirements

Type of Park/Open Space Required	*General Plan Standard*	*Acreage Required*
City-wide Park	3 acres per 1,000 residents	22.14 acres
Neighborhood/ Community Park	3 acres per 1,000 residents	22.14 acres
Open Space	3 acres per 1,000 residents	22.14 acres
Total Parkland	**9 acres per 1,000 residents**	66.42 acres

B. Credited Parkland and Open Space

The ARSP designates a total of ~~167.66~~177.07 acres of park and open space uses. This includes 22.14 acres of active neighborhood parkland, ~~134.81~~144.19 acres of open space uses and 10.~~71acres~~ 74 acres of streetside paseos. Each acre set aside for active park use is credited as a full acre towards meeting the General Plan park dedication requirement. Depending on the ultimate use, recreational value, or application of ARSP open space parcels, full or partial credit may be granted for open space land containing informal recreational facilities, open space amenities or natural features. Parkland credits for park and open space parcels are outlined in Table 8.4. The credits applied are reflective of each parcel's recreational value as a park or open space amenity.

Table 8.4
Summary of Park and Open Space Land Credits

Parcel	*Type*	*Acreage*	*Credit Ratio*	*Credited Acreage*
City-wide Parks	City-wide Park	0 acres	1:1	0 acres
	Subtotal	0 acres		0 acres
Neighborhood/ Community Park	AR-60	1.28 acres	1:1	1.28 acres
	AR-61	1.87 acres	1:1	1.87 acres
	AR-62	10.11acres	1:1	10.11 acres
	AR-63	1.72 acres	1:1	1.72 acres
	AR-64	2.12 acres	1:1	2.12 acres
	AR-66	3.04 acres	1:1	3.04 acres
	AR-67	2.00 acres	1:1	2.00 acres
	Subtotal	**22.14 acres**		**22.14 acres**
Open Space	Open Space	~~134.81~~144.19	1:1	~~134.81~~**144.19**
	Paseos	~~10.71~~-10.74	-	-
TOTAL		~~**167.66**~~ **177.07ACRES**		~~**156.95**~~-**166.33 ACRES**

As shown on Table 8.4, the ARSP satisfies the City's open space and neighborhood parkland dedication requirements. The Citywide parkland dedication requirement will be satisfied using the City's park in-lieu fee, pursuant to General Plan policy and the In-Lieu Park Fee Ordinance.

In addition to park and open space areas, the ARSP includes a comprehensive system of paseos. Paseos are landscaped features with walkways and bike paths in an enhanced pedestrian environment. The ARSP includes adequate open space to meet the General Plan open space parkland requirement. Paseos are described in Chapter 7, Circulation and in the ARSP Design Guidelines (Appendix B).

C. Open Space

The ARSP contains four types of open space totaling approximately ~~146~~ 155 acres. These types include open space preserve (109~~98~~ acres), general open space – avoided area (10 acres), transition zone open space (~~27~~ 25 acres), and paseos (11 acres).

Each type of open space has been designed to accommodate specific functions and activities, from very limited use to active recreation and infrastructure. The on-site **open space Preserve** will be permanently preserved to protect Waters of the U.S. and habitat for federally listed species. This protection will be provided by either a declaration of covenants and restrictions and/or a conservation easement to restrict access and activities within the preserve. The area would be managed in accordance with the City's Open Space Preserve Overarching Management Plan (OSPOMP). **General open space – avoided area** also contains Waters of the U.S. and species habitat. While these areas will be avoided by the Project development, they may be impacted by the future Placer Parkway and therefore are not currently proposed for protection by a deed restriction and/or conservation easement. The ultimate management strategy for the General open space – avoided areas will be determined during future Placer Parkway project federal permitting process. During the interim period the avoided area would be managed as General Open Space in accordance with the City's OSPOMP. **Transition Zone open space** consists of the parcels that boarder the open space Preserve and General open space – avoided areas. These parcels provide a buffer to the Preserve open space and will be utilized for activities such as slope grading, outfall/stormwater structures, bike trails, weed abatement activities, open space maintenance, and health and safety vehicle access. The Transition zone open space area will not be protected by conservation easement and all wetlands within this area will be permitted for fill. Examples of typical infrastructure elements within Transition Zone open space areas can be found in Figure 6.3 and 6.4 with additional details contained Appendix A, Development Standards. **Paseos** are linear parcels of open space that provide pedestrian trails and green space within development areas. Paseos will not be protected by conservation easement and all wetlands within this area will be permitted for direct fill (note: a list of the parcels in each open space type is provided in Table 6.1).

The southern open space is planned for permanent preservation as open space Preserve. This includes open space Preserve parcels 92, AR-~~105~~ 97 and AR-~~97~~ 105 which are separated by the Westbrook Boulevard corridor, including the roadway and landscape corridor (which include AR-95 and 96). The southern open space Preserve will contribute to a much larger regional open space area when combined with open space at the Al Johnson Wildlife Area, open space parcels preserved within the Creekview Specific Plan (CSP) and West Roseville Specific Plan (WRSP). Management of open space preserve areas is discussed in Chapter 6, Resource Management.

D. Park and Open Space Concept Plans

The ARSP park and open space system is designed to provide linkages and recreational opportunities within proximity to all residents and employees. Park designs include reduced turf areas as water conservation considerations focus on active recreational uses. Park designs will increase the use of water conserving landscapes, utilize recycled water for irrigation and include water efficient irrigation systems and controls.

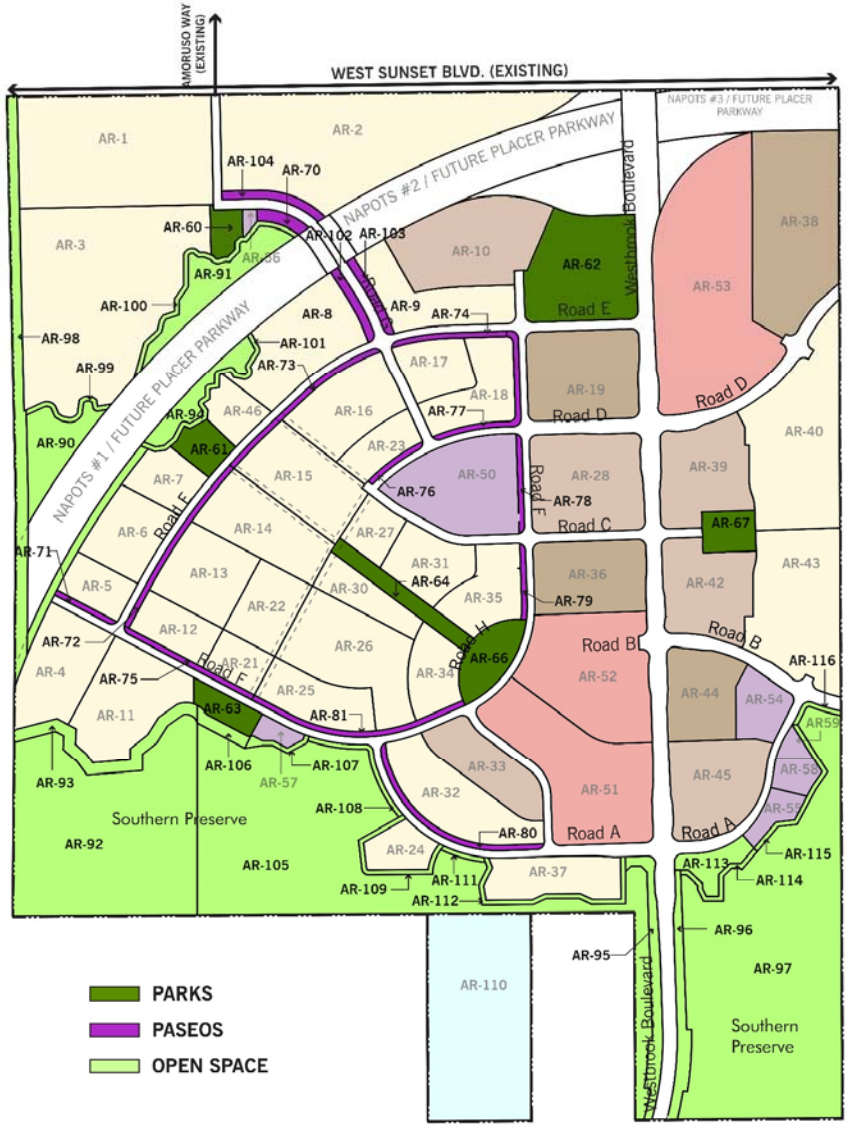

Figure 8.2: Park and Open Space Distribution Map (UPDATED 09/01/2019)

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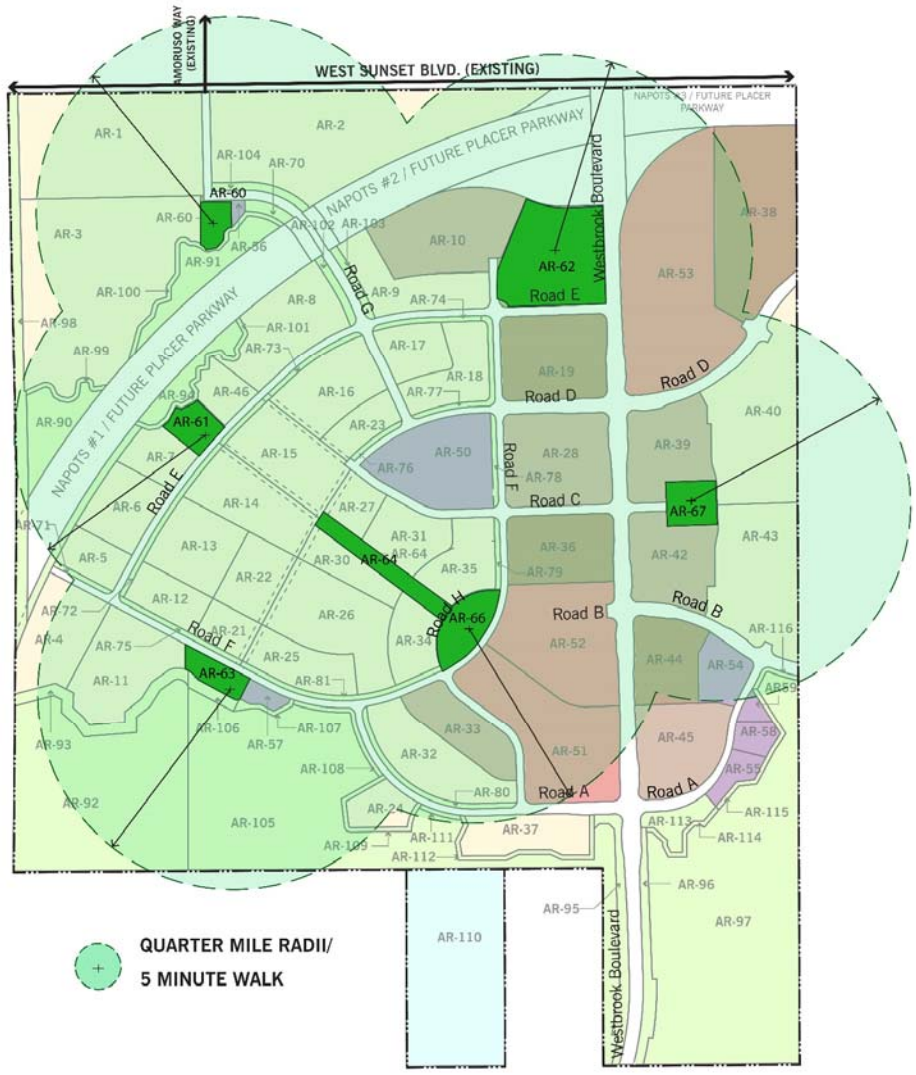
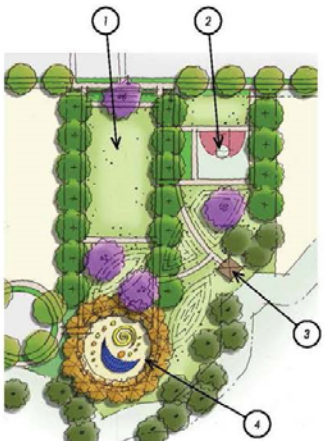


Figure 8.3: Walking Distances to Parks (UPDATED 09/01/2019)

AR-60:
The park is located in the northwest area of the community. This area is characterized by large lot homes with ample yards for daily family recreation. For this reason, the park is envisioned as a simple, passive park with a few small active spaces for children's play. Landscape is characterized by grasses and native plants. The large play area in the middle with grassy mounds add interest to the park and to create more opportunities for interpretive play.

The edge of the park borders one of the designated open spaces of Amoruso Ranch, similar to the AR-63. Against this edge there is opportunity for educational interpretive signage and quiet seating areas to enjoy the outdoors.



Legend

1. Open Turf Area
2. Half-Basketball Court
3. Shade Structure
4. Kids Play Area

Figure 8.4: AR-60 Conceptual Plan. (UPDATED 09/01/2019)
Final designs will be developed prior to construction and will consider recreational trends and available budget for both development and maintenance. Curb adjacent sidewalks maybe constructed, at the direction of the Parks Department, along neighborhood park frontage.

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AR-61:
This park is located at the western edge of the community. It will serve as the local social gathering space for this neighborhood.

The park is divided into three distinct spaces. The front portion of the park is split into a small children's play area. The children's play area would contain a shade structure along with some picnic tables and benches for seating. The landscape area could include a low water use planting. Along the back portion of the park is a large open turf area that can be used for informal play or picnicking.

Figure 8.5: AR-61 Conceptual Plan. (UPDATED 09/01/2019)
Final designs will be developed prior to construction and will consider recreational trends and available budget for both development and maintenance. Curb adjacent sidewalks maybe constructed, at the direction of the Parks Department, along neighborhood park frontage.

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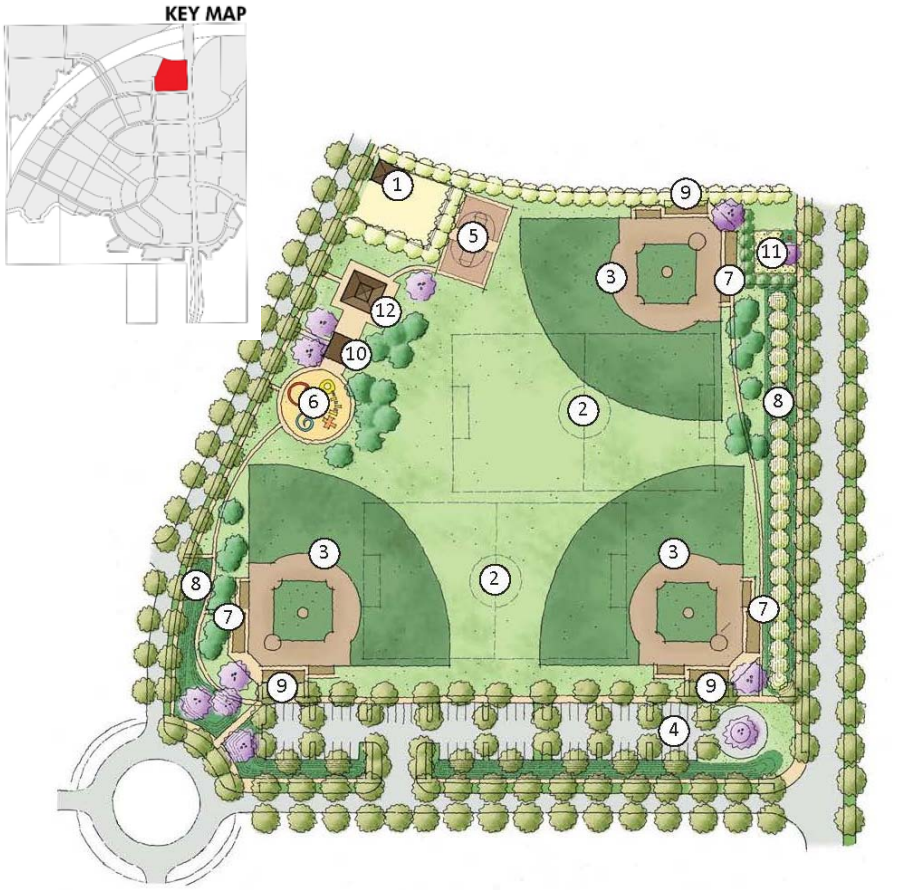

Legend

1. Maintenance Yard Storage	7. Team Benches
2. Soccer Field (Adult Size)	8. Berm along Street
3. Baseball Fields	9. Bleachers
4. Parking	10. Shade Structure
5. Half Court Basketball Court	11. Community Announcement Monument
6. Playground	12. Snack Bar/Restroom

Figure 8.6: AR -62 Conceptual Plan. (UPDATED 09/01/2019)
Final designs will be developed prior to construction and will consider recreational trends and available budget for both development and maintenance. Curb adjacent sidewalks maybe constructed, at the direction of the Parks Department, along neighborhood park frontage.

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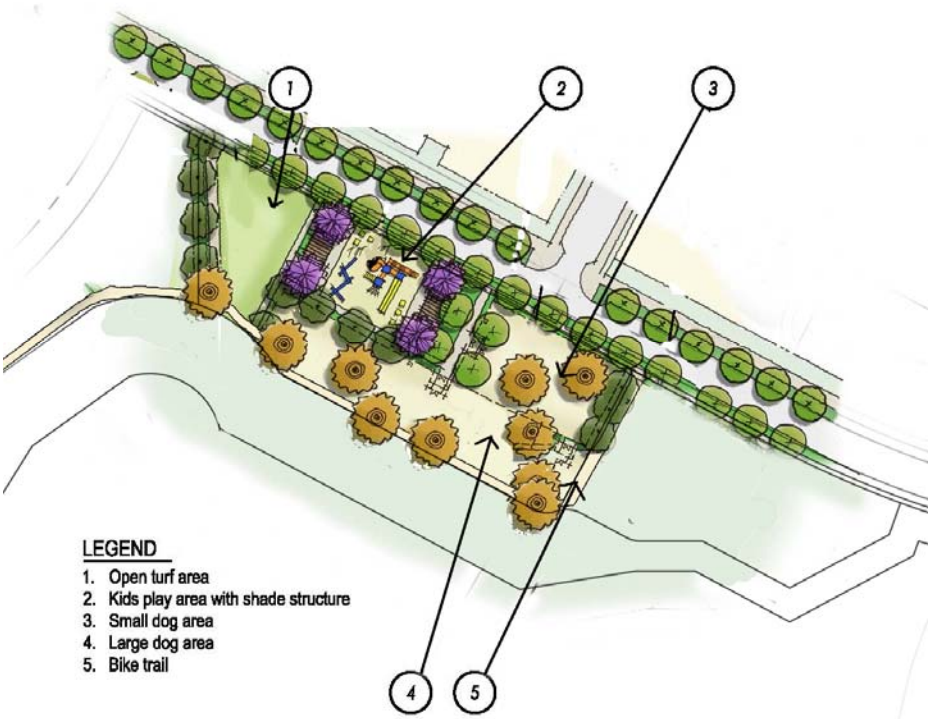

Figure 8.7: AR-63 Conceptual Plan (UPDATED 09/01/2019)
Final designs will be developed prior to construction and will consider recreational trends and available budget for both development and maintenance. Curb adjacent sidewalks maybe constructed, at the direction of the Parks Department, along neighborhood park frontage.

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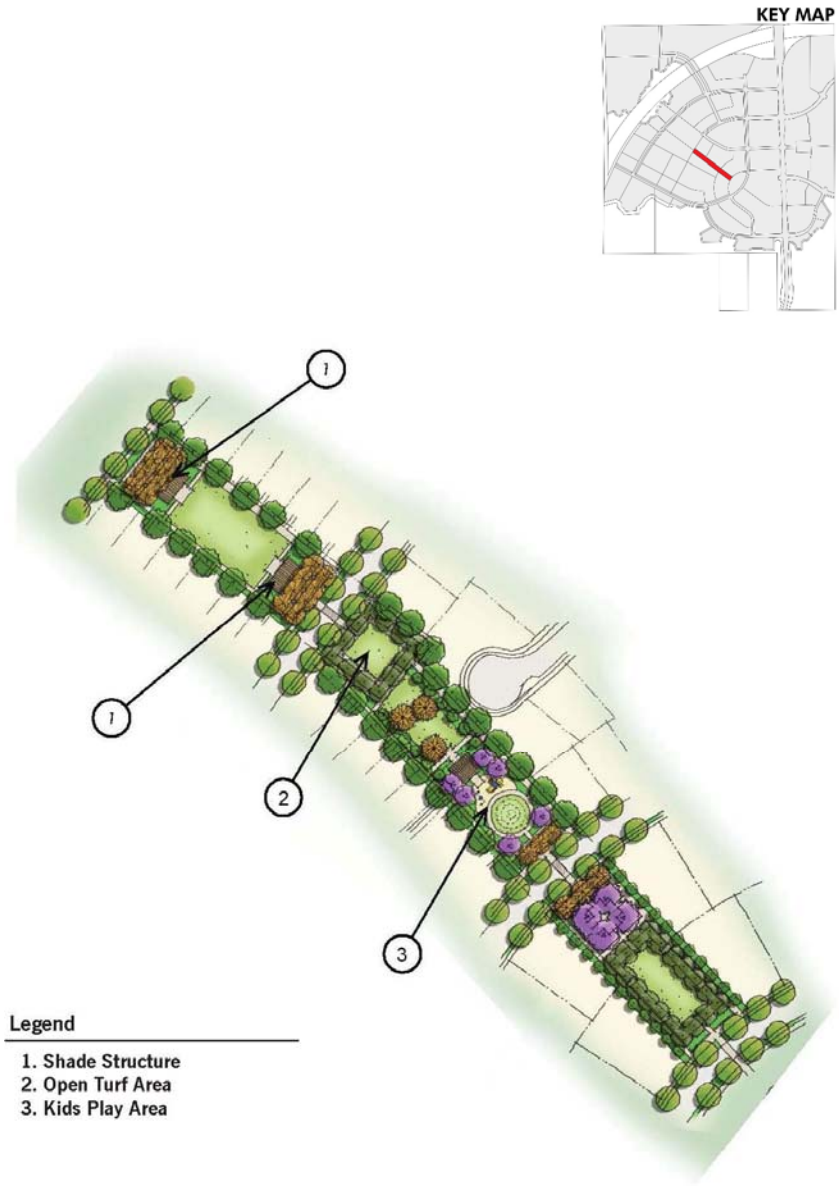

Figure 8.9: AR-64 Conceptual Plan (UPDATED 09/01/2019)
Final designs will be developed prior to construction and will consider recreational trends and available budget for both development and maintenance. Curb adjacent sidewalks maybe constructed, at the direction of the Parks Department, along neighborhood park frontage.

Figure 8.10: AR-66 Conceptual Plan.(UPDATED 09/01/2019).
Final designs will be developed prior to construction and will consider recreational trends and available budget for both development and maintenance. Curb adjacent sidewalks maybe constructed, at the direction of the Parks Department, along neighborhood park frontage.

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AR-67:
The Park is located on the eastern edge of the community and mainly serves the neighborhoods east of Westbrook Boulevard. The park is separated into two areas by a long, promenade style walk under an alley of trees linking the two ends of the park.

The west portion of the park contains a tot lot with shaded seating, benches and picnic tables. The east portion of the park contains an open lawn area that could contain a tot lot and can be used for passive play or as a place to picnic, or throw frisbees.

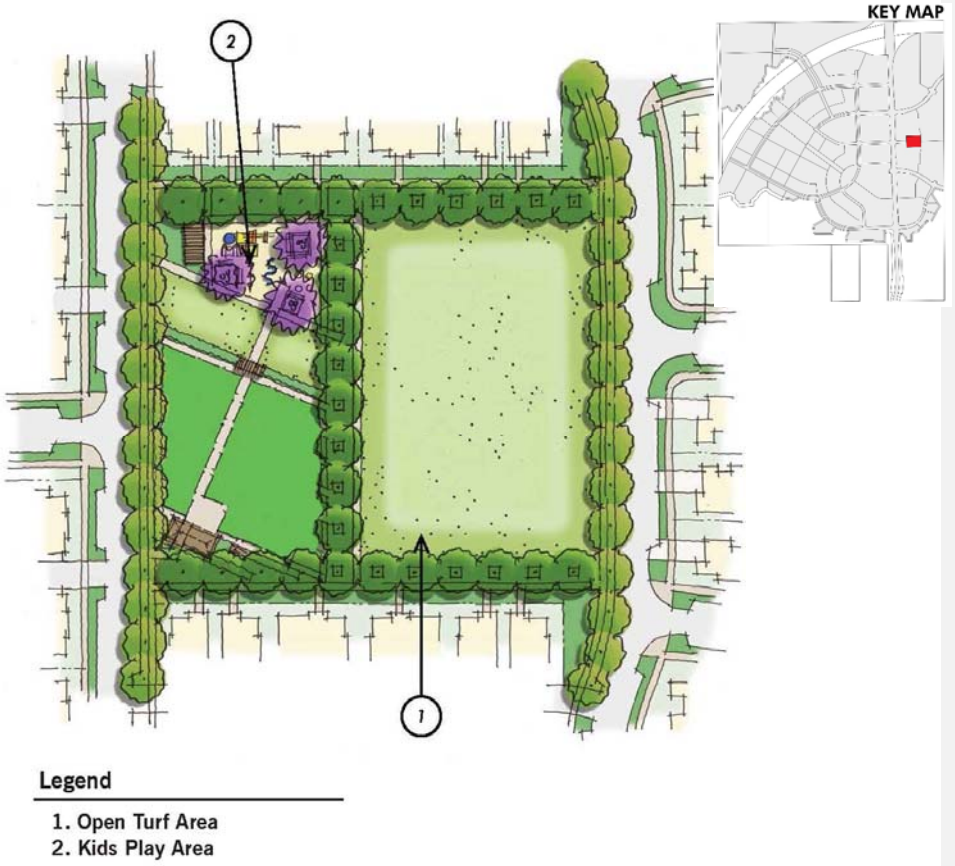

Figure 8.11: AR-67 Conceptual Plan. (UPDATED 09/01/2019).
Final designs will be developed prior to construction and will consider recreational trends and available budget for both development and maintenance. Curb adjacent sidewalks maybe constructed, at the direction of the Parks Department, along neighborhood park frontage.

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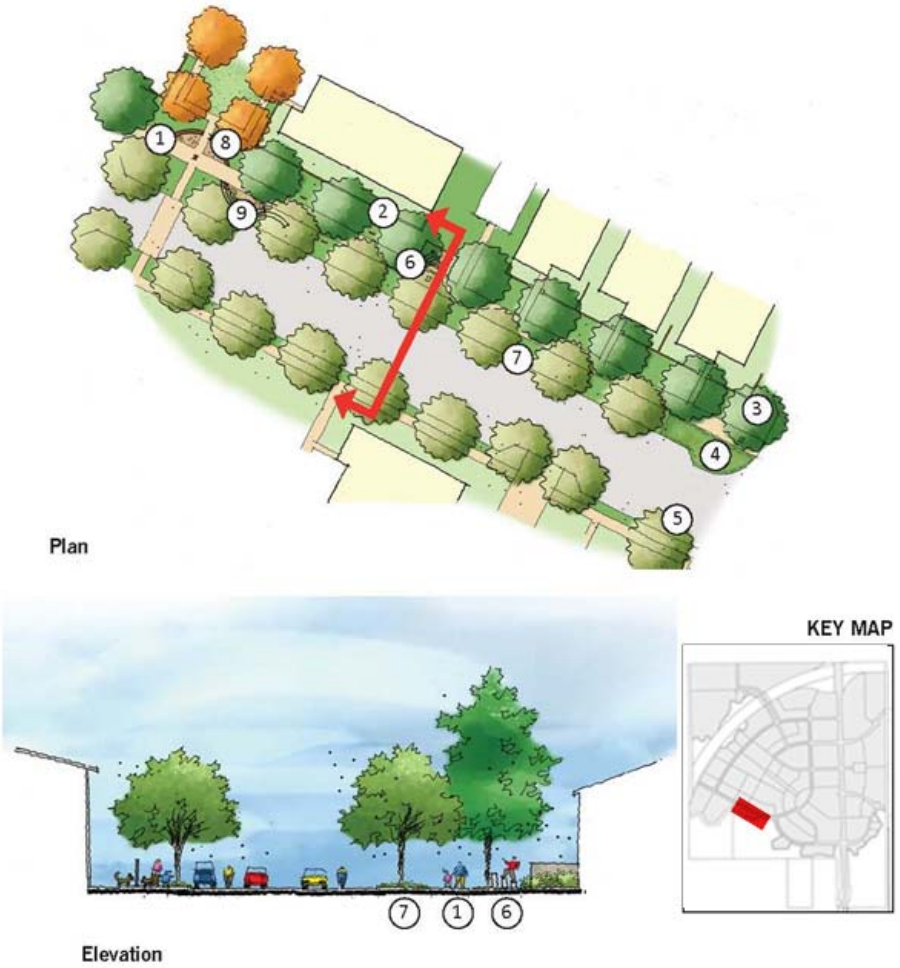

Figure 8.13: Streetside Paseo (UPDATED 09/01/2019)

9.1 Potable Water

The City of Roseville will provide potable water service (supply through wholesale water from the Placer County Water Agency (PCWA), and treatment, and conveyance to the ARSP. Water will be delivered to the site via the City's existing backbone system through the Creekview Specific Plan (CSP) along Westbrook Boulevard.

A. Water Supply and Demand

The water demand for the ARSP is approximately 1,503 acre-feet per year (AFY). With full implementation of water conservation measures described in Section B, below, the ARSP's overall water demand will be reduced by approximately 165 AFY. Water demand, after conservation measures, will be satisfied with a combination of potable and non-potable (recycled) water sources. Non-potable (recycled) water will be utilized for irrigation purposes with a semi-aggressive approach in both wet and dry years. Section 9.2 of this document discusses the proposed recycled water system and recycled water use plans in more detail. To supplement water supply ~~during "dry" years and potentially augment supply in other emergency scenarios,~~ the ARSP includes provisions for one onsite aquifer storage and recovery (ASR) groundwater well on Parcel AR-~~55~~58. The well will be capable of providing a minimum total supply capacity of 1,800 gallons per minute (gpm).

B. Water Conservation Measures

The ARSP includes significant water-saving measures aimed at reducing overall water demands for potable and recycled water to the extent feasible. The following water conservation measures will be implemented in the ARSP in an effort to meet the City's water conservation goal:

Turf Reductions in Residential Areas

This measure involves limiting the amount of turf in the front yards of residential properties and using a higher percentage of low water use plant species in lieu of turf. Typically, about 75% of a total residential front yard is assumed to consist of landscaping, with the balance consisting of driveways, planters, or walkways. For the ARSP, limitations will be placed on the landscaped portion of each front yard, allowing up to 42% of the total landscaped area to be turf (instead of the typical 75%), with the remaining landscaped area comprised of low water use plant species. For the Roseville area, low water use plantings on average use approximately 65-75% less water than used on a typical turf lawn.

Turf Reductions in Non-Residential Areas (Parks, Paseos, and Landscape Corridors)

This measure involves limiting the use of turf on non-residential parcels, with a focus on water efficiencies at parks, paseos, and landscape corridors. For these areas, landscape design will reduce the area of turf and increase the area of low water use plant species. To achieve the desired water conservation, the following criteria will be implemented:

- Parks. It is assumed approximately 80% of a typical park's square footage consists of turf. The ARSP parks will have a maximum aggregate turf area of 60%, with the remaining 20% area comprised of low water use plant species. Less than 60% turf is acceptable provided it is compatible with the amenities planned for the park.

- Paseos and Landscape Corridors. It is assumed paseos and landscape corridors are typically comprised of 80% turf area. The ARSP paseos and landscape corridors will have a maximum of 60% turf area, with the remaining 20% of the area comprised of low water use plant species.

Smart Irrigation Controllers

Smart and centrally located irrigation controllers restrict irrigation to times and rates necessary to maintain landscaping. They account for changes in the demand for water, which varies with weather patterns and seasonal influences. In the ARSP, smart irrigation controllers will be required for residential, commercial, and quasi-public parcels subject to turf reduction measures, and centrally controlled irrigation controllers for larger commercial and publicly maintained parcels. It is anticipated that these controllers could result in approximately 20% total irrigation water demand reduction.

Re-circulating Hot Water Systems
Re-circulating hot water systems feature a pump on a residential hot water line system which reduces time necessary to receive hot water at any hot water faucet. This type of system will be included on all residential units to generate additional water conservation. It is anticipated that these systems could result in approximately 1.5% total potable water demand reduction.

With full implementation of the water conservation measures outlined above and the recycled water system, as described in Section 9.2, the ARSP will reduce the potable water demand by approximately 437 AFY, resulting in a total potable water demand of approximately 1066 AFY.

C. Water Transmission System

Water will be supplied to the ARSP area via a 24-inch main line extended from the south property line from the proposed CSP area. Within the ARSP, water will be distributed through an infrastructure system that parallels the collector and arterial roadway systems. The transmission and distribution system will consist of 6-inch to 24-inch diameter mains. Connections with neighboring proposed and existing neighborhoods and specific plans will be provided at the south terminations of Westbrook Boulevard, and the eastern terminations of Road "B" and Road "D". All water improvements will be constructed to the City's standards using a phased approach.

Figure 9-1 also depicts the overall backbone water distribution system and points of connection. Additionally, the ARSP ~~will~~ includes provision for a groundwater well~~, which will help augment the City of Roseville supply during dry years and emergency system demands.~~ The water distribution infrastructure will be designed to the City's standards and constructed and installed over time to coincide with development entitlements, and would be designed to accommodate buildout of the ARSP.

Details regarding the water facilities are contained in the ARSP Water Master Plan and the ARSP Environmental Impact Report (EIR) on file with the City.

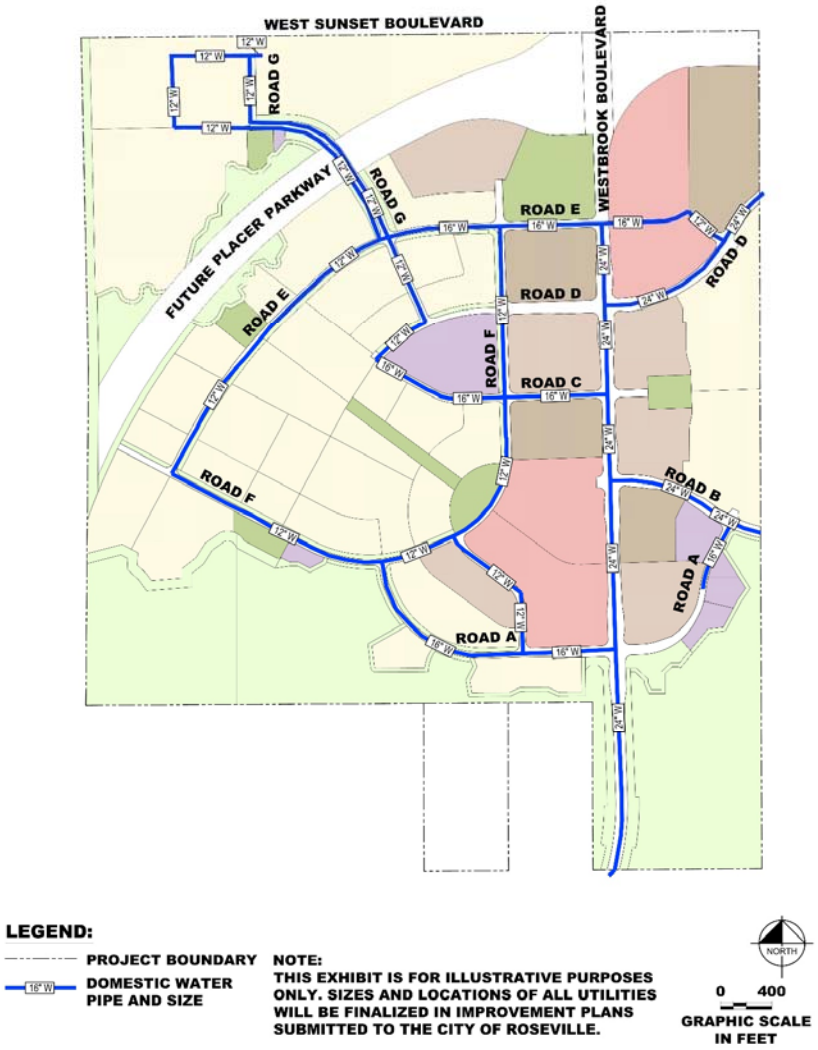

Figure 9.1: Water Distribution System & Facility Locations (UPDATED ~~09~~11/01/2019)

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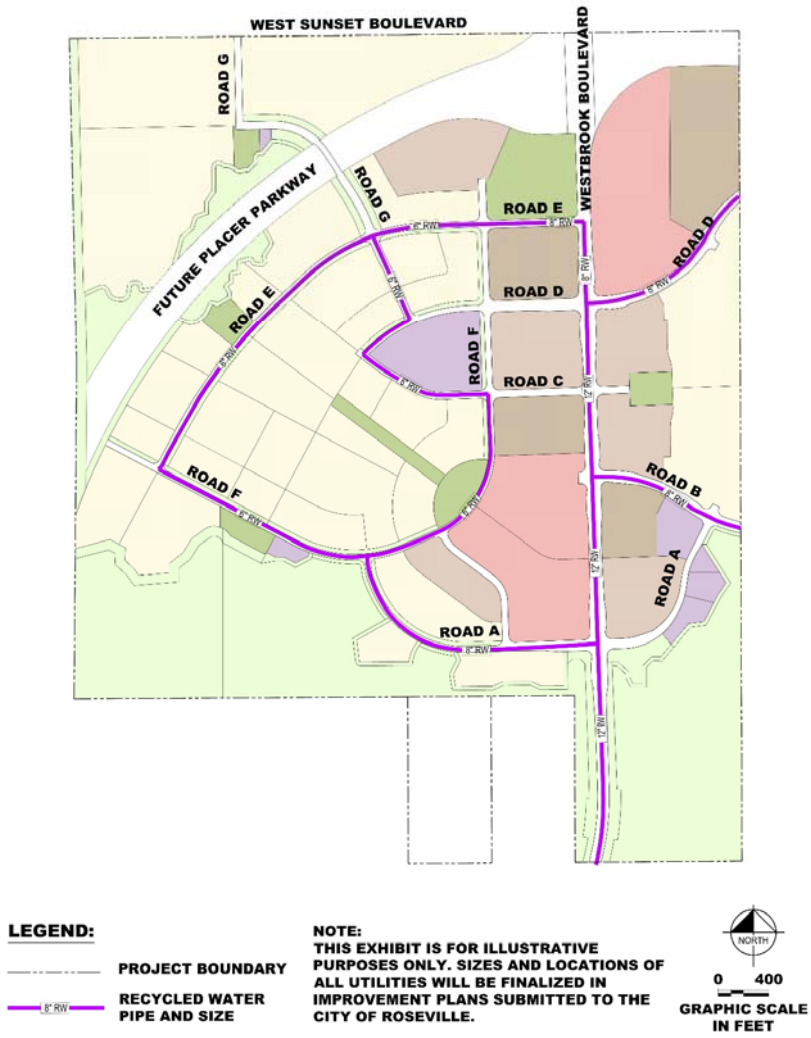

Figure 9.2: Recycled Water Distribution System & Facility Locations (UPDATED 09/01/2019)

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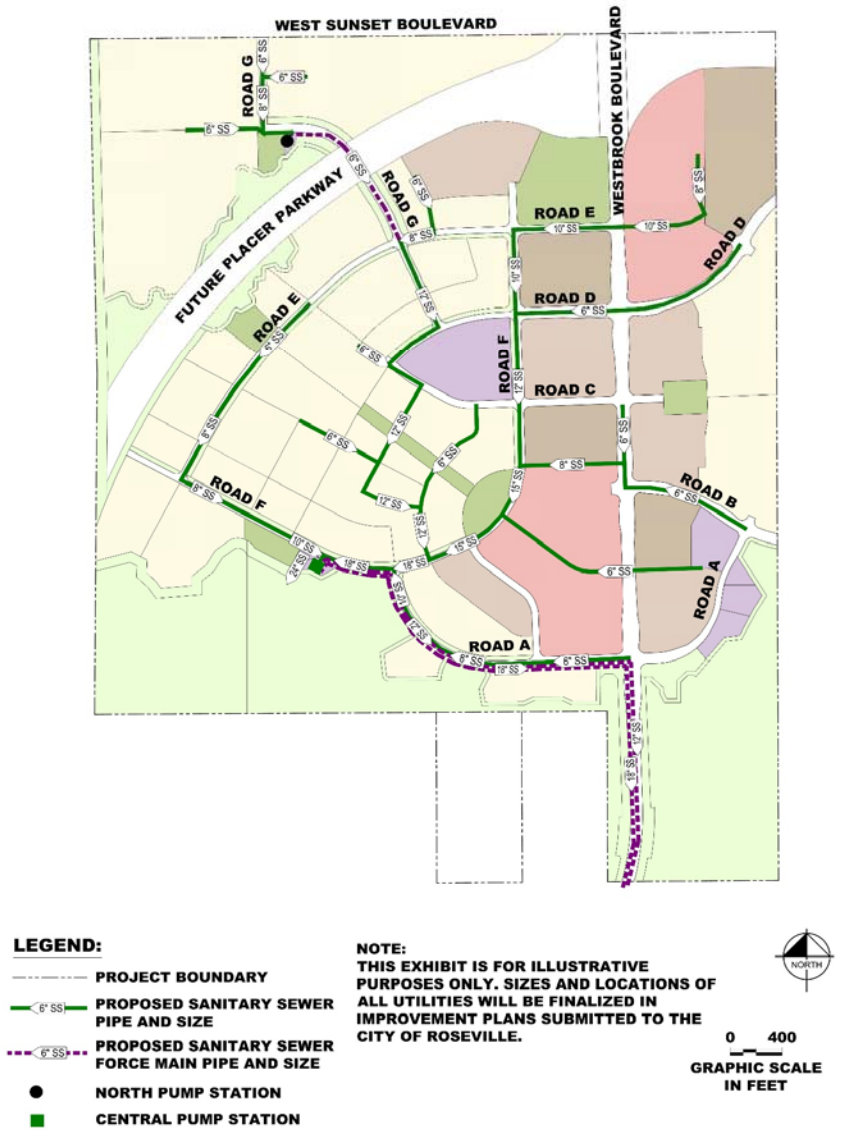

Figure 9.3: Sanitary Sewer Distribution System & Facility Locations (UPDATED 09/01/2019)

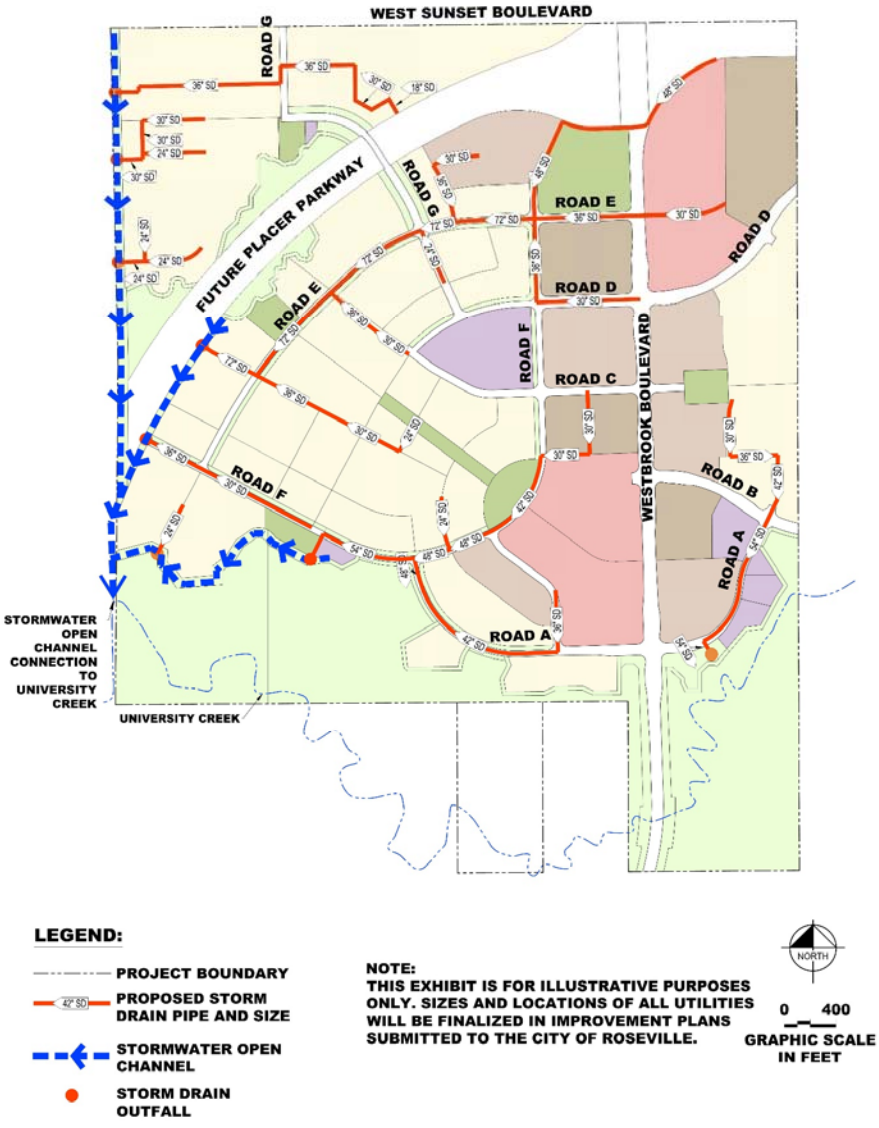

Figure 9.4: Storm Drainage System & Facility Locations (UPDATED 09/01/2019)

element adds to the treatment train and consists of final treatment elements such as grass treatment swales.

Special consideration will be taken to capture, convey and release the urban stormwater to the creek system. The treatment and conveyance of storm runoff in and through the open spaces will be made part of the Corp of Engineers 404 permitting process. Standard practices include the use of headwall structures, directly at the outfall location, to stabilize and protect the outlet pipe, surrounding topography and aid in velocity attenuation while minimizing future maintenance costs.

A conveyance "grassy swale" consistent with the City's Open Space Preserve Overarching Management Plan (OSPOMP) which directs stormwater from the pipe outlets to receiving waters while avoiding sensitive habitat will be used at each outfall. Depending on the size of and frequency of particular storm events, and the actual drainage area being conveyed, the conveyance swales will be armored with geo-synthetics to minimize the potential for future erosion and rilling of the open space. Soft-armoring will provide opportunities to create grassy swales and additional wetland habitat to aide in stormwater filtration and infiltration. Based on the LIDs planned, the need for additional filtration units is not anticipated. However, additional structural BMPs can be added to the treatment train and end of pipe treatment if needed. These may include such devices as:

- Installation of "fossil filter" or equivalent petroleum absorbing insert assemblies in the project drop inlets;
- Trash screen vaults; or
- Other structural BMPs as approved by the City.

The final selection of BMPs will consider requirements specific to the Pleasant Grove Creek watershed and proposed development flows. Other BMPs will involve prompt re-vegetation of disturbed areas and proper erosion protection per the NPDES permit during construction.

9.6 Dry Utilities

Electric, natural gas and telecommunications facilities will be extended in joint trenches and made available to all parcels in the ARSP. This will be accomplished by placing the joint trenches in public utility easements (PUEs) or road rights-of-way when appropriate as depicted in the Circulation Plan – Chapter 7. Reduced PUE's may go through the Design Review for Residential Subdivision (DRRS) during small lot tentative map process and be approved by the City so that homes with front porches close to the sidewalk are encouraged in a Plan Area.

A. Electric Service

Roseville Electric, the City's electric utility, will provide electric service to the ARSP. Roseville Electric operates the Roseville Energy Park (REP), a 160-megawatt natural gas-fired, electric power plant, which uses state-of-the-art equipment to locally generate approximately half of the City's electricity needs. The Roseville Energy Park is located south of the ARSP. Additional electricity resources needed to serve the ARSP, including state and federal mandated renewable electricity resources, will be purchased from outside sources or generated by new Roseville-owned generating facilities. As required by state regulations, Roseville will use energy efficiency programs and initiatives to meet electricity demand, before acquiring new electricity sources.

Electric Energy Efficiency and Conservation

The ARSP includes implementation of cost-effective energy efficiency, load management, and renewable energy programs to meet electricity demand, before new electricity sources are acquired.

Peak Electric Demand and Distribution

Peak electric demand for electrical service is estimated to be 21 mW per year at full build out. Currently, an electric substation is planned to be constructed within the Creekview Specific Plan Area. This substation is expected to be approximately 0.9 to 1.0 acres. ~~Easements will be dedicated along the east~~

~~side of Westbrook Boulevard, south of Road "A" and the south side of Road "B" east of Road "A" for a future 60 kilovolt (kV) overhead line extension.~~
Underground electrical distribution will be extended to the ARSP area through a 12 kV system to individual parcels in conjunction with roadway improvements or as phasing requirements dictate. Street lighting, signal power and other ancillary power facilities will be provided along all public street frontages as part of the overall roadway frontage improvements. All electric and street light facilities will be constructed to the City's standards at the time of construction.

B. Natural Gas
Pacific Gas & Electric Company (PG&E) will provide natural gas upon request and in accordance with the rules and tariffs of the California Public Utilities Commission. PG&E's long-range plans provide for availability of gas service to accommodate increased demand. Service will be provided to the ARSP through extensions planned by the CSP. Delivery of gas service to individual projects in the ARSP will be reviewed by PG&E at the time of proposal.

C. Communication
The ARSP is within the service areas of AT&T, Comcast, and Wave Broadband. Together, these providers offer both voice and data communication services. Distribution lines to individual parcels will be extended from existing infrastructure adjacent to the ARSP in accordance with the infrastructure Phasing Plan for dry utilities. The providers will review delivery of telephone, cable television, and high-speed data line services to individual projects in the ARSP at the time of proposal.

D. Locations of Above Ground Utility Structures
As an Urban Village, development within the Plan Area will be more integrated without the separations created by subdivision walls. This makes coordination between buildings, landscaping, and the necessary infrastructure components even more critical. As the design framework and guidelines are established by this Specific Plan, guidelines for locations of above ground utility structures are also established. Refer to Section 11.17 for guidelines related to siting and screening of above grade structures.

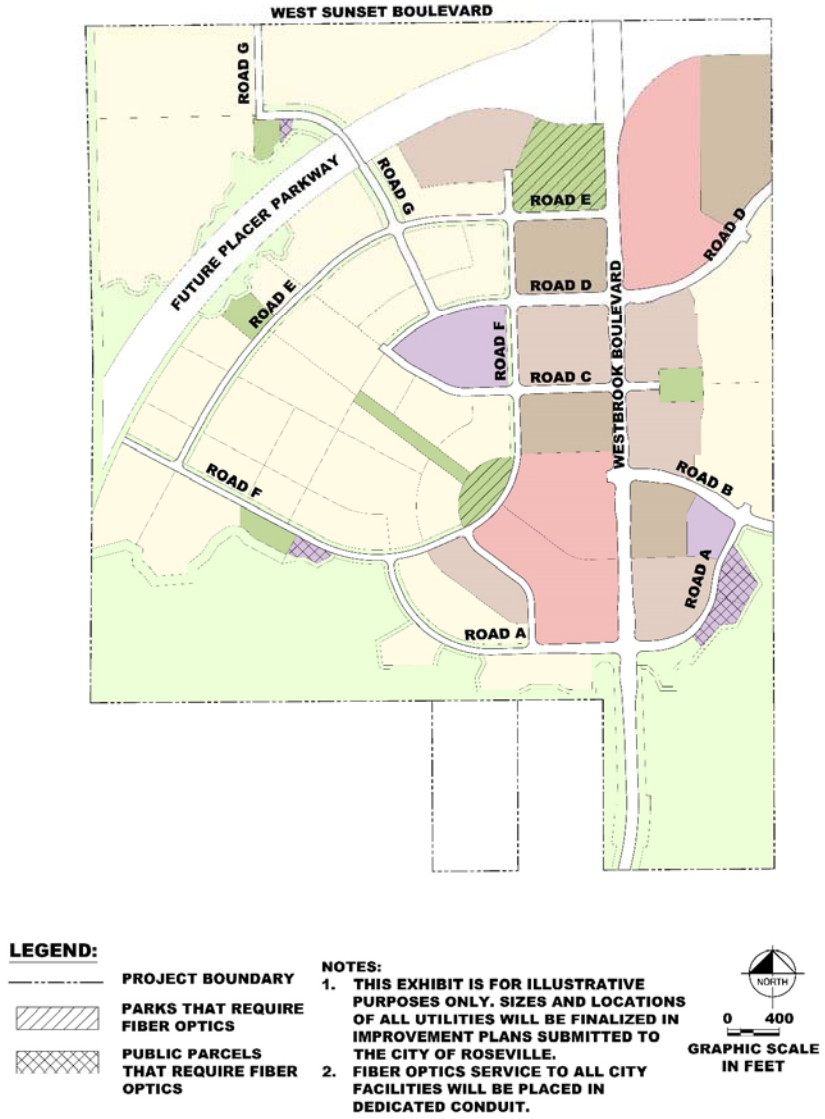

Figure 9.5: Dry Utilities Locations (UPDATED 09/01/2019)

10.3 Phasing Plan for Public Facilities

The ARSP provides for a comprehensively planned infrastructure system with coordinated phasing and construction of facilities. Three infrastructure construction phases (Phases 1, 2, and 3) are anticipated as the ARSP builds out. The conceptual geographic boundaries of each phase are reflected on Figure 10.1, with anticipated 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 Developer, in consultation with all affected City departments, subject to their approval and 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. Furthermore the Development Agreements will have further limits that trigger infrastructure phasing requirements, both on-site and offsite.

Table 10.1
Phasing Breakdown by Land Use Type

LAND TYPE	PHASE 1		PHASE 2		PHASE 3*		TOTAL	
	Acreage	Units	Acreage	Units	Acreage	Units	Acreage	Units
LDR	~~143.90~~13 4.47	~~848~~7 98	32.79	209	72.08	245	~~248.77~~239 .34	~~1302-~~ 1252
MDR	29.26	275	21.01	267	-	-	50.27	542
HDR	13.58	263	24.55	610	-	-	38.13	873
P/QP	7.33	-	9.62	-	0.28	-	17.23	-
P/R	10.75	-	10.11	-	1.28	-	22.14	-
OS	~~124.25-~~ 133.66	-	4.22	-	17.05	-	~~145.52~~154 .93	-
CC	-	-	23.85	-	-	-	23.85	-
CC-VC	27.27	~~109~~1 59	-	-	-	-	27.27	~~109~~159
BACKBONE ROADS							52.~~04~~09	0
URBAN RESERVE							20	1
NAPOTS (PLACER PARKWAY)							49.16	0
TOTAL	**356.34**	**1495**	**126.15**	**1086**	**90.69**	**245**	**694.4**	**2827**

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* Note: Phase 3 includes improvements to West Sunset Boulevard. West Sunset Boulevard improvements are not included in the acreage totals in the table above.

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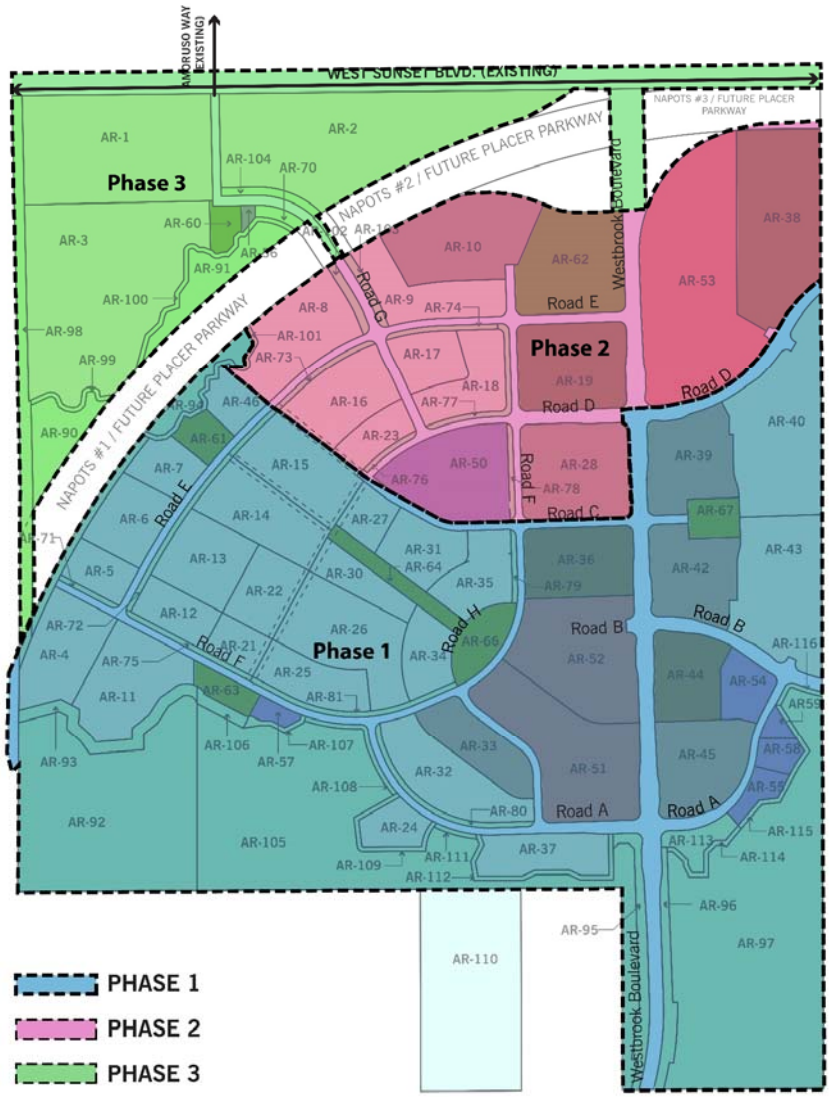

Figure 10.1: Phasing Plan (UPDATED 09/01/2019)

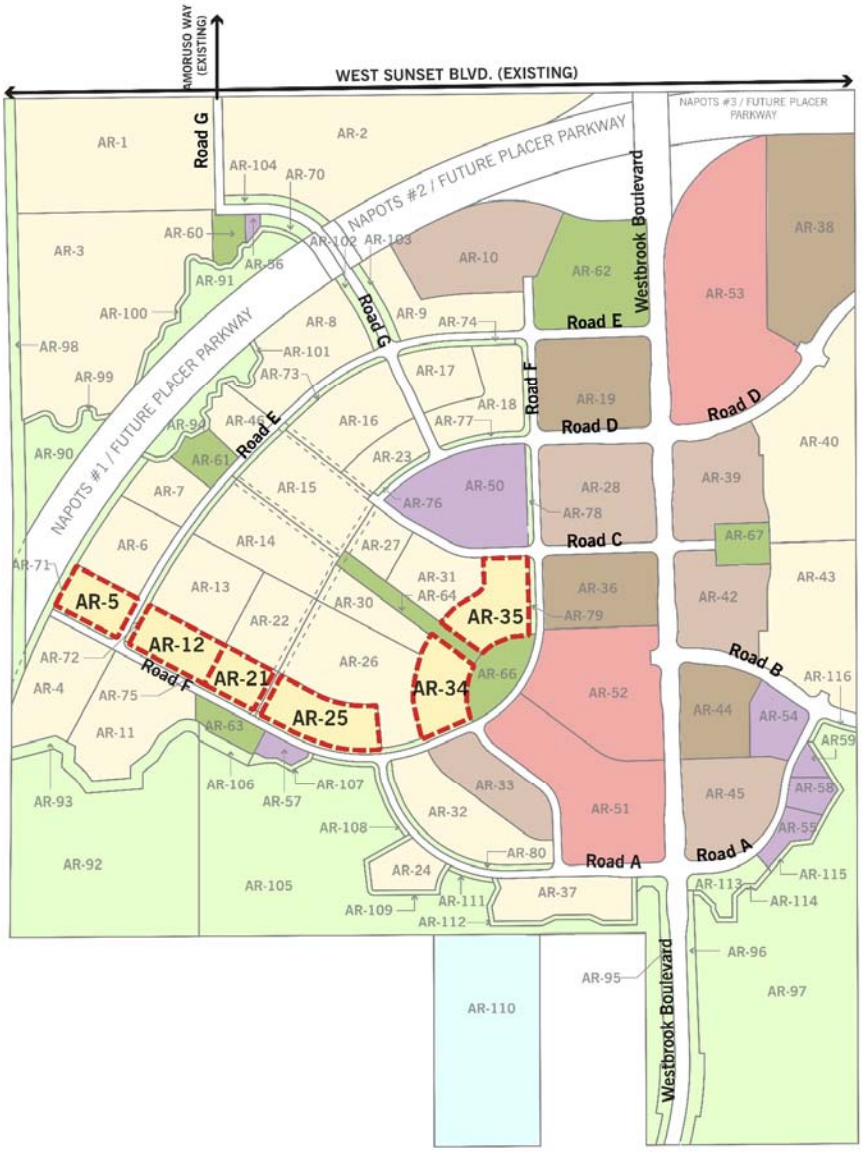

Figure A.1: Carriage Unit Opportunities (UPDATED 09/01/2019)

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~~Open~~ Fencing Restrictions

~~Homes may side on, have cul-de-sac openings or single loaded streets. Not more than 50 percent of the open space may have homes backing onto it. homes are allowed to back on to open space. Further, fencing should remain visually open, even if backing on to open space to maintain views. The restriction applies to developments where homes back against large sections of open space that have trails and access opportunities for residents to take advantage of the open space. The parcels to which the restrictions apply are AR-1, AR-3, AR-4, AR-7, AR-5, AR-6, AR-7, AR-8, and AR-46. The 50% restriction is calculated for each individual AR parcel.~~

~~Further, fencing should remain visually open, even if backing on to open space to maintain views.~~
Open fences are intended to provide a visually transparent barrier at developed edges adjacent to open space parcel and include materials such as wrought iron and tubular steel. Depending on interface, open fencing may be used between open space areas and the rear and side property line of residential parcels along a street adjacent to open space, or along pedestrian pathways at the edges of open space parcels. Open fences may also be used to separate different functions within landscape corridors (for example, to restrict access of dirt bikes and motorized vehicles) and at other miscellaneous locations within the Plan Area. Open fencing is the preferred fencing type adjacent to open space where a single-loaded street is not located adjacent to open space. Within residential subdivsions abutting open space fencing shall visually open, even if backing onto open space to maintain views.
Figure A.2 illustrates the development parcels that are required to comply with the fencing regulations.

Open fencing

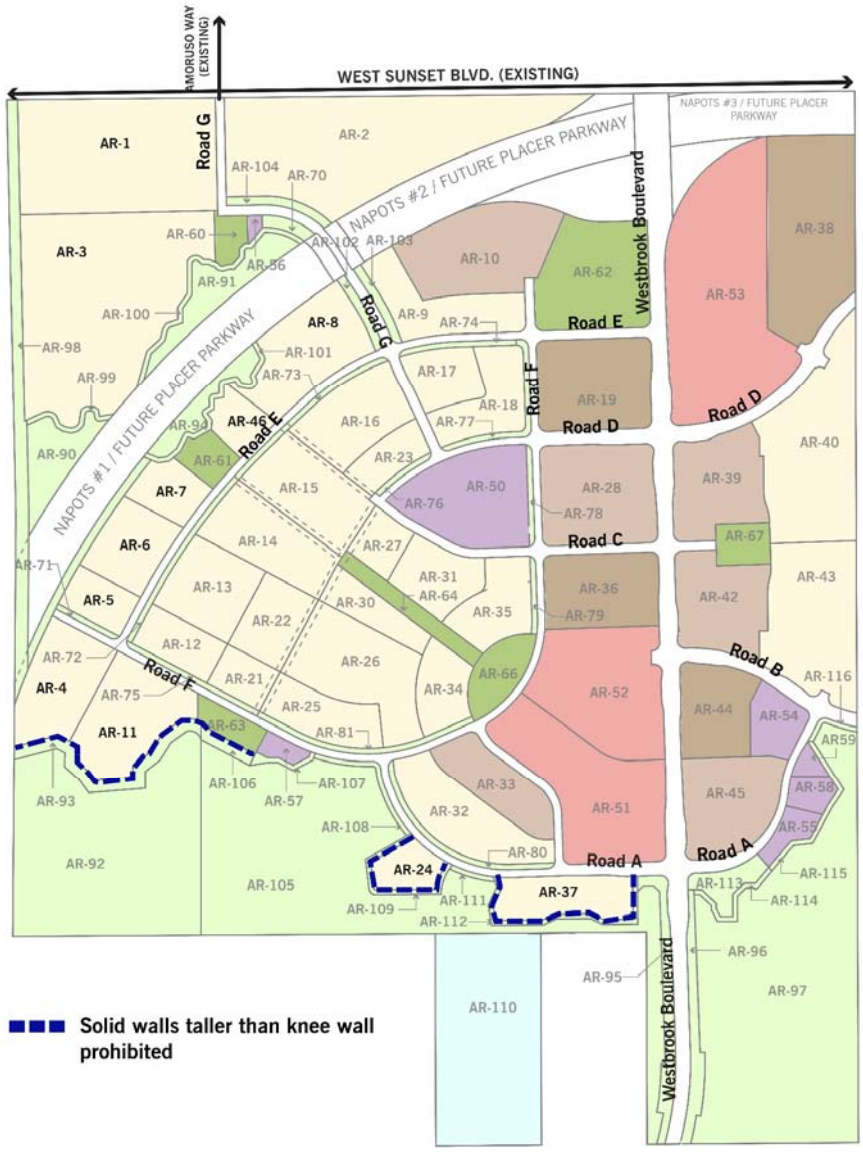

Figure A.2: Additional Fence Restrictions (UPDATED 11/01/ 2019)

set forth in the following documents, which should be referenced in the design of all uses in the Plan Area:

- Roseville Municipal Code- Title 19 Zoning Ordinance
- City of Roseville Community Design Guidelines
- Roseville Sign Ordinance
- Roseville Municipal Code – Title 24 Water Efficient Landscape Ordinance
- Roseville Design and Construction Standards
- Roseville Subdivision Ordinance
- Stormwater Quality Design Manual

Modification to ARSP Guidelines

These Design Guidelines are intended to help direct the design of ARSP's community design elements. It is expected the Plan Area will build out over several years, and conditions may change. The City recognizes the need for flexibility in the implementation of these Guidelines and new conditions affecting the appropriateness of some of the Guidelines may arise. The Specific Plan provides for the administrative approval of minor modifications to these Design Guidelines in Section 10.6. For administrative approval of minor modifications, requested deviations must be determined to be consistent with the spirit and intent of the design guidelines as well as the City of Roseville Zoning Ordinance and Community Design Guidelines.

B.3 Community Form

While the ARSP allows for flexibility in the physical development of the community over time, there are two key elements that form the framework of the plan; Paseos and the park system they connect to. The streetside paseo loop links the central neighborhoods together and to various amenities in the Plan Area. Its intent is to provide a pedestrian/bicycle loop for easy off-street access between neighborhoods, the school and the Village District.

Figure B.1: Streetside Paseo Loop (UPDATED 09/01/2019)

The strong pedestrian and bicycle linkage is possible by prohibiting individual driveway curb cuts across the paseos, as well as orientation and fencing guidelines for residential units along the paseo. The following examples illustrate how residential units should interface with the paseo.

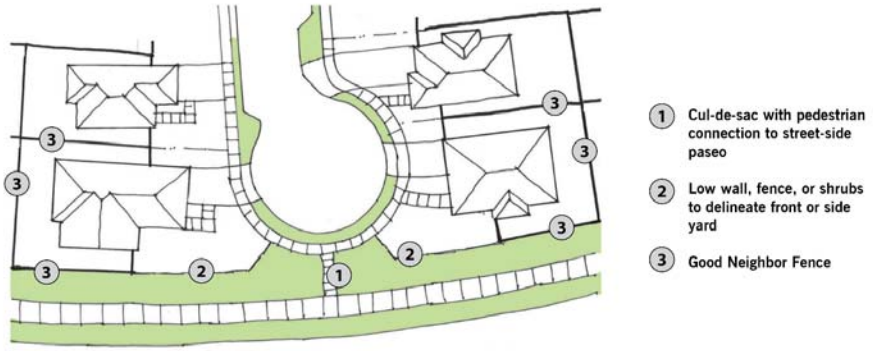

Figure B.2a: ~~A~~ Streetside Paseo/~~Residentsial~~ Residential Interface (Front Loaded Homes) (UPDATED 11/01/2019)

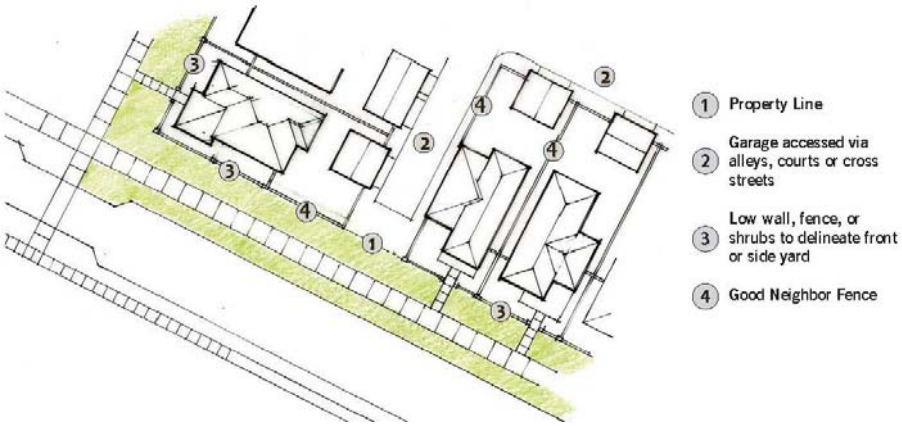

Figure B.2b: ~~A~~ Streetside Paseo/~~Residentsial~~ Residential Interface (Alley Loaded Homes) (UPDATED 09/01/2019)

Figure B.~~2b~~2c: Conceptual Vignette of Streetside Paseo

The second important feature is the alignment of AR-64, an east west linear park. The park provides a strong visual and physical connection between the park of the western edge of the Property AR-61 to the urban core of the project at AR-66, AR-51 and AR-52.

The western edge of the park is bordered by pedestrian oriented streets that extend the pedestrian network into the community. Streets with 10 foot sidewalks connect the western edge of the park to the parks (AR-61, AR-63) along the western and the southern boundary of ARSP. These same enhanced landscape corridors and wider sidewalks provided a strong north, south pedestrian connection between the school site, east west linear park and, and neighborhood park (Parcel AR-63). This strong axial geometry creates identifiable focal points and organizing elements within the Plan Area.

Figure B.3: Linear Park and Pedestrian Linkages (UPDATED 09/01/2019)

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B.7 Community Commercial

The commercial center in the northeastern portion of the ARSP area allows for uses, including but not limited to, large and small format retail, entertainment, office and other uses as approved by the City's Zoning Ordinance. The following design guidelines supplement the City of Roseville Community Design Guidelines.

Site Design

The goal of the regional commercial center is to create a one-stop shopping experience, in additional to the existing retail areas in Roseville, for residents within the Plan Area as well as the greater Roseville community.

- Bicycle parking and utilities should be integrated into the landscape design to place these elements where they are needed in a discrete manner.
- Create a commercial center framed by storefronts, awnings and landscaping.
- Provide for a mix of sizes of businesses within the commercial center that creates a pedestrian friendly atmosphere.

Street Furnishings

The sidewalks are an important feature of a regional commercial environment. These areas should be furnished with enriched materials and furnishings that create a comfortable, convenient, and entertaining experience. With the exception of features created as art, the furnishings should be in a similar family of style, color, and finish to create a refined and uncluttered appearance.

- Create sidewalks that are scaled to accommodate cafe style seating and adequate landscaped areas.
- Newspaper racks should be of one cohesive design and integrated into the landscape design.
- Bollards may be placed to provide separation between auto and pedestrian crossings.

Architecture

Figure B.4 Commercial Center (UPDATED 09/01/2019)

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such as paseos or to parcels AR24 and AR 37 where size and configuration may overly burden development (open fencing requirement still apply to these parcels).

- Where residential lots back up or side onto open space areas, the use of open-style fencing is appropriate. However, where privacy, security, or noise attenuation is of concern (such as adjacent to public trails), solid fencing may be used between residential lots and open space (subject to Fire Department standards).
- Where residential lots back or side onto an open space area and where public access is encouraged (i.e., along Class I trails), multiple connection points shall be provided, via live-end cul-de-sacs, paseos, or other means.
- Pedestrian connection points to park and open space features should be easy to find within neighborhoods, along designated pedestrian/bicycle routes with high visibility to residents.
- As applicable, ensure subdivisions provide the proper interface with, and design for, any prescribed paseos.
- Where paseos are not adjacent to a street, they must be open to one side at all times to prevent a tunnel effect and create security concerns.

Figure B.5: Homes Fronting onto Park

Figure B.6: Homes Backing/Siding onto Open Space

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Modified Collector Street

Road "A", east of Westbrook is the only Modified Collector Street within Amoruso Ranch. It provides a secondary connection between Westbrook Boulevard and Road "B". The following guidelines should be followed for landscape along this street:

- Large evergreen non-conifer trees should be planted in the parkways and medians.
- Street tree spacing should allow the tree canopies along each side to touch at maturity. Refer to Table B.1 Street Tree Master Plan for species and spacing.
- Parkways and medians should be planted with shrubs and groundcover using planting as a unifying theme but allow for a variety of species to ensure a healthy and long-lived plant palette.
- Turf should be avoided in these areas.
- Use of low water use groundcover or grasses is encouraged.

~~**Powerline Corridor on Westbrook Boulevard, Road A and Road B**~~

~~In addition to the guidelines above, the following standards should be applied to the portions of the landscape corridor adjacent to Westbrook Boulevard, Road A and B within the powerline easement.~~

- ~~Landscaping within the powerline easement is restricted to shrubs, groundcover, turf and low-growing trees subject to approval by Roseville Electric.~~
- ~~No permanent structures other than electrical utilities maybe placed within the easement.~~
- ~~Lighting structures and landscaping within the powerline easement should not exceed 15 feet at maturity and should not be within 25 feet of the nearest high-voltage transmission line conductor.~~
- ~~Berms are not permitted under the power lines.~~
- ~~All grading, landscape structures and landscaping on a public utility easement or near a public utility are subject to final approval by the City. Locations of subdivision sales signs shall be coordinated with the City.~~

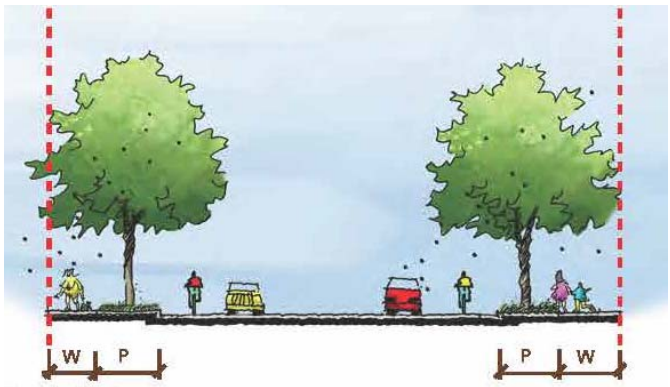

Figure B.12: Modified Collector (as edge conditions vary along the length of the street, diagrams only illustrate landscape treatments up to the edge of the walk) (P = Parkway; W = Walk)

- Along open space parcels, frontage landscaping shall include post and cable fencing between the frontage landscaping and open space area.
- A subdivision's internal street system shall be designed to allow residents to walk easily to nearby parks.
- Residential units should be oriented toward (facing) parks and paseos, rather than backing up to them.

- Residential subdivisions located adjacent to open space area shall provide visual and physical access (for service and fire protection) to the open space. Pedestrian and bicycle access to open space shall only be provided where Class I trails are proposed.
  - No more than 50% of homes, within each subdivision that are adjacent to open space shall back up to open space areas. This requirement will not apply to internal "urbanized" open space areas such as paseos or to parcels AR24 and AR 37 where size and configuration may overly burden development (open fencing requirement still apply to these parcels).
  - Residential streets should provide views into open space areas at selected locations by providing opportunities for home to front or side on to open space. This can be accomplished in a number of ways including single-loaded streets, loop streets, or live end cul-de-sacs.
  - Where residential lots back or side onto an open space area, multiple connection points (for service and fire protection) shall be provided, via live-end cul-de-sacs, paseos, or other means. Pedestrian and bicycle access to open space shall only be provided where Class I trails are proposed.
  - Where residential lots back up or side onto open space areas, the use of open-style fencing is appropriate,
  - Pedestrian connection points to park and open space features should be easy to find within neighborhoods, along designated pedestrian/bicycle routes with high visibility to residents.
  - As applicable, ensure that subdivisions provide the proper interface and design when adjacent to open space.

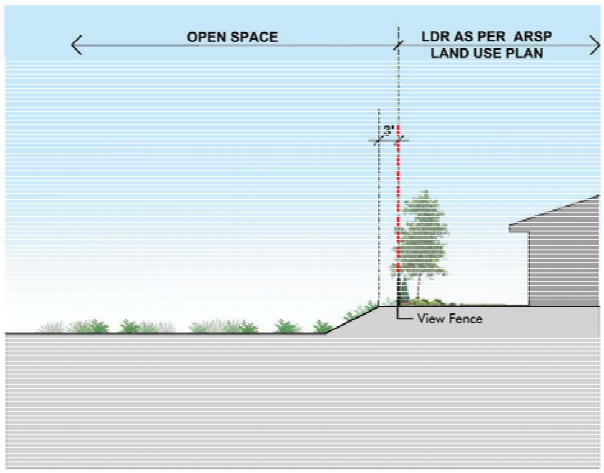

Figure B.23a: Edge Conditions Along Open Space Transition Zones

Placer Parkway is a planned regional future six-lane expressway that runs through the ARSP area. During the Tentative Map stage for homes immediately adjacent to Placer Parkway (Parcels AR-2, AR-3, AR-4, AR-5, AR-6, AR-7, AR-8, AR-9 and AR-10), the following measures should be considered to maintain compatibility in the adjacent neighborhood. In addition portions of Placer Parkway maybe elevated above adjacent neighborhoods, so care should be taken while designing neighborhoods and individual lots.

- Development may back side or front on to the proposed Placer Parkway ROW. Where homes back or side on to the right-of-way, a masonry wall will be provided. Where homes front on Placer Parkway, a single loaded road may provide the separation, as illustrated in the conceptual cross section below.
- Care should be taken to locate and orient homes to address livability concerns. It is assumed the lotting pattern and home orientations may vary within the development parcels.
- Planting materials should be used between residences and Placer Parkway, where possible, as a screen or buffer. Plant material such as Sycamore, Oaks or London Plane trees or other similar planting material that has a broad canopy should be considered.

The following sections illustrate potential design solutions for buffering along Placer Parkway. Design of Placer Parkway is conceptual and actual design will be completed by others:

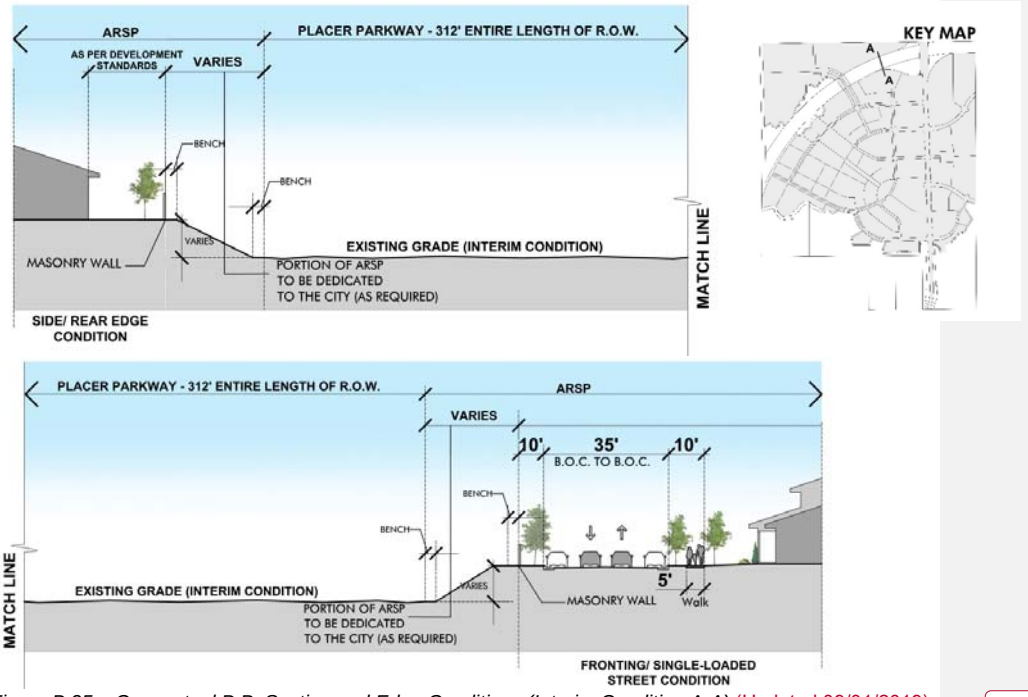

Figure B.25a: Conceptual P.P. Section and Edge Conditions (Interim Condition A-A) (Updated 09/01/2019)

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The following graphic illustrates intended monumentation location and types.

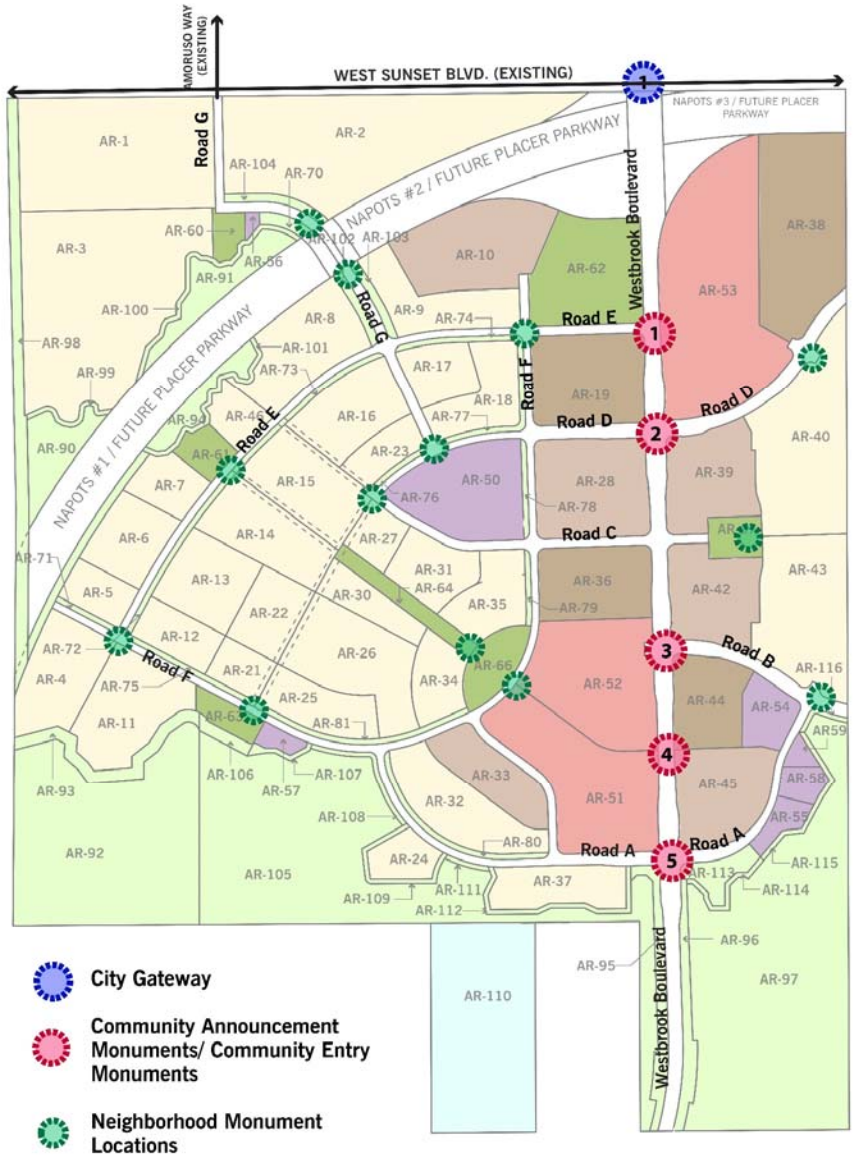

Figure B.26: Monument Sign Locations (UPDATED 09/01/2019)

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Figure B.28: Monument 1 (UPDATED 09/01/2019)

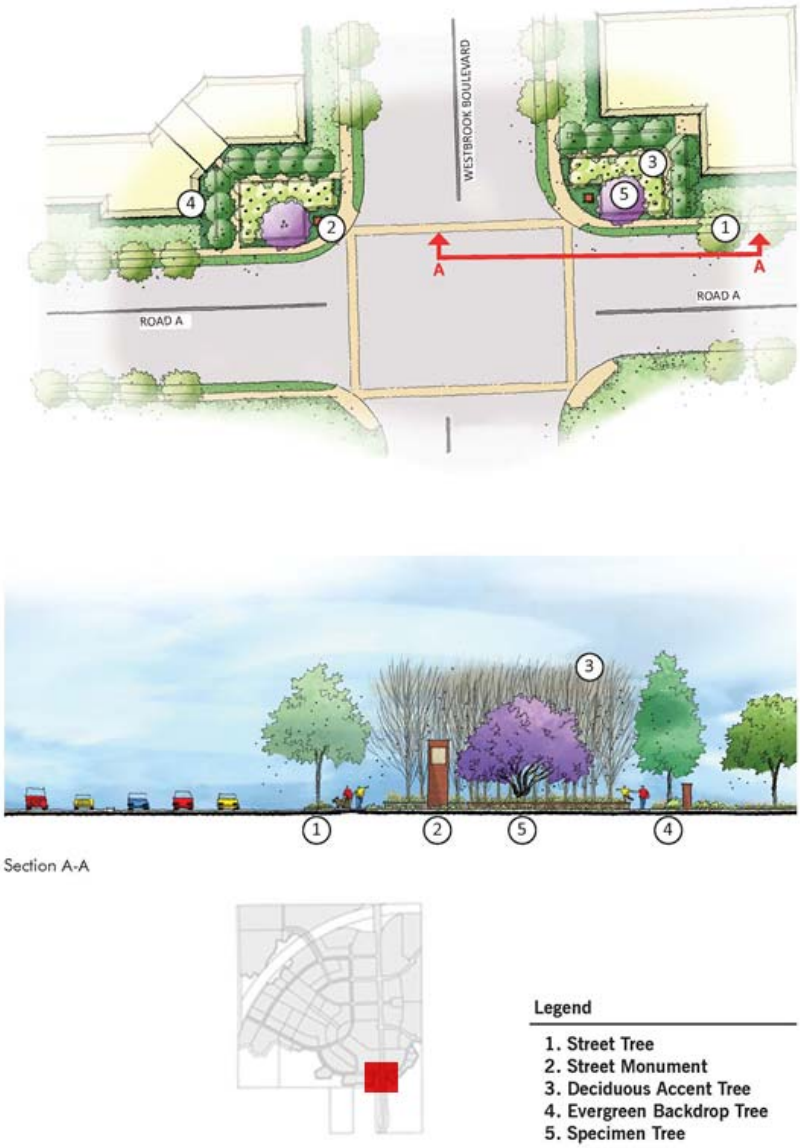


Figure B.29: Monument 5 (UPDATED 09/01/2019)

Community Entry Monuments (Monuments 2, 3 and 4)
The Community Entry Monuments occur along Westbrook Boulevard at the three main entries to Amoruso Ranch: Road "B", Road "D", and Main Street.

Road "B" and Road "D"
At the signalized intersections of Road "B" and Road "D", the entry monumentation will occur on all four corners. The entry monuments at these locations will consist of a vertical monument pilaster and may include wing walls and raised planters. Within this area will be a bosque of deciduous canopy trees set in a field of groundcover or grasses. A backdrop for the monument should be established utilizing landscape features such as a row of evergreen trees. Planting in the foreground and the background should consist of an evergreen groundcover or low shrub.

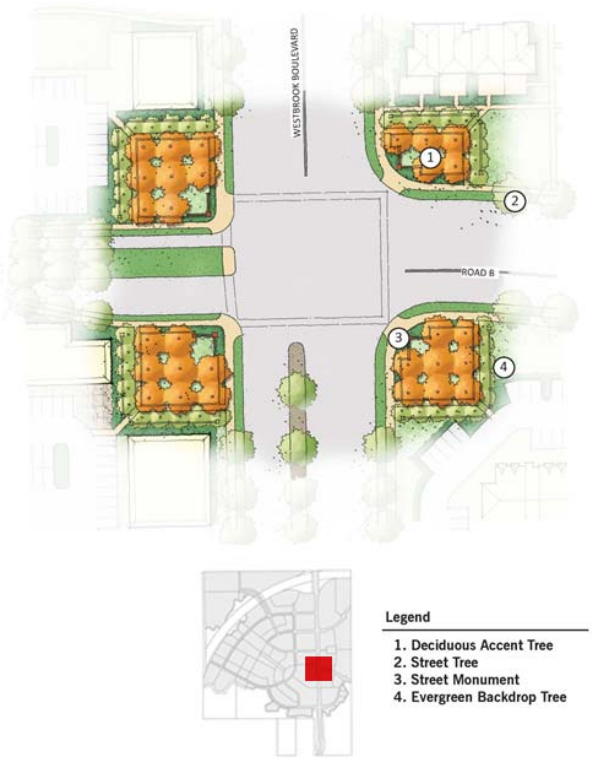
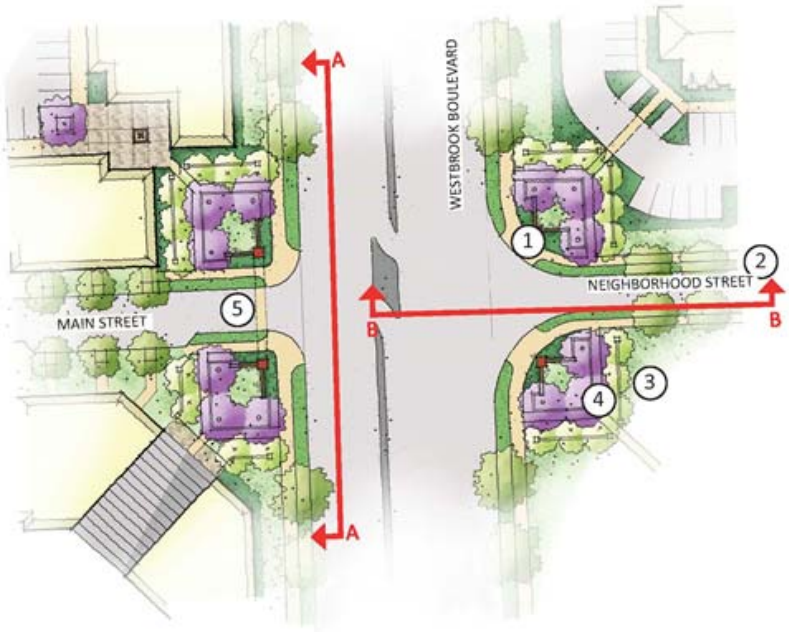


Figure B.30: Monument 3 (UPDATED 09/01/2019)

Figure B.31: Monument 2 (UPDATED 09/01/2019)

Main Street - Monument 4

The intersection of Main Street and Westbrook Boulevard is important as it marks the entry into the Village District. This monument will occur on all four corners. On the east side of Westbrook Boulevard, the main portion of the monument will be the same size and scale as the other two community entry monuments. On the west side of Westbrook Boulevard, the monument may include a feature that spans across Main Street. This should be a contemporary interpretation of a classic main street element seen in many historic downtowns. In addition, a tall pilaster will be located in the median on Westbrook Boulevard, subject to the City's vehicle sight distance requirements. Planting at the Main Street entry should include flowering accent trees located within a field of groundcover or grasses.



Legend

1. Street Monument
2. Street Tree
3. Evergreen Backdrop Tree
4. Deciduous Accent Tree
5. Entry Sign

Figure B.32: Monument 4 (UPDATED 09/01/2019)

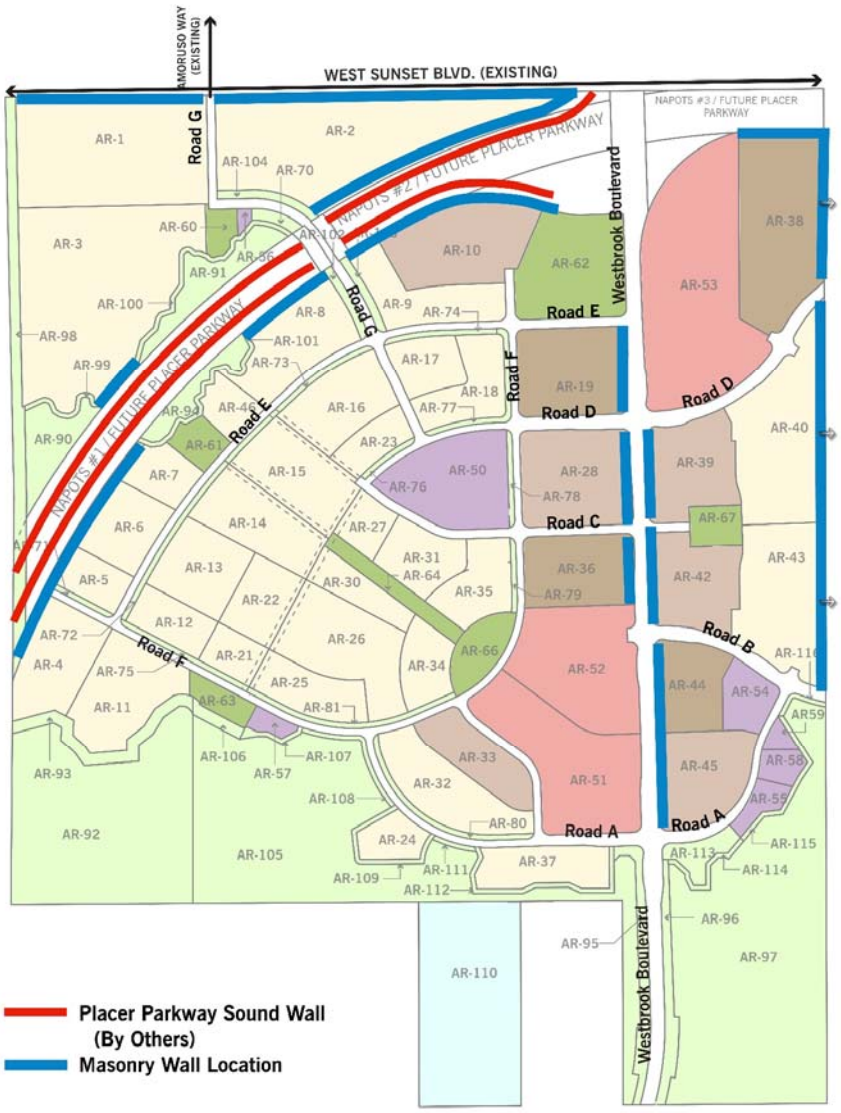


Figure B.35: Wall Locations (UPDATED 09/01/2019)

B. 19 Utility Sites Concept Plans

~~Four~~ Six parcels are designated P/QP for the construction of utility infrastructure facilities to serve the ARSP. These include:

- Fire Station (AR-54)
- North Pump Station (AR-56)
- Sewer Lift Station (AR-57)
- Recycling Center ~~and Well Site~~ (AR-~~55~~59)
- Water Facilities (AR-58)
- ~~Community~~ Community Facility (use to be determined) (AR-55)

Concept plans for each of these are provided in Figures B.37-B.40. The concept plans should be used as a guide in the final design of each facility as backbone infrastructure improvement plans are prepared. They are preliminary concept plans and may be changed during the design of the land use plan for parcels ~~AR-55,~~ AR-56, ~~and~~ - AR-57, AR-58 and AR-59. Conceptual plans for AR-55 has not been included as the proposed use of the parcel has not been determined. The final design and location of public facilities on these parcels are ~~is~~ subject to review and approval of the City of Roseville.
The utility infrastructure facilities shall be designed to avoid conflict with pedestrian and vehicle circulation. The facilities shall be screened from public right-of-ways through the use of walls, fences, planting or a combination of the above.

The fire station (Parcel AR-54) shall be designed to accommodate future buildout with a maximum of three apparatus bays similar to several of the City's other fire stations, although during the initial construction, all three bays may not be built. The concept site plan shall include but not limited to driveways, gate access, landscaping, guest parking and other ancillary structures normally provided at a fire station. Turning movements to and from the fire station shall be included to ensure vehicle accessibility from the public streets. A turning radii of 30 and 50, interior and exterior respectively, shall be used as the template.

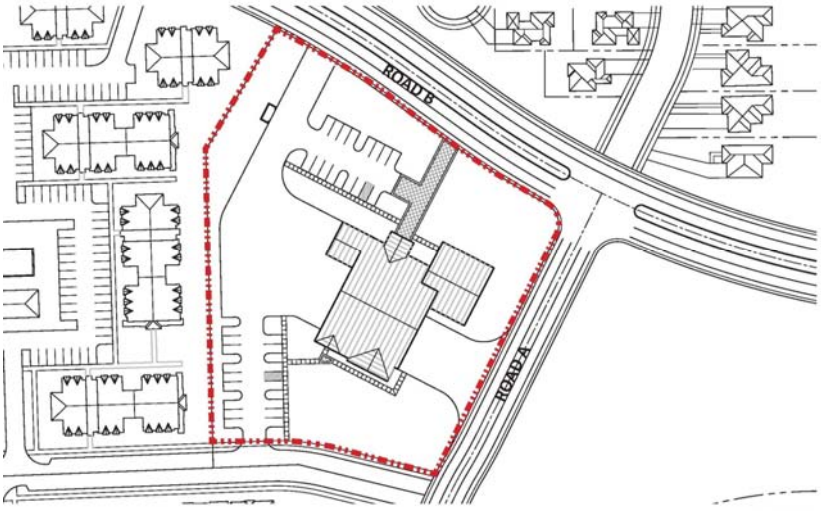


Figure B.37 Fire Station (AR-54)

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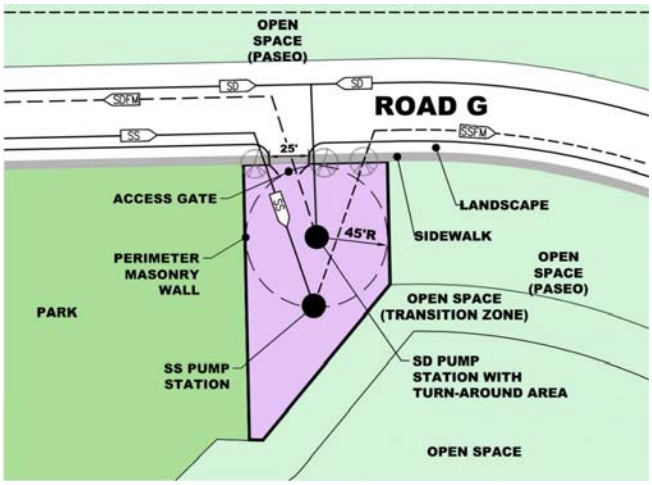

Figure B.38 North Pump Station (AR-56)

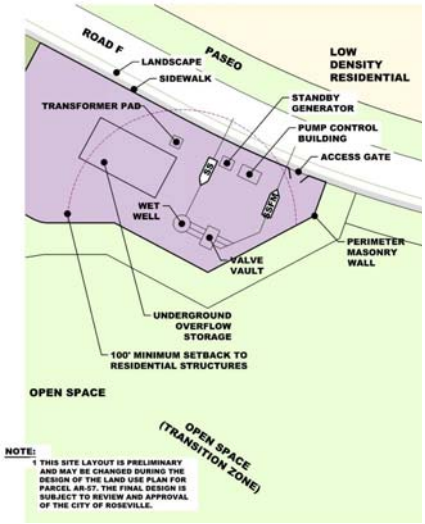

Figure B.39 Sewer Lift Station (AR-57)(UPDATED 09/01/2019)

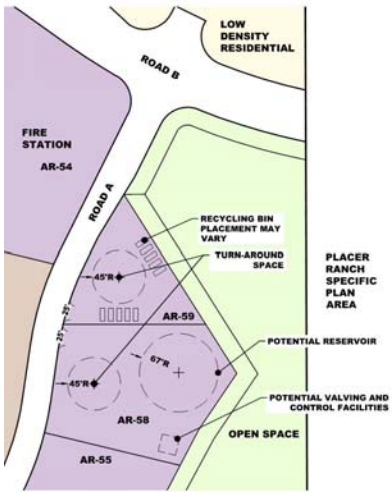

Figure B.40 Recycling Center and Water Facilities (AR-~~55~~58 and 59) (UPDATED 09/01/2019)