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THIRD AMENDED AND RESTATED DEVELOPMENT AGREEMENT  
BY AND BETWEEN THE CITY OF ROSEVILLE AND  
THE SOUTHFORK PARTNERSHIP RELATIVE TO THE  
DEVELOPMENT KNOWN AS THE SOUTHFORK PROPERTY

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**FILED**

NOV 30 1989

CITY OF ROSEVILLE  
BY *dda*

THIRD AMENDED AND RESTATED DEVELOPMENT AGREEMENT  
 BY AND BETWEEN THE CITY OF ROSEVILLE AND  
 THE SOUTHFORK PARTNERSHIP RELATIVE TO THE  
 DEVELOPMENT KNOWN AS THE SOUTHFORK PROPERTY

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THIRD AMENDED AND RESTATED DEVELOPMENT AGREEMENT  
BY AND BETWEEN THE CITY OF ROSEVILLE AND  
THE SOUTHFORK PARTNERSHIP RELATIVE TO THE  
DEVELOPMENT KNOWN AS THE SOUTHFORK PROPERTY

The Development Agreement by and between the City of Roseville and Southfork Partnership Relative to the Development known as Johnson Ranch (the "Johnson Ranch Agreement"), affecting the real property described in Exhibit A-1 attached hereto (the "Johnson Ranch Property"), was adopted by the City of Roseville on March 6, 1985, by Ordinance No. 1847, and recorded on April 9, 1985, in Book 2792, Page 1, of the Official Records of the County of Placer, was amended on July 24, 1985, by an amendment recorded on August 23, 1985, in Book 2854, Page 458, of the Official Records of the County of Placer, and was further amended on February 7, 1986, by an amendment recorded February 14, 1986, in Book 2930, Page 142, of the Official Records of the County of Placer. The Development Agreement by and between the City of Roseville and Southfork Partnership Relative to the Development known as Birdland (the "Birdland Agreement"), affecting the real property described in Exhibit A-2 attached hereto (the "Birdland Property"), was adopted by the City of Roseville on March 6, 1985, by Ordinance No. 1850, and recorded on April 9, 1985, in Book 2791, Page 277, of the Official Records of the County of Placer. The Development Agreement by and between the City of Roseville and Southfork Partnership Relative to the Development known as Cliff-Land (the "Cliff-Land Agreement"), affecting the real property described in Exhibit A-3 attached hereto (the "Cliff-Land Property"), was adopted by the City of Roseville on March 6, 1985, by Ordinance No. 1849, and recorded on

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April 9, 1985, in Book 2791, Page 51, of the Official Records of the County of Placer. The Development Agreement by and between the City of Roseville and Southfork Partnership Relative to the Development known as Central Land (the "Central Land Agreement"), affecting the real property described in Exhibit A-4 attached hereto (the "Central Land Property"), was adopted by the City of Roseville on March 6, 1985, by Ordinance No. 1848, and recorded on April 9, 1985, in Book 2791, Page 507, of the Official Records of the County of Placer. The Development Agreement by and between the City of Roseville and R. C. Duncan Relative to the Development known as Hogland (the "Hogland Agreement"), affecting the real property described in Exhibit A-5 attached hereto (the "Hogland Property"), was adopted by the City of Roseville on April 9, 1986, by Ordinance No. 1959, and recorded on May 9, 1986, in Book 2970, Page 118, of the Official Records of the County of Placer. The above-described Agreements shall be referred to hereinafter collectively as "the Initial Agreements.

The Initial Agreements were restated, replaced and superseded by an Amended and Restated Development Agreement by and between the City of Roseville and the Southfork Partnership Relative to the Development known as the Southfork Property which was adopted by the City of Roseville on May 15, 1987, by Ordinance No. 2032, and recorded on May 21, 1987, in Book 468, Page 3192, of the Official Records of the County of Placer. The Amended and Restated Development Agreement shall be referred to hereinafter as "the Amended Agreement."

Pursuant to Sections 1.B.2 and 1.B.3 of the Amended Agreement, Southfork Partnership, a California general partnership (hereinafter "Landowner" or "Southfork," as applicable), has terminated the application of the Amended

Agreement to certain parcels of property (the "Terminated Parcels"). For the purposes of this Agreement, "Landowner" shall mean Southfork Partnership, its heirs, successors or assigns. Notwithstanding the foregoing, the term "Southfork" in Sections 2.F, 2.I and 3.A.6 shall be deemed to mean only Southfork Partnership or its express assignee. In addition, the City of Roseville, a municipal corporation (hereinafter "City") adopted an amended Southeast Roseville Specific Plan on April 20, 1988, which amended plan includes 359 acres (the "Added Plan Area") not previously subject to a development agreement.

A Second Amended and Restated Development Agreement (the "Second Amended Agreement") was adopted by Ordinance No. 2018 on the 24th day of March, 1988, by and between Landowner and City, which restated, replaced and superseded all of the agreements described above. The Second Amended Agreement was recorded on June 7, 1988, in Book 3414, Page 1, of the Official Records of Placer County.

Landowner continues to own or has acquired title to various parcels of the real property which are the subject of the Second Amended Agreement. City has approved various modifications and amendments to the Southeast Roseville Specific Plan, as described hereinafter, has adopted certain fee ordinances and has approved various changes related to fees, reimbursements and certain other obligations of City and Landowner pursuant to the Second Amended Agreement. Landowner and City desire to modify the Second Amended Agreement to reflect these ordinances, changes and modifications and to restate, replace and supersede the Second Amended Agreement.

Accordingly, this Third Amended and Restated Development Agreement is entered into this 18th day of September, 1989, by and between Landowner and City, pursuant to the authority of Sections 65864 through 65869.5

of the Government Code and restates, replaces and supersedes all of the agreements described above.

#### Recitals

1. Authorization. To strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the legislature of the State of California adopted Section 65864, et seq., of the Government Code which authorizes the City of Roseville and an applicant for a development project to enter into a development agreement, establishing certain development rights in the property which is the subject of the development project application.

2. Property. Landowner owns in fee that certain property described in Exhibit A-1 and shown on Exhibit A-2 (hereinafter the "Property"), attached hereto and incorporated herein by this reference. Landowner seeks City's approval of proposed land uses and zoning of the Property consistent with the Roseville General Plan (inclusive of 1983 and 1984 amendments), the Southeast Roseville Specific Plan, adopted February 20, 1985, and the Amended Southeast Roseville Specific Plan adopted April 20, 1988, and further amended on October 26, 1988, and February 8, 1989. These plans provide for the development of a Business and Professional Corridor adjacent to Douglas Boulevard together with commercial and residential development of portions of the Property.

3. Hearings. On July 13, 1989, the City Planning Commission, designated by City Ordinance No. 802 as the advisory agency for purposes of development agreement review pursuant to Government Code Section 65867, considered this Agreement in a duly noticed public hearing.

4. Environmental Impact Report. On January 11, 1984, the City Council certified as adequate and complete

the Final Environmental Impact Report ("EIR") for the Land Use Element of the General Plan for the City of Roseville. This action followed the adoption of the Circulation and Housing Elements of the General Plan, and the EIRs therefor, during 1983. On December 17, 1986, the City Council certified as adequate and complete the EIR for the Schools Component of the Public Services and Facilities Element of the General Plan for the City of Roseville. On April 20, 1988, the City Council certified as adequate and complete the EIR for the Southeast Roseville Specific Plan, as amended. On October 26, 1988 and February 8, 1989, the City adopted negative declarations with respect to the Specific Plan Amendments affecting Parcels 24 and 41, respectively. The City Council finds that no subsequent or supplemental environmental impact report relating to this Development Agreement is necessary in that the terms and conditions of the Specific Plan, as amended, and this Third Amended and Restated Development Agreement are consistent with and within the scope of the previous final EIRs. Mitigation measures were suggested in the final EIRs and are incorporated to the extent feasible in the revised development plans, Covenants, Conditions and Restrictions, and the terms and conditions of this Agreement, as reflected by the findings adopted by the City Council concurrently with this Agreement.

5. No Further Environmental Documents. Pursuant to Title 14, Code of California Regulations, Section 15067, the City Environmental Coordinator has determined that there are no substantial changes in the project or in the circumstances under which the project is to be undertaken, and that the project and the adoption of this Agreement involves no new impacts not considered in the previous EIRs; therefore, no further environmental documents relating to this Agreement are required. Landowner,

pursuant to this Agreement, will be bound by the fees, measures and provisions adopted by the City to mitigate any impacts related to the need for Public Facilities.

6. Entitlements. Following consideration and certification of the aforementioned Final Environmental Impact Reports and of CEQA related findings, the City Council on April 20, 1988, adopted a Statement of Overriding Consideration with respect to the following entitlements to permit development of Business and Professional uses together with commercial and residential development on portions of the Property:

A. The Roseville General Plan, as amended by Resolution No. 85-41 dated February 20, 1985, Resolution No. 86-247 dated December 17, 1986 and Resolution No. 88-50 dated April 20, 1988, and Resolution No. 89-19 dated February 8, 1989;

B. The Southeast Roseville Specific Plan, as adopted by Resolution No. 85-40 dated February 20, 1985, and as amended by Resolution No. 88-51 dated April 20, 1988, and as further amended by Resolution No. 89-20 dated February 8, 1989;

C. The Rezoning of the Property pursuant to Ordinance No. 18-46 dated March 6, 1985, Ordinance No. 18-79 dated July 24, 1985, and Ordinance No. 2110 dated May 18, 1988, and Ordinance No. 2152 dated October 26, 1988, and Ordinance No. 2190 dated March 1, 1989;

D. Schematic Development Plan (Exhibit C, attached hereto and incorporated herein by this reference); and

E. Ordinance No. 2108, adopting the Second Amended Agreement and Ordinance No. 2255 dated

August 16, 1989, adopting this Agreement (the "Adopting Ordinance").

7. General and Specific Plans. Development of subject property in accordance with the conditions of approval will provide orderly growth and development of the area in accordance with the policies set forth in the General and Specific Plans.

8. Substantial Costs to Landowner. Landowner has incurred and will incur substantial costs in order to comply with conditions of approval and to assure development of the Property in accordance with said plans and policies.

9. Need for Services and Facilities. Development of the Property will result in a need for municipal services and facilities in excess of those otherwise required for implementation of the General Plan.

10. Contribution to Costs of Facilities and Services. Landowner agrees to contribute to the costs of such public facilities and services as required to mitigate impacts of the development on the community, and City agrees to assure that Landowner may proceed and complete development of subject property in accordance with the terms of this Agreement. City and Landowner recognize and agree that but for Landowner's contributions to mitigate the impacts of the project, City would not and could not approve the development of the Property as provided by this Agreement. City's approval of development of the Property as provided herein is in reliance upon and in consideration of Landowner's agreement to make contributions toward the cost of public improvements as herein provided to mitigate the impacts of the project.

11. Development Agreement Ordinance. City and Landowner have taken all actions mandated by and fulfilled all requirements set forth in the Development Agreement

Ordinance of the City of Roseville, Article 30 of Ordinance 802.

12. Consistency With General Plan and Southeast Roseville Specific Plan. Having duly examined and considered this Agreement and having held properly noticed public hearings hereon, the City finds and declares that this Agreement is consistent with the General Plan of the City of Roseville and with the Southeast Roseville Specific Plan, as amended.

Agreement

SECTION 1. GENERAL PROVISIONS.

1.A. Property Description and Binding Covenants. The Property is that property described in Exhibits A-1 and A-2. It is intended and determined that the provisions of this Agreement shall constitute covenants which shall run with said property and the benefits and burdens hereof shall bind and inure to all successors in interest to the parties hereto.

1.B. Term.

1.B.1. The term of this Third Amended Development Agreement shall commence upon the effective date of the Adopting Ordinance approving this Agreement and shall extend for a period of nineteen (19) years thereafter, unless said term is terminated, modified or extended by circumstances set forth in this Agreement or by mutual consent of the parties hereto. Following the expiration of said term, this Agreement shall be deemed terminated and of no further force and effect; provided, however, said termination of the Agreement shall not effect any right or duty emanating from City entitlements on the subject property approved concurrently with or subsequent to the approval of this Agreement, nor

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shall said termination of the Agreement effect the covenants contained herein in Sections 3.B and 4.B, relating to the obligations of owners of property with respect to landscaping maintenance and the City's enforcement rights as set forth herein and in the Covenants, Conditions and Restrictions and ordinance violations.

1.B.2. This Agreement may be terminated with respect to any of the Property zoned for residential use at the election of the property owner upon recordation of a final residential subdivision map of such property and written notice to City of such election to terminate. No such subdivision map may be recorded, nor shall this Agreement terminate with respect thereto, unless an appropriate covenant or condition has been recorded with respect to such subdivision; such covenant or condition to ensure that the landscaping and maintenance commitments created pursuant to Sections 3.B and 4.B hereof shall bind Landowner, its heirs, successors and assigns with respect to such subdivision. City shall cause any written notice of termination received pursuant to this subsection to be recorded with the County Recorder within ten (10) days of receipt of such notice.

1.B.3. This Agreement may be terminated with respect to any of the subject properties zoned for business-professional, commercial or other nonresidential uses at the election of the property owner, upon recordation of a final subdivision map or parcel map of such property and written notice to City of such election to terminate, provided the following conditions are met: (a) such released parcel shall not include more than fifteen (15) acres; and (b) all

improvements or other obligations of Landowner as set forth in this Agreement with respect to the phase within which such released parcel is included, and any preceding phases, shall have been completed. No such subdivision map or parcel map may be recorded, nor shall this Agreement terminate with respect thereto, unless an appropriate covenant or condition has been recorded with respect to such parcel; such covenant or condition shall ensure that the landscaping and maintenance commitments created pursuant to Sections 3.B and 4.B hereof shall bind Landowner, its heirs, successors and assigns with respect to such subdivision. City shall cause any written notice of termination received pursuant to this subsection to be recorded, at Landowner's expense, with the County Recorder within ten (10) days of receipt of such notice.

1.C. Assignment. Landowner shall have the right to sell, assign, or transfer this Agreement with all of its right, title and interests therein to any person, firm or corporation at any time during the term of this Agreement, subject to the consent of City, such consent not to be unreasonably withheld. No such consent shall be required after January 1, 2005. Express assumption of any of the obligations of the Landowner under this Agreement by any such assignee shall relieve Landowner from said obligation or obligations under this Agreement.

1.D. Notices. Formal written notices, demands, correspondence and communications between City and Landowner shall be sufficiently given if dispatched by postage prepaid first-class mail to the principal offices of the City and Landowner, as set forth in Section 10, or such person or entity designated in notice to the City pursuant to this Section 1.D. Such written notices,

demands, correspondence and communications may be directed in the same manner to such other persons and addressees as either party may from time to time designate. Landowner shall give written notice to City, within ten (10) days after close of escrow, of any sale or transfer of any portion of the Property and any assignment of this Agreement, specifying the name or names of the transferee, the transferee's mailing address, the amount and location of the land sold or transferred, and the name and address of a single person or entity to whom any notice relating to this Agreement shall be given.

1.E. Amendment of Agreement. This Agreement may be amended from time to time by mutual consent of the parties, with City costs incurred incidental to amendment proceedings payable by amendment applicants, in accordance with the provisions of Government Code Sections 65867 and 65868 and the Adopting Ordinance, provided that:

1.E.1. Any amendment to this Agreement which does not relate to the term, permitted uses, density or intensity of use, height or size of buildings, provisions for reservation and dedication of land, conditions, terms, restrictions and requirements relating to subsequent discretionary actions, monetary contributions by Landowner, or any conditions or covenants relating to the use of the property shall not require notice or public hearing before the parties may execute an amendment hereto; and

1.E.2. Any amendment of the Schematic Development Plan which is (a) approved by the Planning Commission as provided by Section 1.F.1 below, including but not limited to the location of buildings, streets and other physical facilities or (b) approved pursuant to Section 1.F.2 below shall not require an amendment to this Agreement.

1.F. Amendment of Schematic Development Plan.

1.F.1. Upon request of the Landowner, the Planning Commission may amend or modify the Schematic Development Plan without compliance with procedural provisions of the zoning ordinance or any other notice of public hearing if the Planning Commission determines that the requested amendment or modification is not substantial and is consistent with the Southeast Roseville Specific Plan, as amended.

1.F.2. Except as provided herein, amendment of the Schematic Development Plan or Southeast Roseville Specific Plan, as amended, shall comply with the procedural provisions of statutes and the zoning ordinance in effect on the date of application for such amendment.

1.G. Continued Effectiveness of Second Amended Agreement. With respect to land subject to the Second Amended Agreement which is not, at the time of this Agreement, either owned by Landowner or by an owner who joins in and consents to this Third Amended Agreement, the Second Amended Agreement shall continue to apply unless the Second Amended Agreement has been terminated as to such land as provided in Sections 1.B.1 and 1.B.3.

SECTION 2. DEVELOPMENT OF THE PROPERTY.

2.A. Permitted Uses. The permitted uses of said property, the density and intensity of use, the maximum height and size of proposed buildings, provisions for reservation or dedication of land for public purposes, and location of public improvements, and other terms and conditions of development applicable to said property shall be those set forth in this Agreement, the Southeast Roseville Specific Plan, as amended, and the Schematic

Development Plan attached hereto as Exhibits B and C; provided, however, that the size, configuration, height and location of the buildings shown on the Schematic Development Plan and the size and shape of particular parcels of the the Property shown on the Schematic Development Plan are illustrative only and are, therefore, subject to change as provided in Section 1.F.

City is bound with respect to the uses permitted under this Agreement only insofar as this Agreement so provides or as otherwise set forth in law or ordinance.

City agrees that land use has been granted on property (the "Terminated Parcels") subject to the Initial Agreements, the Amended Agreement and the Second Amended Agreement (collectively, the "Predecessor Agreements"), the application of which has been terminated as to the Terminated Parcels pursuant to Section 1.B.2 and 1.B.3 of the Predecessor Agreements, as follows: 24.5 acres, more or less, of Business and Professional land use, shown as Parcels 3, 4, 5A, 5F, 7A, 7B and 7C on the Schematic Development Plan; 10.9 acres of commercial land use, shown as Parcels 1 and 2 on the Schematic Development Plan; and 257 dwelling units for residential use, shown as Parcels 6, 13 and 18 on the Schematic Development Plan.

City agrees that land use has been granted, is granted and grants herewith to the property subject to this Agreement (i.e., other than the Terminated Parcels) as follows: 80.1 acres, more or less, of Business and Professional land use; 20.4 acres of commercial land use; and 3,236 dwelling units for residential use, all as set forth on Exhibits B and C, attached hereto and incorporated herein by reference. The square footage of structures constructed on land allocated to Business and Professional Use shall not exceed forty percent (40%) or be less than thirty percent (30%) of the square footage of the parcel

upon which the structure is constructed if such structure is a single story. The square footage of each floor of such structure shall not exceed thirty-five percent (35%) or be less than twenty-eight percent (28%) of the land area if such structure is two or more stories. Notwithstanding the foregoing, the aggregate square footage of the ground floors of all structures constructed on Parcel 40, as shown on the Schematic Development Plan, shall not exceed 135,000 square feet. For the purposes of the preceding calculations, a parcel shall not be deemed to include areas designated as Open Space/Stream Courses areas as set forth in the Southeast Roseville Specific Plan, as amended, and Exhibit C hereto.

The land use set forth in the preceding paragraph of this Section 2.A is exclusive of, and in addition to, the uses previously granted by City with respect to the Terminated Parcels. Nothing in this Agreement shall be construed to affect the rights of an owner of a Terminated Parcel or any portion thereof.

2.B. Dedication of Land.

2.B.1. Landowner has dedicated and conveyed to City a parcel of 14.4 acres, more or less, a parcel of .65 acres, more or less, and one of 9.1 acres, more or less, for inclusion in the Maidu Regional Park.

2.B.2. Landowner has dedicated and conveyed to City a parcel of 1.82 acres, more or less, for the purposes of constructing a Fire Station and, upon demand of City, shall dedicate and convey to City, a parcel of 2.1 acres, more or less, shown as Parcel 26 on the Schematic Development Plan, for the purpose of constructing an electrical substation.

2.B.3. Landowner has executed a Master Declaration of Covenants, Conditions and Restrictions of the Johnson Ranch Douglas Corridor Zone, which was

recorded on October 12, 1988, at Book 3496, Page 361, of Official Records of Placer County, and a Master Declaration of Covenants, Conditions and Restrictions of the Johnson Ranch Central Zone, which was recorded on October 12, 1988, at Book 3496, Page 557, of Official Records of Placer County, preserving, in perpetuity, a 50', more or less, scenic corridor consisting of 7.47 acres, more or less, adjacent to and on the south side of Douglas Boulevard, a 35' scenic corridor consisting of 5.93 acres, more or less, adjacent to and on both sides of Eureka Road, a 50' scenic corridor consisting of 4.69 acres, more or less, adjacent to and on both sides of the East Roseville Parkway, a setback and slope area consisting of 0.15 acres, more or less, adjacent to Bunkhouse Way, a 25' scenic corridor consisting of 4.5 acres, more or less, adjacent to and on both sides of Professional Drive, and a 35' scenic corridor consisting of 0.67 acres, more or less, adjacent to and on the east side of Rocky Ridge Drive, a 25' scenic corridor consisting of 0.9 acres, more or less, adjacent to and on the east side of Johnson Ranch Drive, a 50' scenic corridor consisting of 0.73 acres, more or less, adjacent to and on the east side of Sierra College Boulevard, and medians aggregating 5.16 acres, more or less, all as shown on the Schematic Development Plan, and providing for the perpetual maintenance thereof. Landowner has also executed an Amended and Restated Master Landscaping Declaration of Covenants, Conditions and Restrictions for Johnson Ranch Community, which was recorded on October 12, 1988, at Book 3497, Page 015, of Official Records of Placer County, preserving, in perpetuity, a 35' scenic corridor consisting of 5.18 acres, more or

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less, adjacent to and on the south side of Eureka Road, a 50' scenic corridor consisting of 9.15 acres, more or less, adjacent to and on both sides of the East Roseville Parkway, a 25' scenic corridor consisting of 1.43 acres, more or less, adjacent to and on both sides of North Cirby Way, a 25' scenic corridor consisting of 1.12 acres, more or less, adjacent to and on the east side of the park loop road (Johnson Ranch Drive/McLaren Drive), and a 25' scenic corridor consisting of 1.85 acres, more or less, adjacent to and on both sides of Parkhill Drive and medians aggregating 6.62 acres, more or less, all as shown on the Schematic Development Plan and providing for the perpetual maintenance thereof. Landowner will amend such Declaration to provide for the preservation, in perpetuity, of an additional 50' scenic corridor consisting of 2.55 acres, more or less, adjacent to and on the west side of Sierra College Boulevard extending from the northern boundary of the Property to the southern boundary of the Property.

2.B.4. Landowner agrees to execute and record a Declaration of Covenants, Conditions and Restrictions for the Added Plan Area (Johnson Ranch East) preserving and maintaining, in perpetuity, a 50' scenic corridor consisting of 5.48 acres, more or less, adjacent to its property within the Added Plan Area as shown on the Schematic Development Plan, on the east side of Sierra College Boulevard. Landowner further agrees that such Declaration shall preserve and maintain, in perpetuity, a 25' scenic corridor consisting of 4.62 acres, more or less, on both sides of Old Auburn Road Extended, between Sierra College Boulevard and the East Roseville Parkway. Landowner

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further agrees that such Declaration shall preserve and maintain, in perpetuity, a 50' scenic corridor consisting of 6.19 acres, more or less, on both sides of the East Roseville Parkway, between Sierra College Boulevard and the eastern boundary of Landowner's property. Landowner further agrees that such Declaration shall preserve and maintain, in perpetuity, a 25' scenic corridor consisting of 2.7 acres, more or less, on both sides of the principal connector street between East Roseville Parkway and Eureka Road. Landowner further agrees that such Declaration shall preserve and maintain, in perpetuity, a 50' scenic corridor consisting of 2.24 acres, more or less, on the south side of Eureka Road between Sierra College Boulevard and the eastern boundary of the Plan Area. Landowner further agrees that such Declaration shall preserve and maintain, in perpetuity, medians, aggregating 2.3 acres, more or less, in the Added Plan Area.

2.B.5. Landowner, upon demand of City, shall dedicate, grant and convey rights of way as set forth in Sections 3.A.5.a, 3.A.5.b and 3.A.5.c.

2.B.6. Landowner, upon demand of City, shall convey to City those parcels enumerated in Section 3.A.5.d. for the purpose of providing parkland.

2.B.7. Landowner has granted to the Eureka School District an option to purchase a 7.0-acre, more or less, site (the "Maidu Site"), as shown on the Schematic Development Plan, for use as a school site.

2.B.8. Landowner has granted or grants herewith to the Eureka School District an option to purchase a 8.0-acre, more or less, site, shown on the Schematic Development Plan as Parcel 28, for use as a school site.

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2.B.9. It is understood that the purchase price of the sites set forth in Sections 2.B.7 and 2.B.8 shall be the value stipulated in the Option Agreement between the Eureka School District and Landowner dated August 4, 1985. The grant of option set forth in Section 2.B.8 and this Section 2.B.9 is expressly conditioned upon the execution of an amendment to the previously described Option Agreement conforming all of its terms and provisions to those set forth in this Agreement.

2.B.10. It is understood that the purchase price, if any, of the balance of the site described in Section 2.B.8 shall be the fair market value of the site based upon rules, regulations and procedures of the Office of Local Assistance of the Department of General Services of the State of California; such value to be calculated as of the date of actual purchase.

2.B.11. Landowner shall amend or cause to be amended the provisions of the Declarations enumerated in Sections 2.B.3 and 2.B.4 to conform to the provisions of Sections 3.A.5 and 3.C.7 hereof.

2.B.12. Nothing in this Agreement shall be construed to require the conveyance to City of property previously conveyed by Southfork to a homeowners association or any other third party.

2.B.13. In consideration of the benefits received pursuant to this Agreement, Landowner waives any and all causes of action which it might have under the ordinances of the City of Roseville or the laws of the State of California with regard to any otherwise uncompensated conveyance or dedication of the property heretofore specified in this Section 2.B.

2.C. Electric Department, Easement, Extension of Service.

2.C.1. Landowner shall grant the Electric Department of the City of Roseville (the "Department") an easement 25-feet in width adjacent to and on the west side of the existing powerline easement shown as Parcels 80 and 81 on the Schematic Development Plan. Reasonable access to the easement shall be provided in such a manner to permit the performance by the Department of construction, maintenance and repair of its facilities within its easement. Any manmade obstructions which would prevent the Department from performance of such construction, maintenance or repair shall be removed at Landowner's sole expense. Any modifications or repairs to facilities owned by Landowner shall be made at Landowner's sole expense.

2.C.2. Landowner, at its sole expense, shall extend electrical facilities to serve all traffic signals and street lights and install street lights within the Plan Area.

2.D. Senior Citizen Housing. Landowner agrees that the 18.7-acre, more or less, parcel shown on the Schematic Development Plan as Parcel 9 shall be used for the construction of 400 units, more or less, of residential housing to be occupied by senior citizens.

2.E. Affordable Housing.

2.E.1. Landowner agrees that sites for 365 residential units will be reserved for residents with earnings falling within the low (less than fifty percent (50%) of median income) and low-to-moderate (fifty percent (50%) to eighty percent (80%) of median income) categories. Such median household income shall be defined and adjusted in accordance with the most recent circular or other data issued by the

United States Housing and Urban Development for the Sacramento Metropolitan Statistical Area or in accordance with such other methodology as is set forth in the Housing Element of the General Plan of the City of Roseville. Such affordable units will be in areas zoned for density of 15 units per acre or higher and shall not be required to exceed twenty-five percent (25%) of the units in any such zone. The reservations provided in this Section 2.E.1 shall be as follows:

- Parcel 8            Ten percent (10%) of the units approved pursuant to a duly issued use permit
- Parcel 29           Ten percent (10%) of the units approved pursuant to a duly issued use permit
- Parcel 32           Ten percent (10%) of the units approved pursuant to a duly issued use permit
- Parcel 9            211 units

2.E.2.            Landowner agrees that of the 211 units for which sites are reserved on Parcel 9, 80 such units shall be made available to residents earning less than sixty-five percent (65%) of median household income, subject to the adjustments defined in Section 2.E.1. City agrees that to enable the construction of these 80 units to serve persons earning incomes within this range, City will endeavor to provide or obtain the appropriate subsidies as set forth in the Housing Element of the Roseville General Plan. In the event that City is unable to do so, this Section 2.E.2 shall be void and of no further force or effect.

2.F. Trunk Water Main.

2.F.1.            Landowner has constructed or shall construct or cause to be constructed a trunk water main, west of Sierra College Boulevard, to serve the Southeast Roseville Specific Plan Area and other areas

of the City. Such main is estimated to be 42" in diameter and is estimated to be approximately 8,000 feet, more or less, in length. It is stipulated herewith that the diameter of such main is in excess of that required to meet the needs arising out of the land use conveyed herein ("Excess Capacity"). It is further stipulated that the cost of such a main (arising out of the Excess Capacity) is attributable to requirements of the City unrelated to the Southeast Roseville Specific Plan Area.

2.F.2. The costs of construction of such Excess Capacity shall be the subject of the reimbursement provisions as set forth in Section 3.A.6. At the City's option, an assessment district or other financing mechanism may be formed by the City (to which Landowner agrees not to object) for the purpose of financing the construction or acquisition of a trunk water main (including that portion of the main constructed by Southfork) serving all or a part of the City of Roseville. Southfork shall be reimbursed for the actual costs of construction of any Excess Capacity and financing such costs pursuant to Section 3.A.6 from the proceeds of any bonds issued by such district. In the event such an assessment district is not formed or other financing mechanism created, the provisions of Section 3.A.6 shall apply.

2.G. Sewer Lift Station. Landowner acknowledges that sewer service within the Added Plan Area (Johnson Ranch East) may require the construction of a special sewer lift station to accommodate waste water flows from the Added Plan Area. Each single family residential dwelling unit within the Added Plan Area shall be subject to a special sewer connection surcharge in the amount of \$150. Such

surchage shall be deposited in a segregated account, bearing interest at a rate not less than the City's average yield, pending construction of the lift station. In the event that such station has not been substantially constructed prior to the recordation of a final map on the last parcel, as shown on the Schematic Development Plan, within the Added Plan Area, City shall refund the surcharge, and accumulated interest, to the then-existing owner of record of each lot for which the fee was paid.

2.H. Water Line Easement. Landowner shall grant and convey a fifteen (15)-foot wide easement for a waterline through the landscape setback area along Sierra College Boulevard and through the landscape setback area along Douglas Boulevard from Sierra College Boulevard to the East Roseville Parkway. Such waterline easement shall be granted and conveyed by being shown on the tentative map for the parcels adjacent to Sierra College Boulevard and Douglas Boulevard which include the landscape setback through which the easement shall pass. The easement shall be effective on recordation of the final maps for such parcels.

2.I. Special Requirements Within the Added Plan Area.

2.I.1. Landowner shall convey no fewer than 15 acres of land for woodland preserve, recreational and other purposes to an Owners Association (the "Association"), serving all or a portion of the Added Plan Area. Landowner agrees that, to the extent it is within Landowner's power to do so, Landowner and its successors, heirs and assigns shall preserve the oak woodland in its natural state. Rules with respect to such preservation shall be incorporated into the JR East CC&Rs described in Sections 2.B.4 and 3.C.2. Such rules shall be subject to approval by City.

2.I.2. Parcels 42, 46 and 47, as shown on the Schematic Development Plan, shall be subject to special blue oak preservation rules as set forth in Section 4.11 of the Southeast Roseville Specific Plan as such amended plan reads on the date of adoption of this Agreement. City may condition the approval of any tentative map for, or the issuance of any building permit for, any lot within Parcels 42, 46 and 47 upon compliance with such preservation rules.

2.I.3. Landowner agrees to be bound by the policies set forth in Section 4.9.2 of the Southeast Roseville Specific Plan as such amended plan reads on the date of adoption of this Agreement and, notwithstanding the conveyance of the Vernal Pool Preserve to the City, to bear, at its sole expense, the cost of such compliance.

2.I.4. Landowner agrees to be bound by the policies set forth in Section 4.10 of the Southeast Roseville Specific Plan as such amended plan reads on the date of adoption of this Agreement.

2.J. Special Requirements with Respect to Deer Valley, Phase II (Parcel 8b).

2.J.1. Landowner agrees that in the event that Parcel 8b, as shown on the Schematic Development Plan, is developed for high density, multi-family residential units, no fewer than three acres within the parcel shall be allocated to recreational uses, including not less than 0.7 acres of open turf area. Such recreational acreage shall be distributed substantially in the manner shown on the Parcel 8b site plan, attached hereto as Exhibit F.

2.J.2. Notwithstanding any other provision in this Agreement, no use permit shall be issued for high density, multi-family development of Parcel 8b unless such use permit includes a condition requiring the

installation of the turf area specified in the preceding Section 2.J.1. Such installation shall be required prior to the issuance of an occupancy permit for the 250th unit to be constructed on Parcel 8b. Prior to the issuance of the use permit, the site plan for Parcel 8b shall be reviewed by the Director of Parks and Recreation of the City of Roseville.

2.J.3. The recreational facilities required pursuant to this Section 2.J. shall be operated and maintained by Landowner for the sole use and benefit of the residents of either Parcel 8b or Parcels 8a and 8b and nothing in this Agreement shall be construed to confer upon the general public any right of access or use.

2.K. Rules, Regulations and Official Policies.

2.K.1. To the extent any future rules, ordinances, regulations or policies, adopted on a city-wide basis, are inconsistent with the permitted uses, density and intensity of use, the maximum height and size of proposed buildings, or provisions for reservation and dedication of land, the terms of this Agreement shall prevail, unless the parties mutually agree to alter this Agreement. To the extent any future rules, ordinances, fees, regulations or policies, adopted on a city-wide basis, are not inconsistent with the permitted uses, density and intensity of use, the maximum height and size of proposed buildings, or provisions for reservation and dedication of land, or the terms of this Agreement, such rules, ordinances, fees, regulations or policies shall be applicable.

2.K.2. This section shall not preclude the application to development of the Property of changes in City laws, regulations, plans or policies, the terms of which are specifically mandated and required

by changes in state or federal laws or regulations. In the event such changes in state or federal laws prevent or preclude compliance with one or more provisions of this Agreement, City and Landowner shall take such action as may be required pursuant to Section 3.D of this Agreement.

2.K.3. This section shall not be construed to limit the authority or obligation of City to hold necessary public hearings, to limit discretion of City or any of its officers or officials with regard to rules, regulations, ordinances, laws and entitlements of use which require the exercise of discretion by City or any of its officers or officials, provided that subsequent discretionary actions shall not prevent development of the Property for the uses and to the density and intensity of development as provided by the Schematic Development Plan and the Southeast Roseville Specific Plan, as amended.

SECTION 3. OBLIGATIONS OF THE PARTIES.

3.A. Dedication, Improvements, and Credits.

3.A.1. Maidu Park. Landowner has dedicated and conveyed the land reserved as set forth in Section 2.B.1 hereof.

3.A.2. Fire Station Site; Electrical Substation Site. Landowner has dedicated and conveyed to City the land reserved as set forth in Section 2.B.2 hereof for the purposes of constructing a Fire Station and, upon demand of City, shall dedicate and convey to City, the land reserved as set forth in Section 2.B.2 hereof for the purposes of constructing an electrical substation

3.A.3. Maidu Park Perimeter Road. Landowner has constructed and improved the Maidu Park Perimeter

Road (McLaren Drive, extended and Johnson Ranch Road, extended).

3.A.4. Park Fees, Improvements and Conveyances.

a. In further consideration of the benefit received by Landowner under this Agreement, Landowner agrees to rough grade the park site to be dedicated to City pursuant to Section 3.A.5.d.(iii) hereof to a slope not to exceed two percent (2%) prior to conveyance of such site, and in any event not later than January 1, 1990. City agrees to further improve such park site not later than the 365th day following the recordation of the first final map for Parcel 41 as shown on the Schematic Development Plan. In the event City has been unable to do so, City agrees that Landowner may finish grade the site and install turf and irrigation improvements pursuant to a finished grading and improvement plan which has been approved by the City Council. The actual cost of such finish grading and improvements shall be deemed a prepayment, to the extent of such actual costs, of park fees otherwise due from residential units within the plan area and City shall waive payment of any such fees, to the extent of such costs.

b. The allocation of parcels, and the units thereon, which benefit from the waivers granted pursuant to Section 3.A.4.a shall be made by Landowner. In the event that any parcel subject to a waiver of fees pursuant to Section 3.A.4.a is sold, conveyed or transferred, Landowner shall give notice to the City of such transfer and the number of units on such parcel

which will benefit from this waiver. The number of units subject to such a waiver shall be specified on the tentative map filed for any parcel.

c. Landowner agrees to convey, at no cost to City, the parkland and floodways enumerated in Section 3.A.5. Additional park acreage shall be reserved and acquired in accordance with Section 66480 of the Government Code.

d. Under terms and procedures identical to Section 66480 of the Government Code of the State of California, City reserves (and may acquire), and Landowner waives herewith any objection to such reservation of five (5) acres of oak woodland, shown as Parcel 47 on the Schematic Development Plan, for the purposes of expanding the park site shown as Parcel 64 on the Schematic Development Plan. Landowner further agrees that Landowner shall not apply for a tentative residential lot subdivision map on Parcel 47 prior to April 1, 1989, and that such deferral shall be in addition to and not a part of the period for purchase which would be permitted under a procedure identical to Section 66480 of the Government Code.

3.A.5. Conveyances.

a. Landowner has granted and conveyed, in further consideration of the land use granted herein, that portion of its property, as may be required for the construction of the circulation improvements enumerated in Section 3.A.8 hereof and the Southeast Roseville Specific Plan, as amended.

b. Landowner shall grant and convey, in further consideration of the land use granted herein, that portion of its property, as may be required for the completion of construction of the circulation improvements enumerated in Section 3.A.8 hereof and the Southeast Roseville Specific Plan, as amended.

c. Landowner has conveyed or shall convey right of way, without cost to the City, and has widened and improved or will widen and improve the south half of that portion of Douglas Boulevard adjacent to Landowner's property to three lanes as shown on the Schematic Development Plan.

d. Landowner has conveyed or shall convey:

i. A 15-acre, more or less, portion of its property for the purposes of a public park, shown as Parcel 61 on the Schematic Development Plan.

ii. A 3.75-acre, more or less, portion of its property for the purposes of a public park, shown as Parcel 62 on the Schematic Development Plan.

iii. A 10.8-acre, more or less, portion of its property for the purposes of a public park, shown as Parcel 63 on the Schematic Development Plan.

iv. An 8.5-acre, more or less, portion of its property for the purposes of a vernal pool preserve, shown as Parcel 83 on the Schematic Development Plan.

v. A 12.2-acre, more or less, portion of its property for the purposes of a park

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and preserve, shown as Parcel 64 on the Schematic Development Plan.

vi. 41.49 acres of floodplain for recreational uses and wildlife habitat preservation, shown as Parcels 71, 73, 74 and 75 on the Schematic Development Plan. City agrees that such parcels shall be maintained in accordance with Section 3.C.7 hereof.

vii. 14.27 acres of floodplain for flood control and stream course maintenance purposes, shown as Parcels 70 and 72 on the Schematic Development Plan, reserving therefrom an easement for recreational and other uses for the sole benefit and use of the adjacent parcels remaining under the ownership of Landowner. City agrees that Parcels 70 and 72 shall not be for the use of the general public and shall be maintained in accordance with Section 3.C.7 hereof.

viii. The Maidu Park addition, as described in Section 2.B.1. hereof.

3.A.6. Reimbursement and Financing.

a. City shall reimburse Southfork for costs incurred by Southfork in the construction of improvements benefitting property other than Southfork's property or for financing or other costs as may be specified in this Agreement. Reimbursement for financing costs shall be at the rate which is the lesser of Landowner's actual cost of borrowing (calculated as of the date that the improvement so financed is accepted by City), or the maximum allowable by law. Interest shall

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accrue from the date an improvement is accepted by the City or by a district formed by the City or such other date as may be agreed upon by City and Southfork. Reimbursement shall be completed not later than seven (7) years following acceptance by City of the improvement so financed.

b. Costs to be reimbursed or for which payment is to be made in accordance with Section 3.A.6.a above shall include:

i. A portion of the costs of construction of Eureka Road, the East Roseville Parkway and Sierra College Boulevard as set forth in Sections 3.A.8.b, 3.A.8.c and 3.A.8.i hereof, in accordance with the traffic fee and reimbursement program adopted in Ordinance No. 2173 by the City Council on January 4, 1989.

ii. One-half (1/2) the costs incurred with respect to the construction of the Park Loop Road as described in Sections 3.A.3 and 3.A.8.g.;

iii. A portion of the cost of construction of Douglas Boulevard, as set forth in Section 3.A.8.a. City agrees that it will collect a Douglas Boulevard surcharge in the amount of \$300 per equivalent dwelling unit at the time that any building permit (for structures within the Property) is issued by the City of Roseville subsequent to the effective date of this Agreement. All amounts collected pursuant to such surcharge shall be paid to Southfork as partial reimbursement for costs incurred by Southfork in constructing and widening Douglas Boulevard. Such surcharge

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shall be collected concurrently with the payment of the traffic fee required pursuant to Ordinance No. 2173 adopted on January 4, 1989. Landowner shall be entitled to no other reimbursement for the construction and improvement of Douglas Boulevard, except as set forth in this Section 3.A.6.b.iii.

iv. Reimbursable costs of the trunk water main as set forth in Section 2.F.2 hereof.

c. The right to reimbursement set forth in this Section 3.A.6 is personal to Southfork and shall not run with the Property unless expressly assigned by Southfork.

3.A.7. Circulation Standards. The standards for the circulation improvements set forth in this Section, and the rights of way required therefor shall be as set forth in the Southeast Roseville Specific Plan, as amended.

3.A.8. Improvements Constructed or Financed by Landowner. Landowner has completed or shall complete the following improvements:

a. Widen that portion of Douglas Boulevard which abuts Landowners' property as set forth in Sections 3.B.1 and 3.B.2 hereof (Phases I and II).

b. Construct or cause to be constructed that portion of Eureka Road which is within Landowner's property as set forth in Sections 3.B.1 and 3.B.2 hereof (Phases I and II), and as shown on the Schematic Development Plan.

c. Construct or cause to be constructed that portion of the East Roseville Parkway which

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is within Landowner's property as set forth in Sections 3.B.1 and 3.B.2 hereof (Phases I and II), and as shown on the Schematic Development Plan.

d. Construct or finance the construction of two lanes of that portion of the East Roseville Parkway which is within Landowner's property as set forth in Section 3.B.3 hereof (Phase III), and as shown on the Schematic Development Plan.

e. Construct or cause to be constructed the signals for the intersections at:

- i. Eureka Road and Professional Drive.
- ii. Eureka Road and East Roseville Boulevard.
- iii. East Roseville Parkway and Parkhill Drive.

f. Provide fifty percent (50%) the cost of traffic signals at:

- i. Douglas Boulevard and Eureka Road.
- ii. Douglas Boulevard and East Roseville Boulevard.
- iii. Sierra College Boulevard and Eureka Road.

iv. Sierra College Boulevard and East Roseville Parkway.

v. East Roseville Parkway and North Cirby Way.

g. Construct a perimeter circulation system (Johnson Ranch and McLaren Drives) which surrounds the revised boundaries of Maidu Regional Park.

h. Construct that portion of North Cirby Way which is within Landowner's property as set

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forth in Section 3.B.2 (Phase II) hereof, and as shown on the Schematic Development Plan.

i. Construct that portion of Sierra College Boulevard as set forth in Sections 3.B.3 (Phase III) and 3.B.4 (Phase IV) and to construct two (2) of the additional four (4) lanes as set forth in Section 3.B.6 (Phase VI); provided, however, that Southfork shall be reimbursed, in accordance with Section 3.A.6 hereof, for:

i. the resurfacing and median improvements to the existing roadway,

ii. the cost of two (2) of the additional lanes when construction of four (4) additional lanes are required under this subsection,

iii. the cost of four (4) of the additional lanes when construction of six (6) additional lanes are required under this subsection,

iv. any and all costs of frontage improvements or lanes which are not adjacent to parcels granted development entitlements pursuant to this Agreement.

j. Nothing in the preceding Section 3.A.8.i shall be construed to require Landowner to purchase or acquire property for right-of-way for Sierra College Boulevard. In the event that such necessary right-of-way is not acquired by City or by the County of Placer, Landowner shall be excused from performance of the obligations created under Section 3.A.8.i.

3.A.9. Equitable Consideration. Landowner's contributions with respect to the construction of all circulation and other infrastructure improvements

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referred to herein shall be taken equitably into account in connection with the formation of, and apportionment of the amount of, any assessment levied by any improvement assessment district (formed by the City of Roseville) or other financing mechanism after the date of the Recorded Agreement, which includes all or any part of the Property. The provisions of this Agreement shall not be construed to constitute a waiver by either party of participation by Landowner in any benefit assessment district which may be formed or other financing mechanism for the construction of circulation or other infrastructure improvements.

3.B. Phasing. The phasing of circulation improvements set forth in Section 3.A.8 shall be as follows:

3.B.1. Phase I:

a. Widening of and improvement of Douglas Boulevard to a six-lane arterial from Rocky Ridge (realigned) to Eureka Road.

b. Construction of Eureka Road (as a six-lane arterial) from Douglas Boulevard to its intersection with Professional Drive (as shown in the Schematic Development Plan).

c. Construction of Professional Drive as a two-lane collector street.

d. Construction of Rocky Ridge Drive (realigned) from Douglas Boulevard south to Professional Drive, pursuant to the standards as set forth on the Rocky Ridge/Harding Assessment District Plan.

e. Construction of Eureka Road as a four-lane arterial from Professional Drive to its designated intersection with East Roseville Parkway.

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f. Construction of the East Roseville Parkway as a four-lane arterial from Douglas Boulevard to a point not less than 1,200 feet southerly of its designated intersection with Eureka Road.

g. Completion of the Maidu Perimeter Road (McLaren Drive, extended, and Johnson Ranch Road, extended).

h. Widening and improvement of Douglas Boulevard to a six-lane arterial from Eureka Road to the East Roseville Parkway.

i. Construction of Eureka Road (four lanes) from the East Roseville Parkway to the PG&E power easement.

3.B.2. Phase II:

a. Widening and improvement of Douglas Boulevard to a four-lane arterial from East Roseville Parkway to the eastern boundary of Landowner's property.

b. Construction of the East Roseville Parkway as a four-lane arterial from a point 1,200 feet south of Eureka Road to its intersection with Sierra College Boulevard.

c. Construction of North Cirby Way as a two-lane collector from the boundary of the Southeast Roseville Specific Plan Area to its intersection with the East Roseville Parkway.

d. Construction of Eureka Road (four lanes) from the PG&E power easement to Sierra College Boulevard.

3.B.3. Phase III.

a. Financing construction of East Roseville Parkway as a two-lane arterial from its intersection with Sierra College Boulevard to the

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eastern boundary of the Southeast Roseville Specific Plan Area. Such financing shall be in accord with the agreement entered into between City, Landowner, Moss Land Company and DCK dated February 3, 1988.

b. Widening and improvements of Sierra College Boulevard to a four-lane arterial from the South boundary of Parcel 31 to the South boundary of Parcel 37.

3.B.4. Phase IV.

a. Widening and improvements of Sierra College Boulevard to a four-lane arterial from the South boundary of Parcel 37 to the South boundary of Parcel 54.

3.B.5. Phase V.

a. No improvements required.

3.B.6. Phase VI.

a. Widening and improvement of Douglas Boulevard to a six-lane arterial from Eureka Road to Sierra College Boulevard.

b. Widening and improvement of Eureka Road to a six-lane arterial from Professional Drive to the East Roseville Parkway.

c. Widening and improvement of Sierra College Boulevard to a six-lane arterial from Douglas Boulevard to the South Boundary of the Southeast Roseville Specific Plan Area.

d. Widening and improvement of the East Roseville Parkway to a six-lane arterial from Douglas Boulevard to Sierra College Boulevard.

3.C. Corridor Landscaping.

3.C.1. This Section 3.C defines the obligations of Landowner to participate in the financing of landscaping and to provide a mechanism

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for the perpetual maintenance of approximately 81.63 acres, more or less, of scenic corridor contiguous to and on both sides of Eureka Road and of the East Roseville Parkway and on the South Side of Douglas Boulevard, and along various other roadways, all as described in the Southeast Roseville Specific Plan, as amended, and to landscape portions of such Scenic Corridor are within the Property.

3.C.2. The responsibility of Landowner for Scenic Corridor improvement costs began at the:  
(a) creation and recording of a covenant governing the use and maintenance of the approximately 81.63 acres, more or less, of Scenic Corridor; and (b) installation of landscaping pursuant to the Plan as set forth in Section 3.C.3 below. The Declaration of Covenants, Conditions and Restrictions for Johnson Ranch Unit No. 2 ("Winchester") affecting a portion of the Johnson Ranch Property was made by SOUTHFORK PARTNERSHIP, a California general partnership ("Declarant"), and was recorded on July 17, 1986, in Book 3006, Page 067, of Official Records of Placer County, California. The Amended and Restated Master Landscaping Declaration of Covenants, Conditions and Restrictions for Johnson Ranch Community affecting a portion of the Johnson Ranch Property was made by Declarant and was recorded on October 12, 1988, in Book 3497, Page 015, of Official Records of Placer County, California. The Master Declaration of Covenants, Conditions and Restrictions of the Johnson Ranch Central Zone affecting a portion of the Johnson Ranch Property was made by Declarant and was recorded on October 12, 1988, in Book 3496, Page 557, Official Records of Placer County, California. The Master Declaration of Covenants, Conditions and Restrictions

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of the Johnson Ranch Douglas Corridor Zone affecting a portion of the Johnson Ranch Property was made by Declarant and was recorded on October 12, 1988, in Book 3496, Page 361, Official Records of Placer County, California. Southfork shall execute and record a Declaration of Covenants, Conditions and Restrictions for JR East affecting the Added Plan Area (the "JR East CC&Rs") as set forth in Section 2.B.4 hereof. Such Declaration shall be subject to the approval of the City Attorney of the City of Roseville. The above-described declarations shall be referred to collectively hereinafter as the "Landscape CC&Rs."

3.C.3. Landowner or its heirs and assigns have installed or shall install landscape improvements, including plants, irrigation, and grading, in the Scenic Corridors described in Sections 2.B.3, 2.B.4 and 3.C.1. Such installation on each parcel within the corridor shall occur not later than twelve (12) months following the issuance of a certificate of occupancy for Business or Professional offices or other structures on each affected parcel.

3.C.4. City acknowledges that Landowner or its heirs have installed landscape improvements for 12.41 acres of the Scenic Corridors. City acknowledges that Landowner or its heirs have installed landscape improvements for 7.57 acres within the Open Space/Stream Courses. Landowner acknowledges that landscaping improvements must be installed on an additional 69.22 acres of Scenic Corridor.

3.C.5. In the Landscape CC&Rs, Landowner has created a mechanism for the maintenance by Landowner and its heirs and assigns of improved landscaping on the Scenic Corridor described in Sections 2.B.3

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and 3.C.1 in the same or better condition as when initially improved. Pursuant to Section 2.B.4, Landowner will create a similar mechanism for the Added Plan Area. Before any subdivision or parcelization is approved for Landowner's property, Landowner shall ensure that such subdivision or parcelization, in a manner acceptable to the City Attorney, is subject to the mechanism providing for perpetual maintenance of said landscaped property, including without limitation, remedies upon default.

3.C.6. City agrees to grant encroachment permit(s) to Landowner, its agents, employees, successors, assigns and the members, agents and employees of any landscape maintenance committee created to perform the maintenance obligations described in Section 3.C.5, for the purpose of entry onto City property (including streets, easements and rights of way) to perform such maintenance obligations. The Landscape CC&Rs provide that:

(a) the party or entity performing such maintenance obligations shall defend, indemnify and hold harmless the City from any liability or responsibility for any accident, loss or damage to persons or property, happening or occurring as the proximate result of any work undertaken pursuant to the encroachment permit, and that all of said liabilities are assumed by the party or entity performing such work; and (b) the party or entity performing such maintenance obligations shall carry primary liability insurance, on an occurrence basis, in the amount of at least \$300,000 for each occurrence and \$500,000 aggregate. The amount of such insurance shall be increased annually by no less than the amount of the percentage increase in the Consumer Price Index - United States

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All City Average - All Items. Said insurance shall name the City as an additional insured and the City shall be provided with an insurance certificate in a form approved by the City Attorney and shall provide thirty (30) days' advance notice to the City of its cancellation or expiration.

3.C.7. City agrees to form a landscape and lighting district pursuant to the provisions of Section 22500, et seq., of the Streets & Highways Code, for the sole purpose of maintaining the property conveyed to City pursuant to Sections 3.A.5.d(vi) and 3.A.5.d(vii) hereof. Landowner agrees to waive any objection to the formation of such district, agrees to bear all costs of such district formation and waives any objection to any assessments not in excess of those specified in, and not otherwise inconsistent with, the provisions of this Section 3.C.7. Such district shall have three zones of benefit. The first of such zones ("Zone A") shall be for the benefit of and shall include Parcels 8A, 8B, 24, 28, 29 and 32 and shall maintain Parcels 71 and 73. The second of such zones ("Zone B") shall be for the benefit of and shall include Parcels 41, 42, 43, 44, 45, 46, 47, 54 and 55 and shall maintain Parcels 74 and 75. The third of such zones ("Zone C") shall be for the benefit of and shall include Parcels 7E, 8A, 8B, 21, 29 and 30 and shall maintain Parcels 70 and 72. The aggregate of the amount of each assessment shall be not less than the amount required pursuant to the budget guidelines of the Department of Real Estate of the State of California for the maintenance of open space for the Open Space/Floodway parcels included within each zone. City agrees to maintain such open space, floodway and stream courses in accordance with

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the Landscape Design Guidelines attached hereto as Exhibit E and incorporated herein. City agrees that, with respect to Zones A and B, City shall contribute not less than thirty percent (30%) of the assessments required for the maintenance pursuant to the standards set forth in this section. City stipulates herewith that such contribution is compensatory for the recreational use of the maintained parcels by persons residing outside the Plan Area. Landowner agrees that the maintenance costs, and the assessments therefor, shall be borne entirely by owners of parcels within Zone C so long as the maintained parcels within Zone C are not open to the general public.

3.C.8. City agrees to maintain those portions of the Scenic Corridor which are located on property owned by it, in accordance with the Landscape Design Guidelines, including but not limited to, the parcels described in Sections 2.B.2 and 2.B.6 hereof.

3.C.9. City agrees that the parcels described in Sections 2.B.2 and 2.B.6 hereof may participate, at City's sole discretion, in and shall be billed by the applicable master owners association on the same basis as any other owner of an unsubdivided residential parcel subject to a declaration creating such master owners association.

3.C.10. City agrees to reimburse Landowner for all costs incurred in the installation of landscaping and frontage improvements on the parcels described in Sections 2.B.2 and 2.B.6 hereof not later than ninety (90) days following the installation of such landscaping and frontage improvements.

3.C.11. In the event of a failure by Landowner, or its heirs and assigns, to landscape property described in Sections 2.B.3, 2.B.4 and 3.C.1, City

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may, but shall not be obligated to, after notice and failure to cure as required by Section 4.A, pursue any remedies provided for in the CC&Rs. Landowner specifically grants to City, its employees, agents, and contractors, a right of entry and temporary working easement over any land owned by Landowner as set forth in Sections 2.B.3, 2.B.4 and 3.C.1 above, to accomplish all such work. The foregoing is in addition to all other remedies available to City.

3.C.12. Landowner's portion of the corridor landscaping shall be installed and maintained pursuant to the Landscape Design Guidelines, attached hereto as Exhibit E.

3.D. Applications for Permits and Entitlements.

3.D.1. City agrees that it will accept, in good faith, for processing review, and action, all applications for development permits or other entitlements for use of the Property in accordance with the Schematic Development Plan and this Agreement, and shall act upon such applications in a timely manner.

3.D.2. City shall inform Landowner, upon request, of the necessary submission requirements for each application for a permit or other entitlement for use in advance and review said application and schedule the application for review by the appropriate authority in a timely manner.

3.D.3. Provided that Landowner has constructed the circulation improvements for Phases I through VI (except as excused pursuant to Section 3.A.8.j) as set forth herein and is not otherwise in default under this Agreement, City shall not refrain from approving subdivision or parcel maps nor shall it cease to issue building permits for the next Phase, as such Phase is

shown in Section 6 of the Southeast Roseville Specific Plan as amended, as such amended plan reads on the date of adoption of this Agreement. Notwithstanding the foregoing, City shall in accordance with Sections 3.D.1 and 3.D.2 hereof, receive, review and act upon subdivision or parcel maps included within Phase III as set forth in the Specific Plan, as amended, immediately following the effective date of this Agreement; provided, however, that City, at its sole discretion, may refuse to issue a building permit or permits for any residential structure within Phase III until all circulation improvements required under Phase II have been completed.

3.E. City Cooperation. The City agrees to cooperate with Landowner in securing all permits which may be required by City. In the event State or federal laws or regulations enacted after this Agreement has been executed, or action of any governmental jurisdiction, prevent or preclude compliance with one or more provisions of this Agreement, or require changes in plans, maps or permits approved by City, the parties agree that the provisions of this Agreement shall be modified, extended or suspended as may be necessary to comply with such State or federal laws or regulations or the regulations of other governmental jurisdictions. Each party agrees to extend to the other its prompt and reasonable cooperation in so modifying this Agreement or approved plans.

3.F. Essence of Agreement. The foregoing agreements are of the essence of the Development Agreement.

#### SECTION 4. DEFAULT, REMEDIES, TERMINATION.

4.A. General Provisions. Subject to extensions of time by mutual consent in writing, failure or unreasonable delay by either party to perform any term or provision of

BM 3717 76048

this Agreement shall constitute a default. In the event of alleged default or breach of any terms or conditions of this Agreement, the party alleging such default or breach shall give the other party not less than thirty (30) days' notice in writing specifying the nature of the alleged default and the manner in which said default may be satisfactorily cured. During any such thirty (30)-day period, the party charged shall not be considered in default for purposes of termination or institution of legal proceedings.

After notice and expiration of the thirty (30)-day period, the other party to this Agreement at its option may institute legal proceedings pursuant to this Agreement or give notice of intent to terminate the Agreement pursuant to California Government Code Section 65868 and regulations of the City implementing said Government Code Section. Following notice of intent to terminate, the matter shall be scheduled for consideration and review by the City Council within thirty (30) calendar days in the manner set forth in Government Code Sections 65865, 65867 and 65868 and City regulations implementing such Sections.

Following consideration of the evidence presented in said review before the City Council, either party alleging the default by the other party may give written notice of termination of this Agreement to the other party.

Evidence of default may also arise in the course of a regularly scheduled periodic review of this Agreement pursuant to Government Code Section 65865.1. If either party determines that the other party is in default following the completion of the normal scheduled periodic review, said party may give written notice of termination of this Agreement as set forth in this section specifying in said notice the alleged nature of the default, and

8K3717 P8047

potential actions to cure said default and shall specify a reasonable period of time in which such default is to be cured. If the alleged default is not cured within thirty (30) days or within such longer period specified in the notice, or if the defaulting party waives its right to cure such alleged default, the City may terminate or modify this Agreement.

4.B. Enforcement Mechanism. In the Landscape CC&Rs, Landowner has established and implemented a legal mechanism approved by the City which accomplishes the following:

4.B.1. Establishes a Committee or Committees selected by, or an Association or Associations composed of, commercial, business and professional users or landlords or homeowners or property owners;

4.B.2. Provides that said Committee or Association shall have the responsibility and authority to enforce the provisions of the Development Agreement during the term of the Development Agreement and thereafter the terms of the Landscape CC&Rs;

4.B.3. Provides that such enforcement action may include, but not be limited to, legal action in the name of the Association or Committee to enjoin violation of the Development Agreement or the Landscape CC&Rs and to assess such sums upon the owners or members of the Association or Committee as may be reasonably required to enforce the provisions of the Landscape CC&Rs in perpetuity;

4.B.4. Provides that the City shall have standing to bring an action in the name of the Association or Committee to enjoin any violation to the extent that the Association or Committee has the power to do so. In the event the enforcement action is successful, the attorneys' fees and costs actually incurred in such action shall either be collected from

the owner or occupant against whom the enforcement action was brought or shall be a lien on the property involved collectible by the City; and

4.B.5. Provides that, in the event that an enforcement action, brought pursuant to subsection (4), above, is successful, the owner or occupant against whom the action has been brought shall be liable to City for liquidated damages in an amount equal to and in addition to, the amount of the judgment.

4.C. Failure to Complete Improvements. To the extent consistent with Section 3.D.3 hereof, City may, at its discretion, refuse to issue a building permit for any structure within the geographical confines of a Phase (as shown on the Schematic Development Plan) if Landowner has failed to complete any of the improvements enumerated in the next preceding phase, as set forth in Section 3.B. hereof.

4.D. No Building Permit if Default. No building permit shall be issued or building permit application accepted for the building shell of any nonresidential structure on the Property if the permit applicant owns or controls any property subject to this Agreement, and if such applicant or any entity or person controlling such applicant is in default of the terms and conditions of this Agreement. Landowner shall cause to be placed in covenants, conditions and restrictions applicable to the Property, or in any ground lease or conveyance thereof, express provision for the property owner, lessee or City acting separately or jointly to enforce the provisions of this Agreement and to recover attorneys' fees and costs for such enforcement.

4.E. Annual Review. City shall, at least every twelve (12) months during the term of this Agreement,

EM 3717 P6049

review the extent of good faith substantial compliance by Landowner with the terms of this Agreement. Such periodic review shall be limited in scope to compliance with the terms of this Agreement pursuant to California Government Code Section 65865.1. Notice of such annual review shall include the statement that any review may result in amendment or termination of this Agreement. A finding by City of good faith compliance by Landowner with the terms of the Agreement shall conclusively determine said issue up to and including the date of said review.

Upon not less than thirty (30) days' written notice by the Planning Director of City, Landowner shall provide such information as may be reasonably requested by the Planning Director and deemed by him to be required in order to ascertain compliance with this Agreement. The costs incurred by City for the annual review conducted by City pursuant to this Section shall be borne by City.

In the same manner prescribed in Section 1.D, the City shall deposit in the mail to Landowner a copy of all staff reports and related exhibits concerning contract performance, to the extent practical, at least ten (10) calendar days prior to any such periodic review. Landowner shall be permitted an opportunity to be heard orally or in writing regarding its performance under this Agreement before the City Council or if the matter is referred to the Planning Commission before said Commission.

If City takes no action within thirty (30) days following the hearing required under Section 30.11 of Ordinance 802, Landowner shall be deemed to have complied in good faith with the provisions of the Agreement.

4.F. Default by City. In the event City does not accept, review, approve or issue necessary development permits or entitlements for use in a timely fashion as defined by this Agreement, or as otherwise agreed to by the

M3717 P6050

parties, or the City otherwise defaults under the terms of this Agreement, City agrees that Landowner shall not be obligated to proceed with or complete the improvements required under this agreement, or any phase thereof, nor shall resulting delays in Landowner performance constitute grounds for termination or cancellation of this Agreement.

4.G. Enforced Delay, Extension of Times of Performance. In addition to specific provisions of this Agreement, performance by either party hereunder shall not be deemed to be in default where delays or defaults are due to war, insurrection, strikes, walkouts, riots, floods, earthquakes, fires, casualties, acts of God, governmental restrictions imposed or mandated by other governmental entities, enactment of conflicting state or federal laws or regulations, new or supplementary environmental regulation, litigation, or similar bases for excused performance. If written notice of such delay is given to City within thirty (30) days of the commencement of such delay, an extension of time for such cause shall be granted in writing for the period of the enforced delay, or longer as may be mutually agreed upon.

4.H. Legal Action. In addition to any other rights or remedies, either party may institute legal action to cure, correct or remedy any default, to enforce any covenant or agreement herein, or to enjoin any threatened or attempted violation.

4.I. Applicable Law and Attorneys' Fees. This Agreement shall be construed and enforced in accordance with the laws of the State of California. Should any legal action be brought by either party for breach of this Agreement or to enforce any provision herein, the prevailing party of such action shall be entitled to reasonable attorneys' fees, court costs and such other costs as may be fixed by the Court.

SECTION 5. HOLD HARMLESS AGREEMENT.

Landowner hereby agrees to, and shall hold City, its elective and appointive boards, commissions, officers, agents, and employees harmless from any liability for damage or claims for damage for personal injury, or bodily injury including death, as well as from claims for property damage which may arise from developer's or developer's contractors', subcontractors', agents', or employees' operations under this Agreement, whether such operations be by Landowner, or by any of Landowner's contractors, subcontractors, or by any one or more persons directly or indirectly employed by, or acting as agent for Landowner or any of Landowner's contractors or subcontractors. Landowner agrees to and shall defend and indemnify City and its elective and appointive boards, commissions, officers, agents and employees from any suits or actions at law or in equity arising out of the execution, adoption or implementation of this Agreement (exclusive of any such actions brought by Landowner, its heirs and assigns).

SECTION 6. PROJECT AS A PRIVATE UNDERTAKING.

It is specifically understood and agreed by and between the parties hereto that the subject project is a private development. No partnership, joint venture or other association of any kind is formed by this Agreement.

SECTION 7. COOPERATION IN THE EVENT OF LEGAL CHALLENGE.

In the event of any legal action instituted by a third party or other governmental entity or official challenging the validity of any provision of this Agreement, the parties hereby agree to cooperate in defending said action.

EM 3717 18052

SECTION 8. GENERAL.

8.A. Enforceability. The City agrees that unless this Agreement is amended or cancelled pursuant to the provisions of this Agreement and the Adopting Ordinance, this Agreement shall be enforceable by any party hereto notwithstanding any change hereafter in any applicable general plan, specific plan, zoning ordinance, subdivision ordinance or building regulation adopted by City which changes, alters or amends the rules, regulations and policies applicable to the development of said property at the time of approval of this Agreement, as provided by Government Code Section 65866.

8.B. City Finding. The City hereby finds and determines that execution of this Agreement is in the best interest of the public health, safety and general welfare and is consistent with the General Plan.

8.C. Partial Invalidity. If any term, covenant or condition of this Agreement or the application thereof to any person, entity or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term, covenant or condition to persons, entities or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby and each term, covenant or condition of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

8.D. Supersession and Merger. This Agreement supersedes in their entirety the development agreements known as the Johnson Ranch Agreement, the Birdland Agreement, the Cliff-Land Agreement, the Central Land Agreement and the Hogland Agreement governing property included within the Southeast Roseville Specific Plan Area and known as Johnson Ranch, Birdland, Cliff-Land, Central Land and Hogland. Except as provided in Section 1.G

MS 717 18058

hereof, this Agreement further supersedes in its entirety the development agreement adopted on April 20, 1988, known as the Second Amended and Restated Development Agreement by and Between the City of Roseville and the Southfork Partnership Relative to the Development known as the Southfork Property. To the extent that the parties have performed under the Initial Agreements, the Amended Agreement or the Second Amended Agreement, such performance shall be deemed to have occurred pursuant to this Agreement.

SECTION 9. CONSTRUCTION.

This Agreement shall be subject to and construed in accordance and harmony with Article 30 of Ordinance 802 of the City of Roseville (the Zoning Ordinance) as it may be amended, provided, that such amendments do not affect the rights granted to the parties by this Agreement.

SECTION 10. NOTICES.

All notices required by this Agreement, the enabling legislation, or the procedure adopted pursuant to Government Code Section 65865, shall be in writing and delivered in person or sent by certified mail, postage prepaid.

Notice required to be given to the City shall be addressed as follows:

Planning Director  
City of Roseville  
316 Vernon Street  
Roseville, CA 95678

Notice required to be given to the Landowner shall be addressed as follows:

Southfork Partnership  
Attn: Robert B. Coker, Jr.  
2150-B Douglas Boulevard  
Roseville, CA 95678-3899

EX 3717 P0851

Home Capital Corporation  
Attn: President  
707 Broadway, 10th Floor  
San Diego, CA 92101

McDonough, Holland & Allen  
Attn: Patricia D. Elliott, Esq.  
555 Capitol Mall, Suite 950  
Sacramento, CA 95814

Either party may change the address stated herein by giving notice in writing to the other party, and thereafter notices shall be addressed and transmitted to the new address.

SECTION 11. FORM OF AGREEMENT; EXHIBITS.

This Agreement is executed in two duplicated originals, each of which is deemed to be an original. This Agreement consists of 54 pages and six exhibits which constitute the entire understanding and agreement of the parties. Said exhibits are identified as follows:

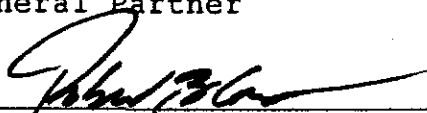
- | Exhibit A | Property Description:                       |
|-----------|---|
| A-1       | Legal Description of the Southfork Property |
| A-2       | Diagram of the Southfork Property           |
| Exhibit B | Southeast Roseville Specific Plan           |
| Exhibit C | Schematic Development Plan                  |
| Exhibit D | Table of Land Uses                          |
| Exhibit E | Landscape Design Guidelines                 |
| Exhibit F | Parcel 8b Site Plan                         |


Approved this 16th day of August, 1989, by  
the City Council of the City of Roseville.

SOUTHFORK PARTNERSHIP, a  
California general partnership


By: COKER-EWING COMPANY, a  
California general partnership,  
General Partner

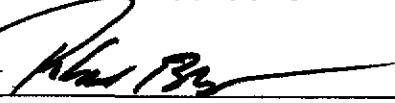
By: COKER DEVELOPMENT, INC.,  
a California corporation,  
General Partner

By   
ROBERT B. COKER, JR.,  
President

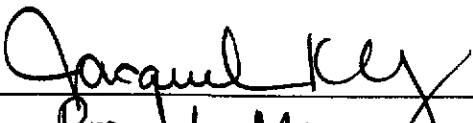
By   
HARRY W. EWING,  
Vice President

By: EWING DEVELOPMENT, INC.,  
a California corporation,  
General Partner

By   
HARRY W. EWING,  
President

By   
ROBERT B. COKER, JR.,  
Vice President

By: HOME CAPITAL CORPORATION,  
a California corporation,  
General Partner

By   
Its Project Manager

-- AND --

03717 P055

By Pat Conway  
Its V.P.

CITY OF ROSEVILLE

By [Signature]  
City Manager

APPROVED AS TO FORM:

[Signature]  
City Attorney

ATTEST:

[Signature]  
City Clerk

3717 P0057

STATE OF CALIFORNIA

COUNTY OF Placer

On August 10, 1989, before me, the undersigned notary public, personally appeared ROBERT B. COKER, JR., and HARRY W. EWING,

- personally known to me
- proved to me on the basis of satisfactory evidence

to be the persons who executed this instrument as President and Vice President on behalf of COKER DEVELOPMENT, INC., the corporation therein named, the corporation being one of the partners of COKER-EWING COMPANY, the partnership therein named, such partnership being one of the partners of SOUTHFORK PARTNERSHIP, the partnership that executed the within instrument, and acknowledged to me that COKER DEVELOPMENT, INC., executed it as the partner of COKER-EWING COMPANY, COKER-EWING COMPANY executed it as the partner of SOUTHFORK PARTNERSHIP, and that SOUTHFORK PARTNERSHIP executed it.

Barbara J Clark



STATE OF CALIFORNIA

COUNTY OF Placer

On August 10, 1989, before me, the undersigned notary public, personally appeared HARRY W. EWING AND ROBERT B. COKER, JR.,

- personally known to me
- proved to me on the basis of satisfactory evidence

to be the persons who executed this instrument as President and Vice President on behalf of EWING DEVELOPMENT, INC., the corporation therein named, the corporation being one of the partners of COKER-EWING COMPANY, the partnership therein named, such partnership being one of the partners of SOUTHFORK PARTNERSHIP, the partnership that executed the within instrument, and acknowledged to me that EWING DEVELOPMENT, INC., executed it as the partner of COKER-EWING COMPANY, COKER-EWING COMPANY executed it as the partner of SOUTHFORK PARTNERSHIP, and that SOUTHFORK PARTNERSHIP executed it.

Barbara J Clark



BM 3717 PG 58

STATE OF CALIFORNIA

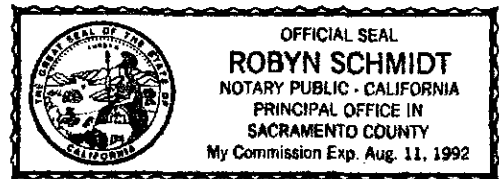
COUNTY OF SACRAMENTO

On AUGUST 8, 1989, before me, the undersigned notary public, personally appeared JACQUELINE R. Ooley and ART CORMAN,

- personally known to me
- proved to me on the basis of satisfactory evidence

to be the persons who executed this instrument as PROJECT MANAGER and VICE PRESIDENT on behalf of HOME CAPITAL CORPORATION, the corporation therein named, the corporation being one of the partners of SOUTHFORK PARTNERSHIP, the partnership that executed the within instrument, and acknowledged to me that HOME CAPITAL CORPORATION executed it as the partner of SOUTHFORK PARTNERSHIP, and that SOUTHFORK PARTNERSHIP executed it.

Robyn Schmidt



STATE OF CALIFORNIA

COUNTY OF SACRAMENTO

On September 18, 1989, before me, the undersigned notary public, personally appeared Allen Johnson,

- personally known to me
- proved to me on the basis of satisfactory evidence

to be the person who executed it as City Manager on behalf of THE CITY OF ROSEVILLE, and acknowledged to me that he executed it, and that the CITY OF ROSEVILLE executed it.

Helen Florance



M 3717 1989



MORTON & PITALO, INC.  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax 916/454-0120

July 25, 1989  
85-0032

SOUTHEAST ROSEVILLE SPECIFIC PLAN  
PARCEL 7E

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

Parcel 7E, as said parcel is shown and so designated on that certain plat entitled "Southfork", filed in Book Q of Maps, at Page 14 Official Records of said County.

MS 3717 P0060

Exhibit A-1  
Page 1 of 34



MORTON & PITALO, INC.  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax 916/454-0120

July 25, 1989  
85-0032

SOUTHEAST ROSEVILLE SPECIFIC PLAN  
PARCEL 8B

All that certain real property situate in the City of Roseville, County of Placer,  
State of California, described as follows:

Parcel 8B, as said parcel is shown and so designated on that certain plat entitled  
"Southfork", filed in Book Q of Maps, at Page 14 Official Records of said County.

83717 P0001



MORTON & PITALO, INC.  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax 916/454-0120

July 25, 1989  
85-0032

SOUTHEAST ROSEVILLE SPECIFIC PLAN  
PARCEL 9

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

Parcel A, as said parcel is shown and so designated on that certain Parcel Map filed in Book 22 of Parcel Maps, at Page 156 Official Records of said County.

03717 PG062



MORTON & PITALO, INC.  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax 916/454-0120

July 25, 1989  
85-0032

SOUTHEAST ROSEVILLE SPECIFIC PLAN  
PARCEL 19

All that certain real property situate in the City of Roseville, County of Placer,  
State of California, described as follows:

Lot 19, as said lot is shown and so designated on that certain plat entitled  
"Johnson Ranch South Central", filed in Book P of Maps, at Page 94 Official  
Records of said County.

83717 16003



MORTON & PITALO, INC.  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax 916/454-0120

July 25, 1989  
85-0032

SOUTHEAST ROSEVILLE SPECIFIC PLAN  
PARCEL 21

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

Parcel 21, as said parcel is shown and so designated on that certain plat entitled "Southfork", filed in Book Q of Maps, at Page 14 Official Records of said County.

003717 06004



MORTON & PITALO, INC.  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax 916/454-0120

July 25, 1989  
85-0032

SOUTHEAST ROSEVILLE SPECIFIC PLAN  
PARCEL 28

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

Lot 28, as said lot is shown and so designated on that certain plat entitled "Johnson Ranch North Central", filed in Book P of Maps, at Page 100 Official Records of said County.

853717 16005



MORTON & PITALO, INC.  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

July 25, 1989  
85-0032

SOUTHEAST ROSEVILLE SPECIFIC PLAN  
PARCEL 29

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

Lot 29, as said lot is shown and so designated on that certain plat entitled "Johnson Ranch North Central", filed in Book P of Maps, at Page 100 Official Records of said County.

03717 0000



MORTON & PITALO, INC.  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

July 25, 1989  
85-0032

SOUTHEAST ROSEVILLE SPECIFIC PLAN  
PARCEL 30

All that certain real property situate in the City of Roseville, County of Placer,  
State of California, described as follows:

Lot 30, as said lot is shown and so designated on that certain plat entitled  
"Johnson Ranch North Central", filed in Book P of Maps, at Page 100 Official  
Records of said County.

83717-0007



MORTON & PITALO, INC.  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

July 25, 1989  
85-0032

SOUTHEAST ROSEVILLE SPECIFIC PLAN  
PARCEL 32

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

Lot 32, as said lot is shown and so designated on that certain plat entitled "Johnson Ranch North Central", filed in Book P of Maps, at Page 100 Official Records of said County.

Exhibit A-1  
Page 9 of 34

0902 0000 0011 0247

BM3717 PG060



MORTON & PITALO, INC.  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax 916/454-0120

July 25, 1989  
85-0032

SOUTHEAST ROSEVILLE SPECIFIC PLAN  
PARCEL 34

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

Lot 34, as said lot is shown and so designated on that certain plat entitled "Johnson Ranch South Central", filed in Book P of Maps, at Page 94 Official Records of said County.

3717 6689



MORTON & PITALO, INC.  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax 916/454-0120

July 25, 1989  
85-0032

SOUTHEAST ROSEVILLE SPECIFIC PLAN  
PARCEL 35

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

Lot 35, as said lot is shown and so designated on that certain plat entitled "Johnson Ranch South Central", filed in Book P of Maps, at Page 94 Official Records of said County.

EW 3717 P6070



MORTON & PITALO, INC.  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

July 25, 1989  
85-0032

SOUTHEAST ROSEVILLE SPECIFIC PLAN  
PARCEL 37

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

Lot 37, as said lot is shown and so designated on that certain plat entitled "Johnson Ranch South Central", filed in Book P of Maps, at Page 94 Official Records of said County.

Exhibit A-1  
Page 12 of 34

0502 0000 0011 0850

BM 3717 P6071



MORTON & PITALO, INC.  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

July 25, 1989  
85-0032

SOUTHEAST ROSEVILLE SPECIFIC PLAN  
PARCEL 40

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

Lot 1, as said lot is shown and so designated on that certain plat entitled "Johnson Ranch East", filed in Book Q of Maps, at Page 4 Official Records of said County.

013717 P8072



July 25, 1989  
85-0032

MORTON & PITALO, INC.  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

SOUTHEAST ROSEVILLE SPECIFIC PLAN  
PARCEL 41

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

Lot 2, as said lot is shown and so designated on that certain plat entitled "Johnson Ranch", filed in Book Q of Maps, at Page 4 Official Records of said County.

EXCEPTING THEREFROM the following described real property:

BEGINNING at a point from which the Southwest corner of said Section 9 bears South 03°27'46" West 677.27 feet; thence, North 00°00'48" East 481.97 feet; thence, South 89°59'12" East 640.00 feet; thence, South 69°36'22" East 194.47 feet; thence, South 84°41'23" East 215.86 feet; thence, along the arc of a curve to the right, concave Northwesterly, having a radius of 700.00 feet and being subtended by a chord bearing South 10°41'45" West 240.20 feet; thence, South 20°34'30" West 332.49 feet; thence, along the arc of a curve to the left, concave Southwesterly, having a radius of 1540.00 feet and being subtended by a chord bearing North 71°51'18" West 596.49 feet; thence, North 81°27'28" West 120.67 feet; thence, along the arc of a curve to the left, concave Southerly, having a radius of 1548.00 feet and being subtended by a chord bearing North 88°44'19" West 67.43 feet; thence, North 89°59'12" West 79.32 feet; thence, along the arc of a curve to the right, concave Northeasterly, having a radius of 47.00 feet and being subtended by a chord bearing North 56°53'29" West 51.33 feet to the point of beginning.

EM 3717 PG 073



MORTON & PITALO, INC.  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

July 25, 1989  
85-0032

SOUTHEAST ROSEVILLE SPECIFIC PLAN  
PARCEL 42A.

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

Lot 42A, as said lot is shown and so designated on that certain plat entitled "Johnson Ranch East Unit No. 2", filed in Book Q of Maps, at Page 13 Official Records of said County.

Exhibit A-1  
Page 15 of 34



MORTON & PITALO, INC.  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

July 25, 1989  
85-0032

SOUTHEAST ROSEVILLE SPECIFIC PLAN  
PARCEL 42B

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

Lot 42B, as said lot is shown and so designated on that certain plat entitled "Johnson Ranch East Unit No. 2", filed in Book Q of Maps, at Page 13 Official Records of said County.

BM 3717 PG 075



MORTON & PITALO, INC.  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

July 25, 1989  
85-0032

SOUTHEAST ROSEVILLE SPECIFIC PLAN  
PARCEL 43

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

Lot 43, as said lot is shown and so designated on that certain plat entitled "Johnson Ranch East Unit No. 2", filed in Book Q of Maps, at Page 13 Official Records of said County.

Exhibit A-1  
Page 17 of 34

BM 3717 PG 076



MORTON & PITALO, INC.  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

July 25, 1989  
85-0032

SOUTHEAST ROSEVILLE SPECIFIC PLAN  
PARCEL 44

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

Lot 44, as said lot is shown and so designated on that certain plat entitled "Johnson Ranch East Unit No. 2", filed in Book Q of Maps, at Page 13 Official Records of said County.

Exhibit A-1  
Page 18 of 34

BM 3717 PG 077

MORTON & PITALO, INC.  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

July 25, 1989  
85-0032

SOUTHEAST ROSEVILLE SPECIFIC PLAN  
PARCEL 45

All that certain real property situate in the City of Roseville, County of Placer,  
State of California, described as follows:

Lot 45, as said lot is shown and so designated on that certain plat entitled  
"Johnson Ranch East Unit No. 2", filed in Book Q of Maps, at Page 13 Official  
Records of said County.

BM 3717 PG 070

MORTON & PITALO, INC.  
Civil Engineering Planning Survey  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

July 25, 1989  
85-0032

SOUTHEAST ROSEVILLE SPECIFIC PLAN  
PARCEL 46

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

Lot 46, as said lot is shown and so designated on that certain plat entitled "Johnson Ranch East Unit No. 2", filed in Book Q of Maps, at Page 13 Official Records of said County.

BK 3717 PG 079

MORTON & PITALO, INC.  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

July 25, 1989  
85-0032

SOUTHEAST ROSEVILLE SPECIFIC PLAN  
PARCEL 47

All that certain real property situate in the City of Roseville, County of Placer,  
State of California, described as follows:

Lot 47, as said lot is shown and so designated on that certain plat entitled  
"Johnson Ranch East Unit No. 2", filed in Book Q of Maps, at Page 13 Official  
Records of said County.

Exhibit A-1  
Page 21 of 34

BK3717 PG000

0902 0000 0011 0259

MORTON & PITALO, INC.  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

July 25, 1989  
85-0032

SOUTHEAST ROSEVILLE SPECIFIC PLAN  
PARCEL 49

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

Lot 49, as said lot is shown and so designated on that certain plat entitled "Johnson Ranch South Central", filed in Book P of Maps, at Page 94 Official Records of said County.

MORTON & PHILLIPS, INC.  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax 916/454-0120

July 25, 1989  
85-0032

SOUTHEAST ROSEVILLE SPECIFIC PLAN  
PARCEL 54

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

Lot 54, as said lot is shown and so designated on that certain plat entitled "Johnson Ranch East Unit No. 2", filed in Book Q of Maps, at Page 13 Official Records of said County.

EX 3717 PG 082



MORTON & PITALO, INC.  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

July 25, 1989  
85-0032

SOUTHEAST ROSEVILLE SPECIFIC PLAN  
PARCEL 55

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

Lot 55, as said lot is shown and so designated on that certain plat entitled "Johnson Ranch East Unit No. 2", filed in Book Q of Maps, at Page 13 Official Records of said County.

BK 3717 PG 083

July 25, 1989  
85-0032

MORTON & PITALO, INC.  
Civil Engineering Planning Survey  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

SOUTHEAST ROSEVILLE SPECIFIC PLAN  
PARCEL 61

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

Lot 61, as said lot is shown and so designated on that certain plat entitled "Johnson Ranch North Central", filed in Book P of Maps, at Page 100 Official Records of said County.

BK 3717 PG 084



MORTON & PITALO, INC.  
Civil Engineering, Planning, Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca. 95816  
916/454-9600

May 17, 1988

SOUTHEAST ROSEVILLE SPECIFIC PLAN  
Parcel 63

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

A portion of Section 9, Township 10 North, Range 7 East, M.D.M., more particularly described as follows:

BEGINNING at a point from which the Southwest corner of said Section 9 bears South 03°27'46" West 677.27 feet; thence, North 00°00'48" East 401.97 feet; thence, South 89°59'12" East 640.00 feet; thence, South 69°36'22" East 194.47 feet; thence, South 84°41'23" East 215.86 feet; thence, along the arc of a curve to the right, concave Northwesterly, having a radius of 700.00 feet and being subtended by a chord bearing South 10°41'45" West 240.20 feet; thence, South 20°34'30" West 332.49 feet; thence, along the arc of a curve to the left, concave Southwesterly, having a radius of 1540.00 feet and being subtended by a chord bearing North 71°51'18" West 596.49 feet; thence, North 81°27'28" West 120.67 feet; thence, along the arc of a curve to the left, concave Southerly, having a radius of 1548.00 feet and being subtended by a chord bearing North 88°44'19" West 67.43 feet; thence, North 89°59'12" West 79.32 feet; thence, along the arc of a curve to the right, concave Northeasterly, having a radius of 47.00 feet and being subtended by a chord bearing North 56°53'29" West 51.33 feet to the point of beginning; containing 10.87 acres, more or less.

BK 3717 PG 085



MORTON & PITALO, INC.  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax 916/454-0120

July 25, 1989  
85-0032

SOUTHEAST ROSEVILLE SPECIFIC PLAN  
PARCEL 64.

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

Lot 64, as said lot is shown and so designated on that certain plat entitled "Johnson Ranch East Unit No. 2", filed in Book Q of Maps, at Page 13 Official Records of said County.

BK 3717 PG 086



MORTON & PITALO, INC.  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax 916/454-0120

July 25, 1989  
85-0032

SOUTHEAST ROSEVILLE SPECIFIC PLAN  
PARCEL 65

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

Lot 65, as said lot is shown and so designated on that certain plat entitled "Johnson Ranch East Unit No. 2", filed in Book Q of Maps, at Page 13 Official Records of said County.

BK 3717 PG 087



MORTON & PITALO, INC.  
 Civil Engineering Planning Surveying  
 1430 Alhambra Blvd., Suite 200  
 Sacramento, Ca 95816  
 916/454-9600  
 Fax 916/454-0120

July 25, 1989  
 85-0032

SOUTHEAST ROSEVILLE SPECIFIC PLAN  
 PARCEL 80.

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

Lot 80, as said lot is shown and so designated on that certain plat entitled "Johnson Ranch South Central", filed in Book P of Maps, at Page 94 Official Records of said County.

BK 3717 PG 88

MORTON & PITALO, INC.  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax: 916/454-0120

July 25, 1989  
85-0032

SOUTHEAST ROSEVILLE SPECIFIC PLAN  
PARCEL 81

All that certain real property situate in the City of Roseville, County of Placer,  
State of California, described as follows:

Lot 81, as said lot is shown and so designated on that certain plat entitled  
"Johnson Ranch South Central", filed in Book P of Maps, at Page 94 Office  
Records of said County.

BM3717 PE089



MORTON & PITALO, INC.  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax 916/454-0120

July 25, 1989  
85-0032

SOUTHEAST ROSEVILLE SPECIFIC PLAN  
PARCEL 82

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

Lot 82, as said lot is shown and so designated on that certain plat entitled "Johnson Ranch East Unit No. 2", filed in Book Q of Maps, at Page 13 Official Records of said County.

BK 3717 PG 090



MORTON & PITALO, INC.  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax 916/454-0120

July 25, 1989  
85-0032

SOUTHEAST ROSEVILLE SPECIFIC PLAN  
PARCEL 83

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

Lot 83, as said lot is shown and so designated on that certain plat entitled "Johnson Ranch East Unit No. 2", filed in Book Q of Maps, at Page 13 Official Records of said County.

MS 717 76091

July 25, 1989  
85-0032

SOUTHEAST ROSEVILLE SPECIFIC PLAN  
PARCEL 84 .

All that certain real property situate in the City of Roseville, County of Placer,  
State of California, described as follows:

Lot 84, as said lot is shown and so designated on that certain plat entitled  
"Johnson Ranch East Unit No. 2", filed in Book Q of Maps, at Page 13 Official  
Records of said County.

13717 16092

m p

MORTON & PITALO, INC.  
Civil Engineering Planning Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca 95816  
916/454-9600  
Fax 916/454-0120

July 25, 1989  
85-0032

SOUTHEAST ROSEVILLE SPECIFIC PLAN  
PARCEL 85

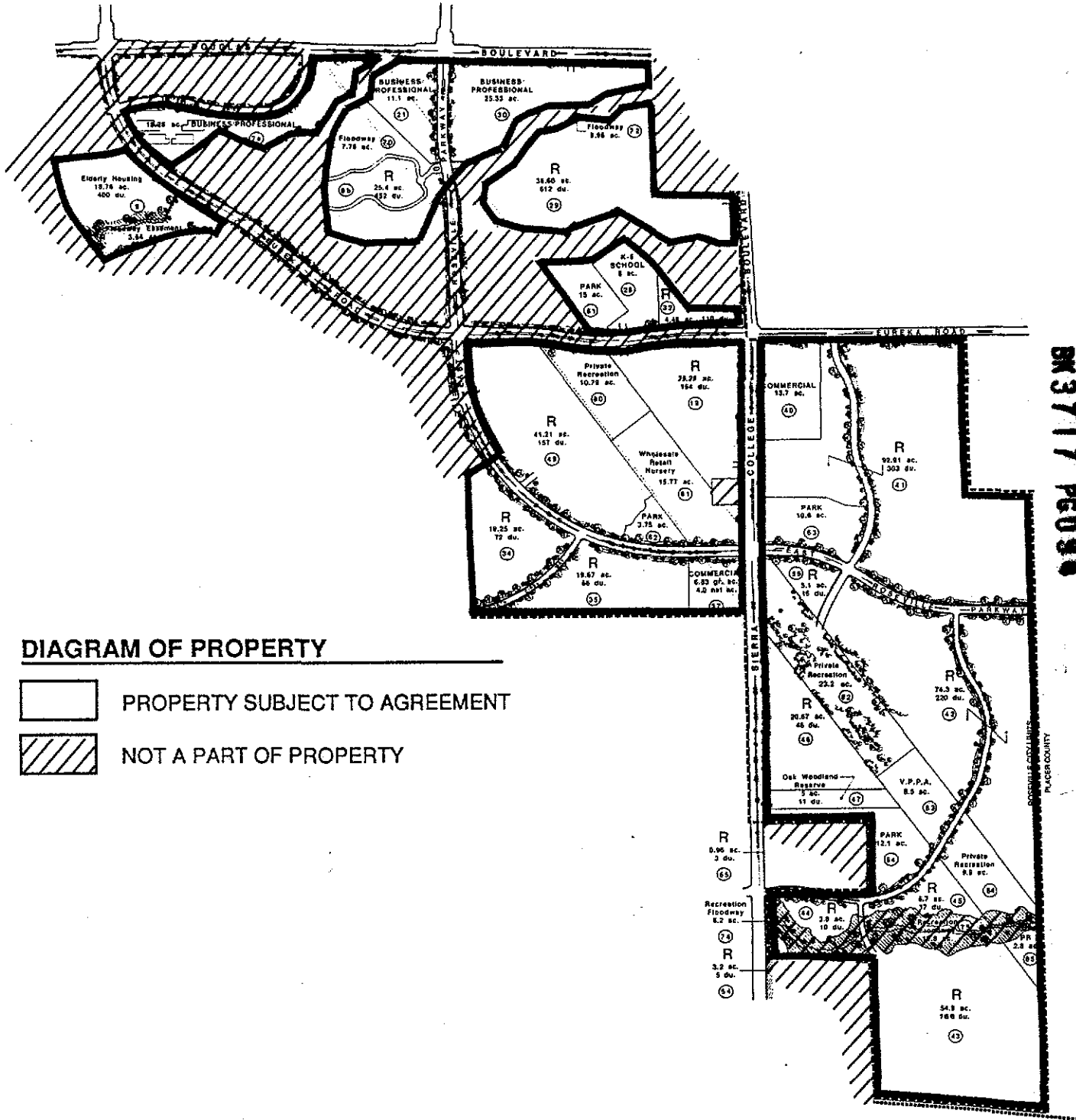
All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

Lot 85, as said lot is shown and so designated on that certain plat entitled "Johnson Ranch East Unit No. 2", filed in Book Q of Maps, at Page 13 Official Records of said County.

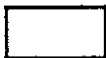

003717 18000

# SOUTHEAST ROSEVILLE SPECIFIC PLAN

CITY OF ROSEVILLE



**DIAGRAM OF PROPERTY**

-  PROPERTY SUBJECT TO AGREEMENT
-  NOT A PART OF PROPERTY

BK 3717 PG 98

A PLANNED DEVELOPMENT FROM



EXHIBIT A-2

0000 0011 0273

EXHIBIT "A"

CLIFF LAND

A portion of the Southwest one-quarter of the Northeast one-quarter of Section 8, Township 10 North, Range 7 East, Mount Diablo Base and Meridian, in the City of Roseville, being more particularly described as follows, to wit:

BEGINNING at a point on the South line of the Southwest one-quarter of the Northeast one-quarter of Section 8, Township and Range aforesaid from which the East one-quarter Section corner of said Section 8 bears South 89°47'21" East 2610.97 feet distant; thence from said point of beginning and following the said South line North 89°47'21" West 81.24 feet to the Southwest corner of the said Southwest one-quarter of the Northeast one-quarter; thence leaving said South line and following the West line of the said Southwest one-quarter of the Northeast one-quarter North 1°31'04" West 1317.91 feet to the Northwest corner of the said Southwest one-quarter of the Northeast one-quarter; thence leaving said West line and following the North line of the said Southwest one-quarter of the Northeast one-quarter South 89°18'32" East 147.61 feet to a point on a fence line; thence leaving said North line and following said fence line South 1°22'10" West 1316.34 feet to the place of beginning.

VOL 2791 PAGE 90

EX 3717 PG 95

EXHIBIT A

WRINGER RANCH

PARCEL ONE:

All that portion of the Southeast quarter of the Northwest quarter and the Northeast quarter of the Southwest quarter of Section 8, Township 10 North, Range 7 East, Mount Diablo Base and Meridian, described as follows:

BEGINNING at the Northeast corner of the Southeast quarter of the Northwest quarter of said Section 8; thence along the North line of the Southeast quarter of the Northwest quarter of said Section 8 444.0 feet to a point; thence South 2,656.00 feet more or less to the South line of the Northeast quarter of the Southwest quarter of said Section 8; thence along said South line East 447 feet to the Southeast corner of the Northeast quarter of the Southwest quarter of said Section 8; thence along the East line of the West half of said Section 8, 2,656.00 feet more or less to the point of beginning.

PARCEL TWO:

The Southeast quarter of the Northwest quarter and the Northeast quarter of the Southwest quarter of Section 8, Township 10 North, Range 7 East, Mount Diablo Base and Meridian, EXCEPTING THEREFROM that portion described as follows:

BEGINNING at the Northeast corner of the Southeast quarter of the Northwest quarter of said Section 8; thence along the North line of the Southeast quarter of the Northwest quarter of said Section 8 West 444.0 feet to a point; thence South 2,652.00 feet, more or less to the South line of the Northeast quarter of the Southwest quarter of said Section 8; thence along said South line East 447 feet to the Southeast corner of the Northeast quarter of the Southwest quarter of said Section 8; thence along the East line of the West half of said Section 8, 2,652.00 feet, more or less, to the point of beginning.

VOL 2791 PAGE 550

BK 3717 PG 096

EXHIBIT "A"

Parcel A, as shown on that certain Parcel Map entitled "A Portion of the SE 1/4 of Sec., 8 T. 10 N., R. 7 E., M.D.B. & M.", recorded in Book 5 of Parcel Maps, at page 77, records of said County.

EXCEPTING THEREFROM all of the oil, gas, geothermal and minerals lying below a depth of 500 feet as reserved by the Corporation of the President of the Sacramento, California Stake, the Church of Jesus Christ of Latter Day Saints in the deed recorded October 31, 1983 in Book 2636, page 839, Official Records.

ALSO EXCEPTING THEREFROM:

All that certain real property situate in the City of Roseville, County of Placer, State of California, described as follows:

A portion of Parcel A, as said parcel is shown and so designated on that certain Parcel Map filed in Book 5 of Parcel Maps, at page 77, Official Records of said County, more particularly described as follows:

BEGINNING at the Northwest corner of said Parcel A; thence, along the North line of said Parcel A, South 89°47'21" East 41.57 feet; thence, South 07°48'30" East 50.49 feet; thence, along the arc of a curve to the left, concave Southeasterly, having a radius of 36.00 feet and being subtended by a chord bearing South 44°20'48" West 52.67 feet; thence, South 01°31'04" East 32.08 feet; thence, along the arc of a curve to the left, concave Northeasterly, having a radius of 1940.00 feet and being subtended by a chord bearing South 03°15'35" East 117.92 feet; thence, South 01°59'05" East 120.00 feet; thence, along the arc of a curve to the left, concave Northeasterly, having a radius of 1950.00 feet and being subtended by a chord bearing South 13°06'45" East 311.98 feet to a point on the South line of said Parcel A; thence, along said South line, South 89°53'06" West 77.29 feet to the Southwest corner of said Parcel A; thence, North 01°31'04" West 661.09 feet to the point of beginning.

APN 468-010-05-01

BK 2636 PG 77  
BK 3717 PG 97

*Ord*  
✓

ORDINANCE NO. 2255

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE  
ADOPTING A THIRD AMENDED AND RESTATED DEVELOPMENT  
AGREEMENT FOR THE SOUTHEAST ROSEVILLE SPECIFIC PLAN  
AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT  
ON BEHALF OF THE CITY OF ROSEVILLE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. The Council finds as follows: There currently exists a Second Amended and Restated Development Agreement for property within the Southeast Roseville Specific Plan Area. It is in the public interest that the Second Amended and Restated Development Agreement be replaced by a Third Amended and Restated Development Agreement which recites with specificity certain matters relating to housing, parks and traffic improvements.

SECTION 2. In accordance with Article 30 of Ordinance No. 802, the Zoning Ordinance of the City of Roseville, the City Council has received the recommendation of the Planning Commission that the City of Roseville enter into an amended and restated development agreement for the Southeast Roseville Specific Plan Area.

SECTION 3. The Council of the City of Roseville has reviewed the findings of the Planning Commission recommending approval of the Third Amended and Restated Development Agreement for the Southeast Roseville Specific Plan Area and makes the following findings:

1. The Third Amended and Restated Development Agreement is consistent with the objectives, policies, general land uses and programs specified in the City of Roseville General Plan and the Southeast Roseville Specific Plan, as amended;
2. The Third Amended and Restated Development Agreement is compatible with the uses authorized in and the regulations prescribed for the land use districts in which the real property is located;
3. The Third Amended and Restated Development Agreement is in conformity with public convenience, general welfare and good land use practice;
4. The Third Amended and Restated Development Agreement will not be detrimental to the health, safety or general welfare of residents in the City of Roseville;
5. The Third Amended and Restated Development Agreement will not adversely affect the orderly development of property or the preservation of property values; and

6. The development permitted by the Third Amended and Restated Development Agreement will provide sufficient benefit to the City of Roseville to justify entering into the Third Amended and Restated Development Agreement.

SECTION 4. The Third Amended and Restated Development Agreement by and between Southfork Partnership and the City of Roseville, relating to the Southeast Roseville Specific Plan Area is hereby approved and the City Manager is authorized to execute it on behalf of the City of Roseville.

SECTION 5. This ordinance shall be effective at the expiration of 30 days from the date of its adoption.

SECTION 6. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within 14 days after it is adopted in a newspaper of general circulation in the City, or shall within 14 days after its adoption cause this ordinance to be posted in full in at least three public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville this 16th day of August, 1989, by the following vote on roll call:

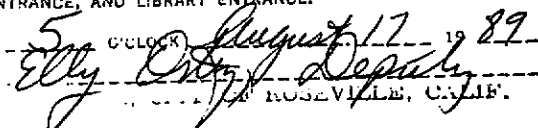
AYES COUNCILMEMBERS: Tom Chambliss, Phil Ozenick, John M. Byouk,  
Mel Hamel, Bill Santucci  
NOES COUNCILMEMBERS: None  
ABSENT COUNCILMEMBERS: None

  
MAYOR

ATTEST:

  
CITY CLERK

1. THE FOLLOWING INSTRUMENT IS THE ORIGINAL ORDINANCE,  
AND HAS BEEN PUBLISHED BY POSTING IN THE FOLLOWING  
PUBLIC PLACES: LOBBY OF CLERK'S OFFICE, CITY HALL  
ENTRANCE, AND LIBRARY ENTRANCE.

At 5:00 o'clock August 17, 1989  
  
CITY OF ROSEVILLE, CALIF.

# SOUTHEAST ROSEVILLE SPECIFIC PLAN

*City Of Roseville*



*April 20, 1988*

EXHIBIT B



**JOHNSON RANCH**

BK 3717 PG 98

# SOUTHEAST ROSEVILLE SPECIFIC PLAN

Adopted by Resolution Number 88-51 April 20, 1988

## **City Council**

Bill Santucci, Mayor  
John Byouk, Mayor Pro Tempore  
Tom Chambliss  
Phil Ozenick  
Mel Hamel

## **Planning Commission**

Fred Lohse, Chairman  
David Watts, Vice Chairman  
Pauline Roccucci  
Christopher Hays  
Audrey Huisking  
Bill Huffman  
Jim Gray

Prepared for:

## **City of Roseville Planning Department**

Steve Dillon, Planning Director  
Dan Dameron, Associate Planner

## **Consultants**

### **Specific Plan/Land Plan**

Wade Associates  
2140 Professional Drive, Suite 140  
Roseville, California 95661

### **Civil Engineering**

Morton & Pitalo, Inc.  
1430 Alhambra Boulevard, Suite 200  
Sacramento, California 95816

### **Traffic**

Fehr and Peers  
3685 Mt Diablo Boulevard, Suite 200  
Lafayette, California 94549

### **Environmental Impact Report**

R.C. Fuller & Associates  
5908 Fair Oaks Boulevard  
Carmichael, California 95608

BM 3717 PG099

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03717 PG102

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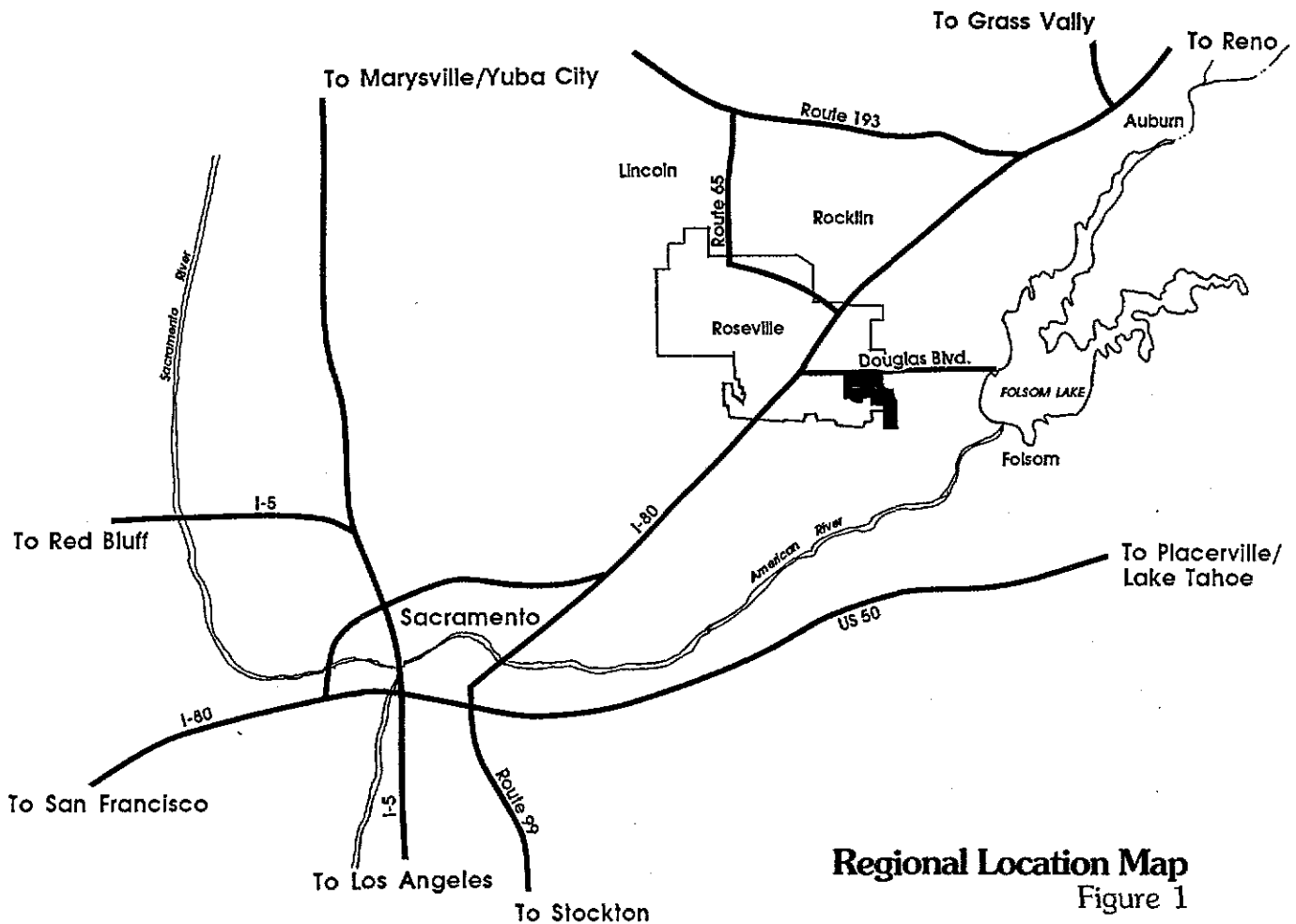
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# 1 INTRODUCTION AND PLAN SUMMARY

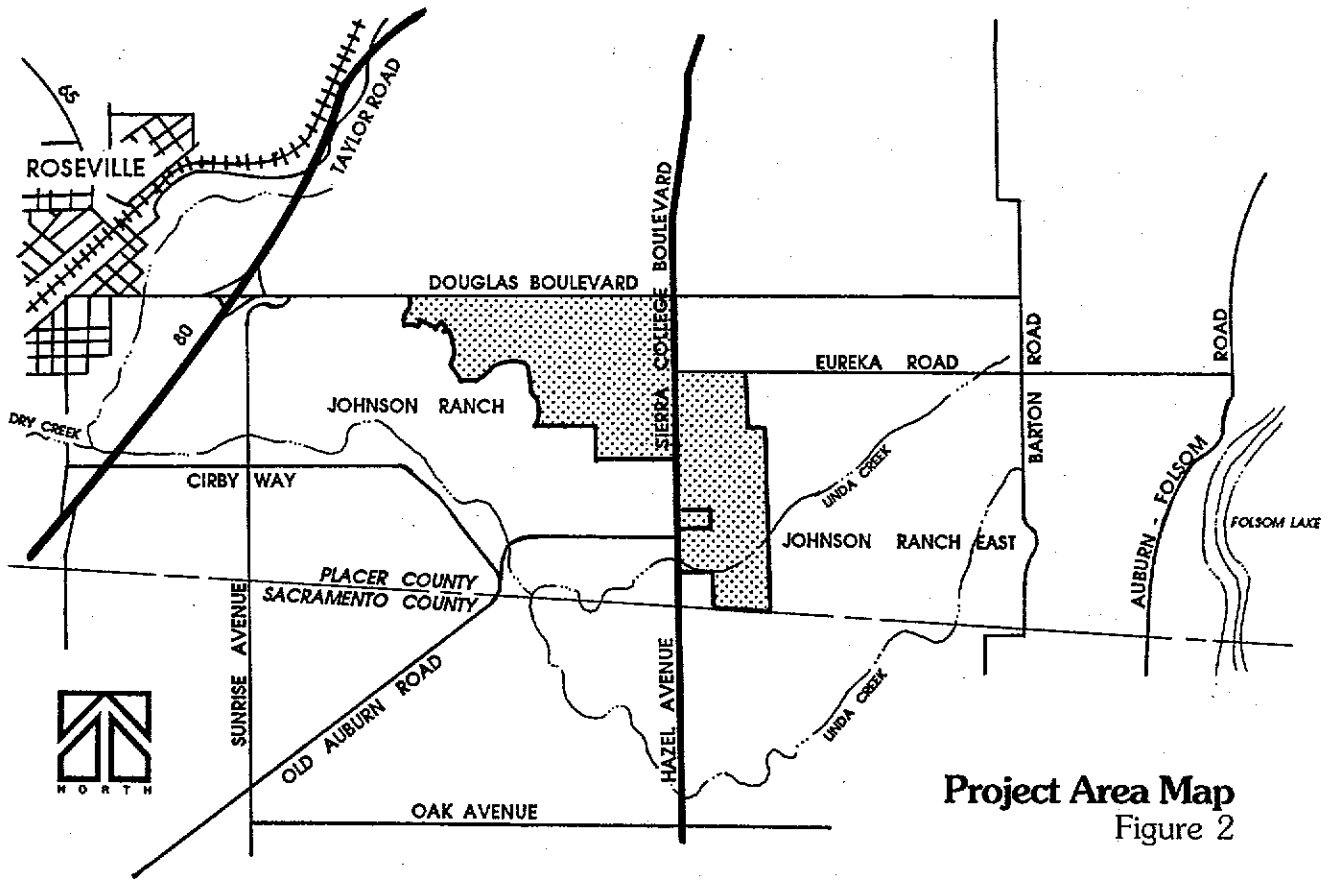
The Southeast Roseville Specific Plan provides for the development of 1,004 acres including single family and multi-family residential, retail commercial, and business-professional uses. The primary purpose of the Plan is the creation of a residential community with supporting retail and public facilities, and the creation of a business-professional employment center. The Plan includes comprehensive arterial street and infrastructure systems to support the resident population and labor force.

## 1.1 The Specific Plan Area

The Southeast Roseville Specific Plan is located in the southeast section of the City of Roseville, approximately 20 miles northeast of downtown Sacramento (Figure 1, Regional Location Map). The project area is located east of I-80 on the south side of Douglas Boulevard, a major arterial serving the unincorporated communities to the east of Roseville.



Regional Location Map  
Figure 1



**Project Area Map**  
Figure 2

## 1.2 Purpose and Content of the Specific Plan

The Southeast Roseville Specific Plan incorporates two major sub-areas separated by Sierra College Boulevard (Figure 2, Project Area Map). To the west of Sierra College Boulevard a total of 645.4 acres were master planned with the adoption of the initial Southeast Roseville Specific Plan in February, 1985. A total of 3,798 dwelling units were approved, and substantial street and utility improvements, site preparation, and new residential and office construction have occurred pursuant to the adoption of the Specific Plan. This Specific Plan Area has been identified as Johnson Ranch.

To the east of Sierra College Boulevard is an undeveloped area of 359 acres designated for low density residential use in the 1985 Roseville General Plan. For the purposes of this Specific Plan the area east of Sierra College Boulevard will be identified as Johnson Ranch East.

This Specific Plan amends the Southeast Roseville Specific Plan adopted February, 1985. The primary purpose of this amendment is to incorporate into the adopted Plan the additional 359 acres of Johnson Ranch East, and to allocate residential and commercial land use from the original Plan to this new area.

Many of the major arterial streets designated in the Plan, including Douglas Boulevard, Rocky Ridge Drive, Eureka Road (east of Sierra College Boulevard) and Sierra College Boulevard, are major traffic carriers in Roseville and southeast Placer County. Substantial improvements in Douglas Boulevard and the construction of a new section of Eureka Road, East Roseville Parkway and Johnson Ranch Drive have been completed in the Plan Area pursuant to the 1985 Specific Plan.

Beyond the Plan Area major circulation in the area is currently provided by Douglas Boulevard, Sierra College Boulevard, Sunrise Avenue, Rocky Ridge Road, Cirby Way, Interstate 80 and Auburn/Folsom Road.

To the north of the Plan Area, across Douglas Boulevard, is the Northeast Roseville Specific Plan Area (Figure 4, Surrounding Land Use). This Plan, adopted in 1987, will be the location of major commercial, business-professional, and research and development facilities as well as multi-family housing. The Northeast Plan Area will be a major activity and employment center for the City and south Placer County.

On the west side of the Southeast Plan Area is the City's 159-acre Maidu Regional Park and Johnson Ranch Units 1 and 2. The Annabelle and Huntington Oaks residential subdivisions are located to the south. Beyond the City limits, west of Sierra College Boulevard and south of Old Auburn Road is the Woodbridge Ranch subdivision which extends into Sacramento County.

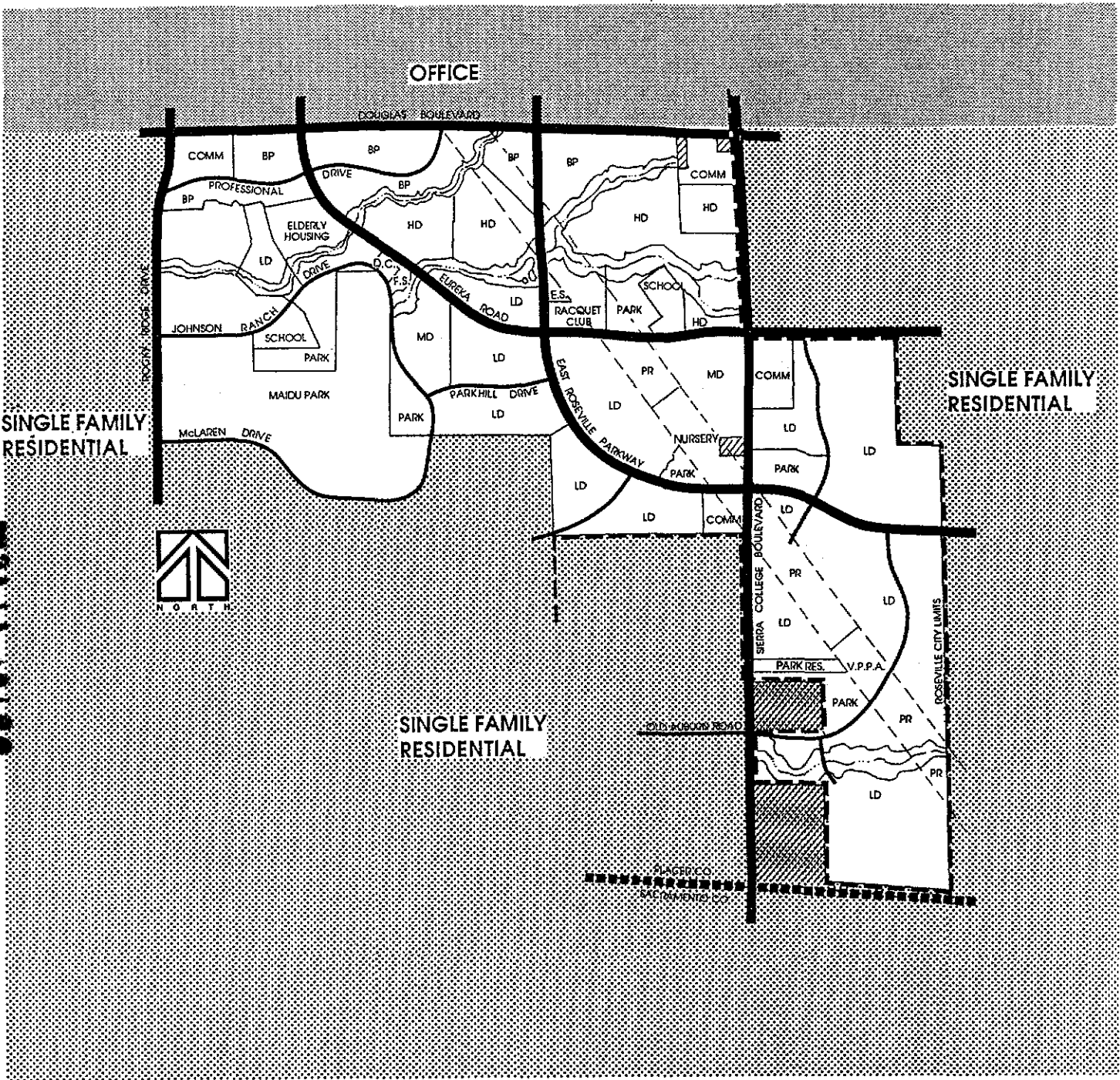
Tree Lake Village, a residential development planned for 1100 dwelling units, is located to the east within unincorporated Placer County contiguous with the Plan Area. Tree Lake Village was approved in 1986. Folsom Lake is located approximately five miles to the east.

#### 1.4.2 Natural Conditions

The natural environment in the Plan Area is characterized by oak woodlands and annual grasses that are typical of the foothill fringe region (Figure 5, Woodlands Environment Map). The majority of the area consists of gently rolling grassland with native oak, pine and brush. Slopes throughout the majority of the Plan Area are generally 15 percent or less; however, slopes in excess of 20 percent occur along the flanks of the Linda Creek drainage in the Johnson Ranch East area.

The land form slopes generally to the southwest, and the portion of the Plan Area along Douglas Boulevard provides long views to the south and west. These areas are highly suitable for public and commercial uses that can utilize both the visibility from Douglas Boulevard and the distant views as a feature amenity of the site. High ground is also found along the south side of Linda Creek and these areas offer short-range views to the east and north encompassing the oak woodland and the adjacent residential areas.

The geology and soils in the Plan Area are, in general, impermeable. The northern portion of the area along Douglas Boulevard is covered with the Mehrten formation, an impermeable lava mud flow which is difficult to prepare for development. (Figure 6)



Surrounding Land Uses  
Figure 4

The Specific Plan is intended to provide for the orderly and systematic development of the Plan Area in a manner consistent with the policies of the City of Roseville and the characteristics and limitations of the land. The Specific Plan represents a refinement and expansion of the broader policies set forth in the Roseville General Plan, and provides a transition between those policies and the implementation regulations contained in the Zoning Ordinance and the Subdivision Ordinance. The key elements of the Specific Plan are illustrated in Figure 3, the Specific Plan Organization Chart.

The Specific Plan establishes a program of land use and provides a detailed framework for the development of all land within the Plan Area. All subsequent subdivision and development, including public works, will be consistent with this Specific Plan.

The Specific Plan incorporates the following text and diagrams:

#### 1.2.1 Plan Area Setting and Specific Plan Land Use Diagram

The Plan Area Setting describes the opportunities and constraints inherent in the property and the Land Use diagram designates all intended land uses, including open space, within the Plan Area.

#### 1.2.2 Specific Plan Elements and Policies

These elements provide a detailed description of the location and extent of all land uses included within the Plan Area, as well as the location and extent of major components of public infrastructure and services required to support the proposed land uses. Goals for each element are generally incorporated in the text of each section. Standards and criteria to which development is subject are also specified.

#### 1.2.3 Phasing

The sequence and the conditions that will trigger the construction of major public improvements are generally described in this Plan and are set forth in the Development Agreement that implements this Plan.

#### 1.2.4 Design Guidelines

Design guidelines are established in the Specific Plan to address specific development conditions and building types that are expected within the Plan Area. The Design Guidelines supplement the City of Roseville Zoning Ordinance with regard to the siting and design of individual buildings. A supplementary document, Landscape Design Guidelines, is incorporated by reference in this Plan.

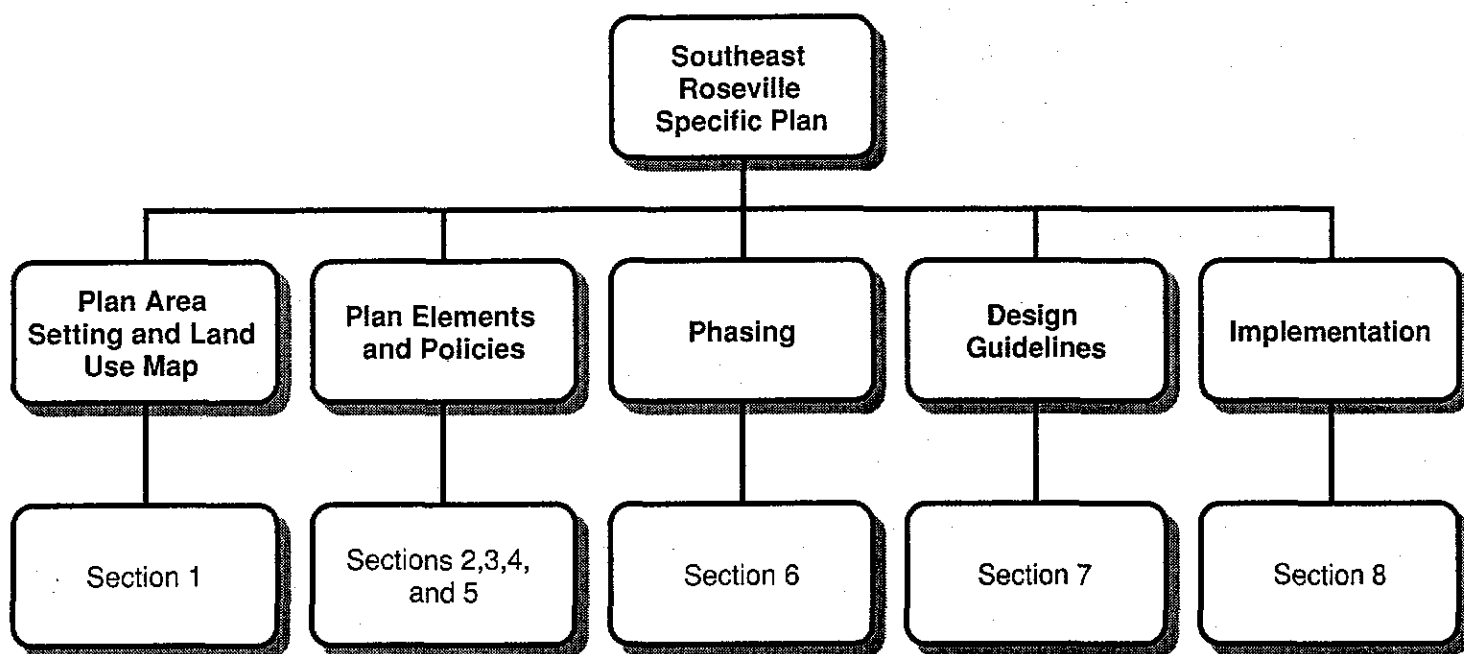
#### 1.2.5 Implementation Plan

The Implementation Plan, Section 8, describes how the various elements of the Plan will be implemented. Included is a description of both public and private land use regulations, proposed methods of improving public and private areas.

03717 PG108

03717 PG108

**Specific Plan Organization Chart**  
Figure 3



**1.3 Legal Authority**

The City of Roseville, as a charter city, is adopting this Specific Plan in accordance with a process consistent with the provisions of Article 8, Sections 65450 through 65457 of Title 7 Planning and Land Use Law, California Government Code. These provisions require that a specific plan must be consistent with the adopted general plan of the jurisdiction in which the plan area is located. It further requires that all subsequent subdivision and development, all public works projects, and zoning regulations must be consistent with the specific plan.

The Southeast Roseville Specific Plan is consistent with the Roseville General Plan.

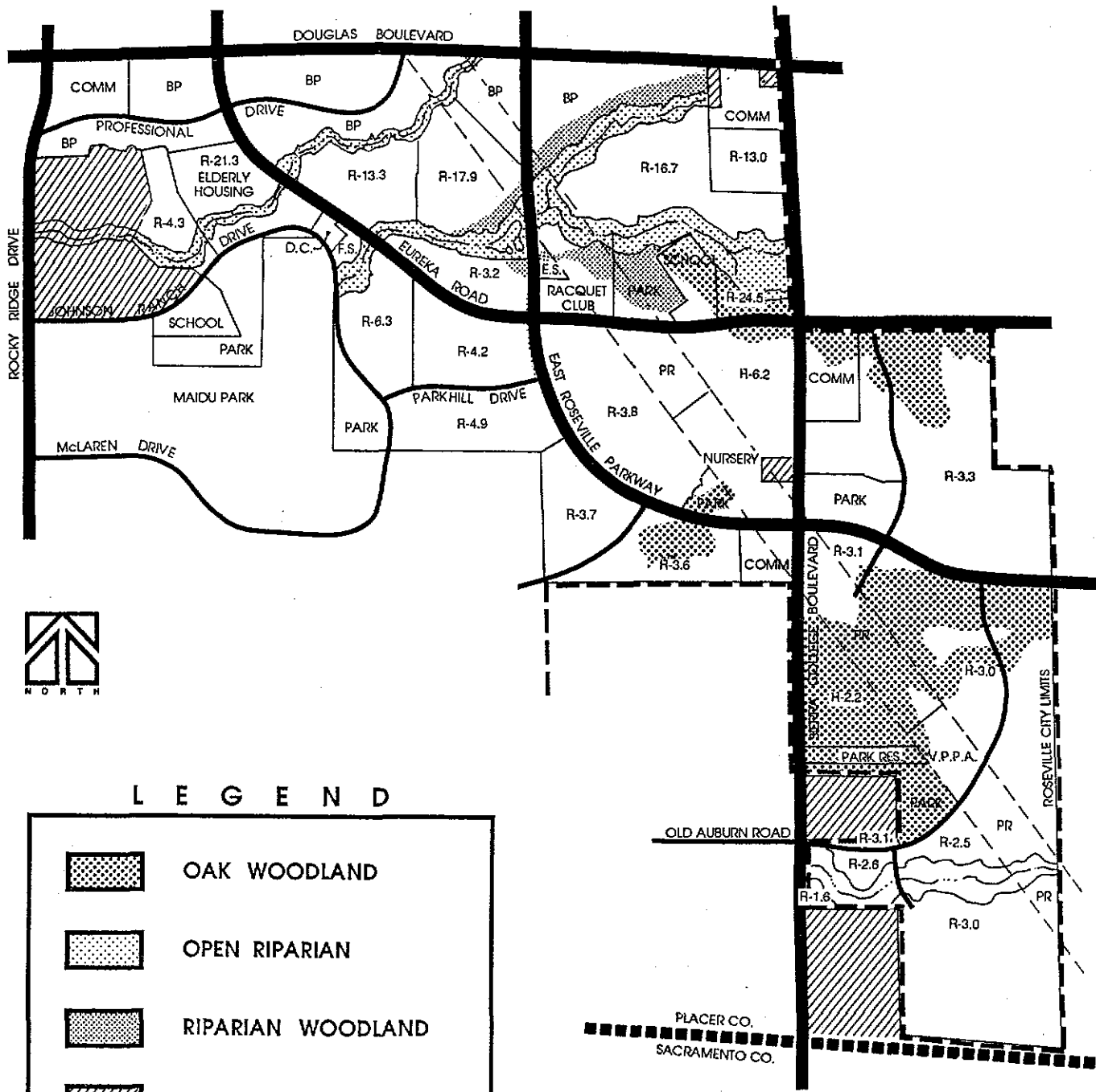
**1.4 Plan Area Setting**

1.4.1 Regional Context

As of early 1988, land within the Plan Area had been partially developed with a child care center (Parcel 9b), residences in Hampton Village (Parcel 13), and Wellington Village (Parcel 18), a racquet club (Parcel 27), and business-professional offices (Parcels 3,4,5, &7) along Douglas Boulevard between Rocky Ridge Drive and East Roseville Parkway. Approximately 200 single family homes exist in Johnson Ranch Subdivision Unit #1 and Unit #2 pursuant to plans adopted prior to the original 1985 Southeast Roseville Specific Plan.

00311 02102

003717 02107



L E G E N D

	OAK WOODLAND
	OPEN RIPARIAN
	RIPARIAN WOODLAND
	OUT PARCELS
	OPEN GRASSLAND

Woodlands Environment Map  
Figure 5

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Consequently, the land uses proposed for this area tend to be the most intensive uses that can support the relatively high cost of improving development sites such as business-professional, commercial, and multi-family housing.

The majority of the Plan Area drains to Linda Creek and Strap Ravine, the primary seasonal drainage courses. Riparian vegetation can be found along portions of Linda Creek in the extreme southern portion of the Plan Area and along the tributaries and main channel of Strap Ravine. A small agricultural pond of about one acre surface area is located in the Strap Ravine drainage just west of the east Roseville Parkway.

Blue oak is the predominant tree species in the Plan Area, but there are also interior live oak, valley oak and Digger pines. The oaks range from 30 to 60 feet in height, and a few are over 36 inches in diameter. The predominant growth pattern is approximately 20 to 30 feet high in a dense pattern that includes many trees 12 inches in diameter and smaller. Poison oak, buckbrush and toyon are common plant species within the oak woodland.

The oak woodlands are a major feature to be accommodated in the proposed development of the Plan Area. In the oak woodland to the east of Sierra College Boulevard, special design controls are applied to ensure that a significant portion of the woodland will be retained as a major feature within the residential neighborhood. Oaks are also included in the various parks throughout the Plan Area.

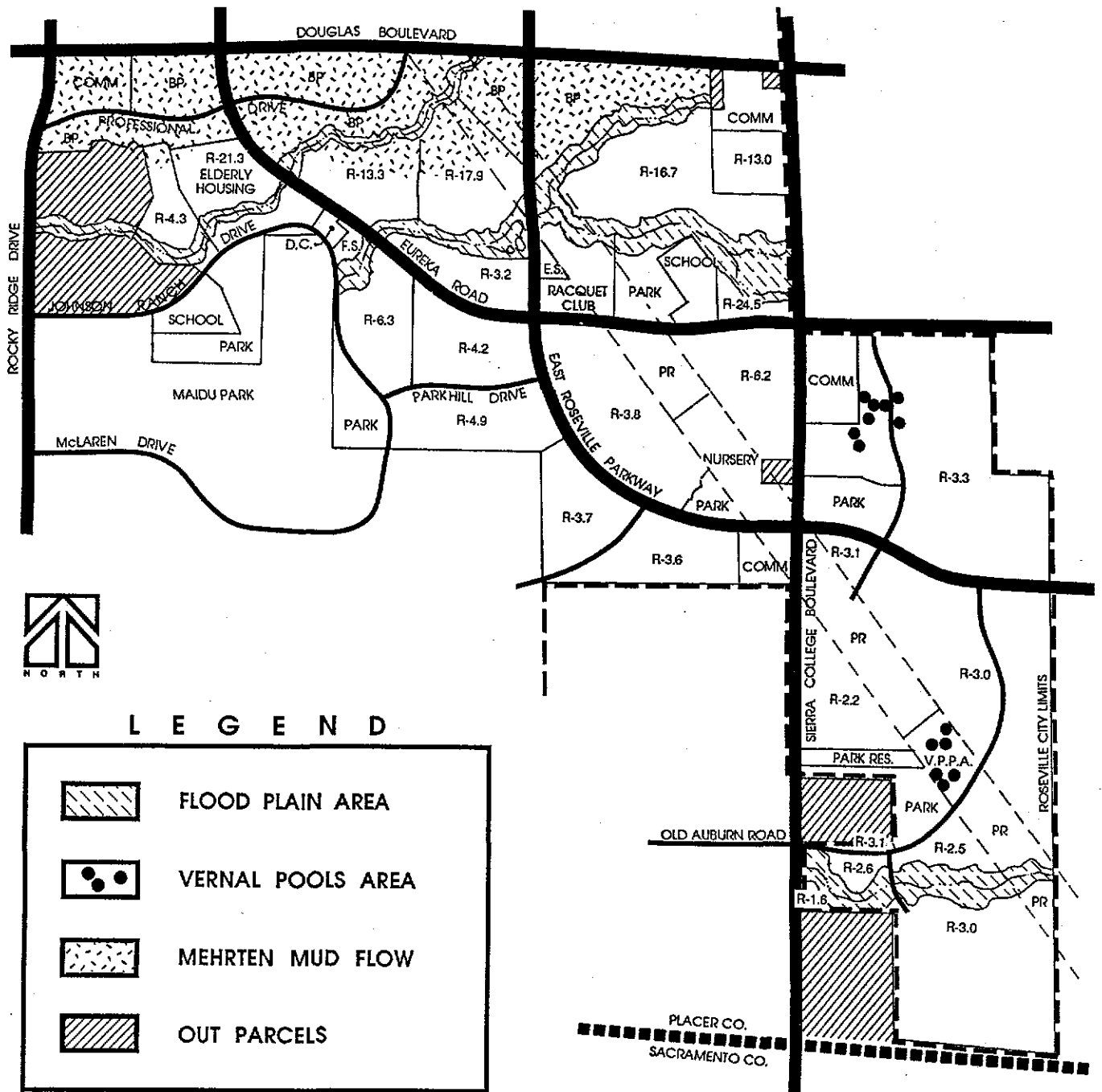
Thirty-eight vernal pools of varying sizes and depths have been identified in the Plan Area, primarily east of Sierra College Boulevard, (Figure 6, Flood Plain, Vernal Pools Mehrten Formation Map). Such pools are common to large areas of Roseville and other portions of south Placer County. Vernal pools occur on soils containing a hardpan or other impermeable layer. The natural depression collects rainwater and surface drainage which supports rare and unusual fauna and flora in the spring as the accumulated water evaporates. Preservation of some portion of the vernal pool area is important to maintain viable colonies of the rare plants as examples of the indigenous environment and to maintain plant diversity.

Numerous small mammals and birds typical in the region have been identified in the project EIR as inhabitants of the Plan Area. No endangered species are known to exist in the area, and none are considered sensitive species.

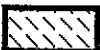



Additional information relative to the natural setting of the Plan Area is found in the project Environmental Impact Report, State Clearinghouse #87040605. A copy of this EIR is on file at the City of Roseville Planning Department.

### **1.5 Overview of the Specific Plan Concept**

The Southeast Roseville Specific Plan provides a mix of employment and housing opportunities in close proximity, enabling Roseville residents to live and work in a planned community. Recreation facilities, shopping, schools and parks are all incorporated in the Plan to minimize the need for residents to travel out of the Plan Area for most daily activities and needs.



LEGEND

	FLOOD PLAIN AREA
	VERNAL POOLS AREA
	MEHRTEN MUD FLOW
	OUT PARCELS

Flood Plain, Vernal Pools & Mehrten Formation Map  
Figure 6

The Specific Plan implements a fundamental concept of jobs and housing balance established in the 1983 amendment to the City General Plan. The General Plan recognizes two major employment centers in the City, the industrial core in the north and the business-professional/services core on the east side of I-80. The concept is that workers should be able to find housing within a six-mile commute of their place of employment. This would result in shorter home-to-work commuting trips, and consequently minimize the traffic congestion and air quality impacts associated with new jobs and housing development.

The 1983 General Plan designated the Southeast Plan Area as the location of a new employment center, and simultaneously allocated a total of 5,000 additional dwelling units to achieve a jobs/housing balance east of I-80. Traffic analysis prepared for the General Plan amendment demonstrated that a balance of jobs and housing would reduce the projected traffic demand on certain street linkages leading to the north industrial area.

The Southeast Plan directly implements the General Plan by providing a balance of employment and housing within the Plan Area. Employment opportunities provided by the business-professional office uses and the commercial uses is expected to generate approximately 3,500 jobs. This is balanced within the Plan by a total of 3,658 dwelling units in a mix of housing types that can be expected to meet the housing needs of a broad spectrum of the work force. The close proximity of jobs to a mix of housing, the extensive bicycle and pedestrian system on major thoroughfares, and the provision of bus shelters and turnouts can be expected to result in fewer and shorter home-to-work trips than in other communities of comparable size. In addition, the convenient location of shopping, services, recreation, and schools within the community will also help to reduce other types of auto trips.

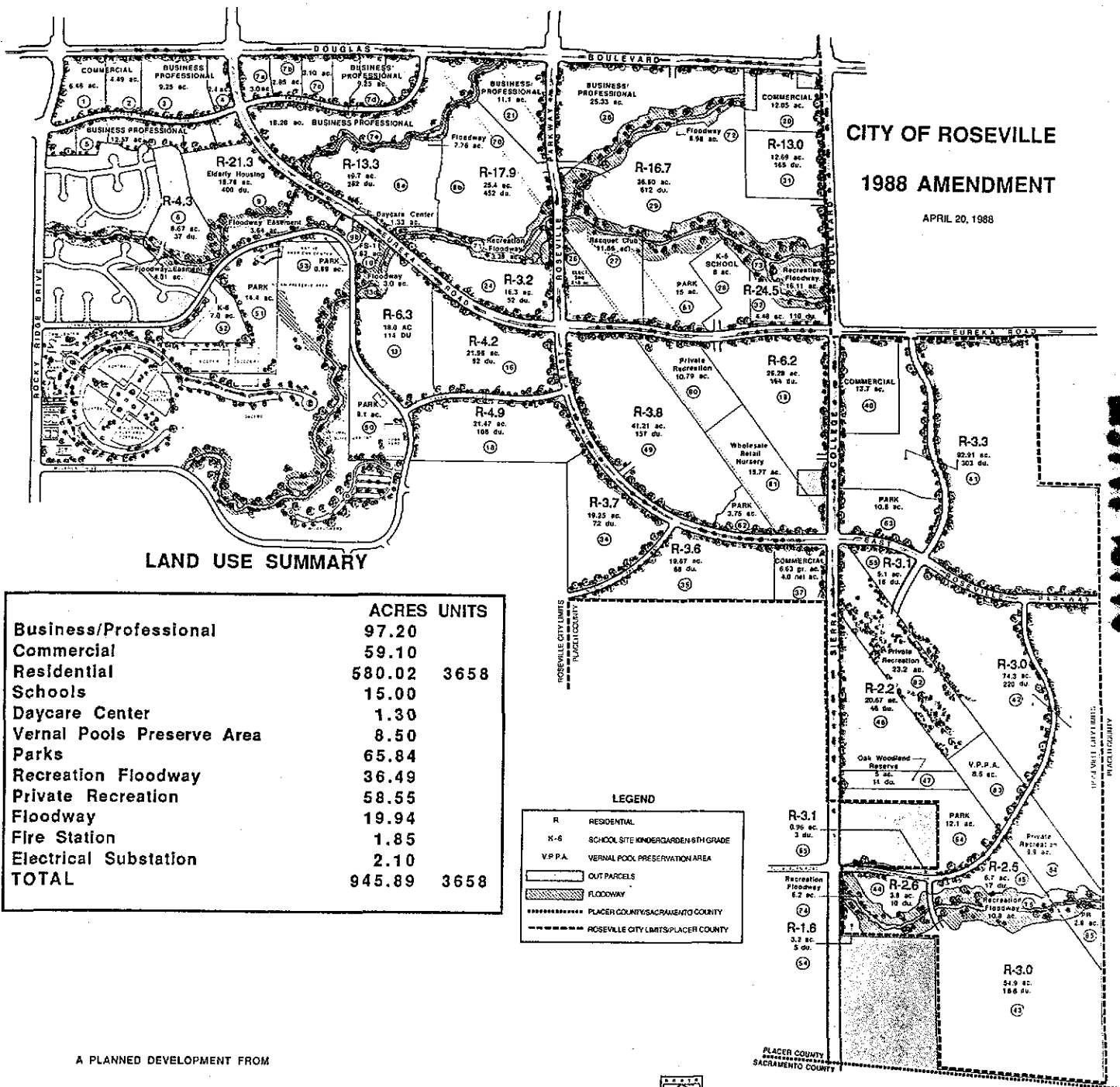
Land use responds to the natural environmental features, topography, traffic, access, General Plan policies and adjacent land use in the surrounding community. Commercial and business-professional, the most intense land uses, are arrayed along Douglas Boulevard at the north side of the Plan Area, adjacent to similar uses in the Northeast Plan Area. Residential density is highest in the area adjacent to these non-residential uses and decreases to the south, west and east towards existing neighborhoods. The residential density is designed to be compatible with the existing or planned adjacent neighborhoods. Further, through recommended policies, the Plan strives to preserve and enhance natural features of the land including stream courses and native trees.

The overall average density of residential land use in the current Plan is diminished from the original Southeast Plan Area by the reallocation of dwelling units to the expansion area east of Sierra College Boulevard, Johnson Ranch East. Land Use within the Specific Plan is summarized in Table 1 and illustrated in Figure 7, Land Use Plan.

# SOUTHEAST ROSEVILLE SPECIFIC PLAN

CITY OF ROSEVILLE  
1988 AMENDMENT

APRIL 20, 1988



### LAND USE SUMMARY

	ACRES	UNITS
Business/Professional	97.20	
Commercial	59.10	
Residential	580.02	3658
Schools	15.00	
Daycare Center	1.30	
Vernal Pools Preserve Area	8.50	
Parks	65.84	
Recreation Floodway	36.49	
Private Recreation	58.55	
Floodway	19.94	
Fire Station	1.85	
Electrical Substation	2.10	
<b>TOTAL</b>	<b>945.89</b>	<b>3658</b>

### LEGEND

R	RESIDENTIAL
K-6	SCHOOL SITE KINDERGARDEN 6TH GRADE
V.P.P.A.	VERNAL POOL PRESERVATION AREA
(Dashed line)	OUT PARCELS
(Wavy line)	FLOODWAY
(Dotted line)	PLACER COUNTY/SACRAMENTO COUNTY
(Dash-dot line)	ROSEVILLE CITY LIMITS/PLACER COUNTY

A PLANNED DEVELOPMENT FROM



WADE ASSOCIATES  
PLANNING - DESIGN - ECONOMICS



Land Use Plan  
Figure 7

Table 1  
Land Use

PARCEL	LAND USE	ACRES	UNITS	PARCEL	LAND USE	ACRES	UNITS
1	Commercial	6.46		40	Commercial	13.7	
2	Commercial	4.49		41	Residential	92.91	303
3	Business/Professional	9.25		42	Residential	74.3	220
4	Business/Professional	2.47		43	Residential	54.9	166
5	Business/Professional	12.57		44	Residential	3.8	10
6	Residential	8.67	37	45	Residential	6.7	17
7(a)	Business/Professional	3		46	Residential	20.67	46
7(b)	Business/Professional	2.85		47	Oak Reserve/Residential	5	11
7(c)	Business/Professional	3.1		49	Residential	41.21	157
7(d)	Business/Professional	9.25		50	Maidu Park Addition	9.1	
7(e)	Business/Professional	18.28		51	Maidu Park Addition	14.4	
8(a)	Residential	19.7	262	52	School (K-6)	7	
8(b)	Residential	25.4	452	53	Maidu Park Addition	0.69	
9	Elderly Housing	18.76	400	54	Residential	3.2	5
9(b)	Daycare Facility	1.33		55	Residential	5.1	16
10	Fire Station 1	1.82		61	Park	15	
13	Residential	18.04	114	62	Park	3.75	
13(d)	Floodway	3.2		63	Park	10.8	
16	Residential	21.96	92	64	Park	12.1	
18	Residential	21.47	106	65	Residential	0.96	3
19	Residential	26.28	164	70	Floodway	7.76	
20	Commercial	12.05		71	Recreation Floodway	3.38	
21	Business/Professional	11.1		72	Floodway	8.98	
24	Residential	16.3	52	73	Recreation Floodway	16.11	
26	Electrical Substation	2.1		74	Recreation Floodway	6.2	
27	Racquet Club	11.86		75	Recreation Floodway	10.8	
28	School (K-6)	8		80	Private Recreation	10.79	
29	Residential	38.6	612	81	Whlsle./Ret. Nursery	15.77	
30	Business/Professional	25.33		82	Private Recreation	23.2	
31	Residential	12.69	165	83	Vernal Pool Pres. Area	8.5	
32	Residential	4.48	110	84	Private Recreation	9.9	
34	Residential	19.25	72	85	Private Recreation	2.8	
35	Residential	19.67	66				
37	Commercial	6.63					
					<b>TOTAL</b>	<b>945.89</b>	<b>3658</b>

## 2. LAND USE ELEMENT

---

The Southeast Roseville Specific Plan encompasses three basic categories of land use: residential, commercial, and business-professional. These are supported by a range of service facilities including an electric substation, a fire station, private recreation, day care center, schools, parks and a library. Commercial land use is provided to serve the basic retail and service needs of the resident population, workers within the Plan Area, and the residents of the unincorporated Granite Bay area to the east. All shopping areas within the Plan Area are intended to be neighborhood size facilities.

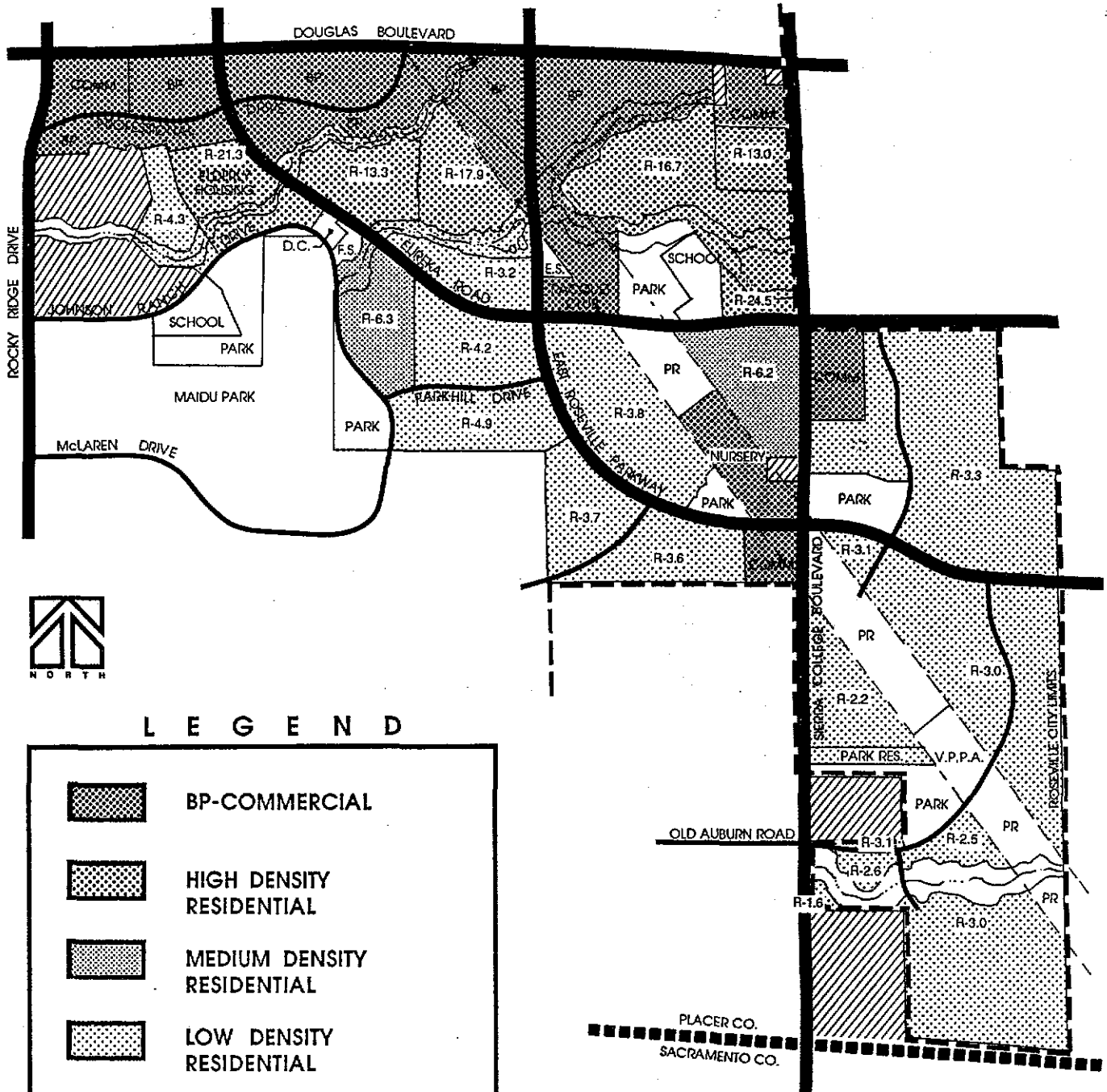
A table of land uses by parcel is presented on page 12 and in Appendix A.

The basic allocation of land use to this Plan Area was established in the Roseville City General Plan Amendment in 1983. In that General Plan process it was determined that an employment center located on the east side of I-80 in Roseville would partially offset the large trip generation potential of the industrial employment center anticipated on the west side of I-80. The intent in the General Plan was to provide a balance in the community that would mitigate, to some degree, the traffic problems that would result from concentrating all employment in a single location. In addition, it was determined that a second employment center based on administrative, professional and service occupations would fill a niche in the regional employment market. That determination has proved accurate with the success of the business-professional office constructed along Douglas Boulevard pursuant to adoption of the original Specific Plan.

The residential land use was assigned to the Southeast Specific Plan to ensure that there would be an adequate supply of housing available to meet the needs of the workers in the business-professional, research, and service industries expected to locate on the east side of I-80. The objective is to reduce the number and length of home-to-work trips for the employees of the businesses in the area by providing housing nearby. The allocation of housing units is based on the principle of a jobs/housing balance that is embodied in the City General Plan, and in the various ordinances and resolutions that implement trip reduction within the City.

The distribution of land use within the Plan Area reflects three key factors: the natural features of the site, the basic circulation system, and the surrounding land uses. The conceptual allocation of land use in the Southeast Specific Plan is illustrated in Figure 8, the Land Use Concept Diagram.

The highest intensity uses (business-professional and multi-family residential) are located along the major arterials in keeping with the City General Plan guidelines for land use. This allocation of highest intensity uses corresponds to the location of the Mehrten lava formation along the south side of Douglas Boulevard. The Mehrten formation entails higher development costs for site improvement than soft alluvial soils.



Land Use Concept Diagram  
Figure 8

As one moves south and east in the Plan Area the land uses become less intense, with single family residences as the dominant land use. This pattern is compatible with the rolling terrain in these portions of the Plan, and the lower residential densities relate well with the existing and planned neighborhoods in Huntington Oaks to the south, and the Treelakes project to the east.

## 2.1 Residential Land Use

The Specific Plan provides for 3,658 dwelling units in a mix of detached single family, clustered detached and/or attached single family and multi-family unit types. The diversity in residential types is intended to serve a variety of housing needs and lifestyles. Roughly forty-two (42) percent of the total dwelling units fall within the low/moderate density residential category. This includes single family detached dwellings and related housing types at average densities ranging from 1 to 5 units per acre.

Approximately three (3) percent of the total units fall within the moderate density category which includes clustered detached duplex and/or townhouse units averaging 6 to 10 units per acre.

Fifty-four (54) percent of the units will be high density multi-family dwelling units. These apartment and condominium units (including senior housing) will be constructed at densities of 10 to 20 units per acre. Table 2 presents a summary of the residential density allocation.

Table 2  
Residential Allocation by Density Category

	Dwelling <u>Units</u>	<u>%</u>
Low Density (R-3 to 5)	1,543	42.2
Medium Density (R-6 to 10)	114	3.1
High Density (R-10 to 20)	2,001	54.7
	=====	=====
	3,658	100.0

The average density of all land devoted to residential use is 6.21 dwelling units per acre.

The addition of new territory east of Sierra College Boulevard brought 167 dwelling units to the Specific Plan. These units had been previously allocated to that area in the 1983 General Plan. However, despite the additional allocation of dwelling units, the total number of dwelling units in the entire Specific Plan is 140 units fewer than the total dwelling units allocated in the 1985 Specific Plan. The overall reduction in dwelling units reflects a reduction in the density in the original Plan Area (west of Sierra College Boulevard), and a reallocation of units to east of Sierra College Boulevard.

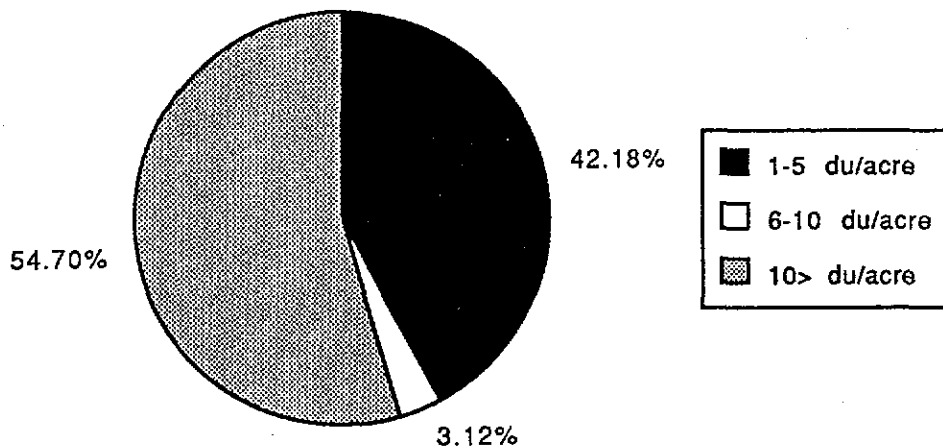
The dwelling units allocated east of Sierra College Boulevard increased from 167 to 797 in the 1988 Specific Plan. The dwelling units west of Sierra College Boulevard decreased from 3,798 to 2,861 dwellings. The density of residential development is significantly reduced west of Sierra College Boulevard, and increased to the east, relative to the 1983 General Plan. Much of the reduction in density reflects a change in the planned mix of dwelling unit type from attached single family, small lot single family, and duplex units to more traditional single family dwellings on standard lots. The 1985 Specific Plan proposed a relatively high percentage of dwelling units in the middle density range of six to 10 dwellings per acre. This was intended to provide opportunities for new housing types in Roseville, but has proven to be an approach to housing that is not currently in demand by persons seeking housing. Consequently, the housing mix revisions in the 1988 Specific Plan reflect a return to more traditional housing types, including multi-family and single family housing.

A total population of 7,829 will ultimately be accommodated within the Plan Area based on the average household size by unit type in Roseville.

Table 3  
Estimate of Total Population

<u>Unit Type</u>	<u>Units</u>	<u>Average HH Pop.</u>	<u>Est. Population</u>
Low Density, Single Family (1-5 du/AC)	1,543	2.64	4,073
Medium Density (6-10 du/AC)	114	2.05	234
High Density, Multi-family (10+ du/AC)	2,001	1.76	3,522
	====	====	====
	3,658	2.14	7,829

Source: Average household population is taken from the 1980 Census for the City of Roseville.



**Dwelling Allocation By Density**  
Figure 9

Residential neighborhood development in the Plan Area is organized in close proximity to supporting commercial and public services. The neighborhoods are defined by the major arterial streets and will be designed in such a manner that non-local traffic through the neighborhood is discouraged. Residences will be oriented to the interior of the neighborhood rather than major arterial streets, with convenient access to arterial streets provided by local and collector streets. Each neighborhood will have an identity distinct from that of others in the Plan Area through site development standards which include signage, landscaping, fencing and other project design features.

### 2.1.1 Affordable Housing

The purpose of establishing an affordable housing goal for the southeast area is to ensure that the Specific Plan is in compliance with the City's General Plan Housing Element. This is accomplished by identifying the number of affordable dwelling units by income category needed in order to help the City meet its overall housing needs. The recommended affordable housing goals being developed by the City will hopefully represent the most reasonable and attainable goals for the area.

City staff has commenced development of a City-wide Affordable Housing Implementation Program for consideration by the City Council. At the time such program is adopted by the City, landowners within the Plan Area will be bound by provisions of this program. Until such a program is adopted, residential development may proceed only if it is determined by the City Council that such development is consistent with the Housing Element of the General Plan.

### 2.1.2 Specific Plan Residential Land Use Policies

#### **Single-family detached housing:**

1. Subdivisions shall be designed as "residential villages" with distinct boundaries defined by open space corridors, arterial streets and landscaped buffers, including boundary fences where appropriate.
2. Neighborhoods design shall relate to natural features and constraints.
3. Residences shall be oriented with rear and side yards toward arterial streets.
4. Circulation systems within subdivisions shall emphasize internal circulation rather than accommodate through traffic.
5. Residential lot configurations which will accommodate zero lot line, cluster and other flexible designs are encouraged to maximize land use efficiency and respect natural constraints.
6. Buildings within a neighborhood grouping shall include a variety of roof lines, building heights, color schemes and setbacks to achieve visual interest. The architectural style shall be compatible among all buildings within each residential neighborhood.

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7. Provide sufficient buffering between single family development and major roadways, or non-residential uses.

**Attached and Multi-Family housing:**

1. Townhouse and apartment developments shall be compatible with developments on surrounding parcels.
2. Treat parapet walls, when required, as an integral part of building design. Such walls should not appear as unrelated visual elements.
3. Provide separate vehicular and pedestrian circulation systems which minimize auto and pedestrian contact.
4. Plan common open space areas with specific functions in mind. Such areas should not be "left-over" spaces after building design.
5. Connect open space areas with on-site pedestrian circulation systems. Units should view onto open space wherever possible.
6. Use open space areas to preserve existing natural features when present.
7. When adjacent to existing open spaces corridors, orient residential units towards open space and incorporate such corridors in project design.
8. Provide recreational facilities such as swimming pools, tennis courts, tot-lots and picnic areas to meet the projected needs of the project population.
9. Provide sufficient buffering between multi-family development and major roadways, or non-residential uses.
10. Buildings within a neighborhood grouping shall include a variety of roof lines, building heights, color schemes and setbacks to achieve visual interest. The architectural style shall be compatible among all buildings within each residential neighborhood.
11. Buildings shall be sited with regard to topography, vegetation and other physical features of each project parcel and adjacent parcels.
12. Tree preservation and grading policies set forth in the Open Space and Resource Management Element of this Plan shall apply to all residential development.
13. Use of indigenous drought-tolerant plant species in private and common area landscaping shall be encouraged consistent with the Landscape Design Guidelines document.

Additional design guidelines are set forth in Section 7, Design and Landscape Guidelines.

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## 2.2 Commercial Land Use

A total of 55 acres within the Specific Plan are designated for retail commercial use. Commercial uses are intended primarily to be community or specialty retail and service centers that serve the needs of Plan Area residents. As such, uses to be included in these areas include but are not necessarily limited to:

- Grocery Store
- Drug Store
- Variety Store
- Beauty/Barber Shop
- Restaurant/Coffee Shop
- Cleaners
- Convenience Stores
- Specialty Shops
- Banks

Certain commercial uses, such as automobile sales and service are prohibited. Other commercial uses provided within the Plan are a day care center, a racquet club and a proposed retail/wholesale nursery. The 16-acre nursery site will include a 3,000 square foot building, six acres of display area and ten acres of planting area. The 1.14 acre day care center site is located in convenient proximity to the business-professional areas and Maidu Park.

### 2.2.1 Specific Plan Commercial Land Use Policies

1. Commercial sites that abut residential areas shall provide landscaped buffers of not less than ten feet in width and a six-foot high masonry wall. Landscaped buffers shall be as described in the Design and Landscape Guidelines (Section 7) in this Plan.
2. Each commercial area shall be accessible from at least one major collector or arterial street, with sufficient design capacity to accommodate traffic generated by the businesses as well as other local traffic.
3. Commercial areas shall be directly accessible by public transportation, pedestrian and bicycle routes.
4. Pedestrian walkways and access to commercial areas shall be separated from major vehicular driveways and circulation where feasible.
5. Landscape trees shall be planted and maintained throughout surfaced parking lots to ensure that, within 15 years after planting, at least 50 percent of the parking area will be shaded. Trees shall be pruned or "limbed-up" sufficiently for building signage to be visible from the streets. (Refer to Figure 35, Tree Planting in Parking Areas, in Section 7 and the Landscape Design Guidelines document.)

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6. Buildings shall be designed and sited in proper proportion and manner to be compatible with the architectural design and siting of existing and proposed buildings in surrounding residential areas.

7. Tree preservation and grading policies set forth in the Open Space and Resource Management Element of this Plan shall apply to all commercial development.

8. Commercial centers and multi-tenant parcels shall have unified design utilizing consistent building materials, architectural styles, textures, detail, colors, landscaping and signage.

9. Distinctive architecture, variations in building orientations, setbacks and roof-lines shall be used to create interesting projects; however, "trademark" buildings dictated by chain or franchise businesses are generally discouraged.

10. Varied textures, materials, colors and landscaping shall be used to identify project entrances and break-up paved areas.

11. Parking lot design shall provide for good aisle circulation, minimization of conflicts, and ease of access.

12. Pedestrian seating areas, plazas, fountains and other elements of interest shall be incorporated into project design.

13. No outside, unscreened storage will be permitted in commercial areas.

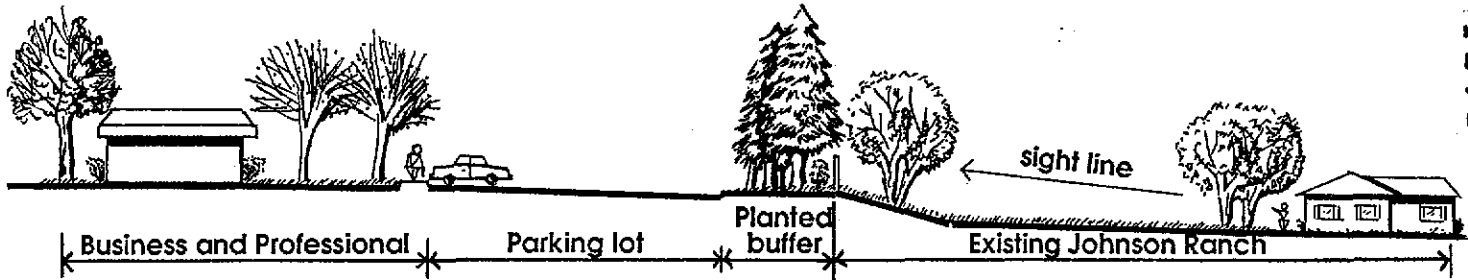
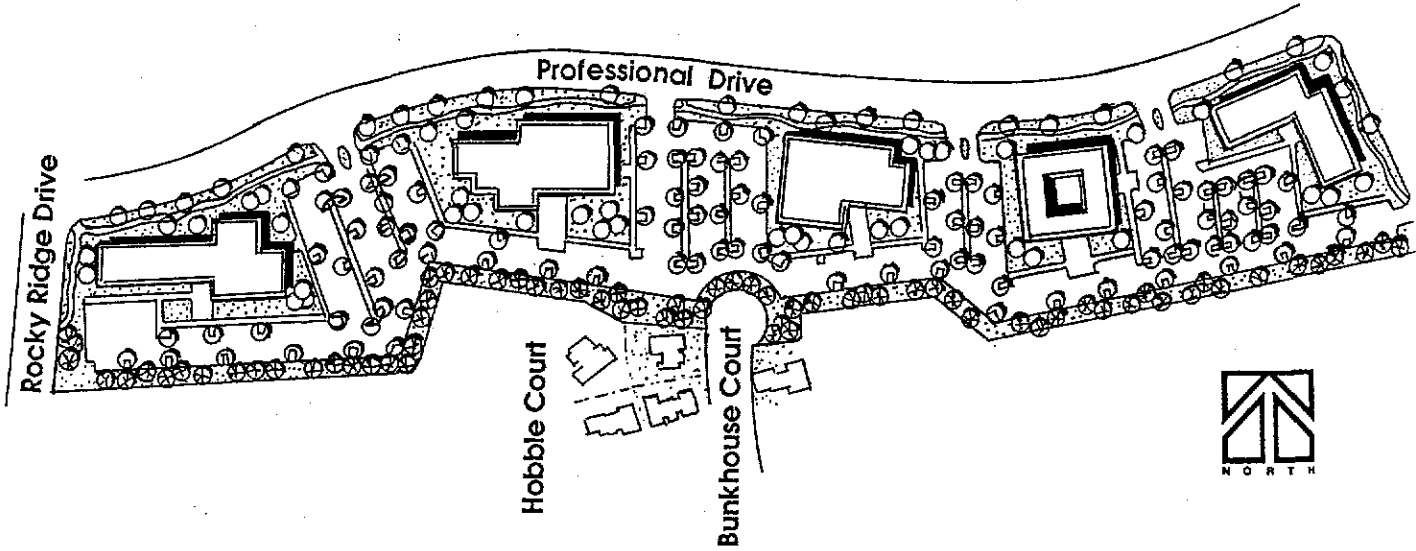
14. Tree wells in paved areas shall be sized to allow for adequate space for the tree at full growth as defined in the Landscape Design Guidelines document.

15. Commercial land use that has the rear of the buildings oriented to a public street shall provide a landscape setback equal to that required along the street adjacent to the primary building facade. Building elevations visible from the street shall be treated in the same manner as those fronting primary access. Loading, service, and trash enclosure areas shall be fully screened from the street by a combination of masonry walls, grade separation, and/or dense landscaping.

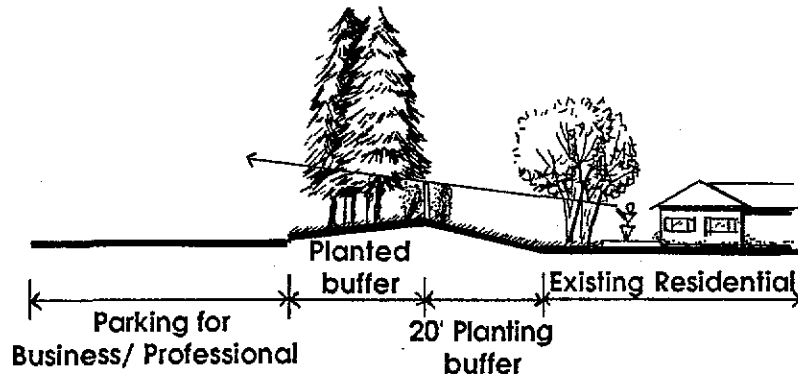
Additional design guidelines are set forth in Section 7, Design and Landscape Guidelines.

### **2.3 Business-Professional and Office Land Use**

The Plan Area adjacent to Douglas Boulevard is planned for development of business-professional office uses which are intended to provide space for corporate and regional headquarters, professional services, service centers (such as computer billing services) and similar business activities. The anticipated employment in the business-professional land use is estimated to average 34 employees per acre (Fehr and Peers Associates, Transportation Impact Study for the Southeast Roseville Specific Plan EIR, August, 1987.) This employee density equates to a total



SECTION BB



SECTION AA

Professional Drive Development Plan  
Figure 10

MR 3717 PG 12A

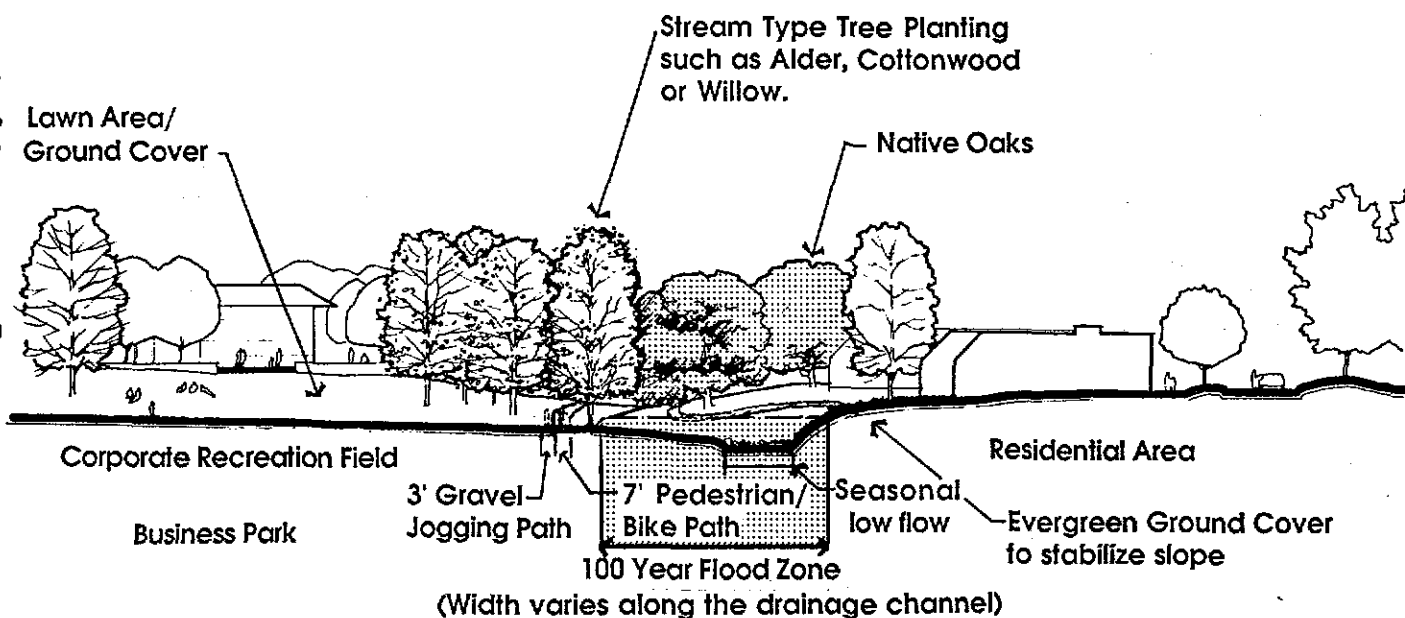
MR 3717 PG 12A

employment of 3,475 workers within the Plan Area. The business-professional uses will provide a new professional employment center for the City of Roseville and will provide employment opportunities for a diverse range of professional, managerial, service, communications and clerical workers.

The diverse range of residential dwelling types included in the Plan Area is intended to contribute to a balance of jobs and housing. A total of 3,658 dwelling units are proposed in a range of dwelling unit types. The ratio of housing to jobs is 1.05; that is, there is a slight surplus of dwelling units to jobs in the business-professional area.

The business-professional development is envisioned as a well-landscaped area with low-rise office buildings typically of two-to-three stories in height. The exception is the area immediately adjacent to single family residential areas on the south side of Professional Drive west of Eureka Road where the buildings will be restricted to single story as illustrated in Figure 10, the Professional Drive Development Plan.

The business-professional parcels are adjacent to the North Cirby Creek and the north branch of Strap Ravine. These natural drainage courses provide a significant visual element within the business-professional areas. In addition to performing the primary function of conveying storm drainage, these publicly owned open space corridors may provide space for recreational activities for the employment center population. (Figure 11)



**Creek Open Space Adjacent to B-P  
(Parcels 70 & 72)  
Figure 11**

### 2.3.1 Specific Plan Business-Professional Land Use Policies

1. Buildings shall be of an architectural design and character compatible with other buildings in the Specific Plan Area in order to provide the quality image desired by corporate and professional users. Business-Professional buildings are to have unified design utilizing consistent building material, architectural style, textures, detail, landscaping and signage.
2. Diverse building layouts and orientations, varying setbacks, building heights and bulk, staggering of building and roof-lines, and distinct architectural forms are encouraged to create visual interest.
3. Compatible building materials, textures, detail, colors, roof-treatment and landscaping are to be used on all sides of building visible from roadways, adjacent properties or the general public.
4. All buildings, structures, paved areas, building materials, color schemes and landscape elements shall be designed and constructed to create a desirable environment for the intended use, and to relate harmoniously to other business-professional buildings and adjacent residential neighborhoods.
5. Building scale shall relate to the building location within the Specific Plan according to the following categories:
  - a. "Gateway buildings" occurring at major intersections shall be consistent in form, materials, and scale.
  - b. "Neighborhood" professional buildings on Parcel 5 along Professional Drive shall be a smaller scale, one-story, and shall incorporate residential forms and materials.
  - c. Corporate buildings adjacent to major thoroughfares or part of a corporate park shall typically be of larger scale, two stories in height, and may have individual image or relate to other buildings in a corporate park setting.
6. Orient business-professional buildings adjacent to roadways with rear and/or side parking when practical.
7. All building and project entries should be well defined and establish a clear sense of entry.
8. Encourage the incorporation of pedestrian plazas with landscaping, seating, drinking fountains and points of interest such as water elements or art sculptures into project design.
9. Encourage the provision of secured bike storage, exercise and jogging facilities, lockers, showers, and outdoor eating and seating areas for employee utilization.

MS 3117 PG 126

MS 3117 PG 126

10. The building setback from Douglas Boulevard shall vary in order to enhance the aesthetic impact of the buildings and maintain visual interest along the boulevard. In no instance shall the building be less than 50 feet from the edge of the 100-foot wide right-of-way.

11. Driveway access to Douglas Boulevard shall be limited in order to maintain visual continuity of the frontage landscaping and minimize traffic conflicts.

12. Landscaped buffers shall be provided as described in the Design and Landscape Guidelines (Section 7) in this Plan.

13. Tree preservation and grading policies set forth in the Open Space and Resource Management Element of this Plan shall apply to all business-professional development.

14. No outside, unenclosed storage shall be permitted.

15. Landscape trees shall be planted and maintained throughout surfaced parking lots to ensure that, within 15 years after planting, at least 50 percent of the parking area will be shaded. Trees shall be pruned or "limbed-up" sufficiently for building signage to be visible from the streets. (Refer to Figure 35, Tree Planting in Parking Areas, in Section 7 and the Landscape Design Guidelines document.)

16. Employee density shall be calculated for each project approved for business-professional land use to determine the employee density. Overall business-professional employment shall not exceed 3,475 employees.

Additional design guidelines are set forth in Section 7, Design and Landscape Guidelines.

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### 3. CIRCULATION ELEMENT

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The Specific Plan includes a comprehensive circulation system designed to provide a range of transportation options for safe and efficient movement of people throughout Southeast Roseville. The circulation system incorporates public and private streets, pedestrian paths, bikeways, parking areas, and public transit stops in conjunction with a concept of overall land use and transportation system management (TSM) methods. The circulation system is designed to achieve:

- Safety and efficiency in circulation
- An aesthetic environment for public circulation
- Reduction in the average trip lengths for home-to-work commuting, and daily shopping and service trips
- Maintenance of Level of Service (LOS) "C" conditions for roadway capacities and intersections for all freeway, arterial and collector streets
- Minimal effect on regional air quality

The Southeast Roseville area is linked to other portions of the City and to the region via major arterial streets, both existing and planned. These links, illustrated on Figure 12, East Roseville Circulation Network, include existing Douglas Boulevard and Sierra College Boulevard, and planned extensions of Eureka Road and East Roseville Parkway.

#### 3.1 Streets

There are three classifications of public streets in the Plan Area based on function and ultimate width: Local Street, Collector Street, and Major Arterial. The alignment of major arterial and collector streets is illustrated on the Circulation Master Plan, Figure 13. Local neighborhood streets will be designed in individual projects pursuant to the adoption of this Specific Plan and, therefore, are not designated in the Plan.

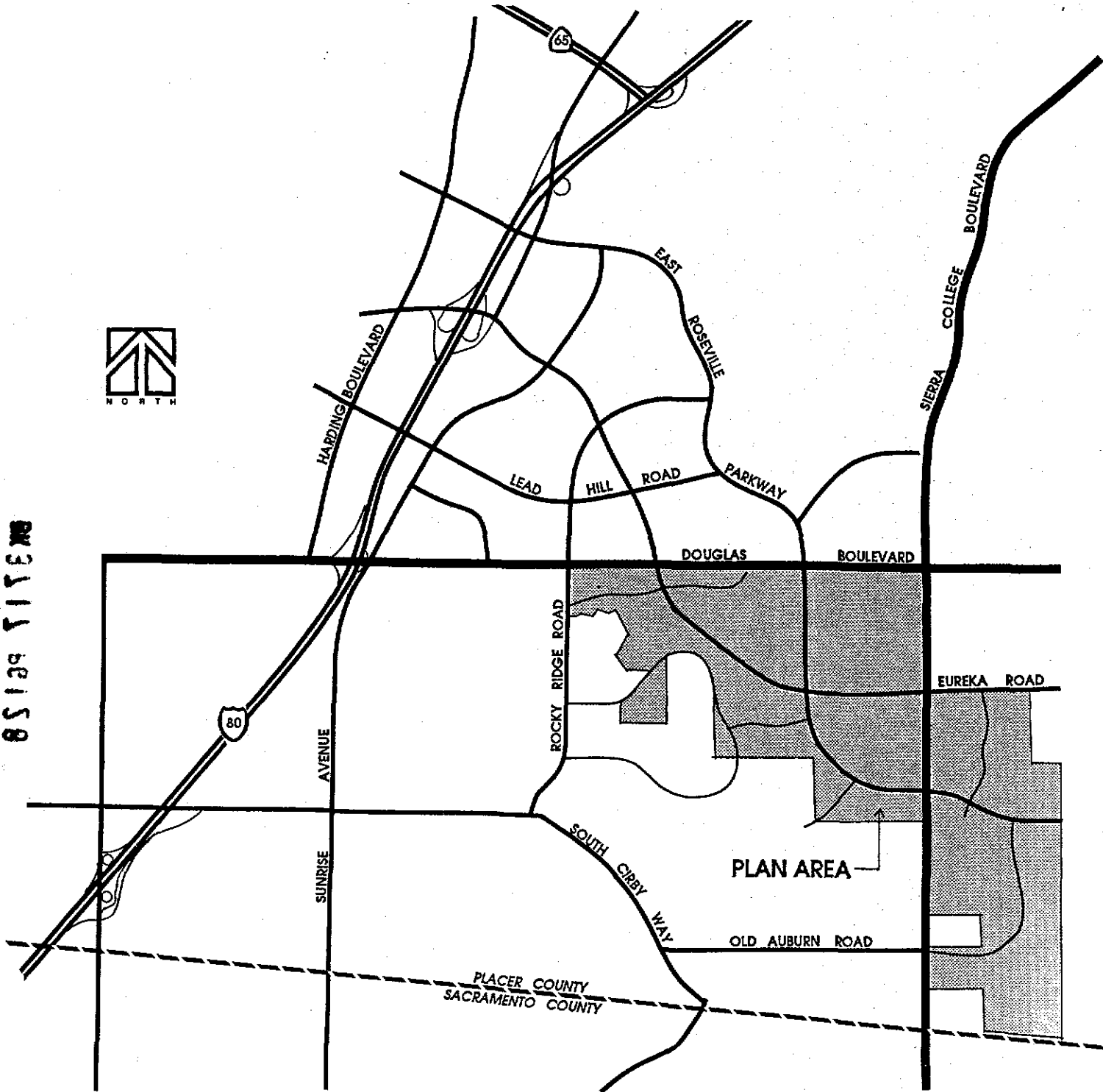
All streets are planned and will be built to accommodate the intensity of land uses they serve in a phase consistent with the level of development as specified in the Development Agreement. Phasing is illustrated on pages 74-79.

##### 3.1.1 Major Arterial Streets

The primary function of the major arterial streets is to move large volumes of traffic through the Plan Area to other sections of the City and beyond. Major arterials in the Plan Area will generally include landscaping within parkway medians and along the right-of-way edge as depicted in Figures 14, 15 and 16. Major arterial streets are listed in Table 4.

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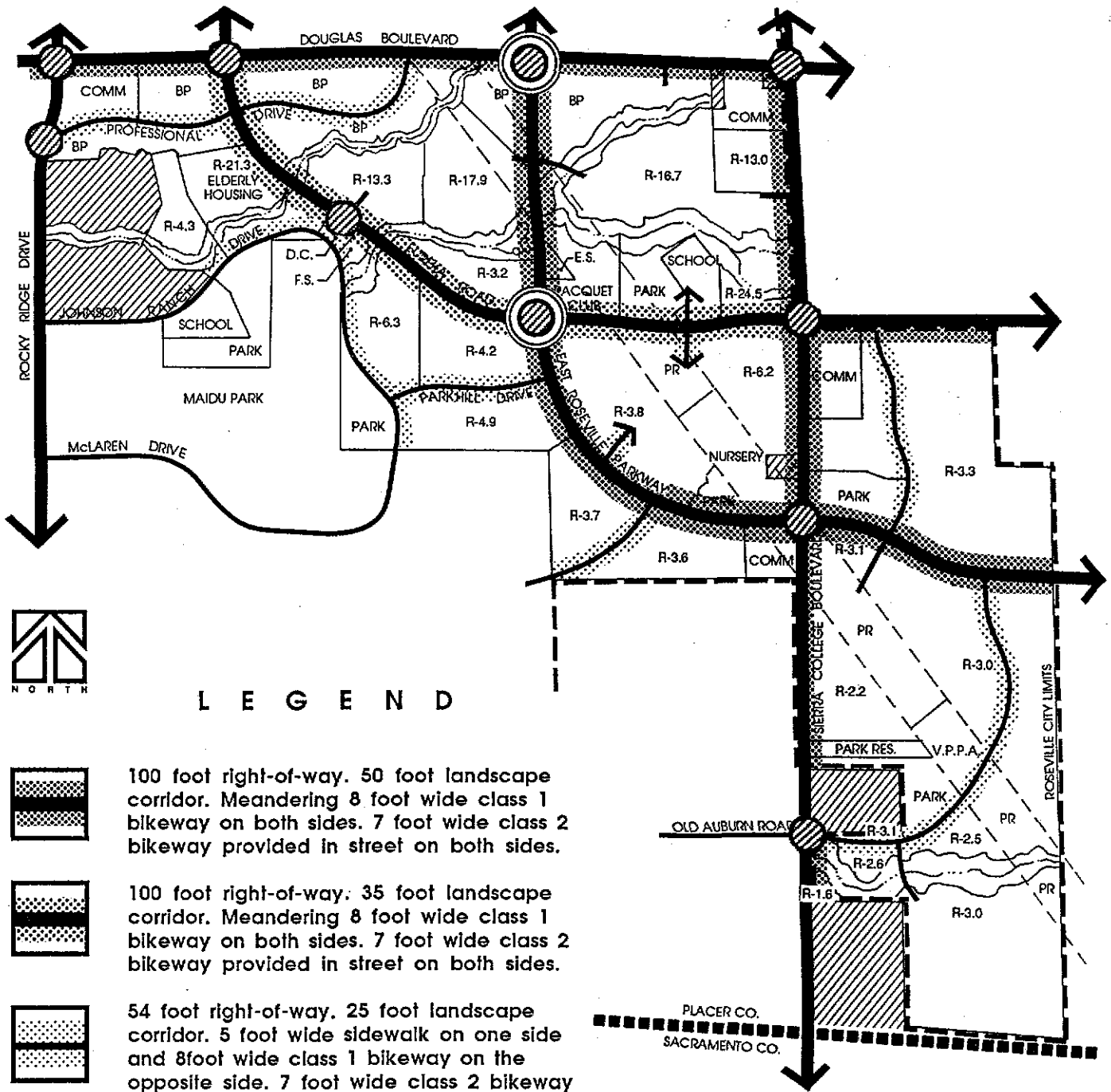
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**East Roseville  
Circulation Network**  
Figure 12

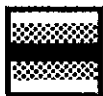


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BM 3717 Pg 130



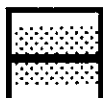
**LEGEND**



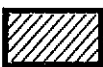
100 foot right-of-way. 50 foot landscape corridor. Meandering 8 foot wide class 1 bikeway on both sides. 7 foot wide class 2 bikeway provided in street on both sides.



100 foot right-of-way. 35 foot landscape corridor. Meandering 8 foot wide class 1 bikeway on both sides. 7 foot wide class 2 bikeway provided in street on both sides.



54 foot right-of-way. 25 foot landscape corridor. 5 foot wide sidewalk on one side and 8 foot wide class 1 bikeway on the opposite side. 7 foot wide class 2 bikeway provided in street on both sides.



OUT PARCEL



REQUIRED TRAFFIC SIGNAL (OTHERS MAY OCCUR)



REQUIRED TRAFFIC SIGNAL WITH POSSIBLE EXPANSION TO "URBAN INTERCHANGE" BEYOND 20 YEAR PLAN PERIOD.

**Circulation Master Plan**

Figure 13

Table 4  
Summary of Major Arterial and Collector Streets

Road Link	Ultimate Lane Capacity	Nominal ROW	Landscape Corridor
<b>Arterials</b>			
Douglas Boulevard	6	100	50'
East Roseville Parkway	6	100	50'
Sierra College Boulevard	6	100	50'
Eureka Road	6	100	35' - (50' east of Sierra College Boulevard.)
<b>Collectors</b>			
Johnson Ranch Road	2	54	25'
McLaren Drive	2	54	25'
Professional Drive	2	54	25'
Parkhill Road	2	54	25'
Old Auburn Road	2	54	25'
North Cirby Way	2	54	25'

Douglas Boulevard is to be widened immediately to a six-lane street with a 100-foot nominal right-of-way with a 50-foot-wide, landscaped corridor along both sides of the Boulevard. Douglas Boulevard serves primarily to carry traffic from I-80 to the Specific Plan Area, and beyond to the communities in the unincorporated Placer County area to the east. East Roseville Parkway is planned ultimately as a six-lane street with a 100-foot nominal right-of-way and also has a 50-foot-wide landscaped corridor along both sides. The Parkway is also a regional carrier that connects communities to the east, most notably the Treelake project in Placer County, with Douglas Boulevard and to the Northeast and North Central Specific Plan Areas in Roseville.

All major arterial streets will have a landscaped median not less than 14 feet wide. In the six-lane arterial streets the median will include the area required for the two center lanes. At such time as the center lanes are required the median will be reduced to its ultimate width of 14 feet. Landscaping within the medians will be designed to accommodate the future lane expansions without the need to remove street trees.

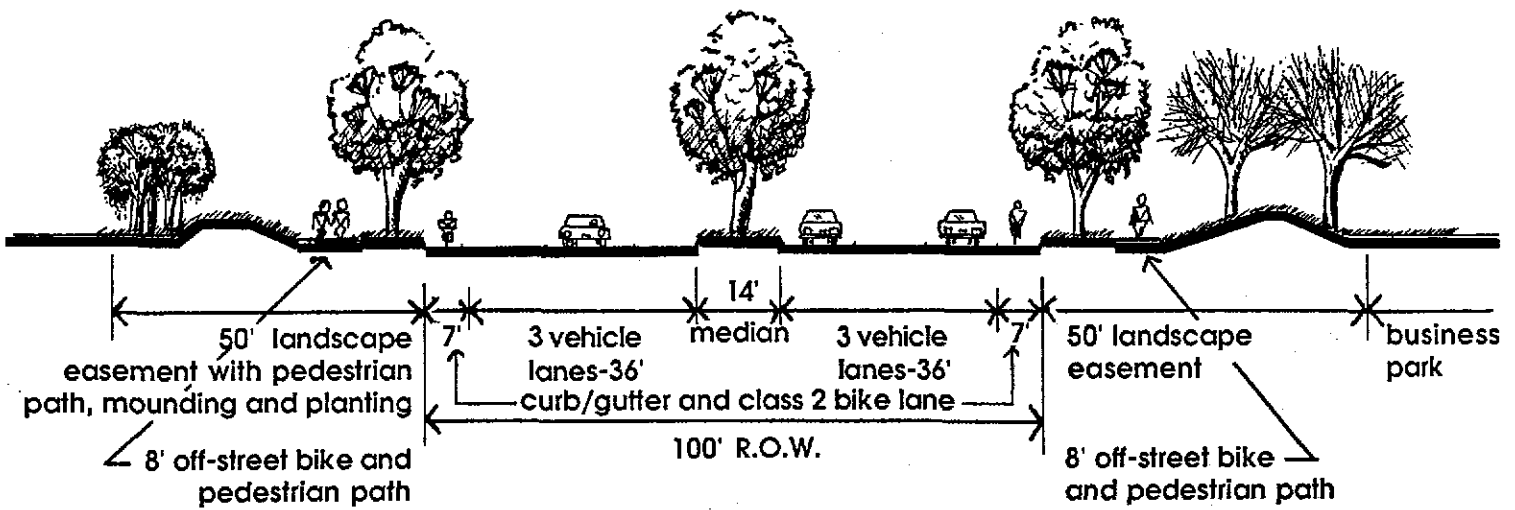
Sierra College Boulevard is a major regional north-south connector between Highway 50 and I-80. Sierra College Boulevard will ultimately be widened to a six-lane arterial south of Douglas Boulevard. A 50-foot-wide landscape corridor will run down both sides of the street. The median will be striped to provide turning lanes, and will not be landscaped. The County portion of Sierra College Boulevard will not be landscaped. There is concern that discontinuous medians will be disorienting to the driver.

The westerly extension of Eureka Road from the existing terminus at Sierra College Boulevard to Douglas Boulevard will ultimately be six-lanes within a 100-foot nominal right-of-way, with a 35-foot-wide landscaped corridor west of Sierra College

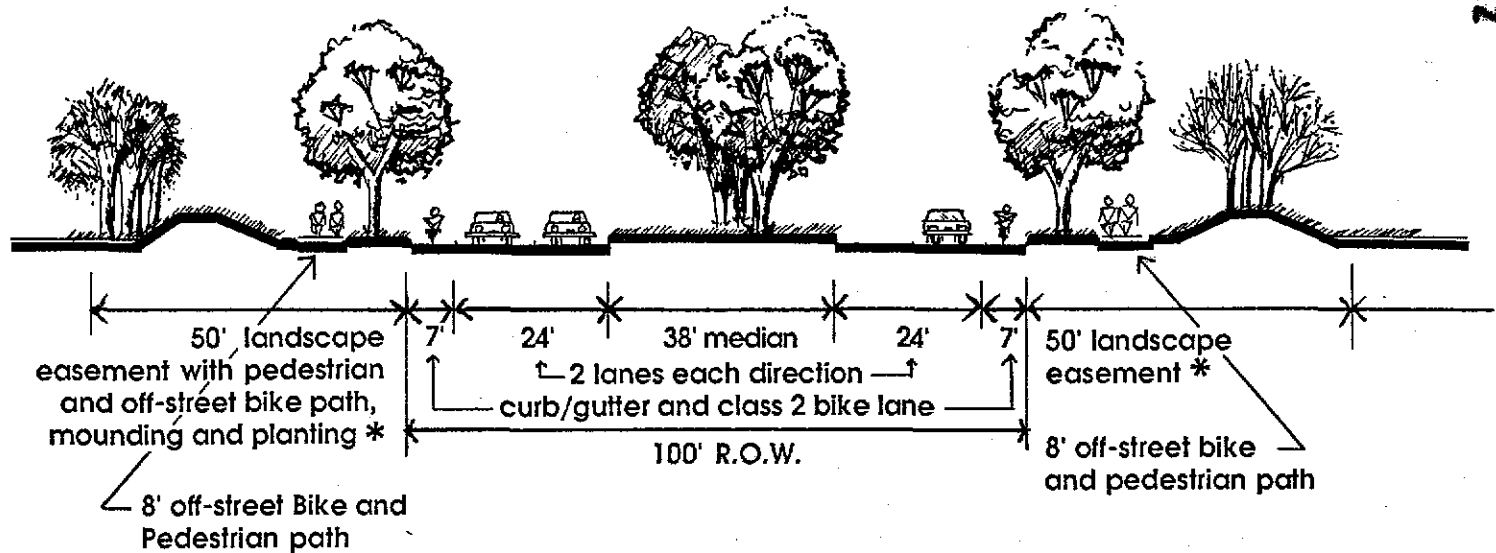
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BR 3717 PG 130



**Six-Lane Arterial Street Section**  
Figure 14



\* DENOTES 35' LANDSCAPE EASEMENT  
ALTERNATE FOR EUREKA ROAD

**Four-Lane Arterial Street Section**  
Figure 15

BK 3717 Pg 132

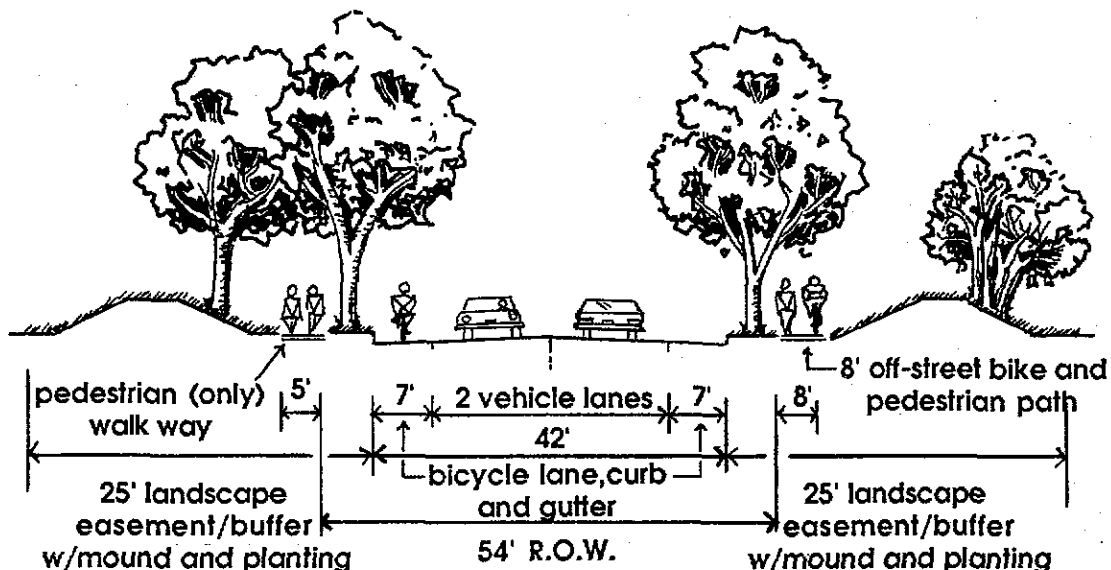
BK 3717 Pg 132

Boulevard. East of Sierra College Boulevard, Eureka Road is planned to ultimately be a four-lane road and will have a 50-foot-wide landscape corridor adjacent to the ROW. Eureka Road will be a major east-west arterial that provides access from the unincorporated area east of the City to I-80 via the Douglas Boulevard and Atlantic Street interchanges.

The Southeast Roseville Specific Plan Area will be connected with I-80 via northerly extensions of Rocky Ridge Drive, Eureka Road, and the East Roseville Parkway. These traverse through the Northeast Specific Plan Area to connect to the Lead Hill Boulevard overcrossing, and the Atlantic Street interchange. All arterial streets are to be limited-access roadways with cross-traffic limited to controlled intersections in order to improve traffic safety and allow more efficient flow on arterials.

### 3.1.2 Collector Streets

The main function of collector streets in the Plan Area is to carry traffic from business-professional parking areas and local residential streets to major arterials. These streets will have a variable paved width (36-foot minimum) and will include two travel lanes within a right-of-way width of 54 feet. The City of Roseville does not accept less than a 54-foot right-of-way; therefore, six feet of the 25-foot-wide landscaped median is within the public right-of-way. Specific alignments and widths of collector streets other than those indicated on the Specific Plan Land Use Map will be evaluated as specific development proposals are submitted. Such streets shall be consistent with the policies of this Specific Plan.



**Two-Lane Collector Street Section**

Figure 16

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EM 3717 PG 133

### 3.1.3 Local Streets

The primary purpose of local residential streets is to provide access to home sites abutting them. These streets are purposely not designed, or designated in the Specific Plan, in order to provide design flexibility at the time of tentative subdivision or planned development map submittal for each project. Such streets shall be consistent with the policies of this Specific Plan.

### 3.1.4 Urban Interchanges

Traffic analysis indicates that the substantial development of commercial shopping, services, and employment opportunities in Roseville may ultimately require that the Roseville Parkway be built to its full capacity of six lanes, and that an "urban interchange" be built at the intersections of the Parkway and Eureka Road, and at the Parkway and Douglas Boulevard. The interchanges are essentially an intersection in which one arterial street crosses over another on a bridge structure, or under an undercrossing. An on-grade signalized intersection occurs on the arterial street passing above or below the primary throughway, as illustrated in Figure 17. Traffic on the overcrossing arterial street can exit the arterial down a ramp parallel to the main street and turn right or left on to the cross street at the intersection below.

The urban interchanges have the capacity to handle significantly higher volumes of traffic than conventional on-grade, signalized intersections; however, the bridge structure makes them relatively expensive, and the right-of-way requirement is approximately 20 feet greater on each side of the roadway than would otherwise be required for a major intersection. The urban interchanges can be physically accommodated in the right-of-way because of the 50-foot-wide landscaped corridors along the Roseville Parkway. Sufficient corridor width will be retained to provide landscaping along the approaches to the interchange. (See Figure 18.) Additional space will be provided in the setbacks adjacent to the land uses at the major intersections to provide necessary sight distances for traffic safety, and aesthetic considerations.

The levels of traffic that would generate the need for such interchanges is projected to be beyond a two-thirds build-out of the Southeast Plan (a 20-year time frame) and is contingent on the levels of development in other portions of the South Placer region, and northern Sacramento County. The need for such improvements is not generated by the full build-out of the Southeast Plan Area. Consequently, the actual need for urban interchanges will not be fully realized for several years in the future. At the time of preparation of this Specific Plan, a substantial amount of the projection of traffic need is based on increases in employment well beyond the levels allocated to the South Placer region in any of the regional employment share analyses prepared to date. Consequently, the traffic impact projections and the need for urban interchange structures is based on a conservative, "worst-case" approach.

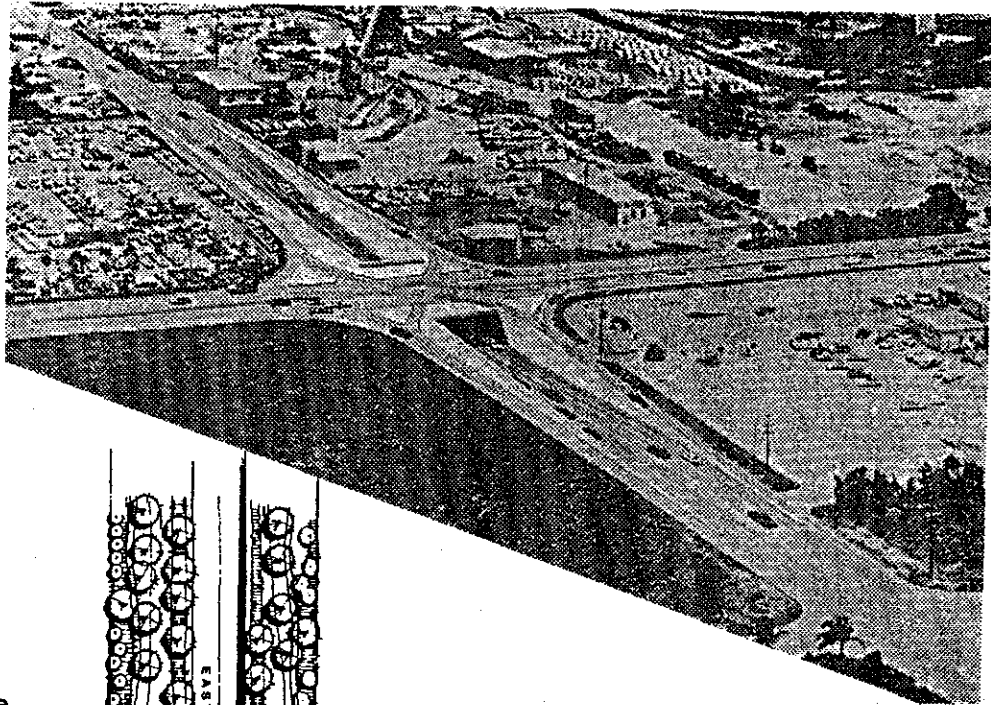
The need for urban interchanges, if they are ever actually required, is addressed in this Specific Plan by providing adequate right-of-way to accommodate the future structures, and by incorporating policies that will result in monitoring of traffic, housing, and

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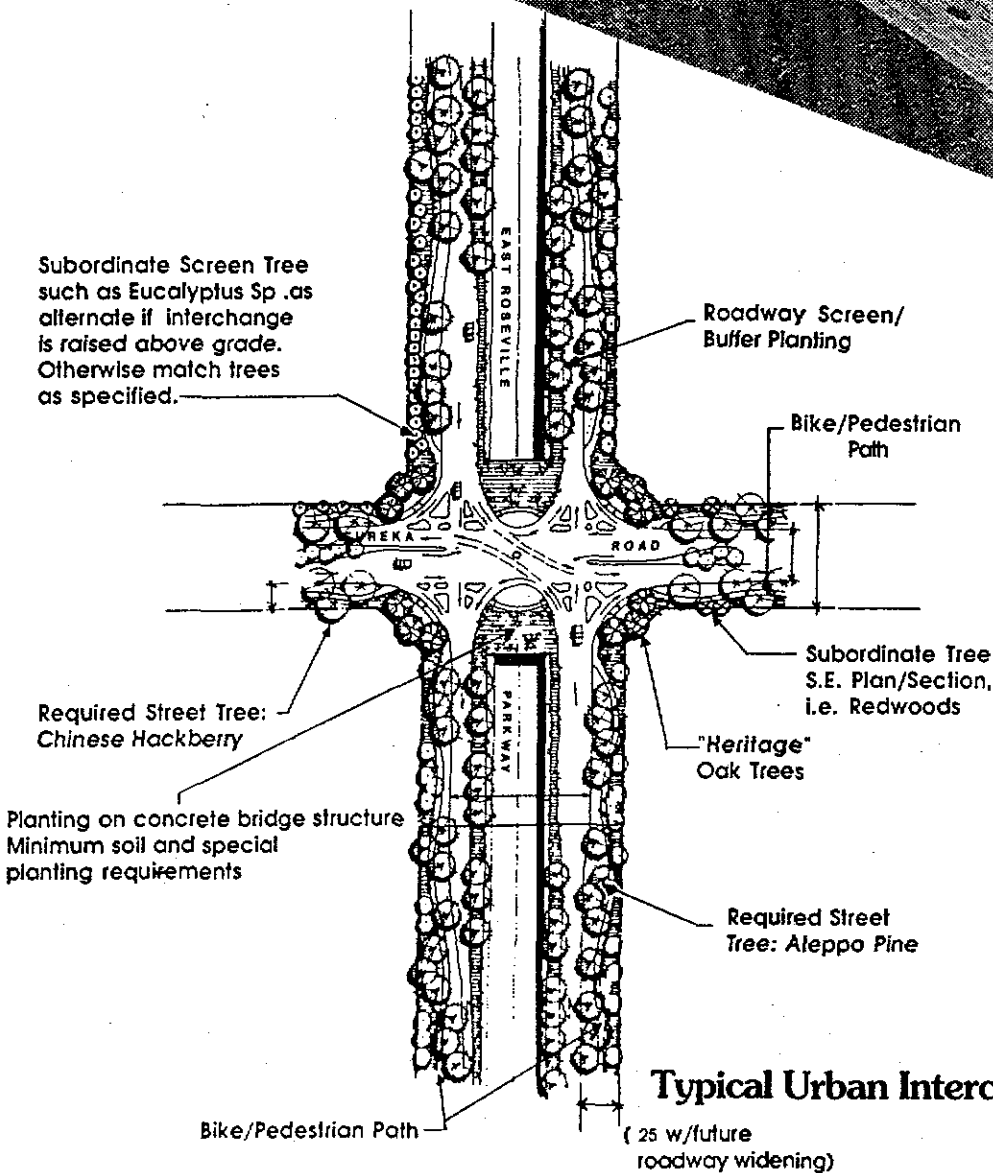
# Typical Urban Interchange: Aerial View

Figure 17



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BK3717 PG135



# Typical Urban Interchange: Plan View

Figure 18

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employment conditions. The traffic monitoring program is discussed in Section 3.6, the Traffic Monitoring Program. Through these methods, the need for urban interchanges will be recognized in sufficient time to construct them before a serious deterioration of traffic service occurs.

### **3.2 Signalization**

The major arterial streets within and adjacent to the Plan Area will require signalization of intersections in accordance with the plan depicted in Figure 19. Installation of these signals will be in accordance with the Phasing Plan described in Section 6 of this Plan, and as further specified in the Development Agreement.

### **3.3 Bikeways**

The Plan Area includes a system of bikeways for recreation, and to facilitate and encourage non-vehicular travel for commuting and other non-recreational purposes. (Figure 19) The bike path system consists of Class 1 bike paths, totally separated from traffic, and Class 2 bike lanes adjacent to traffic lanes. Class 1 bike paths will be provided along major arterials including Douglas Boulevard, East Roseville Parkway, Sierra College Boulevard, and Eureka Road. The East Roseville Parkway, Sierra College Boulevard and Eureka Road will also provide space for a Class 2 bikeway along both sides of the street.

The Class 1 bike paths consist of a meandering paved, 8-foot-wide path, separated from the street edge by landscaping within the landscaped corridor as illustrated in Figure 14. The bikeways are intended to provide a safe and convenient route for commuting cyclists at a reasonable speed. Consequently, the alignment of the route should not vary so greatly that the safe movement of cycle traffic is inhibited.

Future expansion of the City-wide bike system will be made possible as a result of the dedication of several floodway parcels to the City.

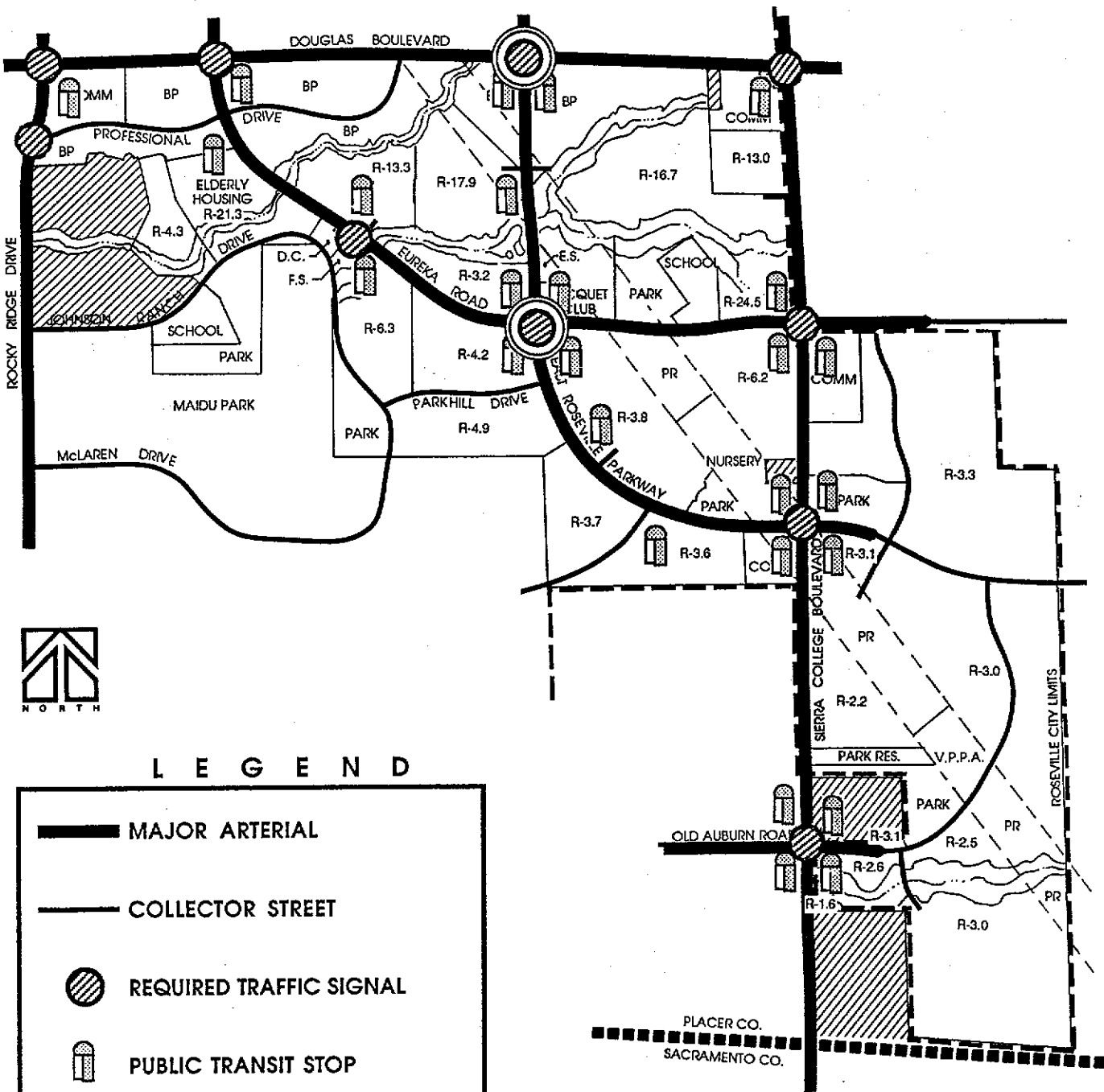
The Class 2 bike lane system extends throughout the Plan Area within the right-of-way of collector streets and arterials, as illustrated in Figure 14, Figure 15 and Figure 16. The bike lanes will be seven feet wide, located adjacent to the travel lanes and marked by signage and a stripe on the pavement demarking the edge of the lane. A Class 2 bike lane will be provided on all collector streets. Additional connecting off-street paths are encouraged within residential projects.

The arterial and collector street system that carries the Class 1 and Class 2 bikeways is extensive within the Southeast Specific Plan Area. Consequently, access to a bike path system within the Plan Area is excellent. A cyclist need travel not more than a few blocks within a residential neighborhood before connecting with a designated bike path that will connect to other areas throughout the City.

Cycling for shopping and home-to-work commuting is also supported by provisions of the City's Transportation System Management (TSM) Ordinance, which requires secure and adequate bicycle parking facilities in all commercial and business-professional

BM 3311 PG 133

BM 3717 PG 136



EX 3 1 1 7 6 2 1 3 2

EX 3 1 1 7 6 2 1 3 2

**LEGEND**

	MAJOR ARTERIAL
	COLLECTOR STREET
	REQUIRED TRAFFIC SIGNAL
	PUBLIC TRANSIT STOP
	FUTURE URBAN INTERCHANGE

**Plan Area Circulation, Signalization and Bus Shelter Locations**  
Figure 19

projects. In addition, the TSM Ordinance also provides for bike lockers and showers at employment locations as one means of complying with the ordinance trip reduction requirements.

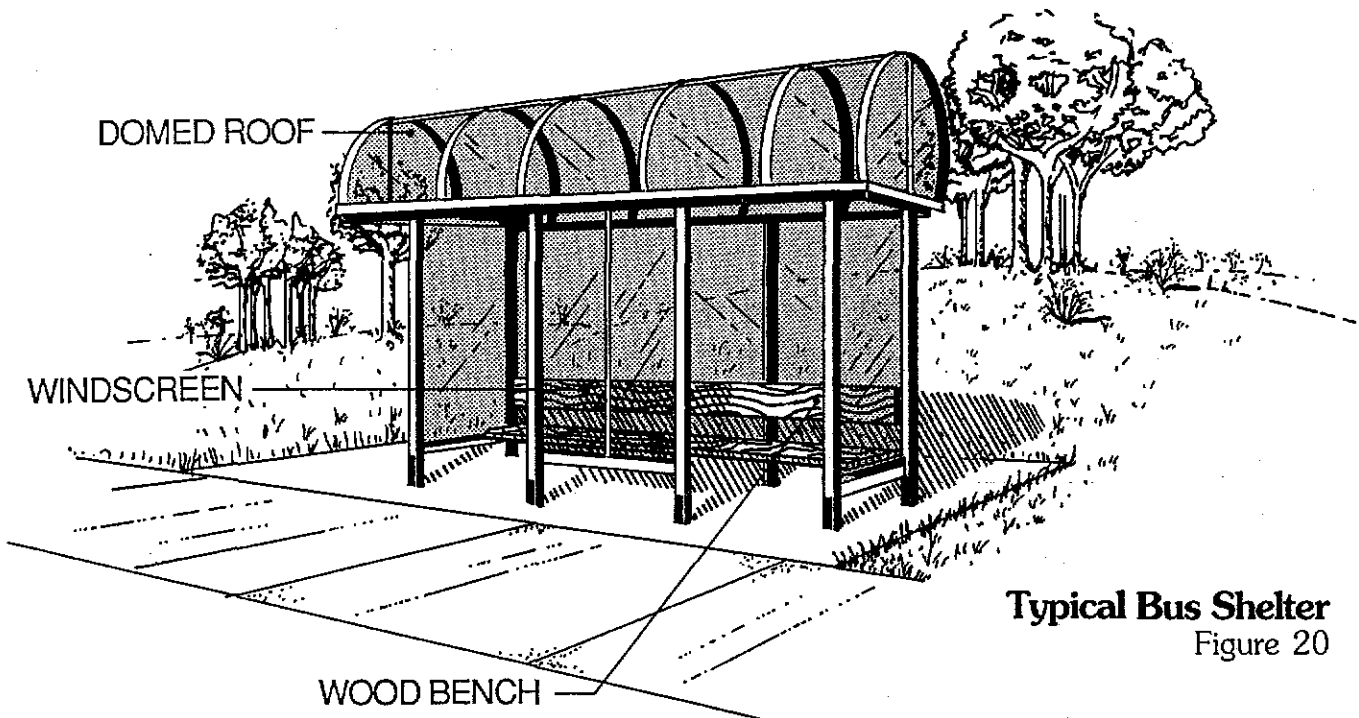
### 3.4 Public Transit

Bus service is the only form of public transit anticipated within the Southeast Specific Plan Area. Bus turnouts will be provided at major intersection locations along the arterial streets system, as indicated in Figure 19, to accommodate future bus service in the Plan Area. Due to the extent of arterial streets through the Plan Area no residence within the area will be more than 3500 feet from a bus stop. This level of service will facilitate ease of access which encourages high levels of ridership. Figure 20 illustrates the typical bus shelter design used within the Plan Area.

The City of Roseville is currently served by three public transit systems. The Regional Transit system provides commuter bus service between Roseville and points throughout the Sacramento region. Roseville Urban Shuttle (RUSH) provides regularly scheduled route service within the City, and Roseville Area Dial-A-Ride (RADAR), provides on-call service throughout the City.

The RUSH and RADAR systems will be expanded to the Plan Area as development occurs.

Although no other form of mass transit is anticipated, it should be noted that the medians and the wide landscaped corridors along the arterial streets could potentially accommodate alternative systems, such as light rail, in the future.



BM 3717 PG 130

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### 3.5 Transportation System Management

The City of Roseville adopted an ordinance to support transportation systems management (TSM) in February, 1983. The ordinance is directed to reducing the number and length of home-to-work commuting trips through a variety of methods. The predominant method is private ridesharing programs. Employers are required to participate in the Sacramento Rideshare Program sponsored by the Department of Transportation, or a locally sponsored, comparable program. Roseville has jointly sponsored a part-time transportation coordinator position in conjunction with the other jurisdictions in the South Placer region each year since adoption of the ordinance.

The City of Roseville participates in a joint program with the other jurisdictions in the South Placer region to monitor the rate of housing and job development, and traffic impacts. The information generated by each jurisdiction is compiled on an annual basis and shared with the other jurisdictions.

All new development within the Southeast Plan Area is subject to the provisions of the City TSM Ordinance.

### 3.6 Traffic Monitoring Program

The Southeast Specific Plan contemplates the development of a major transportation system over a period of two decades or more. The timing, and the actual need, for many of these improvements can only be estimated at the time of preparation of this Plan. Changes in traffic demand brought about by new types of vehicles, changes in lifestyle, improved public transportation, and the cost of private transportation, may all have an effect on traffic patterns over time that cannot be predicted now. Furthermore, the improvements that may be required in the future would be prohibitively expensive to build until the need is actually demonstrated. Consequently, the City will implement through the Public Works Department a program of monitoring traffic conditions over time.

Traffic monitoring will be used to detect changes in traffic patterns that are tending to Level of Service "C" as defined in the 1985 edition of the Highway Traffic Manual for intersections throughout the City. (See Appendix B for a summary of Level of Service Standards.) The Public Works Department will monitor key locations through a combination of site traffic counts, and techniques of modeling the effects of cumulative growth attributable to approved development projects. The Public Works Department will maintain a list of traffic projects to be funded on a five-year capital improvements program. The program will be updated on an annual basis and new projects added to the five-year program as LOS "C" is approached in specific locations. The monitoring program will be conducted on a City-wide basis and funding of the specific improvements will come from a combination of City-wide traffic mitigation and development fees, conditions in various development agreements, assessment districts, and other sources.

EX 5111 52130

EX 3717 PG 139

### 3.7 Specific Plan Circulation Policies

1. Local streets shall be designed in a manner which is compatible with the proposed collector and major arterial street system. Intersections of collector streets with major arterial streets shall be kept to a minimum and local, residential neighborhood streets should never intersect arterial streets.
2. Collector streets should not intersect with a major arterial street closer than 600 feet from an intersection formed by two arterial streets, or closer than 300 feet' from another collector/arterial intersection.
3. Local streets shall not intersect collector streets closer than 150 feet from intersections of collectors and arterials.
4. Major employers shall be required to participate in the Transportation System Management program pursuant to the TSM Ordinance of the City of Roseville.
5. Street trees shall be planted along all major arterials to provide shade, soften the appearance of the hard streetscape, and create a canopy "ceiling" to help define pedestrian scale. All right-of-way landscaping shall be consistent with the Design and Landscape Guidelines (Section 7).
6. A six-foot solid masonry wall shall be provided along single family residential areas adjacent to arterials and a six-foot solid wood fence with masonry pilasters adjacent to collector streets, to provide a visual and acoustical barrier.
7. Pedestrian paths and bikeways within easements shall be designed to provide an enjoyable experience for the user while minimizing intrusion upon private property.
8. Whenever possible, pedestrian paths within street landscape corridors shall meander relative to the street curb. Landscaping and grade changes shall be employed as a means of separating pedestrian paths from streets.
9. Design of all pedestrian paths and bikeways shall be in accordance with the Landscape Design Guidelines document.
10. Access along major arterials shall be limited to points approved by the Public Works Director.
11. The Roseville Urban Shuttle (RUSH) service area should be expanded to the Plan Area as development occurs within the area, as demand warrants.
12. The Roseville Area Dial-A-Ride (RADAR) shall be available in the Plan Area concurrent with demand for service.
13. Bus turnouts and shelters shall be located consistent with City Improvement Standards and as approved by the Public Works Director at the time of roadway installation (Figure 19).

14. Parking on all arterial streets is prohibited by posting.
15. Parking along collector streets will be discouraged throughout the Plan Area and will be prohibited by signage in selected locations.
16. Employment conditions and housing opportunity in the Southeast Plan Area will be monitored on an annual basis by the City of Roseville in the annual employee survey and in the annual housing monitoring program conducted by the City Planning Department.
17. Applications for a conditional use permit for business-professional land use shall include information on the expected level of employee density in the proposed project. The project shall meet the conditions set forth in Policy 16 in the business-professional section of the Land Use Element of this Specific Plan.
18. Traffic conditions will be monitored periodically by the City Public Works Department in the Southeast Plan Area at intersections and on the major arterial linkages traversing the Plan Area. As an intersection or linkage approaches Level of Service "C" as determined by site observation, traffic counts, or modeling of cumulative growth conditions, the improvements required to maintain LOS "C" shall be identified for funding in the City-wide five-year traffic system improvements program. Level of Service "C" shall mean a measure of delay at an intersection as defined in the 1985 edition of the Highway Safety Manual. For planning and evaluation purposes the LOS "C" is assumed to be equivalent to a vehicle/capacity ratio of .80.
19. Urban interchanges which are located adjacent to residential neighborhoods shall be designed to maintain a low profile so as not to be visually obtrusive, and, if feasible, the top of the bridge railing shall not be visible above a six-foot high fence on adjacent properties.
20. Transformer and switching boxes shall be not less than 50 feet from the point of tangent at all intersections on arterial and collector streets, and not less than eight (8) feet from the back of curb.
21. Landscaped medians shall remain landscaped in those locations where the median has been reduced to provide for the expansion of a four-lane arterial to a six-lane arterial.
22. The median within Sierra College Boulevard will be striped for left turn lanes as required.
23. Class 1 bikeways within the landscaped corridors shall be designed to allow safe and convenient bicycling by commuters. Class 1 bikeways shall be a minimum of eight (8) feet wide, and shall not meander more than distance of its width over a 100-foot run.
24. Future driveways, streets, or other curb cuts should not be located within 600 feet of either the intersection of East Roseville Parkway and Douglas Boulevard, or the intersection of East Roseville Parkway and Eureka Road.

## 4. OPEN SPACE AND RESOURCE MANAGEMENT ELEMENT

The Southeast Specific Plan Area encompasses several natural resource features that are important to the overall character of the Plan and which serve specific purposes, both within the Plan Area and in the larger community. The resources include the natural environmental conditions, such as soils, indigenous vegetation, vernal pools, drainageways, and wildlife habitat, as well as manmade resources, such as historic artifacts and contemporary recreation facilities.

In addition to the resource features inherent in the site, there are other resources associated with use of the site that must be addressed in the Plan. These include energy, air quality, and water quality. Although the resource management implications for land use are not as clear-cut as the protection and conservation of a physical feature, such as the oak woodlands, the need to incorporate resource management policies in the Plan is none-the-less clear.

All of the resources raise different objectives and concerns; however, many of the specific objectives associated with the natural and manmade resources in the Plan Area can be achieved through the careful application of development standards and design guidelines, and the designation of open space in key locations. This Element of the Specific Plan addresses the need to manage and conserve the indigenous resources through both of these approaches.

The Southeast Roseville Specific Plan is designed to conserve natural resources and mitigate to the extent possible the impacts associated with development in the Plan Area. In most instances resource management policies have been incorporated in various elements of the Plan. The redundancy provided in this Element of the Plan, therefore, serves to clarify and underscore the importance of resource management.

The resources addressed in this Element include:

- Open Space
  - Drainageways
  - Power Line Easements
  - Parks and Nature Study Areas
- Vernal Pools
- Oak Woodlands
- Soils
- Water Quality
- Air Quality
- Energy
- Historic and Cultural

Resource management issues tend to encompass multiple objectives and an approach to one set of concerns often benefits other concerns. In this Specific Plan the land use, circulation system, open space, recreation and other public facilities are all integrated to support the complex objectives of maintaining natural amenities in an urban setting, and of minimizing negative effects on air quality, water quality, energy demand, and the natural and historic resources in the area.

In the following sections each of the resource categories are described and the concept for their use and protection is discussed. These sections are followed by more detailed policies at the conclusion of this Element.

#### 4.1 Open Space

Open space is an important land use in the Plan Area which accommodates both active and passive recreation needs, provides visual relief, and defines the boundary of the developed areas. The Open Space and Resource Management Element establishes policies for the protection of trees and vernal pools, and major reduction of erosion. These policies are generally applicable to all development within the Plan Area, in addition to those areas specifically designated as open space.

The largest categories of open space in the Plan Area are natural stream courses, landscaped corridors along arterial and collector streets, and open space within the powerline easement. Less extensive, but equally important, forms of open space are provided by parks, school playfields, common open areas within the various residential villages, and open space easement areas on individual lots.

The linear open space areas will be a dominant feature of the urban setting in the Plan Area when it is fully developed. The drainage courses and powerline easement will establish a strong perception of the separation of urban areas from one another, and the inclusion of a prevalent natural environment within the Plan. These will be permanent features of the Plan Area that will come to be identified with this area of the City.

In addition to the natural open space retained in various forms throughout the Plan Area are the landscaped corridors that flank all of the major boulevards and arterial streets within the Plan. Although these corridors will be formally landscaped, they will add to the sense of openness and the visual amenity that will be characteristic of the fully developed Plan. The corridors will provide setback buffers along the major streets of 25 to 50 feet that incorporate a maintained landscape of trees and ground covers. An exception is along Sierra College Boulevard and Eureka Road where the native stands of blue oak woodland will be the dominant element wherever they occur in the 50-foot landscape corridor. In addition, the corridors will include pedestrian/bikeways that link the schools, parks and other open space features, and provide for alternative circulation throughout the Plan Area. Landscaped corridors will cover over 50 acres of the Plan Area.

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#### 4.1.1 Drainage Courses

Natural surface drainage courses, notably the south branch of Cirby Creek, Strap Ravine and the south branch of Linda Creek, will provide the principle means of carrying storm drainage in the Plan Area. The flood plains associated with these drainage courses will serve to protect areas of riparian habitat and some adjacent oak woodland. Minor channel modifications may be required in some limited areas; however, the intent is to provide for efficient movement of storm drainage in natural channels.

The natural drainage channels in the Southeast Plan Area flow west to join Dry Creek near the center of the City. Flooding along these main channels occurs, in part, as a result of the accumulation of storm waters arriving at key points in the channels from the various watersheds around the City. The combined storm waters can overwhelm the capacity of the channel and flooding will occur. Because the watersheds that collect the storm water are of various sizes and distances from the center of the City, the time it takes for the peak concentration of storm water to reach the City center also varies.

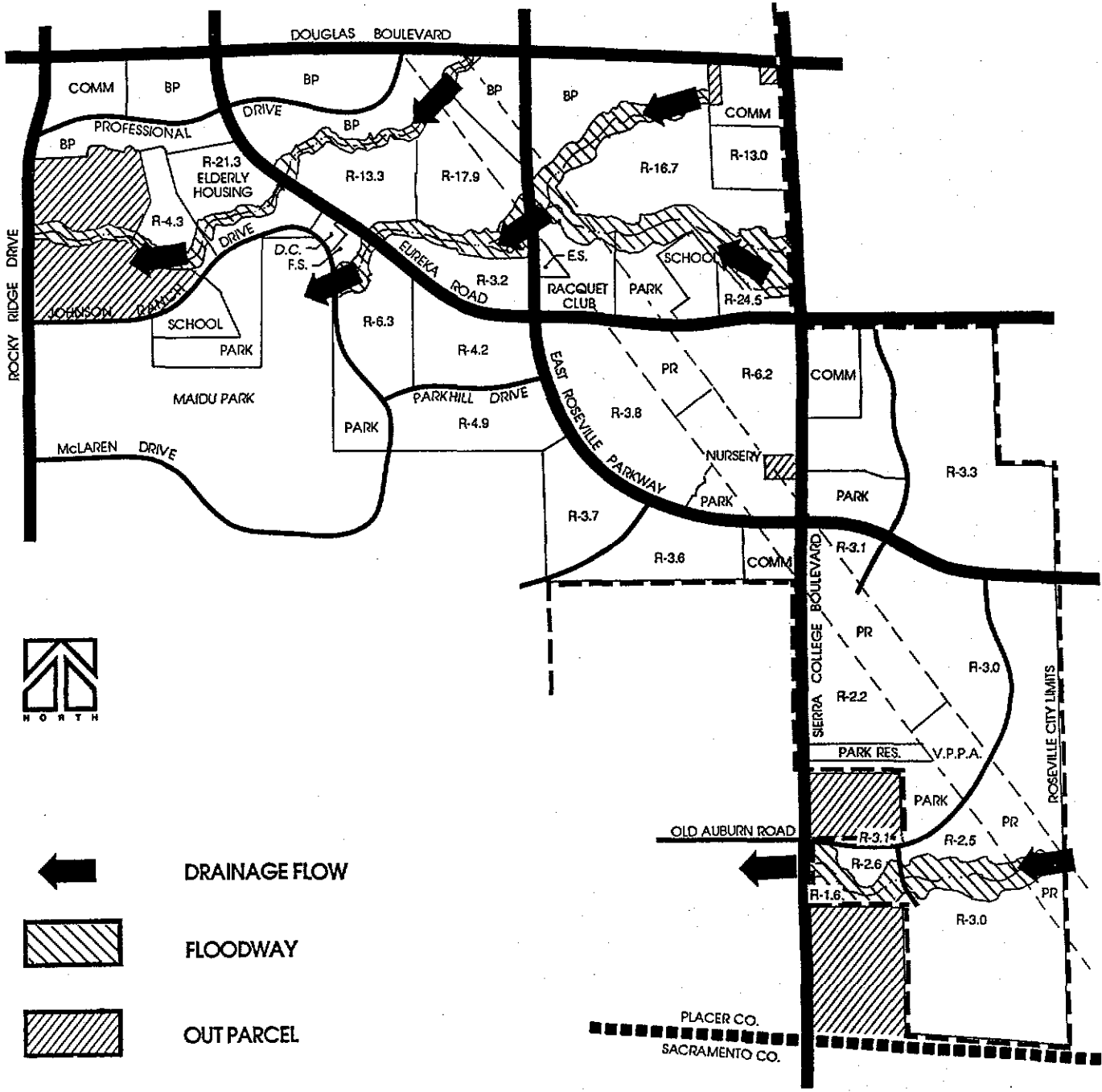
The flooding potential in the City can be reduced by managing the rate at which storm waters reach the City center. Storm waters from smaller watersheds close to the City center should be allowed to pass quickly so that they do not combine with larger volumes of water that may arrive later from larger, more distant watersheds. The City of Roseville has identified a strategy for managing storm water flows from the various watersheds that funnel through the City center. In part, this strategy involves passing the storm waters of the Linda Creek drainage through quickly. Consequently, no delay or retention of storm waters is recommended in that watershed. No stormwater retention facilities are planned within the Specific Plan area.



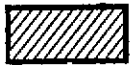
The current 100-year flood plain for each watershed is identified in the Supplemental Flood Plain Study (Nolte and Associates, 1986), and illustrated on the Drainage Map, Figure 21.

The flood plain and drainage courses are protected in two ways. The Linda Creek Drainage and a portion of the Strap Ravine drainage is dedicated to the City for recreation access. The floodway creates a greenbelt buffer which is sufficiently wide to accommodate pedestrian paths and bikeways. Approximately 36 acres are dedicated as floodway with recreational use.

The floodway capacity of the Cirby Creek drainage and the north branch of the Strap Ravine drainage is protected by a floodway maintenance easement granted to the City. These open space corridors totalling 16.7 acres will be retained in public ownership.

Additional information relative to storm drainage is contained in the Public Facilities and Services Element.



-  DRAINAGE FLOW
-  FLOODWAY
-  OUT PARCEL

Drainage Map  
Figure 21

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#### 4.1.2 Powerline Easement

An electrical powerline easement 475 feet wide west of Sierra College Boulevard and 462.5 feet wide east of Sierra College Boulevard transects the Plan Area and precludes approximately 110 acres from development with structures. The portions of easement within retail commercial, business-professional, and multi-family residential uses will typically be devoted to parking or landscaping, as illustrated in Figure 22. Approximately 16 acres at the corner of East Roseville Parkway and Sierra College Boulevard is intended for use as a plant nursery.

Much of the powerline easement will be utilized for private recreation. This includes a private racquet club located on 12 acres within the easement at Eureka Road and East Roseville Parkway, and 23 acres designated for a private community park east of Sierra College Boulevard. There is no public access to the private land in the powerline easement except in those areas designated for parking in public areas, such as the business-professional office uses.

Dedication to the City of portions of the powerline easement for public access use is anticipated only for parking areas in conjunction with the development of City parks and the vernal pool preserve.



**Private Use of the Power Line Easement**  
Figure 22

### 4.1.3 School Playfields

Approximately one-half of the 15 acres designated for elementary school facilities will contain turf-covered playfield or hard court areas for active recreation. While intended primarily for use by school children, non-school time use by surrounding residents is anticipated. In addition to providing space for recreation, school sites contribute a sense of openness in areas of higher residential density. The schools in the Plan are adjacent to City parks that will accommodate joint City and school district use of recreation facilities.

### 4.1.4 Parks and Nature Study Areas

The Specific Plan includes a total of 69.49 acres of park. These include native oak woodlands and grasslands encompassing a vernal pool preserve area that will be left in nearly the existing condition. (A detailed discussion is in the Public Service Element)

## 4.2 Vernal Pool Preserve

Thirty-eight vernal pools of varying sizes and depths have been identified in the Johnson Ranch East portion of the Plan Area. Such pools are common to large areas of Roseville and other portions of south Placer County. Vernal pools occur on soils containing a hardpan or other impermeable layer. The natural depression collects rainwater or surface drainage which supports rare and unusual fauna and flora in the spring as the accumulated water evaporates. Protecting a portion of the vernal pool area is important to maintain viable colonies of the rare plants as examples of the indigenous environment and to maintain plant diversity.

An area of approximately 8.5 acres is designated as a vernal pool protection area dedicated to the City. The protection area is set aside as a permanent preservation area that will be undisturbed. The drainage system in the developed areas adjacent to the vernal pool area will be designed to prevent surface runoff from streets and irrigated areas from entering the preserve. (Section 4.9.2)

## 4.3 Conservation of Oak Woodlands

There are approximately 100 acres of native oak woodland within the Plan Area. These woodlands are east of Sierra College Boulevard (Johnson Ranch East) and along Strap Ravine west of Sierra College Boulevard. Blue oak, a common specie found in over three million acres in the California foothill range, is the dominant specie in the wooded areas. These trees tend to grow in relatively dense groves that form a continuous canopy, but are relatively small compared to other oak species found in the Central Valley and Sierra Foothills.

This Plan recognizes the importance of these trees in the ecosystem of the area in providing habitat for numerous small animals and birds. In addition, the native trees are a significant visual asset to the community which can be enjoyed for generations to come. Consequently, the Plan establishes very detailed guidelines and policies for the future development and conservation of the areas that include the oak woodlands. (Sections 4.10 and 4.11)

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#### 4.4 Soil Protection

Soils in the Plan Area are generally thin but stable under a ground cover of volunteer grasses. Exposure of the soils could result in erosion if not carefully managed during the construction period. Consequently, this Plan establishes policies for the maintenance of soil stability in the area. (Section 4.9.3)

#### 4.5 Water Quality

Water quality is of concern in areas where urban runoff is allowed to enter natural drainage courses from either rainfall or landscape irrigation. This Plan establishes guidelines for the management of urban runoff through design of drainage systems and land use regulations. (Section 4.9.3)

#### 4.6 Air Quality

The Plan describes a land use pattern which provides nearby employment opportunities and public services. This land use pattern will help reduce automobile traffic and exhaust emissions associated with daily routines within the Plan Area. Business-professional development within the Plan Area will provide employment opportunities which may tend to alleviate the need for local residents to travel to employment centers in other parts of the City and beyond. Retail goods and services are provided within the Plan Area for the convenience of residents and to induce residents to limit the length of trips, thereby reducing daily vehicle miles traveled (VMT) throughout the region.

In addition, the Plan provides for alternative transportation modes, including public transit, pedestrian and bikeways, and Transportation Systems Management (TSM) which will also serve to reduce automobile trips. Although the Plan does not anticipate other transportation modes, alternatives such as light rail, could potentially be accommodated within landscape corridors adjacent to major arterials.

The City of Roseville adopted an Air Quality Plan in 1983, pursuant to adoption of the Regional Air Quality Plan. The City is a participant in the 1988 update of the Regional Air Quality Plan through funding contribution to the Phase I Study, through representation on the Technical Advisory Committee, and through the contribution of in-kind staff services. Upon adoption of the 1988 Regional Air Quality Plan, the City will amend the current Air Quality Plan.

#### 4.7 Energy Conservation

The measures designed to help reduce the number and length of vehicle trips can also be effective in reducing the amount of energy required by residents and workers within the Plan Area. In addition, energy conservation measures required by Title 24 will reduce heating and air conditioning requirements as well as water heating for domestic purposes. The Plan establishes energy conservation policies that augment the statutory requirements. (Section 4.9.5)

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## 4.8 Historic Preservation

A barn of historical significance as an example of an uncommon construction method in the western United States is located in the south end of the Johnson Ranch East portion of the Plan Area. (See Figure 29 in Section 5.) The barn was constructed about 1910 using mortise and tenon construction, a method popular with English, German and Scandinavian immigrants, but not often used in California, particularly after 1850. The barn is reported to be in good condition, and is one of only four known to exist in Northern California. The other three are located in parks or historical sites owned by the State of California.

The barn is to be incorporated in a public park comprised of eight acres including a blue oak woodland nature study area, hiking trails, a picnic area, and a small play area. (See Figure 29, Section 5.) The proposed park is adjacent to a vernal pool preserve area that will also serve as part of this nature study area.

In addition, there are several sites of archeological significance in the area along Strap Ravine, particularly west of Sierra College Boulevard, dating to the occupation of this area by the Nisenan Indians. These sites have been previously identified in project Environmental Impact Reports and the most significant site is incorporated in the City's Maidu Park. The City contemplates the development of a Native American Center in this park.

## 4.9 Open Space and Resource Management Policies

### 4.9.1 Open Space Policies

1. Open spaces shall be visually and physically linked to the maximum extent possible.
2. The powerline easement area, where not developed with private recreation facilities, nursery, or incorporated as landscape corridor, parking area or on-site landscaping, shall contain only passive recreational amenities such as pedestrian trails and small picnic areas.
3. Commerical, business-professional and planned development residential projects adjacent to open space shall, where feasible, merge the adjacent open space into the site design to avoid creation of distinct boundaries.
4. Development within the 100-year flood plain shall be prohibited through one or more of the following measures:
  - a. The City may acquire an irrevocable offer to grant a conservation and floodway easement for the area within the 100-year flood plain and riparian habitat as permanent open space.
  - b. The City may acquire title to the floodway, or to drainage, floodway maintenance, or access easements over such lands.

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c. The City will specifically prohibit construction of habitable structures, fill which would cause an increase in the up and downstream (off plan site) flood surface elevation, and structures intended to dam the flow of water.

5. No habitable structures other than those necessary to accommodate and/or promote the open space use shall be permitted in open space areas.

6. Street and other public infrastructure improvements required within the flood plain and riparian habitat shall be designed and sited to minimize the impact on the natural environment. This will be achieved by observing the following guidelines:

- a. Minimize the number of trees removed.
- b. Prompt revegetation of cleared areas with native species.
- c. Place foot and bike paths/trails so that snags and trees favored by raptors are avoided.
- d. Locate creek crossings and sewer interceptors so that they minimize intrusion into riparian vegetation areas.
- e. Minimize the number of paths/trails.
- f. Design all stream crossings to permit movement of wildlife beneath them.
- g. Design all stream crossings for 100-year event.
- h. Design stream crossings such that approaches are as close to a right angle as possible.
- i. Use bridges wherever possible instead of culverts. When culverts are used they should be concrete box culverts with the same width as the natural stream channel.
- j. Require specific erosion and sediment control plans for all construction activity.
- k. Limit construction activities in channel to the summer, low-flow period.
- l. Require input from biologists when designing any improvements/structures intended to occur or be developed within areas identified in the project EIR as riparian habitat areas.

#### 4.9.2 Vernal Pools

A vernal pool preserve area of approximately 8.5 acres is designated on the Land Use Plan, Figure 7 (Parcel 83). Use in this area will be restricted to open space, trails, and interpretive signage. This area shall be retained as a vernal pool preserve area pursuant to the terms of the Development Agreement.

The following standards shall apply and shall be incorporated as a condition of project approval for any project, including roadways or other infrastructure, adjacent to the vernal pool preserve:

1. A chainlink fence shall be installed along the boundary of the vernal pool preserve prior to construction, grading, the movement of material or machinery onto the site, approval of improvement plans, or the issuance of any permits. The fencing shall not be removed until the completion of construction activity. Written release from the Planning Department must be received prior to the removal of any fencing. No activity of any type, except for that approved by the Planning Commission, shall occur within the preserve area
2. A minimum 12" X 12" sign shall be erected along every 50 feet of fencing or portion thereof. The sign shall indicate that the area is a vernal pool preserve and that unauthorized trespassing is prohibited. The appropriate City Code section shall be referenced.
3. A vernal pool analysis shall be prepared by a qualified plant ecologist identifying any additional mitigation measures which should be incorporated during project construction. This report shall be submitted concurrently with development plans for Planning Commission review and action.
4. A minimum \$10,000 bond or other security deemed appropriate by the Planning Commission and the City Attorney shall be posted to insure the preservation of the vernal pools during construction. Each occurrence of violation of any condition regarding vernal pool preservation shall result in forfeiture of the security.

#### 4.9.3 Soil and Water Quality Protection Policies

1. Specific erosion control measures shall be adopted for all development plans. These measures shall include, but not necessarily be limited to, seeding of graded areas, watering during grading activities to reduce wind erosion, and use of hay bales and filter cloth to prevent siltation of stream courses.
2. Site grading for structures and streets shall be controlled. Natural landforms shall be preserved in the development process to the maximum extent possible. Construction techniques including, but not limited to, stepped footings and retaining walls shall be employed as a means of preserving native topography.
3. Slopes with finish grades in excess of 20% shall be encumbered by open space easements and not developed.

#### 4.9.4 Historic/Cultural Resource Protection Policies

1. Where cultural resources exist, detailed photo documentation and measure of the bedrock features shall be provided, supplemented by no less than two one-meter-by-one-meter test excavations in the vicinity of each rock outcropping.

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2. Where test excavations or any excavation work results in discovery of cultural resources, work shall halt immediately for a distance of 100 feet from the discovery site and a qualified archaeologist shall be consulted for on-site evaluation.

3. Any artifacts discovered which can be relocated shall be dedicated to the City for inclusion in the Maidu Park Native American Center, if approved by a tribal representative.

4. The barn shall be set aside within a City park for preservation as an historical site.

#### 4.9.5 Energy Conservation Policies

1. All inhabitable structures shall be designed and oriented to maximize potential for energy conservation wherever feasible. Such measures shall address, but not necessarily be limited to, utilization of solar energy.

2. Water conservation shall be encouraged through use of efficient plumbing fixtures, including flow restricting devices, and the use of native, drought-resistant landscaping. Landscape irrigation should incorporate water conserving techniques such as low precipitation spray heads and drip irrigation wherever feasible.

3. Trees shall be planted and maintained in all non-residential parking areas to ensure that, within 15 years of planting, at least 50 percent of the parking area is shaded at mid-day during the summer season in order to reduce solar gain. Additional direction is contained in the Landscape Design Guidelines document.

4. Throughout the Plan Area deciduous trees, which aid summer cooling and allow solar gain for winter heating, shall be included and appropriately sited relative to all habitable structures.

5. Alternative transportation programs and policies set forth in the Circulation Element of this Plan shall be adhered to in all Plan Area developments.

#### 4.9.6 Air Quality Policies

This Specific Plan shall be amended upon the completion and adoption of the City of Roseville Air Quality Plan, and shall be in conformance with the City Plan.

#### 4.10 Oak Woodland Policies

The City of Roseville Tree Ordinance, when adopted, will apply to the Southeast Roseville Specific Plan. In addition the following standards shall apply. Where inconsistencies exist between the two, the more restrictive shall apply.

1. The cutting or removal of trees prior to specific development plan approval shall be prohibited. The sole exceptions shall be for City-approved roadways, sewer and utility extensions, removal suggested by an arborist, public health and safety or for other reasons as shall be determined by the City. An arborist's report submitted

concurrently with development plans is required for all projects with trees on the subject property. At the time of development plan submittal to the City, all trees six inches or greater in diameter at 48" above ground will be mapped. Those to be removed shall be identified and their removal shall be approved by action of the Project Review Commission, Planning Commission or the City Council, or as otherwise required by local ordinance or regulation.

2. The arborist's report and mapping shall serve as the basis for preparation of a plan to protect trees. The plan shall contain any recommendations from the required arborist's report as well as the policies expressed here.

3. Submittal of a bond or other security from the developer's contractor in a form and amount approved by the reviewing City body shall be required for all development projects to ensure replacement of trees damaged or destroyed during construction. The amount of bond or security shall relate to the value and number of trees on the site.

4. Chainlink fencing shall be installed one (1) foot outside the driplines of trees identified to be preserved on the property prior to project construction, grading, the movement of materials or machinery onto the site, the approval of improvement plans or the issuance of any permits, to avoid damage to the trees and their root systems. Fencing shall not be removed until the completion of construction activity. Written release from the Planning Department must be received prior to the removal of any fencing. During the period of road construction all trees within the road right-of-way or abutting the road right-of-way which are threatened by construction or related activities and identified by the reviewing City body to be preserved shall be fenced in accordance with the above requirement.

Prior to commencement of any road construction, the developer must receive written release from the Planning Department that all trees identified to be preserved are properly protected.

5. Paving within the driplines of trees identified to be protected shall be stringently minimized. When determined to be absolutely necessary by the reviewing City body, porous materials shall be used along with aeration systems where appropriate.

6. Signs, ropes, cables, and other items shall not be attached to trees identified to be preserved.

7. No employee vehicles, construction equipment, mobile offices, supplies, materials, or facilities are allowed to be parked, stockpiled, or located within the driplines of trees identified to be preserved.

8. No artificial irrigation within the driplines of indigenous oak trees shall be permitted unless recommended by a licensed arborist. Irrigation of planted oak trees in new landscape areas may be acceptable as determined by a licensed Landscape Architect or certified arborist.

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9. Landscaping beneath indigenous oak trees may include non-plant materials such as boulders, cobbles, etc. Plant species planted within the driplines of indigenous oak trees shall be generally limited to those which are tolerant of the natural semi-arid environs of the trees.

10. Native trees six inches in diameter or greater at 48 inches above grade which are approved for removal shall be replaced on a two-for-one basis. Replacement shall be by use of a 15 gallon or other-sized tree if determined appropriate by the reviewing City body. The standard shall prevail as amended by City ordinance.

11. Soil disruption within the dripline of trees shall be avoided. In those cases where it is determined by the reviewing City body that disruption is absolutely unavoidable, the following guidelines along with arborist recommendations, shall apply:

a. Soil surface removal shall not occur within the driplines of trees identified to be preserved.

b. Earthen fill shall not be placed within the driplines of trees identified to be preserved.

c. If cuts or fills are made near trees identified to be preserved beyond their dripline, adequate drainage and/or supplemental irrigation shall be provided to mitigate the adverse effects caused by elevation changes.

d. No trenching shall be allowed within the driplines of trees identified to be preserved. If it is absolutely necessary to install underground utilities within the dripline of such trees, a single trench for all utilities should be either bored or drilled, but not within six feet of tree trunks. After trenching within the dripline the tree should be pruned to remove canopy material proportional to the roots damaged or lost.

e. Where soil compaction occurs within the dripline of a tree identified to be preserved, measures as recommended by an arborist shall be taken to restore soil condition and integrity.

12. Once construction is completed and bond or other security released, no tree identified for preservation in approved plans may be removed or significantly altered without approval by the Planning Department.

13. Tree preservation and site development policies set forth herein shall be incorporated into Covenants, Conditions and Restrictions (CC&Rs) for all subdivisions within the Plan Area to ensure that subsequent property owners are apprised of the obligation to preserve natural site features.

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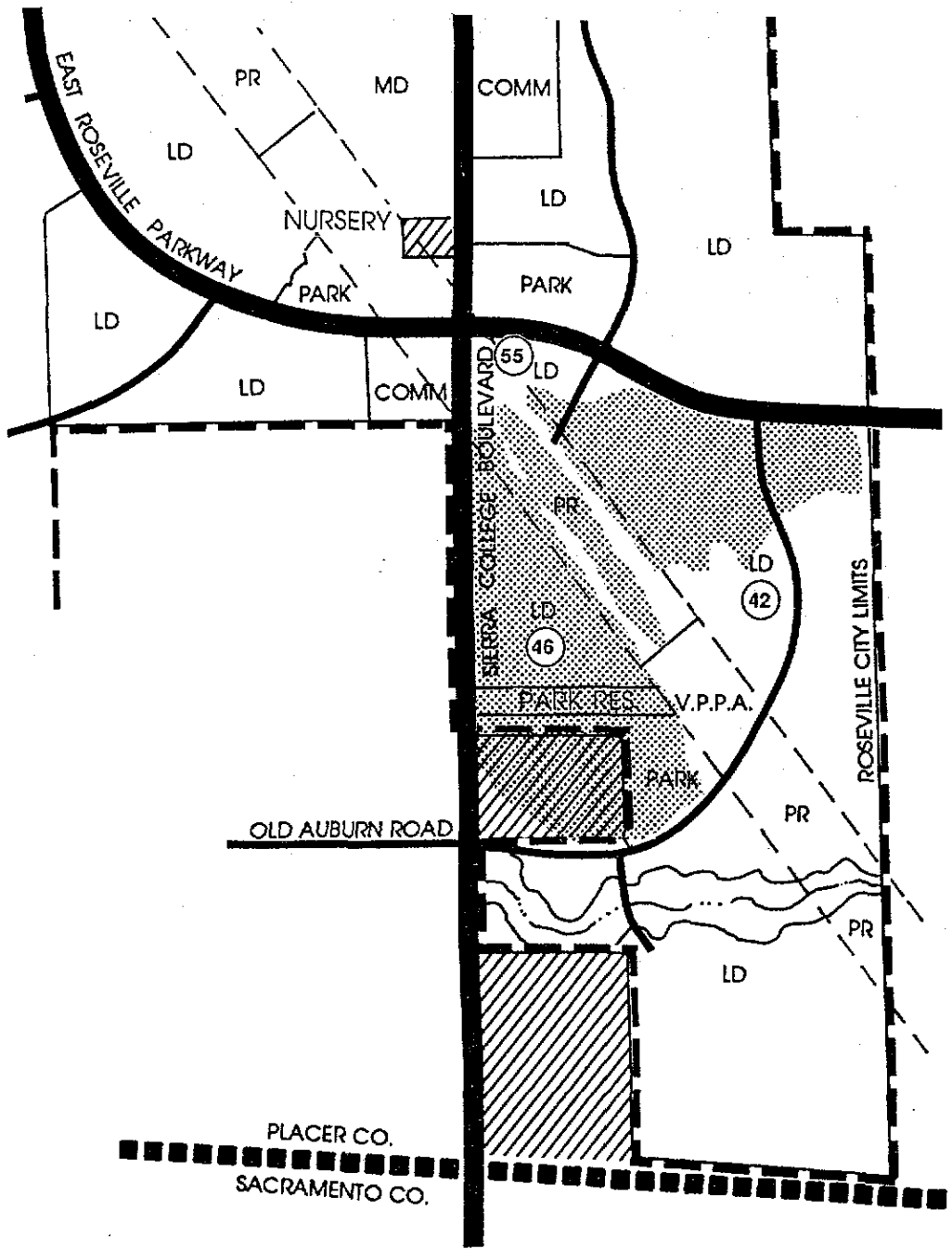
#### 4.11 Special Development Standards for the Oak Woodland Area

In addition to the policies regulating development around oak trees throughout the Southeast Specific Plan Area, there are specific development standards which apply to development in the blue oak woodland east of Sierra College Boulevard in Johnson Ranch East. The area of application for these special standards is within portions of parcels 42, 46, and 55 shown on Figure 23.

The purpose of these standards is to provide a residential environment within the oak woodlands which protects and benefits from the woodland environment.

1. The residential lot pattern building envelopes and street alignments shall relate to the natural topography and vegetation cover of the woodland area. Rear lot lines shall follow natural drainage swales to the maximum extent feasible. Figure 24 provides a conceptual illustration of a residential neighborhood within the oak woodland.
2. A building "envelope" shall be established for each building parcel based on the designed and approved setbacks, and topography as well as the existing tree cover, as illustrated in Figure 25. Such envelopes shall be identified and approved by the City on the Tentative Map. Unit placement can occur anywhere within the building envelope. The building footprint and grading plans are to be approved by the City Planning Department.
3. Trees within the building envelope may be removed as approved by the City to construct the dwelling and any accessory buildings. Such approval shall be kept to the minimum necessary to site the dwelling and appurtenant structures. Trees within the envelope but not removed for construction shall be protected.
4. No structures including, but not limited to, residential units, pools, sheds, patios, decks, fencing, or gazebos shall be allowed beyond the building envelope. Exterior fencing shall be limited to the boundary of or the area within the building envelope.
5. Each residential parcel shall be an average of 13,000 square feet in the area west of the powerline easement, east of Sierra College Boulevard, north of Old Auburn Road, and south of Roseville parkway, and an average of 12,000 square feet in the area east of the powerline.
6. A setback shall be established within each subdivision to ensure that there is adequate space between dwellings to maintain the indigenous oak forest. The intent of these standards is to ensure that the dwellings are no closer than 30 feet on side yards and at least 60 feet apart on the rear yards. Typically these setbacks shall be a minimum of:

Side yard	15 feet minimum
Rear yard	30 feet minimum
Front yard	20 feet minimum



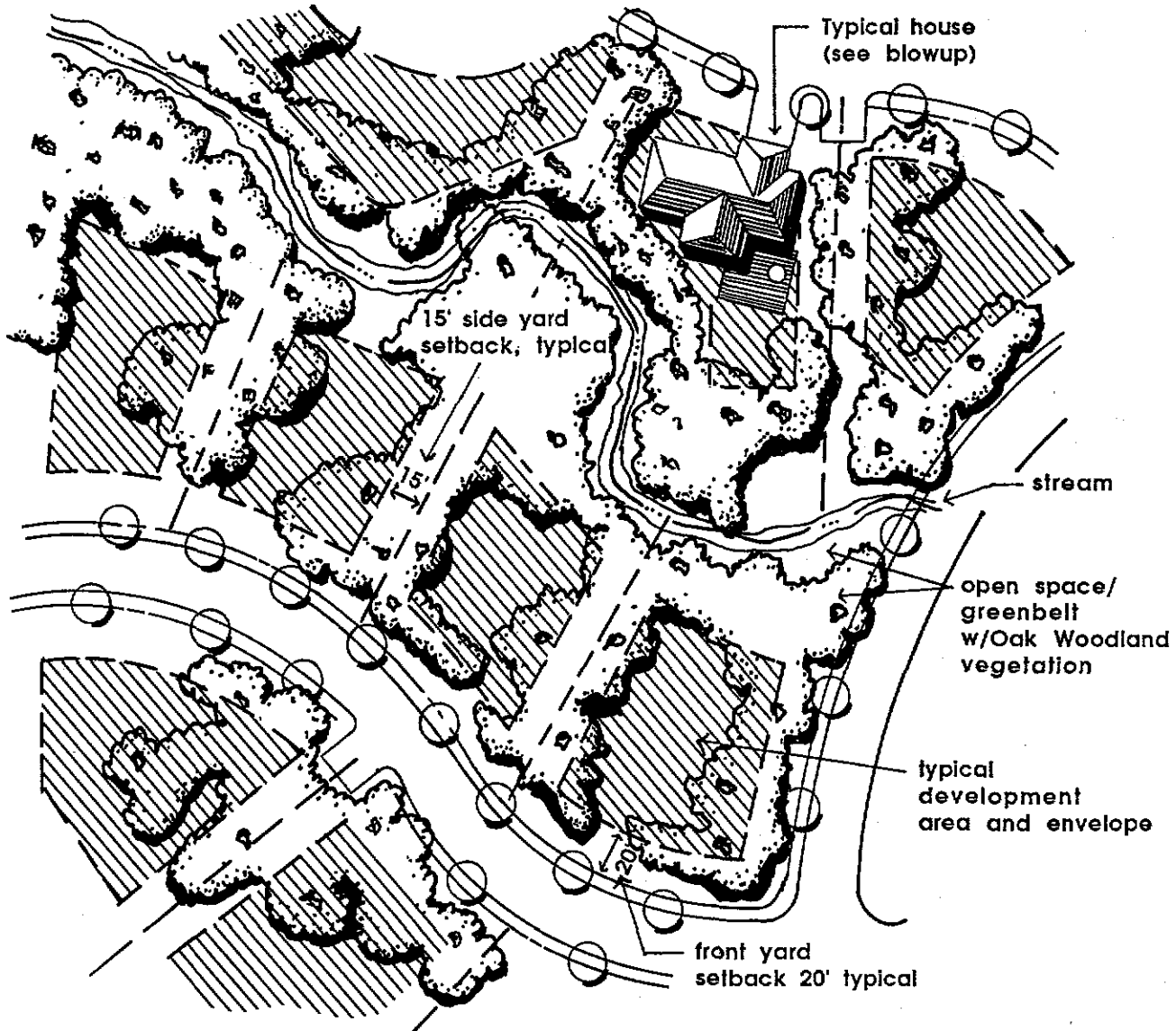
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Application Area for Oak Woodland  
 Special Development Standards  
 Figure 23

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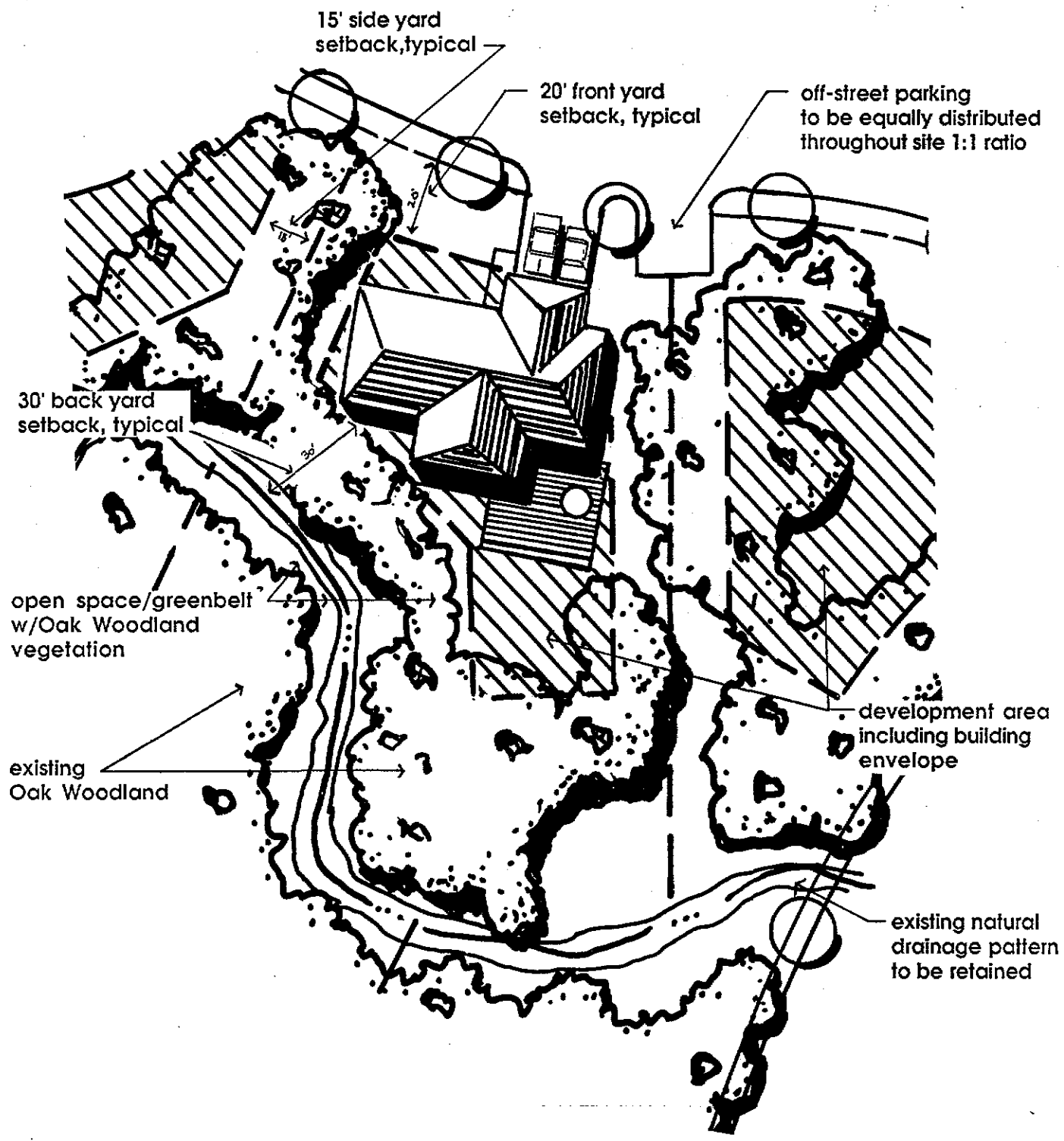
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**Conceptual Illustration of a Residential Neighborhood within the Oak Woodland**  
 Figure 24

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BR3717 pg150



**Typical Residential Building Envelope**  
 Figure 25

7. All of the area within an individual parcel not defined within the development envelope, and inclusive of the required setbacks, shall be subject to restrictive covenants which prohibit the placement of any structure and the removal of any tree within this area. The area is to be retained in its natural state.

8. Streets shall typically be private streets that are aligned to minimize grading requirements and that are the narrowest width necessary to carry the traffic generated by the dwellings they serve.

9. Irrigation of mature oak trees, either directly, or indirectly through overflow of landscape planting or turf within building envelopes is prohibited.

10. A covenant shall be recorded for parcels within the Oak Woodland Special Development Standards area prohibiting the removal of trees outside the approved building envelope, and imposing an affirmative burden on the homeowner to care for and protect the indigenous blue oak trees in accordance with these policies.

11. The Homeowners Association (HOA) responsible for each neighborhood within the Special Development Standards area shall be given the authority and obligation to compel compliance with the Covenants, Conditions and Restrictions.

12. The Homeowners Association in each neighborhood shall cause to have prepared each year a report by a certified arborist on the condition of the indigenous blue oaks within the neighborhood, outside of individual building envelopes. Such report shall be submitted to the HOA with a copy to the City by the last day of August each year, and shall describe the condition of all indigenous blue oaks and shall specifically identify any diseased or damaged trees, and any practices of individual homeowners, such as excessive irrigation within the building envelope that is damaging indigenous oaks. The report shall include any recommendations for corrective action. Such actions shall be taken unless otherwise directed by the City.

13. The City of Roseville shall be given the authority to enforce those provisions of the CC&Rs addressing the Oak Woodland Special Development Standards in the event that the HOA fails to do so.

14. The landscape corridor along Sierra College Boulevard, and the south side of Eureka Road east of Sierra College Boulevard, is to be not less than 50 feet from the edge of right-of-way. Within this corridor the indigenous blue oak woodland is to be the dominant landscape element.

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## 5. PUBLIC FACILITIES AND SERVICES ELEMENT

The Specific Plan describes the public services and facilities required to serve the Plan Area residents and commercial activities including schools, a fire station and parks.

The Specific Plan also describes the infrastructure required to adequately serve all development envisioned in the Plan. This includes the major components of domestic water supply, sanitary sewer, storm drainage, street lighting and utilities such as electricity and gas.

### 5.1 Schools

The Specific Plan Area is within the Eureka School District which provides education for kindergarten through eighth grade students. The Plan Area is also within the Roseville High School District. Roseville High School District currently operates two high school facilities which are both at, or beyond, designed capacity.

The Eureka School District currently operates three schools of which the nearest is the Eureka School, a K-3 grade facility located on Eureka Road approximately one-half mile east of the Plan Area boundary.

The need for school facilities is determined by population trends, residential densities, proximity and size of existing school facilities, class size standards and projected enrollment. Two elementary school sites will be required to meet the enrollment demand from the Specific Plan Area and the surrounding community. The estimated K-8 student enrollment within the Specific Plan Area at full development of the Plan is 1,126 students. This is estimated to be distributed as 799 K-6 grade students and 327 7-8 grade students. The high school student enrollment is estimated to be 652 students at full build-out of the Plan Area. The projected student enrollment is based on student yield rates established by the Eureka School District and the Roseville High School District respectively, as summarized in Appendix C.

The Eureka School District is seeking to locate a junior high school within the North East Roseville Plan Area, or nearby area, that will serve the 7-8 grade students in the Plan Area.

#### 5.1.1 Elementary Schools

The Plan designates two elementary school sites within the Plan Area. The first is a six-acre elementary school site located on Eureka Road, east of East Roseville Parkway. A landscaped berm and setback of the buildings and children's play area will provide a buffer from vehicular traffic. Strap Ravine, a natural open space and drainage corridor, runs along the north side of the school site. The area will provide space for nature study and hikes. A City park of 15 acres is proposed for the parcel 61 adjacent to the school on the west. This park provides separation from the powerline easement farther to the west and will provide joint use of facilities, including

812 11 181

812 17 181

baseball/softball, soccer, and open field sports. The site will accommodate an ultimate enrollment of approximately 600 students.

A second elementary school site (page 52) of seven (7) acres is provided contiguous to Maidu Park on Johnson Ranch Drive. This site is adjacent to active and passive recreation areas proposed within this regional park.

Each elementary school will have a capacity of 600 students. Therefore, two schools will be more than sufficient to serve the elementary school-age population in the Plan Area.

### 5.1.2 Intermediate School

The junior high school-age students will be served by a new school located according to the Eureka School District Master Plan. The original (1983) Southeast Roseville Specific Plan indicated an intermediate school located in the parcel south of Eureka Road and west of Sierra College Boulevard. The school site will be located at an alternative site pursuant to changes in residential land use in Eureka School District. One possible site is located immediately east of the Plan Area along Eureka Road. Another possible site is located in the Northeast Specific Plan Area.

### 5.1.3 High School

The anticipated high school enrollment generated by development of the Southeast Roseville Plan Area will contribute to the cumulative student load in the Roseville High School District. No high school facilities are proposed in the Plan; however, the District has designated a site just east of the Specific Plan Area. This new high school will serve the high school students in the Specific Plan Area, as well as those residing farther east.

## 5.2 Library

The City of Roseville is planning to build a 10,000 square-foot branch library in Maidu Park in fiscal year 1988-89. The library will have a capacity of 30,000 volumes and is intended to serve the east area of the City, including the Specific Plan Area.

## 5.3 Parks

The City General Plan indicates a desired standard of nine (9) acres of park per 1,000 residents. The park acreage is allocated among three types of parks as follows:

City-Wide Park	5.0 acres per 1,000 residents
Community Park	1.5 acres per 1,000 residents
Neighborhood Park	2.5 acres per 1,000 residents

The Southeast Specific Plan provides a variety of open space and park facilities that meet the demand for park acreage. These include formal park facilities, school ground recreation facilities, private recreation facilities, nature study and preservation areas, and informal recreation facilities such as the natural drainage ways.

The total formal park acreage needed within the Plan Area is calculated on the basis of the population estimate at full build-out of the Plan. The population estimate, summarized in Table 5, is based on the actual household population by dwelling unit type in Roseville in 1980.

Table 5  
Estimate of Population Based on Dwelling Unit Type

<u>Unit Type</u>	<u>Average HH Pop.</u>	<u>Units</u>	<u>Estimated Population</u>
Low Density, Single Family	2.64	1,543	4,073
Medium Density	2.05	114	234
High Density, Multi-family	1.76	2,001	3,522
	====	====	====
	2.14	3,658	7,829

The total estimated population within the Specific Plan Area is 7,829 people. Based on the General Plan standard of nine (9) acres of park land per 1,000 people, the total area required for parks is 70.46 acres.

The recreation needs of the community are met with land for parks, natural areas, and private recreation facilities within the Plan Area. These are summarized in Table 6.

Table 6  
Summary of Park and Recreation Facilities

<u>Facility</u>	<u>Park Credits</u>
Maidu Park	
Eureka Community Park	24.19 <sup>1</sup>
Parkway Grove Park	15.00
Parkway Diamonds Park	3.75
Old Barn Park	10.80
Recreation Floodway	12.10 <sup>2</sup>
	3.65
	====
Total Park Area	69.49 <sup>3</sup>
Equivalent to in-lieu fees or other funding methods	2.60
<b>Grand Total</b>	<b>====</b> <b>72.09</b>

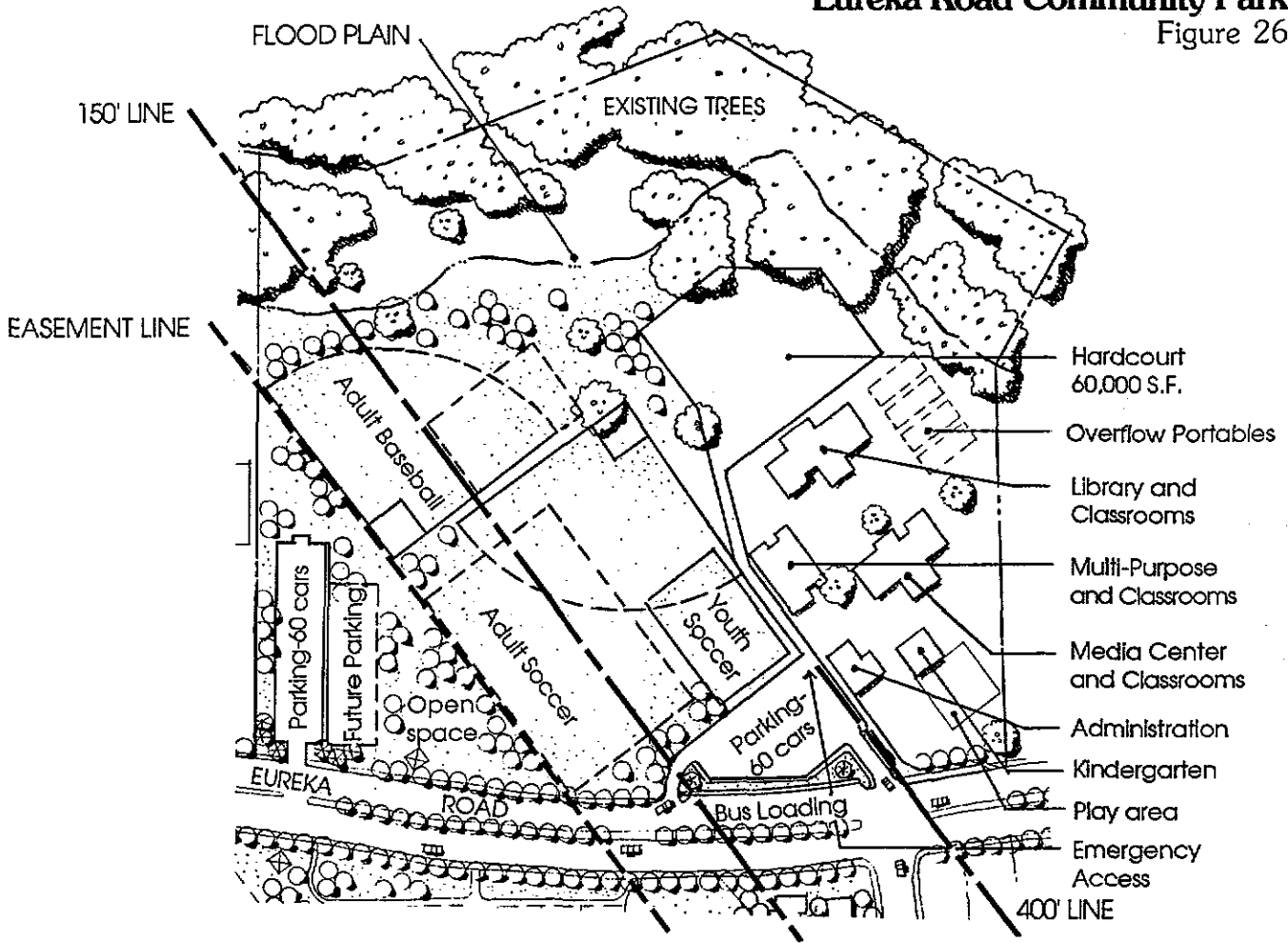
1. This is acreage added to Maidu Park as part of Southeast Roseville Specific Plan.
2. This is allocated at one acre of park credit for each 10 acres of recreation floodway dedicated.
3. This in-lieu fee would come from the development of parcel 31.

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# Eureka Road Community Park

Figure 26



03/11/05

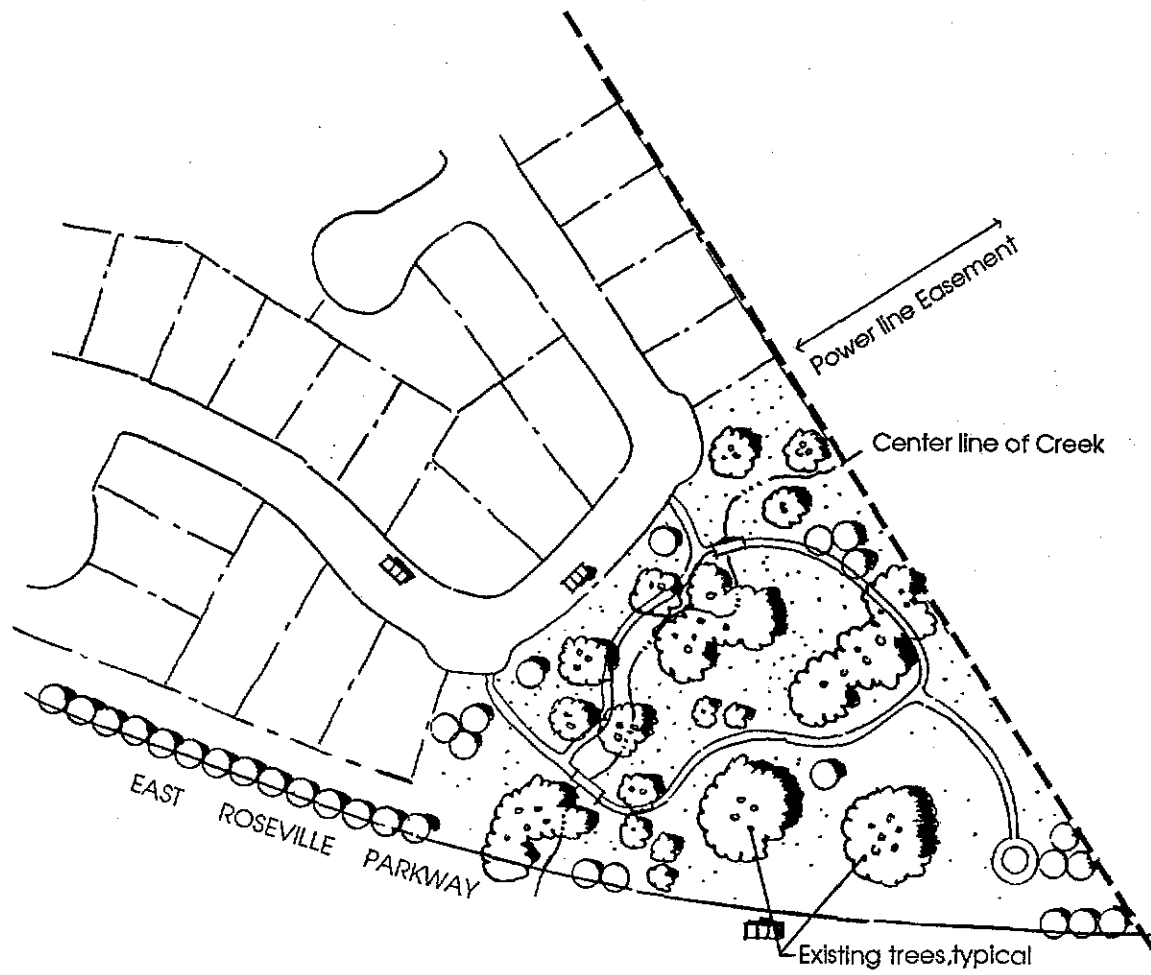
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## Area: 15.0 acres Parcel 61

The proposed Eureka Community Park is intended to meet the needs of the Southeast Plan Area for active recreation. The park will provide joint use with an adjacent elementary school in the Eureka School District. The school buildings and hardcourt facilities will be set back 400 feet from the adjacent powerline easement. Joint facility uses will be located east of the 150' line. The facility is envisioned to include:

- 2 Regulation-Size Adult Baseball/Softball Diamonds, Lighted for Night Games
- 1 Adult Soccer Field
- 2 Youth Soccer Fields
- Jogging Trail/Par Course
- Natural Riparian Environmental Study Area
- Parking for 60 Cars with Expansion
- Joint Use with the Adjacent K-6 School
  - Hardcourt Area
  - Additional Parking

**Parkway Grove Park**  
Figure 27



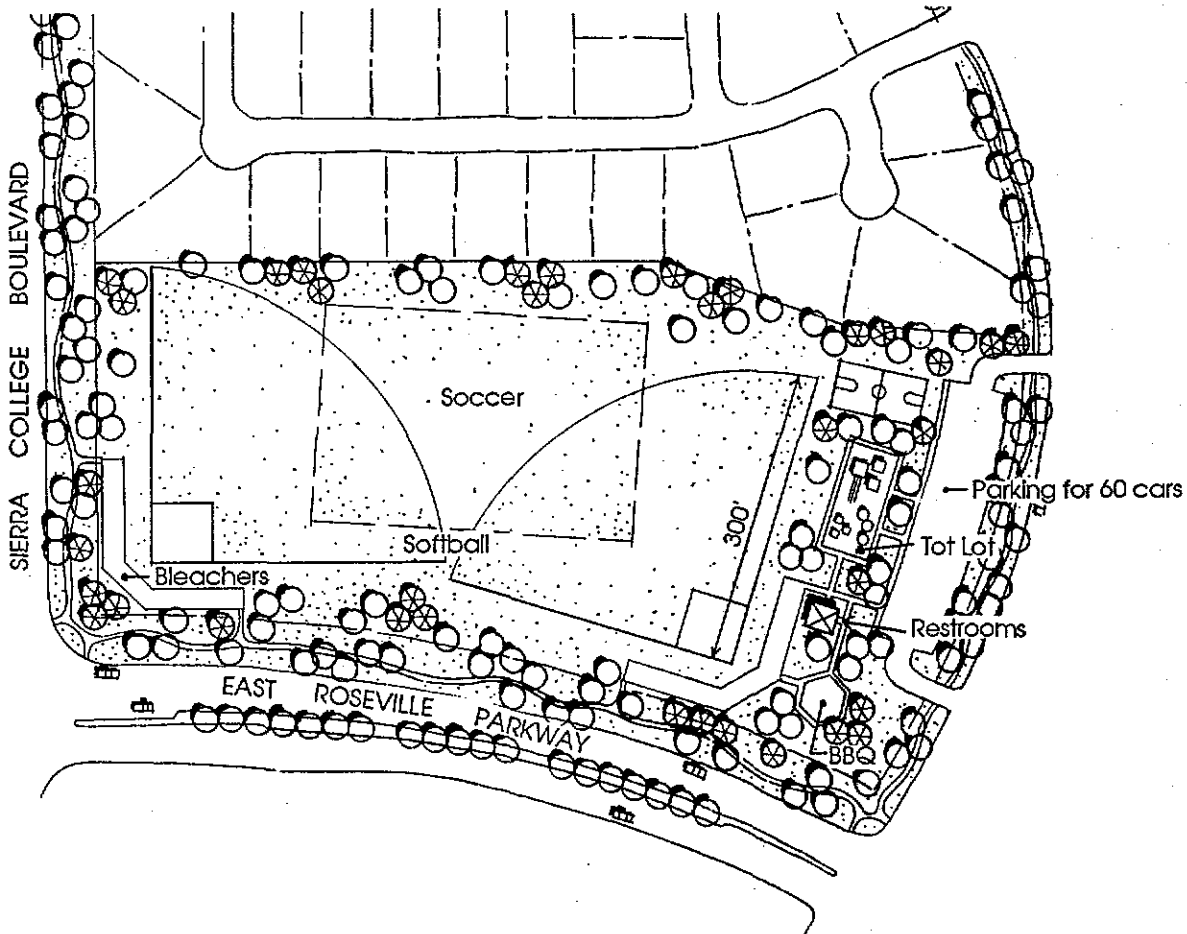
**Area: 3.75 acres Parcel 62**

Parkway Grove Park is a neighborhood park serving the neighborhood north and east of the East Roseville Parkway and west of Sierra College Boulevard. A prominent feature of the park is a small grove of oak trees along a minor drainage area.

The park provides a small tot lot, a picnic area, a rest/seating area, and serves to protect the oak woodland setting.

**Parkway Diamonds Park**

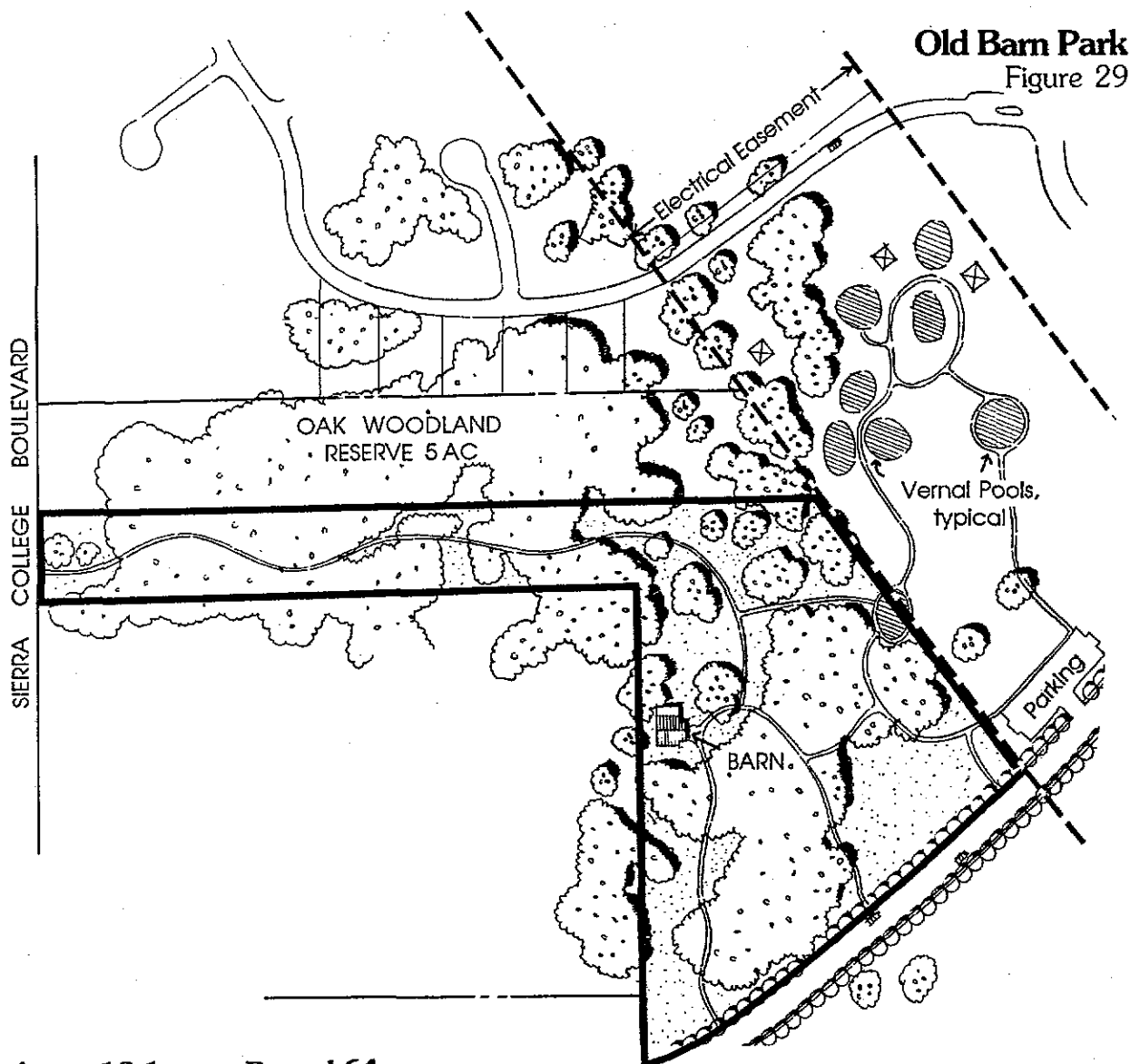
Figure 28



**Area: 10.8 acres Parcel 63**

Parkway Diamonds Park will provide space for the formal, active recreation needs of the Johnson Ranch East neighborhoods east of Sierra College Boulevard. The facility is envisioned to include:

- 2 Softball/Baseball Diamonds
- 1 Youth Soccer Field
- 1 Adult Soccer Field
- Parking for 40 cars



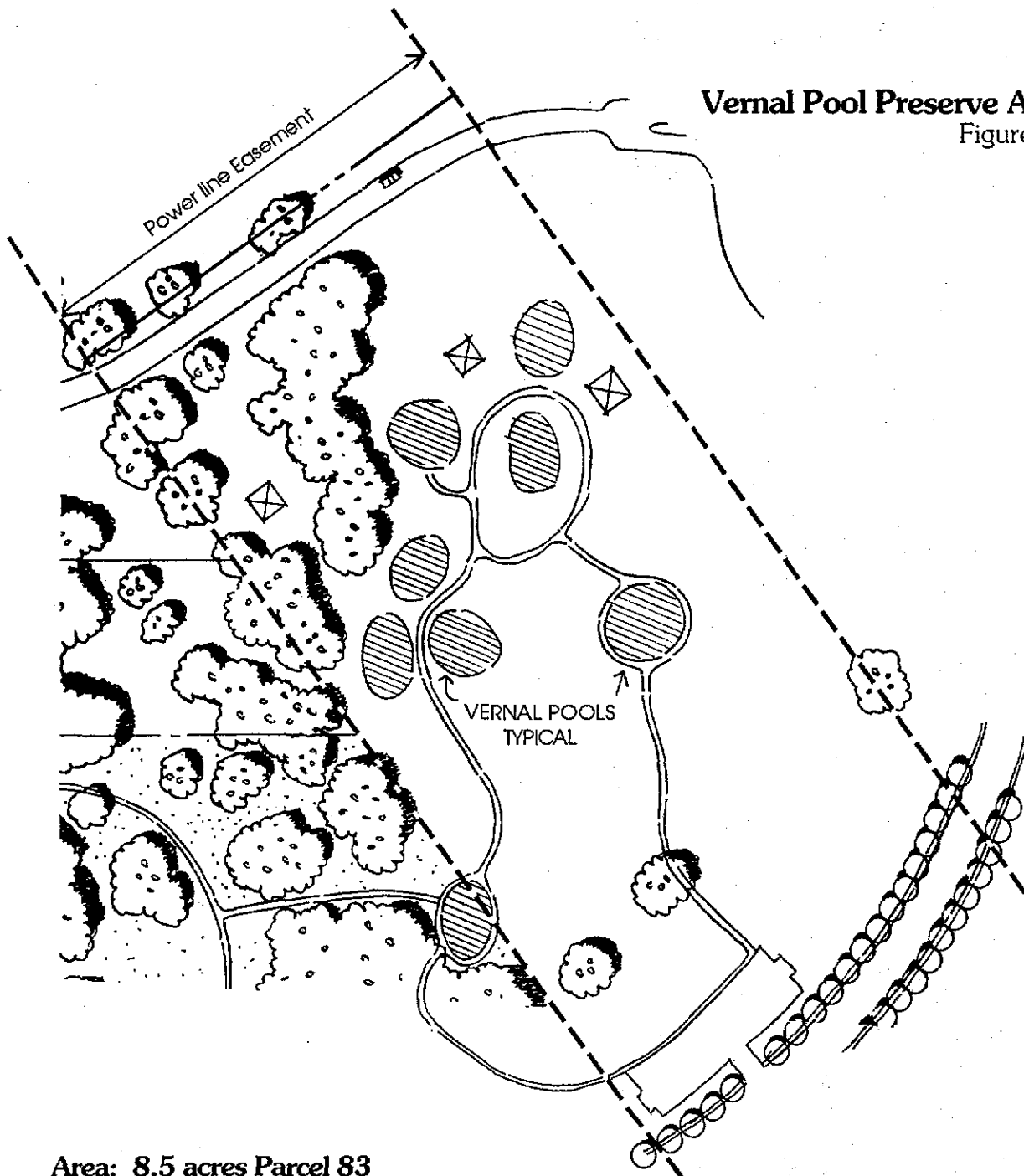
**Area: 12.1 acres Parcel 64**

Old Barn Park is a unique setting for an interpretive center and nature study area. The site combines the existing barn, which is of historical architectural significance as well as elements of the the blue oak woodland. Immediately to the east of the site is the vernal pool preservation area, which provides additional opportunities for nature study.

The park will provide for relatively passive recreation focusing on the barn and nature study areas. Improvements to the site are envisioned to include:

- Picnic Area
- Hiking Trails, designed to be accessible by the handicapped and including interpretive signing
- Tot Lot
- Parking for 20 Cars

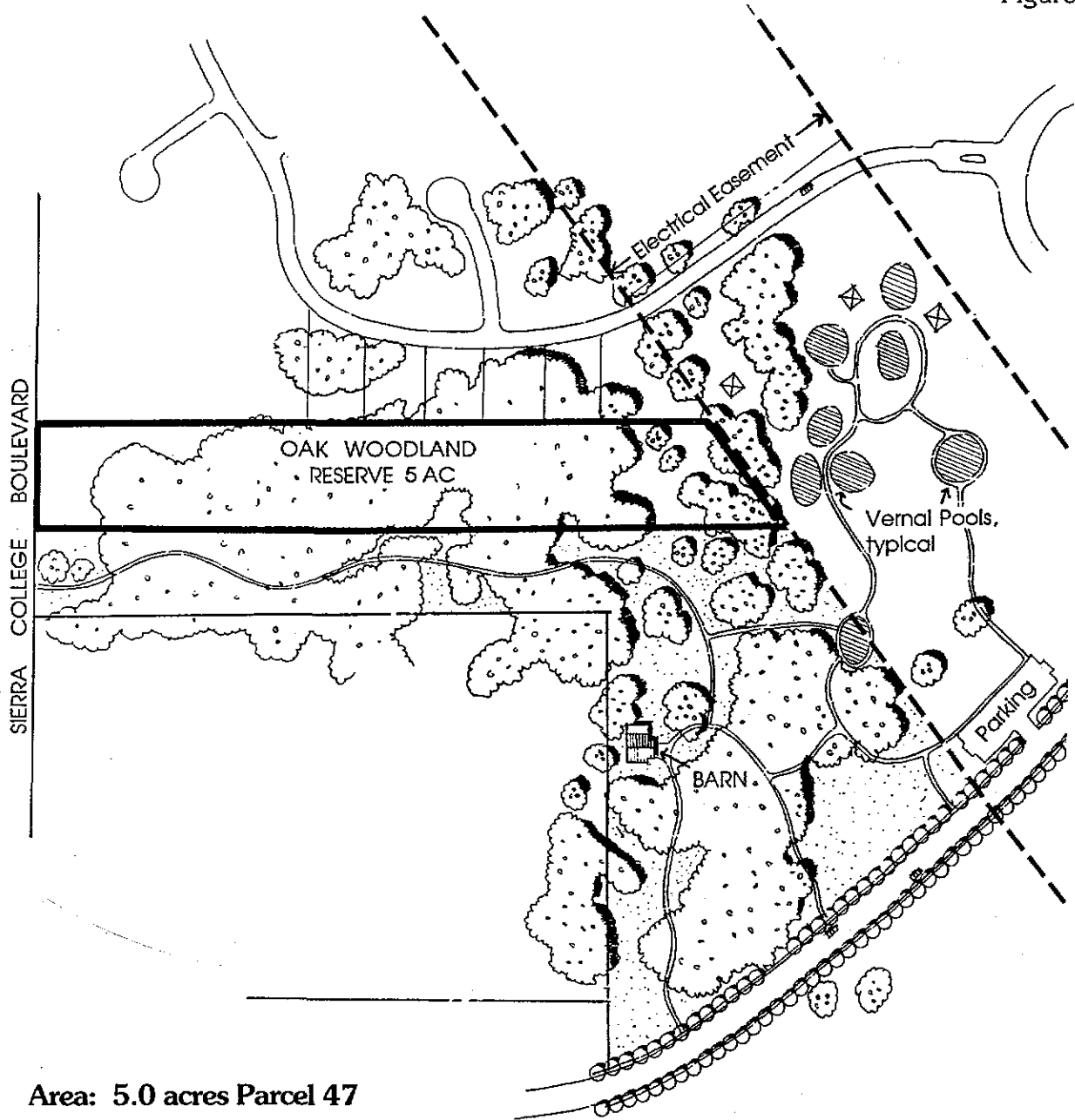
Vernal Pool Preserve Area  
Figure 30



Area: 8.5 acres Parcel 83

The preserve encompasses an area of vernal pools identified for preservation in the Specific Plan Environmental Impact Report. The preserve area does not provide space for formal, active recreation, but provides an important aesthetic and educational amenity for the City. The area is within a portion of the blue oak woodland. Improvements in the area will be limited to interpretive hiking trails. Parking for the preserve area is provided in the adjacent lot at Old Barn Park subject to conditions in the Open Space Element.

Oak Woodland Reserve Area  
Figure 31



Area: 5.0 acres Parcel 47

In addition to the oak woodland areas that are preserved within the Old Barn Park and the Vernal Pool Preserve areas, and the oak woodland set aside within the residential community east of Sierra College Boulevard, an area is set aside as a reserve for future expansion of the Old Barn Park. This area will be withheld from development as a residential neighborhood for a period of time specified in the Specific Plan Development Agreement. The area will be available for acquisition by the City as an oak woodland preserve during the reserve period.

In addition to the specific park areas identified in the preceding pages, a substantial area within the floodways will be available for recreation purposes, such as bikeways and pedestrian paths. These include a portion of the Strap Ravine drainage between Eureka Road and the East Roseville Parkway (Parcel 71), and between the Parkway and Sierra College Boulevard (Parcel 73), and the Linda Creek Drainage east of Sierra College Boulevard (Parcel 75). These areas total 36.5 acres. They are dedicated to the City for recreation purposes as specified in the Development Agreement, and are credited with fulfilling park area on the basis of one (1) acre of park credit for each ten (10) acres of dedicated recreation floodway. Pursuant to the terms of the Development Agreement the floodways shall be maintained by a Landscape and Lighting District.

#### 5.4 Fire Station

Fire protection in the Plan Area is currently provided by Fire Station No. 3 located on Cirby Way, east of Sunrise Avenue. The majority of the existing Southeast Specific Plan Area is within the service area of this station. The City of Roseville has a contract with the South Placer Fire District to provide fire protection and emergency medical service (EMS) to the Johnson Ranch East area, east of Sierra College Boulevard. Development that may occur there will continue to be served by the South Placer Fire District until Fire Station No. 4 is constructed in the Southeast Plan Area, and direct access is provided from the station to the site via Eureka Road or the East Roseville Parkway. (White, 1987)

The Specific Plan designates a 1.82-acre site on Eureka Road for Fire Station No. 4. With a response time of less than four (4) minutes, this facility will offer adequate fire protection to all of the Plan Area and the eastern portion of the City. The land was dedicated to the City in accordance with Section 2.B (2) of the original Development Agreement between the City and the Southfork Partnership. The Fire Department anticipates seeking funding to begin construction of Station No. 4 in FY 1988-89. Such funding would come from the City's fire protection development fee.

#### 5.5 Water System

Water for the Plan Area is obtained by the City of Roseville and the San Juan Suburban Water District from Folsom Lake through agreements with the U.S. Bureau of Reclamation. The City of Roseville will provide water service to areas west of Sierra College Boulevard, and the San Juan Suburban Water District will provide water service to areas east of Sierra College Boulevard. (See Figure 32)

The most southerly portion of the Plan Area east of Sierra College Boulevard, near the Sacramento County line, will be serviced by pipelines extending north on Excelsior Avenue and Peerless Avenue from Golden Gate Avenue. The northern section of the area east of Sierra College Boulevard will obtain water from a 24-inch pipeline extending through Tree Lake Village to be constructed by the District. A portion of the District's present service line on Eureka Road will need to be upgraded.



As shown in Figure 32, water system construction within the Plan Area includes local serving pipelines as well as an oversized major trunkline which will provide domestic water to areas north and west of the Plan Area. The trunkline, measuring 36-48 inches in diameter, traverses the Plan Area diagonally. This pipeline is to be installed within the street rights-of-way of East Roseville Parkway and Eureka Road, west of East Roseville Parkway. The trunkline continues in a northwest direction across Douglas Boulevard beyond the Plan Area.

A system of water lines ranging from 8-16 inches in diameter will be installed within the street rights-of-way of each major arterial.

Certain water facilities have already been installed within developed portions of the Plan Area. All new water facilities within the Plan Area will be constructed in accordance with requirements and specifications of the City of Roseville and the San Juan Suburban Water District.

### **5.6 Sewer System**

Sewage is conveyed by a system of gravity pipelines and forcemains to the treatment plant operated by the City of Roseville in the Dry Creek drainage west of Roseville. As depicted in Figure 33, the sanitary sewer system for the Plan Area includes two major components: the Rollingwood Interceptor and the Linda Creek Interceptor, as well as local pipelines.

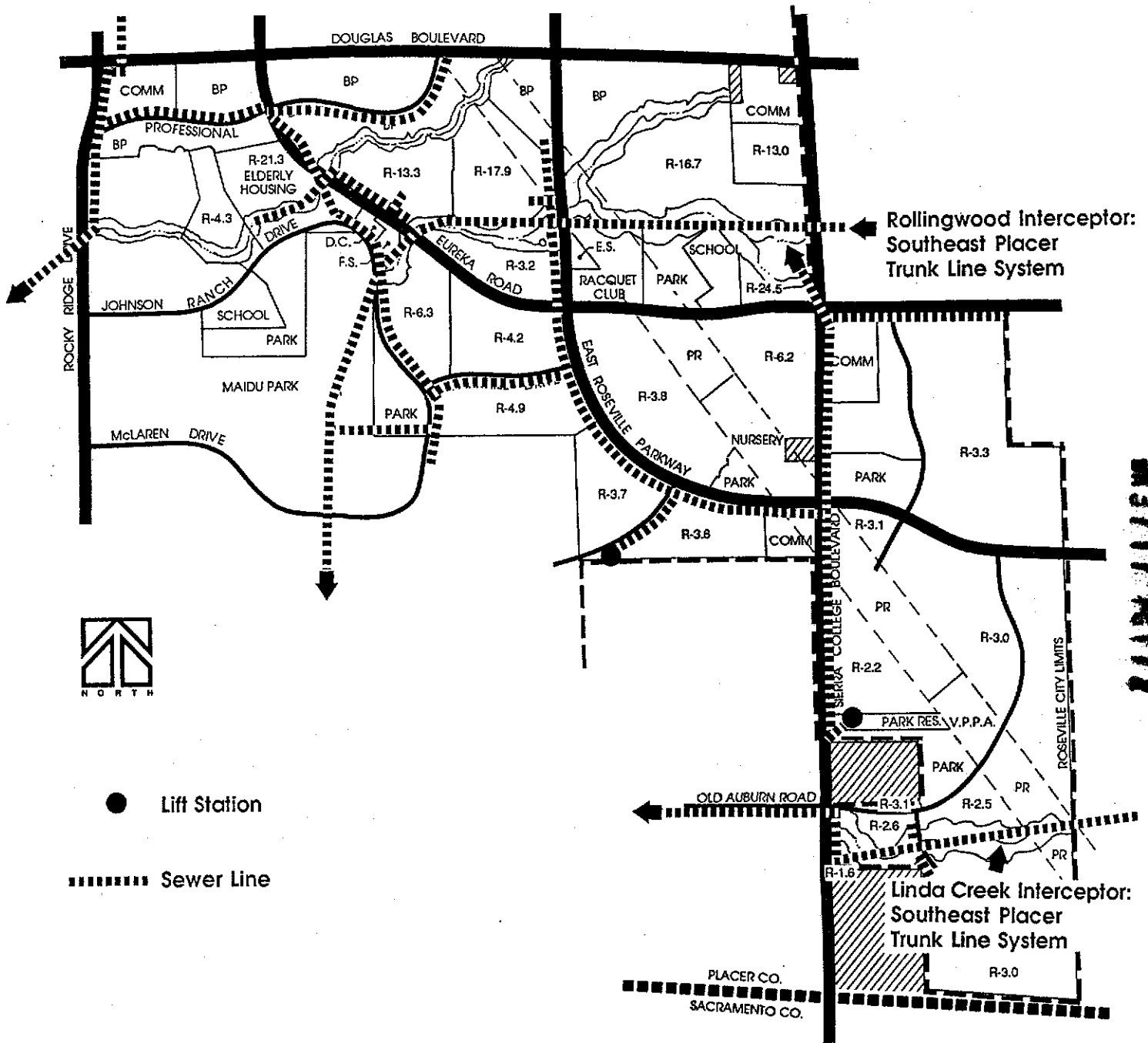
The 21-inch diameter Rollingwood Interceptor traverses the Plan Area in an east-to-west direction within an easement in Strap Ravine. This pipeline is oversized to accommodate Plan Area development as well as development in much of the Loomis Basin and southeast Placer County.

Most of the Plan Area connects to this interceptor through a system of trunklines and forcemains ranging from 6-15 inches in diameter. The majority of the trunklines are gravity-fed and are generally located within street rights-of-way. Two lift stations are located near the south end of the Plan Area to pump sewage up to the Rollingwood Interceptor. A portion of Johnson Ranch East (East of Sierra College Boulevard) will be served by the Linda Creek Interceptor located in the Linda Creek drainage. No lift stations or pump facilities are required to serve this area. Both of the two interceptor lines are in place and ready to serve the Plan Area. These facilities are funded by the Southeast Placer Sewer Assessment District.

All sanitary sewer facilities will be constructed in accordance with requirements and specifications of the City of Roseville.

### **5.7 Storm Drainage**

Construction of streets, buildings, parking areas and other features will increase impervious surface coverage and result in higher volumes of storm run-off during peak periods. In addition, development will, in certain instances, interfere with or result in



● Lift Station

----- Sewer Line

**Master Sewer System**  
Figure 33

the alteration of various natural stream courses. As a result, a system of drainage culverts and catch basins is provided by the Plan to efficiently convey storm drainage within and beyond the Plan Area.

As shown in Figure 21 (Section 4), Plan Area storm drainage will be accomplished by a combination of on-street, sub-surface culverts and natural stream courses. No major concentration of water is intended; generally, water will be allowed to follow natural drainage basin alignments.

Major storm drainage will be conveyed within natural, existing channels such as the south branch of Cirby Creek, Strap Ravine and the north branch of Linda Creek. Figure 21, the Drainage Map, shows these stream courses extending westerly from the east boundaries of the Plan Area.

Other drainage will be accomplished through a system of drain pipes, culverts and catch basins beneath certain streets. Concrete box culverts will be used at three locations to convey major drainage flows under Eureka Road and East Roseville Parkway. Culverts ranging from 12 to 54 inches in diameter will be installed at various locations under major arterial streets. Catch basins, drain pipes and culverts will be used to collect and convey water across and down streets to the natural stream courses.

## 5.8 Street Lighting

Street lighting will be provided along all major arterials at intervals in accordance with City policy. Energy efficient lighting systems will be employed and cut-off type luminaries will be used to reduce light spillage and glare impacts on private property.

## 5.9 Utilities

### 5.9.1 Electricity

Electricity will be provided to the Specific Plan Area by the City's Electrical Utility Department. High voltage transmission lines cross the Plan Area within the 450-foot-wide easement shown on the Specific Plan Land Use Plan, Figure 7.

Plan Area development will require construction of a 60kV to 12kV substation and a 60kV subtransmission line contained within an additional 25-foot-wide powerline easement adjacent to the P.G.&E./SMUD transmission easement corridor west of Sierra College Boulevard. Parcel 26, near the intersection of East Roseville Parkway and Eureka Road, has been designated as the site for the 60kV electrical substation and this property has been dedicated to the City pursuant to terms of the Development Agreement between the property owners and the City.

Electrical subtransmission and distribution lines and equipment will generally be located within public rights-of-way or within public utility easements which will need to be acquired as development occurs. All distribution circuits will be installed underground. Electric equipment may be installed at grade. Electric facilities will be

constructed in conjunction with development. Electric service extension charges will exist and be determined in accordance with City of Roseville electric policies and specifications.

### 5.9.2 Gas

Natural gas is currently provided by the Pacific Gas and Electric Company (P.G.&E.) to developed portions of the Plan Area. P.G.&E. has adequate capacity to serve Plan Area development and will extend gas lines within public rights-of-way and public utility easements.

### 5.9.3 Telephone

Roseville Telephone Company will provide service to this geographical area in accordance with filed tariffs. Telephone facilities will be constructed in conjunction with development.

## 5.10 Specific Plan Public Facilities and Services Policies

1. Institutional uses other than neighborhood schools and parks shall be located on collector streets and major arterials so that associated vehicle traffic does not disrupt residential areas.
2. All institutional uses shall be of a design and scale compatible with neighboring residential uses and shall incorporate landscaping, setbacks and siting standards similar to those required in adjacent land uses.
3. The electrical substation shall be screened by a masonry wall and landscaping, and all ground mounted electrical transformers, backflow preventers and similar facilities shall be landscaped and sited to minimize public access.
4. Schools, parks and the library shall be linked to a pedestrian path system.
5. School sites shall be located for easy access.
6. When possible, school sites shall be located adjacent to open space and parks.
7. Substantial setbacks and landscape buffering shall be provided within school sites abutting other land uses unless such adjoining uses provide such buffers. Sites shall be designed to facilitate surveillance by adjoining residents, security services and police.
8. Playfield areas and playgrounds shall be located in relatively flat areas. Grading may be required to achieve this condition in certain instances.
9. Parks shall be of a size and contain facilities and play apparatus consistent with the recreation and open space needs of Plan Area residents.

- 
10. Parks shall be designed to minimize maintenance requirements and facilitate surveillance by adjoining residents, security services and police.
  11. All under-roadway storm drainage culverts and bridges on Cirby Creek, Strap Ravine and the north branch of Linda Creek shall be designed to accommodate 100-year flood volumes.
  12. Under-roadway storm drainage culverts shall be designed to allow passage of wildlife.
  13. Urban run-off shall be directed to the pre-existing watershed.
  14. No development shall occur within the Plan Area without a specific drainage study that identifies the drainage impacts and mitigation measures appropriate for the proposed development.
  15. All public utilities shall be screened from view from adjacent roadways as specified in Section 7.4 of the Design and Landscape Guidelines, Section 7.
  16. Schools sites as indicated on the Land Use Map shall be reserved for purchase by the Eureka School District as specified under the terms of the Development Agreement.
  17. The park areas identified in this Plan shall be dedicated to the City as specified under the terms of the Development Agreement.
  18. The recreation floodways identified in this Plan shall be dedicated to the City as specified under the terms of the Development Agreement.

Additional standards are specified in Section 7, Design and Landscape Guidelines.

## 6. PROJECT PHASING

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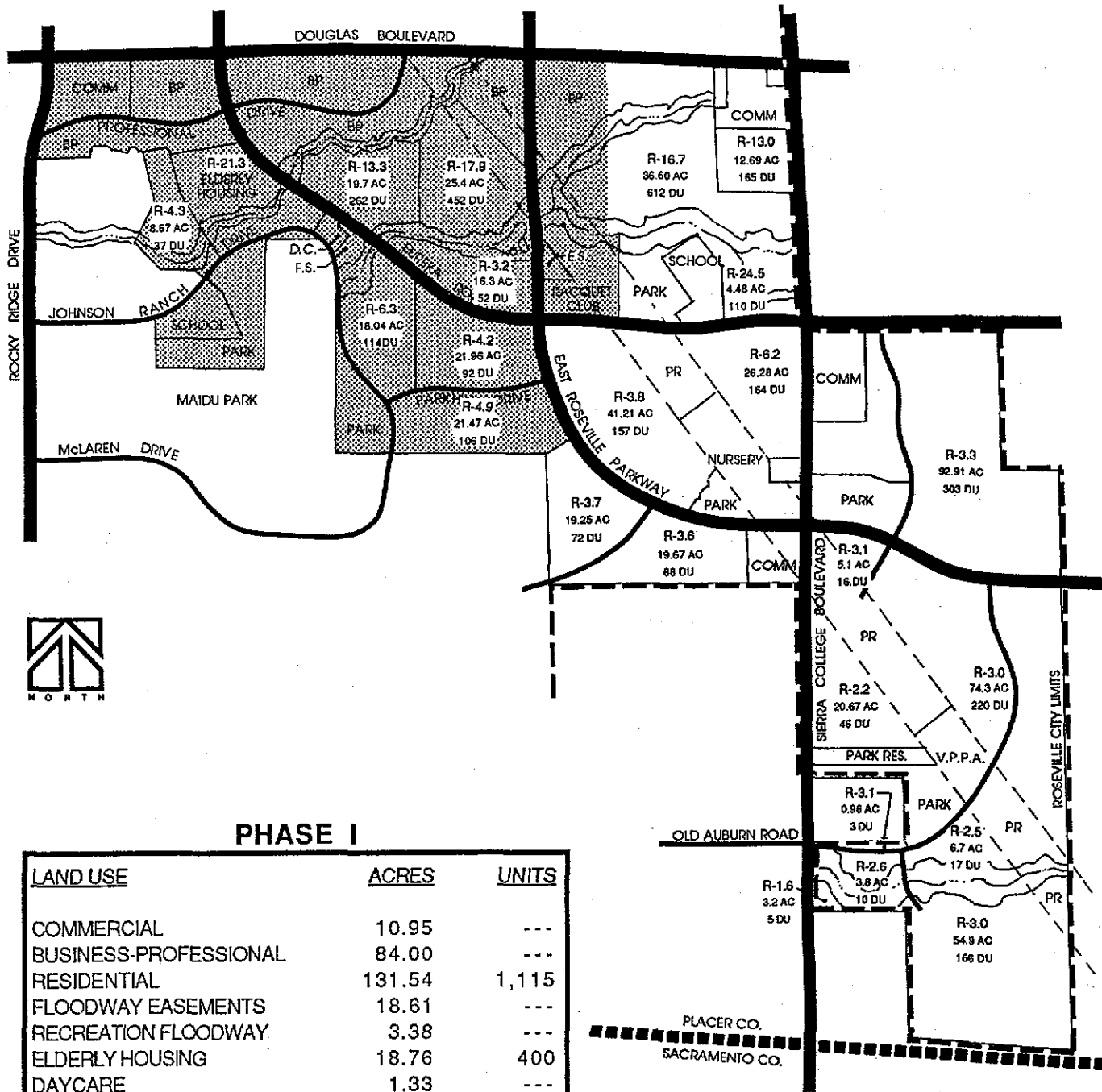
The Specific Plan is to be developed in six discrete phases that delineate land use, circulation, public facility and infrastructure improvements described in this Specific Plan, and required by the Development Agreement. The Phasing Plan is illustrated in Figures 34a through 34f and is more fully described in the Development Agreement between the City of Roseville and the Southfork Partnership. Phase I improvements are complete as of early 1988, and all streets indicated in Phase I on Figure 34A are in place. Phase VI involves the improvement of Sierra College Boulevard to four lanes with a 50-foot-wide landscaped corridor. These improvements will be accomplished in coordination with the phasing of the adjacent development.

Phasing addresses the extensions of the major streets. The primary sewer and water trunklines that will serve the Plan Area are in place, and all other infrastructure, including local sewer and water lines, gas, electricity, cable television, and telephone lines, will be placed within the street at the time of street construction. Local sewage system lift stations, sewage system lateral collectors, and other local elements of the infrastructure will be placed during development of the various phases.

The improvements for parks, schools, a library and other public facilities are subject to phasing determined by availability of funding and matters of public policy not necessarily directly related to the level or timing of development within the Specific Plan Area. The time-frames for specific public improvements, other than streets and infrastructure, that are known at the time of preparation of this Plan, are described in the Public Facilities and Services Element, Section 5. Timing of improvements may be further addressed in the Development Agreement that implements this Plan.

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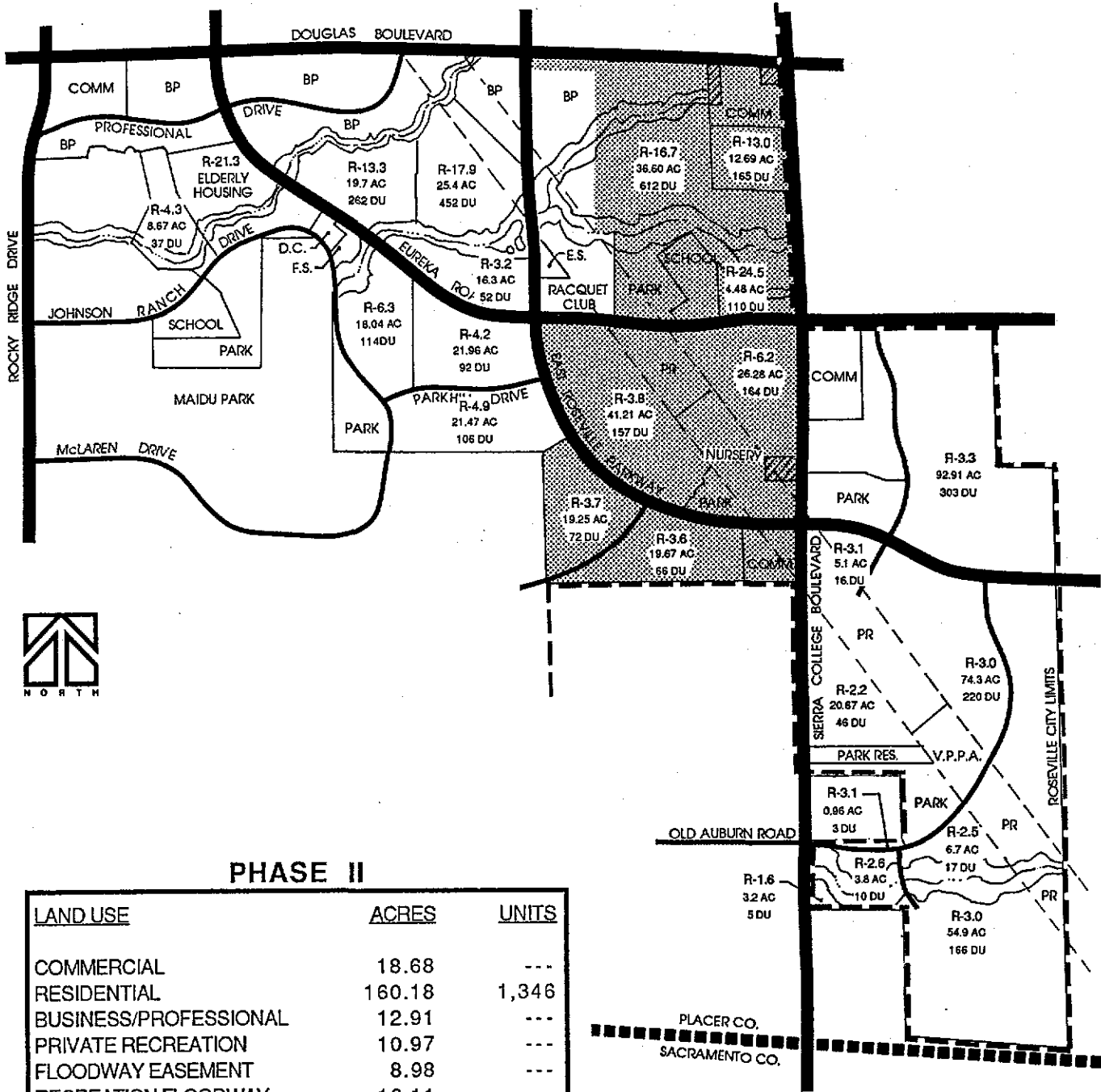
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**PHASE I**

LAND USE	ACRES	UNITS
COMMERCIAL	10.95	---
BUSINESS-PROFESSIONAL	84.00	---
RESIDENTIAL	131.54	1,115
FLOODWAY EASEMENTS	18.61	---
RECREATION FLOODWAY	3.38	---
ELDERLY HOUSING	18.76	400
DAYCARE	1.33	---
RACQUET CLUB	11.86	---
ELECTRICAL SUB STATION	2.10	---
PUBLIC FACILITY SITES:		
PARKS	24.10	---
SCHOOLS	7.00	---
FIRE STATION	1.82	---
<b>TOTALS</b>	<b>313.61</b>	<b>1,515</b>

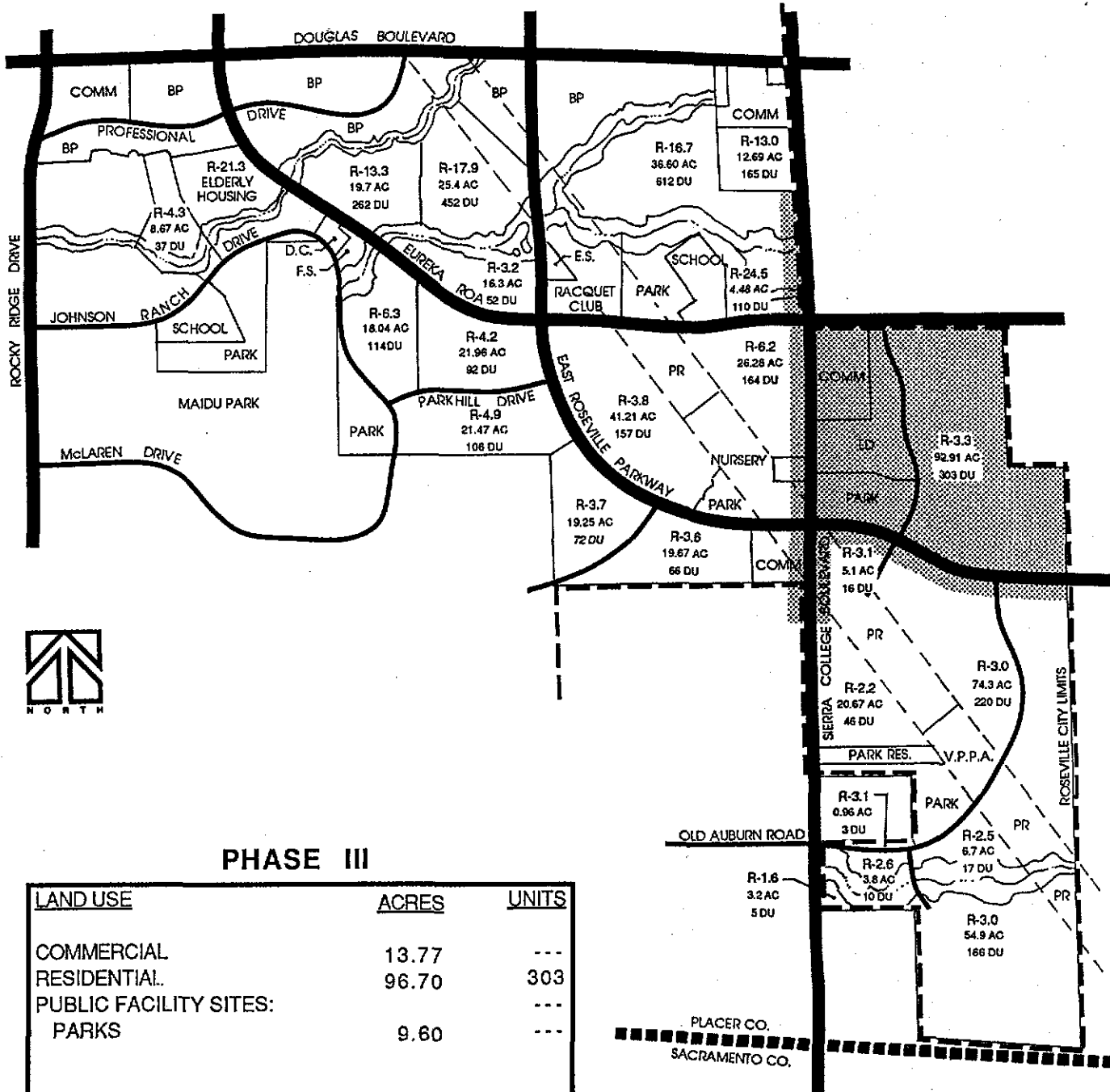
**Project Phasing Plan**  
Figure 34 A



**PHASE II**

LAND USE	ACRES	UNITS
COMMERCIAL	18.68	---
RESIDENTIAL	160.18	1,346
BUSINESS/PROFESSIONAL	12.91	---
PRIVATE RECREATION	10.97	---
FLOODWAY EASEMENT	8.98	---
RECREATION FLOODWAY	16.11	---
NURSERY	15.77	---
PUBLIC FACILITY SITES:		---
PARKS	18.75	---
SCHOOLS	8.0	---
<b>TOTALS</b>	<b>270.35</b>	<b>1,346</b>

**Project Phasing Plan**  
Figure 34 B



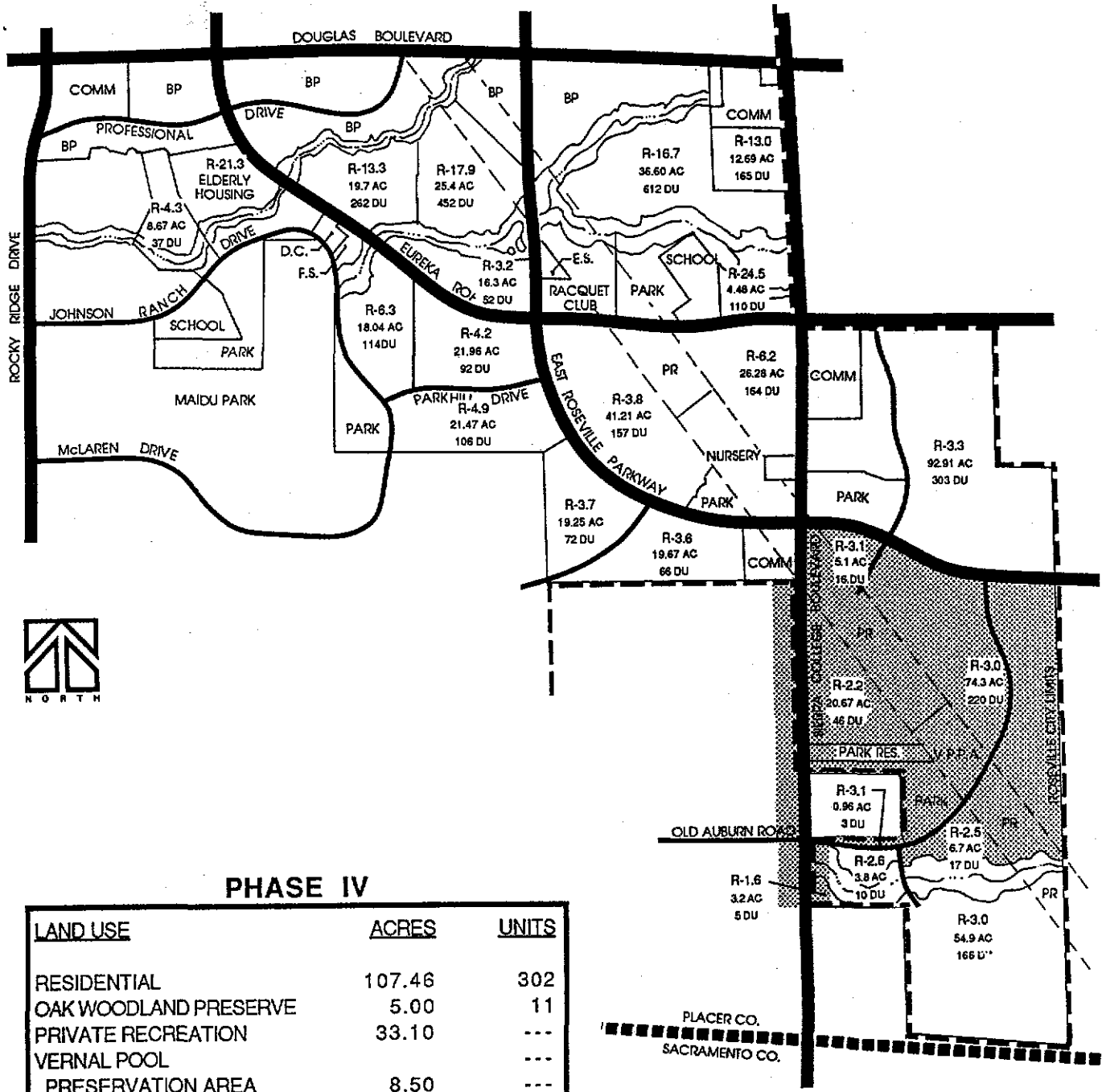
**PHASE III**

LAND USE	ACRES	UNITS
COMMERCIAL	13.77	---
RESIDENTIAL	96.70	303
PUBLIC FACILITY SITES:		---
PARKS	9.60	---
<b>TOTALS</b>	<b>120.07</b>	<b>303</b>

**Project Phasing Plan**  
Figure 34 C

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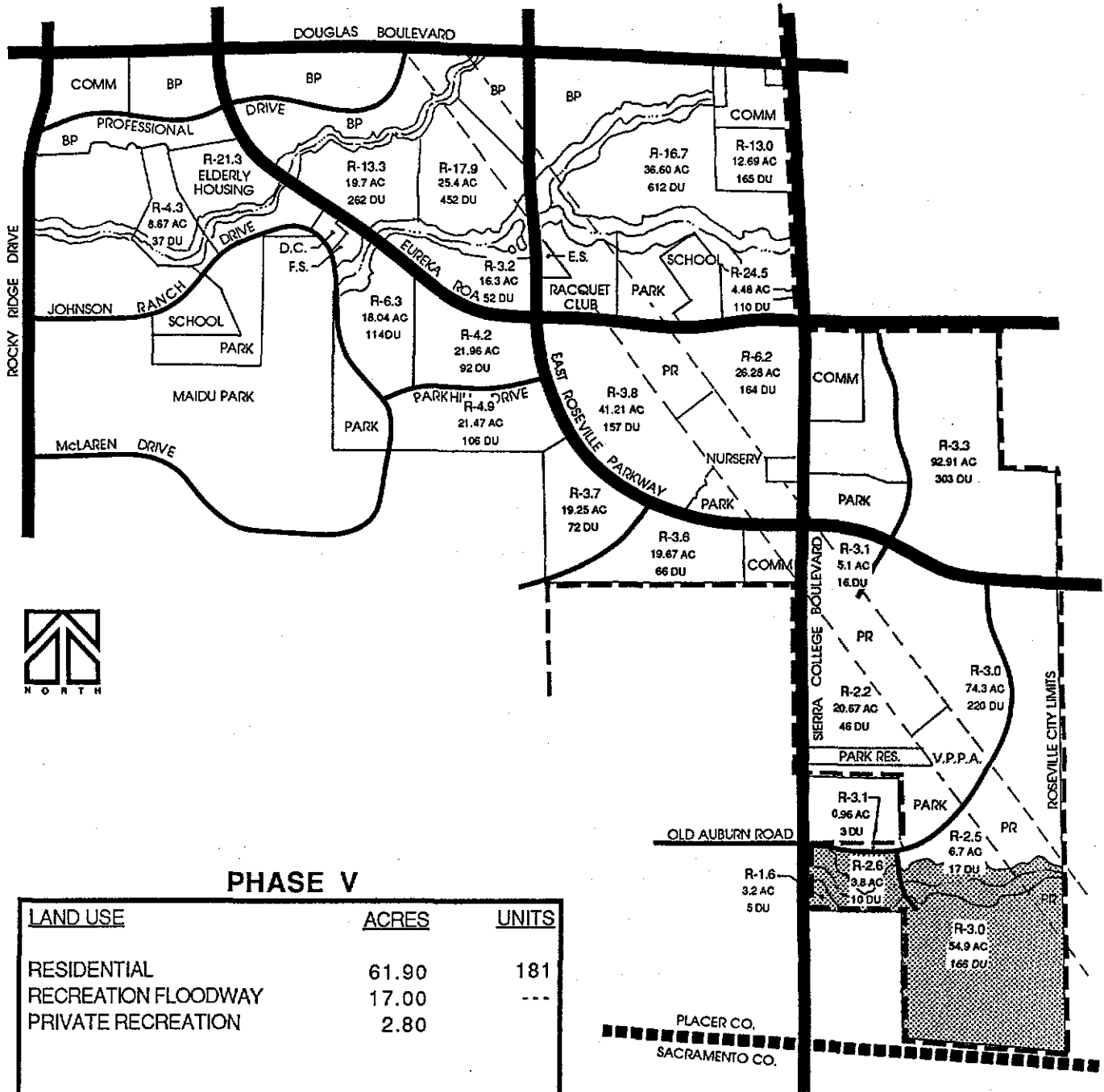
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**PHASE IV**

LAND USE	ACRES	UNITS
RESIDENTIAL	107.46	302
OAK WOODLAND PRESERVE	5.00	11
PRIVATE RECREATION	33.10	---
VERNAL POOL		---
PRESERVATION AREA	8.50	---
PUBLIC FACILITY SITES:		---
PARKS	12.00	---
<b>TOTALS</b>	<b>166.06</b>	<b>313</b>

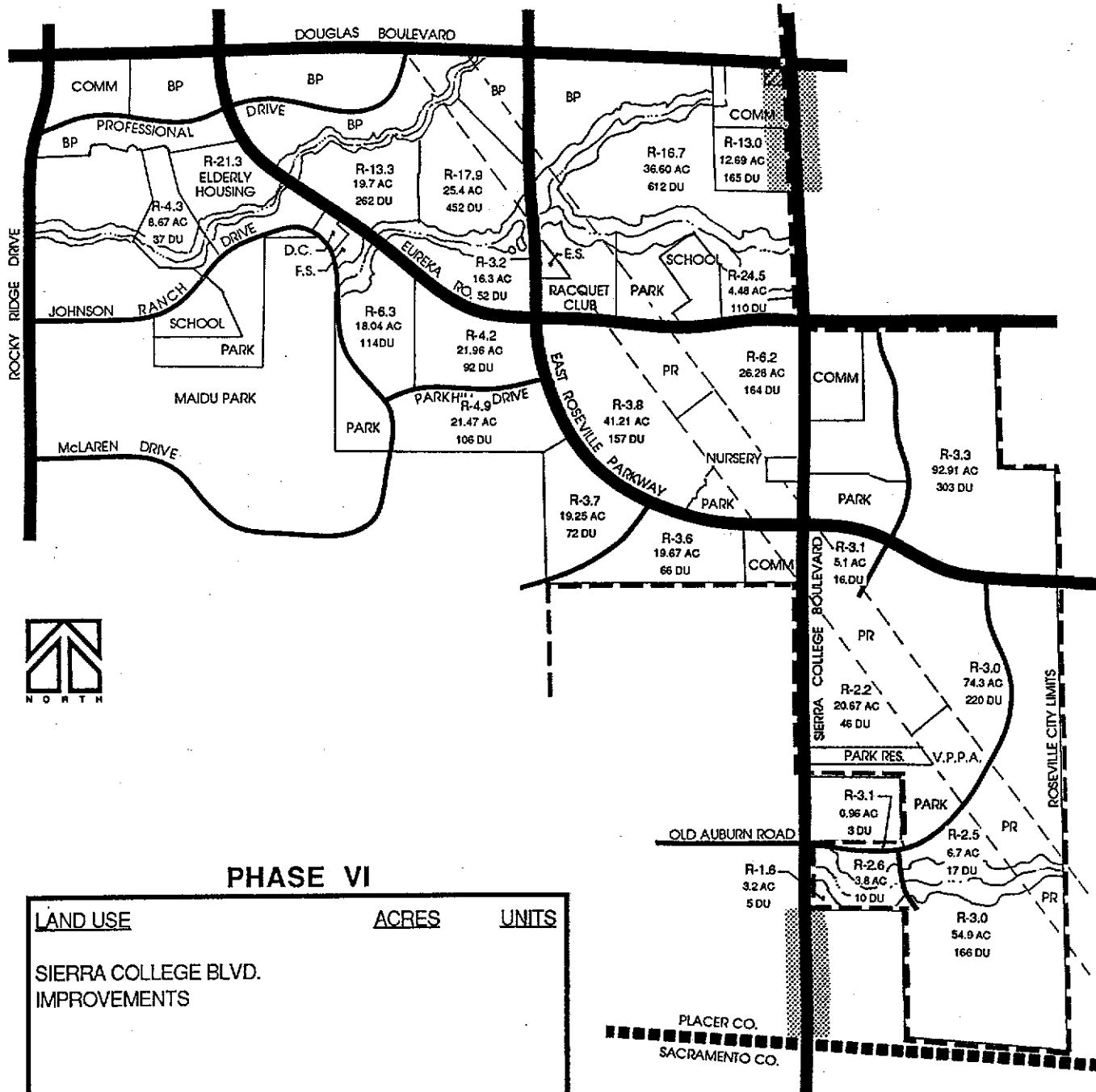
**Project Phasing Plan**  
Figure 34 D



**PHASE V**

LAND USE	ACRES	UNITS
RESIDENTIAL	61.90	181
RECREATION FLOODWAY	17.00	---
PRIVATE RECREATION	2.80	
<b>TOTALS</b>	<b>81.70</b>	<b>181</b>

**Project Phasing Plan**  
Figure 34 E



**PHASE VI**

LAND USE	ACRES	UNITS
SIERRA COLLEGE BLVD. IMPROVEMENTS		
<b>TOTALS</b>		

**Project Phasing Plan**  
Figure 34 F

MS3717 PG102

# 7. DESIGN & LANDSCAPE GUIDELINES

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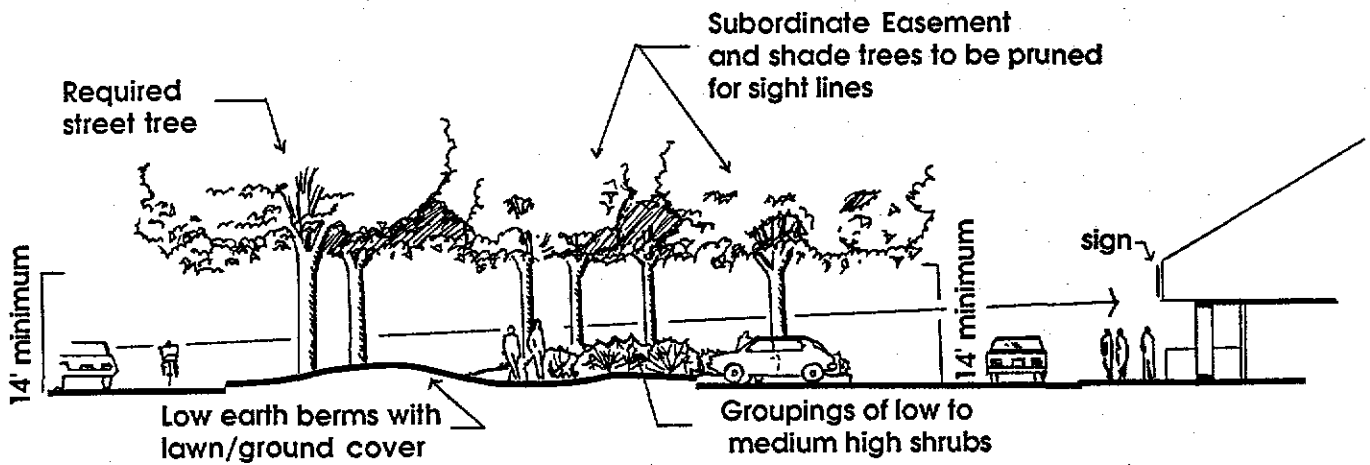
The Design and Landscape Guidelines provide a framework for the orderly development of, and a unified approach to the design of various land uses in the Plan Area. Many specific standards are incorporated in the various Elements within this Specific Plan. The Design Guidelines set forth in this section are considered more generally applicable throughout the Plan Area, and therefore, supplement the more specific guidelines found in the other sections.

These standards are to be used in conjunction with the Specific Plan as well as with regulatory mechanisms such as the Roseville Zoning Ordinance and any private Covenants, Conditions and Restrictions (CC& Rs). Where inconsistencies are encountered between these documents, the more restrictive standard shall apply.

## 7.1 Landscaping Guidelines

The Southeast Specific Plan is supplemented by the Landscape Design Guidelines document originally adopted in 1985 and updated in 1988 to reflect the expansion of the Specific Plan east of Sierra College Boulevard. These guidelines provide detailed recommendations for the landscape of both public and private areas within the Plan Area. The policies set forth in this Specific Plan are considerably amplified in the Landscape Design Guidelines document. Copies are available at the City of Roseville Planning Department.

1. In business-professional areas, a minimum of 25 percent and in commercial areas, a minimum of 20 percent of the site shall be landscaped.
2. Trees shall be planted and maintained throughout surfaced parking areas to ensure that, within fifteen (15) years of establishment of the parking lot, at least 50 percent of the parking area is shaded. Trees shall be a specie that grows naturally, or can be pruned, such that the lowest limbs allow building facades and signage to be visible from the curb, as illustrated in Figure 35.
3. Vegetation selection and placement shall be consistent with the Landscape Design Guidelines approved by the City and made a part of the Development Agreement and CC&Rs.
4. Street trees shall be planted along all major arterials to provide shade, soften the appearance of the hard streetscape and create a canopy "ceiling" to help define pedestrian scale. All right-of-way landscaping shall be consistent with the Landscape Design Guidelines document.
5. Landscape setbacks shall be created along arterial streets consistent with the Landscape Design Guidelines document.
6. Landscape materials shall be consistent with the Landscape Design Guidelines document.



## Tree Planting in Parking Areas

Figure 35

7. Mounding or berming shall be employed in right-of-way landscape design as a means of adding visual interest to collector and arterial streets. All right-of-way landscaping shall be maintained by automatic irrigation systems. Drip systems shall be employed where practical.

8. Water conserving methods including use of drought tolerant plant materials is encouraged consistent with the Landscape Design Guidelines document.

### 7.2 Pedestrian Paths and Bikeways

1. Pedestrian paths shall be a minimum width of five (5) feet. Such paths shall be constructed of concrete. Paths intended for pedestrians as well as bicyclists shall be 8-foot-wide concrete construction.

2. Pedestrian circulation shall be separated from vehicular circulation as much as possible by means of fencing, landscaping, horizontal and vertical grade separation or a combination of these.

### 7.3 Street Furniture

All street furniture including trash receptacles, benches, bus shelters, signage and lighting shall utilize a common design theme. Bus shelters shall be located in accordance with Figure 19, Plan Area Circulation, Signalization and Bus Shelter Locations, (Section 3) in the Circulation Element of this Specific Plan.

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## 7.4 Public Utilities and Facilities

1. All electrical, telephone and cable services shall be placed underground. Appurtenant facilities such as transformers, meters and terminal cabinets may be installed at grade.
2. Public utilities such as transformers, terminal boxes, meters, fire risers, backflow preventers and other similar facilities shall be screened and oriented away from public view except as required by City or public utilities.
3. All public facilities shall be designed and landscaped to standards of this Specific Plan and adjacent non-public projects.

## 7.5 Fences and Screening

1. Fencing, where used to separate commercial areas from residential neighborhoods, shall be six-foot-high masonry fences and of a design, material and color consistent with that used along major arterial streets.
2. A six-foot solid masonry wall shall be provided along single family residential areas adjacent to arterials and a six-foot wood fence with masonry pilasters adjacent to collector streets, to provide a visual and acoustical barrier.
3. Entry gates and fences shall be constructed of wrought iron or steel, wood, stone or masonry, or a combination of these materials.
4. Trash areas in multi-family residential developments and non-residential areas shall be enclosed and designed to minimize visibility from the community.
5. Loading and storage areas shall be screened and landscaped where possible.
6. Mechanical equipment, satellite dishes and similar structures shall be ground-mounted when practical. If not ground-mounted, such equipment must be screened from view of streets, adjacent properties and the general public through the use of parapet walls, roof wells or other means incorporated as an integral part of building design.
7. All screens, fencing and retaining walls shall be compatible in material, color and texture with related buildings.

## 7.6 Signs

In general, signs should have a low profile, be subtle and unobtrusive and relate to their surroundings in terms of size, shape, color, texture and lighting so that they are complementary to the overall design of adjacent buildings. All signs within individual residential projects, commercial centers and office projects shall be coordinated. A planned sign program for the entire project shall be approved by the Project Review Commission at time of development plan approval. A typical example of a directional sign within the Plan Area is shown in Figure 36.

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### 7.6.1 Residential Signs

1. Entry points into residential developments may be marked by monument-style identification signs. Such signs shall be the minimum necessary to serve the intended purpose and shall not exceed five (5) feet in height with maximum message area of 20 square feet.
2. Use of wood, brick and stone materials is encouraged. Metal lettering will be allowed.
3. Interior illuminated signs are not permitted.

### 7.6.2 Commercial Signs

1. One (1) freestanding monument-style sign is permitted per commercial center. The sign shall indicate the name of the center only, and shall be constructed of similar materials and style of building structures. The sign shall have maximum height of eight (8) feet. The total area shall be approved by the Project Review Commission and shall be the minimum area necessary to convey the message.
2. Interior illuminated monument signage is discouraged.



**Typical Sign Standard**  
Figure 36

3. Signs on the rear elevations of structures are prohibited.
4. Wall signage shall be approved through site review and designed as an integral part of the building.

#### 7.6.3 Business-Professional Signs

1. A single monument-style sign is permitted for each building. The sign shall indicate the name of the office building or the name of a tenant if occupying more than 50% of the leaseable floor area.
2. Signs shall have a maximum height of six (6) feet.
3. Signs shall be constructed of similar materials and style of building structures.

#### 7.6.4 Prohibited Signs

Temporary signs, A-frames, banners, flags, pennants, streamers, balloons, vehicle-mounted signage, roof signs, pole signs, animated or mechanical signs, painted signs, and off-site signs are prohibited.

#### 7.7 Artwork

The provision of fine artworks such as sculptures, murals, water elements, carvings, frescoes, mosaics and mobiles is encouraged. Such work should relate in terms of scale, form and concept with the architecture and environment of the subject site. Artwork should be located as to be visible to the public. Design of the artwork should be durable against vandalism and weather and not require excessive maintenance. The art work is to be considered a permanent asset to the property.

#### 7.8 Outdoor Lighting

1. Outdoor lighting in public rights-of-way and on private property, in both residential and non-residential locations, shall be the minimum to serve its intended purpose. On private property, light sources shall be oriented downward and fixtures shall be selected which minimize light spillage to areas not intended to be lit. Generally, the light source shall be shielded so as not to be visible off the premises.
2. Street lighting fixtures may be pole-mounted.
3. Cut-off type light fixtures shall be employed to minimize light spillage. A consistent style of lighting fixtures shall be employed throughout the Plan Area.
4. High-pressure sodium lamps will be used to the maximum extent possible. Mercury vapor lamps will not be permitted.

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## 7.9 Grading

1. Buildings, roadways and other improvements shall be generally designed to conform with the natural topography and to minimize grading; however, mass grading may be required to meet siting and infrastructure requirements for conventional housing types.
2. Excessive cuts and fills are to be avoided.
3. Slopes should be tapered to blend with existing on-site topography and contours of adjacent sites and roadways. Steep slopes and retaining walls should be avoided, particularly when adjacent to roadways; however, such conditions may be necessary adjacent to urban interchanges.
4. Grading shall be implemented in a manner which minimizes disruption to existing natural features such as trees and other vegetation, natural ground forms, water courses and views; however, mass grading may be required to meet siting and infrastructure requirements for conventional housing types.
5. Grading within the dripline of trees shall comply with the standards contained in the Open Space and Resource Management Element of this Specific Plan (Section 4), as well as any recommendations of a corresponding arborist report.

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## 8 IMPLEMENTATION PLAN

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### 8.1 Land Use Regulation

#### 8.1.1 Covenants, Conditions and Restrictions (CC&Rs).

It is the intent of this Plan that effective land use regulations be established which do not necessitate City administration and enforcement. The purpose of creating private land use regulations or Conditions, Covenants and Restrictions (CC&Rs) is to ensure orderly initial development and subsequent use without the creation of financial burden upon the City. The CC&Rs will require that maintenance of roads within some subdivisions be performed and financed by individual homeowner associations. This internal maintenance will result in significant savings to the City. Further, private restrictions allow more attention to matters of use and design than would typically occur through enforcement by City regulations alone. CC&Rs do not contradict or negate City ordinances and the more restrictive of the public or private regulation shall prevail. The CC&Rs cannot be less restrictive than City policy, but may address subject areas not addressed by existing City policy or regulations.

CC&Rs shall be created for every residential and commercial development within the Plan Area. The CC&Rs shall include or incorporate by reference the Specific Plan Policies contained in this Plan, and shall be enforceable by both individually created homeowners associations and the City. It is the specific intent of this Plan that CC&Rs be comprehensive in scope and serve as an effective regulatory tool.

The landscape maintenance obligations shall be enforceable by the City, at the City's discretion, in the event a private regulation is not properly administered by a homeowners association. This is also true of the maintenance of floodways, and of the oak woodlands special development standards area described in Section 4.10.

#### 8.1.2 Zoning

The Plan Area shall be zoned in accordance with zoning districts described in the Roseville Zoning Ordinance.

In some cases land development may occur as a planned unit development. This method, generally applied to larger parcels of land, allows greater flexibility in the design of residential and commercial developments than would otherwise be possible through application of conventional zoning regulations. It is intended that planned unit developments, in residential zones, encourage the design of well-planned projects which offer a variety of housing types using innovative site design. Such design may include features such as clustered buildings with common open space, common recreation facilities and other amenities.

Commercial areas may also be developed as planned unit developments as a means of achieving greater innovation in design.

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Planned unit developments may be initiated by the developer or the City in conjunction with the Planning Commission, and are subject to applicable provisions of the Roseville Zoning Ordinance.

### 8.1.3 Development Agreements

The property owners within the Plan Area will execute a revised Development Agreement, in accordance with Ordinance No. 802. Such Agreement will set forth, with specificity, the infrastructure improvements, public dedication requirements, landscaping amenities and other contributions to be made by property owners in return for guarantees by the City that certain land uses and densities will be allowed. A copy of the Development Agreement(s) is on file at the City of Roseville Planning Department.

## 8.2 Maintenance

### 8.2.1 Private Areas

Common open space within residential and commercial developments shall be owned and maintained by individual homeowners associations. Access easements may be recorded at the time of subdivision to ensure public access rights, including right of access by the City in the event the homeowners association fails to properly maintain these areas.

### 8.2.2 Public Areas

It is a goal of this Plan that public areas be properly maintained as a means of enhancing the Plan Area environment. Therefore, maintenance of landscaping within public rights-of-way will initially be the responsibility of the developer, and subsequently the responsibility of the homeowners associations or a Landscaping and Lighting District formed pursuant to Sections 22500 et seq. of the Streets and Highways Code. The details of maintenance responsibilities shall be included within the Development Agreement and the CC&Rs.

### 8.2.3 Easements

Easements for public utilities access and maintenance may be acquired by the City.

## 8.3 Public Facilities Financing

Public facilities will be provided through a variety of mechanisms including land dedications, reimbursement agreements and assessment districts as described below.

### 8.3.1 Land Dedication

Land for streets, a fire station site, electric substation, and park sites will be dedicated to the City. School sites will be acquired by the districts through provisions of California statutes.

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### 8.3.2 Assessment Districts

An assessment district has been formed for the purpose of financing sanitary sewer improvements. As an alternative, developers may fund major trunklines initially, subject to a reimbursement agreement administered by the City or the developers, as may be appropriate.

### 8.3.3 Developer Financing

Street, street light, major water trunkline, and possibly major sanitary sewer trunkline construction will be financed by the developers subject to, if appropriate, reimbursement agreements administered by the City or the developers. These development agreements will require subsequent developers within and outside of the Plan Area to reimburse developers for a portion of the initial installation cost based on a "fair share" formula to be established.

The specific provisions of these methods as applied to the Specific Plan Area are detailed in the Development Agreements.

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# Appendices

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APPENDIX A

Tabulation of Land Use By Parcel  
Southeast Roseville Specific Plan

Parcel	Land Use	Acres	Units
1	Commercial	6.46	
2	Commercial	4.49	
3	Business/Professional	9.25	
4	Business/Professional	2.47	
5	Business/Professional	12.57	
6	Residential	8.67	37
7(a)	Business/Professional	3.00	
7(b)	Business/Professional	2.85	
7(c)	Business/Professional	3.10	
7(d)	Business/Professional	9.25	
7(e)	Business/Professional	18.28	
8(a)	Residential	19.70	262
8(b)	Residential	25.40	452
9	Elderly Housing	18.76	400
9(b)	Daycare Facility	1.33	
10	Fire Station 1	1.82	
13	Residential	18.04	114
13(d)	Floodway	3.20	
16	Residential	21.96	92
18	Residential	21.47	106
19	Residential	26.28	164
20	Commercial	12.05	
21	Business/Professional	11.10	
24	Residential	16.30	52
26	Electrical Substation	2.10	
27	Racquet Club	11.86	
28	School (k-6)	8.00	
29	Residential	38.60	612
30	Business/Professional	25.33	
31	Residential	12.69	165
32	Residential	4.48	110
34	Residential	19.25	72
35	Residential	19.67	66
37	Commercial	6.63	
40	Commercial	13.70	
41	Residential	92.91	303
42	Residential	74.30	220
43	Residential	54.90	166
44	Residential	3.80	10
45	Residential	6.70	17
46	Residential	20.67	46

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Tabulation of Land Use By Parcel  
Southeast Roseville Specific Plan  
(Continued)

Parcel	Land Use	Acres	Units
47	Oak Reserve/Residential	5.00	11
49	Residential	41.21	157
50	Maidu Park Addition	9.10	
51	Maidu Park Addition	14.40	
52	School (K-6)	7.00	
53	Maidu Park Addition	0.69	
54	Residential	3.20	5
55	Residential	5.10	16
61	Park	15.00	
62	Park	3.75	
63	Park	10.80	
64	Park	12.10	
65	Residential	0.96	3
70	Floodway	7.76	
71	Recreation Floodway	3.38	
72	Floodway	8.98	
73	Recreation Floodway	16.11	
74	Recreation Floodway	6.20	
75	Recreation Floodway	10.80	
80	Private Recreation	10.79	
81	Whlsle./Ret. Nursery	15.77	
82	Private Recreation	23.20	
83	Vernal Pool Pres. Area	8.50	
84	Private Recreation	9.90	
85	Private Recreation	2.80	
	<b>Total</b>	<b>945.89</b>	<b>3658</b>

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## APPENDIX B

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### "Capacity and Level of Service" Excerpt from the Highway Capacity Manual 1985

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The following information is excerpted directly from the Highway Capacity Manual, 1985. The information describes the basis for calculating the capacity of signalized intersections. The standard for Level of Service "C" established in the General Plan is defined by these calculations.

#### CAPACITY AND LEVEL OF SERVICE

The concepts of capacity and level of service are central to the analysis of intersections, as they are for all types of facilities. In intersection analysis, however, the two concepts are not as strongly correlated as they are for other facility types. In previous chapters, the same analysis results yielded a determination of both the capacity and level of service of the facility. For signalized intersections, the two are analyzed separately, and are not simply related to each other. It is critical to note at the outset, however, that both *capacity* and *level of service* must be fully considered to evaluate the overall operation of a signalized intersection.

Capacity analysis of intersections results in the computation of  $v/c$  ratios for individual movements and a composite  $v/c$  ratio for the sum of critical movements or lane groups within the intersection. The  $v/c$  ratio is the actual or projected rate of flow on an approach or designated group of lanes during a peak 15-min interval divided by the capacity of the approach or designated group of lanes. Level of service is based on the average stopped delay per vehicle for various movements within the intersection. While  $v/c$  affects delay, there are other parameters that more strongly affect it, such as the quality of progression, length of green phases, cycle lengths, and others. Thus, for any given  $v/c$  ratio, a range of delay values may result, and vice-versa. For this reason, both the capacity and level of service of the intersection must be carefully examined. These two concepts are discussed in detail in the following sections.

#### Capacity of Signalized Intersections

*Capacity* at intersections is defined for each approach. Intersection approach capacity is the maximum rate of flow (for the subject approach) which may pass through the intersection under prevailing traffic, roadway, and signalization conditions. The rate

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of flow is generally measured or projected for a 15-min period, and capacity is stated in vehicles per hour.

*Traffic conditions* include volumes on each approach, the distribution of vehicles by movement (left, through, right) the vehicle type distribution within each movement, the location of and use of bus stops within the intersection area, pedestrian crossing flows, and parking movements within the intersection area.

*Roadway conditions* include the basic geometrics of the intersection, including the number and width of lanes, grades, and lane-use allocations (including parking lanes).

*Signalization conditions* include a full definition of the signal phasing, timing, type of control, and an evaluation of signal progression on each approach.

The capacity of designated lanes or groups of lanes within an approach may also be evaluated and determined using the procedures of this chapter. This may be done to isolate lanes serving a particular movement or movements, such as an exclusive right or left turn lane. Lanes so designated for separate analysis are referred to as "lane groups". The procedure herein contains guidelines for when and how separate lanes groups should be designated in an approach.

Capacity at signalized intersections is based on the concept of saturation flow and saturation flow rates. *Saturation flow rate* is defined as the maximum rate of flow that can pass through a given intersection approach or lane group under prevailing traffic and roadway conditions, assuming that the approach or lane group had 100 percent of real time available as effective green time. Saturation flow rate is given the symbol  $s_i$  and is expressed in units of vehicles per hour of effect green time (vphg).

The *flow ratio* for a given approach or lane group is defined as the ratio of the actual flow rate for the approach or lane group,  $v_i$  to the saturation flow rate. The flow ratio is given the symbol,  $(v/s)_i$ , for approach or lane group  $i$ .

The capacity of a given lane group or approach may be stated as:

$$c_i = s_i \times (g/C)_i$$

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where: (9-1)

- $c_i$  = capacity of lane group or approach  $i$ , in vph;
- $s_i$  = saturation flow rate for lane group or approach  $i$ , in vphg; and
- $(g/C)_i$  = green ratio for lane group or approach  $i$

The ratio of flow rate to capacity,  $v/c$ , is given the symbol  $X$  in intersection analysis. This new symbol is introduced in this chapter to emphasize the strong relationship of capacity to signalization conditions, and for consistency with the literature, which also refers to this variable as the "degree of saturation".

For a given lane group or approach  $i$ :

$$X_i = (v/c)_i = v_i / [s_i \times (g/C)_i] \tag{9-2}$$

$$X_i = v_i C / s_i g_i = (v/s)_i / (g/C)_i$$

where:

- $x_i$  =  $v/c$  ratio for lane group or approach  $i$ ;
- $v_i$  = actual flow rate for lane group or approach  $i$ , in vph;
- $s_i$  = saturation flow rate for lane group or approach  $i$ ; in vphg; and
- $g_i$  = effective green time for lane group  $i$  or approach  $i$ , in sec.

Values of  $X$ , range from 1.00 when the flow rate equals capacity to 0.00 when the flow rate is zero.

The capacity of the full intersection is not a significant concept and is not specifically defined herein. Rarely do all movements at an intersection become saturated at the same time of day. It is the ability of individual movements to move through the intersection with some efficiency which is the critical concern.

Another capacity concept of utility in the analysis of signalized intersections is, however, the *critical v/c ratio*,  $X_c$ . This is a  $v/c$  ratio for the intersection as a whole, considering only the lane groups or approaches that have the highest flow ratio,  $v/s_i$  for a given signal phase.

For example, in a two-phase signal, opposing approaches move during the same green time. Generally, one of these two approaches will require more green time than the other (i.e., it will have a higher flow ratio). This would be the "critical" approach

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for the subject signal phase. Each signal phase will have a critical lane group or approach that determines the green time requirements for the phase. Where signal phases overlap, the identification of these critical lane groups or approaches is somewhat complex, and is discussed in the "Methodology" section of this chapter.

The critical  $v/c$  ratio for the intersection is defined in terms of critical lane groups or approaches:

$$X_c = \sum (v/s)_{ci} \times [C/(C-L)] \quad (9-3)$$

where:

$X_c$  = critical  $v/c$  ratio for the intersection;

$\sum (v/s)_{ci}$  = the summation of flow ratios for all critical lane groups or approaches,  $i$ ;

$C$  = cycle length, in sec; and

$L$  = total lost time per cycle; computed as the sum of "start-up" and change interval lost time minus the portion of the change interval used by vehicles for each critical signal phase.

This equation is useful in evaluating the overall intersection with respect to the geometrics and total cycle length provided, and is also useful in estimating signal timings where they are not known or specified by local policies or procedures. It gives the  $v/c$  ratio for all critical movements, assuming that green time has been appropriately or proportionally allocated. It is therefore possible to have a critical  $v/c$  ratio of less than 1.00, and still have individual movements oversaturated within the signal cycle. A critical  $v/c$  ratio less than 1.00, however, does indicate that all movements in the intersection can be accommodated within the defined cycle length and phase sequence by proportionally allocating green time. In essence, the total available green time in the phase sequence is adequate to handle all movements if properly allocated.

The analysis of capacity in this chapter focuses on the computation of saturation flow rates,  $v/c$  ratios, and capacities for various approaches or lane groups of the intersection. Procedures for these computations are described in greater detail in the "Methodology" and "Procedures for Application" sections of this chapter.

## Level of Service for Signalized Intersections

Level of service for signalized intersections is defined in terms of *delay*. Delay is a measure of driver discomfort, frustration, fuel consumption, and lost travel time. Specifically, level-of-service criteria are stated in terms of the average stopped delay per vehicle for a 15-min analysis period. The criteria are given in Table 9-1.

Delay may be measured in the field, or may be estimated using procedures presented later in this chapter. Delay is a complex measure, and is dependent on a number of variables, including the quality of progression, the cycle length, the green ratio, and the  $v/c$  ratio for the lane group or approach in question.

*Level-of-service A* describes operations with very low delay, i.e., less than 5.0 sec per vehicle. This occurs when progression is extremely favorable, and most vehicles arrive during the green phase. Most vehicles do not stop at all. Short cycle lengths may also contribute to low delay.

Table 9-1  
Level-Of-Service Criteria  
for Signalized Intersections

<u>Level of Service</u>	<u>Stopped Delay per Vehicle (SEC)</u>
A	≤5.0
B	5.1 to 15.0
C	15.1 to 25.0
D	25.1 to 40.0
E	40.1 to 60.0
F	>60.0

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*Level-of-service B* describes operations with delay in the range of 5.1 to 15.0 sec per vehicle. This generally occurs with good progression and/or short cycle lengths. More vehicles stop than for LOS A, causing higher levels of average delay.

*Level-of-service C* describes operations with delay in the range of 15.1 to 25.0 sec per vehicle. These higher delays may result from fair progression and/or longer cycle lengths. Individual cycle failures may begin to appear in this level. The number of vehicles stopping is significant at this level, although many still pass through the intersection without stopping.

*Level-of-service D* describes operations with delay in the range of 25.1 to 40.0 sec per vehicle. At level D, the influence of congestion becomes more noticeable. Longer delays may result from some combination of unfavorable progression, long cycle length, or high  $v/c$  ratios. Many vehicles stop, and the proportion of vehicles not stopping declines. Individual cycle failures are noticeable.

*Level-of-service E* describes operations with delay in the range of 40.1 to 60.0 sec per vehicle. This is considered to be the limit of acceptable delay. These high delay values generally indicate poor progression, long cycle lengths, and high  $v/c$  ratios. Individual cycle failures are frequent occurrences.

*Level-of-service F* describes operations with delay in excess of 60.0 sec per vehicle. This is considered to be unacceptable to most drivers. This condition often occurs with oversaturation, i.e., when arrival flow rates exceed the capacity of the intersection. It may also occur at high  $v/c$  ratios below 1.00 with many individual cycle failures. Poor progression and long cycle lengths may also be major contributing causes to such delay levels.

### **Relating Capacity and Level of Service**

Because delay is a complex measure, its relationship to capacity is also complex. The levels of service of Table 9-1 have been established based on the acceptability of various delay to drivers. It is important to note that this concept is not related to capacity in a simple one-to-one fashion.

In previous chapters, the lower bound of LOS E has always been defined to be capacity, i.e., the  $v/c$  ratio is, by definition, 1.00. This is *not the case* for the procedures of this chapter. It is possible, for example, to have delays in the range of LOS F (unacceptable) while the  $v/c$  ratio is below 1.00, perhaps as low as 0.75-0.85. Very high delays can occur at such  $v/c$  ratios when some combination of the following conditions exist: (1) the cycle length is long, (2) the lane group in question is disadvantaged (has a long red time) by the signal timing, and/or (3) the signal progression for the subject movements is poor.

The reverse is also possible: a saturated approach or land group (i.e.,  $v/c$  ratio = 1.00) may have low delays if: (1) the cycle length is short, and/or (2) the signal progression is favorable for the subject movement. Thus, the designation of LOS F does not automatically imply that the intersection, approach, or lane group is overloaded, nor does a level of service in the A to E range automatically imply that there is unused capacity available.

The procedures and methods of this chapter require the analysis of both capacity and level-of-service conditions to fully evaluate the operation of a signalized intersection. It is imperative that the analyst recognize the unique relationship of these two concepts as they apply to signalized intersections.

### Level of Analysis

This chapter presents two levels of analysis for use. The primary methodology used is *operational analysis*. At this level, detailed information on all prevailing traffic, roadway, and signalization conditions must be provided. The method provides for a full analysis of capacity and level of service, and can be used to evaluate alternative geometric designs and/or signal plans.

A second method is provided for planning analysis.\* At this level, only capacity is addressed, because the detailed information needed to estimate delay is not available. Information on intersection geometrics and turning movements is required, but the details of signalization and vehicle type distributions are not needed. The method provides broad results that allow a projection of whether or not the intersection is likely to be oversaturated. Inasmuch as delay estimates cannot be addressed at this level.

Operational analysis would be used in most analyses of existing intersections or of future situations in which traffic, geometric, and control parameters were well established by projections and trial designs. The planning procedure is useful in testing general design alternatives for new intersections in areas of new development, where details of signalization and demand characteristics are not yet under consideration.

The operational analysis methodology provided considers the full details of each of four components: demand or service flow rates at the intersection, signalization of the intersection, geometric design or characteristics of the intersection, and the delay of level of service that results from these. The methodology is capable of treating any of these four as an "unknown", to be determined knowing the details of the other three. Thus the method can be used to:

- 
1. Solve for *level of service*, knowing details of intersection flows, signalization, and geometrics.
  2. Solve for allowable *service flow rates* for selected levels of service, knowing the details of signalization and geometrics.
  3. Solve for *signal timing* (for an assumed phase plan), knowing the desired level of service and the details of flows and geometrics.
  4. Solve for *basic geometrics* (number or allocations of lanes), knowing the desired level of service and the details of flows and signalization.

While the methodology is capable of computations in all four modes, specific procedures and worksheets herein are designed for the first of these, i.e., a solution for level of service. In developing alternative signal and geometric designs, it is often necessary to consider simultaneous changes in both. Rarely can signalization be considered in isolation from geometric design and vice-versa. Thus, the most frequent type of analysis would consider such alternatives on a trial-an-error basis, and would not attempt to hold one constant and "solve" for the other. Sample calculations, however, illustrate alternative uses of the methodology.

\*This Specific Plan is based on the analysis stated above.

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APPENDIX C

Tabulation of Student Enrollment  
Based on Student Yield Rates  
Southeast Roseville Specific Plan

Land Use	Units	Density Ratio (%)	Yield Rate (K-8)	K-8 Students	Yield Rate High School	High School Students
R-3 to R-6	1543	100	0.501	773	0.3	463
R-7 & R-8	57	50	0.501	29	0.3	17
114	57	50	0.3	17	0.15	9
R-9 to R-12	0	20	0.501	0	0.3	0
	0	30	0.3	0	0.15	0
	0	50	0.15	0	0.08	0
R-13 ro R-15	50	30	0.3	15	0.15	8
165	115	70	0.15	17	0.08	9
R-16+	1836	100	0.15	275	0.08	147
	<u>3658</u>			<u>1126</u>		<u>653</u>

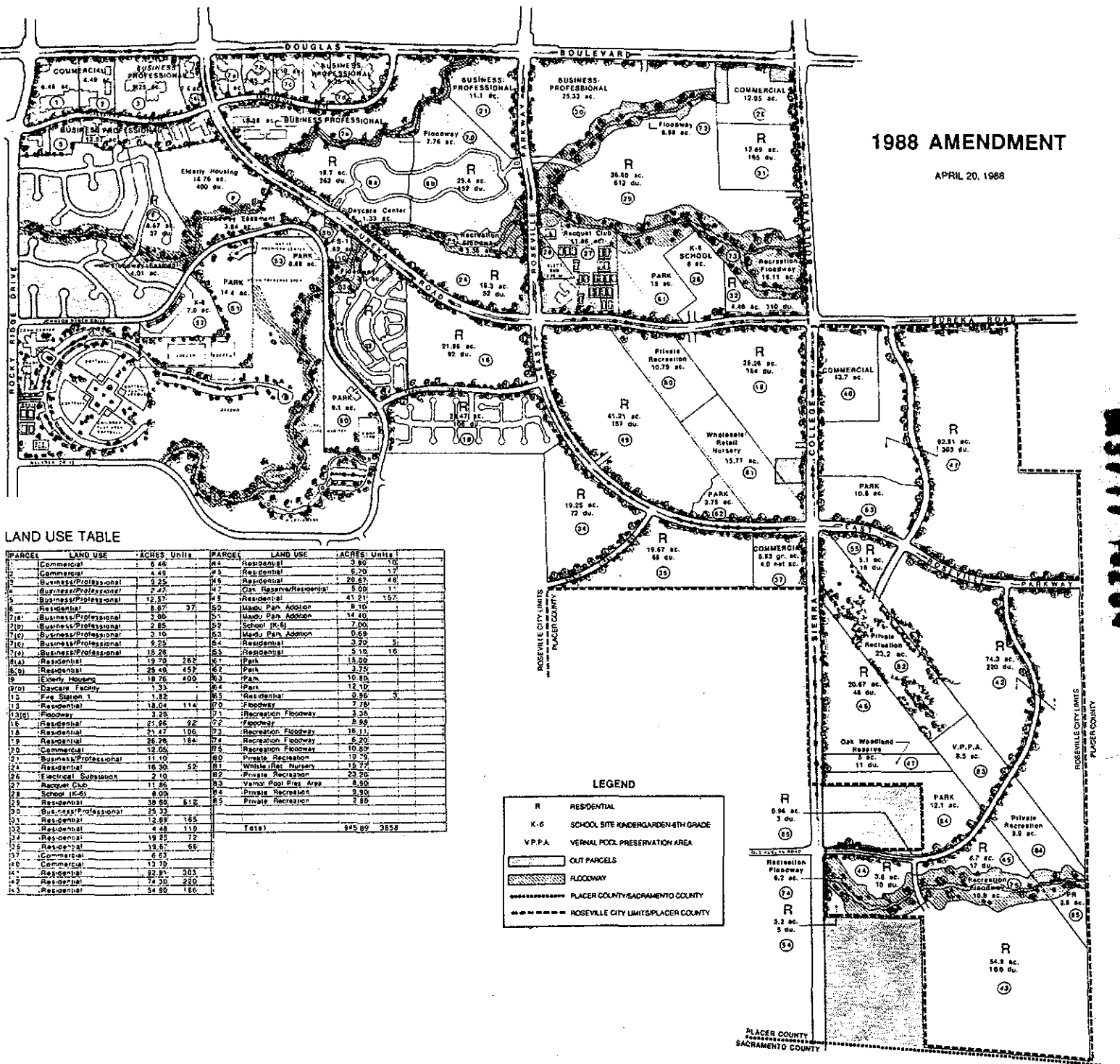
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# SOUTHEAST ROSEVILLE SPECIFIC PLAN

CITY OF ROSEVILLE

1988 AMENDMENT

APRIL 20, 1988



LAND USE TABLE

PARCEL	LAND USE	ACRES	UNITS	PARCEL	LAND USE	ACRES	UNITS
1	Commercial	6.48		44	Residential	3.80	16
2	Commercial	4.45		45	Residential	6.29	17
3	Business/Professional	2.25		46	Residential	29.47	48
4	Business/Professional	2.74		47	City Reserve/Residential	8.00	17
5	Business/Professional	12.57		48	Residential	41.21	157
6	Residential	8.87	37	50	Maneu Park Addition	8.10	
7	Business/Professional	2.00		51	Maneu Park Addition	14.40	
8	Business/Professional	2.85		52	School (K-6)	7.00	
9	Business/Professional	3.10		53	Maneu Park Addition	0.68	
10	Business/Professional	9.25		54	Residential	3.70	5
11	Business/Professional	18.26		55	Residential	5.16	16
12	Residential	19.73	382	56	Park	15.09	
13	Residential	28.40	452	57	Park	3.75	
14	Elderly Housing	18.76	400	58	Park	10.88	
15	Daycare Facility	1.33		59	Park	12.10	
16	Fire Station 1	1.82		60	Residential	0.86	3
17	Residential	18.04	114	61	Floodway	7.78	
18	Floodway	3.29		62	Recreation Floodway	3.38	
19	Residential	21.86	92	63	Floodway	8.98	
20	Residential	21.47	106	64	Recreation Floodway	18.11	
21	Residential	26.28	184	65	Recreation Floodway	6.20	
22	Commercial	12.05		66	Recreation Floodway	10.80	
23	Business/Professional	11.10		67	Private Recreation	10.79	
24	Residential	16.30	52	68	White River Reserve	15.74	
25	Electrical Substation	2.10		69	Private Recreation	23.20	
26	Recreation Club	11.86		70	Vernal Pool Pres. Area	8.50	
27	School (K-6)	8.00		71	Private Recreation	3.90	
28	Residential	38.80	612	72	Private Recreation	2.80	
29	Business/Professional	25.13					
30	Residential	12.68	165				
31	Residential	4.48	119				
32	Residential	19.25	72				
33	Residential	12.62	56				
34	Commercial	6.63					
35	Commercial	13.70					
36	Residential	82.81	303				
37	Residential	14.70	320				
38	Residential	54.80	186				
				<b>Total</b>		<b>345.89</b>	<b>3658</b>

**LEGEND**

- R RESIDENTIAL
- K-6 SCHOOL SITE KINDERGARDEN 6TH GRADE
- V.P.P.A. VERNAL POOL PRESERVATION AREA
- [Pattern] OUT PARCELS
- [Pattern] FLOODWAYS
- [Pattern] PLACER COUNTY/SACRAMENTO COUNTY
- [Pattern] ROSEVILLE CITY LIMITS/PLACER COUNTY

A PLANNED DEVELOPMENT FROM



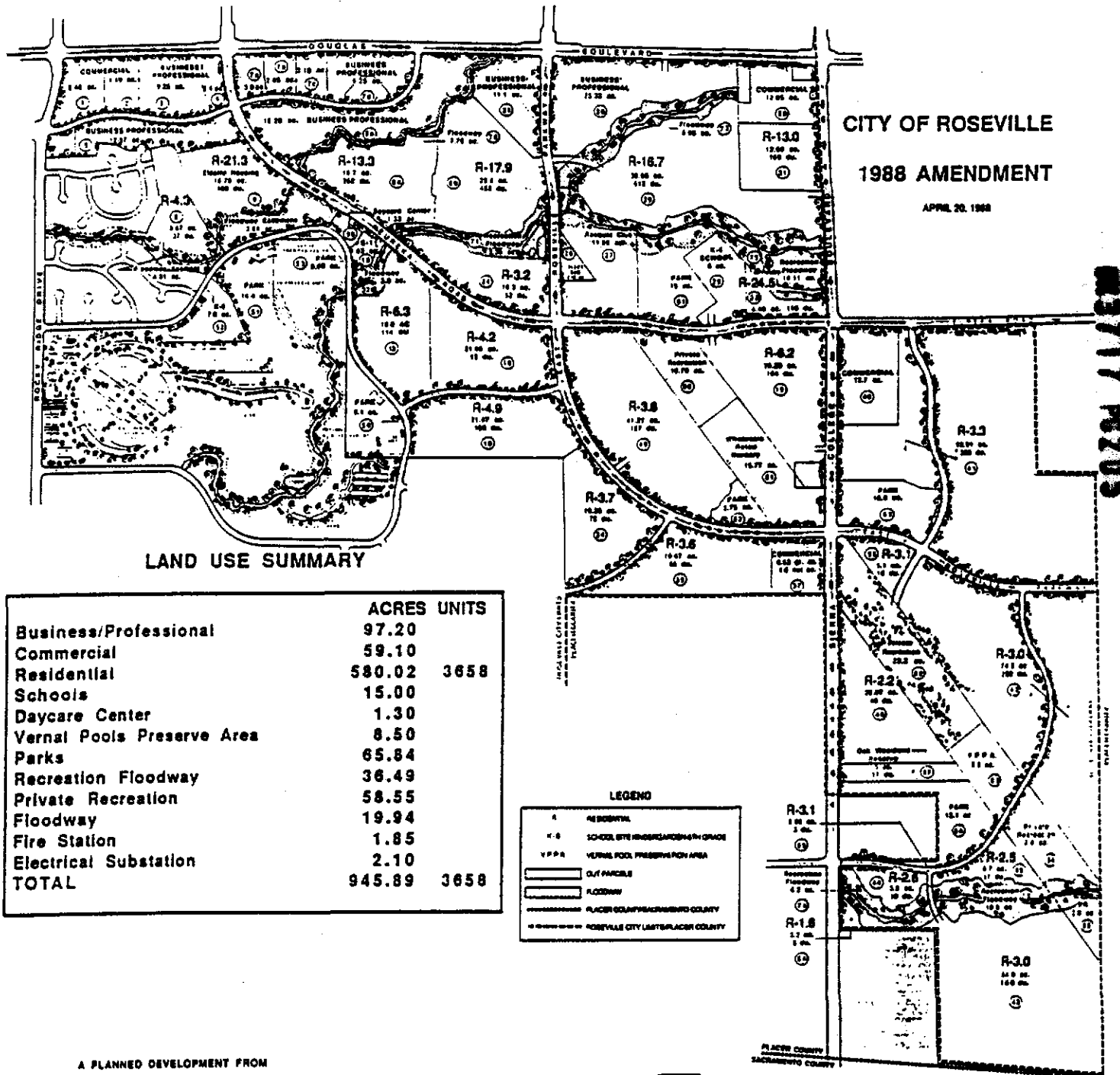
SCHMATIC  
DEVELOPMENT PLAN  
EXHIBIT C

M3717 R204

0802

# SOUTHEAST ROSEVILLE SPECIFIC PLAN

CITY OF ROSEVILLE  
1988 AMENDMENT  
APRIL 20, 1988



LAND USE SUMMARY

	ACRES	UNITS
Business/Professional	97.20	
Commercial	59.10	
Residential	580.02	3658
Schools	15.00	
Daycare Center	1.30	
Vernal Pools Preserve Area	8.50	
Parks	65.84	
Recreation Floodway	36.49	
Private Recreation	58.55	
Floodway	19.94	
Fire Station	1.85	
Electrical Substation	2.10	
<b>TOTAL</b>	<b>945.89</b>	<b>3658</b>

**LEGEND**

- R RESIDENTIAL
- S SCHOOL SITE (INDICATED BY "S" OR "CS")
- VPPA VERNAL POOL PRESERVE AREA
- OUT PARCEL
- FLOODWAY
- PLACER COUNTY APPROXIMATE COUNTY
- ROSEVILLE CITY LIMITS/PLACER COUNTY

A PLANNED DEVELOPMENT FROM



WADE ASSOCIATES



Land Use Plan  
Figure 7

EXHIBIT C

PARCEL	LAND USE	ACRES	UNITS	PARCEL	LAND USE	ACRES	UNITS
1	Commercial	6.46		40	Commercial	13.7	
2	Commercial	4.49		41	Residential	92.91	303
3	Business/Professional	9.25		42	Residential	74.3	220
4	Business/Professional	2.47		43	Residential	54.9	166
5	Business/Professional	12.57		44	Residential	3.8	10
6	Residential	8.67	37	45	Residential	6.7	17
7(a)	Business/Professional	3		46	Residential	20.67	46
7(b)	Business/Professional	2.85		47	Oak Reserve/Residential	5	11
7(c)	Business/Professional	3.1		49	Residential	41.21	157
7(d)	Business/Professional	9.25		50	Maidu Park Addition	9.1	
7(e)	Business/Professional	18.28		51	Maidu Park Addition	14.4	
8(a)	Residential	19.7	262	52	School (K-6)	7	
8(b)	Residential	25.4	452	53	Maidu Park Addition	0.69	
9	Elderly Housing	18.76	400	54	Residential	3.2	5
9(b)	Daycare Facility	1.33		55	Residential	5.1	16
10	Fire Station 1	1.82		61	Park	15	
13	Residential	18.04	114	62	Park	3.75	
13(d)	Floodway	3.2		63	Park	10.8	
16	Residential	21.96	92	64	Park	12.1	
18	Residential	21.47	106	65	Residential	0.96	3
19	Residential	26.28	164	70	Floodway	7.76	
20	Commercial	12.05		71	Recreation Floodway	3.38	
21	Business/Professional	11.1		72	Floodway	8.98	
24	Residential	16.3	52	73	Recreation Floodway	16.11	
26	Electrical Substation	2.1		74	Recreation Floodway	6.2	
27	Racquet Club	11.86		75	Recreation Floodway	10.8	
28	School (K-6)	8		80	Private Recreation	10.79	
29	Residential	38.6	612	81	Whlsle./Ret. Nursery	15.77	
30	Business/Professional	25.33		82	Private Recreation	23.2	
31	Residential	12.69	165	83	Vernal Pool Pres. Area	8.5	
32	Residential	4.48	110	84	Private Recreation	9.9	
34	Residential	19.25	72	85	Private Recreation	2.8	
35	Residential	19.67	66				
37	Commercial	6.63			TOTAL	945.89	3658

0020 17 0208

TABLE OF  
LAND USES  
EXHIBIT D

**LANDSCAPE DESIGN GUIDELINES**  
**THE SOUTHEAST ROSEVILLE SPECIFIC PLAN**

Prepared by:

**SMITH/KELLY PARTNERSHIP**  
Landscape Architects/Planners

Approved by the City of Roseville Project Review  
Commission & Planning Commission 1989

**EXHIBIT E**

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BK 3717 PG 207



## ACKNOWLEDGEMENTS

We would like to give our special thanks to those who so graciously offered their expertise and support.

ROBERT COKER JR. — Coker-Ewing Co.

BILL CRAMER — Development Coordinator - Coker Ewing

RUSSELL A. BEATTY — Professor of Landscape Architecture, U.C. Berkeley

STEPHEN D. MARTIN — Graphic Consultant

THOMAS MONTEITH — Graphics/Photography

FARA SMITH — Editing

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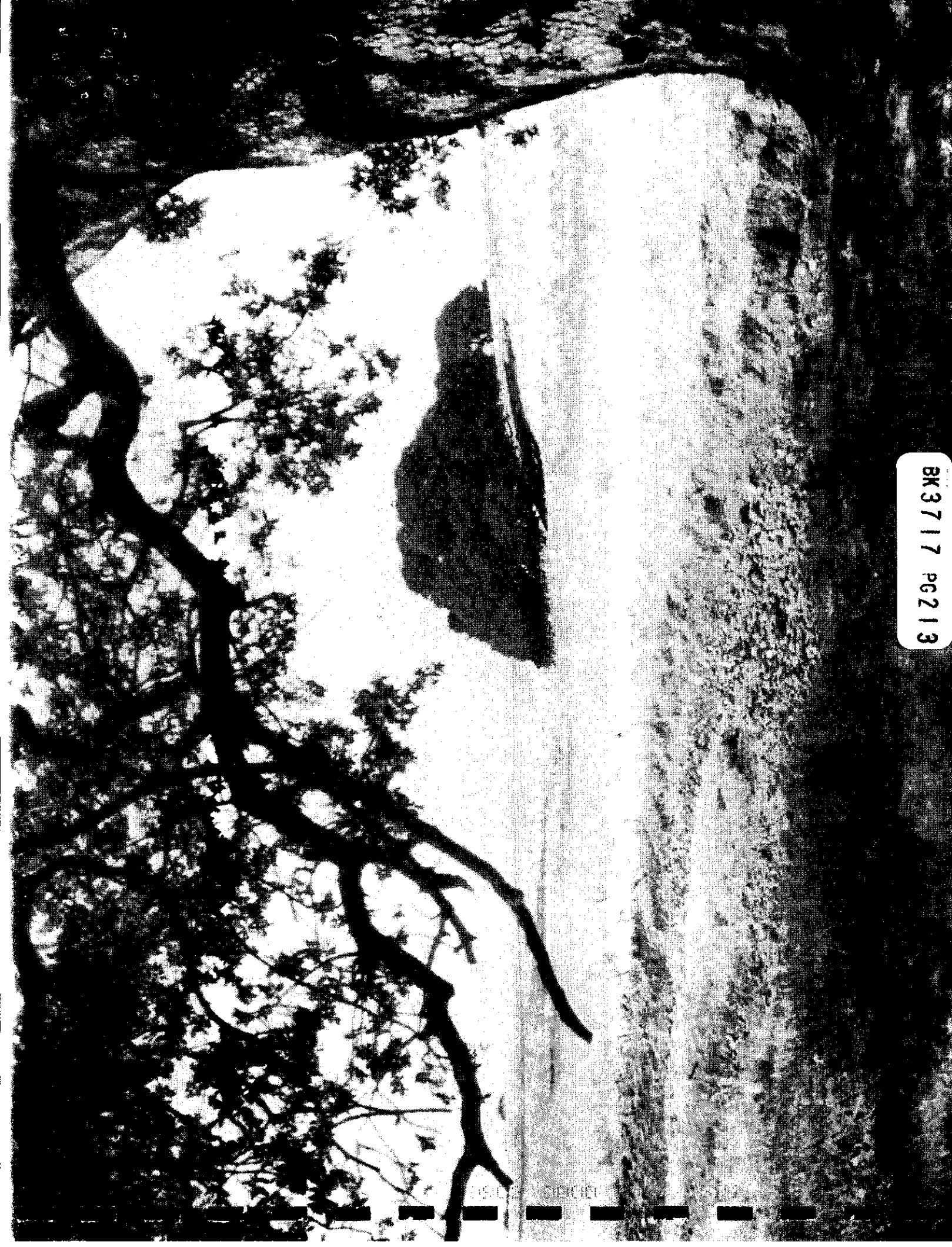
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BK3717 pg213



# INTRODUCTION

## Who Is Preparing The Study and Why?

Coker-Ewing, a real estate development company, in Roseville, California, commissioned Wade Associates in 1987 to study the site and prepare an updated land use plan for its development. The plan was developed in cooperation with the City of Roseville and approved by the City Council on April 20, 1988.

Smith/Kelly Partnership, landscape architects and planners, was commissioned to update the landscape guidelines for the plan. These guidelines set forth landscaping concepts for street frontages and open space corridors in the Southeast Roseville Specific Plan area.

These efforts culminated in the publication of this booklet -- a "roadmap" for landowners and residents to improve their community, in response to a greater interest in the quality of the environment and a higher regard for urban visual appearance.

## Objectives and Goals

- To coordinate and unify the urban landscape in the Specific Plan area thereby creating an attractive, healthy community.
- To provide information and understanding of the natural landscape and its environmental factors so that plant materials can be appropriately selected and properly used in planning the urban forest landscape.
- To help unify diverse architectural structures by requiring specific street trees along the defined corridors and suggesting subordinate landscape materials that will compliment the required street tree plantings.

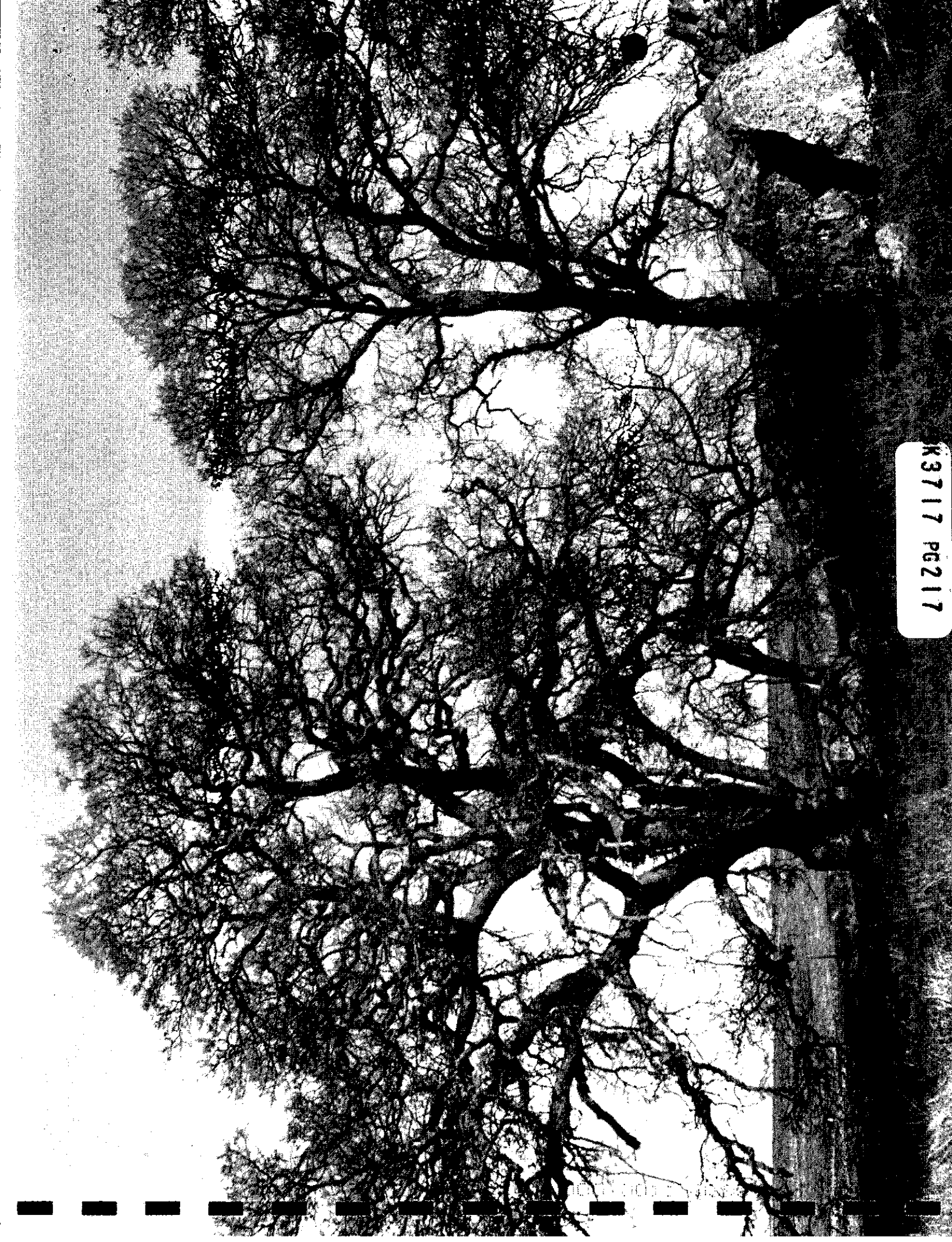
## Implementation

It will be the responsibility of individual property owners within the Southeast Roseville Specific Plan Area to conform to the landscaping design guidelines in preparation of their landscaping plans. The City of Roseville requires a licensed landscape architect to prepare landscape plans according to these guidelines. Prior to installation of landscape improvements all plans are to be reviewed by the City and the Johnson Ranch Architectural Review Committee as provided by the covenants, conditions and restrictions recorded against each property.

According to the C.C.&R.'s, the Southeast Roseville Specific Plan has been divided into four specific landscape maintenance zones. A landscape maintenance committee will be formed per the C.C.&R.'s for each zone to approve landscaping plans. The committee will also be responsible for the maintenance of the landscaped scenic corridors contiguous to major roads and selected open space/floodway areas within each zone. The use and development of the scenic corridors is restricted to the sole and perpetual use as a scenic landscaped corridor. Those who are to benefit and use the roadside landscaped scenic corridors and the open space/floodway areas are defined in the C.C.&R.'s.

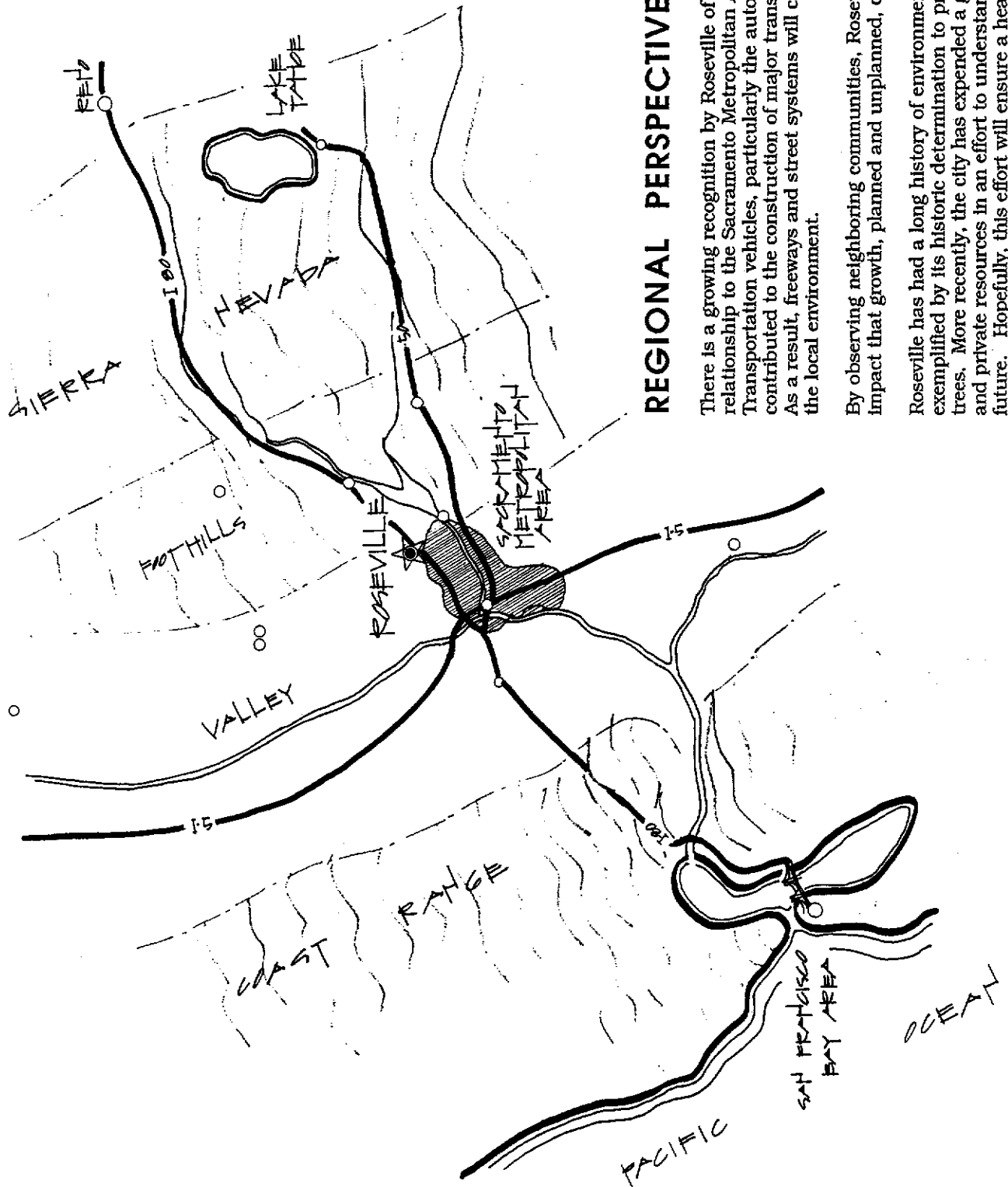
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# PROJECT DESCRIPTION

- Regional Perspective
- Site Definition
- Environmental Conditions
  - a. Climate
  - b. Topography
  - c. Soils
  - d. Existing Vegetation

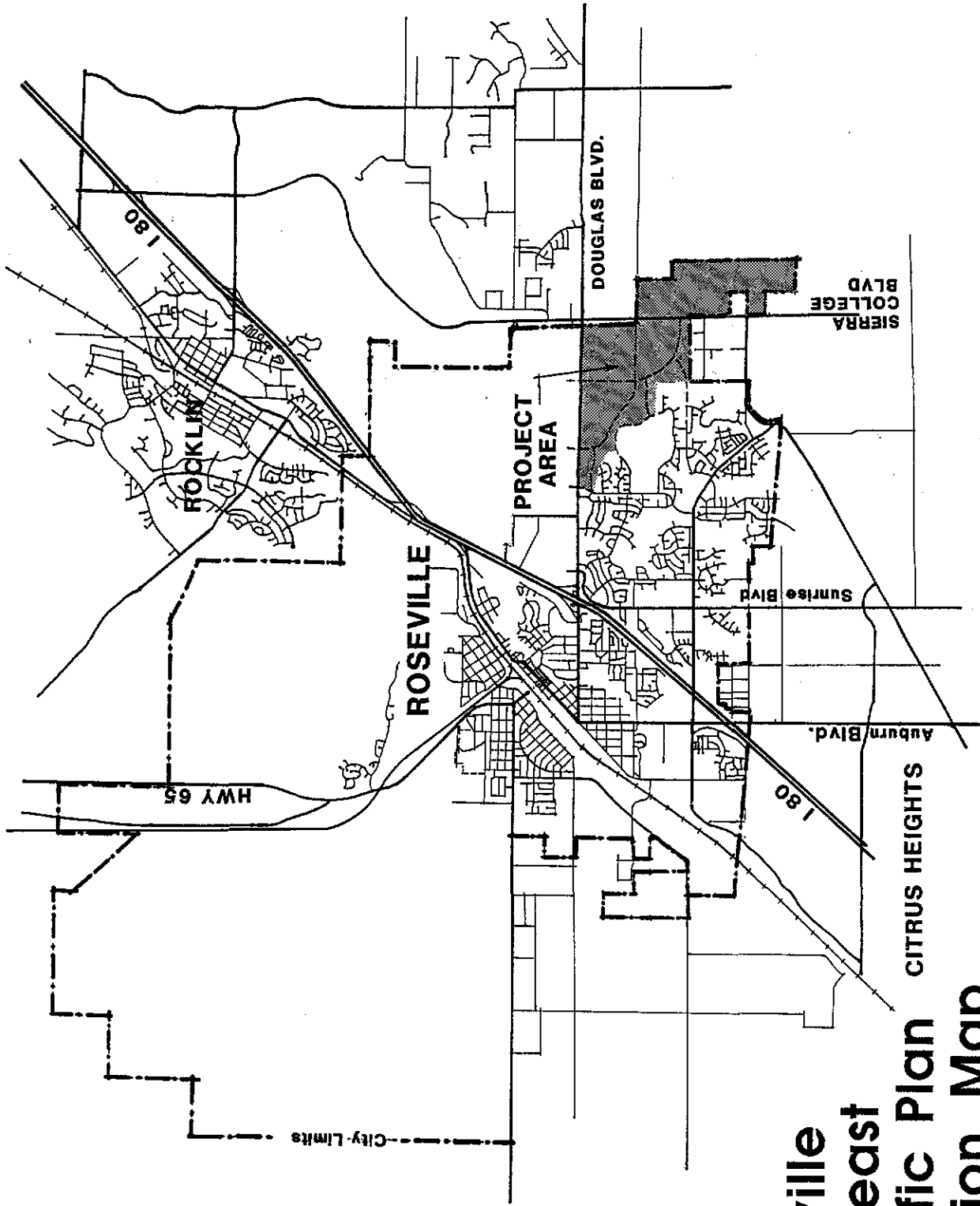


## REGIONAL PERSPECTIVE

There is a growing recognition by Roseville of its regional relationship to the Sacramento Metropolitan Area. Transportation vehicles, particularly the automobile, have contributed to the construction of major transportation routes. As a result, freeways and street systems will continue to effect the local environment.

By observing neighboring communities, Roseville recognizes the impact that growth, planned and unplanned, can have.

Roseville has had a long history of environmental awareness, exemplified by its historic determination to preserve native oak trees. More recently, the city has expended a great deal of public and private resources in an effort to understand and plan for the future. Hopefully, this effort will ensure a healthy and attractive environment for current and future populations.



**Roseville  
Southeast  
Specific Plan  
Location Map**

M3717 M221

19820 1000 0000 20080

## Site Definition

These Guidelines relate to the development of 1004 acres of land in the southeast area of Roseville. The site is bounded on the north and east by Douglas Boulevard and Roseville City limits respectively. The Roseville City limits and Placer County limit define the southwest edge. Maidu Regional Park, the Huntington Oaks subdivision and the Johnson Ranch subdivision form the western boundary.

The site is transected east to west by Strap Ravine, Cirby Creek on the west side of Sierra College Boulevard and by Linda Creek on the east side of Sierra College Boulevard. A powerline easement crosses the site from northwest to southeast. These two corridors - floodway and utility - together with the planned street system, are the major elements of these guidelines.

## Project Map Legend



475' Wide Utility Easement



Open Space/Floodway Corridor

### Land Uses

Business Park (BP)  
 Commercial (COMM)  
 Electric Sub-Station (ES)  
 Fire Station (FS)  
 School (SCH)  
 Residential (R)

### Major Easements

25', 35' or 50' Wide Roadside Landscape



### Bicycle and Pedestrian Routes

8' Wide Meandering Bike Path

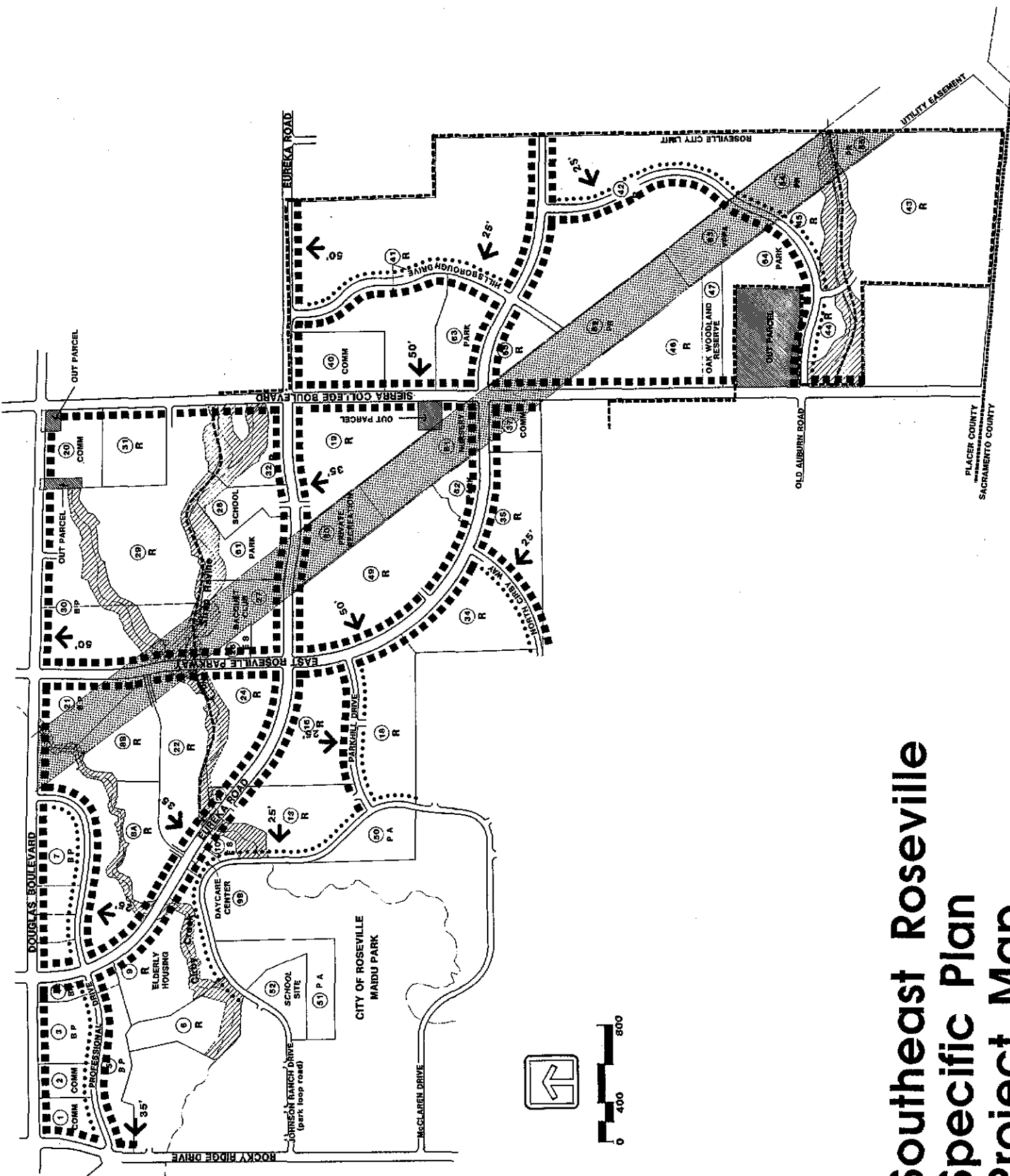


5' Wide Meandering Pedestrian Path



10' Wide Potential Meandering Bike Path

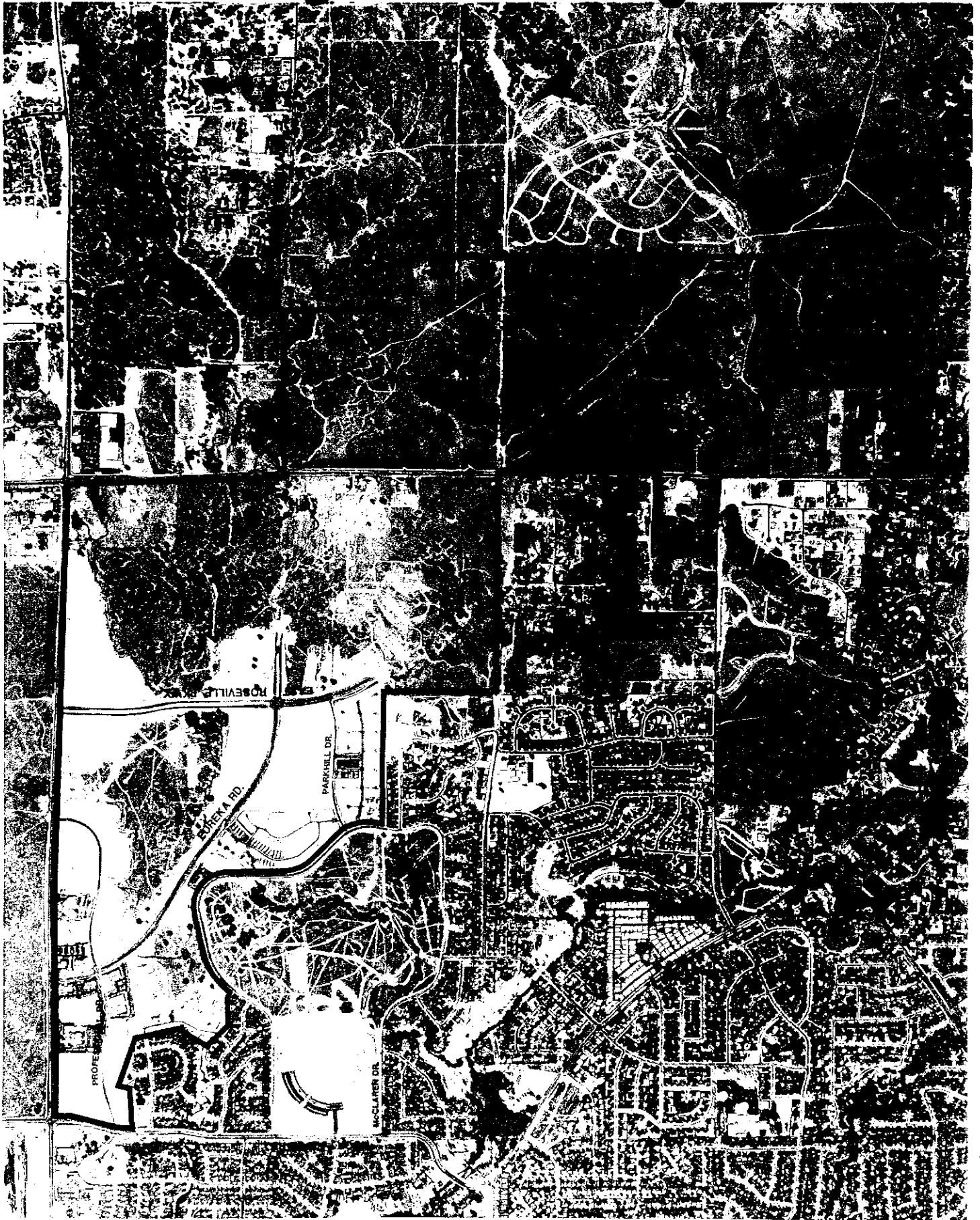




# Southeast Roseville Specific Plan Project Map

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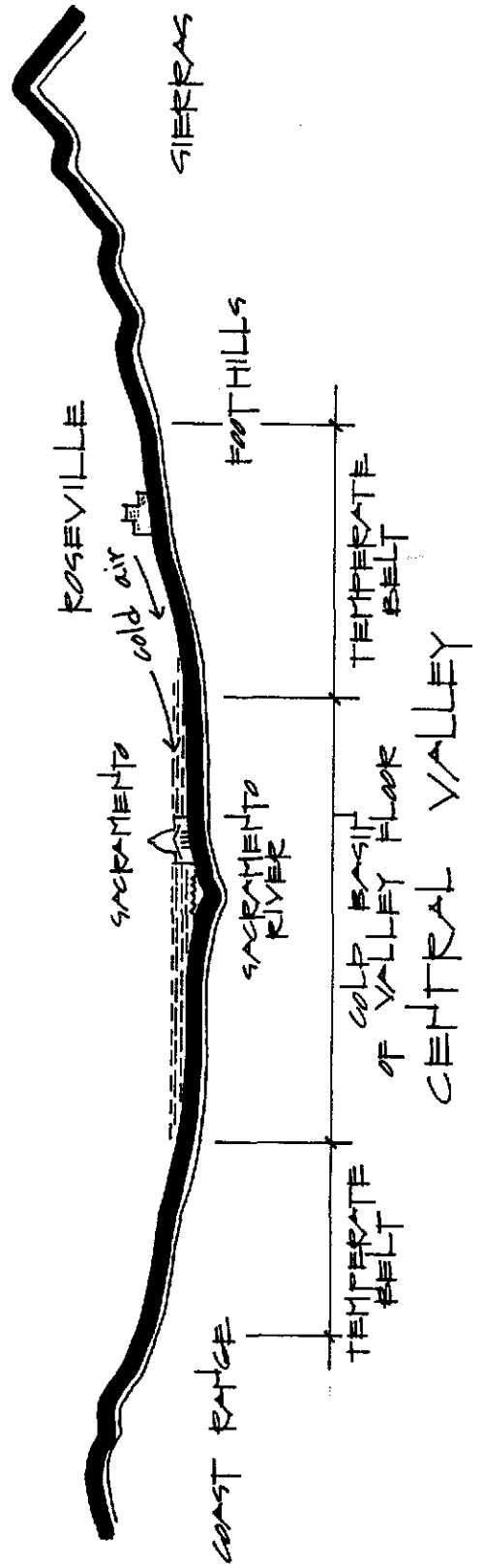
# Environmental Conditions

## Climate

The central valley is located in one of the world's five Mediterranean climate regions. Its most notable feature is hot, dry summers and rainy winters (with frequent overcast of tulle fog). Roseville is situated in a temperate 'thermal belt' on the valley edge above the 'cold basin' on the valley floor. Due to these characteristics, the area lends itself to commercial citrus tree growing.

Mild frosts in winter create limitations for some plant selections. The winter cold, however, is adequate to satisfy the dormancy requirements of deciduous trees. The Winter lows range from 28 - 18 degrees F, with record lows from 21° - 15° F. The growing season is about 270 days (March 1st to December 1st).

Average annual temperature.....	62°F
Average minimum temperature.....	39°F
Average maximum temperature.....	96°F
Average annual rainfall.....	20"
Average site elevation (above Sea level).....	200'



## Topography & Drainage

The site lies on a transitional zone between the valley and the Sierra foothills. Characteristics of both areas are reflected in the site's plant communities and soil types.

The site is typically gently rolling land with occasional steep slopes created by erosion with winter runoff. It slopes generally from the northeast to the southwest.

The site is drained by Strap Ravine, which enters on the eastern edge at Sierra College Blvd., and continues off-site on the western edge into the proposed Maidu park. Strap Ravine ultimately joins with Dry Creek, which flows through downtown Roseville, continuing on into the Valley basin (creek flow: Strap Ravine-Linda Creek- Cirby Creek-Dry Creek- and so forth.)

Linda Creek enters the site on the east from the Roseville City limits and continues off-site west to Sierra College Blvd. near the south end of the site at Old Auburn Road.

## Drainage Map Legend



Drainage Flow Line



General Slope



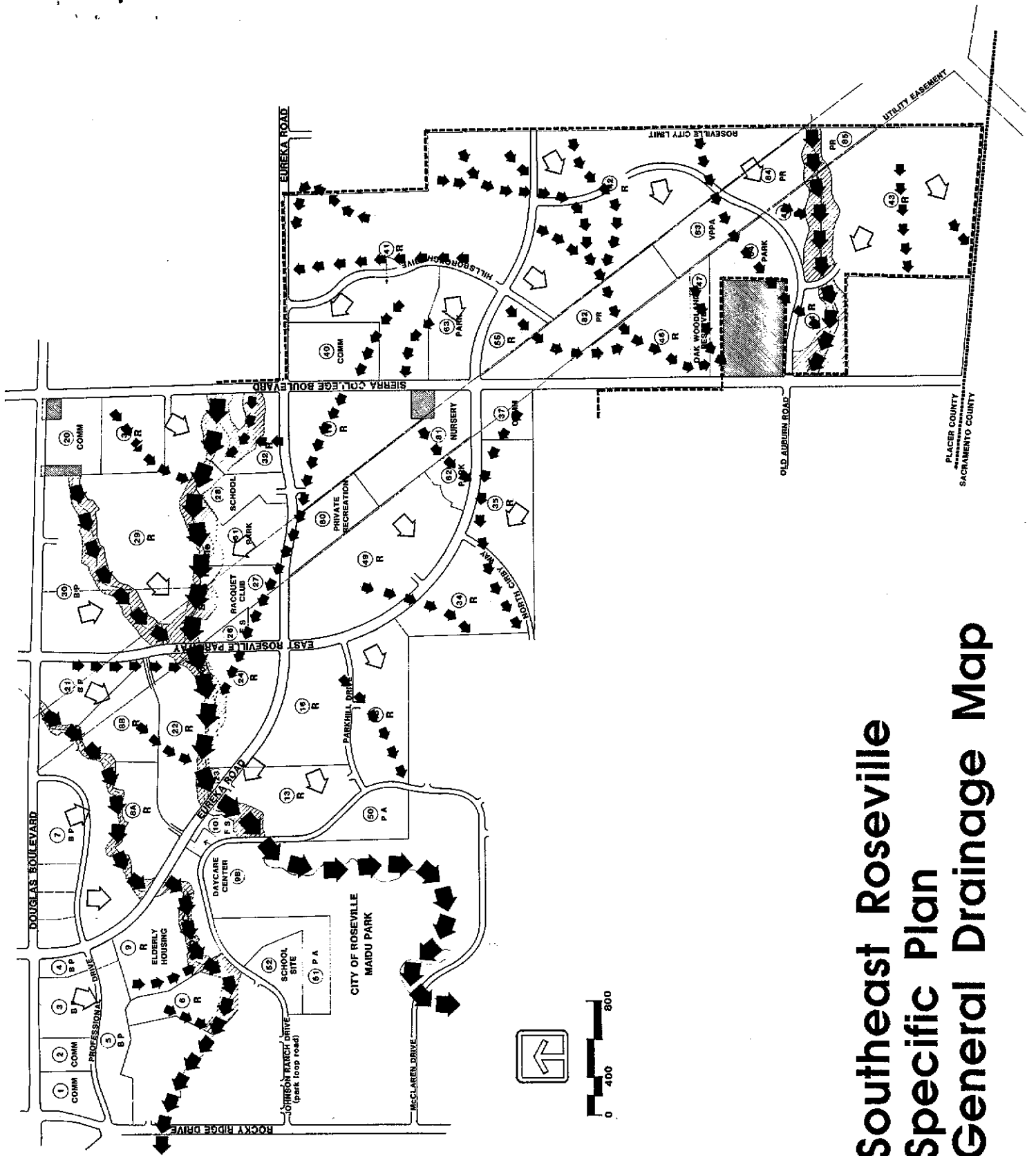
Open Space/Floodway Corridors

Oak and rock combine to create the unique character of this landscape



Oak and rock combine to create the unique character of this landscape

MS3717 PG228



# Southeast Roseville Specific Plan General Drainage Map

DK3717 76227

0802' 0000 0011 0402

# SOILS

The following soils information is for general site reference. Individual site development soils reports should be obtained for landscape planting. These reports should contain chemical and organic information so that a landscape architect can determine proper planting and soil amendment treatment. Both ornamental planting and building foundation soils reports are useful for determining chemical and structural soil composition. The objective is to insure the healthy, uniform growth of plant materials in varying quality of soils and geologic conditions.

## Foothill Soils

**Shallow soils over volcanic rock** — The foothill soils on the northern edge of the site pose significant limitations on landscape plantings, as well as building construction. They are typically shallow soils, somewhat excessively drained or well drained cobbly loams overlying volcanic rock. This rock may range from 12" to several feet below the ground. These limitations may necessitate special planting and drainage techniques, i.e., drain lines, soil fill and mounding, drainage hole drilling, extra-large planting holes, etc. As stated above, the developer should obtain a localized report to determine individual site conditions.

## Valley Terrace and Alluvial Soils

**Loam soils** — These soils predominated on the site they are generally well drained, moderately deep to deep over a claypan or hardpan. They have a sandy loam, silt loam, or loam surface layer over a dense clay subsoil which has a very slow permeability. Most of these soils pose limitations on building construction (flow strength and shrinkswell potential) and must be accommodated in the design process.

**Gravelly loam soils** — These soils are typical of higher valley terraces. Unlike the loam soils above, these soils have a gravelly loam surface layer.

**Wet clay soils** — A poorly drained clay soil exists in the top northeast corner of the site, which poses severe limitations for building construction and must be accommodated in the design process.

**Creek soils** — Recent alluvial soils of Strap Ravine and other drainage corridors are frequently flooded by winter runoff and have a high hazard of erosion. Most of these areas will be

# Soils Map Legend

## Foothill Soils



Shallow soils over volcanic rock

## Valley Terrace and Alluvial Soils



Loam Soils



Gravelly Loam Soils



Wet Clay



Creek Soils



Placer Mined Soils

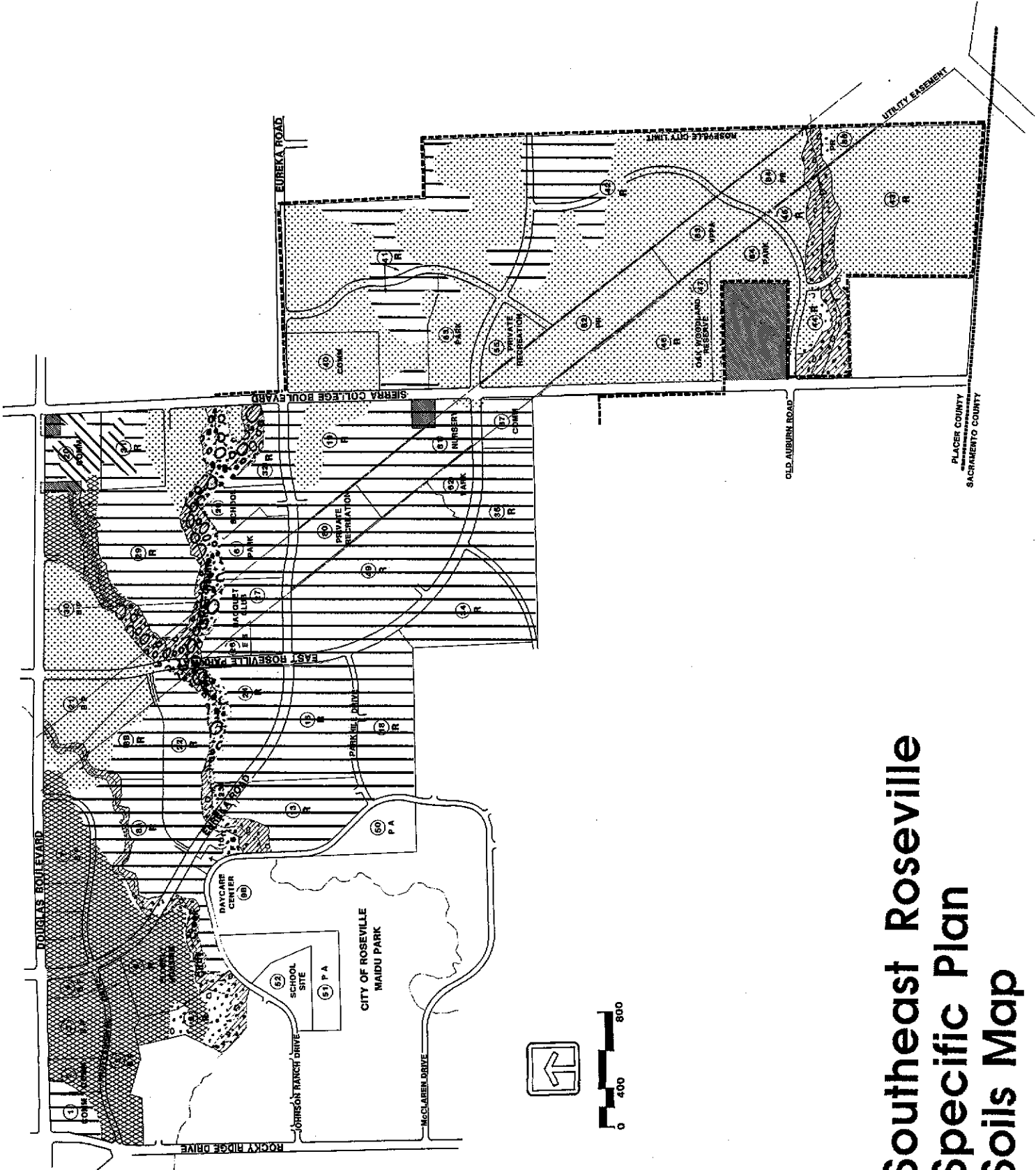


Open Space/Floodway

appropriately undeveloped and preserved as open space under the specific plan. Flood plain areas extending into developed areas call for adequate flood control measures. These soils are variable-gravelly sandy loams, gravelly loams, and gravelly clay loams that generally grade to sand and gravel with increasing depth.

**Placer-mined creek soils** — The upper portion of Strap Ravine has been placer mined in the last century. It is typically stony with frequent tailing piles and hummocks. The hazard of erosion, soil depth and other characteristics are highly variable. Stoniness poses special problems for landscape construction and planting.

83717 PG220



# Southeast Roseville Specific Plan Soils Map

6229 1166

09/02 0000 0001 0404

## EXISTING VEGETATION

The site has existing vegetation characteristics of both the valley and the foothills. There are three distinct native plant communities within the Southeast Roseville Specific Plan area which exemplify existing vegetation.

### Valley Grassland

The northeast Roseville area is typically grassland with fewer trees than many other parts of Roseville. The winter rains turn the grassland green followed by spring wildflowers. After rainless summer days, the grass turns to golden yellow which contrasts with the dark green foliage of scattered native oaks. The ground cover consists of grasses, herbaceous perennials and annuals. Native oaks include Blue Oak (*Quercus douglasii*) and Valley Oak (*Quercus wislizenii*)

### Foothill/Oak Woodland

This area consists primarily of large oak groves that dominate the plant community of the valley foothills. They occupy mostly the slopes leading to the floodplain and are an integral part of the natural landscape. The trees consist of foothill pine (*Pinus sabiniana*), blue oak (*Quercus douglasii*), valley oak (*Quercus lobata*), and interior live oak (*Quercus wislizenii*). The shrub understory includes ceanothus species, toyon and manzanita.

### Drainage Corridors

A major feature of the Southeast Roseville Specific Plan is its natural drainage system. There are two distinct drainage corridor systems.

- **Open grassland:** typified by sparse tree cover. Some sections are open, becoming part of the rolling valley grasslands. Others are dotted by native oaks.
- **Wooded:** typified by substantial existing shrub and tree cover. On the project site there are two distinctive channels. One has a low, wide profile to the east side of the plan area; the other is more of a typical creek channel. It generally has a steeper profile, deep in some places with some wet pockets and small pools. Vegetation in these areas consists of Foothill Pine (*Pinus sabiniana*), Western Cottonwood (*populus fremonti*), Interior Live Oak (*Quercus wislizenii*), willows (*Salix* sp.), with an understory including scrub oaks (*Quercus* sp.), smaller willows (*Salix* sp.), wild rose (*Rosa* sp.), and blackberry.

## Existing Vegetation Legend



Valley grassland with scattered oaks

Oak woodland

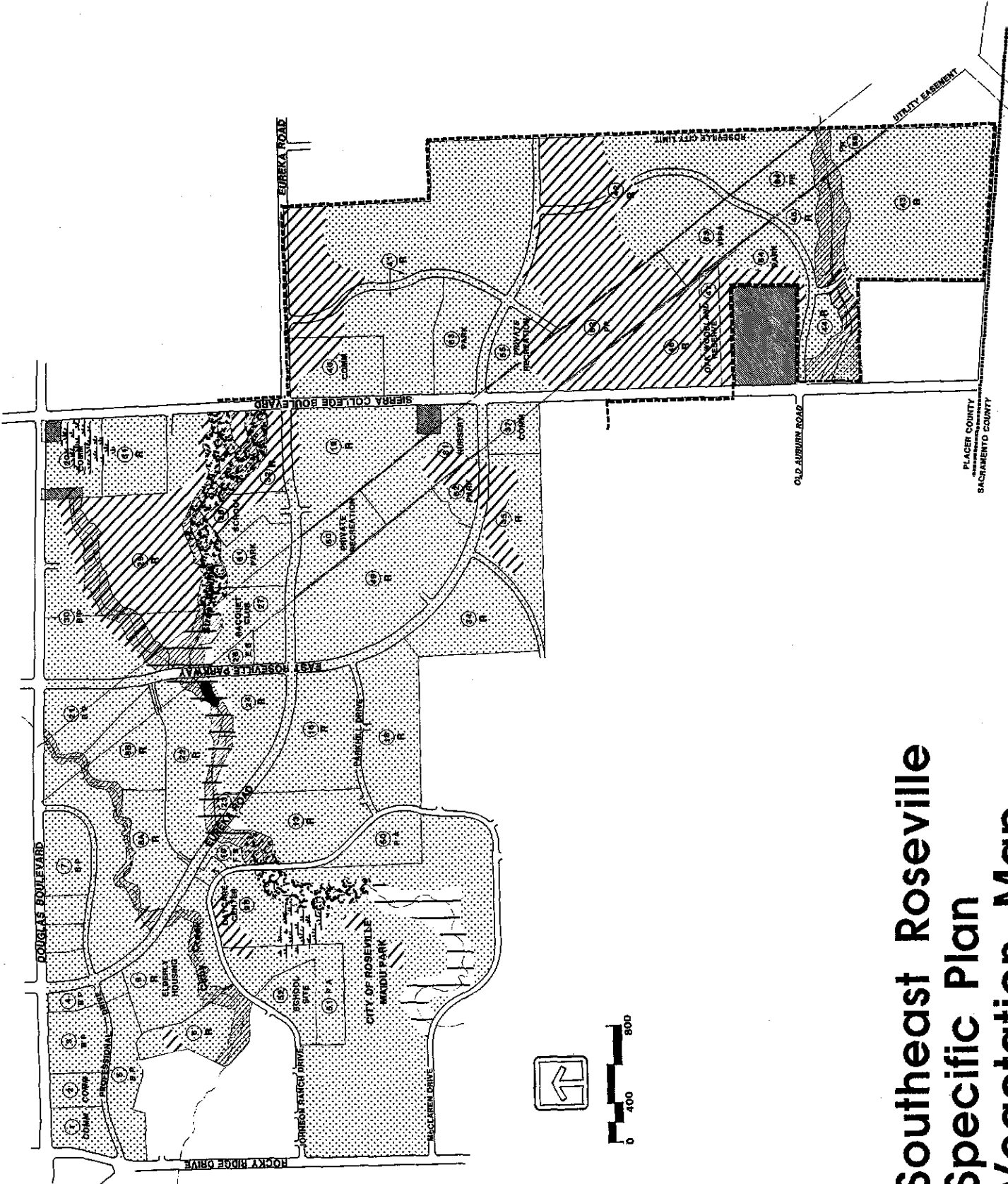
Riparian woodland

Sparse riparian woodland/scrub cover

Seasonal marsh/wet lowland

Pond

Open space/floodway

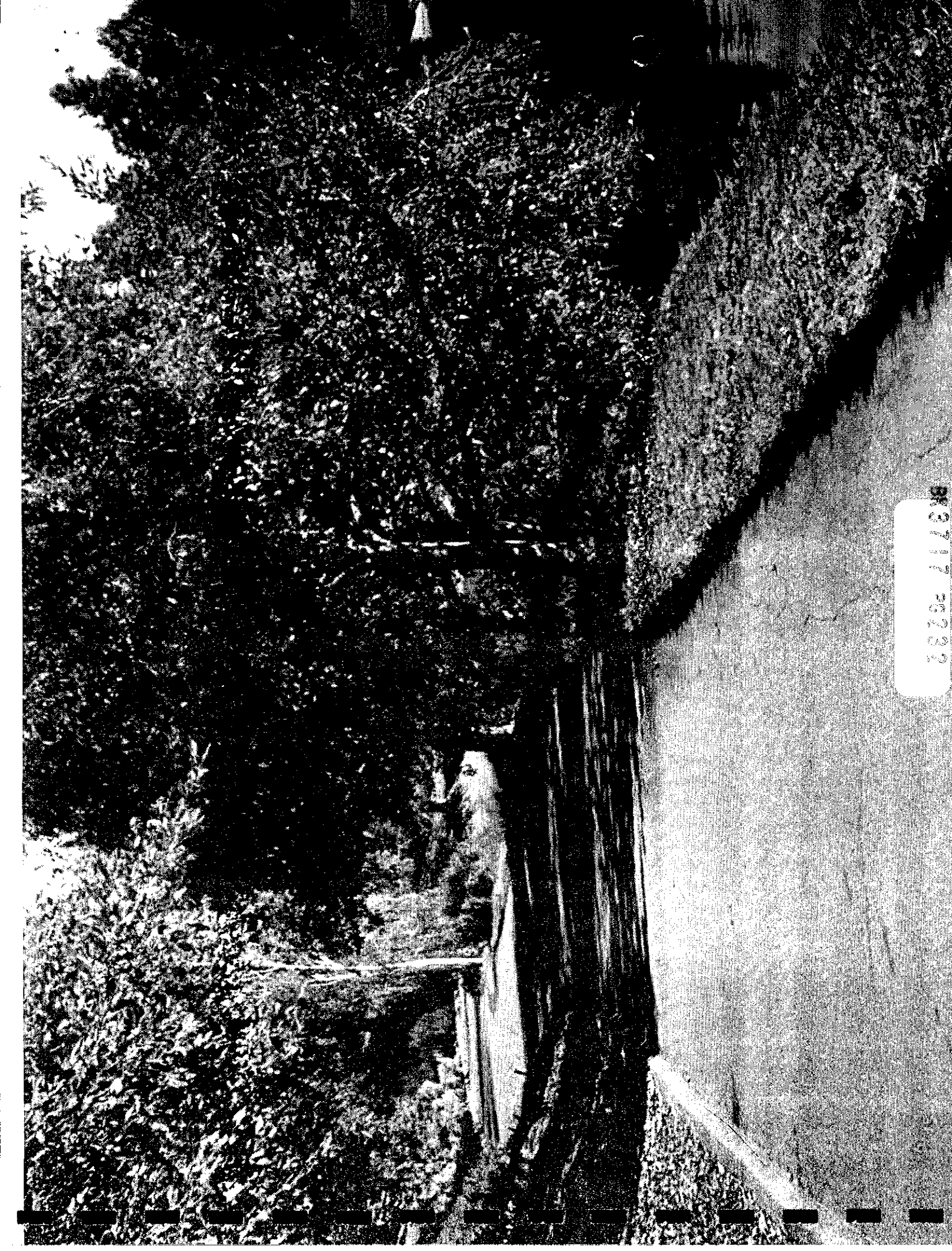


# Southeast Roseville Specific Plan Vegetation Map

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# THE URBAN FOREST

## THE URBAN FOREST CONCEPT

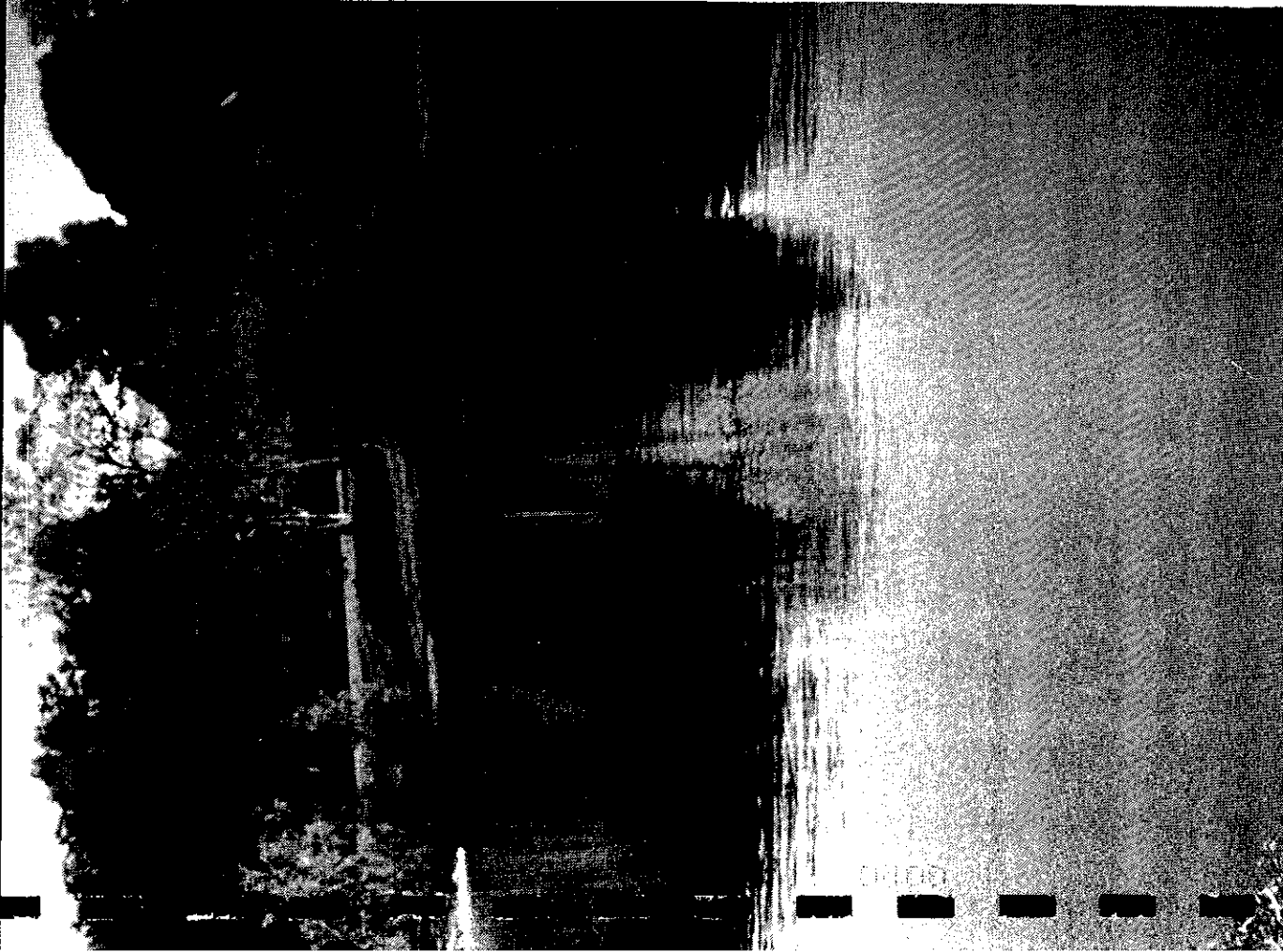
Whenever large numbers of people are grouped closely together in an urban environment, numerous landscape decisions must be made to accommodate their specific needs. With a lack of dominating natural topographical features or vegetation (i.e., steep terrain or expansive bodies of water, which influence or force alternatives), unsound practices can be exerted resulting in *poor planning decisions*.

Evidence can be seen in our valley areas. The rigid street grid that characterizes downtown Sacramento reflects its origins as a speculative venture laid out at the beginnings of the gold rush. Economic expediency and short-term thinking continue to be the guiding spirit behind most development. The street remains the most dominant element in the city; the narrow public corridor along its edge our only open space, aside from large parks and schoolyards. Commercial and suburban residential areas have spread monotonously over the land, ignoring its small-scale features. Creeks have been channelized or buried out of sight in underground conduits, small marshes filled, stone outcroppings leveled, individual trees perhaps hundreds or years old removed. Consequently, a weak 'urban fabric' has been established. Neighborhoods lack character; spaces lack definition.

The opportunity is great in new areas of development to avoid mistakes. A diversity of open spaces, building arrangements and streetscapes can be provided which places emphasis on people and the liveability of this environment.

The urban forest concept removes focus from a single plant material and suggests that, collectively, urban street trees, shrubs and ground covers comprise a forest which requires systematic planning and management. Public, quasi-public and private areas require unique planting treatments that need to be integrated carefully with one another.

In the Specific Plan area, for example, there are two distinct and important areas of development. One is the major floodways, which will be maintained as private open space corridors; the other is designated roadside landscape easements. The planting



requirements for these areas are quite different. The vegetation in the open space floodways must retain water runoff and protect wildlife habitats. These plantings are characterized by dense thickets and groves of Oak, Alder, and Cottonwood.

In comparison, roadside plantings include groupings of broad shade trees such as Ash and Sycamore to cool expanses of asphalt accented with evergreens and shrubs that screen for privacy. Where roads and floodways cross, there is a demand for special consideration.

Rather than creating abrupt boundaries through the use of fences, roads or plant materials, spaces should visually connect together. This can be achieved through the use of landscape "greens" and repetition of trees. The visual connection can further be strengthened by the use of meandering pedestrian/bicycle paths located away from the edge of busy streets. Near floodways, the orientation of buildings should be toward the open space rather than to streets.

This document recommends specific landscape treatment for open space/floodway corridors, streets, and utility easements.

Residential areas, schools, parks, plazas, malls and parking areas are also considered but with less specificity.

The following are benefits that can be realized through implementation of the urban forest concept.

## Roles of The Urban Forest

### Visual Role

- Unifies architectural diversity.
- Provides a human scale for buildings or expanses of paving.
- Creates natural textures that soften urban surfaces.
- Delineates spaces through directing or enclosing views.
- Screens undesirable views, helping to define and organize public and private spaces.
- Provides an aesthetically pleasing environment by adhering to the basic artistic principles of color, form, texture and repetition.
- Helps blend and harmonize the urban form into a more natural setting.

### Environmental Role

- Improves air quality by replenishing oxygen and reducing smog.

- Conserves energy by shading homes, office buildings, roads, and parking lots.
- Creates micro-climates and tempers harshness of the environment by providing shade for hard surfaces which in turn will reduce reflected heat.
- Serves as an effective wind break.
- Reduces surface runoff of water; water is taken up by roots and carried through leaves.

## Psychological Health and Community Well Being

- Enhances the environment, making it a more pleasing place for people to work and live.
- Moderates the climate, thus demonstrating a response to human needs.
- Provides for close-up plant observation and introduces a scale to which humans can relate.
- Unity of landscape reflects community and regional identity.
- Creates a potential for community involvement.

## Economic Role

- Improves property values by improving the appearance of neighborhoods.
- Promotes business by improving image and public acceptance.
- Produces energy savings by reducing mechanical air conditioning demands and costs.

## PLANT SELECTION CRITERIA

Improper selection of plant materials has frequently occurred in areas of urban development, and plantings are often sparse and unrelated. As a result, buildings remain out of scale, parking areas and streets are too harsh and neighborhoods lack identity and privacy. One of the major reasons these situations exist is due to a "missing link" in our community planning process. That missing link is landscape architectural planning on a community-wide basis.

The following report serves as a guide for the development of the urban forest and will help serve other growing areas within the community.

Selecting the right plant for the right place is a design problem to be solved. The subjective approach of choosing favorite plants is usually unsatisfactory. Instead, by using a more objective, rational process, the selection of trees and other plants can be made easily with more effective results. In a design problem, we identify the purposes the plant or plant materials are to serve. To do that, the criteria to be fulfilled by the plant must be known.

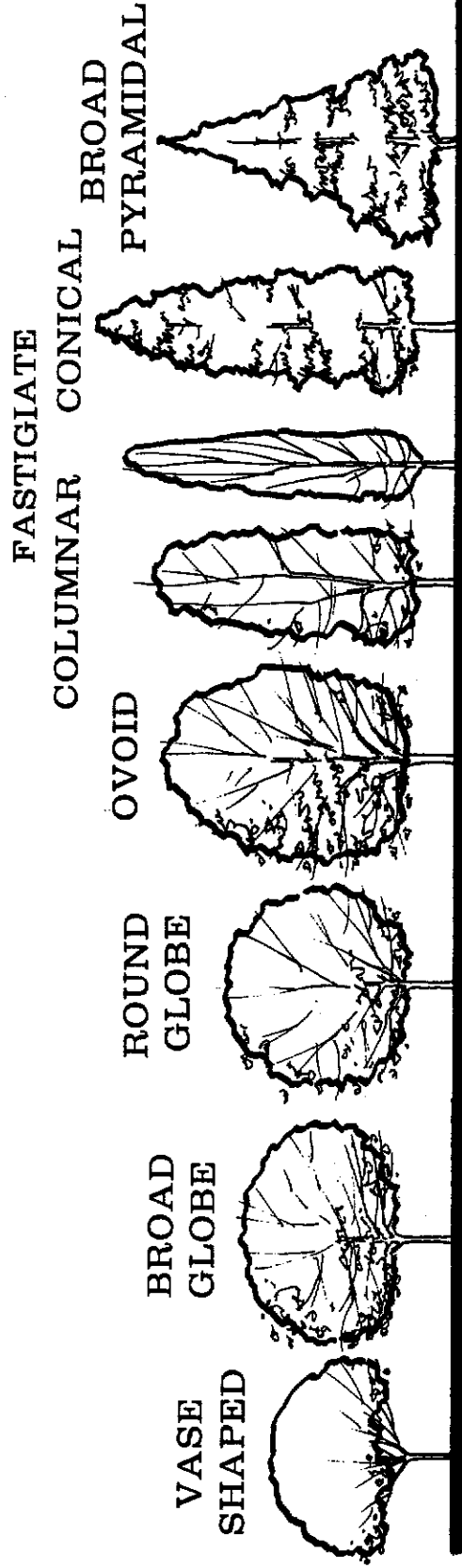
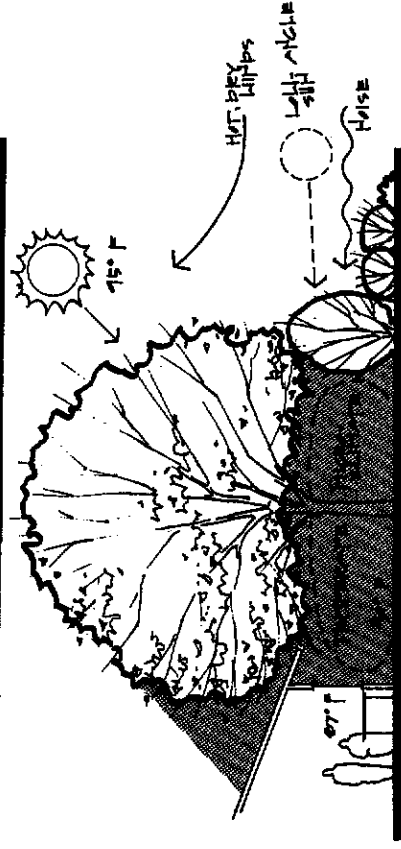
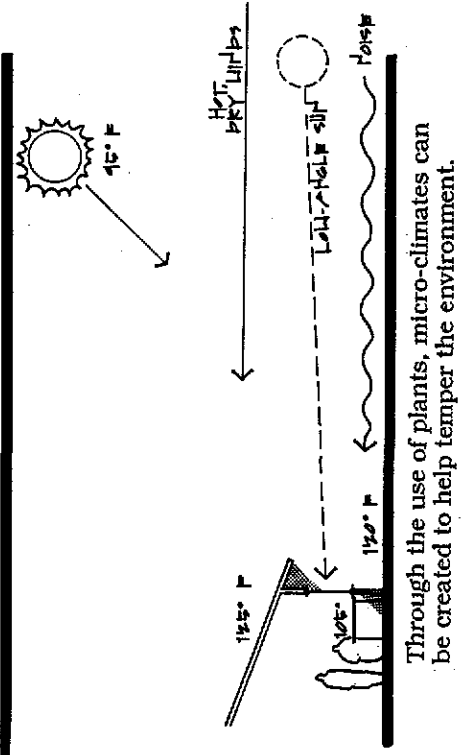
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This is how we select a car, a house or make many other major decisions.

More specifically, plants can be considered to have three major categories of selection criteria:

1. visual (aesthetic)
2. functional (utilitarian)
3. cultural (horticultural or ecological).

All of these factors are interrelated for any planting situation. One or more may be dominant in a particular instance, but all must be considered. By defining more clearly what these factors imply, we can determine how they may be applied to any one planting design problem.



# Tree Form Variations

# Visual Criteria

Plants are design elements just as any other materials. Each has its own inherent visual characteristics. They include form, color, texture, as well as seasonal changes such as fall color, spring flowers, and bare winter forms. In combination these give plants their own character. Some are bright and lively; others are dark and somber. Each has a visual impact in the landscape.

The factor of time must be considered when evaluating the visual quality of plants, particularly form. Trees, for example, change shape as they mature. Young trees may look quite different from older ones of the same species. Also, the ultimate size of mature trees must be considered in relation to the spaces they occupy. Major surgery when trees outgrow their spaces is a poor substitute for appropriate tree selection.

Traditionally, the conceptual use of shrub material has been underestimated or most often, not fully understood. Shrubs share many goals in common with trees in their usefulness, but at a different level. Because shrubs are viewed at eye level, they play a predominant role in how people perceive outdoor spaces. Shrubs can effectively be used as a tool in establishing necessary visual spatial relationships between public and private areas. In order to accomplish this, proper selection must be made in regard to the eventual size of the shrub.

There are three main areas to consider when choosing shrub material for a desired visual effect. They are:

(1) **Form** -- it should be in agreement with its surroundings. For example, on a sloped bank, a shrub with a rounded, spreading form will be more pleasing. In most situations, shrubs should not be considered individually, but rather in masses which play an architectural role. This consideration is extremely important for plantings away from buildings where they must stand alone, being viewed from all directions;

(2) **Texture** -- because shrubs have different leaf sizes and densities, each possesses a characteristic texture. These textures can be used effectively to create a pleasing effect. They can simulate or contrast building textures in general, or emphasize specific features. Masses of shrubs can be used to contrast or compliment other masses for visual interest;

Small round-headed flowering cherries are used in this residential setting in combination with the upright form of a liquidambar.

BR 3717 PG 236



(3) **Color** -- design principles for using colors also apply for shrub selection. Similar to choosing buildings with interior or exterior colors, shrubs have the same color design considerations. Shrubs possess an array of various reds, blues, yellows and greens which need to be used in agreement.

Ground covers are an integral part of the urban forest. Because we always have a superior view of these plants, they are more two dimensional. Their lines and forms are easily recognizable to the viewer; as a result, their relationship to other surfaces takes on additional significance. They can be used effectively to visually connect different types of spaces. When the plant material is simple, it is generally more effective in visually tying an area together.

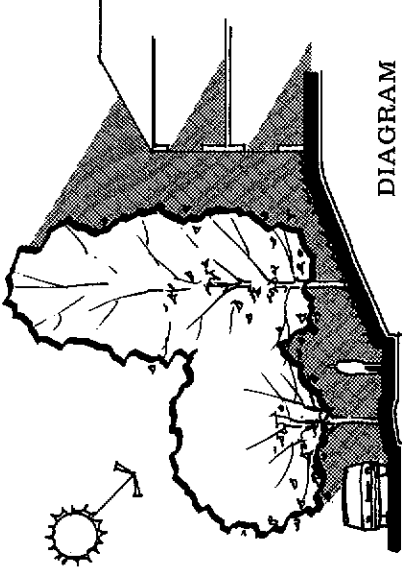
The most common types of ground covers used in the urban environment are lawn and foliage. Too often the major reason for selection is based on maintenance considerations rather than functional and/or aesthetic criteria. Visually, color and texture are the most important considerations. If an area to be planted is large, a finer textured material should be used, such as lawn. Both fine and coarse textures can be used in smaller spaces. Generally, if there are harsh urban surfaces to soften, a medium to fine texture will be best suited. Color is also important. One of the reasons lawns work effectively along roadways or in parking areas is because of their light pleasing green. Also, light colored foliage is encouraged for darker areas. Darker foliage will reduce reflected light from its leaves for bright areas.

## Functional Criteria

Plants can and do serve many functions in the landscape. Traditionally we have focused on their aesthetic qualities. Recently, however, many functional roles have been recognized in landscape architecture and environmental planning. Many of these areas are directly related to plant form. Trees can be classified as architectural elements to define spaces similar to building spaces. They can be used to provide a canopy (ceiling) over space or define its edge (walls or screens). A broad-spreading, round-headed tree casts a large shadow and can serve as a canopy tree. A narrow, upright tree that branches close to the ground can serve as a visual barrier or screen. The degree of screening depends upon the density of the trees and their spacing in the ground.

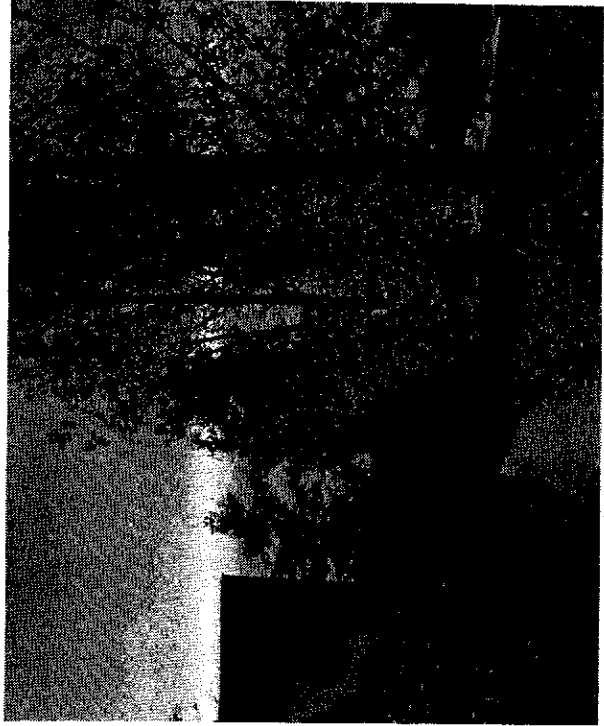
Environmental control functions of plants have created great interest recently. These include climate control (air conditioning), acoustical control (noise buffering) and atmospheric purification. Of these, climate control is one of the

most effective uses. The use of trees for summer cooling is an important consideration in any planting. In this regard, size and form are important selection criteria.



DIAGRAM

The two tree types selected satisfy functional criteria -- small rounded form shades walk, tall upright form shades apartment building. Both trees are deciduous, providing shade in summer, and sun in winter.



These trees are used in combination with earth berms to buffer homes from an arterial street. Evergreen shrubs on left screen walkway from adjacent parking.

Although research has concluded that plants can be used to reduce noise, a few do little more than block the noise source and are not effective unless used in large quantities. All plants help purify the air through filtration of dust, absorption of carbon dioxide and other pollutants, and generation of oxygen. This is sufficient reason to plant masses of plants in urban areas.

The functional usefulness of shrubs cannot be ignored. They are effective for privacy screening and can be used similar to structural screens. They unobtrusively screen undesirable views to streets, parking, and service areas. They can delineate automobile and pedestrian circulation by repetition and accenting, making it less confusing for the viewer. To effectively address the functional criteria, a thorough knowledge of plant materials is required. A qualified landscape architect should be employed to make these decisions.

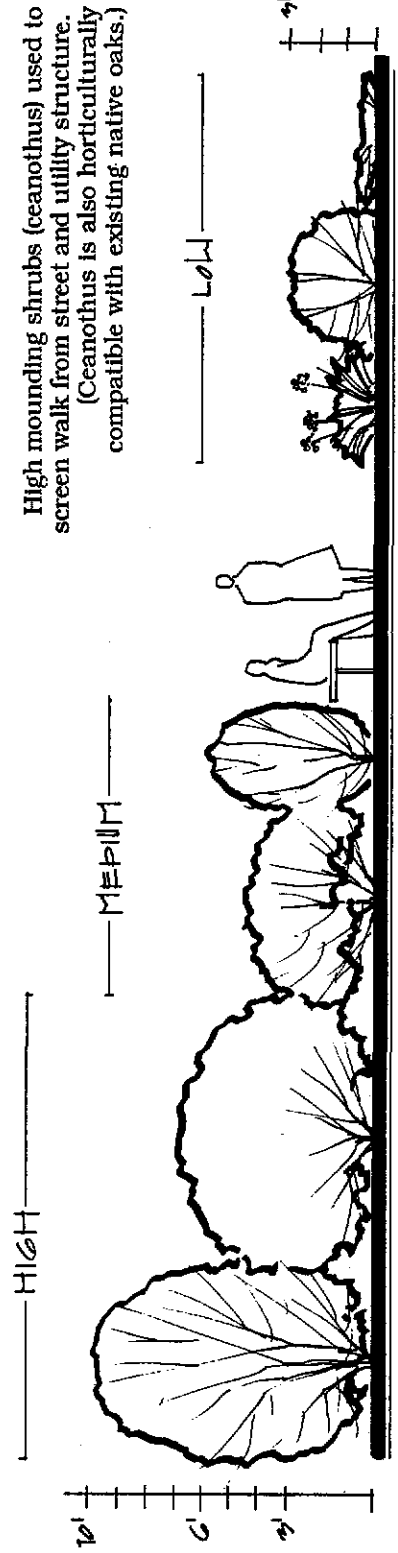
Ground covers are effective for use on slopes for soil stabilization. For maintenance, as a rule of thumb, slopes that exceed 2:1 should have foliage type cover. Lawn can be used up to a 3:1 slope. Larger areas should use lawn to facilitate various activities. Foliage cover eliminates the possibility for practical use and they are better suited for smaller, hard to get at areas or accent points.



The large round-headed form and fast growing habitat of these ash, make them suitable parking shade trees.



High mounding shrubs (ceanothus) used to screen walk from street and utility structure. (Ceanothus is also horticulturally compatible with existing native oaks.)



# General Shrub Forms and Sizes 0826 1178W

## Horticultural Criteria

The ultimate test of the success of any planting depends upon the survival of the plants. Each has its own set of tolerances and preferences which determine its horticultural suitability. Ecologically, plants adapt to more or less specific habitats based primarily upon climate and soil types. By matching these habitats as closely as possible in a new environment, greater success is assured.

We can modify a plant's environment horticulturally to better suit its needs. Water is the most common modification. Irrigation broadens the range of plants we grow in California.

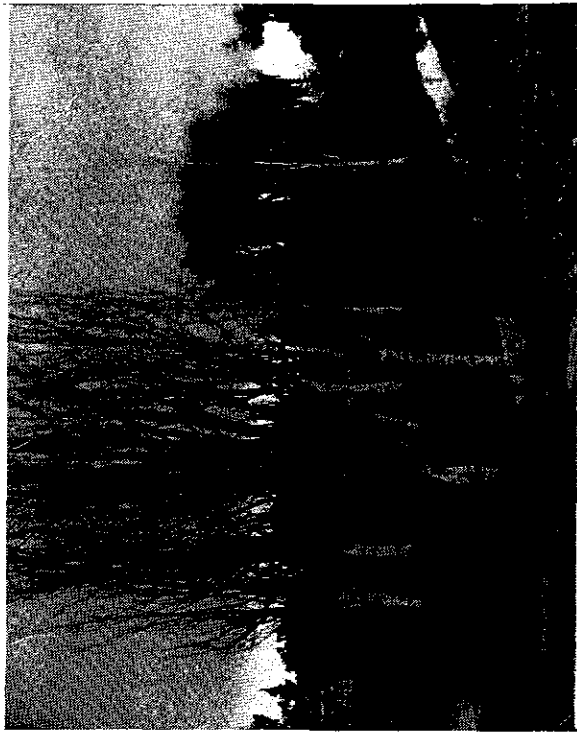
Water is a limited resource in California and drought remains a recurrent environmental condition which should be addressed within the overall landscape design. All watering systems should be designed to properly conserve water and minimize runoff, and drought tolerance considered when making plant selections. Conservation techniques should be explored, such as the use of drip irrigation. Waste waters from buildings (i.e., air conditioning systems etc.) should be encouraged to be used for irrigation purposes.

Xeriscape or 'dry landscape', is becoming an increasingly important concept as Northern California experiences dry years and increasing population. Xeriscape implies that utilized plants require very small amounts of water for survival. In residential, industrial and open space reserves, the xeriscape principle can be applied. High water consumptive plant materials should be selectively utilized. For example, heavy use, highly visible, and accent areas are more appropriate for turf and seasonal color.

Maintenance is an important consideration. If the degree or quality of maintenance can be determined ahead of time, suitable plants can be selected. This is an essential criterion to be carefully considered in the design of landscape planting. In essence, the plants used should be selected to match the growing conditions and degree of maintenance to be anticipated.

When feasible, plant materials from the plan area can be used as important parts of the "new" landscape. The transplanting of native oaks is encouraged within the plan area easements and medians.

*NOTE: our sincere appreciation to Russell A. Beatty for his contributions to this section. (see bibliography)*



Creekside planting of willow and lombardy poplar, both suitable riparian species. Strong columnar forms of the poplar visually mark a bridge crossing

BK 3717 PG 240



# PLANNING THE URBAN FOREST

## Components of the Urban Forest Landscape

- Valley Grasslands
- Foothill/Oak/Woodland
- Open Space/Floodway Corridors:
  - a. Oak Grassland Floodway
  - b. Wooded Floodway
- Streets:
  - a. Arterial
  - b. Collector
  - c. Local (neighborhood)
- Plazas, Malls and Pedestrian Walkways
- Parking Areas
- Residential Areas
- Schools and Parks
- Special Area: Utility Easement
- Revisions and Adjustments

Open valley grassland

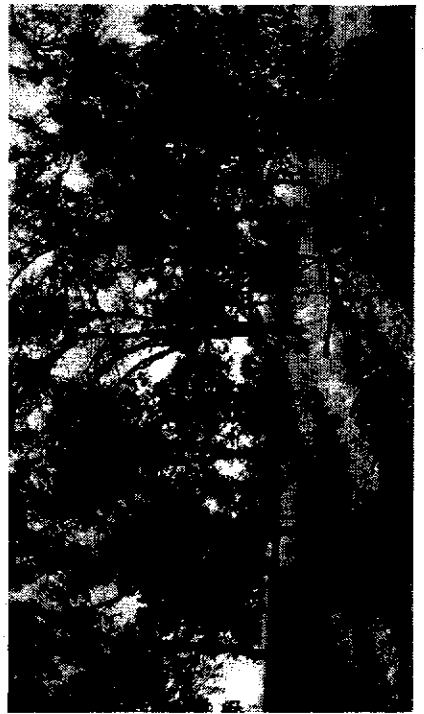
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## Valley Grassland

The land in this area will be substantially developed. There are grassy drainage swales, few if any existing trees, and relatively level or gently rolling terrain. Development goals include visually and functionally inter-relating land uses and spaces with the help of the urban forest concept. Preceding sections provide guidelines for this area in relation to land use.

## Foothill/Oak Woodland

A major concern in developing these areas is to retain as many of the existing oaks as possible. These trees should be protected as a valuable link with the native landscape. Urban development threatens these native oaks by improper site planning and from lack of horticultural knowledge concerning their specific requirements. Preserved oaks must receive proper care if they are to remain healthy.



- Specific trees or groves should be recommended to be preserved through site surveying and analysis prior to the commencement of site planning.

- A careful review of oak tree health by a qualified arborist is required.

- Non-natives can be introduced in oak plantings if compatible both visually and horticulturally. The use of drought tolerant planting is appropriate.

- Generally, no irrigation will be allowed under existing oak trees except when an arborist may express a need for water.

- Washed river cobbles and/or wood chips are suitable plant substitute under existing oak trees for plantings.

- It is necessary to refer to the oak woodland preservation policies contained within the Specific Plan. The policies entail requirements for the preservation of heritage oak trees prior to specific development plan approval, arborist report and mapping requirements, submittal for bond or other security, tree production requirements, paving restrictions, and irrigation and planting guidelines. The City of Roseville Tree Ordinance, when adopted, will apply to the Southeast Roseville Specific Plan.

- Where stands of oaks are clustered around large rock out-croppings, they should be treated as a small open area.

- Dangers to Native Oaks — Too much water promotes crown rot and root fungus destroying the tree's root system. The problem is caused by irrigation under the dripline or changes to the existing drainage pattern by surrounding development.

Harm to the tree through soil manipulation in the root zone can be caused by the following:

- Soil cuts and physical root loss.

- Soil fills and compaction that cut off oxygen supply to the roots.

\*Refer to book entitled *Native Oaks: Our Valley Heritage for complete discussion of native oaks and detailed guidelines.* (see *Bibliography*)

top: oak preservation in a new housing development in Citrus Heights, CA. Interlocking pavers were used under oaks to maintain a porous surface for water percolation into soil.

bottom: native stands of oak in areas of site designed for residential development.

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# COMPATIBLE TREES FOR OAK WOODLAND

Plant Name	Type	Shade Tolerance	Drought Tolerance
* <i>Aesculus californica</i> California Buckeye	deciduous	good	good
<i>Aesculus carnea</i> Red-flowering Horsechestnut	deciduous	poor	fair
<i>Arbutus unedo</i> Strawberry Tree	broadleaf	fair	good
* <i>Ceanothus arboreus</i> Feltleaf Ceanothus	broadleaf	fair	good
C.a. 'Ray Hartman' Ceanothus variety	broadleaf	fair	good
* <i>Cercis occidentalis</i> Western Redbud	deciduous	poor	good
<i>Crataegus 'Autumn Glory' - Hawthorn variety</i>	deciduous	poor	good
* <i>Heteromeles arbutifolia</i> Toyon	broadleaf	good	good
<i>Pistacia chinensis</i> Chinese Pistache	deciduous	poor	good
<i>Pyrus kamakami</i> Evergreen Pear	semi-dec.	good	fair
* <i>Quercus wislizeni</i> Interior Live Oak	broadleaf	fair	good
<i>Q. coccinea</i> Scarlet Oak	deciduous	fair	fair
* <i>Q. kelloggii</i> Black Oak	deciduous	fair	good
* <i>Q. lobata</i> Valley Oak	deciduous	fair	good
<i>Q. rubra</i> Red Oak	deciduous	fair	fair
<i>Q. szaber</i> Cork Oak	broadleaf	fair	good
<i>Robinia pseudoacacia</i> Black Locust	deciduous	good	good
*California native			

# COMPATIBLE SHRUBS FOR OAK WOODLAND

California Natives Plant Name	Type	Shade Tolerance
<b>HIGH SHRUBS (6 to 20'):</b> <i>Acaeculus californica</i> California Buckeye	deciduous	good
<i>Ceanothus a.</i> 'Ray Hartman' Ceanothus variety	broadleaf	fair
<i>Cercis occidentalis</i> Western Redbud	deciduous	poor
<i>Cercocarpus betuloides</i> Mountain Mahogany	broadleaf	fair
<i>Fremontodendron californica</i> Flannel Bush	broadleaf	poor
<i>Heteromeles arbutifolia</i> Toyon	broadleaf	good
<i>Prunus ilicifolia</i> Hollyleaf Cherry	broadleaf	good
<i>Quercus dumosa</i> California Scrub Oak	broadleaf	good
<i>Rhamnus californica</i> Coffeeberry	broadleaf	good
<i>Rhus ovata</i> Sugar bush	broadleaf	fair
<b>MEDIUM SHRUBS (3 TO 6'):</b> <i>Carpenteria californica</i> Bush Anemone	broadleaf	good
<i>Ceanothus 'Concha'</i> 'Joyce Coulter' / 'Julia Phelps' Ceanothus varieties	broadleaf	fair
<i>Mahonia aquifolium</i> Oregon Grape	broadleaf	good
<i>Rhamnus californica</i> 'Eye Case' - Coffeeberry variety	broadleaf	good
<i>R. sanguineum</i> Pink-flowered Currant	deciduous	good
<i>R. speciosum</i> Fuchsia-flowering Gooseberry	broadleaf	good
<i>Romneya coulteri</i> Matilija Poppy	perennial	poor

# Open Space/Floodway Corridors

There are two types of floodway corridors on the site. One is open oak grassland and the other is wooded with various trees and thickets.

These areas have been designated to remain as permanent open space. As a result, this network provides an excellent opportunity to blend the landscape system with planned urban landscape.

## Goals and Objectives

- To maintain the creek channel in its natural state as much as possible. Supplemental plantings and passive recreational activities will be evaluated on a case by case basis.
- To consider the corridors as a 'backbone' of the open space to which the surrounding land uses might orient.
- To provide public and/or private pedestrian/bike paths within the corridors linking adjoining land uses. Such trails should be designed to minimize disruption of the natural environment.

## Guidelines

- Consult hydrologist to determine the impact of planned development. Increased runoff and irrigation will require erosion control techniques (i.e. rip-rap, etc.) which need to be integrated with the overall landscape design. Emphasis is placed on drainage solutions which conform to the natural character of the landscape and minimize change to the existing state of the creek channel.
- Encourage use of on-site retention to minimize off-site runoff and to replenish local ground water.
- Levee-berming as landscape element can be used as a spatial organizer and land use buffer adjacent to the floodway.
- Planting Treatment — Retain existing vegetation wherever possible. Consult hydrologist to coordinate placement of trees and shrubs within floodway. Generally, density of plantings will decrease towards the main creek channel to maintain proper clearance for heavy runoff.



above: Cottonwood within the Strap Ravine Floodway near Sierra College Boulevard. Such plantings will be retained.

opposite: oak grove within the Cirby Creek floodway.

- Planting should be treated in informal native groupings.
- Formal plantings may be introduced outside and adjacent to the floodway.
- Pedestrian/bike path treatment
  - Bike paths doubling as pedestrian walks should be 8' wide minimum and constructed of concrete.
  - Routes should be carefully chosen along natural grades to protect native vegetation.
- The bridging of the creek channel will be desirable in carefully selected areas, but must be above peak winter runoff level.
- Use smaller and more frequent crossings for pedestrian paths to encourage and provide pedestrian circulation for a given land use type.

- Adjacent Land Use Treatment
  - Open space /floodway corridor should be accessible from residential or employment areas.
  - Adjacent land uses are to be encouraged to orient out toward the riparian creek corridor rather than toward the street.
  - Multiple housing or business park open spaces are encouraged to connect to the corridor and related paths.
  - Tree plantings should be from the corridor into adjacent land use sites.
  - Nearby perimeter parking areas should not be large and continuous. They should be oriented away from the open space area when practical.



- Intersection of open space/floodway corridor with street.

Planting treatment: accent trees should be used to reinforce views into floodway corridors. Street plantings should change to riparian species and be subordinate to major street trees.

- Pedestrian/bike path: separation of the cyclist/pedestrian from the automobile should occur whenever possible. Connections from adjoining land use to the proposed creek path should be encouraged in carefully selected areas.



Bike pedestrian path along Putah Creek in Davis, CA.

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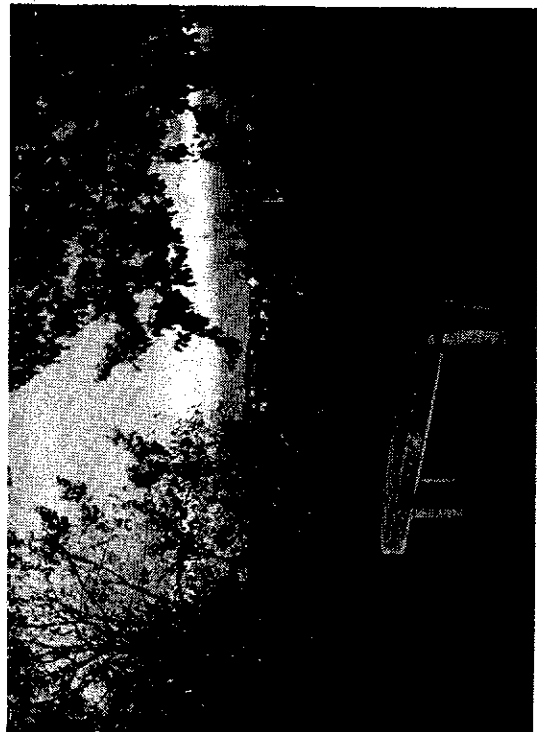
# Trees For Floodway Planting

Plant Name	deciduous/ broadleaf evergreen	flood tolerance	drought tolerance	remarks
<i>Alnus cordata</i> Italian Alder	dec	good	poor	Fast growing
* <i>Alnus rhombifolia</i> White Alder	dec	good	fair	Fast growing, prefers moist areas
* <i>Juglans hirsuta</i> Black Walnut	dec	good	good	Fruit attracts birds, prone to aphids - avoid picnic areas; resistant to oak root fungus
<i>Liquidambar styraciflua</i> Sweetgum	dec	good	poor	Good fall color, upright form
<i>Maytenus boaria</i> Mayten	ble	good	fair	Willow-like tree
<i>Nyssa sylvatica</i> Tupelo	dec	good	poor	Good fall color
* <i>Platanus racemosa</i> California Sycamore	dec	fair	good	Fast growing, susceptible to anthracnose; may have multiple trunks
* <i>Populus fremontii</i> Cottonwood (use male trees only)	dec	fair	good	Invasive roots, fall color, cover & nesting for birds, fast growing
* <i>Quercus douglasii</i> Blue Oak	dec	poor	good	Use on higher, dry slopes, acorns for wildlife, nesting
* <i>Quercus lobata</i> Valley Oak	dec	fair	good	Acorns for wildlife, nesting
* <i>Quercus wislizenii</i> Interior Live Oak	ble	fair	good	Acorns for wildlife, winter cover
<i>Salix baylana</i> Weeping Willow	dec	good	poor	Use in irrigated/moist creekbed locations
* <i>Salix lasiolepis</i> Red Willow	dec	good	fair	Fast growing, cover for birds, contract grown
* <i>Salix lasiolepis</i> Black Willow	dec	good	fair	Fast growing, cover for birds, contract grown
* <i>Salix matsudana</i> Weeping Willow	dec	good	fair	Fast growing, cover for birds, contract grown
* <i>Salix melanopsis</i> Willow	dec	good	fair	Fast growing, cover for birds, contract grown

\*These trees are California natives.



Channelized stream by Sunrise Mall, Citrus Heights - typifies the past fate of native creeks with urban development.



Path crossing of drainage-way in Village Homes, a residential community in Davis, CA - the 'creek' becomes an integral part of the landscape and residential uses.

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## Subordinate Trees For Floodway Planting

Plant Name	deciduous broadleaf evergreen	flood tolerance	drought tolerance	remarks
* <i>Acer macrophyllum</i> Bigleaf Maple	dec	good	fair	Fall color
<i>Acer rubrum</i> Red Maple	dec		poor	Fall color
* <i>Aesculus californica</i> California Buckeye	dec		good	Flowers, leaves drop in late summer (trought dec)
<i>Aesculus carnea</i> Red Flowering Horsechestnut	dec		fair	Flowers, slow growing
* <i>Cercis occidentalis</i> Western Redbud	dec		good	Flowers, fall color
<i>Crotonodendron patagium</i> Lily-of-the-Valley Tree	ble		fair	Flower, oak-like appearance
* <i>Fraxinus latifolia</i> Oregon Ash	dec	good	fair	Moderate availability
<i>Pistacia chinensis</i> Chinese Pistache	dec		good	Brilliant fall color, slow growing
<i>Platanus acerifolia</i> 'Bloodgood' or 'Yarwood' London Plane Tree	dec	fair	fair	Fall color, fast growing, use w/P. racemosa at transition to development
<i>Populus nigra Italica</i> Lombardy Poplar	dec	fair	fair	Columnar form, use as accent fall color
<i>Quercus coccinea</i> Scarlet Oak	dec		fair	Fall color, slow growing
* <i>Quercus kelloggii</i> Black Oak	dec		good	Fall color, slow growing
<i>Quercus rubra</i> Red Oak	dec		fair	Fall color, slow growing
<i>Quercus suber</i> Cork Oak	ble	poor	good	Distinctive bark
<i>Rhus lancea</i> African Sumac	ble		good	Willow-like leaves
<i>Salix discolor</i> Pussywillow	dec	good	fair	Pussywillow flowers
* <i>Schinus molle</i> California Pepper Tree	ble		good	Weeping form
* <i>Sequoia sempervirens</i> Coast Redwood	conifer	good	poor	Use in moist, narrow corridors w/ alder, etc.

\* California native

## Trees to be Avoided Along Streams or Drainage Channels

- Acacia armata* - Kangaroo Thorn
- A. baileyana* - Bailey Acacia
- A. decurrens* - Green Wattle
- A. d. dealbata* - Silver Wattle
- A. longifolia* - Golden Wattle
- A. melanoxylon* - Black Acacia
- Allanthus altissima* - Tree of Heaven
- Eucalyptus species - Eucalyptus, Gums
- Pinus species - Pines
- Populus species - White Poplar
- Prunus species - Plums
- (particularly *P. cerasifera* 'Atropurpurea')

Preserved native oaks with supplemental plantings of willow on opposite bank surrounding childrens play area. (Howe Ave. Park, Sacramento)



# Ground Covers & Vines for Floodway Planting

*note: Provide layer of mulch to reduce evaporation, minimize soil compaction and runoff, and lessen water demand made by competitive weeds.*

Plant Names	deciduous evergreen	remarks on water requirements/drought tolerance	remarks on use in floodway landscape
<b>GROUND COVERS</b>			
* <i>Arcstaphylos</i> 'Emerald Carpet', 'Indian Hills', 'Howard McMini', <i>Manzanita</i> varieties	evergreen	good drought tolerance	good on dry slopes, erosion control
* <i>A. hookeri</i> Monterey <i>Manzanita</i>	evergreen	good drought tolerance	good on dry slopes, erosion control
* <i>Anemopsis californica</i> Yerba Manza	evergreen	requires moist soil at water edge	good in heavy soils, flooded areas; contact grown; well suited to lawn-water interface
* <i>Baccharis pilularis</i> Twin Peaks' Dwarf Coyote Bush	evergreen	very good drought tolerance	good bank cover for dry slopes, tough plant, full sun or part shade, grow male plants
* <i>Ceanothus glaucosus</i> Fl. Reyes <i>Ceanothus</i>	evergreen	good drought tolerance	flowers, good bank cover, but avoid extreme hot slopes, relatively short-lived
* <i>C. griseus horizontalis</i> Carmel Creeper	evergreen	drought tolerant, but needs some water	flowers, good bank cover, though avoid extreme hot slopes, relatively short-lived
* <i>Pragara chilensis</i> Ornamental Strawberry	evergreen	CA native, but needs regular watering	flowers (not showy), use at interface with irrigated landscape, moist areas
<i>Hedera helix</i> var. English Ivy	evergreen	fair drought tolerance, but best with regular watering	tough, dependable, but invasive, use where can be contained, suitable at interface with irrigated landscape
<i>Hyperticum calycinum</i> Hyperticum	evergreen	fair drought tolerance, but best with regular watering	flowers, tough, invasive, use where can be contained, suitable at interface with irrigated landscape
<i>Myoporum parvifolium</i> Myoporum	evergreen	fair drought tolerance, but best with some water in summer	good bank cover/ erosion control, small white flowers, good at interface with irrigated areas, lawn/water edge
<i>Rosmarinus o. Prostratus</i> 'Lockwood de Forest' Rosemary varieties	evergreen	good drought tolerance	good on dry banks/ erosion control, including hottest slopes, aromatic
<b>VINES</b>			
* <i>Aristolochia californica</i> Dutchman's Pipe	deciduous	all vines listed need ample moisture.	shade tolerant, unusual flower
* <i>Clematis lasiantha</i> Wild Clematis	deciduous		shade tolerant, bird cover, contract grown
<i>Parthenocissus tricuspidata</i> Boston Ivy	deciduous		fall color, use where can be contained
<i>P. quinquefolia</i> Virginia Creeper	deciduous		use also as ground cover, use where can be contained
* <i>Vitis californica</i> Wild Grape	deciduous		shade tolerant, feed for animals, suitable at moist creek edge

\*Indicated California native  
note: deciduous non-native vines were selected in keeping with the deciduous character of native vines.

# Shrubs for Floodway Planting (California Natives)

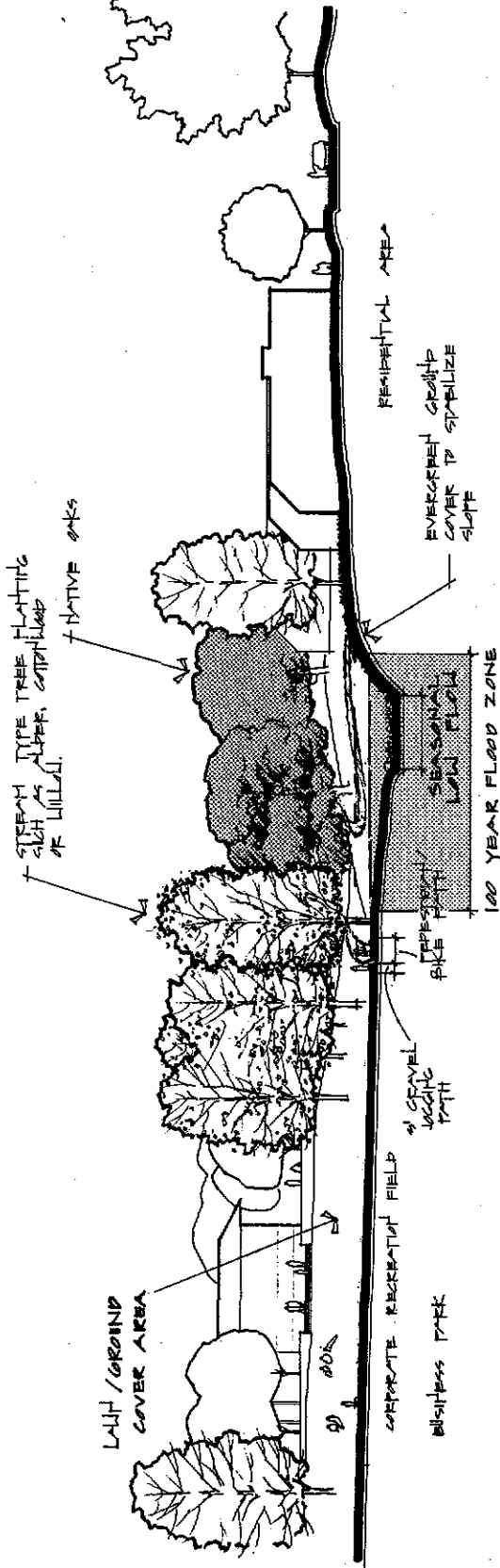
Plant Name	deciduous/ broadleaf evergreen	suitable for moist creekside planting	good drought tolerance	Plant Name	deciduous/ broadleaf evergreen	suitable for moist creekside planting	good drought tolerance
<b>HIGH SHRUBS (6 to 20')</b>							
<i>Aesculus californica</i> California Buckeye	deciduous	•	•	<i>Hibiscus californicus</i> Wild Hibiscus	*annual	•	•
<i>Baccharis utriusque</i> Mule Fat	broadleaf	•	•	<i>Lupinus arboreus</i> Lupine	broadleaf		•
<i>Calycanthus occidentalis</i> Western Spice Bush	deciduous	•	•	<i>Mahonia aquifolium</i> Oregon Grape	broadleaf		•
<i>Ceanothus 'Frosty Blue'</i> <i>'Ray Hartman'</i> Ceanothus varieties	broadleaf	•	•	<i>Rhamnus Californica</i> 'Eye Case' Coffeeberry variety	broadleaf		•
<i>Cercis occidentalis</i> Western Redbud	deciduous	•	•	<i>Ribes sarguinum</i> Pink-flowered Currant	deciduous		•
<i>Cercocarpus betuloides</i> Mountain Mahogany	broadleaf	•	•	<i>R. spectosum</i> Fuchsia-flowering Gooseberry	broadleaf		•
<i>Cornus stolonifera</i> Redtwig Dogwood	deciduous	•	•	<i>Romneya coulteri</i> Matilija Poppy	*perennial		•
<i>Fremontodendron californica</i> 'California Glory' Flannel Bush	broadleaf		•	<i>Rosa californica</i> Wild Rose	deciduous		•
<i>Heteromeles arbutifolia</i> Toyon	broadleaf		•	<i>Rubus nitifolius</i> California Blackberry	deciduous		•
<i>Prunus ilicifolia</i> Hollyleaf Cherry	broadleaf		•	<b>LOW SHRUBS (1 to 5'):</b> (Bank Covers)			
<i>Quercus dumosa</i> California Scrub Oak	broadleaf		•	<i>Arctostaphylos d.</i> 'Howard McMinn' Manzanita variety	broadleaf		•
<i>Rhamnus californica</i> Coffeeberry	broadleaf		•	<i>A. Hookeri</i> Monterey Manzanita	broadleaf		•
<i>Rhus ovata</i> Sugar Bush	broadleaf		•	<i>Baccharis pilularis</i> Twin Peaks' Dwarf Coyote Bush	broadleaf		•
<i>Salix hinkleyana</i> Sandbar Willow	deciduous	•	•	<i>Ceanothus gloriosus</i> Pt. Reyes Creeper	broadleaf		•
<i>S. lasiolepis</i> Arroyo Willow	deciduous	•	•	<i>C. griseus horizontalis</i> Carmel Creeper	broadleaf		•
<i>Sambucus caerulea</i> Blue Elderberry	deciduous	•	•	<i>Lonicera involucrata</i> Twin-berry Bush	deciduous		•
<i>S. mexicana</i> Elderberry	deciduous	•	•	<i>Ribes viburnifolium</i> Evergreen Currant	broadleaf		•
<b>MEDIUM SHRUBS (5 to 6'):</b>							
<i>Baccharis douglasii</i> False Willow	broadleaf	•	•	<i>Symphoricarpos rufularis</i> Snowberry	deciduous		•
<i>Carpenteria californica</i> Bush Anemone	broadleaf		•	<i>S. mollis</i> Creeping Snowberry	deciduous		•
<i>Ceanothus 'Concha'</i> 'Joyce Coulter', 'Julia Phelps' Snowball' Ceanothus varieties	broadleaf		•				

\* Note: For most plants grown by contract, allow 12-18 months for transplant stock.

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# Shrubs for Transition Area Into Floodway

Plant Name	deciduous/ broadleaf evergreen	drought tolerant	Plant Name	deciduous/ broadleaf evergreen	drought tolerant
<b>HIGH SHRUBS (6 to 20')</b>			<b>LOW SHRUBS (1 to 3')</b>		
<i>Arbutus unedo</i> Strawberry Tree	broadleaf	good	<i>Agapanthus africanus</i> Lily-of-the-Nile	*perennial- evergreen	fair
<i>Berberis darwini</i> Darwin barberry	broadleaf	fair	<i>Cistus</i> sp. Rockrose	groadleaf	good
<i>Rhamnus alaternus</i> Italian Bucktorn	broadleaf	good	<i>Correa pulchella</i> Australian Fuchsia	broadleaf	fair
<i>Xylosma congestum</i> <i>Xylosma</i>	broadleaf	fair	<i>Moraea tridoides</i> Moraea	*perennial- evergreen	fair
<b>MEDIUM SHRUBS (3 to 6')</b>			<i>Pittosporum tobira</i> 'Wheeler's Dwarf' Pittosporum variety	broadleaf	fair
<i>Abelia grandiflora</i> Abella	broadleaf	fair	<i>Raphiolepis indica</i> India Hawthorn	broadleaf	fair
<i>A. Edward Goucher</i> Pink Abella	broadleaf	fair			
<i>Arbutus unedo</i> 'Compacta' Strawberry Tree Variety	broadleaf	good			
<i>Myrsine africana</i> African Boxwood	broadleaf	fair			
<i>Pittosporum tobira</i> Pittosporum	broadleaf	fair			
<i>Raphiolepis indica</i> Indian Hawthorn	broadleaf	fair			



## Conceptual Oak Grassland Floodway Treatment

Open rolling terrain typifies these broad, mostly shallow grassy drainage areas. These areas are conducive for use as recreation fields or retained as wild grass meadows.

Because the floodways are going to be dedicated to the city, establishing a policy of landscape treatment to create consistency throughout the floodway corridors is important. Emphasis is placed on leaving the floodways natural or re-introducing natural elements. The area between the seasonal low flow zone and outer edge of the one-hundred year floodways zone may be considered for supplemental plantings on a case by case basis. For the area adjacent to parcels 32, 43, 44, 45 and 54 it is anticipated that the transition zone between the natural landscape and the adjoining ornamental landscape will be more precisely defined at the time of project / subdivision approvals. The major concern expressed hereby is for the protection of the very dry native conditions particularly with respect to oak trees that could be threatened by irrigation systems on adjoining ornamentally landscaped development.

Special attention is required for the use of low water consumption and drought tolerant plant materials due to potential drought and water shortage conditions. For example, use of turf is encouraged for recreation or identification for pedestrian access points only. Currently, the city is studying the feasibility of a recreational trail in the Strap Ravine and Linda Creek corridor

which could serve as an important community circulation connector. The trail is proposed to be asphalt, 8' wide.

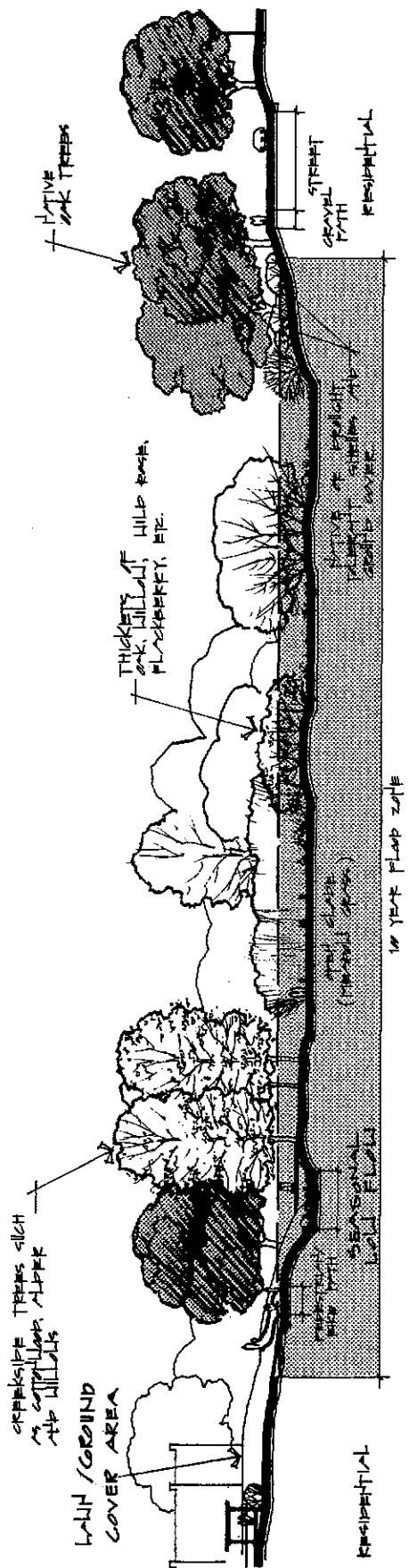
The provided guidelines and plant lists are to aid in the creation of a planned natural environment. The graphic sections shown above are intended to provide a visual aid to the areas appearance.

The following are existing plant materials found in the floodway and recommendations for plantings within the 'transition' zone that will help blend existing riparian habitat with various adjacent site development.

## EXISTING FLOODWAY TREES AND SHRUBS

### TREES

Populus fremontii- Cottonwood  
Quercus douglasii- Blue Oak



## Conceptual Wooded Floodway Treatment

Tree and shrub cover over sloped terrain typifies this area particularly in the low seasonal flow are. This environment lends itself to passive uses with plant and wildlife enrichment.

Quercus lobata- Valley Oak  
Salix species- Willow

### SHRUBS

Blackberry  
Quercus species- Scrub Oak  
Rosa californica- Wild Rose  
Salix species- Willow

### EXISTING FLOODWAY EDGE TREES

Pinus sabiniana- Foothill Pine  
Quercus douglasii- Blue Oak  
Quercus lobata- Valley Oak  
Quercus wislizenii- Interior Live Oak

## RECOMMENDED SUPPLEMENTARY PLANTING FOR FLOODWAY

TREES (in addition to native species)

Anus rhombifolia- White Alder  
Juglans hindsii- Black Walnut  
Platanus raemosa- California Sycamore

### SHRUBS

Arctostaphylos species- Manzanita  
Baccharis pilularis- Coyote Bush  
Carpenteria californica- Bush Anemone  
Ceanothus species- Wild Lilac  
Cercis occidentalis- Western Redbus  
Heteromeles arbutifolia- Toyon  
Rhamnus californica- Coffeeberry  
Ribes species- Currant

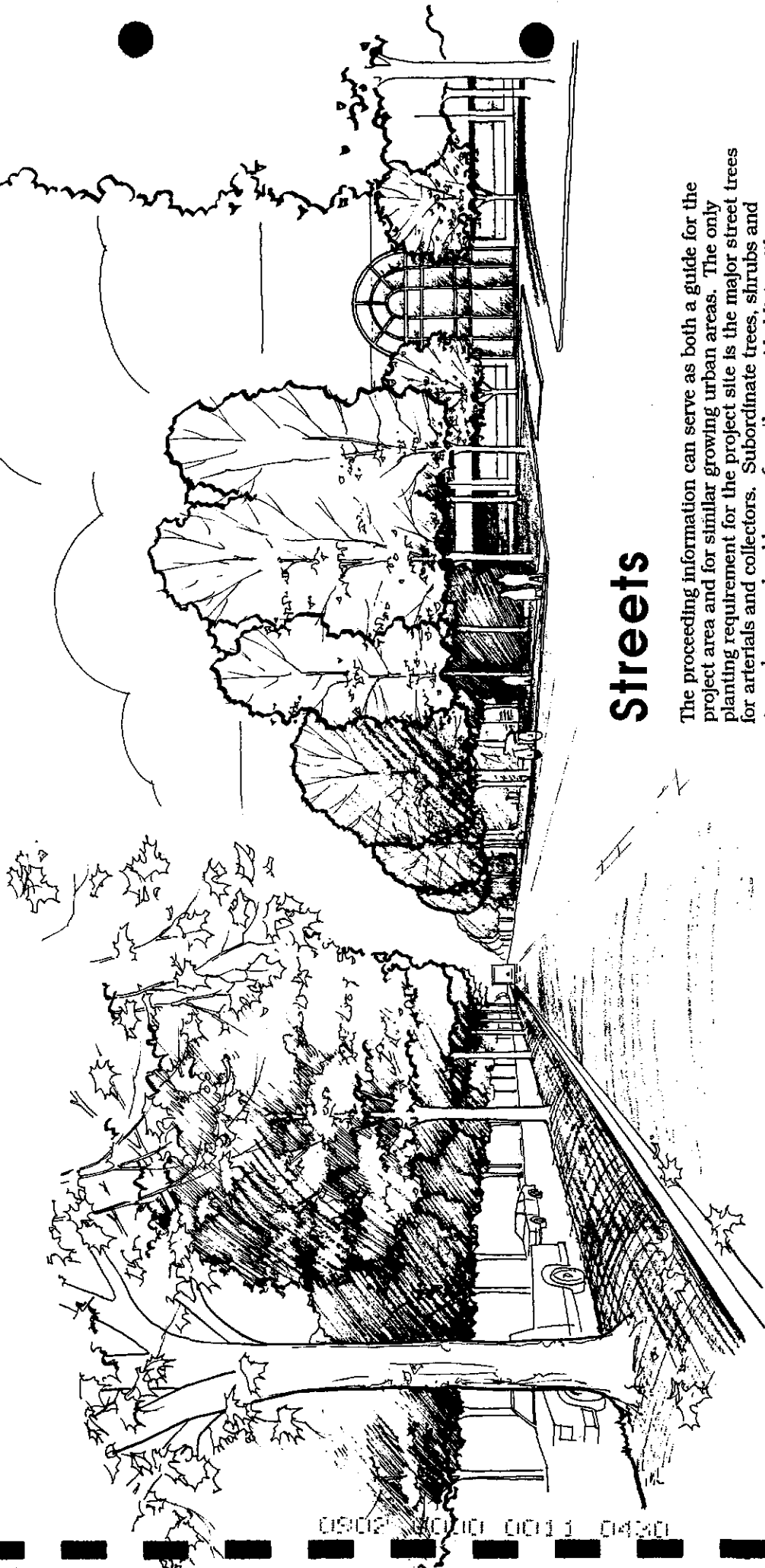
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# PLANTS FOR MARSH AREAS

Plant Name	remarks
<b>TULE:</b>	
<i>Phragmites australis</i> Common Reed	To 8', duck cover, contract grown only
<i>Scirpus acutis</i> Common tule	To 9', duck cover, will colonize open water to 2 1/2'
<i>S. robusta</i> Bulrush	To 9', duck cover, will colonize open water to 2 1/2'
<i>Typha domingensis</i> Cat Tail	To 9', duck cover, feed for wildlife
<b>MOIST EDGE PLANTS:</b>	
<i>Asparagus officinalis</i> Common Asparagus	Feathery foliage, to 5'
<i>Calycanthus occidentalis</i> Western Spice Bush	Aromatic flowers
<i>Cephalanthus occidentalis</i> Button Willow	Duck cover
<i>Cornus stolonifera</i> Red-osier Dogwood	Red fall color/branching
<i>Cyperus alternifolius</i> Umbrella Plant	
<i>Cyperus papyrus</i> Papyrus	
<i>Equisetum hyemale</i> Horsetail	
<i>Hibiscus californicus</i> Wild Hibiscus	Flowers
<i>Rubus vitifolius</i> California Blackberry	Flowers, berries
<i>Salix sp.</i> Willow	

16294 7176W



## Streets

The preceding information can serve as both a guide for the project area and for similar growing urban areas. The only planting requirement for the project site is the major street trees for arterials and collectors. Subordinate trees, shrubs and ground covers should come from the provided lists with variations requiring city approval.

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# REQUIRED STREET TREES LEGEND



**Douglas Boulevard**  
*PLATANUS ACERIFOLIA* 'BLOODGOOD'  
 BLOODGOOD LONDON PLANE TREE  
 Plant 30'-45' O.C.



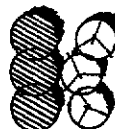
**Sierra College Boulevard**  
*QUERCUS LOBATA*-VALLEY OAK  
 Plant 20'-35' O.C.



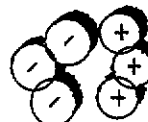
**Eureka Road**  
**West of Sierra College Boulevard:**  
*CELTIS SINENSIS*-CHINESE HACKBERRY  
 Plant 30'-40' O.C.



**East of Sierra College Boulevard:**  
*QUERCUS WISLIZENII*-INTERIOR LIVE OAK  
 Plant 20'-35' O.C.



**East Roseville Parkway**  
**West of Sierra College Boulevard:**  
*PINUS HALEPENSIS*-ALEPPO PINE and  
*QUERCUS LOBATA*- VALLEY OAK in medians  
 planted 20'-30' O.C. *PLATANUS ACERIFOLIA*  
 'BLOODGOOD'- SYCAMORE in parkways.



**East of Sierra College Boulevard:**  
*QUERCUS WISLIZENII*- INTERIOR LIVE OAK (if  
 unavailable then other native oak or *QUERCUS*  
*AGRIFOLIA*-COAST LIVE OAK), plant in  
 staggered groupings 20-35'oc.



**Parkhill Drive**  
*PISTACIA CHINENSIS* 'KIETH DAVEY'-  
 CHINESE PISTACHE  
 Plant 25'-35' O.C.



**Collector Streets West of Sierra College Boulevard such as Kirby & Professional Dr.**  
*LPODENDRON TULIPIFERA*-TULIP TREE  
 Plant 25'-30' O.C.



**Park Loop Drive**  
*ALNUS CORDATA*-ITALIAN ALDER  
 Plant 20'-35' O.C.



**Collector Streets East of Sierra College Boulevard such as Old Auburn Road**  
*QUERCUS DOUGLASSII*-BLUE OAK and  
*PYRUS CALLERYANA* 'ARISTOCRAT'-  
 ARISTOCRAT PEAR  
 Plant 25'-35' O.C.

## REQUIRED STREET TREES IN UTILITY EASEMENT



*LAGERSTROMEA INDICA* 'PINK' -  
 CRAPE MYRTLE and



*PRUNUS CER.* 'KRAUTER  
*VESUVIUS*- FLOWERING PLUM  
 Plant 25'-30' O.C.

## REQUIRED STREET TREES IN OPEN SPACE DRAINAGE CORRIDORS

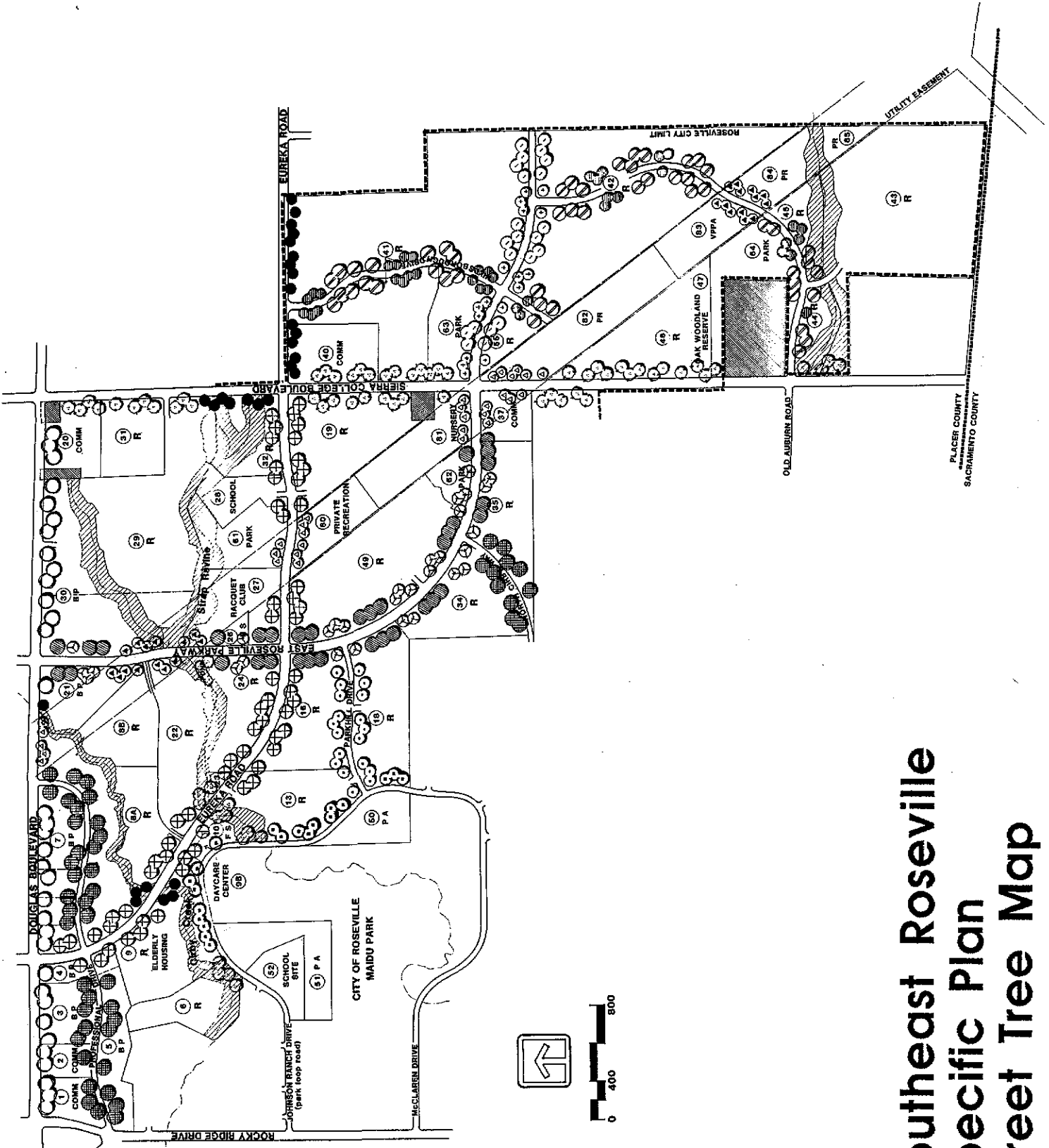


*QUERCUS WISLIZENII* -  
 INTERIOR LIVE OAK and



*QUERCUS LOBATA* -  
 VALLEY OAK  
 Plant in irregular spacings

Note: Refer to street plans and section/elevations for additional planting guidelines



# Southeast Roseville Specific Plan Street Tree Map

PLACER COUNTY  
SACRAMENTO COUNTY

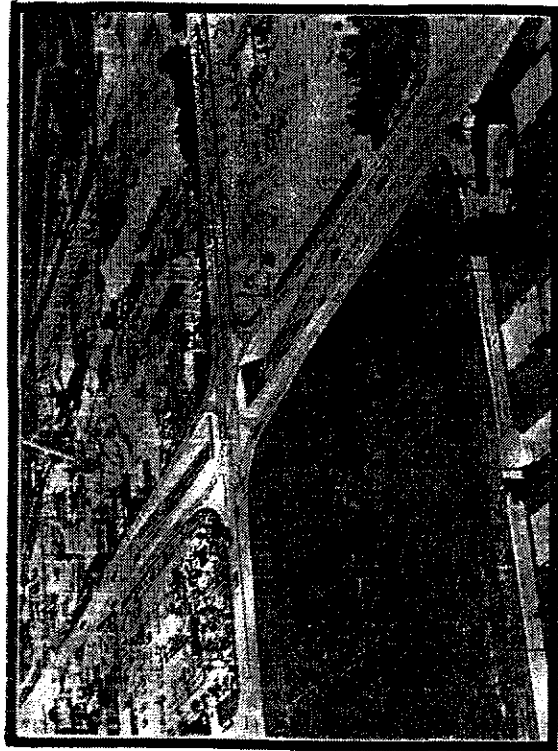
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# URBAN INTERCHANGES

Traffic analysis indicates that the substantial development of commercial shopping, services, and employment opportunities in Roseville may ultimately require that the Roseville Parkway be built to its full capacity of six lanes, and that an "urban interchange" be built at the intersections of the Parkway and Eureka Road, and at the Parkway and Douglas Boulevard. The interchanges are essentially an intersection in which one arterial street crosses over another on a bridge structure, or under an undercrossing. An on-grade signalized intersection occurs on the arterial street passing above or below the primary thoroughway as illustrated. Traffic on the overcrossing arterial street can exit the arterial down a ramp parallel to the main street and turn right or left on to the cross street at the intersection below.

The urban interchanges have the capacity to handle significantly higher volumes of traffic than conventional on-grade, signalized intersections, however, the bridge structure makes them relatively expensive, and the right-of-way requirement is approximately 20 feet greater on each side of the roadway than would otherwise be required for a major intersection. The urban interchanges can be physically accommodated in the right-of-way because of the 50 feet wide landscaped corridors along the Roseville Parkway.

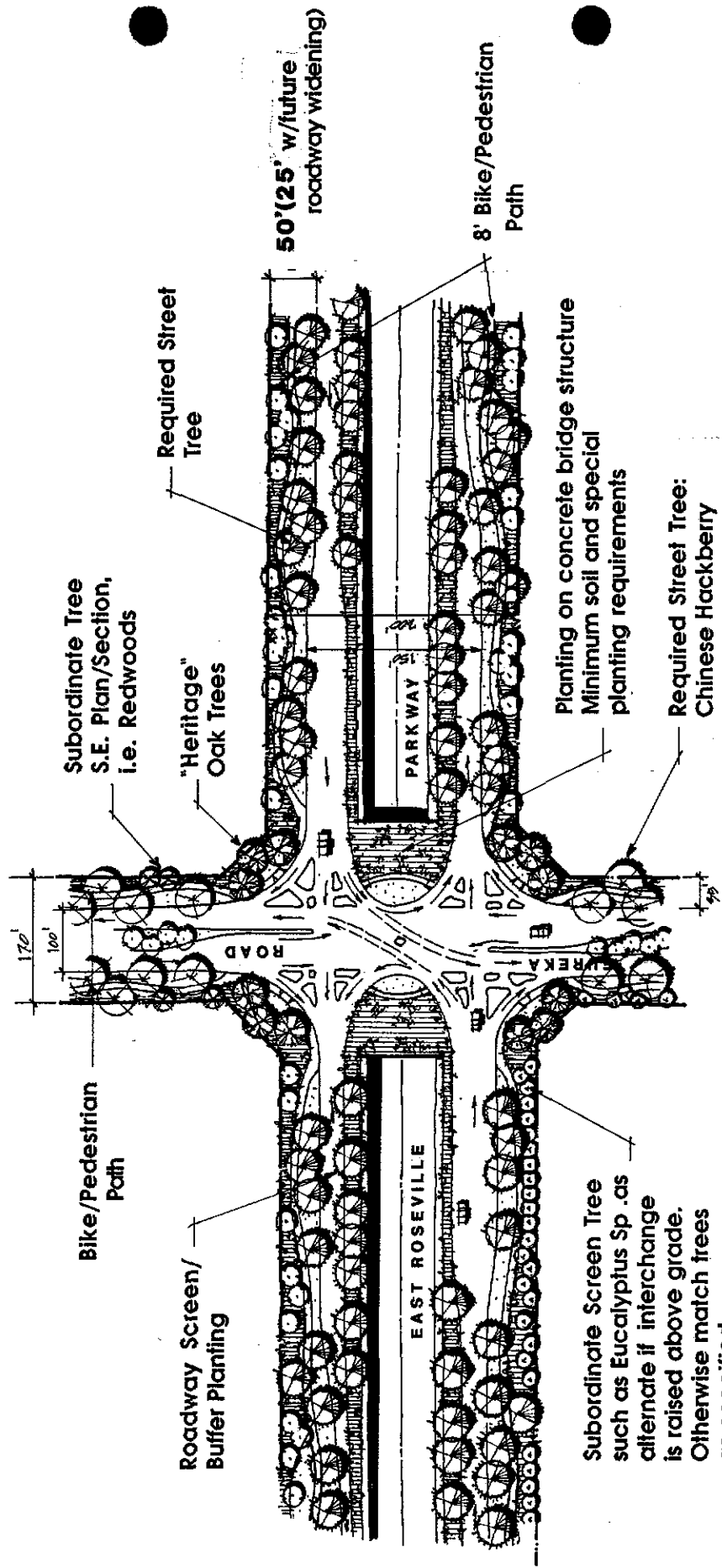


Sufficient corridor width will be retained to provide landscaping along the approaches to the interchange. (see Figure 18.) Additional space will be provided in the setbacks adjacent to the land uses at the major intersections to provide necessary sight distances for traffic safety, and aesthetic considerations.

The levels of traffic that would generate the need for such interchanges is projected to be beyond a two-thirds build-out of the Southeast Plan (a 20 year time frame) and is contingent on the levels of development in other portions of the South Placer region, and northern Sacramento County. The need for such improvements is not generated by the full build out of the Southeast Plan area in itself. Consequently, the actual need for urban interchanges will not be fully realized for several years in the future. At the time of preparation of this Specific Plan a substantial amount of the projection of traffic need is based on increases in employment well beyond the levels allocated to the South Placer region in any of the regional employment share analyses prepared to date. Consequently, the traffic impact projections and the need for urban interchange structures is based on a conservative "worst-case" approach.

As illustrated on the following page, there are several special planting considerations if the urban interchange is constructed. Screening from adjacent land users, particularly residential, is critical. A fast growing evergreen such as Eucalyptus trees are appropriate. Soil fill on top of the concrete bridge structure for subterranean roads will be required. Light weight soil will be required and least 12" in depth for ground cover areas and small shrubs. Strategically located trees would require at least three feet of soil.

# Plan View



# Typical Urban Interchange

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# ARTERIALS

*Arterial Streets involved in the Southeast Roseville Specific Plan: Douglas Boulevard, East Roseville Parkway, Eureka Road, Sierra College Boulevard.*

The main intent is to provide each arterial street with unity as well as individual character. To accomplish this, a planting scheme which emphasizes maximum harmony but allows some diversity is recommended. The selection of a dominant street tree can, by its size, form and color, fulfill this task.

## GUIDELINES

### TREE TREATMENT

- Create diversity by use of deciduous and evergreen trees in a balanced, alternating combination. Evergreens should provide visual screening and serve as a backdrop for accent trees.
- A designer should provide organization of dominant, subordinate and accent trees. Use dominant trees large enough to be in scale with the street, with round headed form.
- Subordinate trees, other than accent types, should generally have a vertical form and be planted in groups or clusters.
- Dominant trees must be able to be pruned to a minimum of fourteen feet to the first branch for vehicular access and sign visibility.
- Tree placement is to be coordinated with street lighting and utilities. City of Roseville Electric Department minimum street light clear areas should be maintained.
- Trees are to be located a minimum of 10 feet away from curb at all intersections and driveways to maintain good visibility of on-coming traffic.
- Tree placement must allow for sufficient root space adjacent to paved surfaces and underground utilities. Trees are to be located 3 feet minimum from curbs and sidewalks. Some tree species require more room, and must be accommodated accordingly – consult growth habit of each tree type individually.
- Locate accent trees at site entry corners or at the end of street medians.
- Trees in traffic medians are to be planted in a straight line where planter width is 14 feet and in a staggered row for those 38

feet wide, with no tree positioned further than three feet from the center of the median (this 38' median will be used to expand traffic lanes when needed in the future).

- Use trees with deep and non-invasive root systems that will withstand smog and vandalism.
- When available, use Plan Area native oak transplants in lieu of nursery stock.

### Understory/Groundplane

- The desired look of the roadside landscape easements is that of a neat appearing turf. However, use of foliage type ground covers are desirable for certain situations such as severe slopes, screening areas, accent points, in oak woodlands and for low water consumption. Lawn areas are to be concentrated along the roadways with foliage cover along the outer corridor edge.
- Maintain clear sight lines for project entry drives. Medium and high shrubs are to be located 10 feet minimum away from curb at all intersections and driveways to maintain good visibility of on-coming traffic.
- For public safety, use large shrubs adjacent to walkways only where there is a clear functional need (i.e., screening, etc.)
- Shrubs and/or earth mounds are not to exceed 21' / 2' in height in center medians.
- Select shrubs that will not outgrow designated space or require unnecessary maintenance.

### GROUND COVERS

- Use of xeriscape (dry landscape) plantings is encouraged for water conservation, refer to plant list. High water consumption lawns should be selectively used for maintaining consistency along the arterials, in high pedestrian use areas, accent for vehicular or pedestrian entry or for recreation purposes.
- Decorative cobble, crushed rock, permanent wood chips or gravel are not to be used extensively as a ground cover material, except under native oaks. Cobbles (2"-6") may be used to stabilize drainage swales and channels. Large native boulders and imported field stones are permitted as a landscape accent material.

### Earthwork

- Use earth berms for screens, accents as well as for rocky soil

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# SUGGESTED XERISCAPE PLANT LIST

conditions. Mounding is recommended in planting areas that may have layers of sub-surface rock. Obtain soils report to verify existing conditions.

- Lawn areas are not to exceed a 3:1 slope and shrub areas are not to exceed a 2:1 slope.

## Bike Paths/ Pedestrian Walks

8' wide bike paths and 5' wide pedestrian walks are required along arterial and collector streets as shown on the site definition map. Individual site developers will be required to install their portion of path/walk that will be within the landscape easement between their site and the street.

The paths/walks are to be concrete. They must be meandering as exemplified in the individual street plans. Since the paths will serve as destination circulation connectors, they should not radically meander. Typically they should not come closer than four feet to the curb (except at corners for crossing) or four feet from the outside edge of the corridor. Walks that connect from adjacent sites to the path/walks must be well defined as secondary connectors, i.e. connect as close to 90 degrees as possible.

## Irrigation

• Utilize water conservation measure whenever possible. Drip irrigation and bubbler service is encouraged where appropriate.

• Median and parkways will be maintained by common maintenance zones. Separate electric control clock is required from the "on-site" developments. A common point of connection for the water can be utilized.

• In Roseville, a separate backflow preventer and meter is required for the landscape. Usually, it is set next to the domestic backflow device. The landscape contractor is required to provide and install the meter. Designer should have water distribution engineer provide a stub-out with a gate valve in a marked valve box for connection.

• Irrigation equipment must be compatible with the proposed master computer system. Currently, two products are being reviewed and the most suitable system will be determined by the City and private developers. Exact equipment requirements including type of control clock, requirement of telephone lines, relay stations, and antennas must be verified.

## Ground covers-slopes

Botanical name	Common Name
<i>Acacia redolens</i>	NCN
<i>Baccharis p. 'Pigeon Point'</i>	COYOTE BRUSH
<i>Ceanothus 'Yankee Point'</i>	CALIFORNIA LILAC
<i>Coprosma kirkii</i>	NCN
<i>Lantana sellowiana</i>	TRAILING LANTANA
<i>Mesembryanthemum rosea</i>	ROSEA ICEPLANT
<i>Rosmarinus o. 'Prostrata'</i>	DWARF ROSEMARY
<i>Trifolium fragiferum</i>	O'CONNERS LEGUME

## Ground covers-Planting beds/Borders

Botanical name	Common Name
<i>Arctostaphylos 'Emerald Carpet'</i>	MANZANITA
<i>Artemesia californica</i>	ISLAND SAGEBRUSH
<i>Cottoneaster sp.</i>	NCN
<i>Gazania hybrida</i>	GAZANIA
<i>Grindelia stricta</i>	CATALINA PERFUME
<i>Juniperus sp.</i>	JUNIPER
<i>Lampranthus spectabilis</i>	TRAILING ICEPLANT
<i>Ribes viburnifolium</i>	CATALINA PERFUME
<i>Zauchueria californica</i>	CALIFORNIA FUCHSIA

## Color Accents

Botanical name	Common Name
<i>Dimorthea striata</i>	AFRICAN DAISY
<i>Eschscholtzia californica</i>	CALIFORNIAN POPPY
<i>Oenothera bertlandiere</i>	MEXICAN EVENING PRIMROSE

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## ACCENT SHRUBS

Botanical name	COMMON NAME
<i>Carpenteria californica</i>	BUSH ANEMONE
<i>Cassia caquiembensis</i>	NCN
<i>Cistus</i> sp.	ROCKROSE
<i>Escallonia rubra</i>	RED ESCALLONIA
<i>Erygonium arborescens</i>	ISLAND BUCKWHEAT
<i>Euryops spectinatus</i>	NCN
<i>Gaibezia spectosa</i>	ISLAND BUSH
	SNAPDRAGON
<i>Lantana</i> sp.	NCN
<i>Mimulus</i> sp.	MONKEY FLOWER
<i>Potentilla fruticosa</i>	CINQUEFOIL
<i>Rosa californica</i>	WILD ROSE
<i>Saibta cleavelandi</i>	CLEVELAND SAGE

## Base Shrubs

Botanical name	COMMON NAME
<i>Arbutus unedo</i> "Compacta"	DWARF STRAWBERRY
<i>Arctostaphylos</i> sp.	MANZANITA
<i>Ceanothus</i> sp.	CALIFORNIA LILAC
<i>Eleagnus pungens</i>	SILVERBERRY
<i>Encellia farinosa</i>	INCIENSO
<i>Grevillea noelii</i>	NCN
<i>Juniperus</i> sp.	JUNIPER
<i>Lantana</i> sp.	NCN
<i>Mahonia</i> sp.	OREGON GRAPE
<i>Nerium oleander</i> (dwarf types)	DWARF OLEANDER
<i>Rosa californica</i>	WILD ROSE

## Tall Srubs

Botanical name	COMMON NAME
<i>Ceanothus</i> sp.	CALIFORNIA LILAC
<i>Fremontodendron californicum</i>	FLANNEL BUSH
<i>Heteromeles arbutifolia</i>	TOYON
<i>Nerium oleander</i>	OLEANDER
<i>Pharvius californica</i> "Eye Chase"	COFFEEBERRY
<i>Rhus ovata</i>	SUGAR BUSH
<i>Sambucus caerulea</i>	BLUE ELDERBERRY

## Small Scale Trees

Botanical name	COMMON NAME
<i>Aesculus californica</i>	CALIFORNIA BUCKEYE
<i>Cercis occidentalis</i>	WESTERN REDBUD
<i>Heteromeles arbutifolia</i>	TOYON
<i>Koeleruteria paniculata</i>	GOLDEN RAIN TREE
<i>Lagerstroemia indica</i>	GRAPE MYRTLE
<i>Umbellularia californica</i>	CALIFORNIA BAY

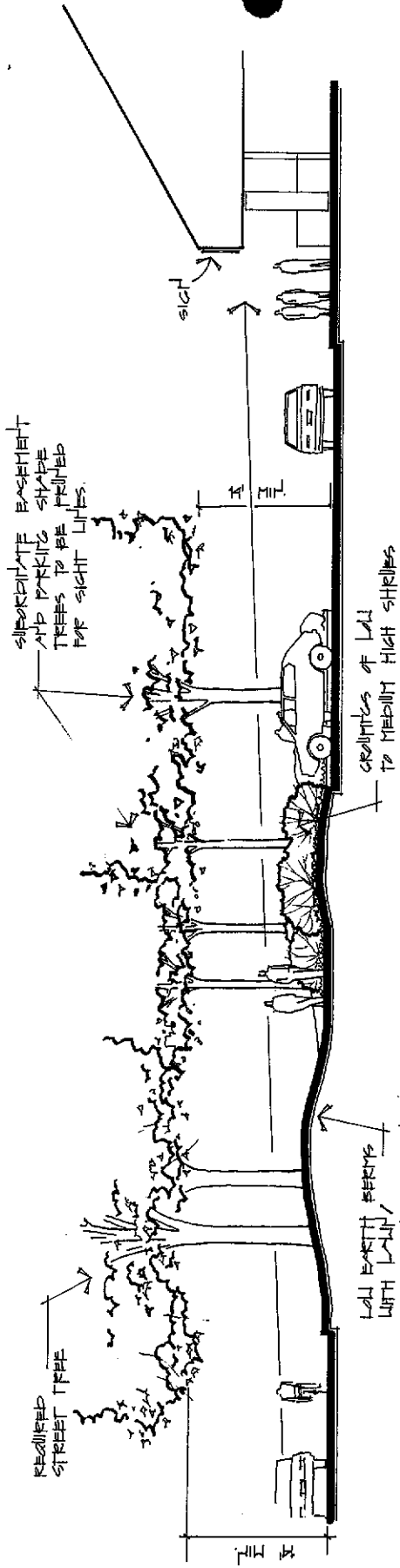
## Shade Trees

Botanical name	COMMON NAME
<i>Alnus rhombifolia</i>	WHITE ALDER
<i>Ceratonia siliqua</i>	CAROB
<i>Cinnamomum camphora</i>	CAMPHOR TREE
<i>Juglans californica</i>	CALIFORNIA BLACK WALNUT
<i>Platanus racemosa</i>	CALIFORNIA SYCAMORE
<i>Pistacia chinensis</i>	CHINESE PISTACHE
<i>Robinia idahoensis</i>	IDAHO LOCUST
<i>Schirus molle</i>	CALIFORNIA PEPPER

## Trees for General Use

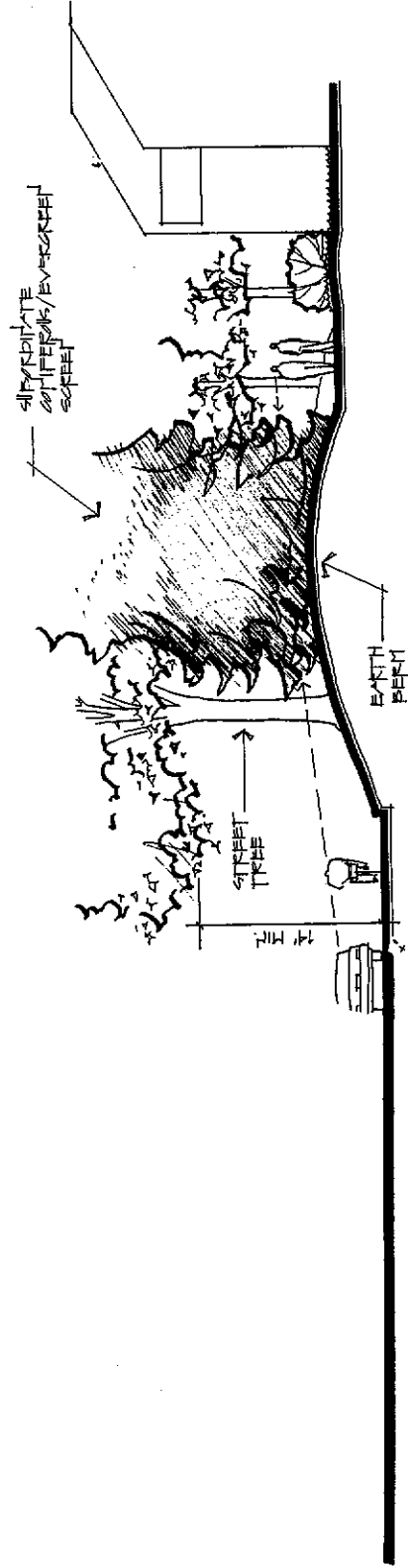
Botanical name	COMMON NAME
<i>Calocedrus decurrens</i>	INCENSE CEDAR
<i>Casuarina equisetifolia</i>	HORSETAIL BEEFWOOD
<i>Eucalyptus</i> sp.	NCN
<i>Liquidambar styraciflua</i> (cultivars)	SWEETGUM
<i>Pinus halepensis</i>	ALEPPO PINE
<i>Pinus pinea</i>	ITALIAN STONE PINE
<i>Pinus sabiniana</i>	FOOTHILL PINE
<i>Populus</i> sp.	POPLAR/COTTONWOOD
<i>Sequoiia sempervirens</i>	COAST REDWOOD

# Arterial Street Treatment



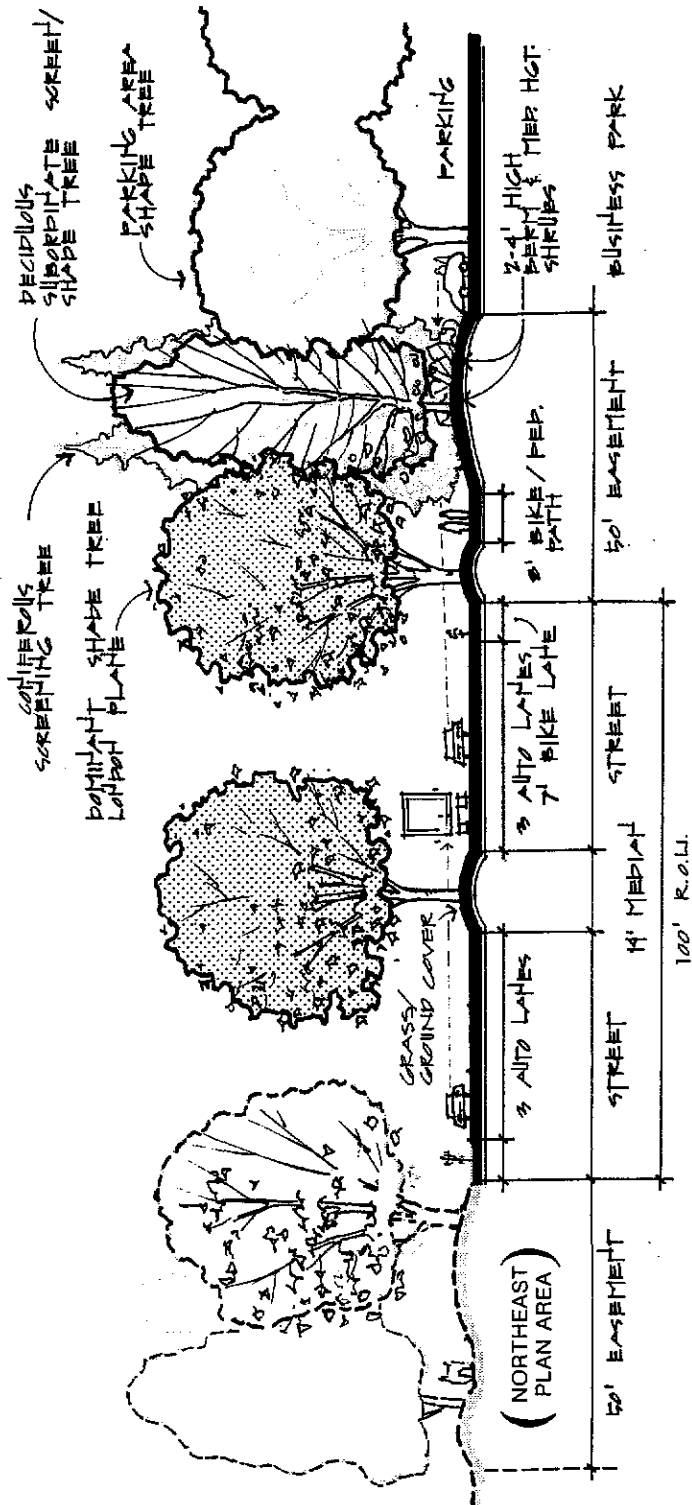
Typical Plantings to accommodate sight lines to commercial/business park from arterial streets.

## Section/Elevation



Typical Residential Easement Planting where visibility is not a priority.

## Section/Elevation



# Douglas Boulevard

## Trees

### Required Street Trees

*Platanus acerifolia* 'Bloodgood' - Bloodgood  
 Sycamore planted in staggered groupings  
 30-45' O.C. For street median, plant in  
 straight line along center of planter.

### Recommended Subordinate Trees

**Accent** - rounded form such as:  
*Ulmus parvifolia* - Evergreen Elm  
*Pistacia chinensis* - Chinese Pistache  
*Quercus sp.* - Oak varieties

**Canopy**  
*Gleditsia triacanthos* - Honeylocust  
*Quercus sp.* - Oak varieties  
*Celtis sinensis* - Chinese Hackberry

**Screening**  
*Sequoia sempervirens* - Redwood  
*Pinus halepensis* - Aleppo Pine  
*Acacia melanoxylon* - Black Acacia

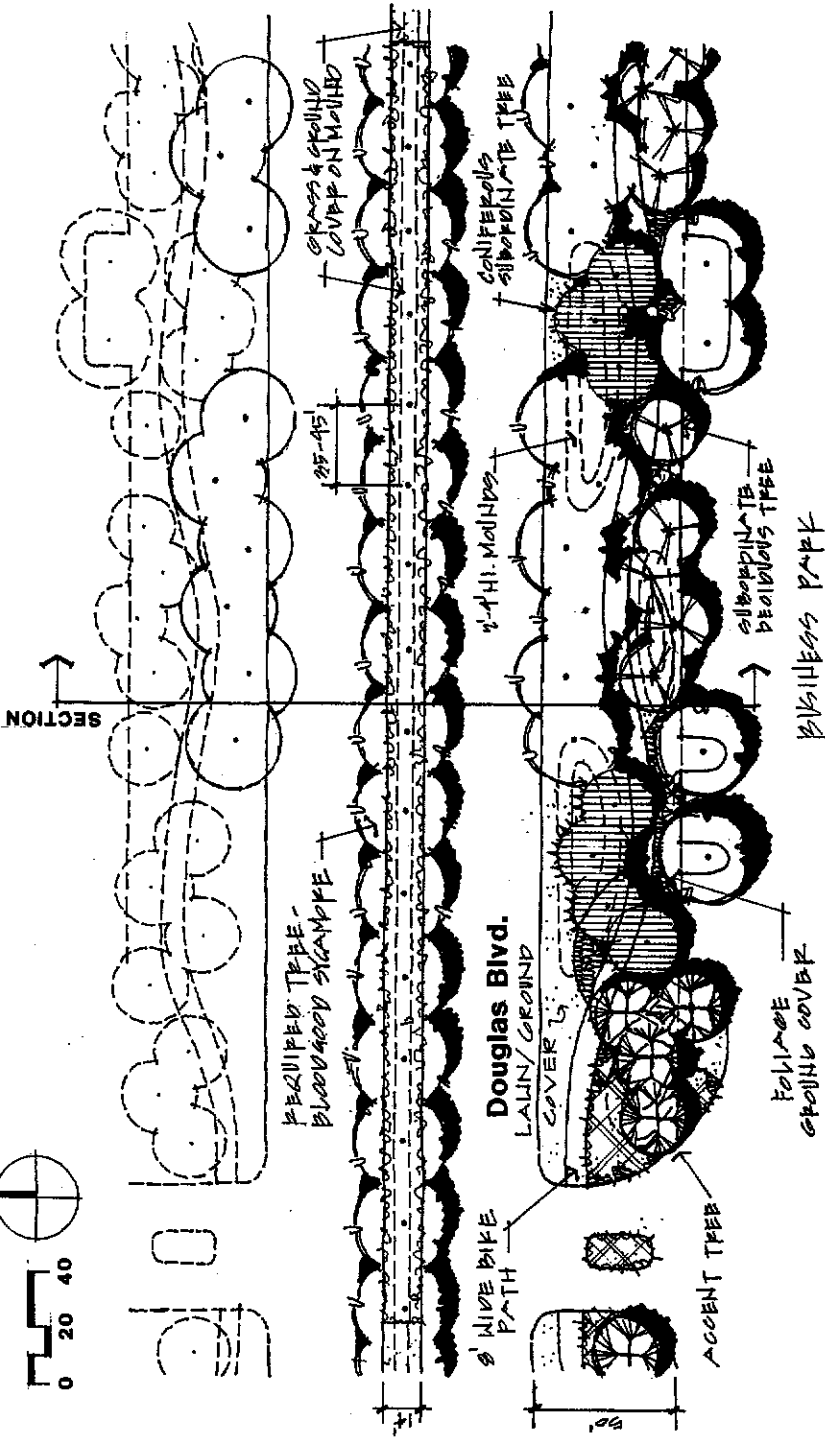
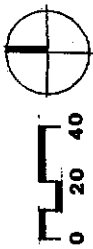
## Understory/ Ground Plane

### Shrubs

**High Shrubs** (6'-10') to provide scale or screening for buildings in business park and commercial areas.

**Medium Shrubs** (3'-6') to harmonize all buildings' foundation with surroundings, delineate vehicular and pedestrian ways, provide screening and accent at pedestrian and vehicular entries.

**Low Shrubs** (1'-3') accent and define vehicular and pedestrian points of entry.



\* Refer to Recommended Shrub Planting List for selection

Ground Covers

Although an appearance of consistency in the parkways is desired through the use of lawn, low water dependent material is desirable for low visual areas or severely sloped areas.

Drought tolerant covers should be used for sloped areas.

Utilization of colorful accent covers are encouraged for entry delineators.

Special Planting Considerations

Power line easement (475' wide) between Eureka Road and East Roseville Parkway.

Severely cut sloped with exposed areas of lava rock.

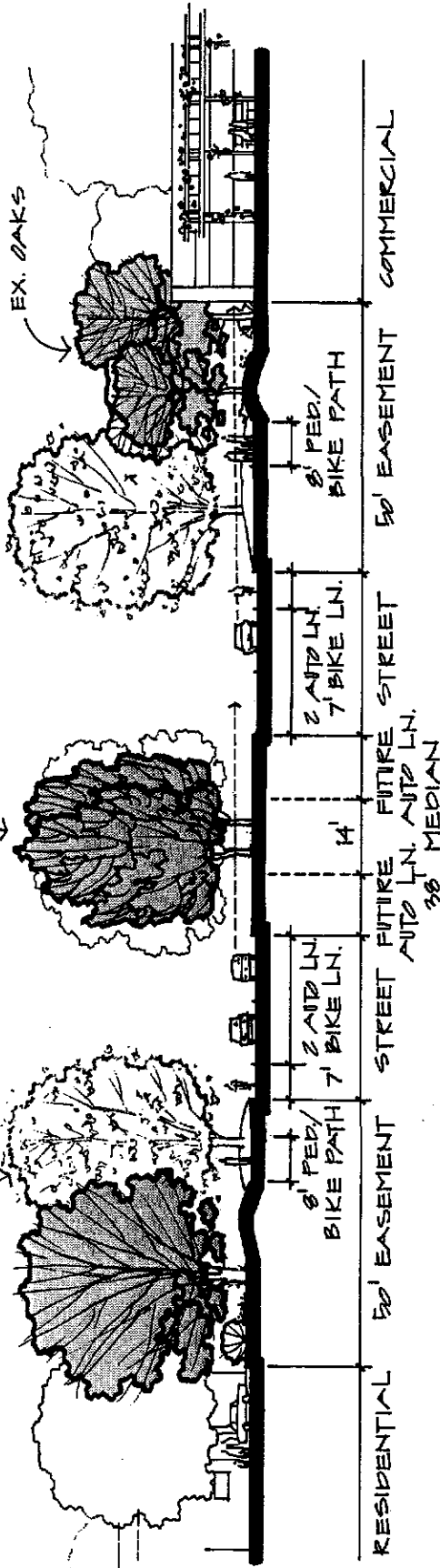
Landscape Easement: 50'

Circulation: 8' wide bike path.

Adjacent Land Use: Commercial and business park.

REQUIRED STREET TREES -  
PINUS HALEPENSIS - ALEPPO  
PINE WITH QUERCUS LOBATA -  
VALLEY OAK BEYOND.

REQUIRED STREET  
TREE - PLATANUS  
ACERIFOLIA 'BLOOD-  
GOOD' - SYCAMORE



# East Roseville Parkway - West of Sierra College Blvd

## Trees

### Required Street Trees

- a) Medians - Pinus halepensis-Aleppo Pine and Quercus lobata- Valley Oak. Plant continuous staggered row 35' on center no further than 3' from the center of the planter. Available blue oak transplants may be installed in lieu of the valley oak.
- b) Parkways - Platanus Acerifolia- Bloodgood Sycamore, plant in rows 20-35' O.C.

### Recommended Subordinate Trees

Accent-vertical form such as:  
*Pyrus calleryana*-Flowering Pear  
*Liquidambar styraciflua*-Sweetgum  
*Pyrus kawakami*-Evergreen Pear

Canopy  
*Alnus rhombifolia/cordata*-  
 White/Italian Alder  
*Liriodendron tulipifera*-Tulip Tree  
*Quercus* sp.-Oak varieties

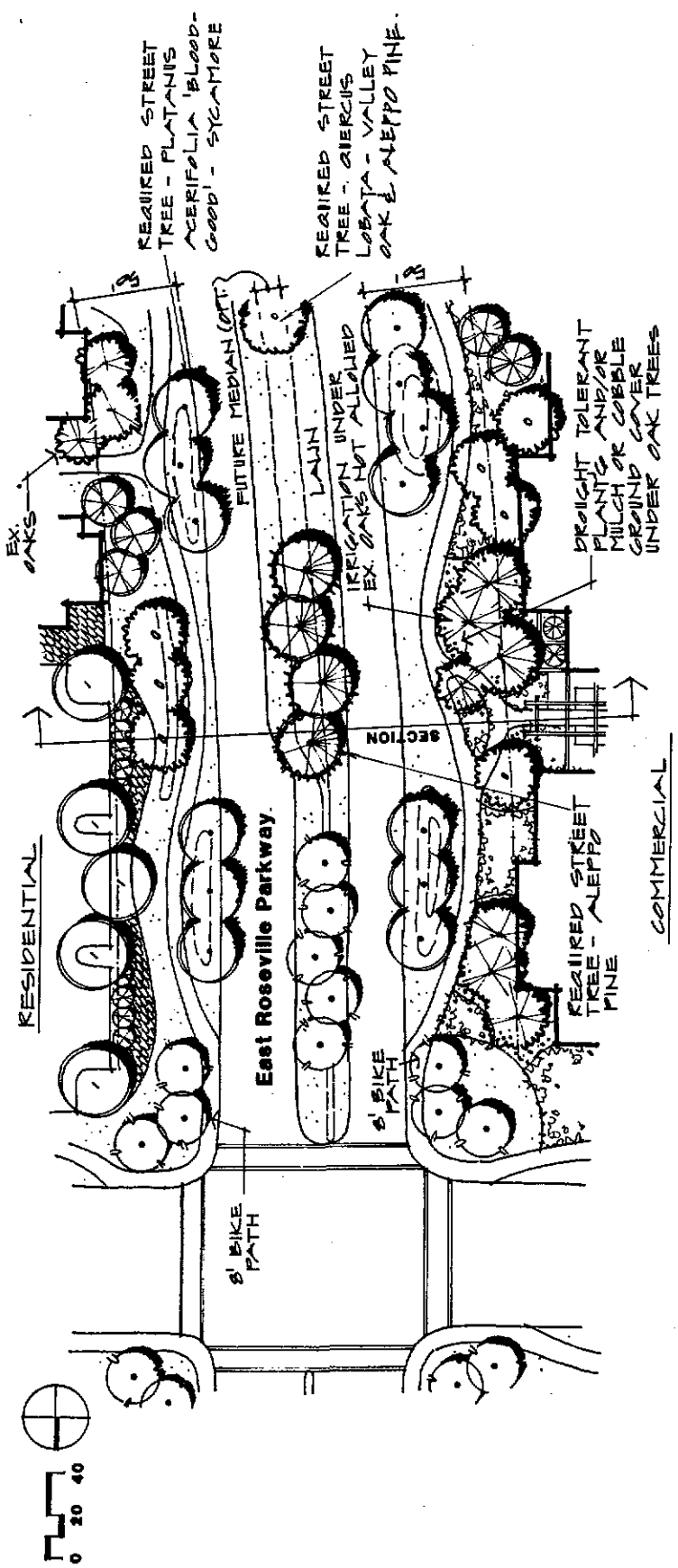
### Screening

*Sequoia sempervirens*-Redwood  
*Acacia melanoxylon*-Black Acacia  
*Eucalyptus* sp.-Eucalyptus varieties

## Understory/ Ground Plane

### Shrubs

- High Shrubs (6'-10') to provide scale or screening for buildings in business park and commercial areas.
- Medium Shrubs (3'-6') to harmonize all buildings' foundation with surroundings, delineate vehicular and pedestrian ways, provide screening, and accent pedestrian and vehicular entries.
- Low Shrubs (1'-3') accent and define vehicular and pedestrian points of entry.



Refer to Recommended Shrub Planting List for selection

Ground Covers

Although an appearance of consistency in the parkways is desired through the use of lawn, low water dependent material is desirable for low visual areas or severely sloped areas.

Drought tolerant covers should be used for sloped areas.

Utilization of colorful accent covers are encouraged for entry delineators.

Special Planting Considerations

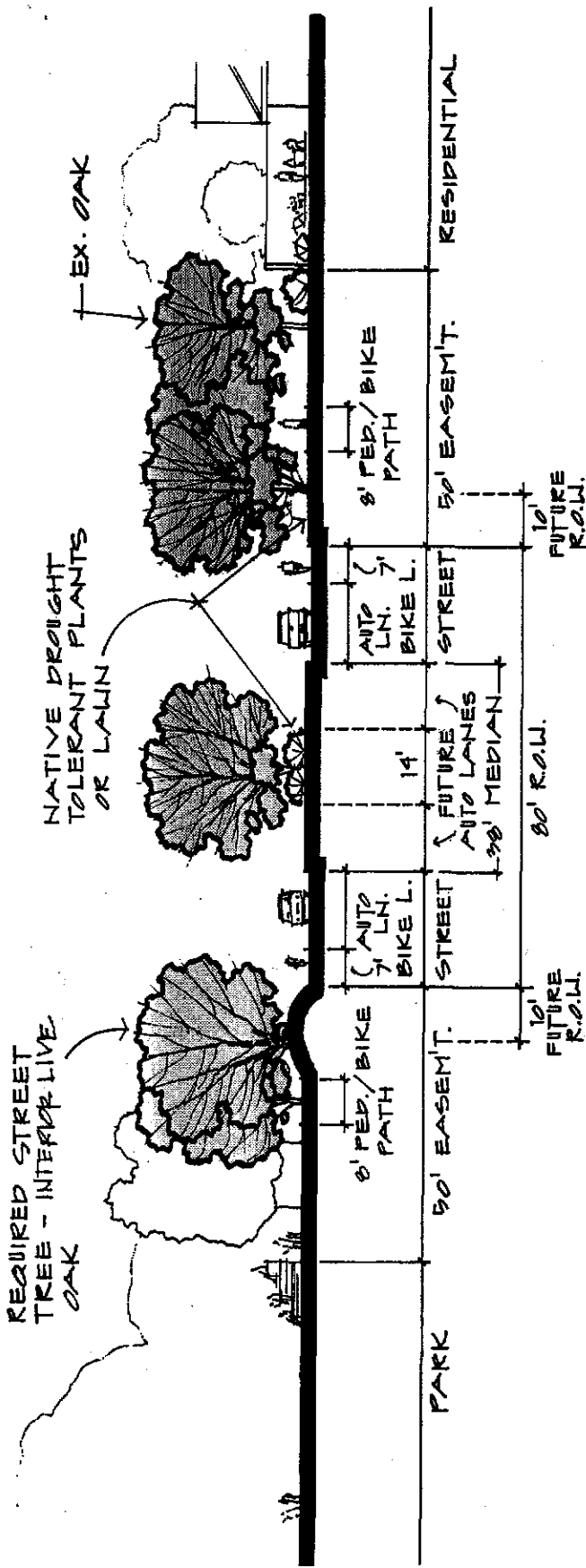
Power line easement and floodway between Douglas Blvd. and Eureka Rd. Power line easement near the intersection of Sierra College Blvd.

Landscape Easement: 50'

Circulation: 8' wide bike path on both sides.

Adjacent Land Use: Business park, commercial, residential, park.

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# East Roseville Parkway - East of Sierra College Blvd

## Trees

### Required Street Trees

Quercus wislizenii-Interior Live Oak  
 (if unavailable, then Quercus agrifolia-  
 Coast Live Oak or other native oaks).  
 Planted in staggered groupings 20'-35'oc.

### Recommended Subordinate Trees

**Accent-vertical form such as:**  
 Pyrus calleryana-Flowering Pear  
 Malus varieties-Flowering crabapple  
 Ginkgo biloba-Ginkgo

**Canopy**  
 Alnus rhombifolia/cordata-  
 White/Italian Alder  
 Quercus sp.-Oak varieties  
 Liquidambar styraciflua-Sweetgum

### Screening

Sequoia sempervirens-Redwood  
 Pinus halepensis-Aleppo Pine  
 Pinus canariensis-Canary Island Pine

## Understory/ Ground Plane

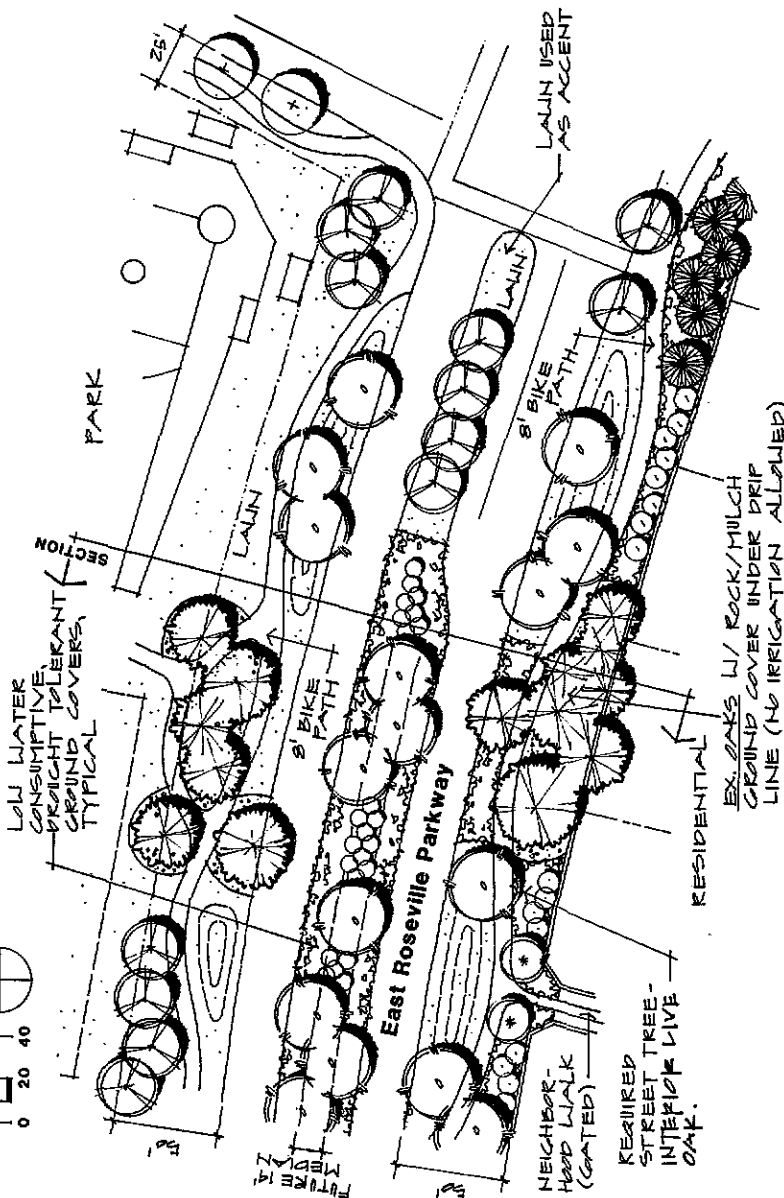
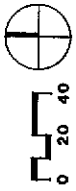
In areas with existing oaks, the goal is to maintain a natural appearance.

### Shrubs

High Shrubs (6'-10') to provide scale or screening for buildings in business park and commercial areas.

Medium Shrubs (3'-6') to harmonize all buildings' foundation with surroundings, delineate vehicular and pedestrian ways, provide screening and accent at pedestrian and vehicular entries.

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Low Shrubs (1'-3') accent and define vehicular and pedestrian points of entry.

\* Refer to Recommended Shrub Planting List for selection

**Ground Covers**

Use of high water consumptive material is limited. Drought resistant material is desirable for street medians, low visual areas or severely sloped areas. Lawn can effectively be used as accent, for example, within or at the ends of street medians or site entries.

Drought tolerant covers should be used for

sloped areas.

Utilization of colorful accent covers are encouraged for entry delineators.

Special Planting Considerations

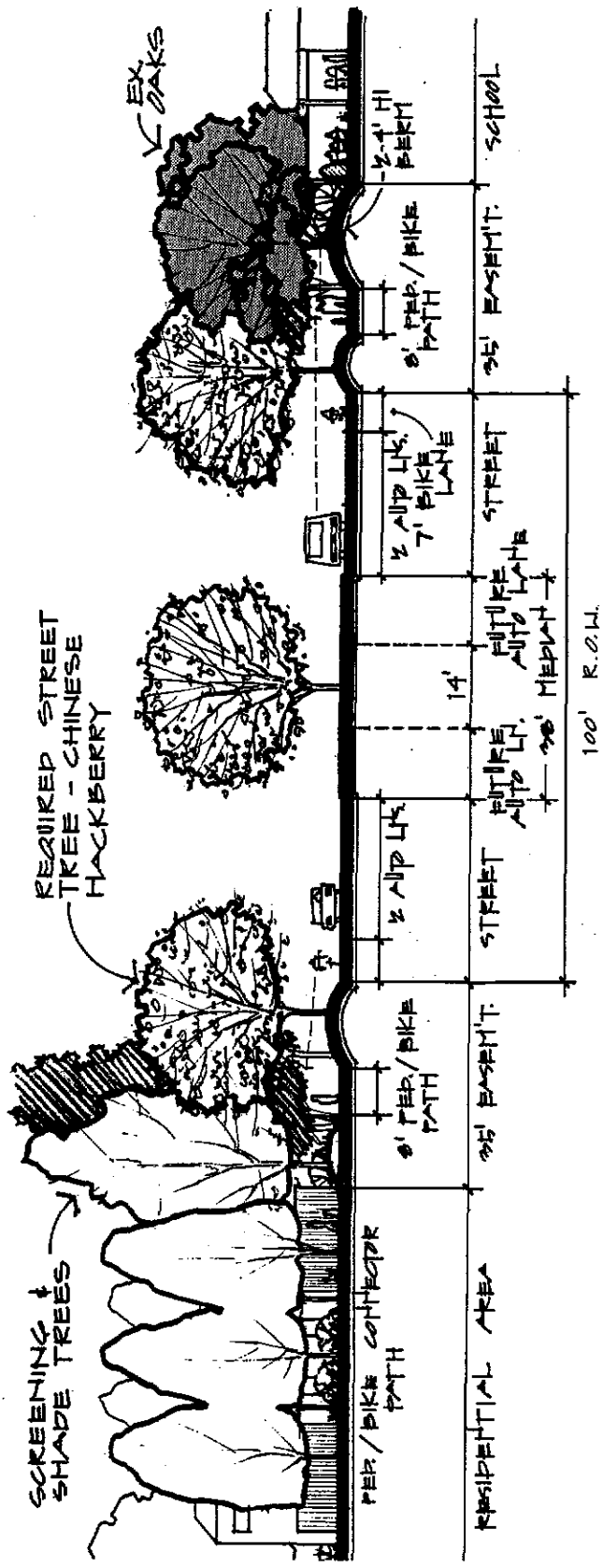
Oak Woodlands-no irrigation will be permitted under existing oaks except when advised by arborist.

Emphasis on native or drought materials for oak woodlands and adjacent areas.

**Landscape Easement: 50'**

**Circulation: 8' wide bike path on both sides.**

**Adjacent Land Use: Residential, public park**



# Eureka Road- West of Sierra College Blvd

## Trees

### Required Street Tree

*Celtis sinensis*-Chinese Hackberry planted 30-40' O.C.. In median plant continuous staggered row not further than 3' from center of planter.

### Recommended Subordinate Trees

- Accent-vertical form such as:**  
*Pyrus calleryana*-Flowering Pear  
*Quercus sp.*-Oak varieties  
*Prunus serrulata* 'Kwanzan' - Kwanzan Flowering Cherry

- Canopy**  
*Magnolia grandiflora*-Magnolia  
*Liriodendron tulipifera*-Tulip Tree  
*Quercus sp.*-Oak varieties

- Screening**  
*Pinus halepensis*-Aleppo Pine  
*Sequoia sempervirens*-Redwood  
*Pinus canariensis*-Canary Island Pine

## Understory/ Ground Plane

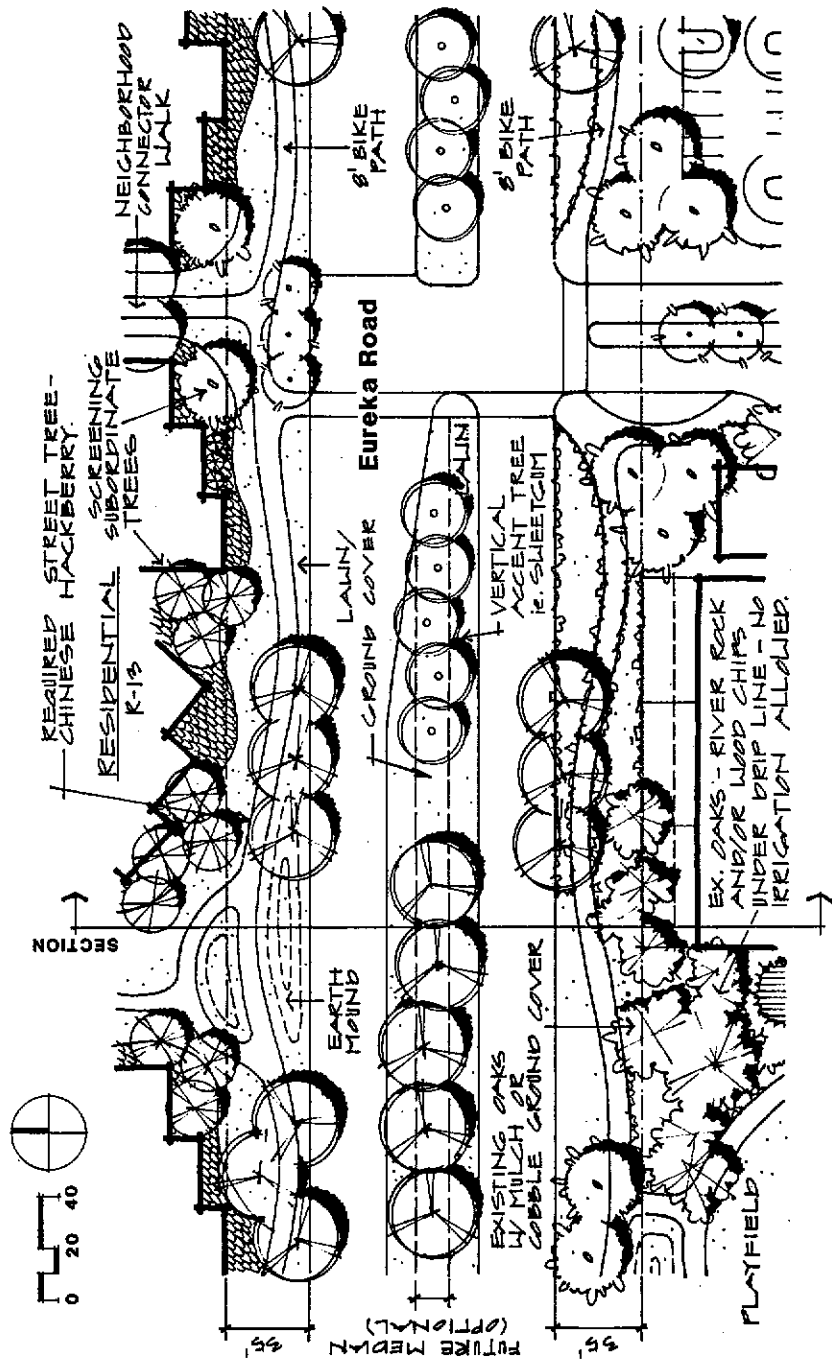
### Shrubs

High Shrubs (6'-10') to provide scale or screening for buildings in business park and commercial areas.

Medium Shrubs (3'-6') to harmonize all buildings' foundation with surroundings, delineate vehicular and pedestrian ways, provide screening and accent oat pedestrian and vehicular entries.

Low Shrubs (1'-3') accent and define vehicular and pedestrian points of entry.

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\* Refer to Recommended Shrub Planting List for selection

Ground Covers

Although an appearance of consistency in the parkways is desired through the use of lawn, low water dependent material is desirable for low visual areas or severely sloped areas.

Drought tolerant or native covers should be used for sloped areas.

Utilization of colorful accent covers are encouraged for entry delineators.

Special Planting Considerations

Oak Woodlands-no irrigation will be permitted under existing oaks except when advised by arborist.

Emphasis on native or drought materials for oak woodlands and adjacent areas.

**Landscape Easement:** 35' west of Sierra College Blvd, 50' east of Sierra College Blvd.

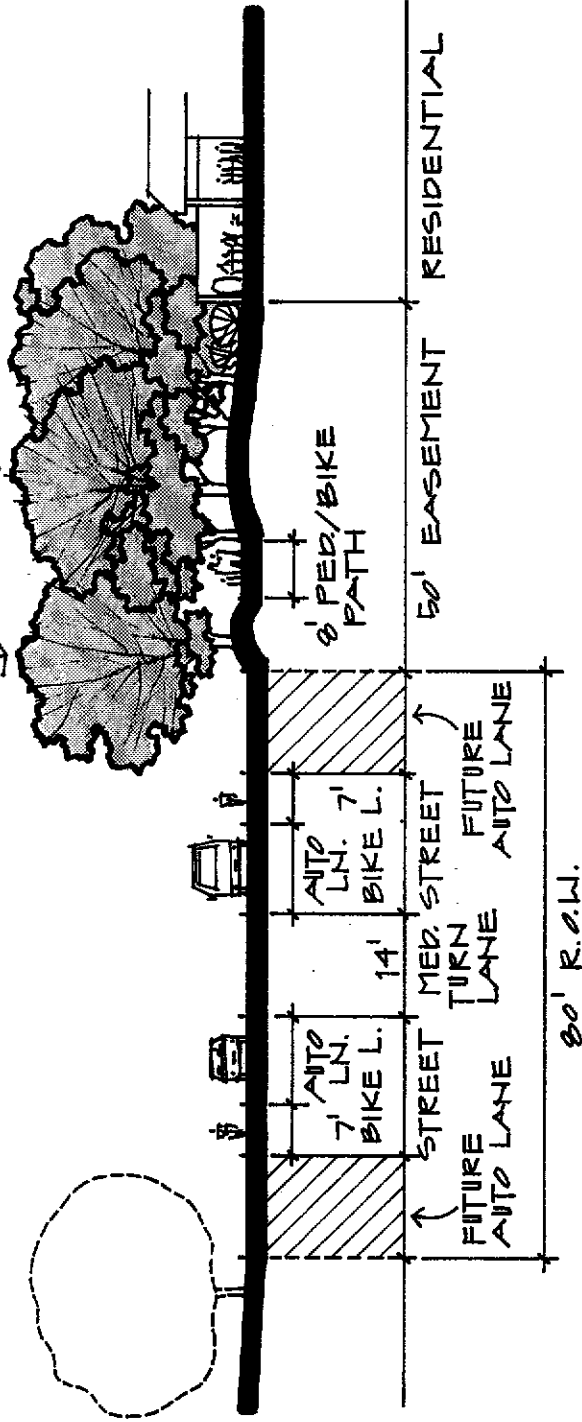
**Circulation:** 8' wide bike path on both sides.

**Adjacent Land Use:** Business park, commercial, fire station, residential, school.

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REQUIRED STREET TREE - INTERIOR LIVE OAK

EX. OAKS - RIVER COBBLE AND/OR WOOD CHIPS - NO IRRIGATION IS ALLOWED UNDER DRIPLINE



# Eureka Road - East of Sierra College Blvd

## Trees

### Required Street Trees

Alternate groupings of *Quercus wislizenii* interior live oak. Plant 20'-35' O.C.

### Recommended Subordinate Trees

#### Accent-vertical form such as:

- Liquidambar styraciflua*-Sweetgum
- Pyrus calleryana*-Flowering Pear
- Nyssa sylvatica*-Tupelo

#### Canopy

- Liriodendron tulipifera*-Tulip Tree
- Quercus sp.*-Oak varieties
- Gleditsia triacanthos*-Honeylocust

#### Screening

- Pinus halepensis*-Aleppo Pine
- Sequoia sempervirens*-Redwood
- Umbellularia californica*-California Bay

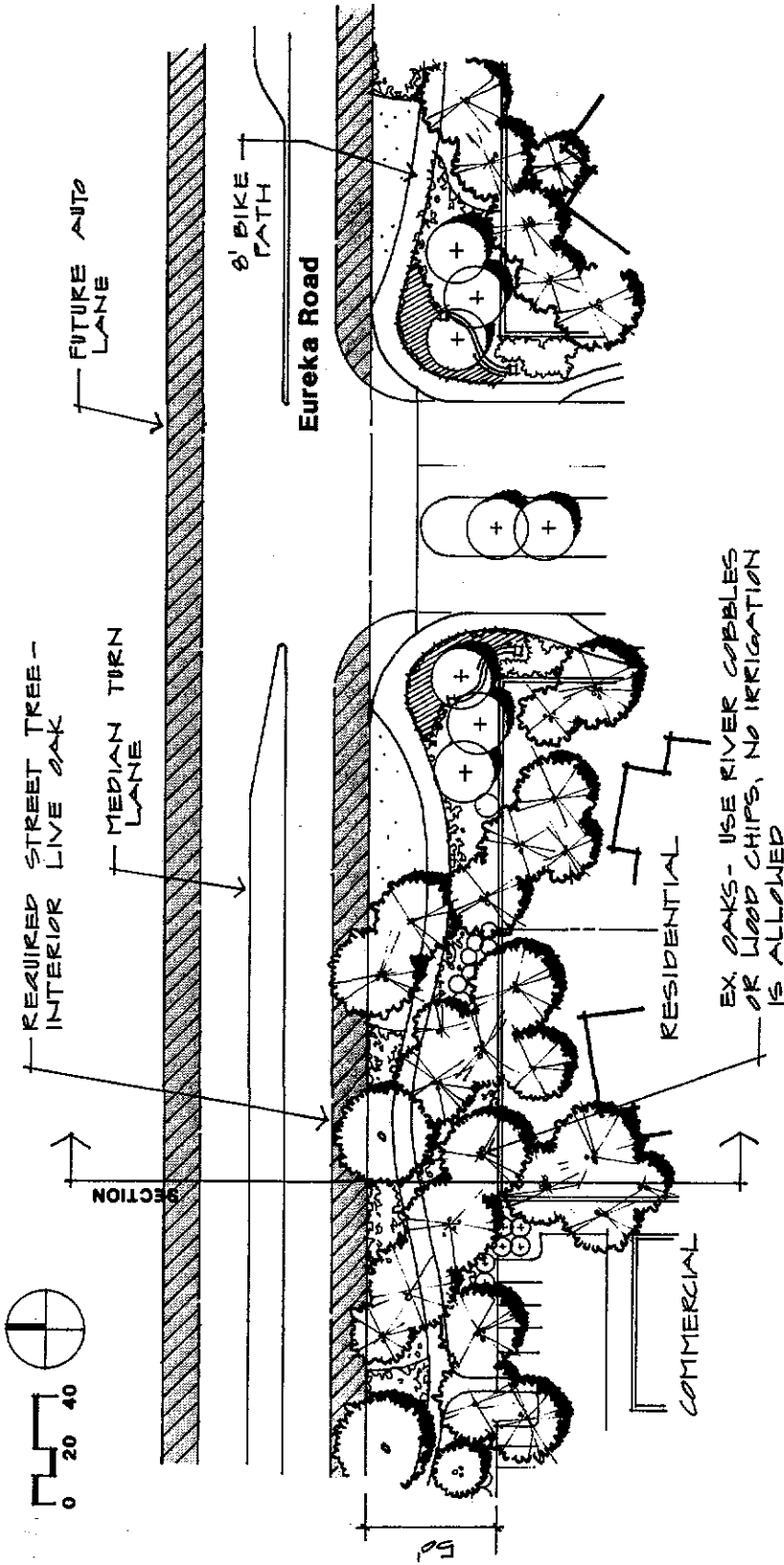
## Understory/ Ground Plane

In areas with existing oaks, the goal is to maintain a natural appearance.

### Shrubs

High Shrubs (6'-10') to provide scale or screening for buildings in business park and commercial areas.

Medium Shrubs (3'-6') to harmonize all buildings' foundation with surroundings, delineate vehicular and pedestrian ways, provide screening and accent at pedestrian and vehicular entries.



Low Shrubs (1'-3') accent and define vehicular and pedestrian points of entry.

\* Refer to Recommended Shrub Planting List for selection

Ground Cover

Use of high water consumptive material is limited. Drought resistant material is desirable for street medians, low visual areas or severely sloped areas. Lawn can effectively be used as accent, for example, within or at the ends of street medians or site entries.

Drought tolerant covers should be used for sloped areas.

Utilization of colorful accent covers are encouraged for entry delineators.

Special Planting Considerations

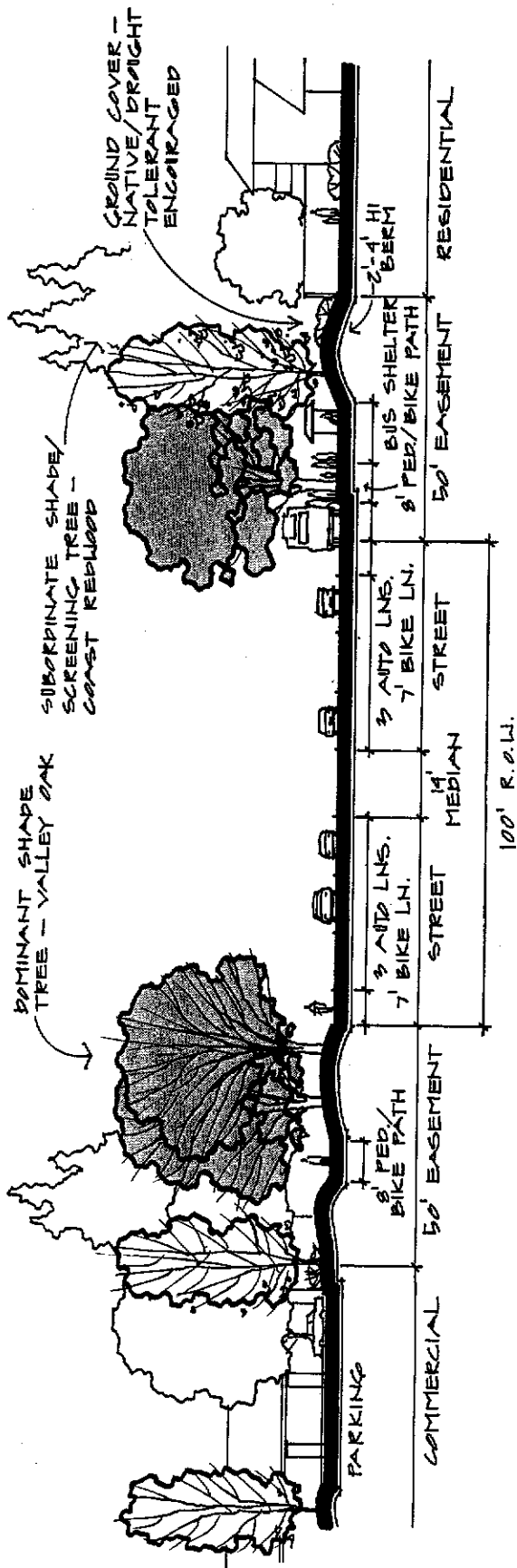
Oak Woodlands-no irrigation will be permitted under existing oaks except when advised by arborist.

Emphasis on native or drought materials for oak woodlands and adjacent areas.

**Landscape Easement: 50'**

**Circulation: 8' wide bike path on the south side.**

**Adjacent Land Use: Residential, commercial**



# Sierra College Boulevard

## Trees

### Required Street Trees

*Quercus lobata*-Valley Oak. Plant in informal groupings 20 to 35' O.C.

### Recommended Subordinate Trees

**Accent-vertical form such as:**  
*Pyrus calleryana*-Flowering Pear  
*Betula pendula*-White Birch  
*Malus varieties*-Flowering crabapple

**Canopy**  
*Alnus rhombifolia/cordata*-White/Italian Alder  
*Liquidambar styraciflua*-Sweetgum  
*Gleditsia triacanthos*-Honeylocust

**Screening**  
*Pinus halepensis*-Aleppo Pine  
*Eucalyptus sp.*-Eucalyptus varieties  
*Sequoia sempervirens*-Redwood

## Understory/ Ground Plane

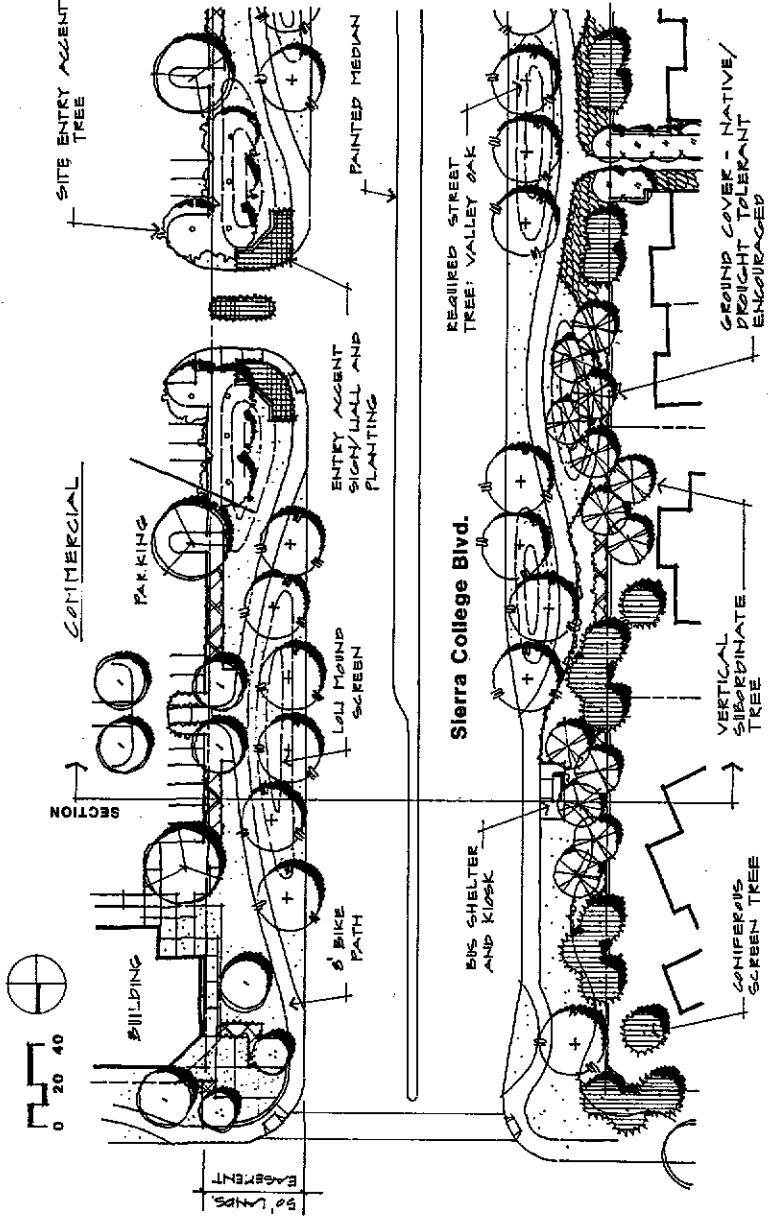
In areas with existing oaks, the goal is to maintain a natural appearance.

## Shrubs

High Shrubs (6'-10') to provide scale or screening for buildings in business park and commercial areas.

Medium Shrubs (3'-6') to harmonize all buildings' foundation with surroundings, delineate vehicular and pedestrian ways, provide screening and accent at pedestrian and vehicular entries.

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Low Shrubs (1'-3') accent and define vehicular and pedestrian points of entry

\*Refer to Recommended Shrub Planting List for selection

Ground Covers

Although an appearance of consistency in the parkways is desired through the use of lawn, low water dependent material is desirable for low visual areas or severely sloped areas.

Utilization of colorful accent covers are encouraged for entry delineators.

Special Planting Considerations

Power line easement at intersection of West Roseville Parkway

Oak Woodland between Old Auburn Rd. and E. Roseville Pkwy- use of native, drought tolerant plants.

Landscape Easement: 50'

Circulation: 8' wide bike path.

Adjacent Land Use: commercial, residential, park.

# DOMINANT TREES FOR ARTERIAL STREETS

Plant Name	Form	Deciduous/ Broadleaf Evergreen	Drought Tolerant
<i>Celtis stinensis</i> Chinese Hackberry	round	deciduous	good
<i>Cinnamomum camphora</i> Camphor Tree	round	broadleaf	fair/good
<i>Eucalyptus camaldulensis</i> Red Gum	ovoid	broadleaf	very good
<i>Eucalyptus rudis</i> Desert Gum	ovoid	broadleaf	very good
<i>Fraxinus holotricha</i> 'Moraine'-Moraine Ash	round	deciduous	fair
<i>Fraxinus oxycarpa</i> 'Raywood'-Raywood Ash	ovoid	deciduous	fair
<i>Fraxinus uhdei</i> Shamel Ash	ovoid	semi- deciduous.	fair
<i>Liriodendron tulipifera</i> Tulip Tree	ovoid	deciduous	fair/poor
<i>Magnolia grandiflora</i> Southern Magnolia	round	broadleaf	fair
<i>Pistacia chinensis</i> Chinese Pistache	round	deciduous	good
<i>Platanus acerifolia</i> 'Bloodgood', 'Yarwood' London Plane Tree	round	deciduous	fair/good
<i>Quercus lobata</i> Valley Oak	round	deciduous	very good
<i>Quercus suber</i> Cork Oak	round	broadleaf	very good
<i>Quercus wislizenii</i> Interior Live Oak	round	broadleaf	very good
<i>Ulmus parvifolia</i> Chinese Elm	round	broadleaf	fair

# SUBORDINATE TREES FOR ARTERIAL STREETS

Plant Name	Form	Deciduous Broadleaf or Conifer	Drought Tolerance
<i>Acacia melanoxylon</i> Black Acacia	ovoid	broadleaf	good
<i>Alnus cordata</i> Italian Alder	ovoid	deciduous	fair
<i>Alnus rhombifolia</i> White Alder	conical	deciduous	fair
<i>Betula pendula</i> White Birch	columnar	deciduous	poor
<i>Eucalyptus species</i> Eucalyptus varieties	ovoid	broadleaf	very good
<i>Ginkgo biloba</i> 'Autumn Gold' Maidenhair Tree	ovoid	deciduous	fair
<i>Gleditsia tricanthos</i> Honeylocust	round	deciduous	good
<i>Lagerstroemia indica</i> Crape Myrtle	vase- shaped	deciduous	fair
<i>Liquidambar styraciflua</i> Sweet Gum	conical	deciduous	fair/poor
<i>Liriodendron tulipifera</i> Tulip Tree	ovoid	deciduous	fair/poor
<i>Malus species</i> Flowering crabapple	round	deciduous	good
<i>Pinus carolinensis</i> Canary Island Pine	conical	conifer	fair/good
<i>Pinus halepensis</i> Aleppo Pine	ovoid	conifer	good
<i>Pistacia chinensis</i> Chinese Pistache	round	deciduous	good
<i>Pinus cerasifera</i> Flowering Plum	round	deciduous	good
<i>Pyrus calleryana</i> Flowering Pear	ovoid	deciduous	good
<i>Pyrus kawakamii</i> Evergreen Pear	round	broadleaf	fair
<i>Quercus lobata</i> -Valley Oak	round	deciduous	very good
<i>Quercus suber</i> -Cork Oak	round	broadleaf	very good
<i>Quercus wislizenii</i> Interior Live Oak	round	broadleaf	very good
<i>Sequoia sempervirens</i> Coast Redwood	conical	conifer	fair/poor

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# COLLECTOR STREETS

## COMMERCIAL AND COMMUNITY

Roads included: Professional Drive, Park Loop Road, Parkhill Drive, and North Citby Way.

### GOAL

Since these streets are smaller, more narrow, and less important than arterial streets, they have a greater pedestrian orientation. The tree treatment must respond to a smaller scaled, narrower planting spaces, short street lengths, and shade pedestrian walks. Similar to larger streets, trees should work to unify the corridor.

## GUIDELINES

### TREE TREATMENT

- Use groupings of staggered rows of dominant street tree.
- Use erect oval-shaped trees that are suitable for narrow spaces.
- Seasonal interest such as spring flowering or fall foliage color may be desirable because of the village-like scale of streets.
- Project entry accent trees should, generally, be smaller in scale than arterials.
- Tree placement is to be coordinated with street lighting and utilities.
- Trees are to be located a minimum of 10 feet away from curb at all intersections and driveways to maintain good visibility of on-coming traffic.
- Tree placement must allow for sufficient root space adjacent to paved surfaces and underground utilities. Trees are to be located 3 feet minimum from curbs and sidewalks. Some tree species require more room, and must be accommodated accordingly – consult growth habit of each tree type individually.
- Use large shrubs 6 feet - 10 feet high near building walls,



Southern Magnolia planted along University Ave., Palo Alto, CA.

## Understory/Groundplane

### SHRUBS

- Position shrub areas closer to the back edge of the planting easement and land use areas.
- Maintain clear sight lines for project entry drives.
- Use large shrubs 6 feet - 10 feet high near building walls, medium size 3 feet - 6 feet high for screening of parking areas, and low 1 foot - 3 feet high for accents (or where sight lines must be maintained).
- Medium and high shrubs are to be located 10 feet minimum away from curb at all intersections and driveways to maintain good visibility of on-coming traffic.

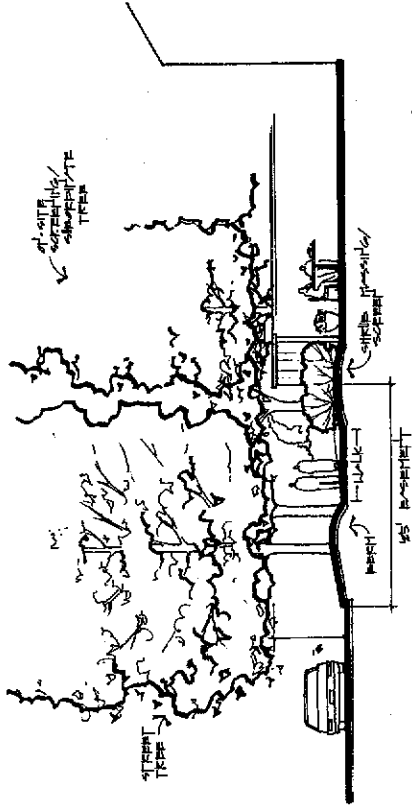
- For public safety, use large shrubs adjacent to walkways only where there is a clear functional need (i.e., screening, etc.)
- Select shrubs that will not outgrow designated space or require unnecessary maintenance.

### GROUND COVERS

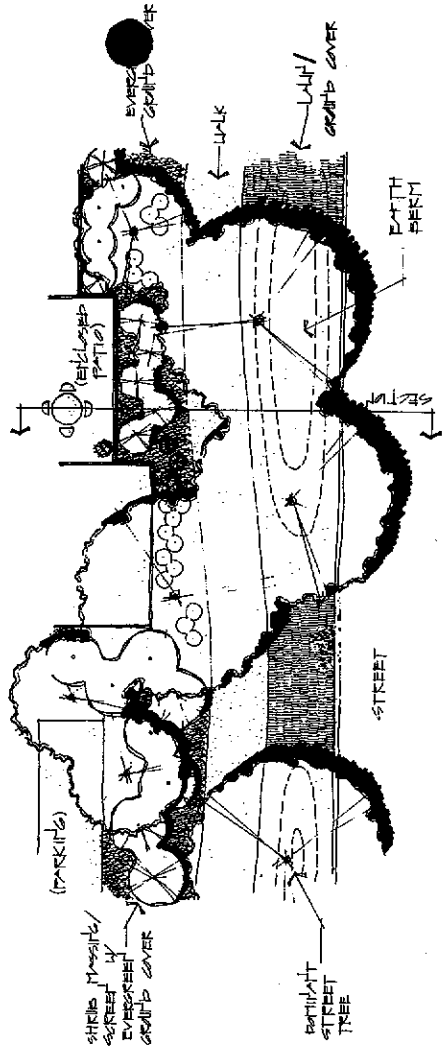
- The use of drought tolerant plantings is encouraged for water conservation (see xeriscape list). Lawns should be used for maintaining consistency along the collectors, in high pedestrian use areas or as accent for vehicular or pedestrian entry.
- Use a fast growing, evergreen type ground cover for large shrub areas.
- For project entries and points of interest, accent flowering trees are encouraged.
- Decorative cobble, crushed rock, permanent wood chips or gravel are not to be used extensively as a ground cover material, except under native oaks. Cobbles (2"-8") may be used to stabilize drainage swales and channels. Large native boulders and imported field stones are permitted as a landscape accent material.

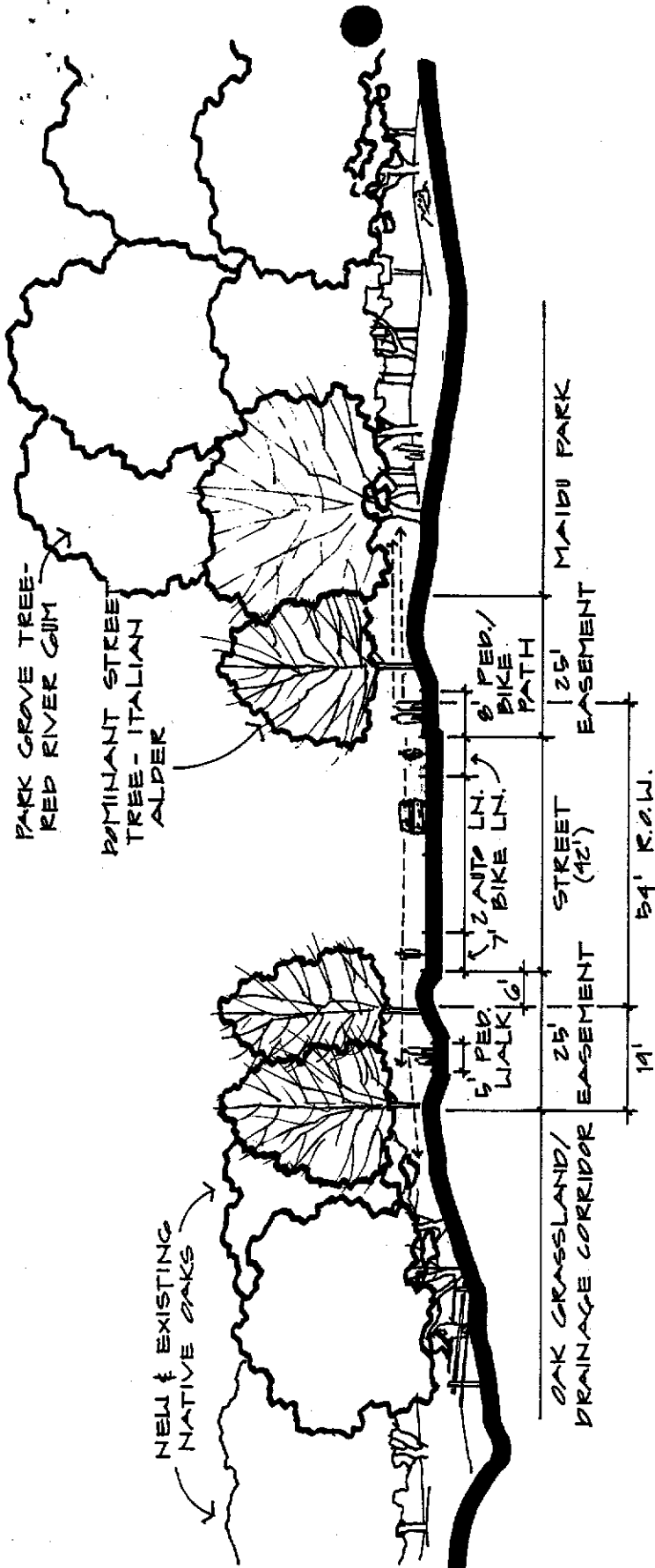
### EARTHWORK

- Use earth berms for screens, accents as well as for rocky soil conditions.
- Mounding is recommended in planting areas that may have layers of sub-surface rock. Obtain soils report to verify existing conditions.
- Lawn areas are not to exceed a 3:1 slope and shrub areas are not to exceed a 2:1 slope.



Section/Elevation





# Park Loop Road

## Trees

### Required Street Trees

*Alnus cordata*-Italian Alder. Plant in irregular groupings 20-35' O.C.

### Recommended Subordinate Trees

- Accent**  
*Lagerstroemia indica*-Crape Myrtle  
*Malus* varieties-Flowering Crabapple  
*Cornus florida*-Dogwood

- Canopy**  
*Eucalyptus* sp.-Eucalyptus varieties  
*Gleditsia triacanthos*-Honeylocust  
*Quercus* varieties-Oak varieties

- Screening**  
*Pinus halepensis*-Aleppo Pine  
*Pinus carolinensis*-Canary Island Pine  
*Eucalyptus* sp.-Eucalyptus varieties

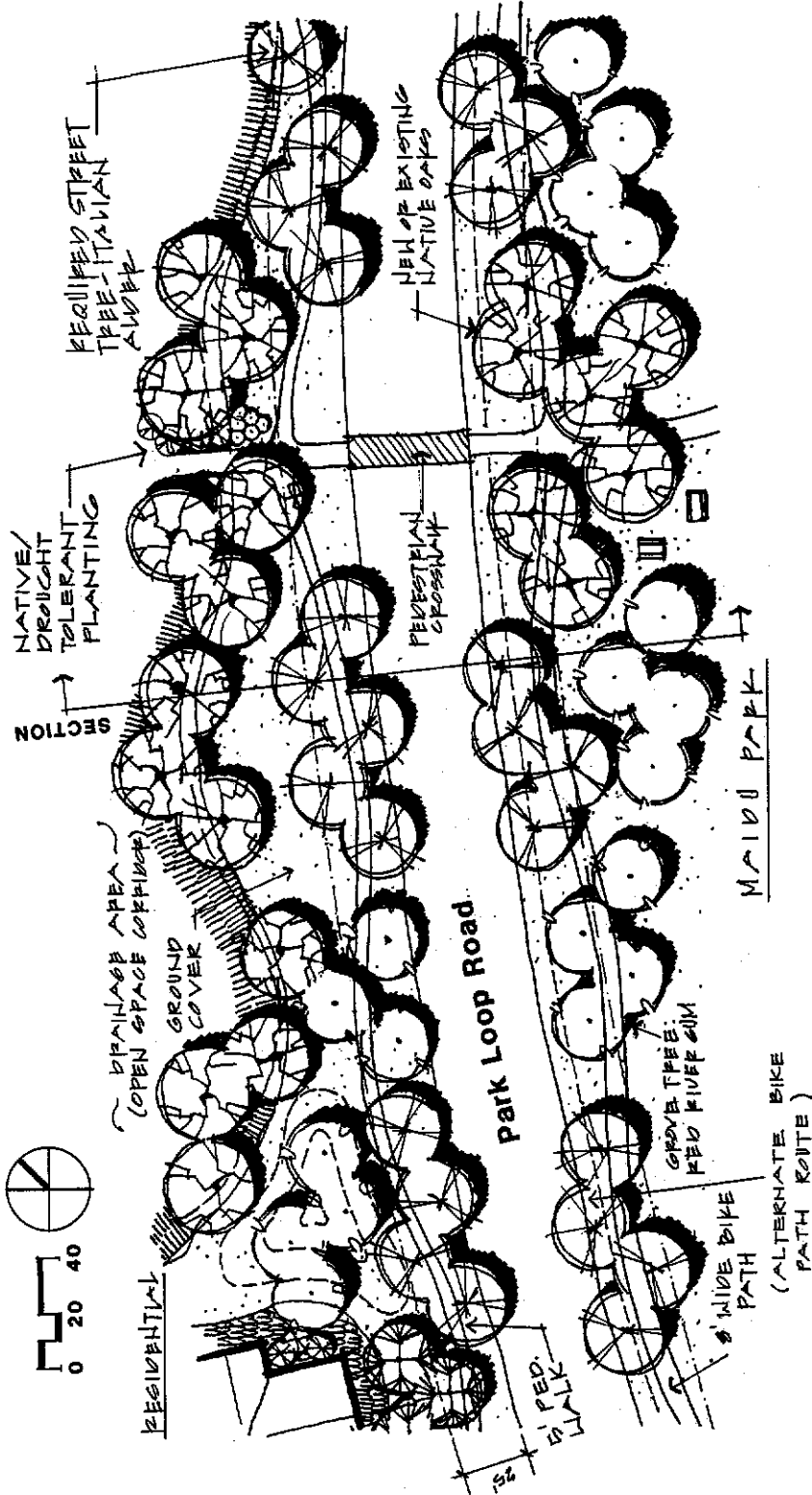
## Understory/ Ground Plane

### Shrubs

High Shrubs (6'-10') to provide scale or screening for buildings in business park and commercial areas.

Medium Shrubs (3'-6') to harmonize all buildings' foundation with surroundings, delineate vehicular and pedestrian ways, provide screening and accent at pedestrian and vehicular entries.

Low Shrubs (1'-3') accent and define vehicular and pedestrian points of entry.



• Refer to Recommended Shrub Planting List for selection

Ground Covers

Although an appearance of consistency in the parkways is desired through the use of lawn, low water dependent material is desirable for non functional, low visual areas or severely sloped areas.

Drought tolerant covers should be used for severely sloped areas.

Utilization of colorful accent covers are encouraged for entry delineators.

Special Planting Considerations

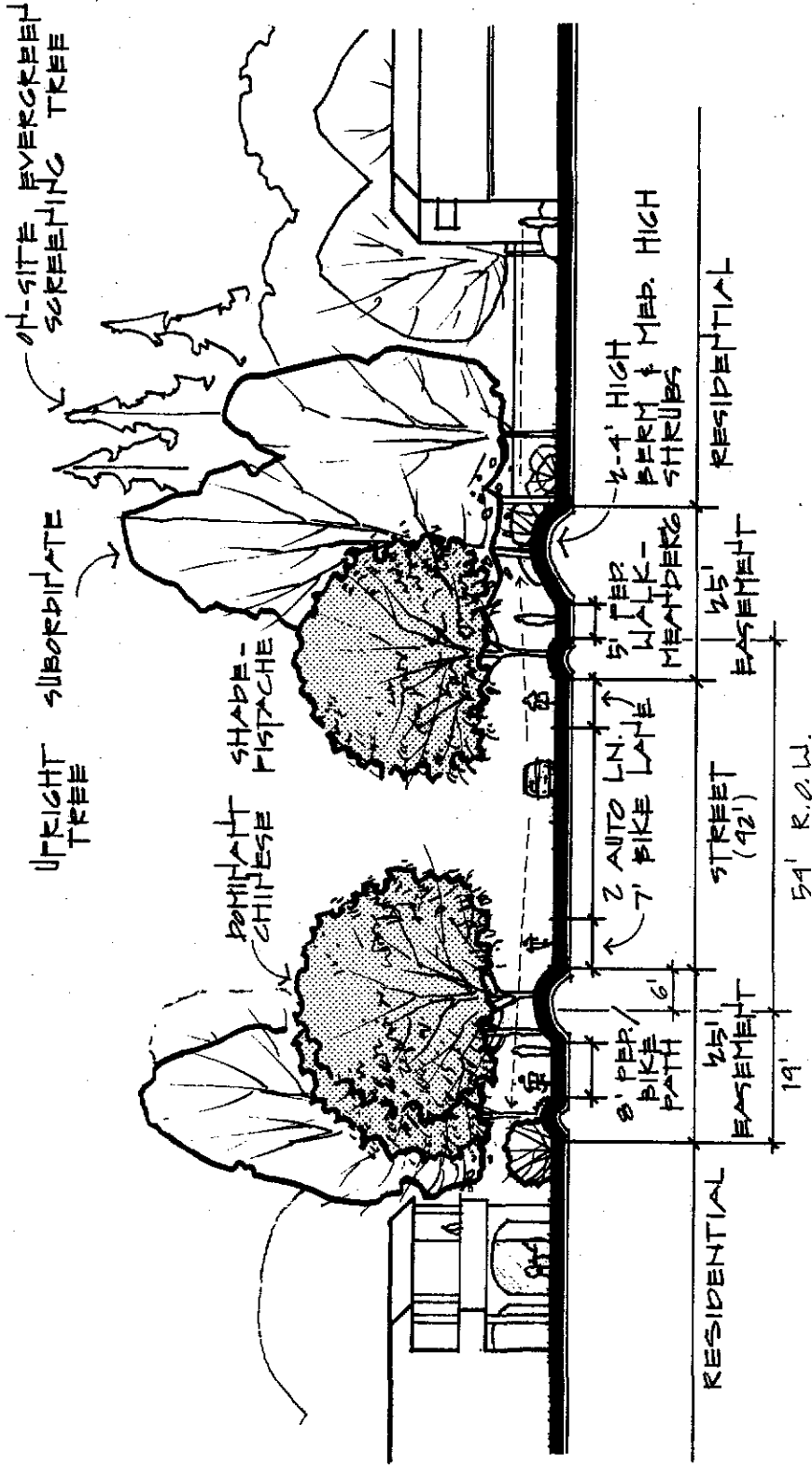
Regional park west and south side of street.

Cirby Creek and Strap Ravine Floodways.

Landscape Easement: 25'

Circulation: 8' wide bike path .

Adjacent Land Use: Residential.



# Parkhill Drive

## Trees

### Required Street Trees

*Pistacia chinensis* 'Kiehl Davey'-Chinese Pistache. Plant 25-35' O.C. in staggered row groupings.

### Recommended Subordinate Trees

**Accent-vertical form such as:**  
*Pyrus calleryana*-Flowering Pear  
*Betula pendula*-White Birch  
*Pirus canariensis*-Canary Island Pine

**Canopy**  
*Pirus halepensis*-Aleppo Pine  
*Oak varietes*-Oak  
*Liquidambar styraciflua*-Sweetgum

**Screening**  
*Acacia melanoxylon*-Black Acacia  
*Sequoia sempervirens*-Redwood

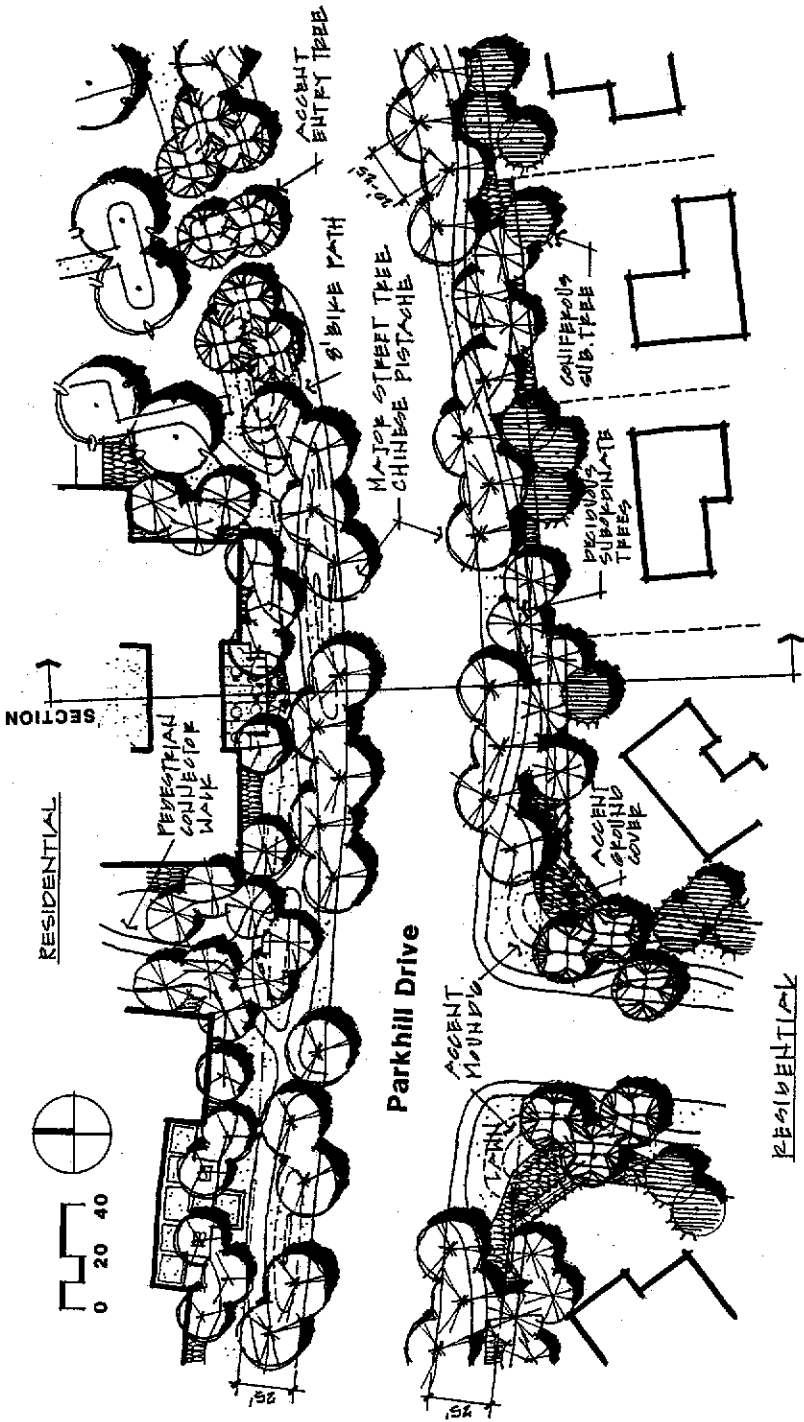
## Understory / Ground Plane

### Shrubs

High Shrubs (6'-10') to provide scale or screening for buildings in business park and commercial areas.

Medium Shrubs (3'-6') to harmonize all buildings' foundation with surroundings, delineate vehicular and pedestrian ways, provide screening and accent at pedestrian and vehicular entries.

Low Shrubs (1'-3') accent and define vehicular and pedestrian points of entry.



Landscape Easement :25'

Circulation : 8' wide bike path on north side and 5' pedestrian path on south.

Adjacent Land Use : Commercial, residential.

\*Refer to 'Recommended Shrub Planting List for selection.

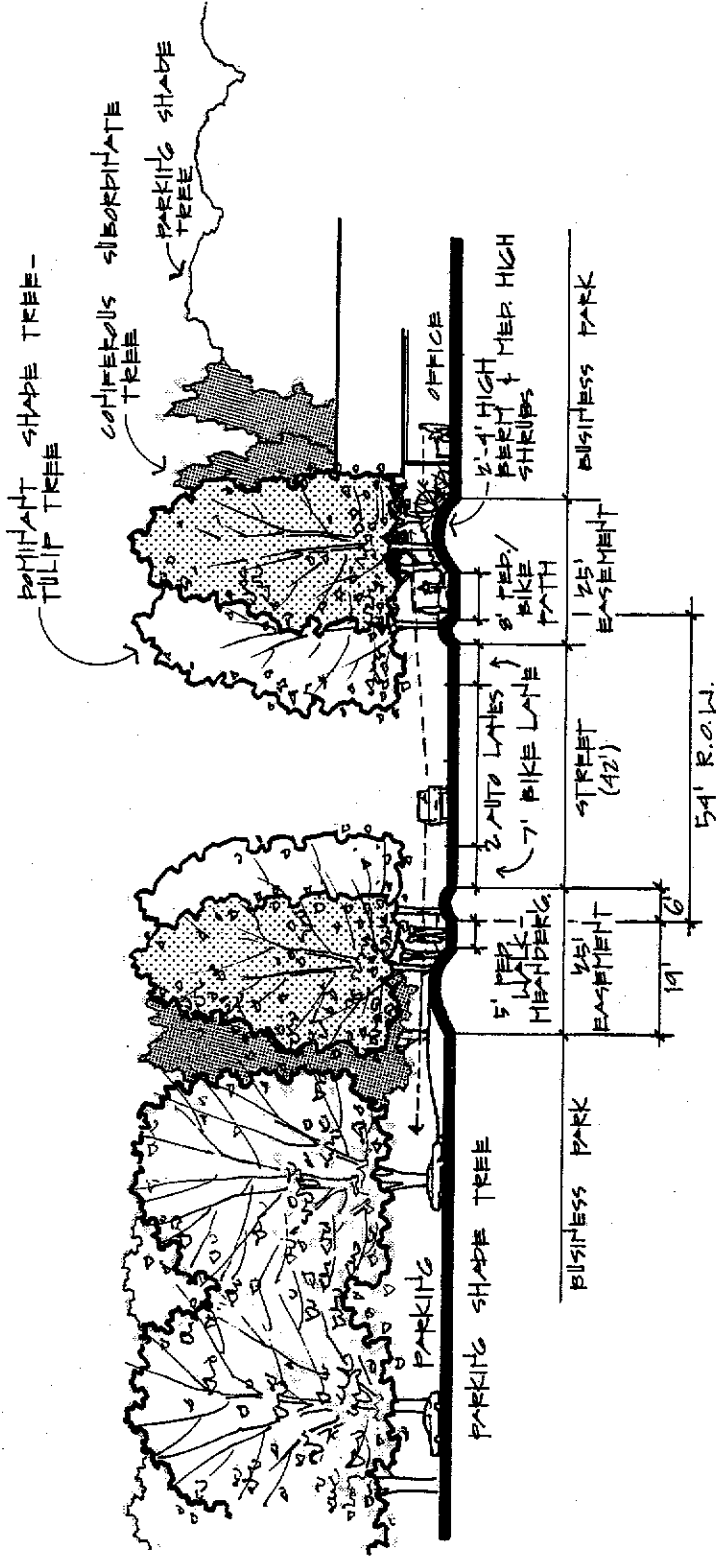
Ground Covers

Although an appearance of consistency in the parkways is desired through the use of lawn, low water dependent material is desirable for low visual areas or severely sloped areas.

Drought tolerant covers should be used for sloped areas.

Utilization of colorful accent covers are encouraged for entry delineators.

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# Collector Street - West of Sierra College Blvd. Such as N. Cirby Way/Professional Drive

## Trees

### Required Street Trees

Liriodendron tulipifera-Tulip Tree group in rows 25-30' O.C.

### Recommended Subordinate Trees

**Accent-rounded form such as:**  
*Lagerstroemia indica*-Crape Myrtle  
*Pyrus kawakami*-Evergreen Pear  
 Oak varieties-Oak

**Canopy**  
*Celtis sinensis*-Chinese Hackberry  
*Ulmus parvifolia*-Evergreen Elm  
*Gleditsia triacanthos*-Honeylocust

**Screening**  
*Pinus halepensis*-Aleppo Pine  
*Acacia melanoxylon*-Black Acacia  
*Sequoia sempervirens*-Redwood

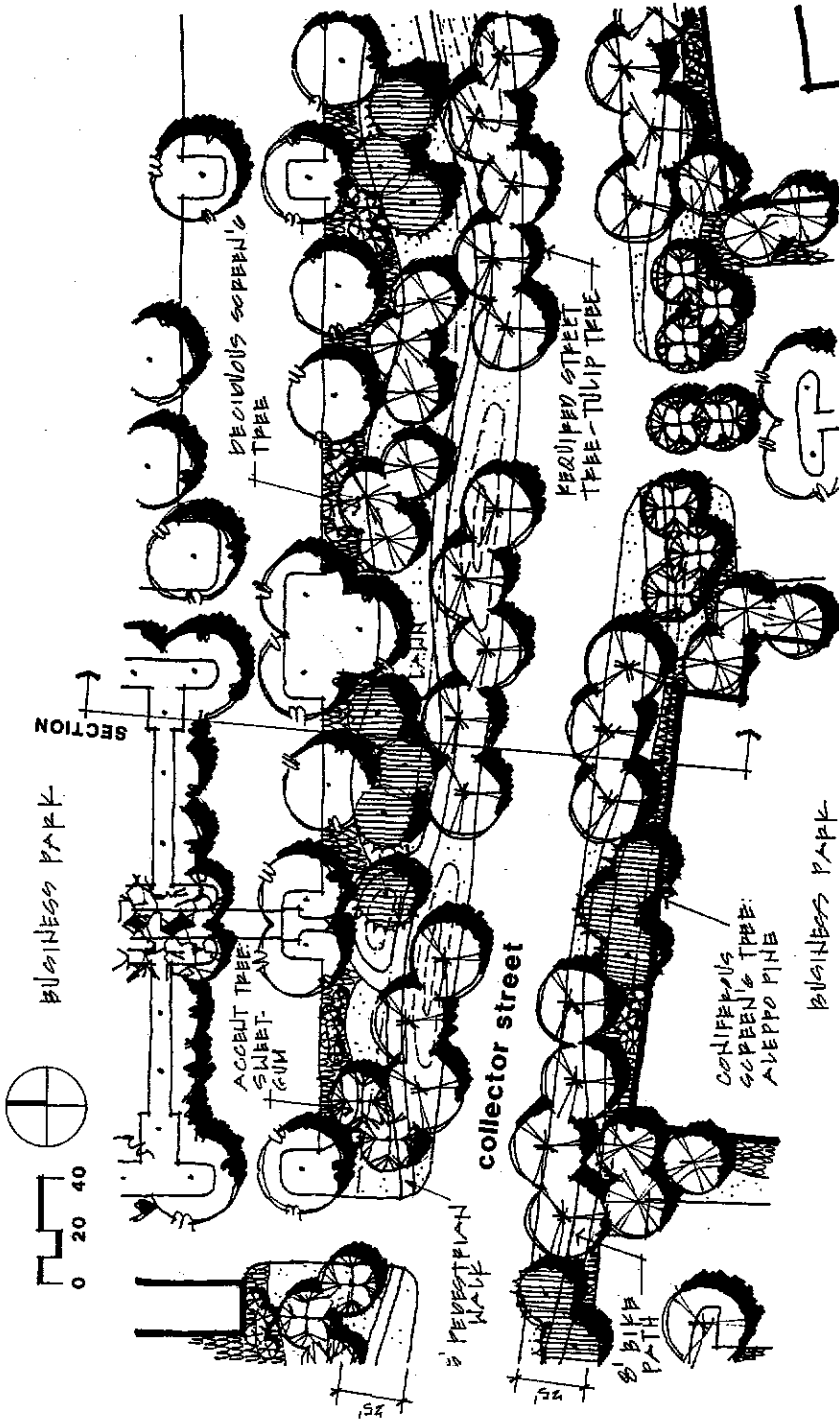
## Understory/ Ground Plane

### Shrubs

High Shrubs (6'-10') to provide scale or screening for buildings in business park and commercial areas

Medium Shrubs (3'-6') to harmonize all buildings' foundation with surroundings, delineate vehicular and pedestrian ways, provide screening and accent at pedestrian and vehicular entries.

Low Shrubs (1'-3') accent and define vehicular and pedestrian points of entry.



\* Refer to Recommended Shrub Planting List for selection

Ground Covers

Although an appearance of consistency in the parkways is desired through the use of lawn, low water dependent material is desirable for low visual areas or severely sloped areas.

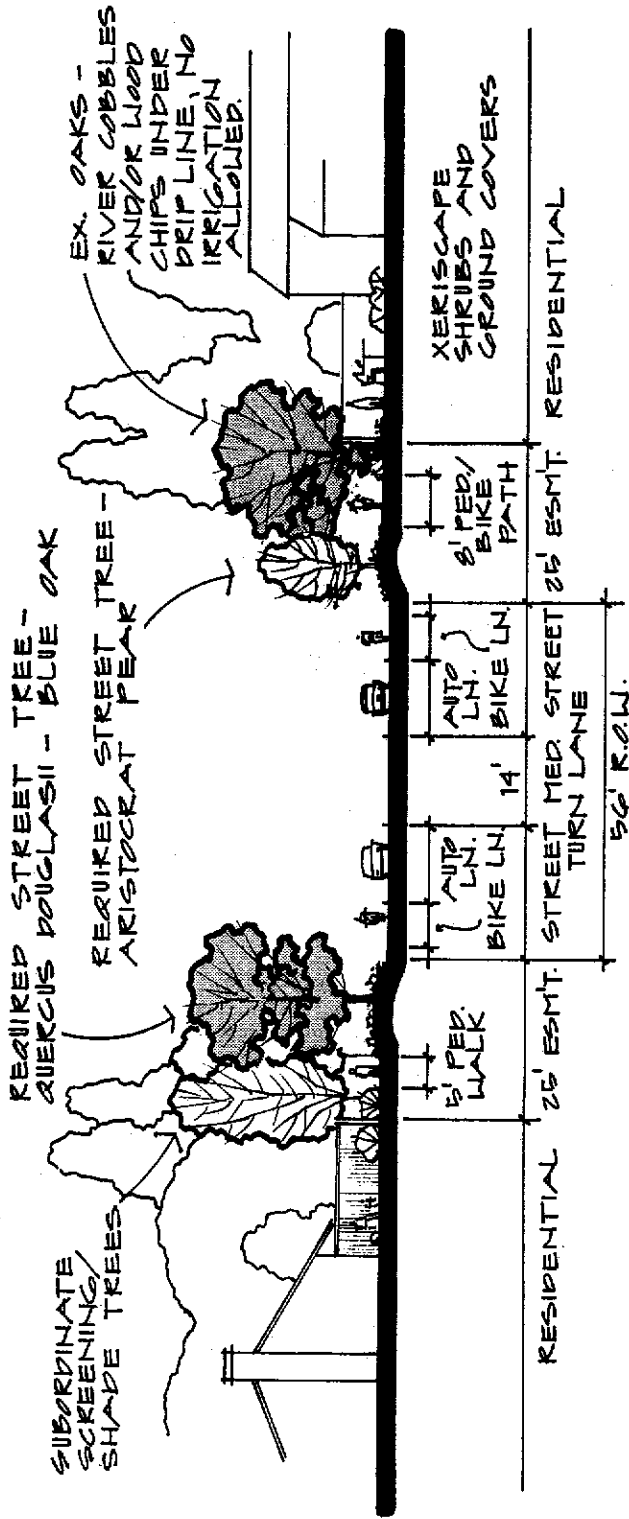
Drought tolerant covers should be used for sloped areas.

Utilization of colorful accent covers are encouraged for entry delineators.

Landscape Easement: 25'

Circulation: 8' wide bike path and 5' pedestrian walk depending on location.

Adjacent Land Use: Business park, park, residential.



# Collector Street - East of Sierra College Blvd. Such as Old Auburn Blvd, Hillsborough

## Trees

### Required Street Trees

Alternate groupings of Quercus douglasii-Blue Oak or other native oaks with the Pyrus calleryana 'Aristocrat'- Aristocrat Pear as an accent tree.

### Recommended Subordinate Trees

- Accent**  
*Lagerstroemia indica*-Crape Myrtle  
*Pyrus kawakami*-Evergreen Pear  
*Malus varieties*-Flowering Crabapple

- Canopy**  
*Alnus rhombifolia*-White Alder  
*Umbellularia californica*-California Sycamore  
 Oak varieties-Oak

- Screening**  
*Pinus halepensis*-Aleppo Pine  
*Sequoia sempervirens*-Redwood  
*Umbellularia californica*-California Bay

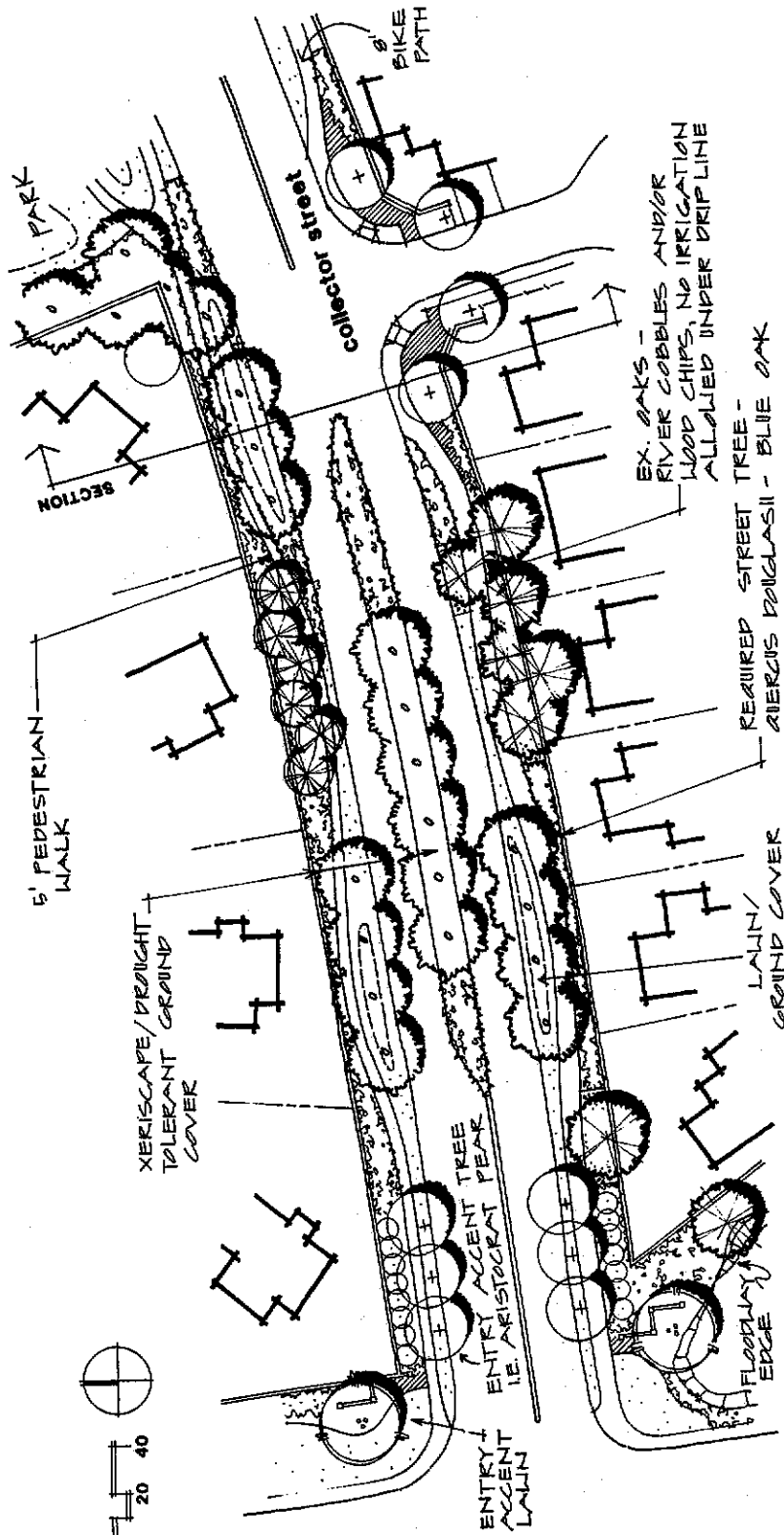
## Understory/ Ground Plane

In areas with existing oaks, the goal is to maintain a natural appearance.

### Shrubs

High Shrubs (6'-10') to provide scale or screening for buildings in business park and commercial areas.

Medium Shrubs (3'-6') to harmonize all buildings' foundation with surroundings, delineate vehicular and pedestrian ways, provide screening and accent at pedestrian and vehicular entries.



Low Shrubs (1'-3') accent and define vehicular and pedestrian points of entry.

\* Refer to Recommended Shrub Planting List for selection

Ground Covers

An appearance of consistency in the parkways is desired. Low water dependent material is desired. Lawn can effectively be used as an accent, for example, at site entries.

Drought tolerant covers should be used for sloped areas.

Utilization of colorful accent covers are encouraged for entry delineators.

Special Planting Considerations

Power line easement

Linda Creek Floodway

Oak woodland s-emphasis on native/drought tolerant plant material.

Landscape Easement: 25'

Circulation: 8' bike path and 5' pedestrian walk depending on location.

Adjacent Land Use: Park, residential.

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# LOCAL STREETS

(Neighborhood)

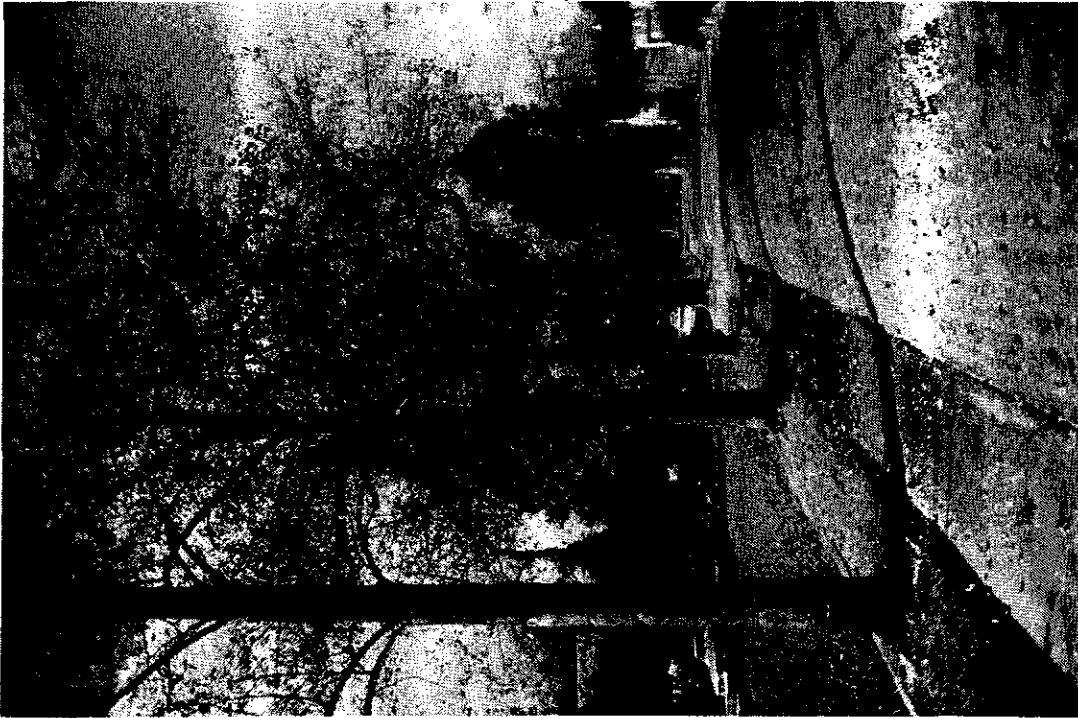
The principal role of trees within the corridor is to differentiate the street from the private garden, giving harmony to the neighborhood. Residential gardens reflect a high degree of individuality and rightfully so. On the other hand, a street is a public or semi-public space. The street, just as a garden planting, should be considered a design problem. However, a street is not a garden, but a larger-scaled landscape relating to the street corridor and the auto travel experience. The repetition of trees and understory help unify a street of varying architectural styles, garden plantings in the frontyards of "lot and block" subdivisions as well as along streets within "planned-unit developments."

Within neighborhoods, dominant street trees shall be planted to provide shade and create canopy. Trees shall be planted in accordance with Article 8.04 of the Roseville Municipal Code and shall be located no further than 8 feet from the back of sidewalk. The use of planter strips between the back of curb and edge of walk is encouraged.

## GUIDELINES

### TREE TREATMENT

- Achieve continuity of streets through use of repetition of similar trees.
- Encourage use of one or two medium and/or large trees. The most dominant should be faster growing.
- Choose trees with distinctive colors and textures for neighborhood identity.
- Rows or groves of trees planted near streets should tie together the varying architectural styles of the project.
- Trees are to be located a minimum of 5' away from curb at all residential driveways to maintain good visibility of on-coming traffic.
- Tree placement must allow for sufficient root space adjacent to paved surfaces and underground utilities. Trees are to be located 3' minimum away from curbs and sidewalks. Some tree species require more room, and must be accommodated accordingly-consult growth habit of each tree type individually.
- Native oaks should be the dominant street tree in the neighborhoods east of Sierra College Boulevard.



Mature planting of tulip trees in older section of Roseville.

**UNDERSTORY/GROUNDPLANE**

**Shrubs:**

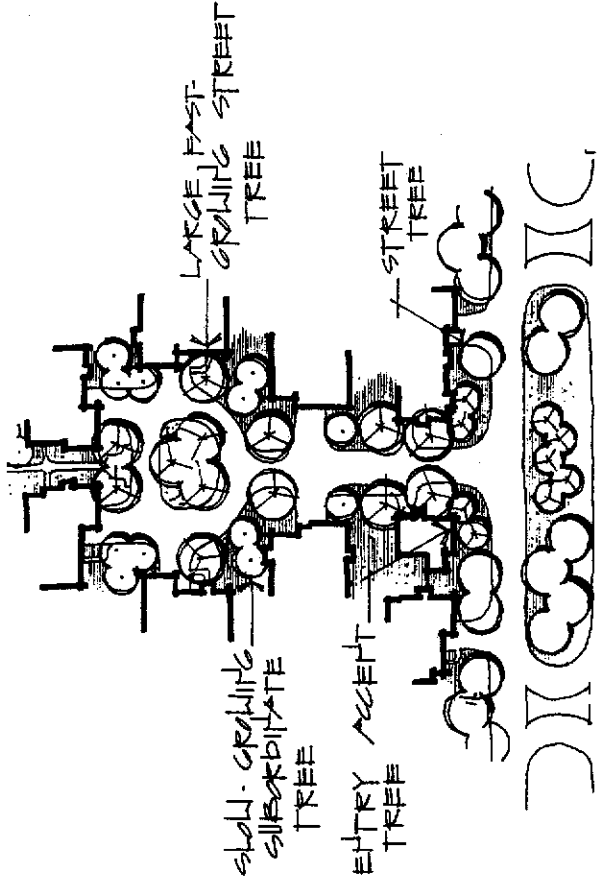
- Use away from street, close to houses or community fencing.
- Plants should match or compliment each other throughout the neighborhood.
- They should help differentiate the street from the private garden.
- Choose shrubs that will not overgrow space or require unnecessary maintenance.

**Ground covers:**

- Lawn should be selectively used. Use of drought tolerant plants or ground covers are encouraged.
- Evergreen foliage covers should be used in large shrub areas and flowering evergreen and seasonal color in areas of entry and accent.

**Earthwork:**

- Mounding is encouraged wherever possible for screening, aesthetics and if existing soil conditions are poor.



Neighborhood Street Treatment:  
Cul-de-sac planting using alternation of two tree types - fast growing shade tree with a slow growing species for long term effect



Camphor trees along a residential street in Mountain View, CA.



Native oak preserved in a residential cul-de-sac, Johnson Ranch, Roseville

# TREES FOR LOCAL STREETS

Trees that are small or have an upright form

Plant name	deciduous broadleaf evergreen, or conifer	form	drought tolerance	Plant name	deciduous broadleaf evergreen, or conifer	form	drought tolerance
<i>Alnus cordata</i> Italian Alder	dec	ovoid	fair	<i>Prunus cerasifera</i> 'Atropurpurea' Purple-Leaf Plum	dec	round	fair
<i>Eucalyptus leucopyllon</i> White Ironbark	ble	ovoid	good	<i>Prunus serrulata</i> (variety) Japanese Flowering Cherry	dec	round	poor
<i>Eucalyptus sideroxyylon</i> 'Rosea' Red Ironbark	ble	ovoid	good	<i>Pyrus kawakami</i> Evergreen Pear	ble	round	fair
<i>Ginkgo biloba</i> 'Autumn Gold' Maidenhair Tree	dec	ovoid	fair	<i>Robinia ambigua</i> 'Idahoensis' Idaho Locust	dec	ovoid	fair/good
<i>Lagerstroemia indica</i> Crape Myrtle	dec fair	vase-shaped		<i>Sequoia sempervirens</i> (variety) Coast Redwood	con	conical	fair/poor
<i>Liquidambar styraciflua</i> (variety) Sweetgum	dec	conical	fair/poor				
<i>Liriodendron tulipifera</i> Tulip Tree	dec	ovoid	fair/poor				
<i>Malus floribunda</i> Japanese Flowering Crabapple	dec	round	fair/poor				
<i>Nyssa sylvatica</i> Tupelo	dec	ovoid	fair/poor				
<i>Pinus canariensis</i> Canary Island Pine	con	conical	fair/good				
<i>Pinus halepensis</i> Aleppo Pine	con	ovoid	good				
<i>Prunus bitreidana</i> Doublepink Cherry Plum	dec	round	fair/poor				

# TREES FOR LOCAL STREETS

Large Trees—generally rounded forms suitable for development of tree canopy

Plant Name	deciduous, broadleaf evergreen or conifer	growth rate	drought tolerance	Plant Name	deciduous, broadleaf evergreen or conifer	growth rate	drought tolerance
<i>Celtis sinensis</i> Chinese Hackberry	dec	moderate	good	<i>Quercus lobata</i> Valley oak	dec	slow	very good
<i>Cinnamomum camphora</i> Camphor Tree	ble	slow	fair/good	<i>Quercus suber</i> Cork Oak	ble	moderate	very good
<i>Fraxinus holotricha</i> 'Moralne'- Moraine Ash	dec	fast	fair	<i>Quercus witzlingerii</i> Interior Live Oak	ble	slow	very good
<i>Fraxinus oxycarpa</i> 'Raywood' Raywood Ash	dec	fast	fair	<i>Ulmus parvifolia</i> Chinese Elm	semi-dec	fast	fair
<i>Fraxinus uhdei</i> Evergreen Ash	semi-dec	fast	fair				
<i>Gleditsia triacanthos</i> (variety) Honey Locust	dec	moderate	fair/poor				
<i>Magnolia grandiflora</i> 'Samuel Sommer' Southern Magnolia	ble	slow	fair				
<i>Pistacia chinensis</i> 'Keith Davey' Chinese Pistache	dec	slow	good				
<i>Plantanus acerifolia</i> 'Bloodgood' or 'Yargood' London Plane Tree	dec	fast	fair/good				
<i>Quercus douglasii</i> Blue Oak	dec	slow	good				

# Other Components

## PLAZAS, MALLS AND PEDESTRIAN WALKWAYS

These spaces are small in scale and size and are related to the slow pace of walking. Interesting shadow patterns on pavement, seasonal color and sculptural form are desirable elements in plant material selection. Protection from the sun and wind are important considerations for sitting, gathering and walking areas.

### GUIDELINES

#### TREE TREATMENT

- Trees should generally be planted closely together. They can be grouped in various patterns including grids and formal lines.
- Foliage canopy treatment relating to buildings is encouraged.
- Unless planting area is large, trees with overhead branching should be used. Branching patterns for desired effects are important considerations.
- Low branching trees are to be avoided.

### UNDERSTORY/GROUNDPLANE

#### Shrubs:

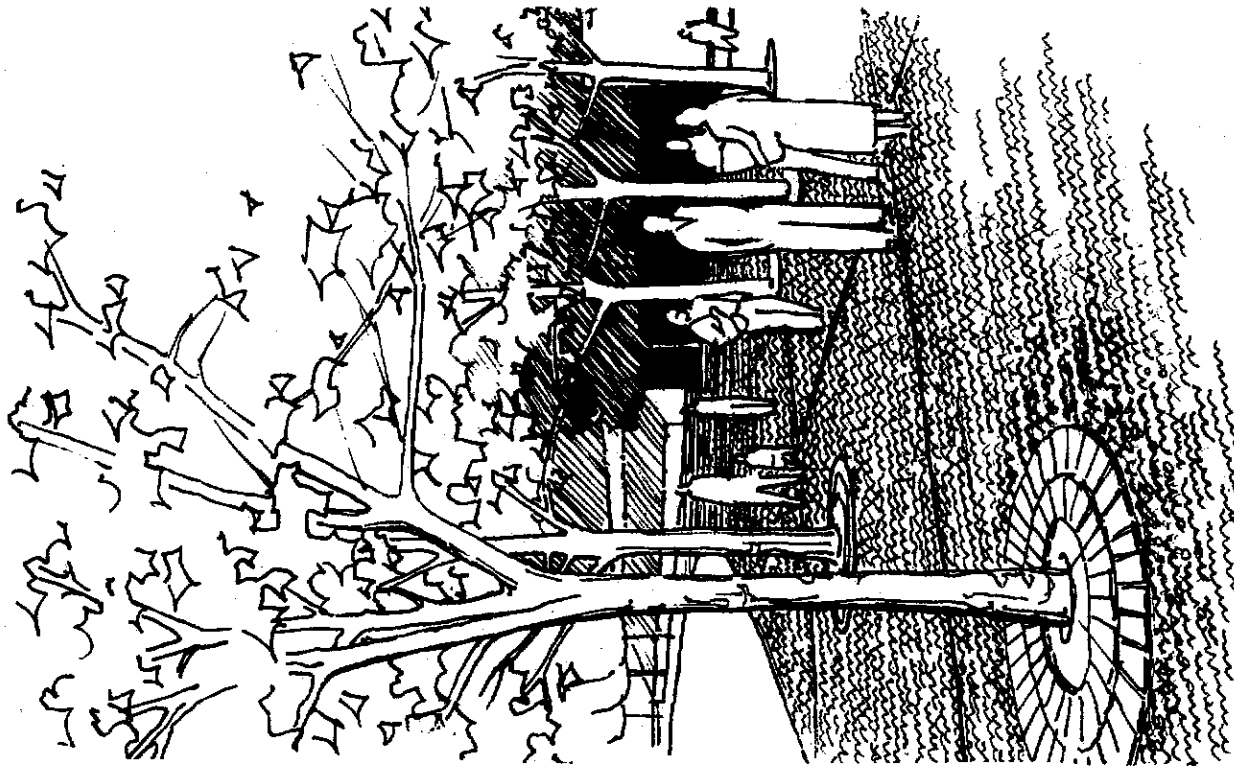
- Utilize the opportunity to use a variety of shrubs and higher maintenance types such as roses for Roseville.
- Close human observation allows the use of more delicate plants with seasonal interest.
- Protected areas from wind and sun are often appropriate for the use of sensitive plants.
- Trees must be able to withstand abuse and avoid brittle branches vulnerable to foot traffic.

#### Ground covers:

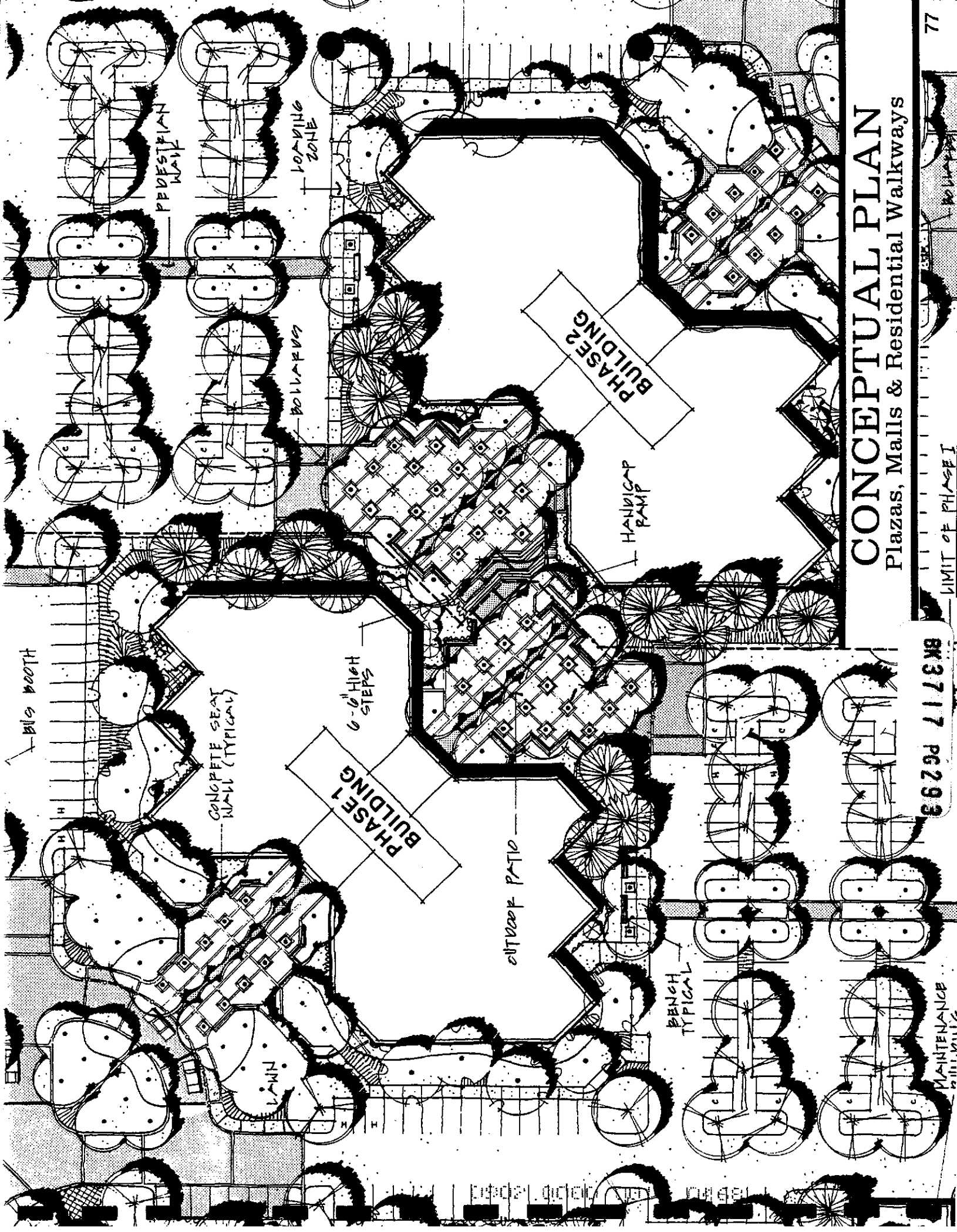
- Unless elevated, the ideal foliage covers must be rugged drought tolerant and able to take abuse.

#### Earthwork:

- Ground plane can be maintained or grade differences minimized.
- Use elevation differences accentuated by level terraces for dramatic effect.
- Pedestrian walks: may be more direct, with more intricate design, textural changes, etc.
- Potential access problems for handicapped people must be considered. Textures and materials which create difficulties in this regard should be avoided.
- Use of water as focal points in design is desirable.
- Raised planters and mounds are appropriate for visual interest.



Plaza trees break up large expanse of pavement and moderate seasonal surface temperatures.



# CONCEPTUAL PLAN

Plazas, Malls & Residential Walkways

BR3717 PG293

LIMIT OF PHASE I

# TREES RECOMMENDED FOR PLAZAS, MALLS, & PEDESTRIAN WALKWAYS

Plant name	form	height/ spread (at 30 yrs.)	Deciduous, broadleaf evergreen, or conifer	Plant name	form	height/ spread (at 30 yrs.)	Deciduous, broadleaf evergreen, or conifer
<i>Acer palmatum</i> JAPANESE MAPLE	round	15'/15'	dec	<i>Liquidambar</i> <i>styraciflua</i> (hybrid varieties) SWEETGUM	conical	40'/20'	dec
<i>Albizia julibrissin</i> SILK TREE	dec	round	30'/35'	<i>Magnolia grandiflora</i> (hybrid varieties) SOUTHERN MAGNOLIA	ble	round	30'/25'
<i>Alnus cordata</i> ITALIAN ALDER	ovoid	35'/30'	dec	<i>Magnolia kobus</i> KOBUS MAGNOLIA	ovoid	30'/20'	dec
<i>Crataegus</i> <i>phaenopyrum</i> WASHINGTON HAWTHORN	round	25'/20'	dec	<i>Malus 'Hopa'</i> FLOWERING CRABAPPLE	round	25'/20'	dec
<i>Crithodendron pataqua</i> LILY-OF-THE- VALLEY	round	35'/30'	ble	<i>Majtenus boaria</i> MAYTEN TREE	round	30'/20'	ble
<i>Eriobotrya japonica</i> LOQUAT	round	25'/25'	ble	<i>Nerium oleander</i> OLEANDER	round	20'/15'	ble
<i>Eucalyptus</i> <i>sideroxylon</i> RED IRONBARK	ovoid	60'/20'	ble	<i>Olea europaea</i> 'Swan Hill' OLIVE	round	25'/25'	ble
<i>Ginkgo biloba</i> 'Falmount' MAIDENHAIR TREE	pyramidal	25'/15'	dec	<i>Pistacia chinensis</i> CHINESE PISTACHE	round	30'/30'	dec
<i>Gleditsia tracanthos</i> (hybrid varieties) HONEY LOCUST	round	40'/35'	dec	<i>Platanus acerifolia</i> 'Bloodgood' or Yarwood' LONDON PLANE TREE	round	40'/40'	dec
<i>Koelreuteria bipinnata</i> CHINESE FLAME TREE	round	35'/30'	dec	<i>Podocarpus fraditior</i> FERN PINE	ovoid	25'/15'	ble
<i>Lagerstroemia indica</i> GRAPE MYRTLE	round	20'/20'	dec	<i>Prunus cerasifera</i> (hybrid varieties) PURPLE-LEAF PLUM	round	25'/25'	dec
<i>Ligustrum lucidum</i> GLOSSY PRIVET	round	30'/25'	ble				

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Continued

Plant name	form	height/ spread (at 30 yrs.)	Deciduous, broadleaf evergreen, or conifer
<i>Prunus serrulata</i> (hybrid varieties) JAPANESE FLOWERING CHERRY	round	25/25'	dec
<i>Pyrus kawakamii</i> EVERGREEN PEAR	round	25/25'	ble
<i>Quercus rubra</i> RED OAK	round	40/30'	dec
<i>Quercus suber</i> CORK OAK	round	40/30'	ble
<i>Ulmus parvifolia</i> CHINESE ELM	round	30/30'	ble
<i>Zelkova serrata</i> ZELKOVA	vase- shaped	35/35'	dec

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BR3717 PC208

# Parking Areas

This area of the urban forest is an extensively used, highly visible area relating to the travel experience. Because of the continuous use of this area, and random circulation patterns, plant material should be hardy, fast growing and durable. Large expanses of asphalt required for parking creates a situation in which trees become the single most important landscape element. When shrubs are used, they should be planted in masses to help break up large spaces and screen undesirable views. Lawn is appropriate in parking areas where heavy foot traffic will occur.

*Special attention should be given to commercial and business park developments. Here, views to store fronts and easily identifiable buildings are often vital to the success of a business. Careful planning of buildings and landscape is essential.*

Each group of trees has its own special utility, depending upon climatic, functional and aesthetic considerations. For parking areas, there are three main groups of trees.

# Guidelines Tree Treatment

## Shade Trees

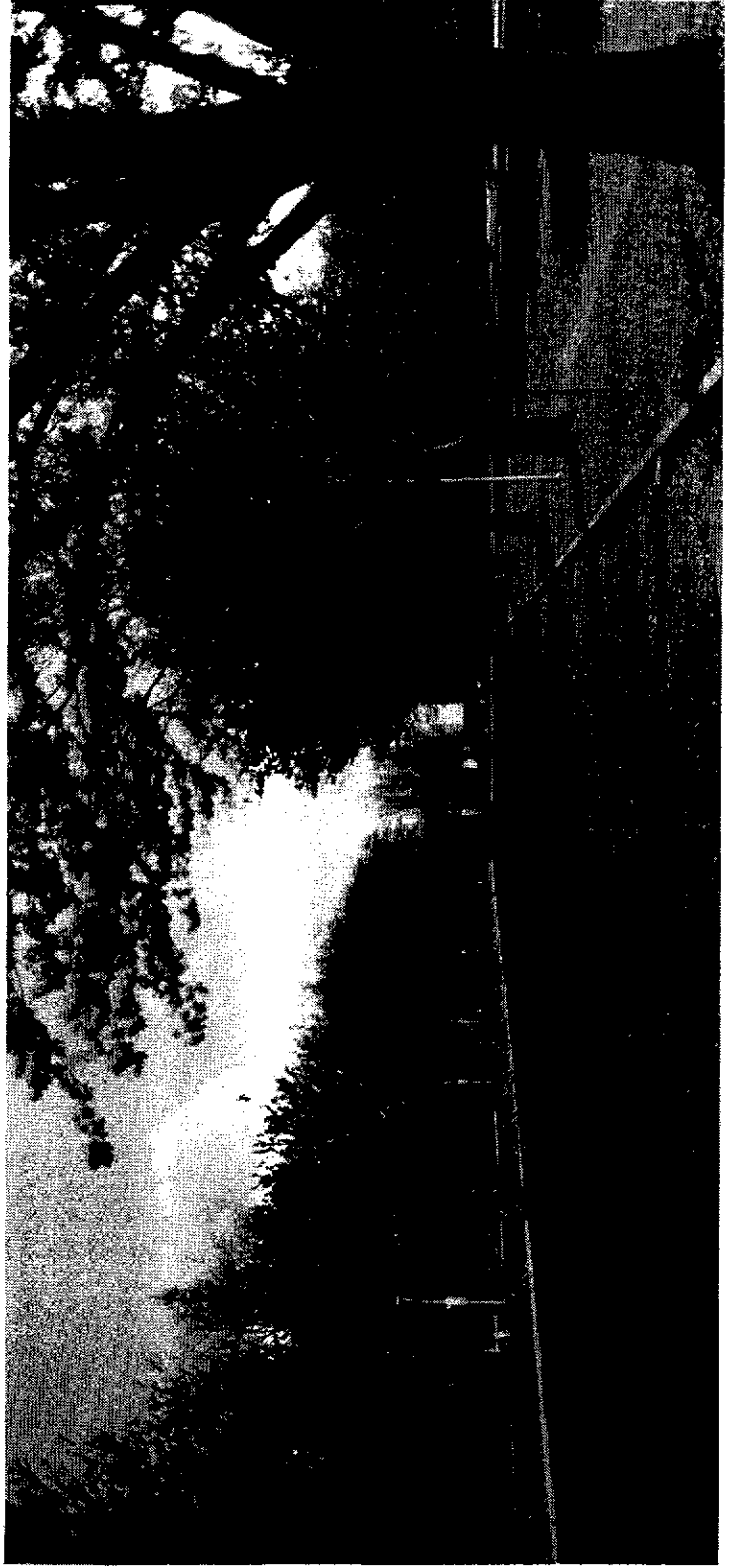
Trees should have a round, high branched form and grow relatively quickly to cast a broad shadow, thus preventing the pavement from collecting excessive energy in hot summers. Deciduous trees allow winter sun to dry asphalt beneath, which helps to prevent cracking and radiates collected energy back into the surroundings.

## Emphatic or Delineator Trees

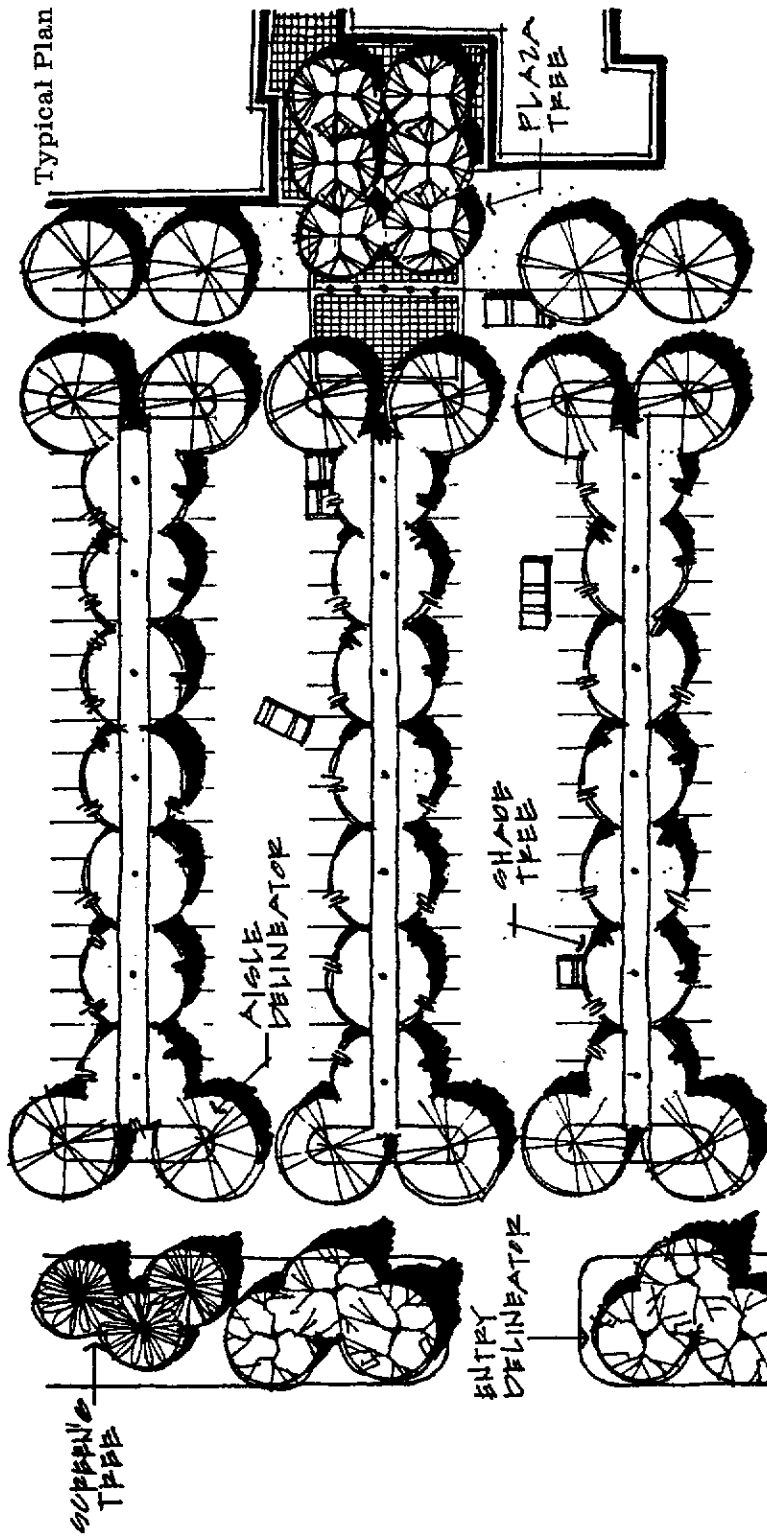
Used to guide traffic, highlight entrances, terminate vistas and indicate ends of parking bays. They can be taller and more erect than the shade trees or they can contrast in foliage color.

## Screening or Edge Defining Trees

Evergreen trees afford year-round screening. Both round and erect forms are appropriate and low branching is important if space is available. Higher branching trees can be effectively used if they are combined with low shrubs in the understory.

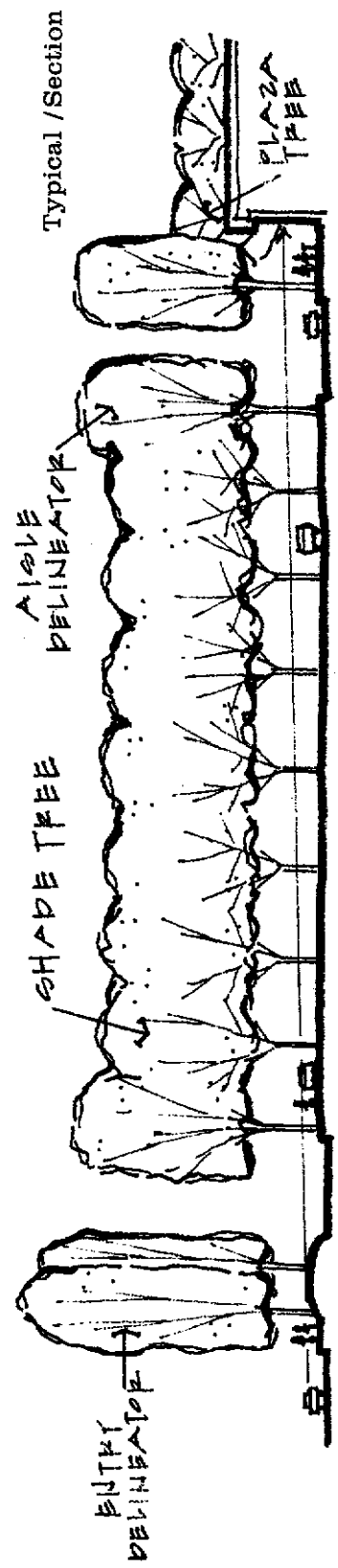


Hackberries used for shading parking area at California State University, Sacramento.



# CONCEPTUAL PLAN

Parking Areas



# Section/Elevation

240 100 0000 2050

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# RECOMMENDED TREES FOR PARKING AREAS

PLANT NAME	DECIDUOUS, BROADLEAF EVERGREEN, OR CONIFER	PLANT NAME	DECIDUOUS, BROADLEAF, EVERGREEN, OR CONIFER
<b>SHADE TREES</b>			
<i>Celtis sinensis</i> CHINESE HACKBERRY	deciduous	<i>Pyrus kawakamii</i> EVERGREEN PEAR	broadleaf
<i>Cinnamomum camphora</i> Camphor Tree	broadleaf	<i>Tilia cordata</i> LITTLE LEAF LINDEN	deciduous
<i>Faxinus holotricha</i> 'Moraine' MORaine ASH	deciduous	<b>SCREEN/EDGING TREE</b>	
<i>Fraxinus p.</i> 'Marshall' MARSHALL ASH	deciduous	<i>Acacia melanoxylon</i> BLACK ACACIA	broadleaf
<i>Fraxinus uhdei</i> EVERGREEN ASH	semi-dec	<i>Alnus rhombifolia</i> WHITE ALDER	deciduous
<i>Platanus acerifolia</i> 'Bloodgood' or 'Varwood' LONDON PLANE TREE	deciduous	<i>Alnus cordata</i> ITALIAN ALDER	deciduous
<i>Ulmus parvifolia</i> CHINESE ELM	semi-dec	<i>Eucalyptus camaldulensis</i> RED GUM	broadleaf
<b>DELINEATOR TREES</b>		<i>Eucalyptus gunnii</i> CIDER GUM	broadleaf
<i>Alnus rhombifolia</i> WHITE ALDER	deciduous	<i>Eucalyptus rudis</i> DESERT GUM	broadleaf
<i>Eucalyptus polyanthemos</i> SILVER DOLLAR GUM	broadleaf	<i>Liquidambar styraciflua</i> (varieties) SWEETGUM	deciduous
<i>Eucalyptus sideroxylon</i> RED IRONBARK	broadleaf	<i>Liriodendron tulipifera</i> TULIP TREE	deciduous
<i>Liquidambar styraciflua</i> (hybrid varieties) SWEETGUM	deciduous	<i>Myssa sylvatica</i> TUPELO	deciduous
<i>Nyssa sylvatica</i> TUPELO	deciduous	<i>Pinus canariensis</i> CANARY ISLAND PINE	conifer
<i>Prunus cerasifera</i> 'Atropurpurea' PURPLELEAF PLUM	deciduous	<i>Pinus halepensis</i> ALEPPO PINE	conifer
<i>Prunus serrulata</i> (hybrid varieties) FLOWERING CHERRY	deciduous	<i>Sequoia sempervirens</i> (variety) COAST REDWOOD	conifer
		<i>Tilia cordata</i> LITTLE LEAF LINDEN	deciduous

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## Understory/Groundplane

### Shrubs

- Locate shrubs so that all vehicle sightlines are maintained
- Plants must be very hardy and durable to withstand drought and user abuse.
- Shrubs should be low to medium in height (1' - 4' high).
- Plant palette should be simple with masses reading stronger than individual shrubs.

### Ground Covers

- Must be able to withstand foot traffic. Lawn is advisable wherever pedestrian traffic occurs.
- When using evergreen foliage cover, plant closely together (6" - 12" on center).
- Avoid using plants for areas of high pedestrian traffic. Use a decorative paving to reduce maintenance expense and to avoid unsightly planters.

### Earthwork

- Screen parking area from street with earth berms. Never exceed 2:1 slope and always maintain traffic sight lines.

## SHRUBS FOR PARKING AREAS

Plant Name	remarks	remarks on water requirements/irrigation tolerance
<b>HIGH SHRUBS (6 to 10')</b> <i>Abelia grandiflora</i> Glossy Abelia	delicate, good flower color	drought tol., but needs some water
<i>Dodonaea viscosa</i> 'Purpurea' Purple Hopseed Bush	for large areas, fast growing	drought tolerant & irrigation tolerant
<i>Escallonia s. Prostrata</i> Escallonia variety	pink flowers nearly year-round, dense	fair d.t., but best with ample water
<i>Heteromeles arbutifolia</i> Toyon	Native, good under native oaks	good drought tolerance
<i>Nerium oleander</i> Oleander	fast growing, good flower color	good drought tolerance
<i>Photinia fraseri</i> Photinia	new growth, bright red, clean looking	needs regular watering
<i>Pittosporum eugenioides</i> Pittosporum	pleasant light green foliage	fair d.t., but best with regular water
<i>Pittosporum tobira</i> Pittosporum	good formal or Informal Hedge	fair d.t., but best with regular water
<i>Prunus laurocerasus</i> English Laurel	Best in partial shade.	needs regular watering
<i>Prunus ilicifolia</i> Hollyleaf Cherry	Native, no irrigation needed after established	very d.t.
<i>Xylocma congestum</i> Xylocma	good for slope planting	drought tol., but best w/reg. water
<b>MEDIUM SHRUBS (3 to 6')</b> <i>Grevillea Noellii</i>	makes excellent	fair/good drought

Plant Name	remarks	remarks on water requirements/irrigation tolerance
<i>Grevillea</i>	barrier	tolerance
<i>Nerium oleander</i> 'Mrs. Roeding'-Oleander variety	fine texture and profuse double pink flower in summer	good drought tolerance
<i>Pittosporum tobira</i> 'Variegata' Variegated Pittosporum	Makes good perimeter screen with colorful foliage	fair d.t., but best with regular water
<i>Raphiolepis triloba</i> India Hawthorn varieties	durable informal screen with outstanding color	drought tolerant & irrigation tolerant
<i>Xylocma congestum</i> 'Compact'-Compact Xylocma	good informal hedge for perimeter area	drought tol., but best w/ reg. water
<b>LOW SHRUBS (1 to 3')</b> <i>Agapanthus africanus</i> Lily of the Nile	durable, takes abuse; good for parking islands	fair d.t., but best with ample water
<i>Arctostaphylos d. Howard McMinn</i> -Manzanita variety	native, use under oak trees	good drought tolerance
<i>Hebe 'Coco'</i> Hebe variety	good for perimeter area for low screen or entry accent color	fair d.t., but best with regular water
<i>Moraea triloboides</i> African Iris	makes good entry accent, use in masses	drought tol., but best w/ reg. water
<i>Pittosporum tobira</i> 'Wheeters Dwarf' Pittosporum variety	good low, compact foliage for parking islands	fair d.t., but best with regular water
<i>Raphiolepis indica</i> India Hawthorn varieties	excellent for accent or near buildings	drought tolerant & irrigation tolerant

## GROUND COVERS FOR PARKING AREAS

Plant Name	remarks	remarks on water requirements/irrigation tolerance
<i>Agapanthus 'Peter Pan'</i> Dwarf Lily-of-the-Nile	good for small planters, as accent near building	fair d.t., but best with ample water
<i>Arctostaphylos 'Emerald'</i> Manzanita variety	California native, use under existing oak trees	good drought tolerance
<i>Baccharis pilularis</i> 'Twin Peaks'-Dwarf Coyote Bush	Fast growing cover for sloped areas. CA native	very good drought tolerance
<i>Ceanothus glaucosus</i> Pt. Reyes Creeper	California native, good under oak trees	good drought tolerance
<i>Gazania</i> sp. (trailing & clumping types) <i>Gazania</i>	makes excellent color accent for small planters	good d.t., best with some water
<i>Hedera helix</i> 'Hahnii' Hahnii Ivy	good for large areas pleasant light with regular water	fair d.t., but best green foliage
<i>Hypericum calycinatum</i> Hypericum	good for slope erosion control	fair d.t., but best with regular water
<i>Lantana sculleriana</i> Trailing Lantana	Trailing plant good for raised planters	fair d.t., soil best on dry side
<i>Rosmarinus o. 'Lockwood de Forest'</i> -Rosemary	good for raised planters near buildings	good d.t.
<i>Trachelospermum</i>	durable plant for	needs regular

# SHADE AND PLANTER REQUIREMENTS FOR PARKING AREAS

The goal of these requirements is to: provide adequate planting space for trees, to shade paved parking areas during summer months, to improve the overall appearance of paved parking areas.

The objective is to shade 50% of paved parking areas and to provide adequately sized growth space for trees.

## PLANTER WIDTHS

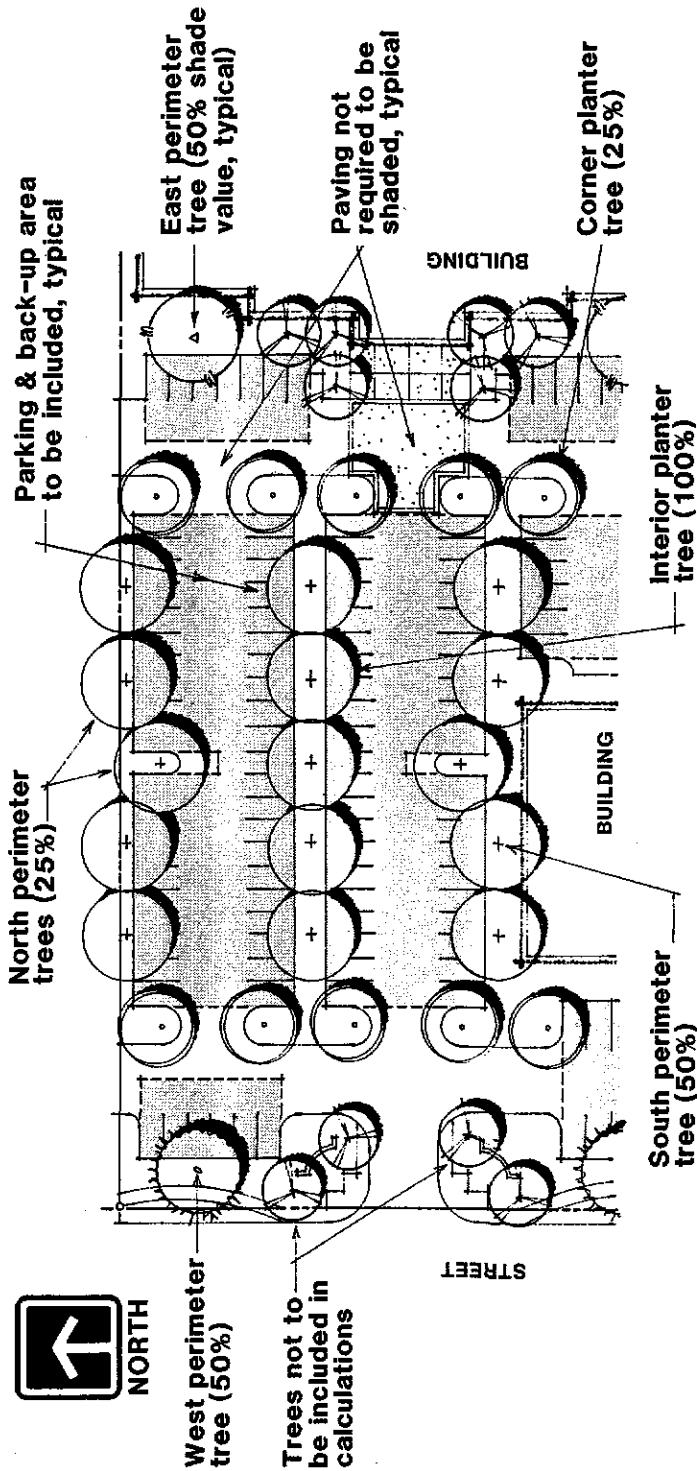
The planter sizes shown on the 'Trees for Parking Area Shade' tree list are required soil widths. They do not include curb widths.

For example a tree requiring 6' of soil width will require a 7' planter including 6" wide curbs on either side.

## SHADE DETERMINATION

In order to ensure that 50% of the paved parking areas are shaded, the following method will be used to determine whether the objective is achieved on a case by case basis.

First, the shade pattern for each of the trees on the shade tree list (pp. 86-89) is estimated for each of the three categories of trees. Then the amount of shading achieved is determined with partial credit given for trees within the periphery of the parking area and full credit given for trees within the interior. Trees are expected to be 15 gallon size (min) at the time of planting and shading is calculated for the fifteenth year of growth. The calculations on page 85 demonstrate the technique to be used for determination of shading achieved in a given case.



**SHADING CALCULATIONS:**  
The area of paving to be shaded includes parking stalls and back-up area. Other areas, such as entry drives and loading areas which cars will not park or back-up on, are not to be included.

# Plan For Portion of Parking Area to be Shaded

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# Example of Calculations

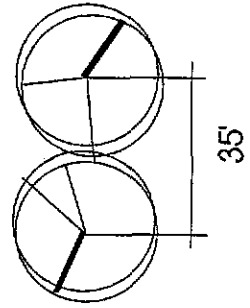
Tree	Interior Plinth (100%)	South, East & West Perimeter (50%)	Corner & North Perimeter (25%)
<i>Alnus rhombifolia</i> - White Alder	NA	2 X (481) = 962	2 X (240) = 480
<i>Celtis sinensis</i> - Chinese Hackberry	3 X (962) = 2886	NA	NA
<i>Gleditsia triacanthos</i> - 'Shademaster'-Honeylocust	NA	2 X (481) = 962	2 X (240) = 480
<i>Pinus halepensis</i> - Aleppo Pine	NA	2 X (354) = 708	3 X (177) = 531
<i>Pyrus Calleryana</i> - 'Aristocrat'-Flowering Pear	NA	5 X (354) = 1770	NA
<b>CALCULATED TOTAL:</b>	2886 +	4402 +	1491 =
			<b>8779 sf</b>

**REQUIRED TOTAL**  
 Area of Paving (AP)  
 Area Required to be Shaded  
 17,433 sf  
 17,433 X 50% = 8716 sf  
 • 8779 sf > 8716 sf (SHADE PROVIDED EXCEEDS AMOUNT REQUIRED)

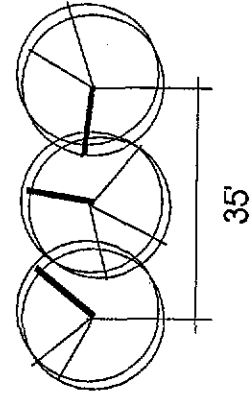
NA= Not applicable

Note: Spacing trees closer than their designated spread will not provide more shade value as illustrated below.

Two Tree Count



Two Tree Count



# Trees for Parking Area Shade

## Large

30'-35' Diameter Trees 100% (Interior)=962sf 50% (South, East & West)=481sf 25% (Corner & North)=240sf

Botanical name COMMON NAME	Planter Size	Deciduous/ Evergreen	Growth	Height	Width	Soil	Roots	Remarks
<i>Acacia melanoxylon</i> BLACKWOOD ACACIA	8'	E	Rapid	Medium	Narrow	Poor	Invasive	Short lived, Drought tolerant Give roots room
<i>Alnus rhombifolia</i> WHITE ALDER	8'	D	Rapid	Tall	Narrow	Average	Invasive	Drought tolerant, Give roots room
<i>Calocedrus decurrens</i> INCENSE CEDAR	8'	E	Slow	Tall	Narrow	Poor	Surface	Drought tolerant
<i>Cedrus deodara</i> DEODAR CEDAR	8'	E	Fast	Tall	Narrow	Average	Deep	Cones
<i>Celtis sinensis</i> CHINESE HACKBERRY	6'	D	Moderate	Medium	Broad	Average	Deep	Good for contained areas, Round headed
<i>Cinnamomum camphora</i> CAMPOR TREE	8'	E	Slow	Medium	Broad	Average	Invasive	Give roots room, Litters
<i>Fraxinus oxycarpa</i> RAYWOOD ASH	8'	D	Fast	Medium	Equal	Average	Invasive	Prone to insect and disease, Give roots room
<i>Fraxinus uhdei</i> EVERGREEN ASH	8'	E	Fast	Medium	Equal	Average	Invasive	Prone to insect and disease, Give roots room
<i>Ginkgo biloba</i> MAIDENHAIR TREE	8'	D	Slow	Medium	Narrow	W.Drained	Deep	Extremely slow growth Good fall color
<i>Liriodendron tulipifera</i> TULIP TREE	8'	D	Moderate	Tall	Narrow	W.Drained	Invasive	Give roots room, Leaf has scale, aphids (drips)
<i>Magnolia grandiflora</i> SOUTHERN MAGNOLIA	8'	E	Slow	Medium	Equal	Average	Surface	Litters, Hazard for foot slipping
<i>Pistachia chinensis</i> CHINESE PISTACHE	6'	D	Slow	Medium	Equal	W.Drained	Deep	Few root or disease problems, Drought tolerant
<i>Platanus acerifolia</i> LONDON PLANE TREE	8'	D	Fast	Tall	Narrow	Poor	Deep	Tolerates heat and wind
<i>Quercus agrifolia</i> COAST LIVE OAK	8'	E	Slow	Medium	Broad	Average	Deep	Caterpillar problems in spring
<i>Quercus douglasii</i> BLUE OAK	6'	D	Slow	Medium	Broad	Average	Deep	Native, Contract grow for 15 Gal. Good in/near oak woodlands

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Botanical name COMMON NAME	Planter Size	Deciduous/ Evergreen	Growth	Height	Width	Soil	Roots	Remarks
<i>Quercus lobata</i> VALLEY OAK	8'	D	Slow	Medium	Broad	Average	Deep	Native, Litters, Good in/near oak woodlands
<i>Quercus suber</i> CORK OAK	8'	E	Moderate	Medium	Broad	W.Drained	Deep	Interesting bark
<i>Quercus wislizenii</i> INTERIOR LIVE OAK	8'	E	Slow	Medium	Broad	Average	Deep	Native, Good in/near oak woodlands
<i>Robinia idahoensis</i> IDAHO LOCUST	8'	D	Fast	Medium	Equal	Poor	Invasive	Messy pods, Brittle wood Aggressive roots
<i>Sapinum sebiferum</i> CHINESE TALLOW TREE	6'	D	Moderate	Medium	Equal	Average	Deep	Likes acid soil
<i>Schinus molle</i> CALIF. PEPPER TREE	8'	E	Fast	Medium	Broad	Poor W.Drained	Invasive	Drought tolerant
<i>Ulmus parvifolia</i> CHINESE ELM	6'	D	Fast	Medium	Broad	Average	Surface	
<i>Umbellularia californica</i> CALIFORNIA BAY	6'	E	Fast	Tall	Broad	Average	Deep	Drought tolerant
<i>Zelkova serrata</i> ZELKOVA	8'	D	Moderate	Medium	Equal	Average	Surface	Insect and disease prone

**Medium to Large**  
25'-30' Diameter Trees 100% (Interior)=707sf 50% (South, East & West)=354sf 25% (Corner & North)=177sf

Botanical name COMMON NAME	Planter Size	Deciduous/ Evergreen	Growth	Height	Width	Soil	Roots	Remarks
<i>Alnus cordata</i> ITALIAN ALDER	6'	D	Fast	Medium	Equal	Average	Surface	Roots more restrained than white alder, Ovoid shape
<i>Ceratonia siliqua</i> CAROB TREE	6'	E	Moderate	Medium	Equal	Average	Invasive	Use male only, Prefers gravelly soil and hot summers
<i>Eucalyptus gummi</i> CIDER GUM	6'	E	Fast	Tall	Narrow	Poor	Surface	Drought tolerant
<i>Eucalyptus nicholii</i> WILLOW-LEAFED EUC.	6'	E	Fast	Medium	Narrow	Poor	Surface	Do not cut back severely each year
<i>Koelerutera paniculata</i> GOLDEN RAIN TREE	6'	D	Moderate	Medium	Equal	Average	Deep	Drought tolerant, Messy, Pest free
<i>Liquidambar styraciflua</i> AMERICAN SWEET GUM	8'	D	Moderate	Tall	Narrow	Average	Surface	Select cultivars provide unequal fall color

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Botanical name COMMON NAME	Planter Size	Deciduous/ Evergreen	Growth	Height	Width	Soil	Roots	Remarks
<i>Nyssa sylvatica</i> TUPELO or SOUR GUM	6'	D	Slow	Medium	Narrow	Average	Surface	Does not do well in dry poor soil. Carefully plant container stock
<i>Pinus canariensis</i> CANARY IS. PINE	6'	E	Fast	Tall	Narrow	W.Draind	Surface	Keep lower branches on until trunk development
<i>Pinus eldarica</i> MONDELL PINE	6'	E	Fast	Medium	Equal	W.Draind	Surface	Good desert pines
<i>Pinus halepensis</i> ALLEPO PINE	6'	E	Fast	Medium	Equal	Poor W.Draind	Surface	Thrives in desert heat, drought and wind
<i>Pinus thunbergiana</i> JAPANESE BLACK PINE	8'	E	Slow	Medium	Equal	W.Draind	Surface	Takes well to pruning
<i>Pyrus calleryana 'aristocrat'</i> ARISTOCRAT PEAR	6'	D	Fast	Medium	Equal	Average	Surface	Resists fireblight, flowers
<i>Sequoia sempervirens</i> COAST REDWOOD	8'	E	Fast	Tall	Narrow	Average	Deep	Takes wet soil conditions
<i>Tilia cordata</i> LITTLE LEAF LINDEN	6'	D	Slow	Medium	Narrow	Average	Deep	Susceptible to aphids

**Medium to Small**  
20'-25' Diameter Trees 100% (Interior)=491sf 50% (South, East & West)=246sf 25% (Corner & North)=123sf

Botanical name COMMON NAME	Planter Size	Deciduous/ Evergreen	Growth	Height	Width	Soil	Roots	Remarks
<i>Carpinus betulus</i> EUROPEAN HORNBEAM	6'	D	Slow	Medium	Pyramidal		Moist	Subject to scale (Sunset), availability problem
<i>Eucalyptus leucoxylon</i> WHITE IRONBARK	6'	E	Fast	Medium	Narrow	Poor	Invasive	Drought tolerant
<i>Eucalyptus polyanthemos</i> SILVER DOLLAR GUM	6'	E	Fast	Medium	Narrow	Poor	Invasive	Drought tolerant, Susceptible to limb breakage
<i>Eucalyptus sideroxylon</i> RED IRONBARK	6'	E	Fast	Medium	Narrow	Poor	Invasive	Drought tolerant, Somewhat weak-wooded
<i>Gejera parviflora</i> AUSTRALIAN WILLOW	6'	E	Moderate	Low	Equal	W.Draind	Deep	Drought resistant, Pest free
<i>Laurus nobilis</i> SWEET BAY	6'	E	Slow	Low	Narrow	W.Draind	Deep	Dense, traditional bayleaf of cookery

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Botanical name COMMON NAME	Planter Size	Deciduous/ Evergreen	Growth	Height	Width	Soil	Roots	Remarks
<i>Ligustrum lucidum</i> GLOSSY PRIVET	6'	E	Fast	Medium	Equal	Average	Deep	Dense, Fruit drop
<i>Olea europaea</i> OLIVE	6'	E	Moderate	Medium	Equal	Average	Deep	Very long-lived, Drought tolerant, No diseases or pests, Use fruitless cultivar "Swan Hill" or spray
<i>Prunus cerasifera</i> PURPLE LEAF PLUM	6'	D	Fast	Low	Equal Round	Average	Surface	Purple foliage, Sensitive to insects and disease, Select fruitless cultivars
<i>Prunus serrulata</i> 'Kwanzan' FLOWERING CHERRY	6'	D	Moderate	Low	Equal	W.Drained	Surface	Pink flowers, Lifters, Needs regular watering.

**Small**  
15'-20' Diameter Trees 100% (Interior)=314sf 50% (South, East & West)=157sf 25% (Corner & North)=79sf

Botanical name COMMON NAME	Planter Size	Deciduous/ Evergreen	Growth	Height	Width	Soil	Roots	Remarks
<i>Acer palmatum</i> JAPANESE MAPLE	4'	D	Slow	Low	Equal	W.Drained	Surface	Need protection from wind/heat Sensitive to salts in soil, Best in Filtered sun
<i>Cercis canadensis</i> EASTERN REDBUD	4'	D	Moderate	Low	Equal	Average	Surface	Flowers
<i>Lagerstroemia indica</i> CRAPE MYRTLE	4'	D	Slow	Low	Equal	Average	Surface	Flowers in late summer, Drought resistant, Salt sensitive
<i>Maytenus boaria</i> MAYTEN TREE	4'	E	Slow	Low	Equal	Average	Surface	Willow-like form, Drought tolerant once established, Erratic growth rate
<i>Prunus bliretana</i> PINK FLOWERING PLUM	4'	D	Moderate	Low	Equal	W.Drained	Surface	Double, pink flowers, Needs regular water, Short-lived, Purple-green foliage
<i>Prunus c. Thunderscloud</i> PURPLE LEAF PLUM	4'	D	Moderate	Low	Equal	Average	Surface	Dark purple foliage, Flowers, Needs regular water, Sensitive to aphids
<i>Prunus c. 'Krauter Vesuvius'</i> PURPLE LEAF PLUM	4'	D	Moderate	Low	Equal	Average	Surface	Dark purple foliage, Flowers, Needs regular water, Sensitive to aphids.
<i>Prunus serrulata</i> var. FLOWERING CHERRY	4'	D	Moderate	Low	Equal	W.Drained	Surface	Flowers, Needs regular water, Litter from flowers
<i>Pyrus kawakamii</i> EVERGREEN PEAR	4'	D	Moderate	Low	Equal	Average	Surface	White flowers, Susceptible to fire blight and pear blight, Partially deciduous
<i>Rhus lancea</i> AFRICAN SUMAC	4'	E	Moderate	Low	Equal	W.Drained	Surface	Willow-like with interesting branching, Very drought resistant, but can take water

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# SCHOOLS AND PARKS

Public schools, as well as parks, present a splendid opportunity for extensive tree plantings. Planting programs that combine visual quality and environmental education should be encouraged. The objective should be to develop integrated, harmonious plantings following a carefully developed theme, rather than to collect numerous, unrelated plants.

Criteria similar to those developed for residential streets and neighborhoods apply. Special attention can be made to riparian vegetation by school children by including it as a part of their education. The rich creek environment affords opportunities for countless studies- trees, fish, wildlife and birds. Such plantings should be carefully planned using consultants such as a landscape architect and a plant ecologist or biologist.



Small residential pocket park along drainage swale. (In winter, sandy basin allows water to percolate down to replenish ground water and in summer, it becomes a childrens play area).

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# SPECIAL AREA: UTILITY EASEMENT

A special transition area within the Southeast Roseville Specific Plan is a 475-foot wide SMUD, PG&E city electric utility easement that is routed through residential and business park areas. Plant material used must be carefully selected. Trees should be rounded in form and medium to small in height. They must be planted in groupings allowing service vehicle passage.

These areas will typically be used for open space/recreation uses and for various types of vehicle parking.

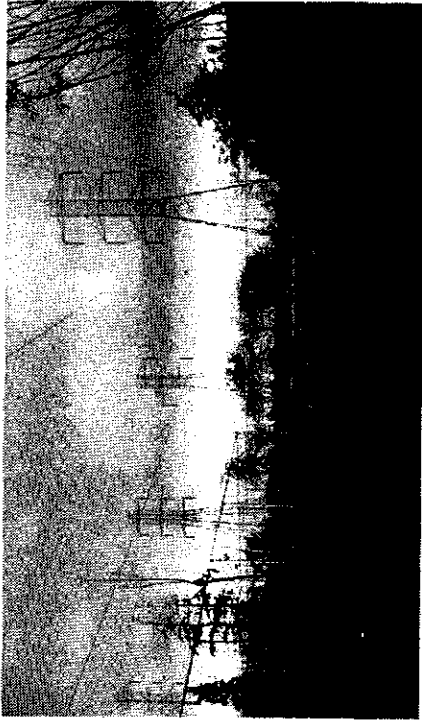
## Development Parameters

### Not allowable:

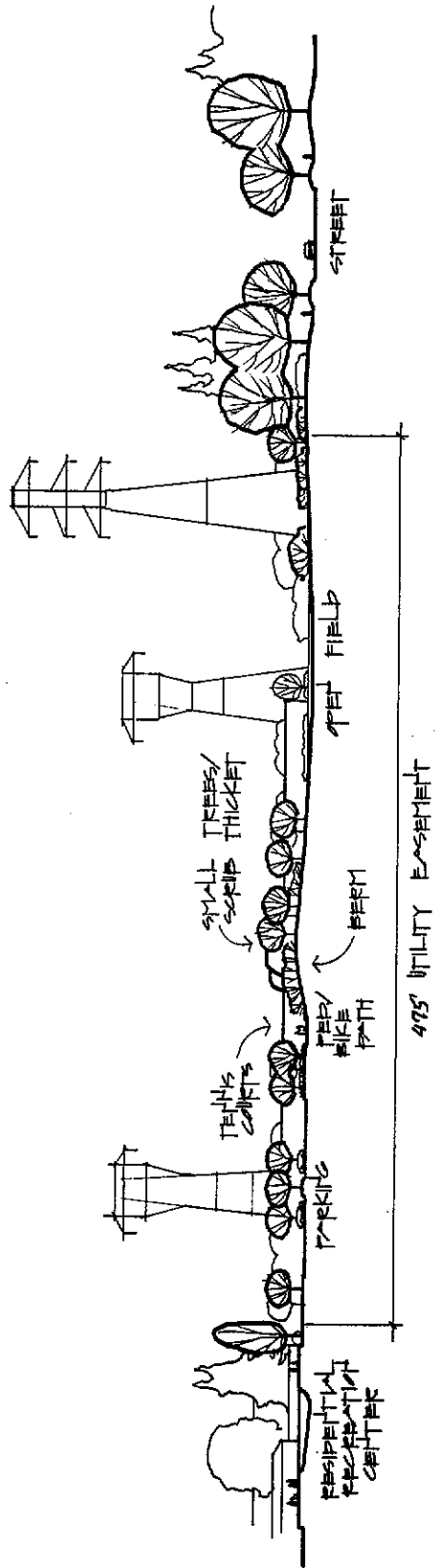
- Trees over 15' high
- Swimming pools
- Buildings or structures

### Allowable:

- Parking areas
- Hard surface and grass playfields
- Planting material under 15' high



top: Tennis courts serving residents of a housing development located adjacent to a utility easement. (to right) Campus Commons, Sacramento, CA.



Section/Elevation

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# TREES FOR UTILITY EASEMENT PLANTING

Plant Name	deciduous broadleaf evergreen	drought tolerance	Plant Name	deciduous broadleaf evergreen	drought tolerance
Aesculus californica California Buckeye	deciduous	good	Olea europaea 'Swan Hill' Olive variety	broadleaf evergreen	very good
Callistemon citrinus Lemon Bottlebrush	broadleaf evergreen	good	Photinia fraseri Photinia	broadleaf evergreen	fair/poor
Callistemon viminalis Weeping Bottlebrush	broadleaf evergreen	good	Prunus biliretana Double-pink Cherry Plum	deciduous	fair/poor
Ceanothus 'Ray Hartman' Ceanothus variety	broadleaf evergreen	good	Prunus cerasifera 'Thundercloud' Purple-leaf Plum variety	deciduous	fair
Cercis occidentalis Western Redbud	deciduous	very good	Prunus serrulata 'Kwanzan' Flowering Cherry variety	deciduous	poor
Crataegus 'Autumn Glory' Hawthorn variety	deciduous	good	Prunus yedoensis 'Akebono' Flowering Cherry variety	deciduous	poor
Dodonaea viscosa 'Purpurea' Purple Hopseed Bush	broadleaf evergreen	very good	Rhamnus alaternus Italian Buckthorn	broadleaf evergreen	good
Eriobotrya japonica Loquat	broadleaf evergreen	fair	Sapitum seviciferum Chinese Tallow Tree	deciduous	fair/poor
Gejera parviflora Australian Willow	broadleaf evergreen	good			
Heteromeles arbutifolia Toyon	broadleaf evergreen	good			
Lagerstroemia indica Crape Myrtle	deciduous	fair			
Laurus nobilis Greek Laurel*	broadleaf evergreen	fair			
Ligustrum lucidum Glossy Privet*	broadleaf evergreen	fair			
Malus floribunda Flowering Crabapple	deciduous	fair/poor			
Magnolia soulangiana Saucer Magnolia	deciduous	poor			
Nerium oleander Oleander	broadleaf evergreen	very good			

Trees within utility easement must be planted so that, even when fully grown, no limbs will reach within ten feet of utility lines.

\* shape to size

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## Revisions and Adjustments

*It is recognized that changes in circumstances or the occurrence of adverse experience may happen. If changes, revisions or adjustments in the species or other elements of these guidelines is required, the Master Owners Association may petition the Director of Planning of the City of Roseville for approval of such changes. Approval shall be granted if the Director of Planning finds that such changes are consistent with the purpose and intent of these Guidelines and are not substantial. In the event that the proposed changes, revisions or adjustments are substantial, approval shall be granted only by the Project Review Commission following a duly notified hearing.*

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# REFERENCES

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## Plant Characteristics Guide

The following botanical list provides information to assist in the selection of particular plant characteristics or forms to suit your various needs more readily.

- a. The "Available Form" column designates forms generally available by variety at this printing. The most common form is shown first. ST= standard or headed tree, N= natural (i.e., not headed), LB= low branched, COL= columnar, W= weeping, PYR= pyramidal, SH= shrub, M= multi-stem or make up (3 per container).
- b. "Size": Here consider most varieties as if they were trees, although quite obviously a few are more often seen as shrubs. Thus, a small tree might be a large shrub, and will be shown as "SM". EXTREME slowness downgrades these size ratings slightly. "Small" generally indicates under 25 ft. "Large" generally indicates over 60-80 ft.
- c. "Fast Growing": This is obviously an arbitrary estimate and will vary with the particular environment or situation. Certain "A" rated trees will add as much as 5-6 ft. of height per year in the early years while "B" rated trees might add 3-4 ft. per year.
- d. "Drought Resistant": Implies survival under rainfall conditions similar to that of Los Angeles basin (12-15"). It should not suggest that an occasional watering would not help growth, particularly in the first few seasons. (It is interesting to note that natives of the world's other dry lands are often more drought resistant than our own. Generally these are of Australian, Mediterranean or African origin).
- A= very drought resistant, B= somewhat drought resistant, C= less drought resistant.
- e. "Frost Resistant": A= tolerates 10°F or less, B= 20°F, C=30°F. Of course, plants hardened off or neglected in the fall will withstand more cold, nor are short periods as damaging. Of course, up slope sites provide as much as 3°-5° of added frost protection during minimum periods of 15°-30°.

- f. "Deciduous and Semi-deciduous": All trees not marked in this column with "D" or "SD" are evergreen. Deciduous trees lose all foliage through the winter months. Semi-deciduous trees such as evergreen elm, white alder, etc., will retain some of their foliage through the winter, or will be out of leaf a few weeks only. In an extremely warm winter several of these so-called semi-deciduous varieties may be almost evergreen.
- g. "Flower Color": Most broad leaf trees bloom in conjunction with seed formation; however, if flowers are inconsequential or unnoticeable, no mention of bloom is given herein.
- h. "Foliage Color if other than medium green": There are several plants which offer this accent or contrast all year. If the situation calls for longer periods of color than a normal bloom period affords, it may be one answer to some difficult area or need. Lack of nitrogen, iron or certain other elements may lighten the usual color by several shades. "F" shown in this column indicates fall color.
- i. "Leaf description IF distinctive": Is obviously an arbitrary assessment for the less informed reader or as a reminder to others.
- j. "Tracery-open-or-full Foliage": Is used to show the density of foliage, and lists mainly the extremes. If the foliage is average or of medium density, the column will be blank. Tracery= very light textured foliage excellent for silhouette or showing off of the plants entire structure. Open= about 50% density and can be seen through to some extent. Full= difficult to see through, provides heavy shade. Dense= full, 100% shade.
- k. "Relative height to width at mid to old age": Vert.= at least three times as tall as wide, Med.= 1 1/2 - 2 times as tall as wide, WSP= almost or more wide than tall.

# Botanical List

BOTANICAL NAME	Principle Form	Size	Plant Growth	Drought Resistance	Frost Resistance	Semi-deciduous / Evergreen-deciduous	Flower Color	Foliage Color	Leaf Description If Distinctive	Trees/Open or Full Foliage	Relative Height to Width
<i>Acacia baileyana</i>	ST-N	Med	A	A-	B	Yellow	Blue-Grey	Fern like		Full	WSP
<i>Acacia laevis (longifolia)</i>	SH-ST	Med	A	A-	B	Yellow	Yellow	Small stiff		Full	WSP
<i>Acacia melanoxylon</i>	ST-N	Large	B	A	B	Cream	Dark			Full	Med
<i>Acer palmatum</i>	M-N	Small	B	C	A	d	Light F			Open	WSP
<i>Acer palmatum 'Atropurpureum'</i>	M-N	Small	C	C	A	d	Maroon F			Open	WSP
<i>Acer platanoides 'Schwedleri'</i>	ST	Large	B	C	A	d	F			Open	Med
<i>Albizia julibrissin</i>	ST-N, LB-M	Med	A	A-	A	d	Pink	Fern like		Open	WSP
<i>Alnus cordata</i>	ST-PYR	Med	B	B	A	d	Dark	Leathery		Full	Med
<i>Alnus rhombifolia</i>	N-ST	Large	A	B	A	ed				Open	Med
<i>Betula nigra</i>	N-M	Med	A	B	A	d	F			Open	Med
<i>Betula pendula (alba) (Vernicos)</i>	N-M	Med	A	C	A	d	F			Open	Vert
<i>Callisanton chinensis</i>	SH-ST, M	Small	B	B	B		Red	Bronzy New		Full	Med
<i>Callisanton viminalis</i>	ST-N, W-M	Med	B	A-	A		Red	Bronzy New	Soft, leathery	Full	Vert
<i>Celastrus speciosus</i>	ST-N	Large	A	A-	A	d	White	Light F	12 rounded		WSP
<i>Cedrus deodora</i>	PYR	Large	B	B	A		Blue-grey				Vert
<i>Celtis sinensis</i>	ST	Large	B	A-	A		F	Elm like			WSP
<i>Cercaria siliqua</i>	ST-N, LB-M	Med	C	B	B		Roundish, leathery			Full	WSP
<i>Cercis occidentalis</i>	N-ST, M	Small	B	A	A	d	Carmine			Open	WSP
<i>Chamaecyparis elegans</i>	N	Small	C	C	C					Spit palm-like	Vert
<i>Cinnamomum camphora</i>	ST-N, LB-M	Large	B	B	A		Light				WSP
<i>Chrys (resorted varieties)</i>	LB-ST, SH	Med	B	B	B		White			Full	WSP
<i>Corylina Australis</i>	N-M	Med	H	A	U		White	Narrow strap-like			Vert
<i>Corynephorus phaeocarpus</i>	ST	Med	B	C	A-	d	White				Med
<i>Corynephorus leptandrii</i>	COL	Med	A	A	B		White	Like chessp		full	Vert
<i>Cupressus macrocarpa</i>	COL	Large	A	B	A-		Dark	Tight, needle-like		Full	Med
<i>Dodonaea viscosa Purpurea</i>	SH-ST	Small	A	B	A		Maroon	4 narrow		Full	Med
<i>Eriobotrya carnea</i>	ST-N, LB-M	Med	B	B	B		Bronze	Legs, tropical		Full	Med
<i>Eucalyptus camaldulensis (rostrata)</i>	N	Large	A	A	B		Blue	Round		Open	Vert
<i>Eucalyptus citreus</i>	N-M	Med	A	A	B		Grey	Light blue			Med
<i>Eucalyptus gunnii</i>	N-ST	Large	A	A	A		Lt. Grey	Small		Open	Med
<i>Eucalyptus leucocylon</i>	N	Large	B	A-	B		White-Pink	Slender		Open	Med
<i>Eucalyptus nicholii</i>	N-ST	Large	B	B	B		Pinnate			Open	Vert

BOTANICAL NAME	Principle Form	Size	Plant Growth	Drought Resistance	Frost Resistance	Semi-deciduous / Evergreen-deciduous	Flower Color	Foliage Color	Leaf Description If Distinctive	Trees/Open or Full Foliage	Relative Height to Width
<i>Eucalyptus polyanthemus</i>	N-SH-M	Large	A	A-	B		Blue-grey	Round			Med
<i>Eucalyptus rostrata</i>	N-ST	Med	A	A	B		Elliptical				Med
<i>Eucalyptus sideroxylon</i>	N-ST, M	Large	A	A-	B		Pink	Reddish Margia			Vert
<i>Fallopia selowiana</i>	SH-M	small	B	B	B		Wh-Red	Orange Green			WSP
<i>Ferns (free ferns)</i>	N	Small	C	C	C						WSP
<i>Dicksonia antarctica</i>	N	Small	C	C	C						WSP
<i>Sphaerocarpos cooperi (Asterophila)</i>	N	Small	C	C	C						WSP
<i>Fraxinus corymbosa (Ruscocoff)</i>	ST	Large	A	B	A	d	F	Pinnate		Full	Med
<i>Fraxinus whitei</i>	ST-M	Large	B	B	B	ed					Med
<i>Gleditsia pumila</i>	ST-N, W-LB	Small	B	B	C			Slender, Pinnate		Open	Med
<i>Ginkgo biloba</i>	N-ST, LB	Large	C	B	A	d	Light-F	Light-F		Themed	Vert
<i>Ginkgo biloba 'Palmcut'</i>	N-ST	Large	C	B	A	d	Light-F	Light-F		Themed	Vert
<i>Gleditsia Lf. 'Nomine'</i>	ST	Large	B	C	A	d	F	Small, fine			Med
<i>Gleditsia Lf. 'Shadmaster'</i>	ST	Large	B	C	A	d	F	Small, fine			Med
<i>Gleditsia Lf. 'Sunburst'</i>	ST	Large	B	B	A	d	New growth yellow	Small, fine		Open	Med
<i>Grevillea robusta</i>	N-LB-M	Large	A	B	B		Orange	Like coarse fern			Vert
<i>Hymenoclopus flavum</i>	ST	Med	B	B	C					Full	Med
<i>Ilex albertensis 'Wilsonii'</i>	SH-ST, LB	Small	C	B	A		Dark				WSP
<i>Koeleria bipinnata</i>	ST-LB, M	Large	A	B	B	d	Pink	Compound			WSP
<i>Koeleria paniculata</i>	ST-LB, M	Med	B	A	A	d	Yellow	F			WSP
<i>Lagotis indica var.</i>	ST-N, LP-M	Med	B	B	A	d	Rd. Pink	Small round			WSP
<i>Laurus nobilis</i>	SH-ST, LB-COL	Small	C	R	A		Lav. Wh	Leathery w/very scent			Med
<i>Limonium decurrens</i>	COL	Large	C	B	A		White	Dense column			Vert
<i>Liquidambar japonicum</i>	SH-ST, LB-M	Small	B	B	A		White	slimy		Full	WSP
<i>Liquidambar styraciflua</i>	ST-LB, SH-M	Med	B	B	A		Dark	Med. Size		Full	WSP
<i>Liquidambar styraciflua</i>	PYR	Med	B	B	A	d	F	Med. size maple leaf			Vert
<i>Liquidambar s. 'Burgundy'</i>	PYR	Med	B	B	A	d	F	"			Vert
<i>Liquidambar s. 'Festival'</i>	PYR	Med	B	B	A	d	F	"			Vert
<i>Liquidambar s. 'Pale Amber'</i>	PYR	Med	B	B	A	d	F	"			Vert
<i>Liriodendron tulipifera</i>	ST-LB, M	Large	B	B	A	d	Charreous	Tulip shape			Med
<i>Magnolia grandiflora</i>	ST-N, LB-M	Large	B	B	A	d	White	Dark		Full	Med

BR 3717 PG 16

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# Botanical List

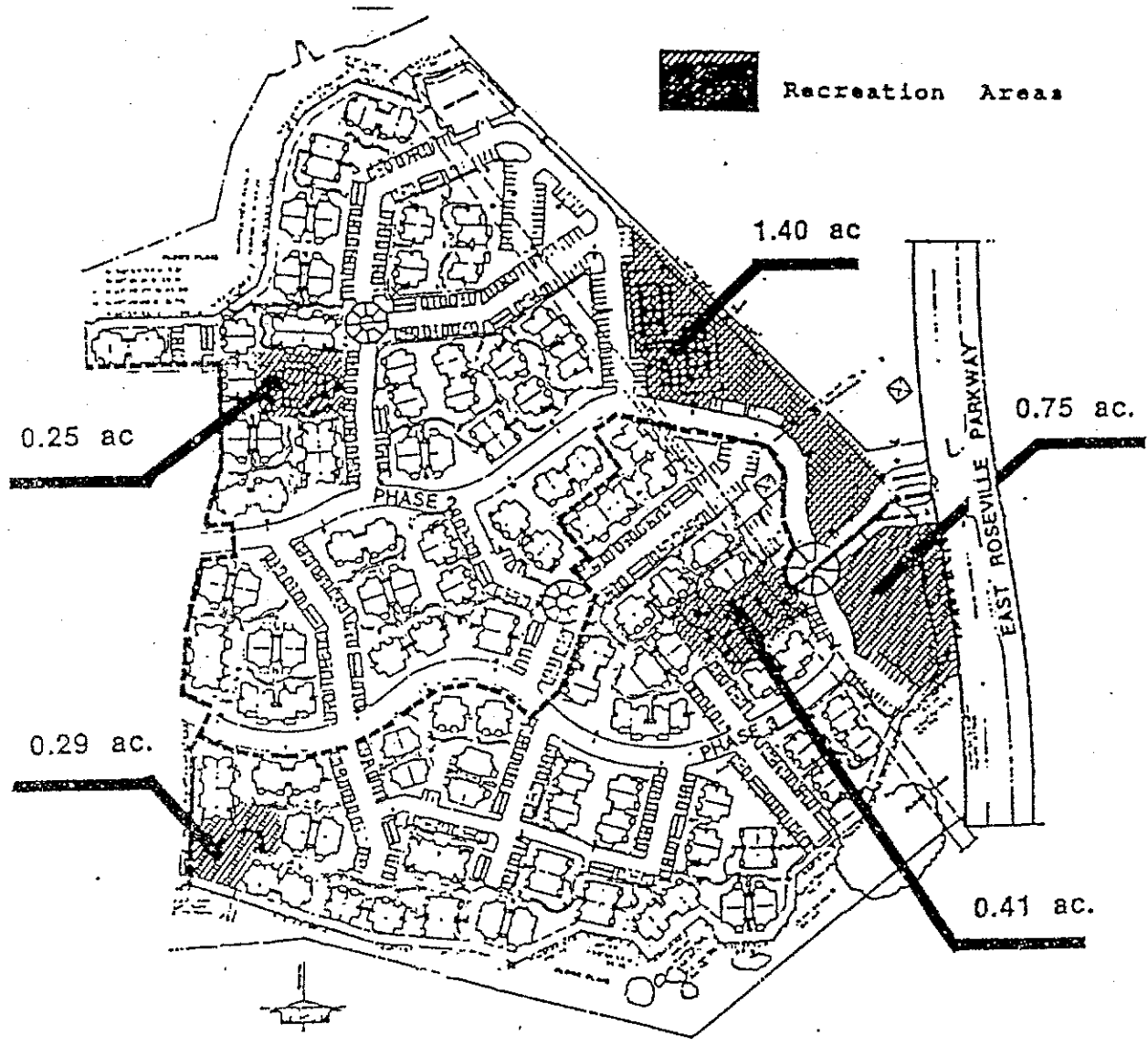
BOTANICAL NAME	Field Abbreviations	Size	Plant Growth	Prone to Insects	Prone to Diseases	Flower Color	Foliage Color	Leaf Description	Threats/Open or Full Foliage	Relative Weight
<i>Prunus cerasifera</i> 'Krauter Virens'	ST-LB	Med	B	B	A	d	White	New grn maroon		WSP
<i>Prunus lyonii</i>	ST-N	Med	B	B	B			Shiny		Med
<i>Prunus serrulata</i> 'Kwanzan'	ST-LB	Med	B	C	A	d	Pink			Med
<i>Prunus yedoensis</i> 'Akebono'	ST-LB	Med	B	C	A	d	Pink-Wh			Med
<i>Prunus yedoensis</i> 'Akinocorn'	ST	Med	B	B	A	d	White	Rounded		Med
<i>Prunus calleryana</i> 'Brasford'	ST	Med	B	B	A	d	White	Bright shiny grn	Open	WSP
<i>Prunus kawakamii</i>	ST-N-LB-M	Med	B	B	B	ad	White			WSP
<i>Quercus agrifolia</i>	ST-N-LB-M	Large	B	A	A		Dark	Leathery serr-edge		WSP
<i>Quercus ilex</i>	ST-N-LB-M	Large	B	A	A		Leathery holly like			WSP
<i>Quercus lobata</i>	ST-N-LB-M	Large	B	A	A	d	compound leaves			WSP
<i>Quercus palustris</i>	ST-N-LB	Large	A	B	A	d	Large compound leaves			Med
<i>Quercus rubra</i> (Borinquensis)	ST-N-M	Large	B	B	A	d	Light F			MEA
<i>Quercus sibirica</i>	ST-N-LB	Large	B	A	A		Slightly larger than Q. agrifolia			Med
<i>Robinia ambigua</i> 'Edithensis'	ST	Large	A	B	A	d	Purple	Small compound		Med
<i>Salix babingtonia</i>	ST-N-W	Large	A	B	A	d	Light F	Narrow		WSP
<i>Salix mollis</i>	ST-N-M	Large	B	A	A		Light	Very narrow	Full	WSP
<i>Salix leucocarpa</i>	ST-N-LB-M	Med	B	B	B		Dark	Med size compound	Full	WSP
<i>Sequoia sempervirens</i>	N-M	Large	B	B	A		Blue grn.			Vert
<i>Sequoia s. 'Alpine Blue'</i>	N	Large	B	B	A		Dark			Vert
<i>Sequoia s. 'Sequoi'</i>	N	Large	B	B	A		Dark			Vert
<i>Strelitzia reginae</i>	N	Small-med	B	C	C		Blk-whit	Grey-grn Lp. banana like	Open	WSP
<i>Tupaianthus calyptratus</i>	N-M	Med	B	C	C			Large cup-like flr		WSP
<i>Linobolus californicus</i>	N	Med	C	A	B					WSP
<i>Ulmus parvifolia</i> 'sempervirens'	ST-M	Med	A	A	A	ad				WSP
<i>Viburnum japonicum</i>	SH	Small	B	B	A				Full	WSP
<i>Washingtonia robusta</i>	N	Large	A	A	A			Large fan like		Vert
<i>Yucca aloifolia</i>	M-N	Med	B	A	B		White	Stiff sharp points		Vert
<i>Yucca gloriosa</i>	M-N	Med	B	A	B		White	Sharp-like		Vert
<i>Zelkova serrata</i>	N-ST	Large	A	B	A	d		Serrated		Med

BOTANICAL NAME	Field Abbreviations	Size	Plant Growth	Prone to Insects	Prone to Diseases	Flower Color	Foliage Color	Leaf Description	Threats/Open or Full Foliage	Relative Weight
<i>Magnolia &amp; 'Samm'</i>	ST-N-LB-M	Med	B	B	A		White	Smaller, ruscus underside	Full	Med
<i>Magnolia &amp; 'Saint Mary'</i>	LB-ST-N-M	Small	C	B	A		White	Large Leathery	Full	WSP
<i>Magnolia &amp; 'Samm'</i>	ST-N-LB-M	Med	B	B	A		White		Full	Med
<i>Magnolia kobus</i> var. <i>secalata</i>	M-N	Small	C	B	A	d	White		Open	WSP
<i>Magnolia soulangiana</i>	M-N	Small	B	C	A	d	White purple	Large	Open	WSP
<i>Melaleuca arborea</i>	ST-LB	Med	B	B	A	d	Pink-white	F		WSP
<i>Melaleuca 'Hope'</i>	ST-LB	Med	B	B	A	d	Rose	Very small leaves		WSP
<i>Myrsine borata</i>	ST-N-W-M	Med	C	B	B		k			Med
<i>Myrica alba</i>	ST	Med	A	B	A	d	Dark F	Very large cut leaf	Full	WSP
<i>Nerium oleander</i>	SH-ST-LB	Small	B	A	B		Red, dk wh. rose	Dark	Full	Med
<i>Nyssa sylvatica</i>	N-ST-M	Med	B	B	A	d	F			Med
<i>Olea europaea</i>	M-ST-N-LB	Med	B	A	A		Greyish	Sm greyish		WSP
<i>Phoenix caudata</i>	N	Large	B	A	B			Long fronds		Med
<i>Phoenix rostrata</i>	N-M	Large	C	A	C		New growth red			Med
<i>Phytolacca fraseri</i>	SH-ST-LB	Small	B	B	A		White		Full	Med
<i>Phytolacca aurea</i>	SH	Small	A	B	B		Light	Long needle	Open	Vert
<i>Pinus canadensis</i>	N	Large	B	B	A		Blue new grn			Vert
<i>Pinus halepensis</i>	N-LB-M	Large	A	A	A		Light	More uni-form than alleppo		Med
<i>Pinus halepensis</i> 'Brutt'	PTL	Large	B	A	A		Dark	Long narrow needles	Open	Med
<i>Pinus nigra</i>	N	Med	C	C	A		Dark	Dark green needles	Full	WSP
<i>Pinus peuce</i>	PTL	Large	A	B	B		Light	Long narrow needles		Med
<i>Pinus pinea</i>	N-LB	Large	B	A	A		Dark	Dark green needles	Full	WSP
<i>Pinus sylvestris</i>	N	Med	C	B	A		Dark			Med
<i>Pinus thunbergiana</i>	N-LB-M	Med	B	B	A		Dark			Med
<i>Pinus chinensis</i>	ST-N-M	Large	B	B	A	d	F			WSP
<i>Platanus acerifolia</i>	ST-LB-M	Large	A	B	A	d	F			Med
<i>Podocarpus gracillifolius</i>	N-ST-LB-COL	Med	B	B	B			Soft, narrow		Med
<i>Podocarpus macrophyllus</i>	COL	Med	B	B	A			Narrow feathery	Full	Vert
<i>Podocarpus n. var. maki</i>	COL	Med	B	B	A				Full	Vert
<i>Populus tremulifolia</i>	N	Large	A	A	A	d	Light F			Vert
<i>Populus nigra</i> 'Italica'	N	Large	A	A	A	d	F			Vert
<i>Prunus blanda</i>	LB-ST	Med	B	B	A	d	Pink			Med
<i>Prunus cerasifera</i>	COL-ST-CH	Med	B	B	A		Bronzy	Shiny	Full	Med

BM3717 PB317

Legend

 Recreation Areas



SITE PLAN

Parcel 8B

Exhibit F

03717 0310

ORDINANCE NO. 2255

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE  
ADOPTING A THIRD AMENDED AND RESTATED DEVELOPMENT  
AGREEMENT FOR THE SOUTHEAST ROSEVILLE SPECIFIC PLAN  
AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT  
ON BEHALF OF THE CITY OF ROSEVILLE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. The Council finds as follows: There currently exists a Second Amended and Restated Development Agreement for property within the Southeast Roseville Specific Plan Area. It is in the public interest that the Second Amended and Restated Development Agreement be replaced by a Third Amended and Restated Development Agreement which recites with specificity certain matters relating to housing, parks and traffic improvements.

SECTION 2. In accordance with Article 30 of Ordinance No. 802, the Zoning Ordinance of the City of Roseville, the City Council has received the recommendation of the Planning Commission that the City of Roseville enter into an amended and restated development agreement for the Southeast Roseville Specific Plan Area.

SECTION 3. The Council of the City of Roseville has reviewed the findings of the Planning Commission recommending approval of the Third Amended and Restated Development Agreement for the Southeast Roseville Specific Plan Area and makes the following findings:

1. The Third Amended and Restated Development Agreement is consistent with the objectives, policies, general land uses and programs specified in the City of Roseville General Plan and the Southeast Roseville Specific Plan, as amended;
2. The Third Amended and Restated Development Agreement is compatible with the uses authorized in and the regulations prescribed for the land use districts in which the real property is located;
3. The Third Amended and Restated Development Agreement is in conformity with public convenience, general welfare and good land use practice;
4. The Third Amended and Restated Development Agreement will not be detrimental to the health, safety or general welfare of residents in the City of Roseville;
5. The Third Amended and Restated Development Agreement will not adversely affect the orderly development of property or the preservation of property values; and

6. The development permitted by the Third Amended and Restated Development Agreement will provide sufficient benefit to the City of Roseville to justify entering into the Third Amended and Restated Development Agreement.

SECTION 4. The Third Amended and Restated Development Agreement by and between Southfork Partnership and the City of Roseville, relating to the Southeast Roseville Specific Plan Area is hereby approved and the City Manager is authorized to execute it on behalf of the City of Roseville.

SECTION 5. This ordinance shall be effective at the expiration of 30 days from the date of its adoption.

SECTION 6. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within 14 days after it is adopted in a newspaper of general circulation in the City, or shall within 14 days after its adoption cause this ordinance to be posted in full in at least three public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville this 16th day of August, 1989, by the following vote on roll call:

- AYES COUNCILMEMBERS: Tom Chambliss, Phil Ozenick, John M. Byouk, Mel Hamel, Bill Santucci
- NOES COUNCILMEMBERS: None
- ABSENT COUNCILMEMBERS: None

*Bill Santucci*  
MAYOR

ATTEST:

*Helen Florence*  
CITY CLERK

The foregoing instrument is a correct copy of the original on file in this office.

ATTEST:  
*Ely O'Cluck*  
City Clerk of the City of Roseville, California  
DEPUTY CLERK

1. THE FOREGOING INSTRUMENT IS THE ORIGINAL ORDINANCE, WHICH HAS BEEN PUBLISHED BY POSTING IN THE FOLLOWING PUBLIC PLACES: LOBBY OF CLERK'S OFFICE, CITY HALL ENTRANCE, AND LIBRARY ENTRANCE.

ATTEST: *Ely O'Cluck* August 17, 1989  
City Clerk of the City of Roseville, Calif.

BK 3717 PG 320-A

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