APPENDICES

APPENDIX A

AMORUSO RANCH SPECIFIC PLAN

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ADMINISTRATIVE DRAFT

February 2016

CITY OF ROSEVILLE CALIFORNIA

AMORUSO RANCH SPECIFIC PLAN

ADMINISTRATIVE DRAFT

Adopted _____Date
Resolution #_____

311 Vernon Street
Roseville, CA 95678
www.roseville.ca.us/planning

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CHAPTER 1 - INTRODUCTION

1.1 Overview

The Amoruso Ranch Specific Plan (ARSP) establishes a comprehensive land use and regulatory framework to guide the development of approximately 694.4-acres located in the northwest edge of the City of Roseville. Prior to the Specific Plan's adoption, the plan area was recognized as a logical growth extension for the City. The Specific Plan Area is bounded on the southwest by the Al Johnson Wildlife Area (also known as Reason Farms), to the south by the Creekview Specific Plan Area, to the east by the Placer Ranch area, and to the northwest by unincorporated Placer County including the existing Toad Hill Ranches #1 rural residential area.

1.2 Specific Plan Objectives

This Specific Plan provides land use standards, development regulations, design guidelines, infrastructure improvements and an implementation plan for the ARSP community.

Complete Comprehensive Planning for the ARSP Area
The ARSP has been designed to respond to the City of Roseville's need to provide housing and services in an orderly growth pattern, that accommodates the City's regional share of population growth, that positively responds to adjacent land uses in a compatible manner, and that provides a benefit to the City.

Mix of Land Uses
ARSP will create a balanced community with 2,827 residential units, commercial and office uses, parks and open space, an elementary school and supporting public and quasi-public uses.

Existing Policies
The ARSP will satisfy all City policies, regulations and expectations as defined in the City of Roseville General Plan, Zoning Ordinance, Community Design Guidelines, and any other applicable City plans, documents and programs adopted by the City.

Blueprint Consistency
The ARSP provides for development that meets the City's nine identified Blueprint Implementation Strategies adopted by the Council in June of 2005. The ARSP achieves the design characteristics that are discussed in the general policy direction within the City's General Plan by incorporating elements such as extensive park connections, a mix of land uses, preservation of open space, and connectivity between neighborhoods, commercial uses, the school, recreational uses, and parks.

Commercial/Employment Center
The ARSP provides for retail and office opportunities in multiple locations in the Plan Area. There are ample opportunities within the Village District located near the center of the Plan Area adjacent to Westbrook Boulevard as well as the Commercial area located in the northeast portion that would have visibility from Placer Parkway.

Housing Opportunities
The ARSP provides for approximately 2,827 units in a variety of residential housing types in a range of densities that will attract a variety of buyers and market segments. Residential choices include a mix of single-family homes, townhomes, and multi-family homes. Affordable housing opportunities will be provided and will be consistent with the City's General Plan requirements.

Regional Housing Needs Allocation
The ARSP aids the City in fulfilling its recognized obligation to accommodate a percentage of future population growth in the region (as embodied in the Regional Housing Needs Allocation {RHNA} identified by the Sacramento Council of Governments {SACOG} and the California Department of Housing and Community Development {HCD}). By providing for a variety of residential units, the ARSP helps to satisfy a portion of the City's regional housing allocation.

Community Form
The shape and physical form of the ARSP creates a sense of community that will clearly define the northwestern edge of the City of Roseville. The ARSP provides walkable, appropriately sized and placed neighborhoods, a network of trails and parks that link together, an elementary school, and a Village District in the heart of the community. The plan seeks to establish a community form that will:

- Create a land use transition and connection from existing City of Roseville northerly, and westerly to the Al Johnson Wildlife Area and unincorporated Placer County;
- Organize neighborhoods to be identifiable and walkable, and to incorporate gathering places such as commercial areas, parks and schools.

Mixed-Use Nodes
Provide neighborhoods that are within a short walking distance to the Village District, which is planned as a vibrant, mixed-use area. The Village District will provide for a variety of services such as restaurants, shops, neighborhood serving uses, and offices.

Regional and Area Roadways
Provide a safe and efficient circulation system that interconnects uses and promotes pedestrian circulation and alternate transportation options. The ARSP will facilitate the expansion of Westbrook Boulevard to the northern edge of the plan area, provide for connections to future development to the east, and provide right-of-way dedications for the future Placer Parkway alignment. Within the Specific Plan, neighborhood streets are provided in a safe, efficient and orderly manner. The Village District, higher-density housing, and the commercial area are all located adjacent to Westbrook Boulevard to take advantage of the frontage this roadway will provide for future transit opportunities.

Pedestrian & Bicycle Connections
An extensive network of trails and Class I and II bikeway facilities will provide connections throughout the plan area. Not only does this network connect the residential neighborhoods and commercial areas, but it also links to parks, paseos, and a large open space area that connects to regional open space located in both the Creekview and West Roseville Specific Plan areas.

Public Transportation Options
Through implementation of City arterial and collector street improvement standards, provide the opportunity to install fixed-route bus stops and transit facilities in support of the City's overall transit planning efforts.

Park Facilities
The ARSP provides for a network of sidewalks, paseos and trails that link together all aspects of the community including a large neighborhood park close to Westbrook Boulevard, as well as other smaller neighborhood parks, an elementary school, and the Village District.

Habitat Conservation & Creation
The plan seeks to balance development with resource protection, including preservation of the creek corridors, sensitive habitat and wetland resources in an inter-connected, permanent open space. As part of the Army Corps Section 404 permit process, this will include development of an on- and off-site mitigation plan to preserve and create multi-functional habitat with water quality benefits within the open space areas.

Resource Management
Append the ARSP to the City's Open Space Preserve Overarching Management Plan to ensure open space preserve areas are managed consistent with the City's strategy.

Contribute to Regional Preserve Planning
Create open space preserves that provide regional benefit for habitat, resources, and open space amenities and complements the proposed Placer County Conservation Plan.

Fiscal Contribution
Include a mix of land uses and facilities which are fiscally feasible and implement funding mechanisms to maintain a neutral / positive fiscal impact to the City's General Fund.

Program-Level Parcel Objectives
The Wagner Parcel is designated as Urban Reserve and has one residential unit allocated to it. No additional or specific project objectives for this parcel have been identified as there are no specific development plans for this parcel at this time.

Long Term Growth
Plan for long term growth to be positioned to react to market demand. The ARSP is intended to guide development over a 20-year to 30-year horizon.

1.3 The Specific Plan Tool

A specific plan is a planning and regulatory tool intended to implement a city or county General Plan through the development of policies, programs and regulations used to guide the overall development of a site. The ARSP is the primary land use, policy and regulatory document used to guide the overall development of the site. The ARSP establishes a development framework for land use, circulation, utilities and services, resource protection and implementation. The intent is to promote the systematic and orderly development of the site, consistent with the overarching vision for the community. All subsequent development projects and related activities are required to be consistent with the ARSP.

The authority to prepare and adopt specific plans and the requirements for content are set forth in Sections 65450 through 65457 of the California Government Code (Planning and Zoning Law). As a mechanism for the implementation of the goals and policies of the City's General Plan, State law stipulates specific plans can only be adopted or amended if they are consistent with the jurisdiction's adopted General Plan. This specific plan is consistent with the policies of the City of Roseville 2035 General Plan, as well as other applicable State and local regulations.

The Specific Plan contains text and diagrams that call out the following in detail:

1. The distribution, location and extent of land uses within the area are covered by the plan.
2. The proposed distribution, location, extent and intensity of major components of public and private transportation, sanitary sewer, water, drainage, solid waste disposal, dry utilities, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
3. Standards and criteria by which development will proceed, including development standards, design guidelines, a phasing program, and standards for the conservation and utilization of open space, where applicable.
4. A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out items 1, 2, and 3.

The purpose of the ARSP is to provide a unique and appealing new community that integrates with the existing City and provides a variety of new amenities, and the guiding plan and infrastructure improvements necessary to implement the development.

1.4 Related Documents

Several documents work in tandem with this Specific Plan to provide policy guidance for implementation of the project. Existing documents including the City's General Plan, Municipal Code, Community Design Guidelines, Design and Construction Standards, Storm Water Design Manual, and various City master plans (i.e., parks, utilities, bikeways, open space preserve overarching management plan, etc.), have been previously adopted by the City and are actively used to plan for, and implement, development

projects. In addition, concurrent with the adoption of the ARSP; General Plan amendments, development agreements, and an Environmental Impact Report (EIR), including a Mitigation Monitoring and Reporting Plan (MMRP), were approved, each providing guidance for the ultimate buildout of the Plan Area.

The application of these standards and requirements and the execution of the specific plan are further discussed in Chapter 10, Implementation.

1.5 Specific Plan Organization

The ARSP is organized into the following chapters:

Chapter 1: Introduction
This chapter summarizes the purpose, organization, authority, and objectives of this Specific Plan and related documents.

Chapter 2: Plan Setting & Influences
This chapter introduces the project location, what influences the plan design, existing and planned roadways, and policy objectives.

Chapter 3: Community Form & Planning Principles
This chapter details out the community vision, form and defining element of the Plan Area.

Chapter 4: Land Use Plan
This chapter identifies land uses and corresponding zoning designations and regulations.

Chapter 5: Affordable Housing Plan
This chapter provides an affordable housing program for the Plan Area. It identifies the location and distribution of affordable units within the Plan.

Chapter 6: Resource Management
This chapter describes existing resources and measures derived to protect biological, open space or cultural resources.

Chapter 7: Circulation Plan
This chapter describes the circulation system for the movement of vehicles, pedestrians, bicyclists and transit through a network of paths, trails and roadways for vehicular and non-vehicular modes of transportation within the Plan Area.

Chapter 8: Public Services
This chapter identifies public services such as police and fire services, schools, and parks and open spaces uses and locations.

Chapter 9: Utilities Plan
This chapter describes water, wastewater, recycled water, storm drainage, electric, natural gas, solid waste, and other utility information for the Plan Area.

Chapter 10: Implementation & Administration
Describes how the development of the plan will be carried out, the plan's relationship to City plans and policies, the phasing of the Plan Area, financing of public improvements, subsequent entitlements required, amendment procedures and unit transfers.

Appendix A: Development Standards
Describes applicable zoning and development standards for the ARSP and identifies residential housing types which could be accommodated in the RS/DS zone.

Appendix B: Design Guidelines
Describes design attributes for the Plan Area's housing, commercial area, parks and open space areas, streetscapes, entry features, walls, fencing, signage and other common design elements.

CHAPTER 2 – PLAN SETTING & INFLUENCES

2.1 Project Location

The Amoruso Ranch Specific Plan (ARSP) is located along the northern edge of the City of Roseville. The ARSP property is approximately 694.4-acres that includes 20 acres of urban reserve and abuts the northeast boundary of the City of Roseville Al Johnson Wildlife Area (formerly known as Reason Farms Stormwater Retention Area).

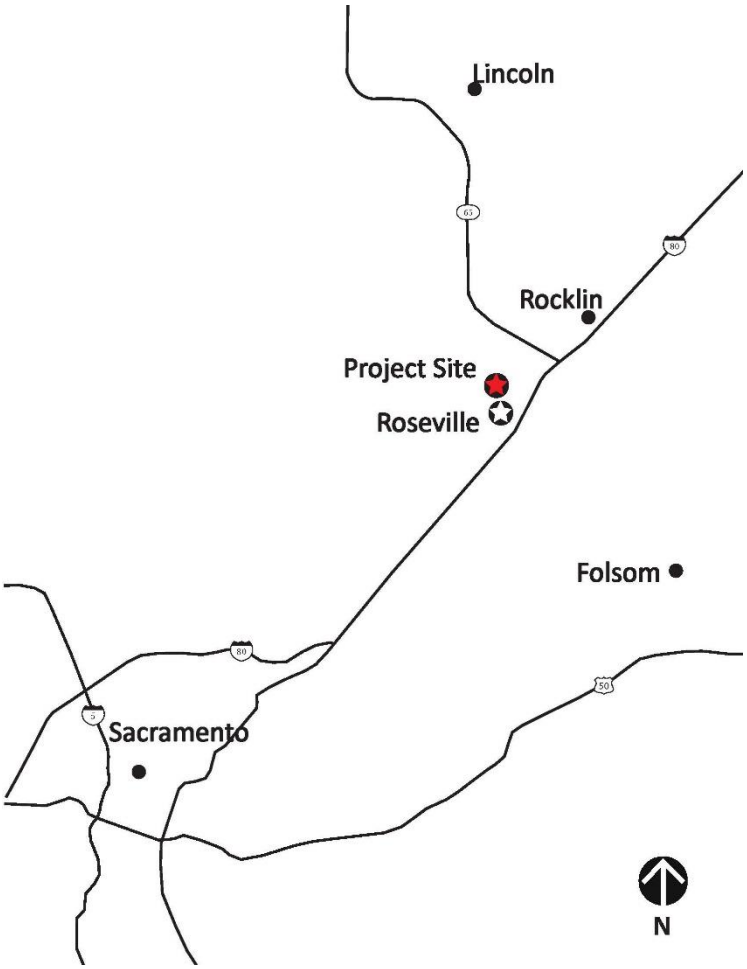


Figure 2.1: Regional Context Map

The ARSP is located between the West Roseville Specific Plan to the southeast, the Al Johnson Wildlife Area to the southwest and the Creekview Specific Plan to the south (Figure 2.2; Regional Location Map). The Placer Ranch area is located to the east.

Placer Parkway, a proposed six lane regional transportation facility, traverses the site. At its ultimate build out, Placer Parkway will run from Highway 65 in Lincoln to Highway 99.

Unincorporated Placer County is located to the northwest, including agriculturally-zoned property to the west, and an existing rural residential area referred to as Toad Hill Ranches #1 to the north. Existing West Sunset Boulevard, a two-lane rural County road is located adjacent to the northern boundary of ARSP.

At the time of specific plan approval, the ARSP was within unincorporated Placer County.

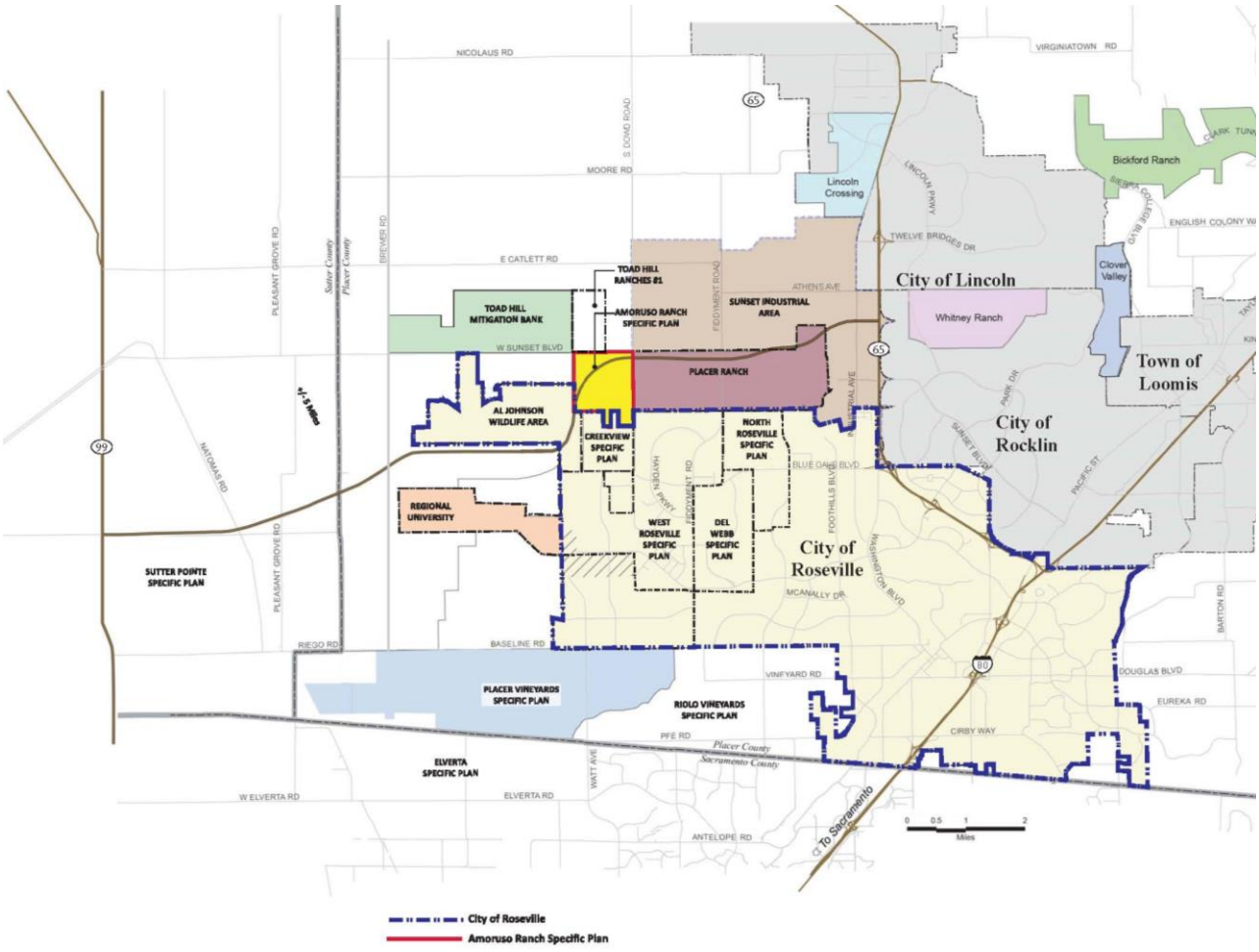


Figure 2.2: Regional Location Map

2.2 Project Setting

A. Regional Setting

The project site is located at the intersection of two planned transportation corridors, future Placer Parkway and Westbrook Boulevard.

To the northwest is agricultural land and the existing Toad Hill Ranches #1, a rural subdivision of two to five acre parcels. To the northeast, approximately one mile away is the Placer County Regional Landfill operation. The City of Lincoln Sphere of Influence extends south to approximately one mile north of the Plan Area.

To the southwest is the Al Johnson Wildlife Area project owned and planned by the City of Roseville. The City will develop the Al Johnson Wildlife Area as a major stormwater retention facility and future open space recreation facility.

Figure 2.2 shows the location of several other master-planned development projects in proximity to the ARSP. Each development proposal incorporates a mix of land uses, which is primarily residential, but

also has non-residential components that include commercial, office, park, school, open space, university, and public/quasi-public uses. These include:

- ***Creekview Specific Plan (CSP)***, a 500-acre project located south of the ARSP, north of Blue Oaks Boulevard. The project includes 2,011 residential units. Major access to ARSP is provided through this plan via connections from Blue Oaks Boulevard and the extension of Westbrook Boulevard to the Plan area. The CSP was approved by the City of Roseville in 2012.

- ***West Roseville Specific Plan (WRSP)***, A 3,162-acre project directly to the southeast of ARSP, approved by the City on February 4, 2004. This plan area is approved for 10,478 residential units.

- ***Sierra Vista Specific Plan (SVSP)***, a 2,064-acre project located south of the ARSP, west of Fiddyment Road and north of Baseline. The project includes 8,679 residential units and over 230 acres of commercial and office uses. This plan was approved by the City of Roseville in May 2010 and amended in June 2012 to include the Westbrook property.

- **Placer Ranch**, a 2,213 acre area to the east of the ARSP area. While no specific plan is pending at this time, given its location adjacent to local services and the County's Sunset Industrial Area, it is likely that development could occur in the future. It could include a new California State University campus that would accommodate up to 30,000 students and a mix of 6,000 residential units and commercial uses.

- ***Sunset Industrial Area Plan (SIA)*** is located east of Fiddyment Road and encompasses a portion of the Placer Ranch area. It is an 8,900-acre industrial, office park and commercial development area adopted by Placer County Board of Supervisors in June 1997, and currently undergoing a major master plan update.

- ***Placer Vineyards Specific Plan (PVSP)***, a 5,230-acre project located immediately south of the SVSP and Baseline Road. This project was approved by the Placer County Board of Supervisors in July 2007 and includes over 14,000 residential units and a mix of commercial uses.

- ***Regional University Specific Plan (RUSP)***, a 1,157-acre project located west of the West Roseville Specific Plan along the planned extension of Pleasant Grove Boulevard. This project was approved by the Placer County Board of Supervisors in December 2008.

B. Adjacent Uses

To the north is agricultural land and the existing Toad Hill Ranches #1, a rural subdivision of two to five acre parcels. To the northeast, approximately one mile away is the Western Regional Sanitary Landfill operation. The City of Lincoln Sphere of Influence extends south to approximately one mile north of the Plan Area.

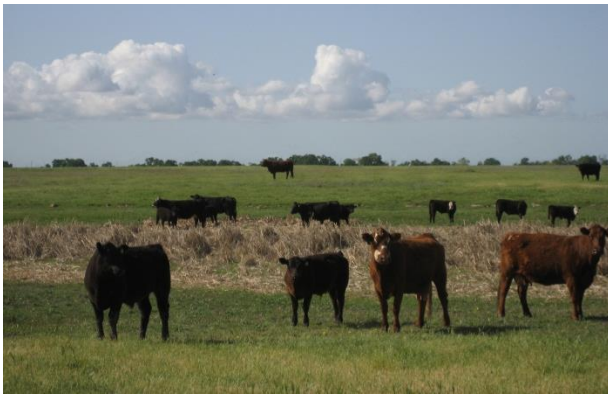
To the west is the Al Johnson Wildlife Area owned and planned by the City of Roseville.

C. Site Conditions

In its pre-development condition, the Plan Area was used as a cattle ranch as well as rice farming. The primary use was open grazing land, but included a small ranch house and out buildings. Agricultural wells and a septic system served the site.

The land has gently rolling terrain that generally slopes to the west and south. Minor drainages flow in a radial pattern from a slight rise in the northeast quadrant of the property. The elevation slopes gently from the northeast to the southwest.

The site vegetation is primarily annual grasslands. There are several oak trees located along University Creek and a number of non-native trees located around the former ranch house. Wetland features and their associated flora and fauna are located in small areas typically along the drainage corridors and in flats along the southern boundary. Figure 2.3 highlights the Amoruso Ranch project site conditions.



Site conditions prior to development of the Amoruso Ranch Specific Plan property.

The Amoruso Estates neighborhood to the North.

Pleasant Grove Creek in Al Johnson Wildlife Area.

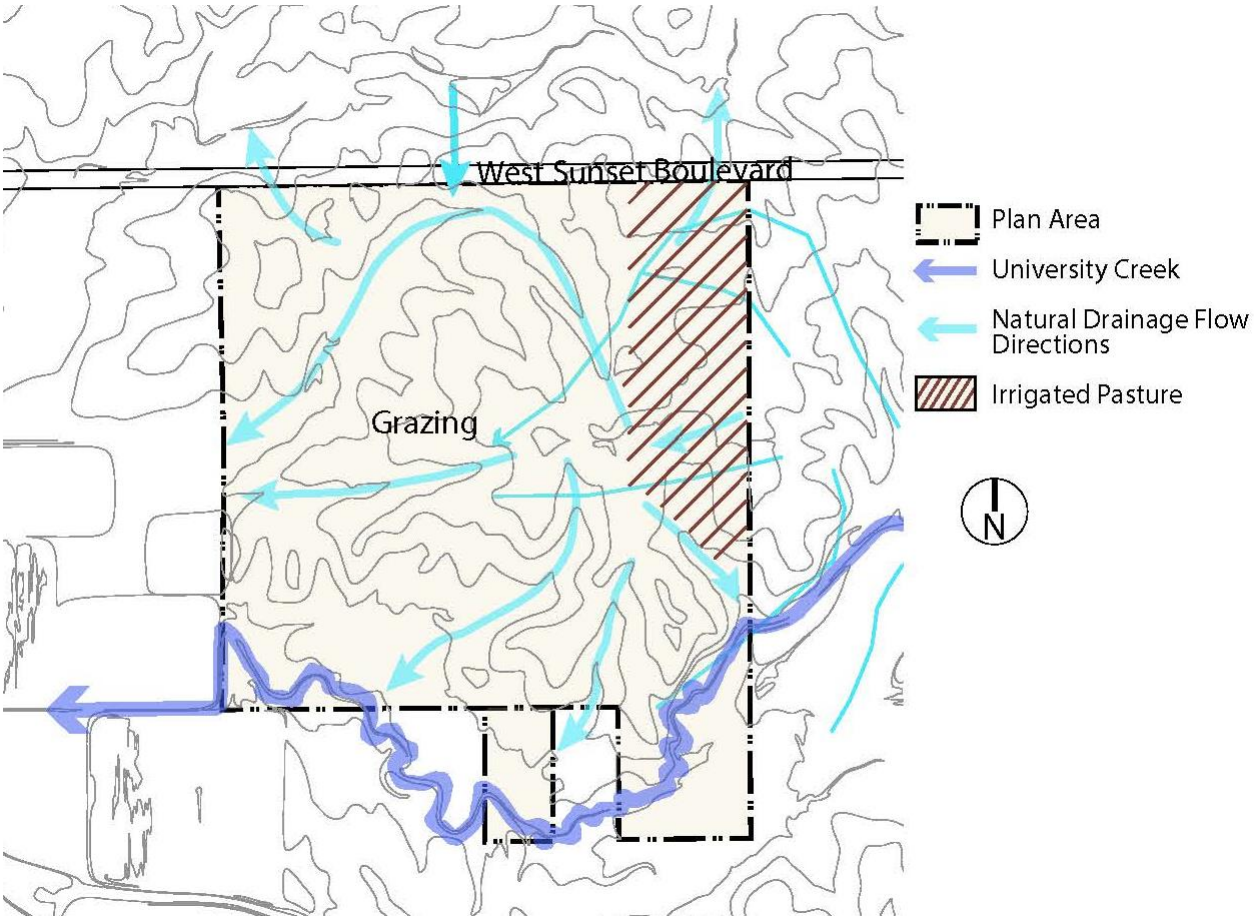


Figure 2.3: Site Conditions Map

2.3 Factors that Influence the Specific Plan

The proposed land use and circulation pattern in the ARSP is influenced by several factors, including the physical setting, conditions around the Plan Area, and public policies. This section identified the most important conditions and issues that influence the form of the proposed plan.

A. Placer Parkway

The proposed Placer Parkway will be a prominent road feature that sweeps through the Plan Area. Interchanges at Fiddyment Road to the east and Santucci Boulevard to the southwest would provide access to the ARSP Area. The partially revised Placer Parkway Tier 1 EIS/EIR analyzed an additional interchange within the northeast area of Amoruso Ranch, based on a potential future extension of Dowd Road southerly from the City of Lincoln. At the time of specific plan approval, this interchange was not proposed as part of the project; however, it is not precluded by the project. A grade separated intersection at Westbrook Boulevard may elevate Placer Parkway through portions of the site. The intersection of Road "G", a residential road within the plan area, will also be grade separated with Road "G" being depressed under the future Placer Parkway. A potential extension of Dowd Road could connect to the Westbrook Boulevard alignment within Amoruso Ranch project in the future.

B. Blue Oaks Boulevard and Westbrook Boulevard Corridors

In planning for anticipated growth in western Placer County through the year 2035, Blue Oaks Boulevard and Westbrook Boulevard are components of the area circulation network. Blue Oaks Boulevard is an east/west travel corridor extending from Highway 65, west through Roseville, and will ultimately link to the future Placer Parkway southwest of the ARSP and the CSP areas. Blue Oaks Boulevard will provide access to the Plan Area via a connection to Westbrook Boulevard. Westbrook Boulevard is a north/south travel corridor extending from Baseline Road north through the Sierra Vista, West Roseville, Creekview and Amoruso Ranch Specific Plans. The ARSP provides a segment of Westbrook and provides land uses and densities compatible with a roadway of this scale. The ARSP orients higher density and nonresidential uses along the roadway, with an emphasis on creating an interface with the proposed Village District.

C. Public Transportation Opportunities

The Plan Area's land use is influenced by the potential for public transportation routes includes Bus Rapid Transit (BRT) along the major arterial streets. Design standards in the Plan would ensure that future transit stops could be accommodated in these areas.

D. Open Space and Resources Preservation

The Amoruso Ranch project would support open space and resource preservation by preserving approximately 135 acres of permanent open space within the ARSP Area. ARSP wetland preserve open space areas would append to the City's Open Space Preserve Overarching Management Plan to ensure these future Preserve areas are managed consistent with the City's strategy. The open space on the southern end of the Plan Area is adjacent to other regionally significant open space amenities. The ARSP Area provides open space linkages between the WRSP to the southeast, CSP to the south, and the Al Johnson Wildlife Area to the southwest. Together with the ARSP, the interconnected open space would total approximately 2,150 acres.

The Al Johnson Wildlife Area is an approximately 1,700 acre property. It is currently undeveloped and planned for a regional flood control project, as well as compatible recreation and environmental restoration features.

The ARSP will provide an open space corridor that includes a pedestrian and bike path linkage between major open space areas and the City's regional trail system. These linkages are illustrated in Chapter 7,

Circulation. The corridor could provide stormwater detention in the natural drainage corridor as well as a permanent wetland resources preservation area.

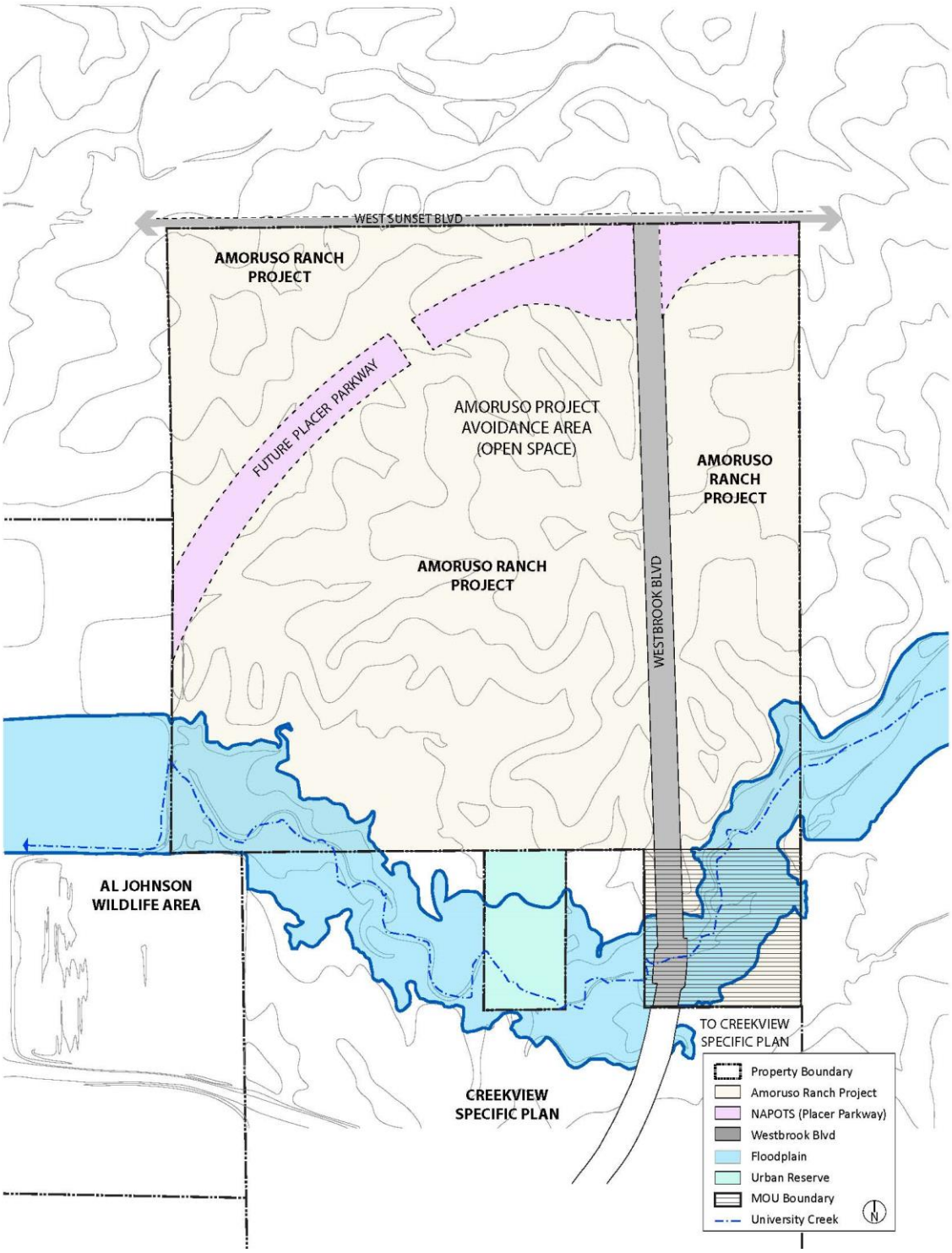


Figure 2.4: Elements that influence the Plan Area.

E. City/County Memorandum of Understanding

In 1997, the County of Placer and City of Roseville entered into an agreement regarding the future development of a 5,540-acre 'transition area' west of Fiddyment Road and north of Baseline Road, adjacent to Roseville's western city limits in Placer County. Forty acres of the ARSP is located within the Memorandum of Understanding (MOU) Transition Area. This MOU is intended to promote interagency communication and to foster cooperative land use planning within the transition area. The MOU specifies the mutually-agreed upon requirements for processing development applications within the transition area, and allows development applications to be processed either by the County or the City. Its terms include provisions for City/County consultation and review, application submittal, mitigation of project impacts, and minimum development standards. The ARSP was not anticipated as part of the MOU, except for the southerly 40 acre portion of the site. However, the City recognizing the benefit of the MOU, has coordinated this project with Placer County consistent with MOU provisions.

F. General Plan Growth Management Policies Guiding Principles

The City's General Plan Growth Management Element includes several "Guiding Principles" to direct the City's review of new development proposals located outside the City's corporate boundaries. The intent of these principles is to ensure new development meets or exceeds the City's existing policies, standards, and expectations, and does not unduly impact services to existing City residents. While some of the Guiding Principles address the City's governmental services and long-term fiscal sustainability, other principles address matters that guide the physical form of the land use plan. These include provisions to:

- Maintain the integrity of existing neighborhoods and create a sense of place in new neighborhoods.
- Aid in regional traffic solutions and in right of way preservation.
- Incorporate mechanisms to ensure new schools are available to serve the residents and shall not impact existing schools.
- Include a significant interconnected public open space component/conservation plan in coordination with the City of Roseville/ U.S. Fish and Wildlife Service Memorandum of Understanding.

G. Western Edge

The City's General Plan Growth Management Section of the Land Use Element includes several policies that are intended to provide for a "distinctive edge" and "physical and visual buffer between the City and County to assure that the identity and uniqueness of the City and County will be maintained."

Proponents shall provide a transitional area between City and County lands through a system of interconnecting Open Space land areas.

The ARSP supports the City's polices related to the Guiding principles for new development and the creation of a distinctive western edge, which are represented in the final design and form of the new community. The ARSP is bounded on the west by a portion of the Al Johnson Wildlife Area property where the City has approved a planned regional storm water retention project. On the northwest edge of the plan area adjacent to the Gleason Property, low density residential homes will be setback a minimum of 100-feet from the ARSP property line, separated by the proposed drainage channel, a maintenance path, and landscape setback or a single loaded street. This separation will provide both a physical and aesthetic separation from ongoing agricultural activities such as cattle raising etc.

H. Growth Management Visioning Committee

The Growth Management Visioning Committee (GMVC) was created in August 2004 to develop a vision to guide the City's growth through the year 2025. Through extensive public involvement and facilitated meetings, the GMVC developed recommendations to the City Council. A key recommendation was acknowledgement of the Plan Area as the next logical area for growth in the City of Roseville.

I. Resource Agency Early Consultation

In August 2000, the City and the United States Fish & Wildlife Service (USFWS) entered into a MOU to prepare a Habitat Conservation Plan (HCP) or equivalent to minimize incidental take of vernal pool species from future City growth. Consistent with this agreement, the City of Roseville, the ARSP landowner, the USFWS, US Environmental Protection Agency, the US Army Corps of Engineers, and the Regional Water Quality Control Board conducted an extensive early consultation process for this project starting in 2010 when the development application was submitted to the City. The group met and conducted field visits to review onsite resources and offsite mitigation properties with the following objective: to reach basic agreement on a land use plan and mitigation strategy which could be permitted under Section 404 of the Clean Water Act utilizing a Section 7 Consultation process for Endangered Species Act compliance. Key feedback received through this process influenced the land use plan and resulted in additional avoidance area. Also key, was determining the corridor for Placer Parkway that appears to have the least impacts to wetlands.

CHAPTER 3 – COMMUNITY FORM & PLANNING PRINCIPLES

3.1 Community Vision

The Amoruso Ranch Specific Plan (ARSP) will guide the development of the Plan Area towards a livable community where housing, recreation, education, retail and employment opportunities are integrated into an urban village. This village is envisioned as a contemporary version of a small walkable town, where the automobile can be replaced by walking and biking to recreation opportunities and to accomplish everyday errands.

Key components of this urban vision include pedestrian and bicycle friendly streets, open space connections and vistas to important community focal points, and an integration of land uses that give the feeling of "development over time." These visual qualities create a community that has rich variety in the architectural character in both the non-residential and residential architecture. Public spaces such as plazas, urban parks, linear parks and pedestrian linkages are the primary form building features of the ARSP. With the plan as a backdrop, distinctive architecture and landscape elements establish a unique identity.

The ARSP guides the development of a livable community that integrates housing, education, recreation, open space, retail and employment uses and civic facilities into a unique and memorable community. The site forms the "confluence" in the regional road system and forms the northwest edge of the City making it a key parcel in the strategic planning of this part of the City.

3.2 Community Design Principles

The design vision for the ARSP Area has its foundation in the following Community Design Principles:

A. Community Designed Around Connectivity and Walking Paths:
The development areas within the Land Use Plan are linked together by a network of parks, paseos, sidewalks, and block level paseos.

B. Visually Open:
The use of walls is minimized to the extent feasible.

C. Parks Integrated Into the Neighborhood Fabric:
All neighborhoods are linked to a variety of neighborhood parks connected by a network of paseos or other connections.

D. Range of Housing Opportunities:
Building upon Roseville's established growth patterns, the ARSP supports the City's implementation of smart growth principles rooted in SACOG's regional Blueprint. In addition to advancing the City's efforts to meet its fair share obligation of the region's housing needs (RHNA), the ARSP demonstrates an emerging approach to development which results in a more efficient use of land, which will provide a range of housing types.

E. Sustainability:
The ARSP includes elements that embrace sustainable techniques such as narrow, tree-lined streets to reduce heat island effect. The land use plan includes a diversity of housing types, compact design, a local serving community commercial Village District, vehicular, pedestrian and bicycle circulation, resource preservation and proximate access to parks and open space.

F. Vibrant Village District:
The ARSP Area includes a walkable Village District that serves as a major focal point of the plan area with a wide range of neighborhood serving uses and recreational opportunities.

3.3 Community Form

The physical form and development pattern of the ARSP is shaped by site opportunities and constraints and policy factors described in **Chapter 2, Plan Setting & Influences**. Factors influencing the community's form include existing site features and natural resources, adjacent development patterns and roadways, the future Placer Parkway alignment, the extension of Westbrook Boulevard, the City's Guiding Principles for new development, Blueprint principles and the Growth Management Visioning Committee's vision.

3.4 Community Form Elements

The overall ARSP land use plan is shaped by three overarching form elements. The elements influencing the community form in each area of the plan are described below.

- Interconnected yet distinct districts
  - Village District
  - Northeast District
  - Central District
  - Northwest District
  - Southeast District
- Parks and Open Space
- Circulation System

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

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

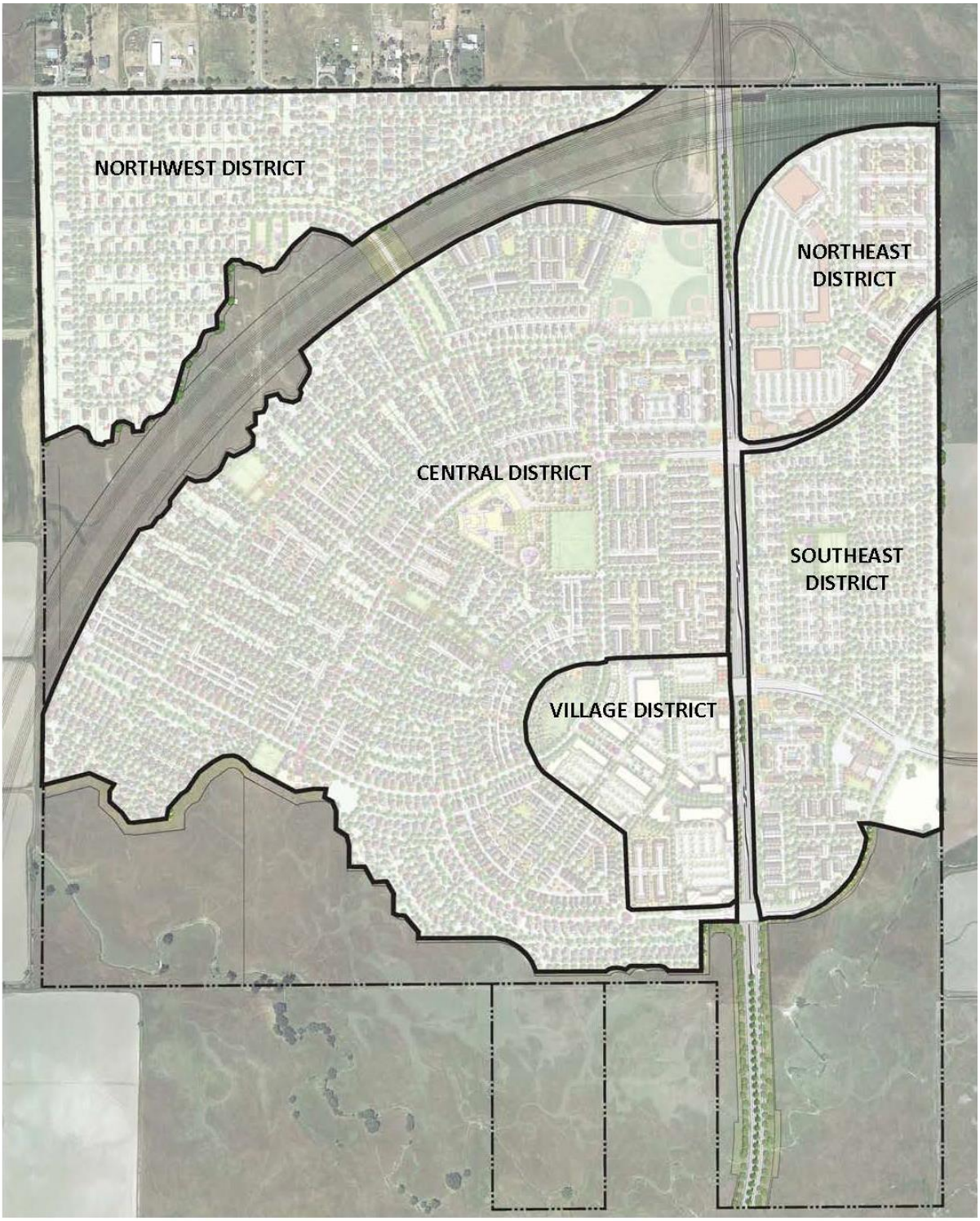


Figure 3.1: Overall Districts

Figure 3.2: Artist's Conceptual Illustrative Plan: Potential Build-out Scenario
The artist's Conceptual Illustrative Plan (above and details throughout this Document) presents the Specific Plan vision within the site context. Precise street alignments, lot locations and dimensions, and building locations shall be determined at the time of Tentative Map approval. Such alignments and locations shall be substantially consistent with the goals and policies of this Specific Plan.

A. Village District

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

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

The variety of building heights and facades of the buildings framing the Main Street adds to the character and architectural interest of the place, and lends an appearance of development over time. While there will be a consistent level of quality and some signature detailing, it is important that the buildings do not look too themed. They should have variety in their design to reinforce the downtown character. Their design is guided by the architectural guidelines in Section B.6 of Appendix B.

Figure 3.3: Conceptual Plan Detail – Village District

Sign guidelines, included in the ARSP in Appendix B are intended to guide merchants towards providing unique and individual signage that is critical in establishing the desired downtown character.

Buildings fronting on the Main Street may have residential or office uses above ground floor retail to energize the area. It is important to bring residential opportunities into this area to create a vibrant district, and to support the merchants. Decks and balconies are encouraged as they engage residents with the outdoor activities along the street and plaza.

Forming a transition from the Main Street retail and mixed-use to the surrounding neighborhoods, the edges of the Village District are anticipated to include medium or high density residential. This residential may be high density single family dwellings (SFD), row townhomes, or a mix of townhomes and flats. Vehicular access and guest parking for these homes provide a buffer to the residential parking areas.

Figure 3.4: Conceptual Plan Detail – Plaza Along Main Street

Figure 3.5: Parking Concept – Shared Lots Behind Main Street Building

Outdoor Dining Along a Main Street.

Main Street Promenade

At the block where Main Street meets the Urban Park, a wide median splits the street, creating the Main Street Promenade. Here auto traffic is subordinate to the pedestrian experience. This is a private street and this block may be closed to vehicular traffic for community events such as street fairs. There is no raised curb along the median to allow the spaces to flow together with special paving that links both sides of the street.

The buildings facing the Main Street Promenade should have taller first floor plates (10'-14') than standard residential heights, with residential units above, or may be row town homes with raised stoop or entries, such as a classic "brownstone". It is important that the homes have balconies large enough to be furnished and usable (minimum depth of 4 feet). Resident activity will add to the character of the street scene.

At the end of the median is a plaza. While privately owned and maintained, the space serves as an extension of the park and is designed more like a plaza than a median. It functions as an outdoor living room, with seating and other amenities such as a fire pit and it may contain a small specialty building that houses a coffee house, wine bar, flower shop or similar type use. This building is envisioned to be of a unique design and an urban jewel for the community.

The plaza is intended to create an intimate setting for uses such as street performers, or simply a wonderful place to "hang out" and people watch with a great cup of coffee. Buildings on either side may include restaurants that would provide outdoor dining creating a lively atmosphere.

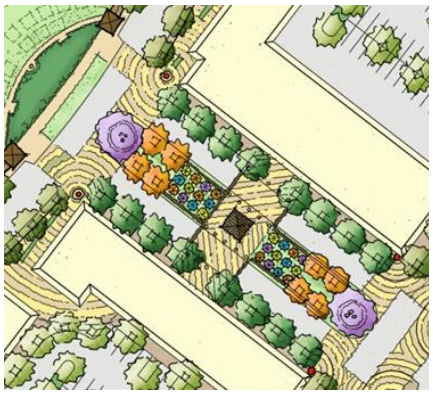


Figure 3.6: Conceptual Plan Detail – Main Street Promenade

Public Gathering Place.

Example of Specialty Building.

Figure 3.7: Conceptual View of Main Street Promenade

Urban Park

Historically, many towns include a park near their downtowns. In the Amoruso Ranch community, the Urban Park forms a strong focal point at the termination of Main Street. At approximately 3 acres, the Urban Park is intended to be used for community wide gatherings and events. Parking for the park is provided on-street and it also shares the ample Village District off-street parking. The park is intentionally not over programmed. Homes front directly on this park allowing the residents to engage with the park events. To enhance the pedestrian experience, no residential driveways are accessed from the roads surrounding the park. Their design is guided by the standards in Section A.2 in Appendix A and guidelines in Section B.12 in Appendix B.

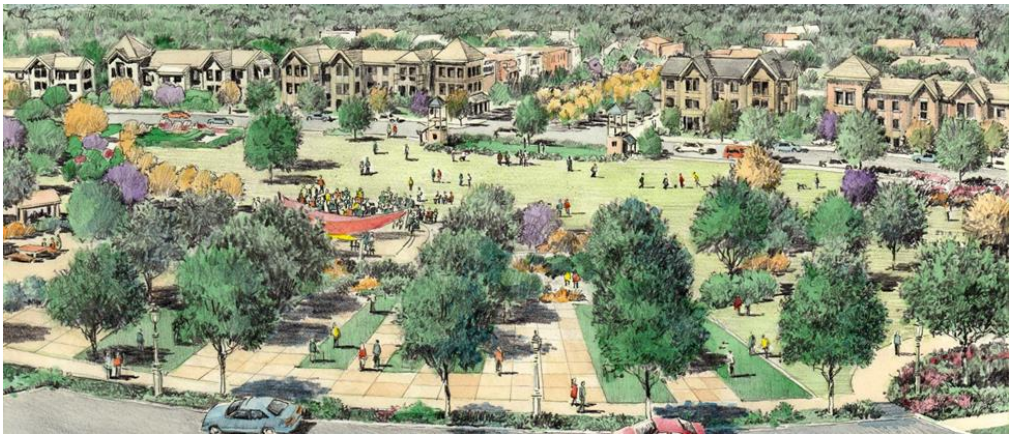
Twinkle Lights.

Street Furnishings.

Twinkle Lights.

Public Art.

Public Art.



. *Figure 3.8: Conceptual View of Urban Park*

Along its southeast side, the Urban Park may be fronted by live/work or row town homes, creating a transition to the commercial uses in the Village District. Street trees are within tree grates and the paving pattern is more indicative of a linear plaza than of standard sidewalk. The architecture has an urban flair with ground floor windows that are indicative of commercial storefronts that allow the Main Street character to expand. This strong urban streetscape may be further re-enforced by the inclusion of artwork that creates additional interest along the walk.

The Village District also includes a site appropriate for a market or grocer. This location allows for an appropriately scaled and visible parking area as well as several small pads for stand-alone buildings. These buildings are appropriate for larger chain restaurants or banks that are not well suited to a main street. In-line service-oriented shops link the market back to the Main Street completing the pedestrian grid.

Figure 3.9: Market Site

Figure 3.10: Urban Park

B. Northeast District- Retail and Business Park

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

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

Figure 3.11: Conceptual Plan Detail – Northeast District

C. Central District

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

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

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

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

Figure 3.12: Conceptual Plan Detail – Central District

D. Northwest District

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

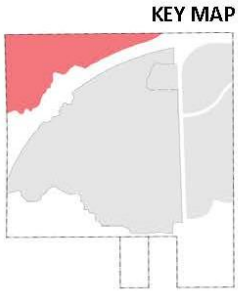


Figure 3.13: Conceptual Plan Detail – Northwest District

E. Southeast District

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

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

Figure 3.14: Conceptual Plan Detail – Southeast District

F. Parks and Open Space

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

The vision for the neighborhood parks is to create a variety of parks, both in size and activity, which are linked together via a paseo system. To create a "string of pearls," the parks range in size from one-acre to ten-acres. Design of each park is intended to be unique to create memory points or landmarks within the community. They are dispersed throughout the plan area so that almost all residents are within a quarter mile of a park, and have a pleasant route to walk or bike to that park. See Figure 8.3 Park Distribution and Figure 8.4 Walking Distances to Parks in Chapter 8.

To create a unique identity for each park, each conceptual layout draws from a wide variety of amenities at a minimum; parks will provide turf areas for informal activities, benches or tables for picnicking and

Figure 3.15: Conceptual West End Park

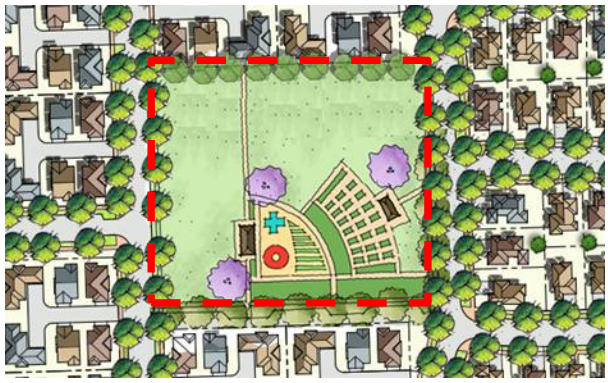
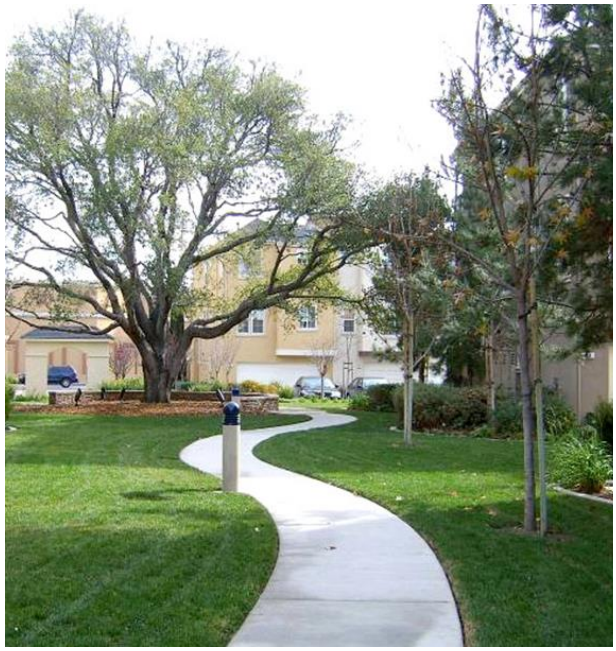


Figure 3.16: Conceptual East End Park

Informal Play Area.

Play Area.



Pedestrian Paseo.

shaded seating for larger group events as well as active, formal areas for organized play. See Chapter 8 for more information.

G. Circulation System

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

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

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

Many homes face onto pedestrian oriented streets, neighborhood serving parks, garden courts, small pocket parks and block level paseo connections. This eliminates many driveways from the streetscape and creates less interruption for walkers utilizing the pedestrian network. These homes have garages served by carriageways or alleys behind the unit. Mixed with traditional street loaded homes, this expands the housing choices for future residents within the plan area.

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

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

3.5 Landscape Concept

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

- Reinforce a strong identity and "sense of place" through landscape design.

- Create an interconnected pedestrian network supported by landscape character.
- Maintain a visually open character of the site.

Landscape character and design responds to each land use and becomes one of the main unifying elements for Amoruso Ranch. Continuity and consistency is key to achieving this goal. The “big idea” for the landscape at Amoruso Ranch is to create a landscape character with texture, variety and botanical diversity and interest in the planted forms.

Great streetscapes create initial impressions of a community. The Amoruso Ranch Plan strives to enhance the pedestrian experience. The street hierarchy and their corresponding street tree program help establish a sense of place and a certain visual continuity throughout the community. Detailed design guidelines for streetscape and landscape that include adherence to the City’s Water Efficient Landscape Ordinance are included in Section B.12 in Appendix B of this document.

CHAPTER 4 – LAND USE PLAN

4.1 Overview

The Amoruso Ranch Specific Plan (ARSP) provides for a mix of land uses including low, medium and high density residential uses; commercial and office uses (which in some cases are sited with one another, and/or with residential uses); public and quasi-public uses for the school and civic uses such as a fire station, parks and open space uses; and an urban reserve parcel.

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

4.2 Land Use Plan

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

Land Use Summary					
General Plan Land Use	**Applied Zoning District**	**Acres**	**% of Total Acres**	**Units**	**% of Total Units**
LDR (Low Density Residential)	R1; RS	248.77	35.83%	1302	46.06%
MDR (Medium Density Residential)	RS	50.27	7.24%	542	19.17%
HDR (High Density Residential)	R3	38.13	5.49%	873	30.88%
Community Commercial - Village District	CMU-SA (Commercial Mixed-Use - Special Area)	27.27	3.93%	109	3.86%
Community Commercial	CC (Community Commercial)	23.85	3.43%		
Open Space	OS	134.81	19.42%		
Open Space (Paseos)	OS	10.71	1.54%		
Parks & Recreation	PR	22.14	3.19%		
Public / Quasi Public	P/QP (Fire Station)	3.02	0.43%		
	P/QP (Water Storage Tank)	3.46	0.50%		
	P/QP (Lift Station A)	0.28	0.04%		
	P/QP (Lift Station B)	0.85	0.12%		
	P/QP (School)	9.62	1.39%		
Urban Reserve	UR	20.00	2.88%	1	0.03%
Misc. Roads		101.22	14.57%		
Total		694.40	100%	2827	100%

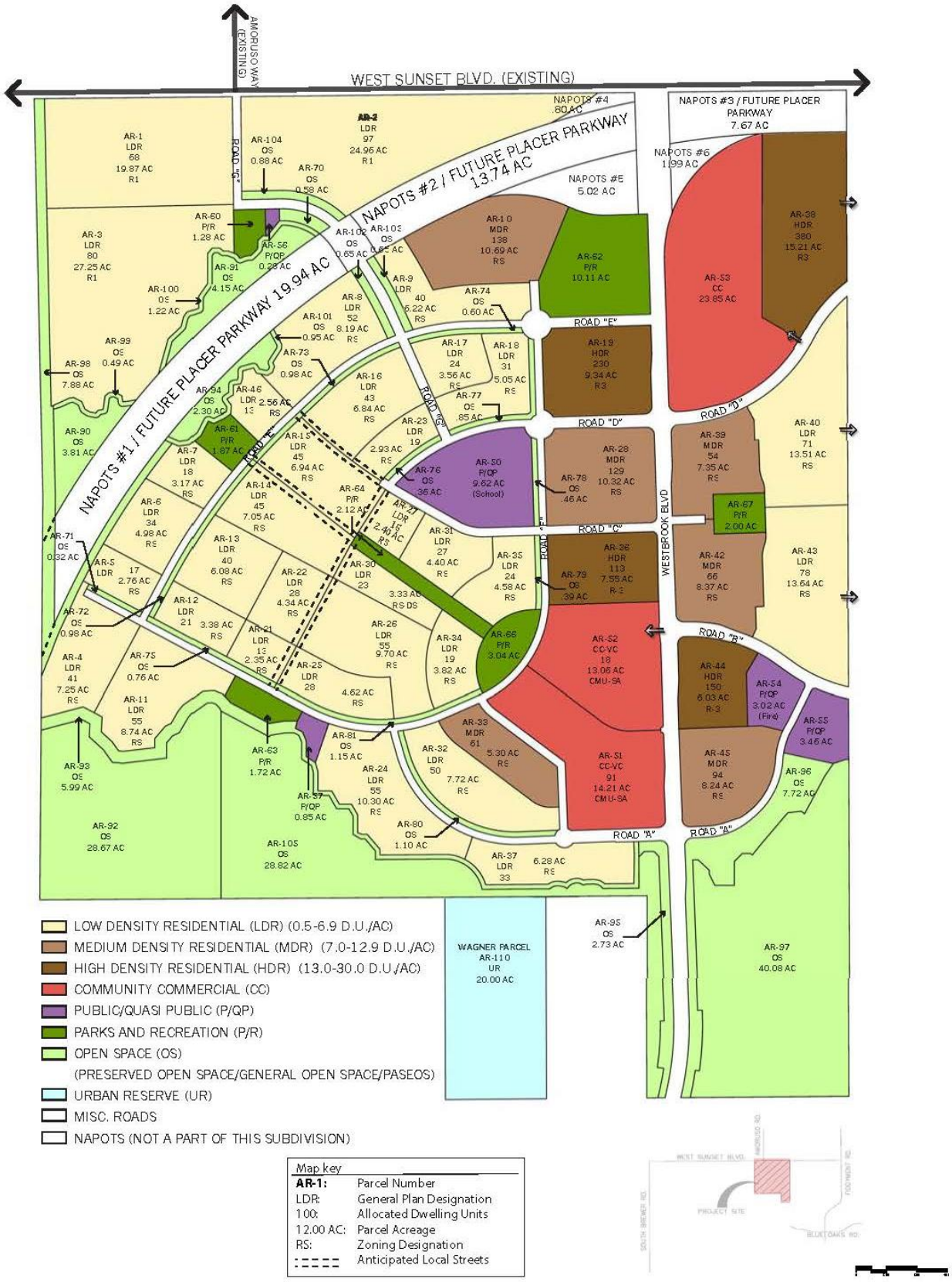


Figure 4.1 Land Use Map

Table 4.2

Parcel	GP Land Use	Zoning	Acres	Allocated Units	Density
AR-1	LDR	R1	19.87	68	3.42
AR-2	LDR	R1	24.96	97	3.89
AR-3	LDR	R1	27.25	80	2.94
AR-4	LDR	RS	7.25	41	5.66
AR-5	LDR	RS	2.76	17	6.16
AR-6	LDR	RS	4.98	34	6.83
AR-7	LDR	RS	3.17	18	5.68
AR-8	LDR	RS	8.19	52	6.35
AR-9	LDR	RS	6.22	40	6.43
AR-10	MDR	RS	10.69	138	12.91
AR-11	LDR	RS	8.74	55	6.29
AR-12	LDR	RS	3.38	21	6.21
AR-13	LDR	RS	6.08	40	6.58
AR-14	LDR	RS	7.05	45	6.38
AR-15	LDR	RS	6.94	45	6.48
AR-16	LDR	RS	6.84	43	6.29
AR-17	LDR	RS	3.56	24	6.74
AR-18	LDR	RS	5.05	31	6.14
AR-19	HDR	R3	9.34	230	24.63
AR-21	LDR	RS	2.35	13	5.53
AR-22	LDR	RS	4.34	28	6.45
AR-23	LDR	RS	2.93	19	6.48
AR-24	LDR	RS	10.30	55	5.34
AR-25	LDR	RS	4.62	28	6.06
AR-26	LDR	RS	9.70	55	5.67
AR-27	LDR	RS	2.40	15	6.25
AR-28	MDR	RS	10.32	129	12.50
AR-30	LDR	RS	3.33	23	6.91
AR-31	LDR	RS	4.40	27	6.14
AR-32	LDR	RS	7.72	50	6.48
AR-33	MDR	RS	5.30	61	11.51
AR-34	LDR	RS	3.82	19	4.97
AR-35	LDR	RS	4.58	24	5.24
AR-36	HDR	R3	7.55	113	14.97
AR-37	LDR	RS	6.28	33	5.25
AR-38	HDR	R3	15.21	380	24.98
AR-39	MDR	RS	7.35	54	7.35
AR-40	LDR	RS	13.51	71	5.26
AR-42	MDR	RS	8.37	66	7.89
AR-43	LDR	RS	13.64	78	5.72
AR-44	HDR	R3	6.03	150	24.88
AR-45	MDR	RS	8.24	94	11.41
AR-46	LDR	RS	2.56	13	5.08
AR-50	P/QP		9.62		
AR-51	CC-VC	CMU-SA	14.21	91	
AR-52	CC-VC	CMU-SA	13.06	18	
AR-53	CC		23.85		
AR-54	P/QP	P/QP	3.02		
AR-55	P/QP	P/QP	3.46		

AR-56	P/QP	P/QP	0.28		
AR-57	P/QP	P/QP	0.85		
AR-60	P/R	P/R	1.28		
AR-61	P/R	P/R	1.87		
AR-62	P/R	P/R	10.11		
AR-63	P/R	P/R	1.72		
AR-64	P/R	P/R	2.12		
AR-66	P/R	P/R	3.04		
AR-67	P/R	P/R	2.0		
AR70	OS(Paseos)	OS	0.58		
AR-71	OS(Paseos)	OS	0.32		
AR-72	OS(Paseos)	OS	0.98		
AR-73	OS(Paseos)	OS	0.98		
AR-74	OS(Paseos)	OS	0.60		
AR-75	OS(Paseos)	OS	0.76		
AR-76	OS(Paseos)	OS	0.36		
AR-77	OS(Paseos)	OS	0.85		
AR-78	OS(Paseos)	OS	0.46		
AR-79	OS(Paseos)	OS	0.39		
AR-80	OS(Paseos)	OS	1.10		
AR-81	OS(Paseos)	OS	1.15		
AR-90	OS	OS	3.81		
AR-91	OS	OS	4.15		
AR-92	OS	OS	28.67		
AR-93	OS	OS	5.99		
AR-94	OS	OS	2.30		
AR-95	OS	OS	2.73		
AR-96	OS	OS	7.72		
AR-97	OS	OS	40.08		
AR-98	OS	OS	7.88		
AR-99	OS	OS	0.49		
AR-100	OS	OS	1.22		
AR-101	OS	OS	0.95		
AR-102	OS(Paseos)	OS	0.65		
AR-103	OS(Paseos)	OS	0.65		
AR-104	OS(Paseos)	OS	0.88		
AR-105	OS	OS	28.82		
Roads/Misc.			101.22		
Subtotal			**674.40**	**2826**	
AR-75 Wagner Parcel	UR	UR	20.00	1	
Total			**694.40**	**2827**	

4.3 Land Use Designations

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

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

A. Residential Land Uses

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

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

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

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

Table 4.3

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

Table 4.4

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

Table 4.5

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

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

Residential Unit Transfers
There may be a desire or need to adjust (reduce or increase) the number of units assigned to some large-lot residential parcels. These adjustments may be permitted, pursuant to the provisions outlined in Section 10.7 (Residential Unit Transfers) of this Specific Plan. If the provisions of that Chapter cannot be met approval of a Specific Plan Amendment and General Plan Amendment would be required.

B. Commercial Land Uses

The Commercial Land Uses in the ARSP consist of two areas. The first is a Village District, intended to create a true mixed-use urban village atmosphere. The second is a more traditional retail area located adjacent to a possible future interchange along Placer Parkway that would support regional commercial and business park uses.

Therefore there are two distinctly different commercial land uses, including Community Commercial - Village District and Community Commercial to allow their development standards to respond to the difference in uses and character. Tables 4.6 and 4.7 provide further detail into the Commercial Land Use category.

Table 4.6

Community Commercial - Village District (CC-VC)	
Applied Zoning Districts	CMU-SA/DS-AR Commercial Mixed-Use (Special Area Overlay): Village District
Description	The Community Commercial - Village District land use allows for a mix and density of land uses common to an urban setting or traditional downtown. Sites with a Community Commercial - Village District (CC-VC) designation are intended to be developed as mixed-use centers that allow for a combination of commercial, office, and residential uses. To foster this type of development pattern, these sites have a Commercial Mixed Use (CMU) zoning district, which is combined with a Special Area (SA) overlay and Development Standard Overlay. These sites are intended to promote a variety of commercial use types and the flexible siting of other uses that are typically considered to be compatible with commercial development. The permitted uses on these parcels could be mixed in either a horizontal or vertical manner. This means that a commercial/office component could be co-located on the same site with a residential component, or that a commercial/office component could be located on the ground floor of a multi-story residential component. This allows flexibility for future market conditions and encourages an active urban setting.
Permitted Uses & Development Standards	Permitted uses and Development Standards per Appendix A of the ARSP.

Table 4.7

Community Commercial (CC)	
Applied Zoning Districts	CC/DS Community Commercial with Development Standard Overlay
Description	The Community Commercial (CC) land use category is intended to provide a broad range of goods, services, and employment opportunities to an expanded service area.
Permitted Uses & Development Standards	Permitted uses per City of Roseville Zoning Ordinance. Development Standards per Appendix A of the ARSP.

C. Parks, Open Space & Public Uses

As illustrated in the Land Use Plan, a large portion of the ARSP is dedicated to Open Space and park land uses as well as civic uses. This includes parcels for Parks and Recreation (PR), Open Space (OS), and Public/Quasi-Public (P/QP) uses.

Table 4.8

Park & Recreation (P/R)	
Applied Zoning Districts	PR Park and Recreation
Description	The Park and Recreation (P/R) land use designation is applied to parcels where park facilities are planned. This includes a combination of both active and passive park spaces. The ARSP area includes neighborhood parks ranging in size from approximately 1-acre to 10-acres. These parks are spread evenly throughout the community. Refer to Chapters 3 and 8 for detailed information regarding the location and design intent for the neighborhood parks.
Permitted Uses & Development Standards	Permitted uses per City of Roseville Zoning Ordinance.

As stated in the City of Roseville General Plan Parks and Recreation Element, "It is the underlying goal of the Parks and Recreation Element to provide a variety of both passive and active recreational opportunities for all City residents." The network of parks and their unique character and variety of amenities support this goal.

Table 4.9

Open Space (OS)	
Applied Zoning Districts	OS Open Space
Description	The Open Space (OS) land use designation is generally applied to lands that are environmentally sensitive or otherwise significant due to habitat and where preservation is required by federal permit. Land identified with the OS designation of the ARSP contains natural features and habitat area. The OS land use designation also applies to the Plan Area's paseo parcels which are widened corridors along key roadways that provide pedestrian/ bikeway linkages throughout the Plan Area. However since they vary in their role and use when compared to larger open space parcels, the paseos are tabulated separately from the open space parcels in land use table.
Permitted Uses & Development Standards	Permitted uses and Development Standards per City of Roseville Zoning Ordinance and City of Roseville Open Space Preserve Overarching Management Plan.

Table 4.10

Public/Quasi-Public	
Applied Zoning Districts	P/QP Public/Quasi-Public
Description	The Public/Quasi-Public land use designation accommodates a variety of public-serving uses and facilities. These sites will provide for an elementary school, fire station, and areas for specific infrastructure related items such as a water storage tank and any other facilities required by the Specific Plan.
Permitted Uses & Development Standards	Permitted uses per City of Roseville Municipal Code. Development Standards per Appendix A of the ARSP.

D. Urban Reserve

The ARSP includes one 20-acre parcel as Urban Reserve (UR).

Table 4.11

Urban Reserve	
Applied Zoning Districts	UR Urban Reserve
Description	The Urban Reserve (UR) land use designation is applied to lands that may receive urban land use entitlements at some time in the future. There is one UR parcel within the ARSP which will not be developed as a part of the ARSP.
Permitted Uses & Development Standards	Permitted uses per City of Roseville Zoning Ordinance.

4.4 Permitted Uses

Land uses within the ARSP will be regulated by the application of permitted, conditionally permitted and/or administratively permitted uses designated by the zoning district applied to each parcel. Except as otherwise provided in the ARSP, permitted uses are as specified by the City of Roseville Zoning Ordinance (Chapter 19).

4.5 Development Standards

Adoption of the ARSP by the City includes adoption of the development standards for each zoning district as described in Appendix A. The requirements of the Specific Plan shall take precedence over the City of Roseville Zoning Ordinance. In instances where the Specific Plan is silent, the City of Roseville Zoning Ordinance shall prevail.

Development Standards are detailed in Appendix A and within the City of Roseville Zoning Ordinance.

4.6 Design Guidelines

The ARSP includes Design Guidelines in Appendix B that as adopted will support the community vision through encouraged design approaches, and build upon the City of Roseville Community Design Guidelines.

CHAPTER 5 – AFFORDABLE HOUSING PLAN

5.1 Overview

State law (California Government Code Section 655584) requires each city and county plan to accommodate a fair share of the region's housing needs through zoning and land use. In urban areas, state law provides for councils of governments to prepare regional housing need allocation plans that assign a share of the region's housing need to each city and county. In the six-county greater Sacramento region, the Sacramento Area Council of Governments (SACOG) is the entity authorized to determine the future housing needs for the region. SACOG adopted the most recent Regional Housing Need Allocation (RHNA) Plan in 2012, for the planning period 2013 through the year 2021. Each city receives a total number of housing units it must plan for within this time frame. Each allocation includes a distribution for housing affordable to very low, low and moderate income household. The City of Roseville's General Plan Housing Element, which is consistent with state law, establishes a citywide goal to provide decent, safe, adequate and affordable housing in sufficient quantities for all economic segments of the community.

The City's Housing Element currently specifies an affordable housing goal of ten percent of all new housing units in the City be affordable to middle-, low- and very-low income households. The ARSP proposes a mix of housing types to provide the greatest opportunity to create affordable housing. The ARSP affordable housing program has been structured to be consistent with and implement the General Plan affordable housing goal.

Housing in the ARSP is planned to have a mix of housing types in low, medium and high density residential neighborhoods. Similar to existing low-density residential (LDR) areas of Roseville, it is anticipated that the LDR units provided in the ARSP area will provide market-rate housing affordable to moderate and above-moderate income households. The medium-density (MDR) and high-density (HDR) residential areas will provide greater opportunities for creating affordable housing for all income ranges. As outlined later in this chapter, the ARSP affordable housing plan focuses on MDR and HDR parcels and is structured to be consistent with the City's General Plan affordable housing goals.

5.2 Definition of Housing Affordability

Housing affordability is based on household income categories as defined by the U.S. Department of Housing and Urban Development (HUD). The standard measure of affordability is the median household income calculated for the Sacramento – Arden-Arcade – Roseville, CA Metropolitan Statistical Area. All jurisdictions within this Metropolitan Statistical Area, which includes all of Placer County, utilize the same basic income calculations irrespective of actual income level distribution in the community. Income categories are summarized in Table 5.1.

Table 5.1

Definition of Household Income Categories	
Income Category	Percent of Median Income
Very-Low Income	Less than 50% of Median
Low-Income	51% to 80% of Median
Middle-Income	81% to 100% of Median
Moderate Income	101% to 120% of Median
Above Moderate Income	121% and Above of Median

Based on sales and rental qualifications and the definition of affordability, the City's Housing Element includes the following housing assistance needs identified for each income group:

- Very Low Income Households not currently owning their own home will not be able to qualify for home ownership without substantial subsidies, unless their incomes rise significantly. Rental subsidies for very-low income households are needed to maintain affordability.

- Low-Income Households not currently owning their own home will require loan subsidies to afford and qualify for homeownership. Rental subsidies for low-income households are needed to maintain affordability.

- Middle- and Moderate-Income Households may require some assistance in purchasing a home since the price range of new homes in Roseville may exceed their ability to pay. This group is likely to afford rental units without financial assistance.

- Above Moderate Income Households are considered financially able to find affordable units, both for purchase and rent, within Roseville's housing market.

Numerous assumptions are required to translate household income to affordable rental rates and purchase prices. Lenders ultimately determine the actual purchasing power of household income at a given point in time. A household can qualify to purchase a home based on annual income, down payment, level of other long-term financial obligation and interest rates.

For planning purposes, the City of Roseville assumes for rental units, low- and very-low income households should not spend more than thirty percent (30%) of their monthly gross income on housing costs, including utilities. For middle-income households, thirty-five (35%) of monthly gross income is used to determine housing affordability. Purchase housing costs include payment of principal, interest, taxes, insurance, and any homeowner's association dues.

It is recognized that various factors which determine affordability continually change, and project specific affordability standards need to be established and adjusted as development occurs. To that end, the 10 percent affordable housing goal is calculated for each specific plan area based on the total residential units mapped.

5.3 Affordable Housing Program

Consistent with the City of Roseville's General Plan Housing Element, at least ten percent of the units in the ARSP have been designated for lower income households, specifically low- and very-low income households. This includes rental housing affordable to low- and very-low income households. To provide housing affordable to the income level households with the greatest needs, the ARSP provides a total of 283 rental units affordable to the low- and very-low income households, consistent with the City's ten percent affordable housing goal in the City's General Plan Housing Element. Sixty percent of affordable units in the ARSP will be affordable to low-income residents and forty percent to very-low income residents. The ARSP affordable housing goal is summarized below in Table 5.2.

Table 5.2

ARSP Affordable Housing Program		
Dwelling Type	**Number of Units**	**Percentage**
Low-Income (Rental)	170 Units	60%
Very Low-Income (Rental)	113 Units	40%
Total Affordable Units	283 Units	100%
GP Affordable Housing Requirement	*283 Units*	

Table 5.3 lists the parcels in the plan area that have been identified for low and very low income units. Certain funding sources available for low and very low units are awarded based upon location and adjacency to services, and require the units to be located on one piece of property. This greatly affects non-profit developers in their ability to successfully bring these units to the market. The locations of the parcels for low and very low rental units are identified in Figure 5.1 below.

Table 5.3

Affordable Housing Allocation – Rental					
Parcel	**Land Use**	**Total Units in Parcel**	**Total Affordable Allocation**	**Very-Low Income Rental**	**Low-Income Rental**
AR-19	HDR	230	170	68	102
AR-44	HDR	150	113	45	68
Total			**283 Units**	**113**	**170**

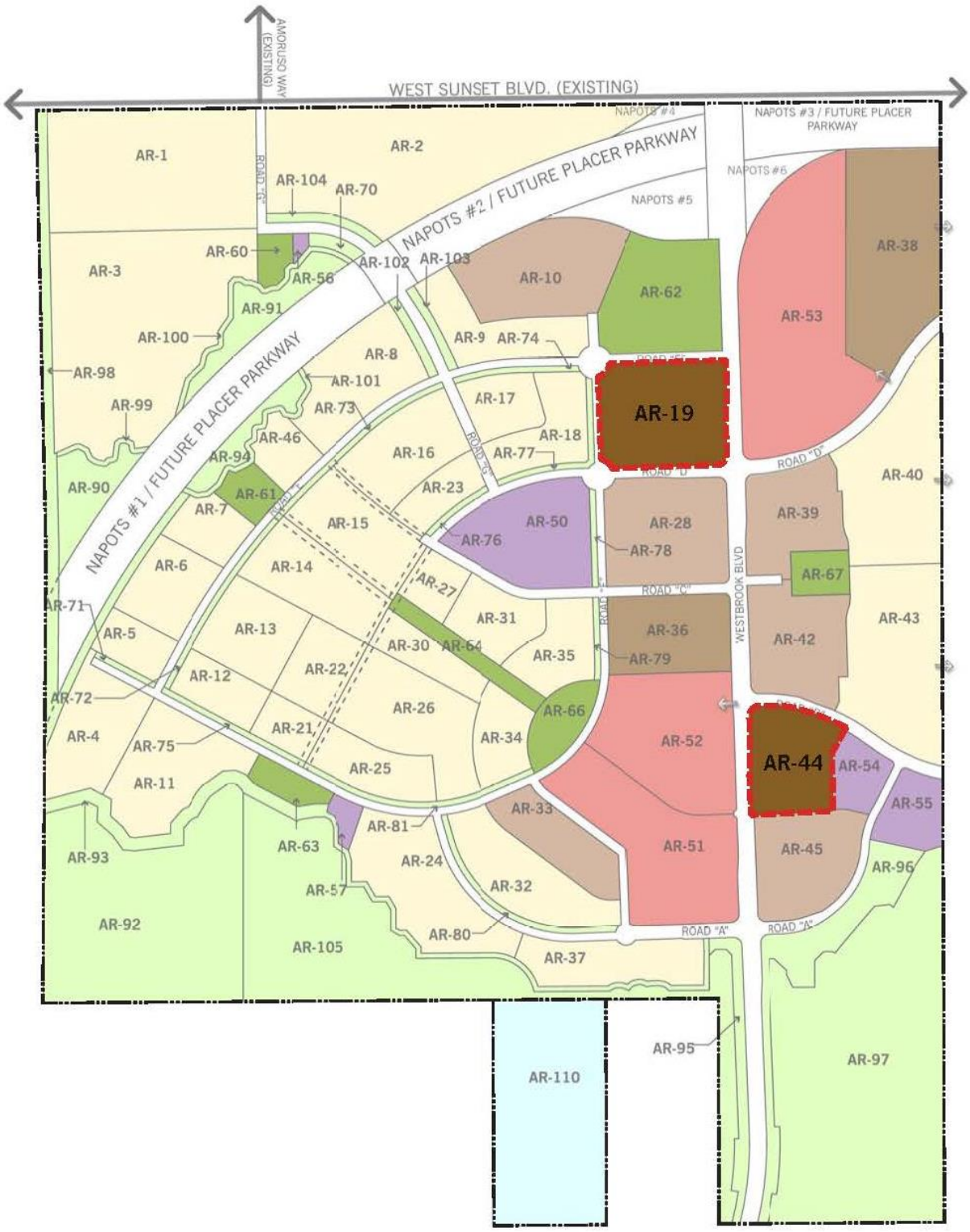


Figure 5.1: Low and Very Low Affordable Housing Distribution

5.4 Administration and Implementation

Residential builders are encouraged to explore creative approaches in providing a range of housing opportunities to meet the needs of low- and very-low-income households. Over time, housing markets, income categories, funding programs, and other factors change, and it is important to retain some level of flexibility to ensure that affordable housing goals are achieved.

The options outlined below may be considered to assist in achieving the ARSP affordable housing goal. It should be noted that the City reserves the right to consider alternatives to achieving affordable housing within the ARSP (such as allowing carriage units or granny flats in LDR or MDR areas), should the cost of producing the affordable housing preclude the City from accessing federal and state financing programs, or if legislation mandates the City to alter its approach to affordable housing.

Transfers/Credits
Subject to administrative approval by the Director of the City's Housing Division or designee, the affordable housing allocations of 283 affordable rental units identified on Table 5-3 may be transferred among parcels within the ARSP. In addition, to the extent that the number of affordable units produced on a parcel exceeds the number of affordable units allocated to that parcel, the excess units may be credited towards meeting the ARSP affordable housing goal assigned to the other parcel. Transfer and/or credits may be approved by the Director of the City's Housing Division or designee, without the need for amendments to the ARSP or to the ARSP Development Agreements, if it is determined that the transfers/credits maintain the ability to produce affordable units and achieve the ARSP affordable housing goal and:

- The transfers/credits are applied to parcels within the ARSP and are covered by the same Development Agreement;

- The transfers/credits improve the ability to produce affordable units and achieve the affordable housing goal of the ARSP.

Requests for transfers and/or credits shall include information as deemed necessary by the City to ensure consistency with the ARSP's affordable housing program. In addition, a revised affordable housing allocation (Table 5-3) shall be provided reflecting adjusted affordable unit allocations. The City's housing division shall maintain all revisions to Table 5-3 as the official ARSP affordable housing allocation record. The affordable housing unit transfer shall be memorialized by way of a recorded Memorandum of Understanding (or substitute form as specified by the City).

Density Bonus
The City may, in accordance with its Density Bonus Ordinance (Zoning Ordinance, Chapter 19.28) and the General Plan Housing Element, assign additional residential units to projects for the purpose of achieving the affordable housing goal. The increase in units provided by the density bonus is intended to reduce average per unit development costs. In the ARSP, a density bonus is assigned by City approval of an Affordable Housing Agreement to individual projects on a case-by-case basis, and may constitute a portion of the subsidy (if required) for the provision of affordable units.

In-Lieu Fee
To the extent an in-lieu affordable housing fee is adopted on a citywide basis, a portion of the affordable very low housing allocation identified in Table 5.2 may be satisfied by paying an in-lieu fee, subject to approval by the Director of the City's Housing Division.

5.5 Affordable Rental Housing Agreement

An Affordable Rental Housing Agreement (or substitute form as specified by the City) is required to detail and secure the specific requirements and obligations. Among other provisions, the Affordable Rental Housing Agreement will:

- Specify the number of affordable units to be reserved at each income level;
- Specify the term of the affordability obligation;
- Set initial rent for the designated affordable units;
- Establish criteria and a basis for annual rent increases;
- Provide the City with a mechanism to monitor actual rents; and,
- Identify any City or other subsidies required to assist in meeting the affordability requirement and, if applicable, the basis and terms for refunding such subsidies.

Affordable Rental Housing Agreements require City approval prior to the issuance of building permits, or recordation of a final small lot map where a subdivision map is required, for any large-lot parcel with an affordable housing allocation. The total number of affordable units required is to be calculated based on the number of final units mapped.

CHAPTER 6 – RESOURCE MANAGEMENT

6.1 Overview

The ARSP consists of relatively flat to gently rolling terrain situated at an elevation of approximately 70 to 100 feet above mean sea level. Historic uses of the site included planting of winter wheat and oats, as well as cattle ranching.

As shown in the site photos below, annual grassland is the dominant vegetation community on the site and is comprised primarily of non-native, naturalized Mediterranean grasses. Aquatic features are interspersed within the annual grassland community and include two marshes, an intermittent drainage/University Creek, an ephemeral drainage, seasonal wetland swales, and scattered vernal pools and seasonal wetlands. University Creek flows from east to west. It enters the site from the southeast, leaves the site along the southern boundary, then re-enters the Plan Area in the southwest corner.

Existing Farm on the Amoruso Ranch Property.

Vernal pool within proposed Open Space Preserve.

University Creek in the southern portion of the site.

The Plan Area has several project components as illustrated in Figure 6.1. These include the Amoruso Ranch Project with approximately 480 acres of development areas, an open space preserve, general open space – avoided area, and the approximately 18-acre Westbrook Boulevard that serves the Plan Area. Also occurring within the Plan Area is the approximately 49-acre future Placer Parkway Regional Transportation Improvement project (see Figure 6.1). This project, although within the overall Amoruso Ranch property, is a separate project and will be reviewed and processed by the City and County. An additional parcel of land, the approximately 20-acre Wagner parcel, lies to the south of the Amoruso Ranch property and is designated an Urban Reserve.

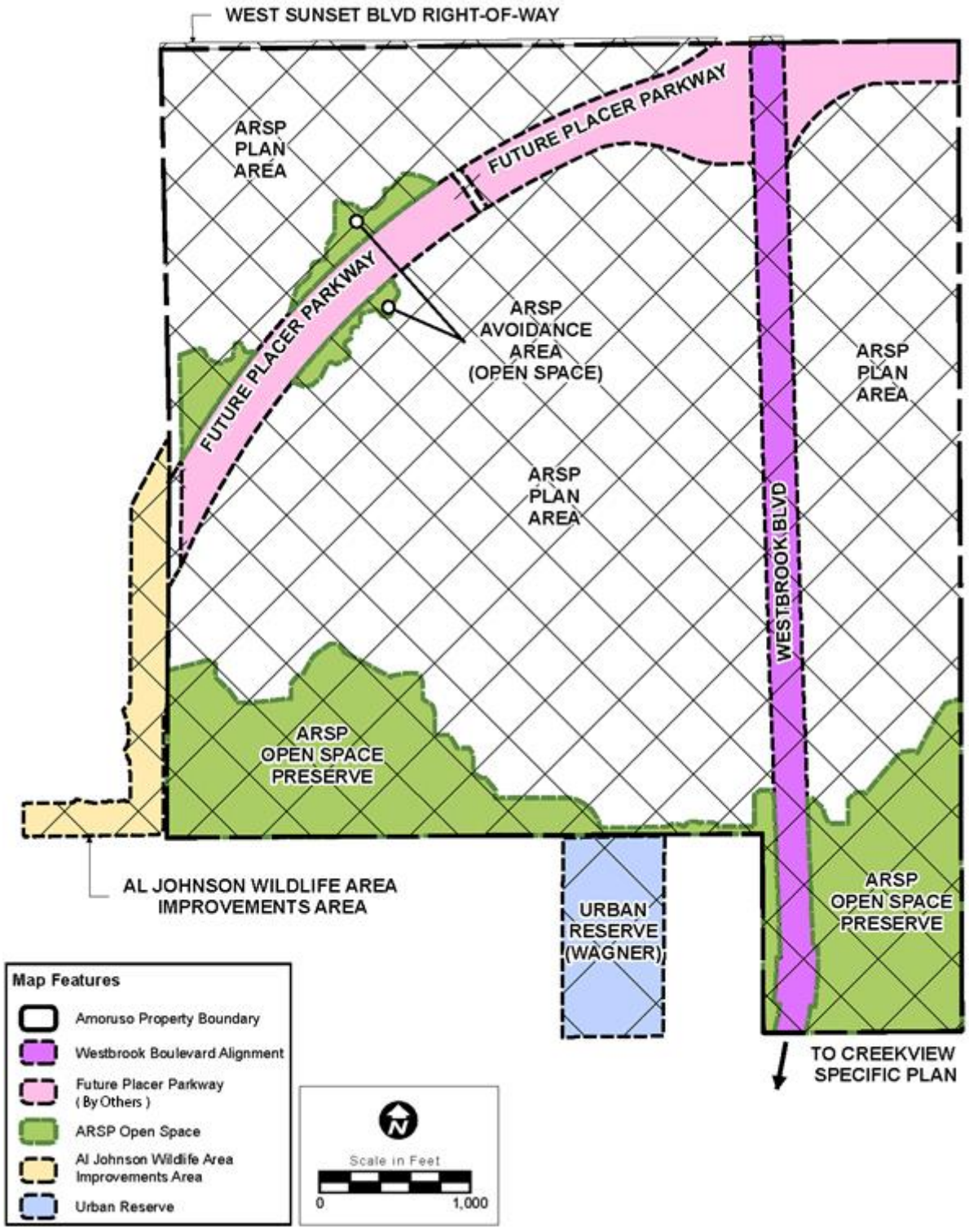


Figure 6.1: Project Components

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

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

Table 6.1. Open Space Parcels by Type

Open Space Type	**Parcels**	**Acreage**
Open space Preserve	AR-92, AR-97, AR-105	97.57
General open space – avoided area	AR-90, AR-91, AR-94	10.26
Transition Zone open space	AR-93, AR-95, AR-96, AR-98, AR-99, AR-100, AR-101	26.98
Paseos	AR-70, AR-71, AR-72, AR-73, AR-74, AR-75, AR-76, AR-77, AR-78, AR-79, AR-80, AR-81, AR-102, AR-103, AR-104	10.71
Grand Total		**145.52**

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

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

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

6.2 Wetland Resources

A. Pre-Development Conditions

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

Seasonal wetland swale within proposed Open Space Preserve.

University Creek within proposed Open Space Preserve.

Outside of the swales and University Creek, vernal pools, seasonal wetlands, marshes, a stock pond, and an ephemeral drainage are scattered throughout the annual grassland community. The vernal pools and seasonal wetlands fill with rainwater during the winter months and can remain inundated until spring or early summer. These wetland areas include habitat potentially suitable for certain federal and/or state special-status plant and wildlife species. A total of 38.519 acres of wetlands and other Waters of the U.S. occur within the Amoruso Ranch property and the Sunset Boulevard West right-of-way in its pre-development condition, as listed in Table 6.2.

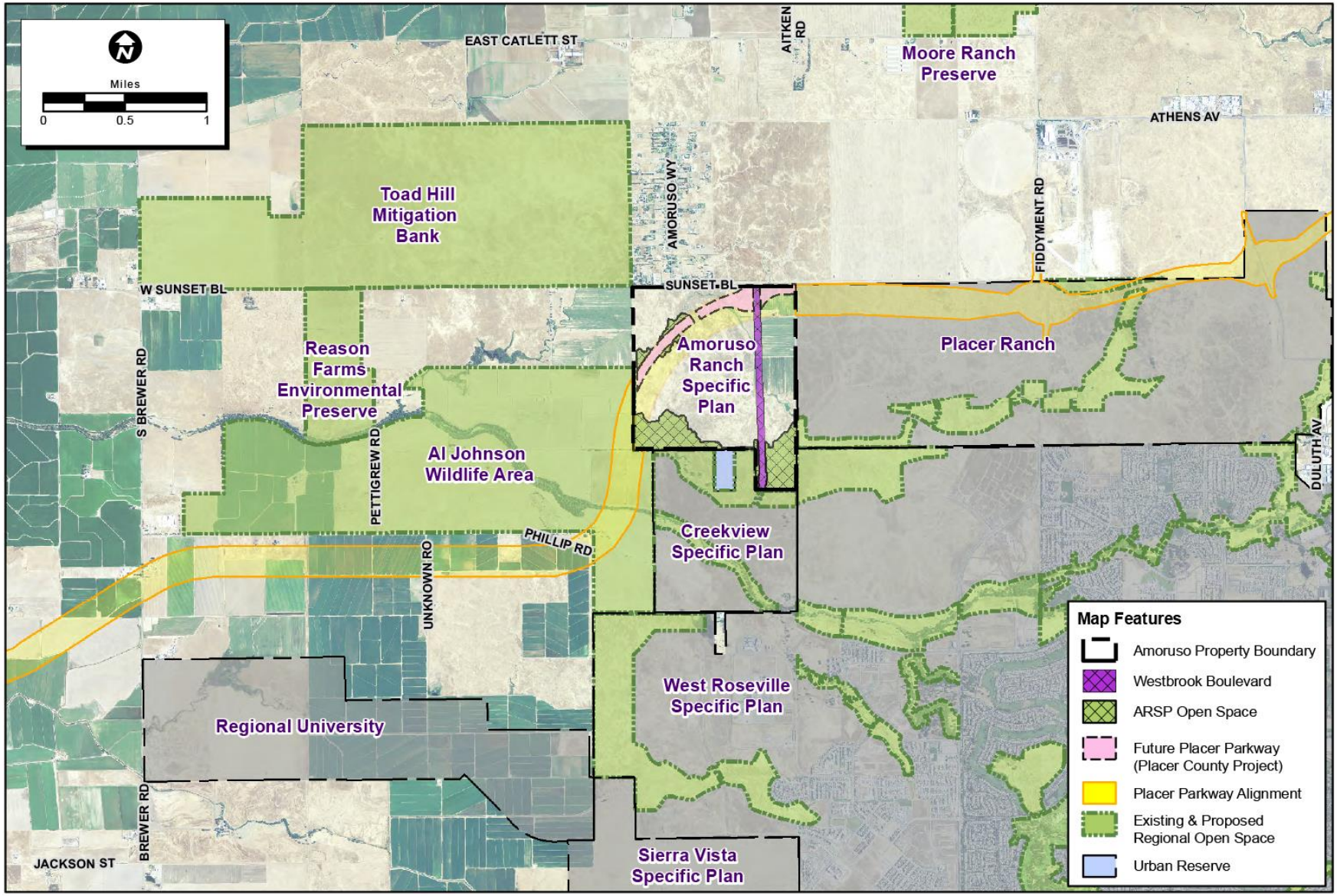


Figure 6.2: Regional Open Space

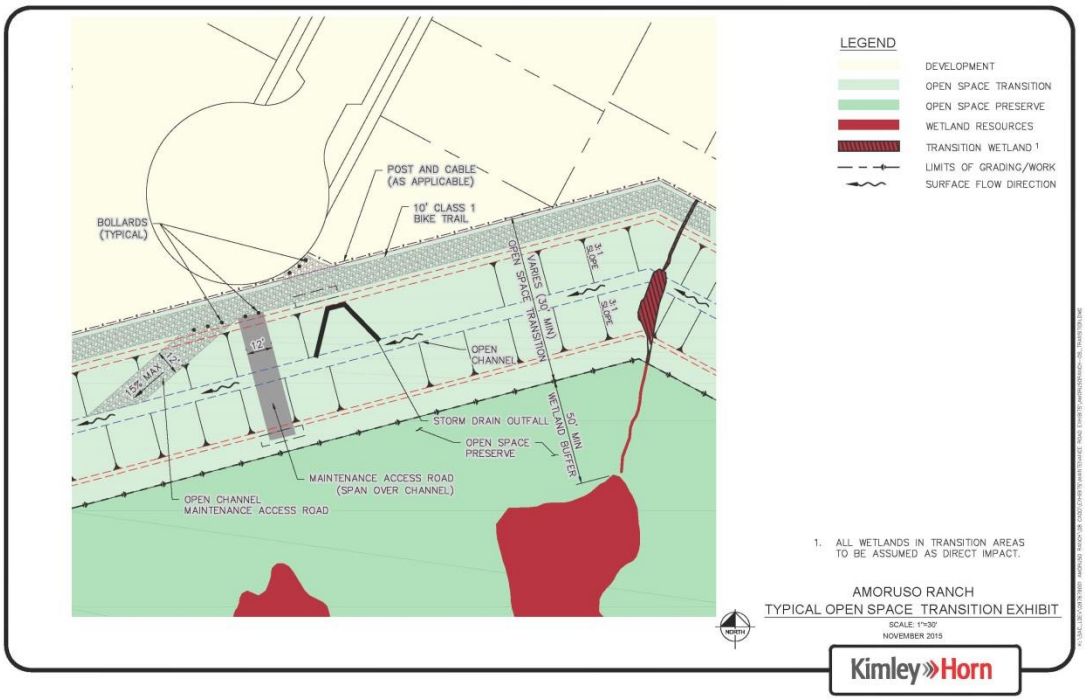


Figure 6.3: Amoruso Ranch Typical Open Space Transition Exhibit

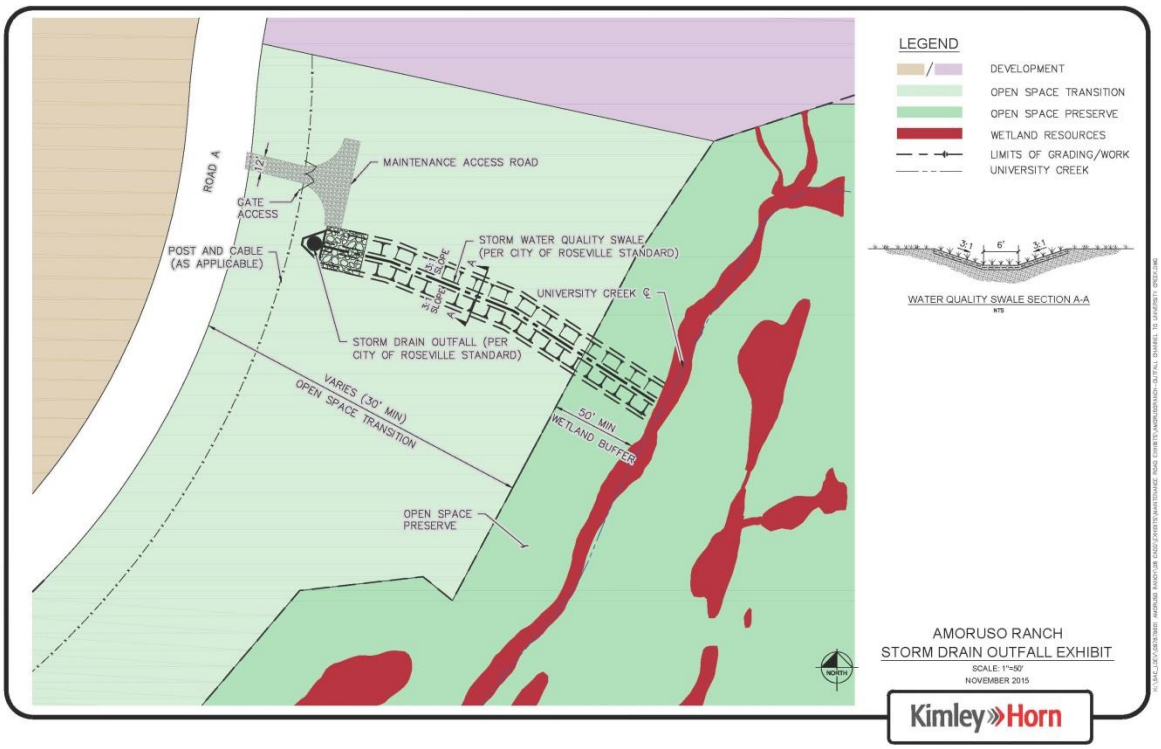


Figure 6.4: Amoruso Ranch Storm Drain Outfall Exhibit

Table 6.2 Potential Jurisdictional Wetlands Summary

Type	Amoruso Ranch Project [1]	Future Placer Parkway (Placer County Project) [2]	Total
Wetlands			
Vernal Pool	8.772	1.043	9.814
Seasonal Wetland	4.268	0.559	4.827
Seasonal Wetland Swale	16.783	2.961	19.744
Farmed Wetland	0.002	0.000	0.002
Marsh	1.822	0.000	1.822
Other Waters			
Ephemeral Drainage	0.002	0.000	0.002
Intermittent Drainage	1.920	0.000	1.920
Seasonal Creek	0.023	0.000	0.023
Pond	0.364	0.000	0.364
Total	***33.957***	***4.562***	***38.519***

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

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

B. Avoidance & Mitigation Strategies

B.1 Avoidance

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

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

B.2 On-Site Resource Preservation

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

B.3 Off-Site Resource Mitigation

Where biological resources cannot be avoided or preserved within the Amoruso Ranch Plan Area, off-site mitigation may be required to off-set impacts to biological resources and endangered species habitat, including wetlands that fall within the USFWS Vernal Pool Recovery Plan designated Core Area within Western Placer County. Mitigation may be achieved by the purchase of habitat credits from established agency-approved mitigation banks or through agency-approved off-site wetland preservation, restoration, and/or creation. Offsite mitigation areas controlled by the specific plan proponent would be managed according to an individual Operations & Management (O&M) Plan approved by the agencies as part of the permit process. Where mitigation bank "credits" are purchased, preserve management would be in accordance with pre-approved mitigation bank O&M Plans.

C. Vegetation and Wildlife

Annual grassland is the dominant vegetation community present within the Amoruso Ranch Plan Area and is comprised primarily of non-native, naturalized Mediterranean grasses. The most common grassland plant species found within the site include soft brome (*Bromus hordeaceus*), ryegrass (*Festuca perennis*), wild oat (*Avena fatua*), barbed goatgrass (*Aegilops triuncialis*), little quaking grass (*Briza minor*), and medusahead grass (*Elymus caput-medusae*). Wetland features such as marshes, seasonal wetland swales, vernal pools, and seasonal wetlands and streams are embedded in the annual grassland habitat. Valley oak (*Quercus lobata*) trees are scattered along the intermittent drainage that runs through the southern portions of the site. The northeastern portion of the site consists of irrigated pasture and is dominated by the plant species Bermuda grass (*Cynodon dactylon*), tall flatsedge (*Cyperus eragrostis*), and Kentucky fescue (*Festuca arundinacea*). Surveys have shown that one blue elderberry (*Sambucus nigra* ssp. *caerulea*) shrub occurs among old farming equipment within the rural residence located in the northeast corner of the Amoruso Property.

The Amoruso Ranch property's various wetland habitats support a variety of wildlife species. These include waterfowl, wading birds, and several amphibian species which use the wetland areas in the winter and spring. Vernal pool fairy shrimp (*Branchinecta lynchi*), a federally listed threatened species, has been documented within several on-site vernal pools and is protected pursuant to the Federal ESA. In addition, the annual grassland habitat provides forging habitat for several raptor species, including Swainson's hawk (*Buteo swainsoni*) and burrowing owl (*Athene cunicularia*). Swainson's hawk is a state-listed threatened species and is protected pursuant to the California ESA. Although Swainson's hawks have not been located at the site, two Swainson's hawk nests have been previously documented within the 501-acre Creekview Specific Plan directly south of the Amoruso Ranch Plan Area. Several prey species are expected to occur within the annual grassland habitat on the site, including California vole (*Microtus californicus*), black-tailed jackrabbit (*Lepus californicus*), deer mouse (*Peromyscus maniculatus*), and pocket gopher (*Thomomys* spp.). Burrowing owl is a state species of concern and has been documented in the Amoruso Ranch Plan Area. The blue elderberry shrub is the exclusive host plant of the Valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*), or VELB, a federally listed threatened species that is protected pursuant to the federal ESA. The one blue elderberry shrub located on the Amoruso Ranch site is highly unlikely to provide habitat for VELB because it is located amongst old farming equipment and debris and is more than nine miles from the closest documented occurrence of VELB.

Trees

A total of 28 Valley oak trees occur along the intermittent drainage located in the southern portion of the Amoruso Ranch property and would be subject to regulation under the City of Roseville Native Oak Tree Preservation Ordinance. Oaks are important to a variety of wildlife species because they produce acorns, an extremely important food source for insects and wildlife. All oak trees present on the site will be preserved as part of the Amoruso Ranch project's open space preserve.

6.3 Operations & Management Plan

The ARSP's on-site open space preserve is expected to append to and be managed in accordance to the City of Roseville's Open Space Preserve Overarching Management Plan (OSPOMP). The OSPOMP guides the management of other open space areas owned by the City of Roseville and provides mechanisms for consistent application of preserve management strategies across the City. The OSPOMP outlines preserve management responsibilities and strategies as well as allowed and prohibited activities.

A. Preserve Transition Zone

OSPOMP includes a requirement to establish a 50-foot "transition zone" to serve as a buffer for preserve resources where the preserve abuts development property. According to the OSPOMP, indirect impacts to habitat adjacent to the 50-foot transition zone assessed by the agencies must be mitigated by the project proponent along with all direct impacts to habitat within the 50-foot transition zone. The transition zone may contain (but is not limited to) such improvements as public utility easements, storm water outfalls, constructed swales and ditches, bike trails, water quality BMPs, maintenance access ramps, slopes, and fencing. The ARSP open space preserve has been designed to be consistent with the intent of OSPOMP transition zone requirements. In fact, in many locations the proposed transition zone far exceeds the OSPOMP recommended 50-foot width. For example, the transition zone proposed adjacent to the southwest preserve is over 80 feet wide, accommodating a drainage channel with water quality features, outfalls, a Class 1 bike trail, and maintenance access ramps. In other locations, where specific plan infrastructure needs are less, the proposed transition zone is reduced to 30 feet, but in no location is it less than 30 feet (the minimum width determined necessary to provide protection to preserve resources). Additionally, there is a minimum 50 foot buffer extending further into the open space that provides protection to resources, essentially providing a cumulative minimum 80 foot transition zone from the edge of preserved wetlands to edge of urban development. The project's 404 permit application includes a request for an exception to the City's OSPOMP minimum transition zone width requirement, allowing for a minimum transition zone of 30 feet, as shown in Figure 6.3. The exception request will be addressed by the USACE and USFWS in the Section 404 Permit and Biological Opinion issued to the project.

In the unlikely event that the exception is denied, additional transition zone buffer width could be incorporated from the adjacent development parcel. For further details on design of the open space preserve transition zone areas, refer to the Development Standards Appendix A.

B. Dedication Timing and Management Responsibilities

The OSPOMP also outlines preserve maintenance, management, and reporting responsibilities that apply during the preserve establishment phase and in perpetuity. As outlined in the OSPOMP, during the preserve establishment phase, open space preserve parcels remain privately owned and managed while adjacent development is completed and all open space improvements are installed by the landowner/developer. This includes amenities located within the transition area like drainage channels, outfalls, water quality swales, maintenance access ramps, and post and cable fencing. Following buildout of adjacent areas and completion of transition area improvements, the on-site open space preserve is expected to be dedicated to and managed by the City of Roseville following the process outlined in the OSPOMP Chapter 5.

In the unlikely event that the Amoruso Ranch on-site open space preserve is not appended to the OSPOMP, a separate O&M Plan will be developed and implemented in accordance with the applicable 404 permits to continually manage, monitor, maintain, report, and correct disturbance, if any, to the open space preserve. This document will ultimately be approved by the regulatory agencies and will specify the permitted activities and features within the Amoruso Ranch project's open space preserves.

C. Preserve Funding

Funding for the management of the on-site open space preserve will be provided by an annual tax levy via creation of a Communities Facilities District (or other funding mechanism) as further discussed in Chapter 10. Should the project receive credit for on-site endangered species habitat preservation, a third party easement and monitoring by a qualified non-profit land trust may be required by the federal permitting agencies. Any required third party easement monitoring would be funded by a separate endowment established by the land owner/developer.

6.4 Cultural & Historic Resources

Historic use of the land includes agricultural use to plant and harvest winter wheat and oats and cattle ranching. Surrounding land uses include rural residences, cattle grazing, and agricultural fields. Prehistorically, the property was likely used for resource procurement and subsistence activities. Based on the results of the pre-field archival research and literature review, and in consideration of the depositional environment of the Project Area, the area was identified as being moderately sensitive for prehistoric and historic cultural resources. One historic-era residence with associated outbuildings was documented within the northeastern corner of the Amoruso Ranch project area. This complex was evaluated for significance by a qualified architectural historian and found to be not eligible for inclusion in the Natural Register of Historic Places or the California Register of Historical Resources. Therefore, no known historic properties will be affected by the proposed project. The ARSP EIR will provide more detailed information and will provide the measures for the appropriate management of unanticipated discoveries.

CHAPTER 7 – CIRCULATION PLAN

7.1 Overview

The circulation system for the Amoruso Ranch Specific Plan (ARSP) provides a hierarchy of streets, bikeways, walkways and multi-use trails throughout the development area that provide both connectivity to and the expansion of existing and planned future City and regional facilities, and public transit options that will serve the community. The placement of parks, landscape corridors and the alignment of the streets organize the community and promote traffic calming and pedestrian use. A modified grid pattern provides multiple ingress and egress points into and out of the plan area which helps to disperse traffic resulting in local streets that are pleasant to live on and walk or bike along. This street pattern, in conjunction with the pedestrian connections, provides a seamless network of connectivity throughout the plan area. By providing street trees and landscaping within the adjacent parkways, removing many of the driveway curb cuts and street-facing garages, and incorporating traffic calming measures such as bulbed intersections and roundabouts, the street design encourages alternate transportation modes including walking and biking throughout the community and to the outlying region.

In order to meet the City's roadway Level of Service (LOS) standards while at the same time creating a network of pedestrian and bicycle friendly streets, the ARSP establishes the following street design standards that are to be utilized for the design and construction of the streets within the ARSP.

7.2 Roadways

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

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

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

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

- Blue Oaks Boulevard - Blue Oaks Boulevard, a six-lane arterial which provides east/west circulation through the City, lies along the southern boundary of the CSP. Existing Blue Oaks Boulevard extends

from Highway 65 west to approximately Hayden Parkway and will be extended to Westbrook Boulevard to provide access into the ARSP.

Planned ARSP System and Improvements

The ARSP roadway system is illustrated on Figure 7.1 Street Hierarchy Plan, with lane capacity, right-of-way, and landscape requirements summarized in Table 7-1. Typical roadway design sections are illustrated in this chapter, with corresponding landscaping standards and related design details included in the ARSP Design Guidelines (Appendix B).

Table 7-1

Street Standards							
Roadway Type/Name	**Roadway**		**Landscape Corridor (L.S.E)**		**Landscape Median**	**Parking**	**Figure #**
	Reserved Lane Capacity	**Right of Way (R.O.W) (1)**	**Adjacent to Residential (2)**	**Adjacent to other uses**			
Arterial Roadways(3)							
Westbrook Boulevard (North of Road A)	6	100’	35’	50’	14’	None	7.2.a
Westbrook Boulevard (South of Road A)	6	92’	-	10’ or 23’	8’	None	7.2.b
Minor Arterial “B”	4	76’	35’	50’	14’	None	7.2.c
Collector Roadways(2)							
Modified Collector	2	48’	25’	23’	None	None	7.2.d
Local Roadways							
Main Street	2	67’ (4)	n/a	n/a	n/a	On-street	7.2.e
Main Street - Promenade	2	93’ (4)	n/a	n/a	36’	On-street	7.2.f
Modified Primary Residential Street (Village Street)	2	51’-6”	n/a	n/a	n/a	On-street	7.2.g
Modified Primary Residential Street w/ Streetside Paseo	2	47-6”	35’(5)	n/a	n/a	On-street	7.2.h
Modified Primary Residential Street	2	65’	n/a	n/a	n/a	On-street	7.2.i
Modified Primary Residential Street at Placer Parkway	2	46’	n/a	n/a	n/a	None	7.2ia
Modified Primary Residential Street-A	2	59’	n/a	n/a	n/a	On-street	7.2ib
Modified Minor Residential Street	2	55’	n/a	n/a	n/a	On-street	7.2.j
Alley	2	26’	n/a	n/a	n/a	As Noted	7.2.k

Footnotes:
1. The right-of-way width will be adjusted to accommodate additional left-turn lanes where needed.

2. Landscape corridors adjacent to LDR and MDR along arterial and collector roadways will be incorporated within the ROW
3. Auxiliary lanes, right turn lanes, bus turn-outs and standard tapers are permitted reductions to the landscape corridors (PUE/LSE) or paseos. See Figure 7-4. Minimum landscape corridor width of 20' shall be maintained behind bus shelters.
4. Private streets, no right-of-way dedication will be made. PUEs shall be dedicated for all public services.
5. 35' LSE only on one side of the street.
6. As Modified Primary Residential Street Connections vary in width to accommodate turn lanes and traffic flows, they are not included in the table above

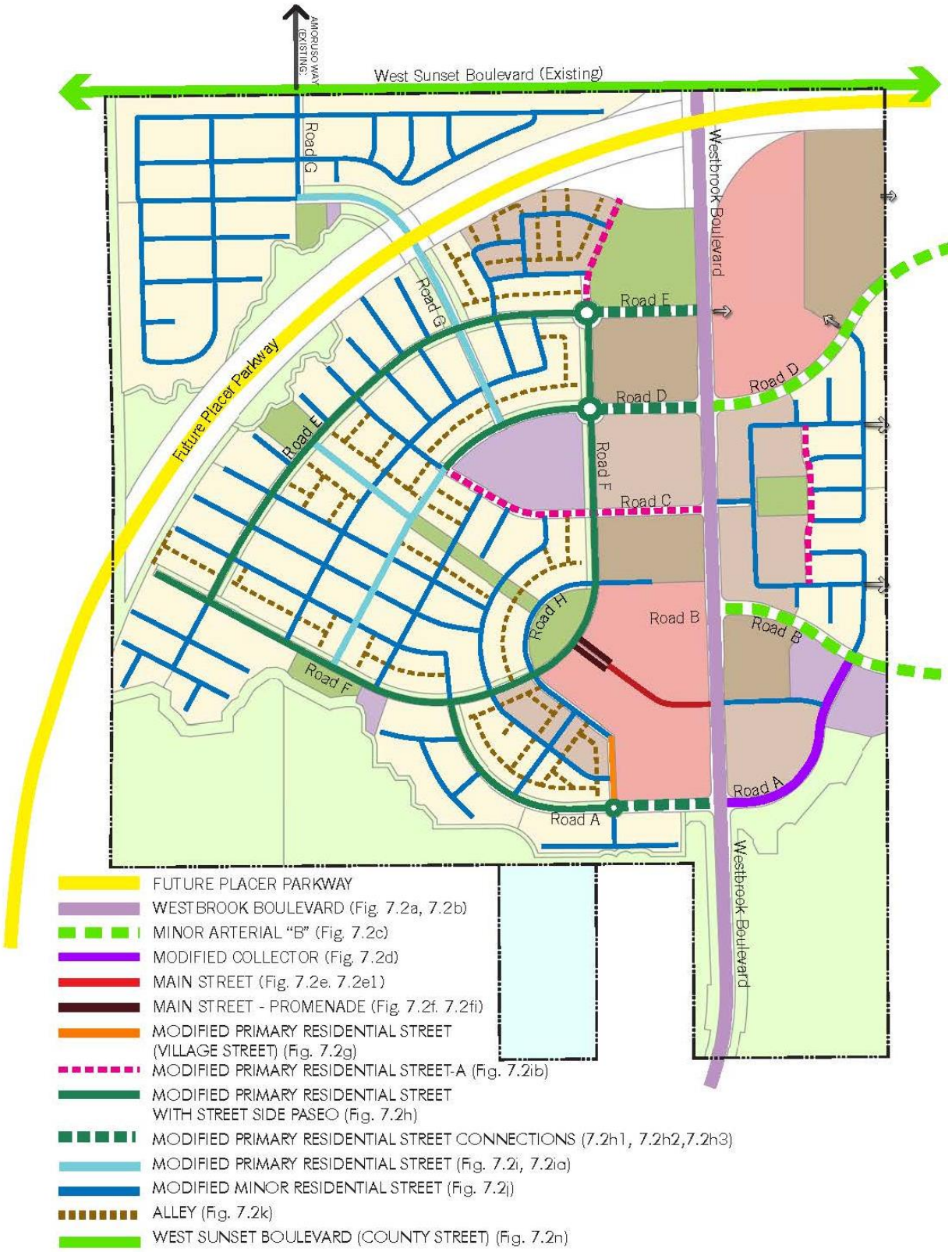


Figure 7.1 Street Hierarchy Plan

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

Arterial Roadways

Arterial roadways are primary circulation routes which provide connections between sections of the City and the regional circulation system. Arterial roadways carry relatively high traffic volumes and do not permit on-street parking. In the ARSP, arterials are either four or six lanes and include landscape medians, on-street bike lanes and adjacent landscape corridors with detached eight-foot sidewalks. The eight-foot sidewalk along the arterial streets also function as Class 1A sidewalks, which provide an option for bicyclists to ride on a street separated path versus riding in the street. The ROW of the arterials will be adjusted as required to accommodate turn lanes as per the traffic report.

Westbrook Boulevard (Figure 7.2.a and Figure 7.2.b)

Westbrook Boulevard provides the main access into the ARSP and upon completion will be the major north/south arterial roadway that provides connection to other major roadways in the northwestern parts of the City. Planned sections of Westbrook Boulevard currently exist in the CSP, West Roseville Specific Plan (WRSP), and the Sierra Vista Specific Plan (SVSP). When completed, Westbrook Boulevard will provide both pedestrian and vehicular traffic to the ARSP area and will provide considerations for future connectivity north to Dowd Road.

Westbrook Boulevard is planned as a 6-lane arterial roadway consistent with City Standards that consists of multiple lanes in the north and south directions, a landscaped median that also provides for left turn pockets, on-street striped bike lanes within the right-of-way, and landscaped corridors on either side. Within the landscaped corridors, public utilities easements and a Class 1/1A sidewalk, which will provide pedestrian connectivity at a regional level, will be constructed. Stormwater Low Impact Development (LID) features will occur between the curb and pedestrian path in the landscaped parkway.

Westbrook Boulevard is shown in two figures to depict the roadway through the ARSP, north of Road A and south of Road A through the open space. The portion of Westbrook Boulevard south of Road A is a continuation of Westbrook as it comes north from the CSP area. This portion of Westbrook Boulevard provides a slightly reduced roadway section through the southern ARSP open space with a culvert crossing over University Creek that will be designed in accordance with the requirements of the project's 404 permit, the City of Roseville and other jurisdictional agencies.

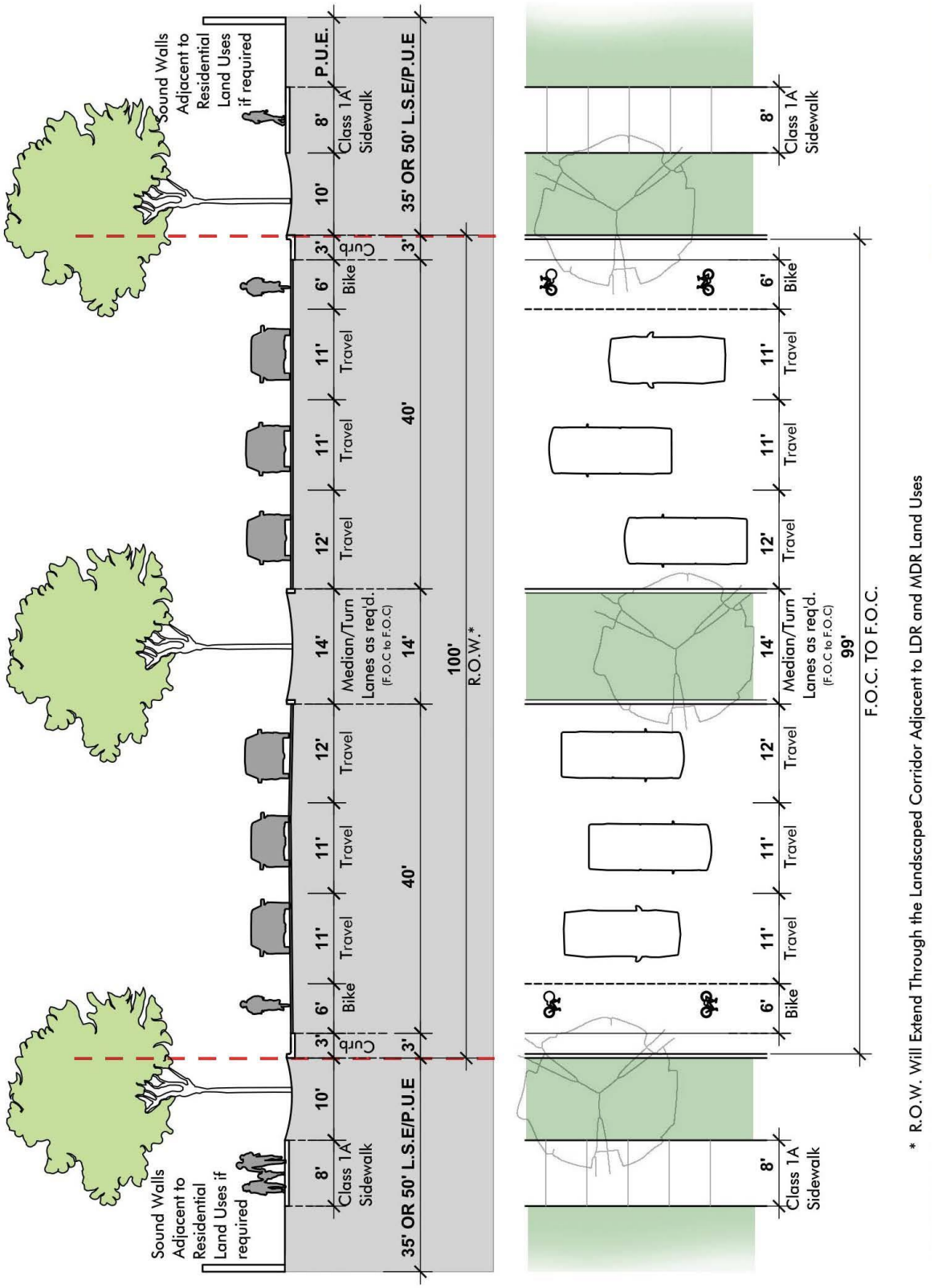


Figure 7.2a: Westbrook Boulevard – North of Road A

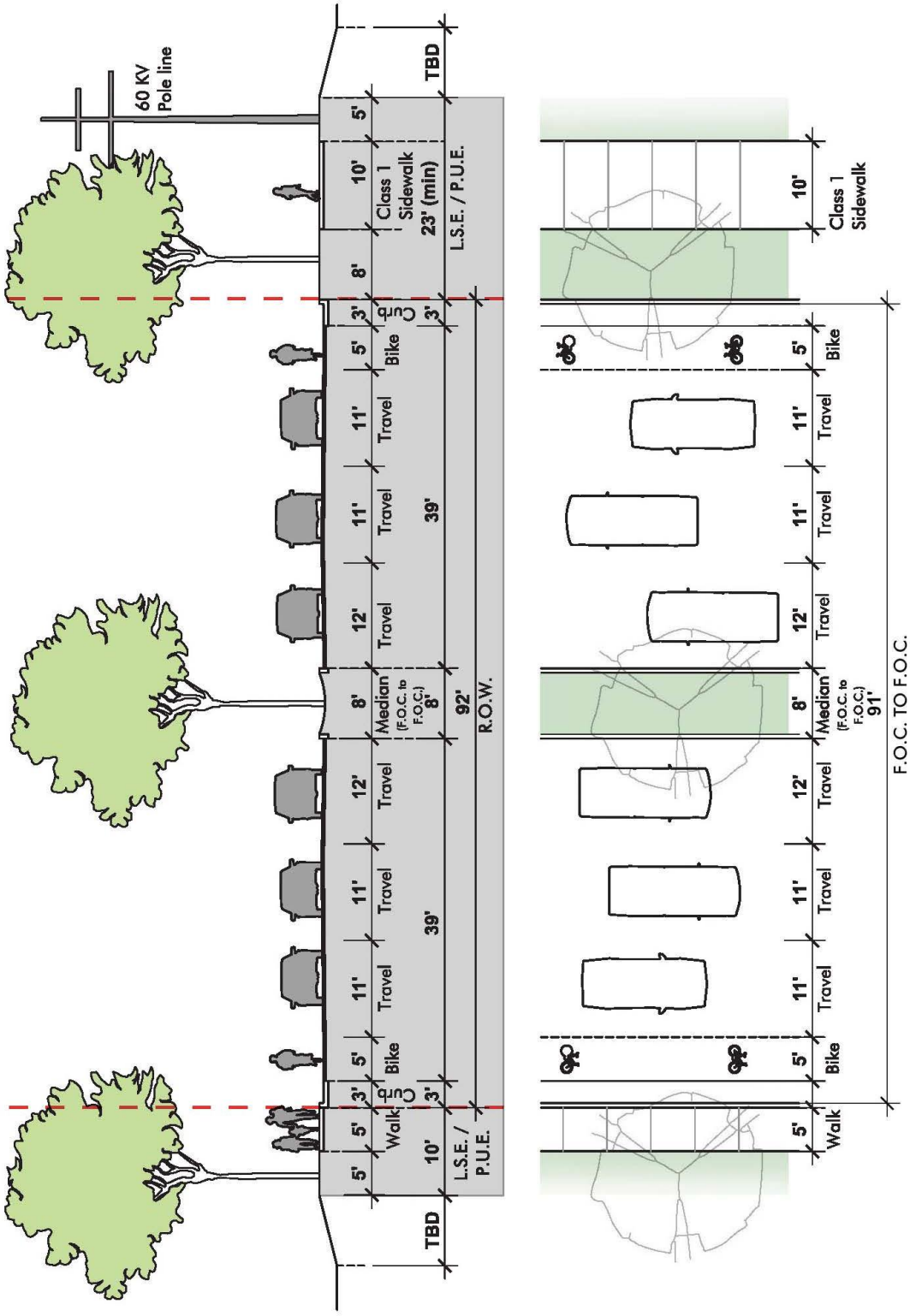


Figure 7.2b: Westbrook Boulevard – South of Road A

Minor Arterial "B" Section (Figure 7.2.c)

The roadways designated as Minor Arterial "B" are planned as 4-lane minor arterial roadways consistent with City Standards and will provide local and regional east/west access to future developed properties to the east. These roadways will consist of two travel lanes with on-street striped bike lanes in each direction, separated by a landscaped median that allows for left turn pockets, within a 76-foot right-of-way. Public utilities easements occur along both sides as well as a Class 1A sidewalk within a landscape corridor. Stormwater LID facilities may be located within the landscaped parkway between the curb and the pedestrian path.

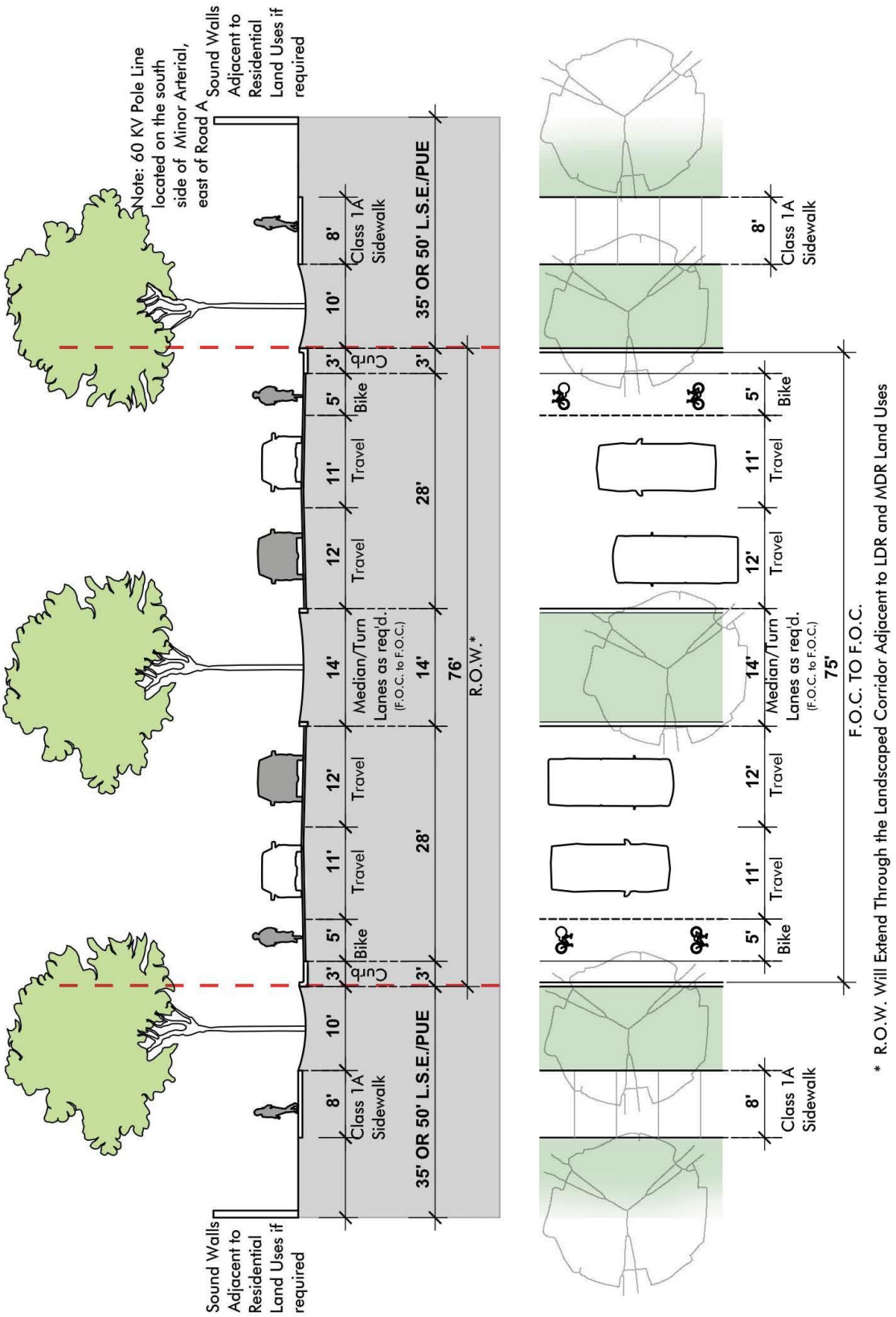


Figure 7.2c: Minor Arterial "B"

Collector Roadways

Collector roadways are secondary routes which generally distribute trips from the arterial street system to the local street system. Consistent with City Standards, the collector roadways within the ARSP, will provide two travel lanes and on-street Class 2 bike lanes. Where collector roadways intersect with arterial roads at signalized intersections, dedicated turn lanes will be constructed to accommodate vehicular movements. Within ARSP, travel lanes for collector roadways have been reduced and landscape corridors have been provided in order to promote traffic calming, reduce travel speed, and to create a more pedestrian friendly community. The ROW of collector roadways will be adjusted as required to accommodate turn lanes as per the traffic report.

Modified Collector (Figure 7.2.d)

The Modified Collector provides for one travel lane and on-street striped bike lanes in each direction, separated by a striped center turn lane along with a landscaped parkway and sidewalk or pedestrian path on each side, within a 48-foot right-of-way. On the north side, a public utilities easement includes a sidewalk and landscaped parkway. On the south side, a public utilities easement, a landscape easement, and a Class 1A sidewalk all parallel the street.

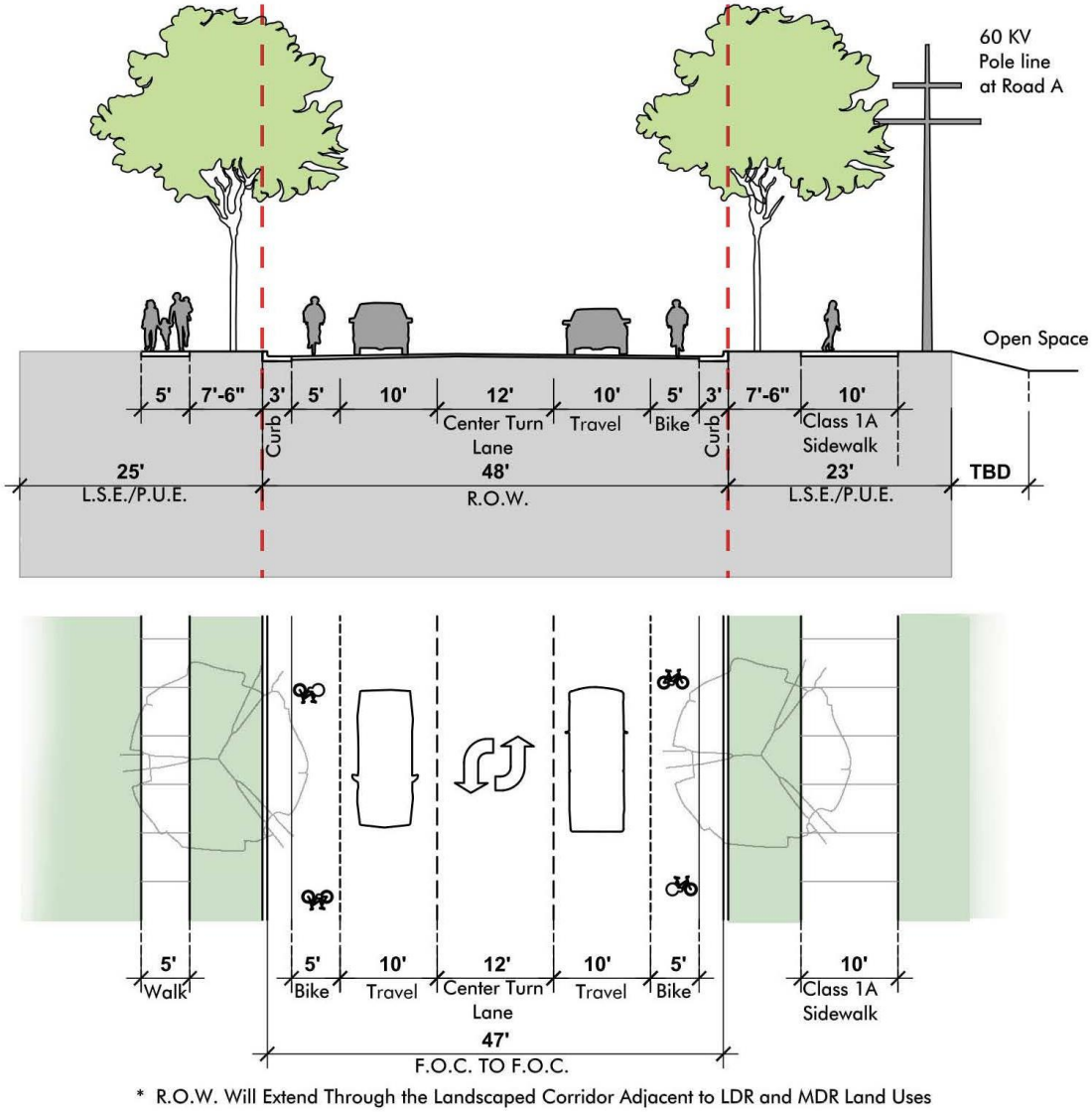


Figure 7.2d: Modified Collector

Local Roadways and Alleys
Local roadways provide direct access from the collector and arterial streets through neighborhoods to residential units. The typical standard for a local street, within the ARSP, includes two travel lanes with space for on-street parallel parking and a detached sidewalk. The ARSP provides several types of local roadway, depending on the location and the desired interface between land uses and the roadway system.

Main Street (Figure 7.2.e)
The Main Street is a private street, which creates the organizational element for the Village District. It is a low speed urban street that includes landscaping and hardscape appropriate to an urban setting.

The Main Street consists of one travel way in each direction. Where parking is provided, it may be on either or both sides of the street. Parking may be provided in parallel parking bays, or as angled parking. Additional sections are discussed in Appendix A. The flexibility in this section is intended to allow for a variety of solutions that will lead to the most successful Village District. Street widths at intersections are reduced as a traffic calming measure and to shorten the walking distance for pedestrians. Street trees are located in tree wells with grates. In order to preserve the pedestrian experience, utilities are anticipated to be located behind the buildings, and not along the Main Street.

Buildings are setback from the right-of-way as described in Appendix A, Development Standards.

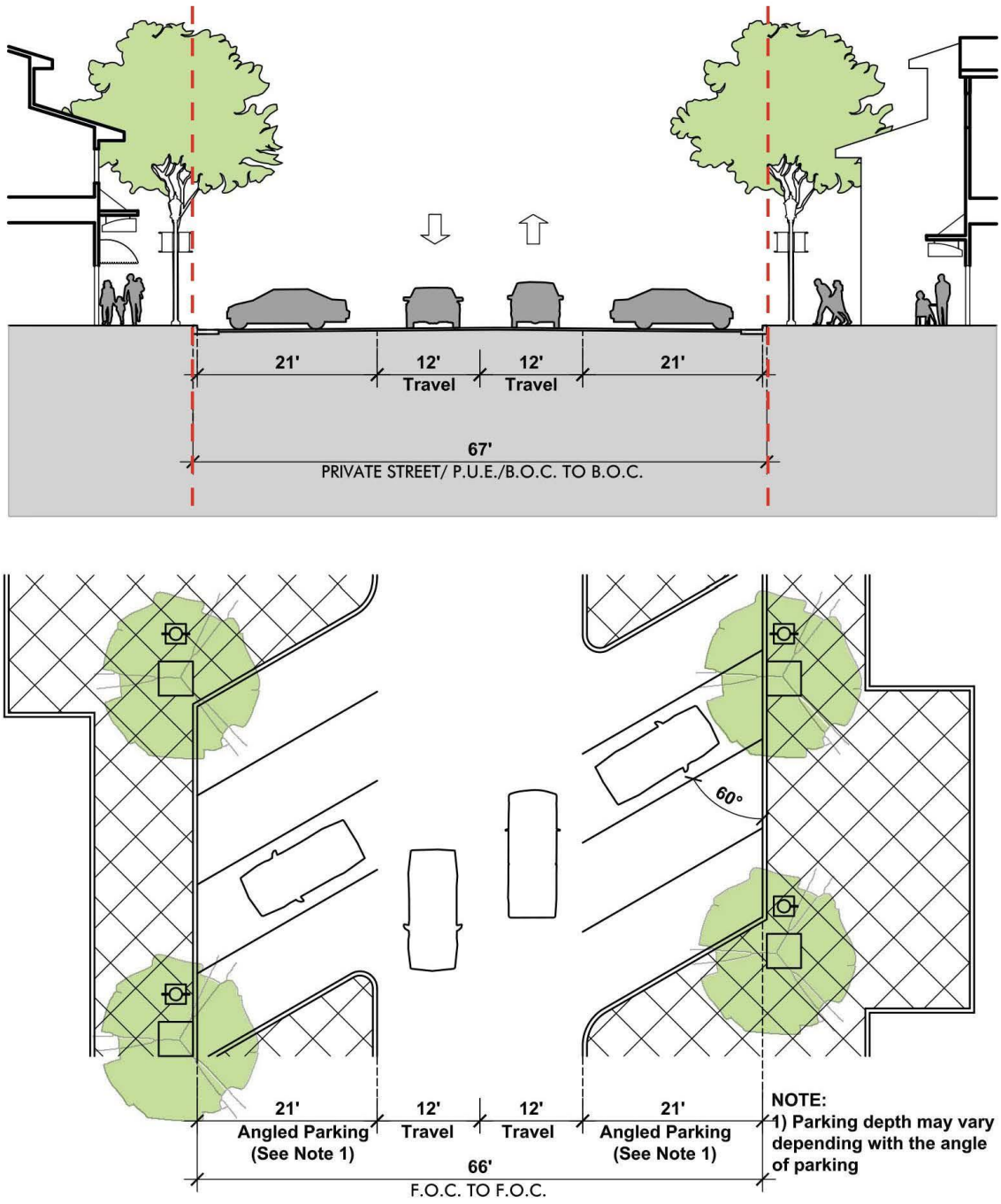


Figure 7.2e: Main Street (Private Street)

The figure below illustrates a typical intersection for the Main Street. The use of bulb outs at intersections helps reduce the speed of traffic, reduces the distance to be traversed by the pedestrian and also provides a safe refuge area for the pedestrian at the intersection.

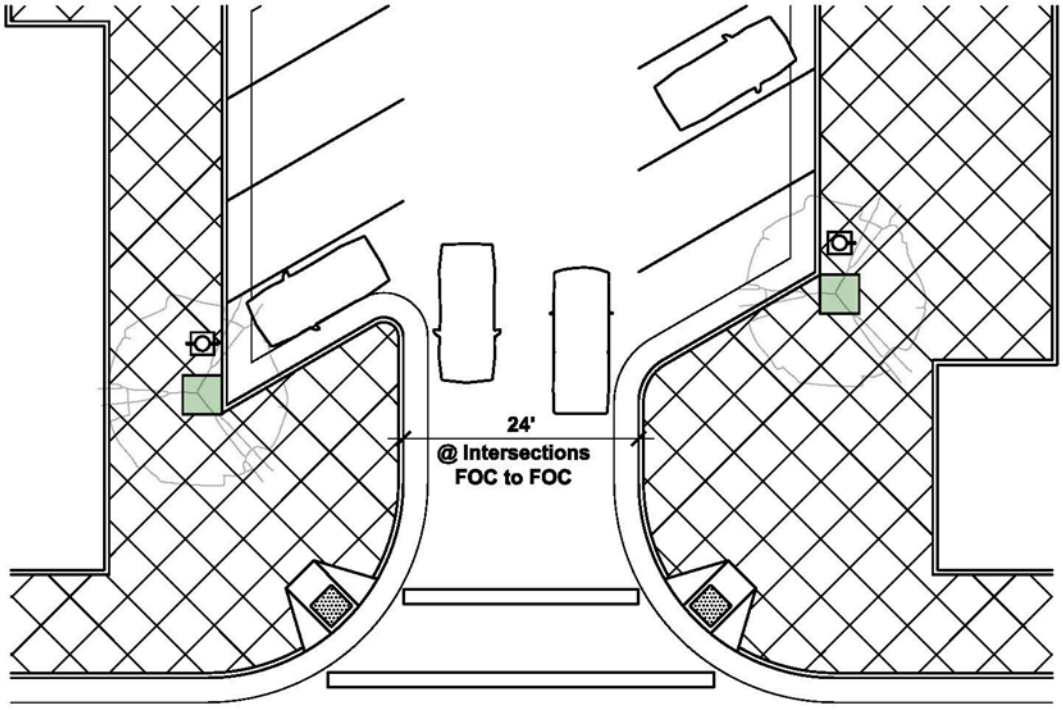


Figure 7.2e1: Main Street Intersection

Main Street Promenade (Figure 7.2.f)
The Main Street Promenade is a private street - an extension of the Main Street. It is intended to be lined with retail, mixed-use, live-work, or row townhomes and function similar to a plaza where pedestrians share the roadway space for special events. It may be closed off to automobile traffic for special events such as a farmers market, art walk or street fair with an approved traffic control plan and encroachment permit issued by the City.

The Main Street Promenade consists of two vehicular travel ways separated by a wide median. The section includes parallel parking bays on both sides. While each travel way is 20-feet wide, the portion adjacent to the median is constructed with special paving such as pavers or stamped concrete. This mountable portion is designed for the heavy loads of emergency response vehicles and provides for a drivable surface if needed, but visually narrows the road area and reinforces the pedestrian focus of the street. The median and the roadway can function as a plaza, with hard-surface seating and landscaped areas. This median may contain kiosks and small retail establishments. Street widths at intersections are reduced, eliminating the parking bay, to shorten the crossing for pedestrians.

Sidewalks adjacent to the street are expected to fill the setback from the face of the building to the right-of-way, with the exception of special landscaped areas. Street trees are placed in tree grates.

Buildings are set back as described in Appendix A, Development Standards.

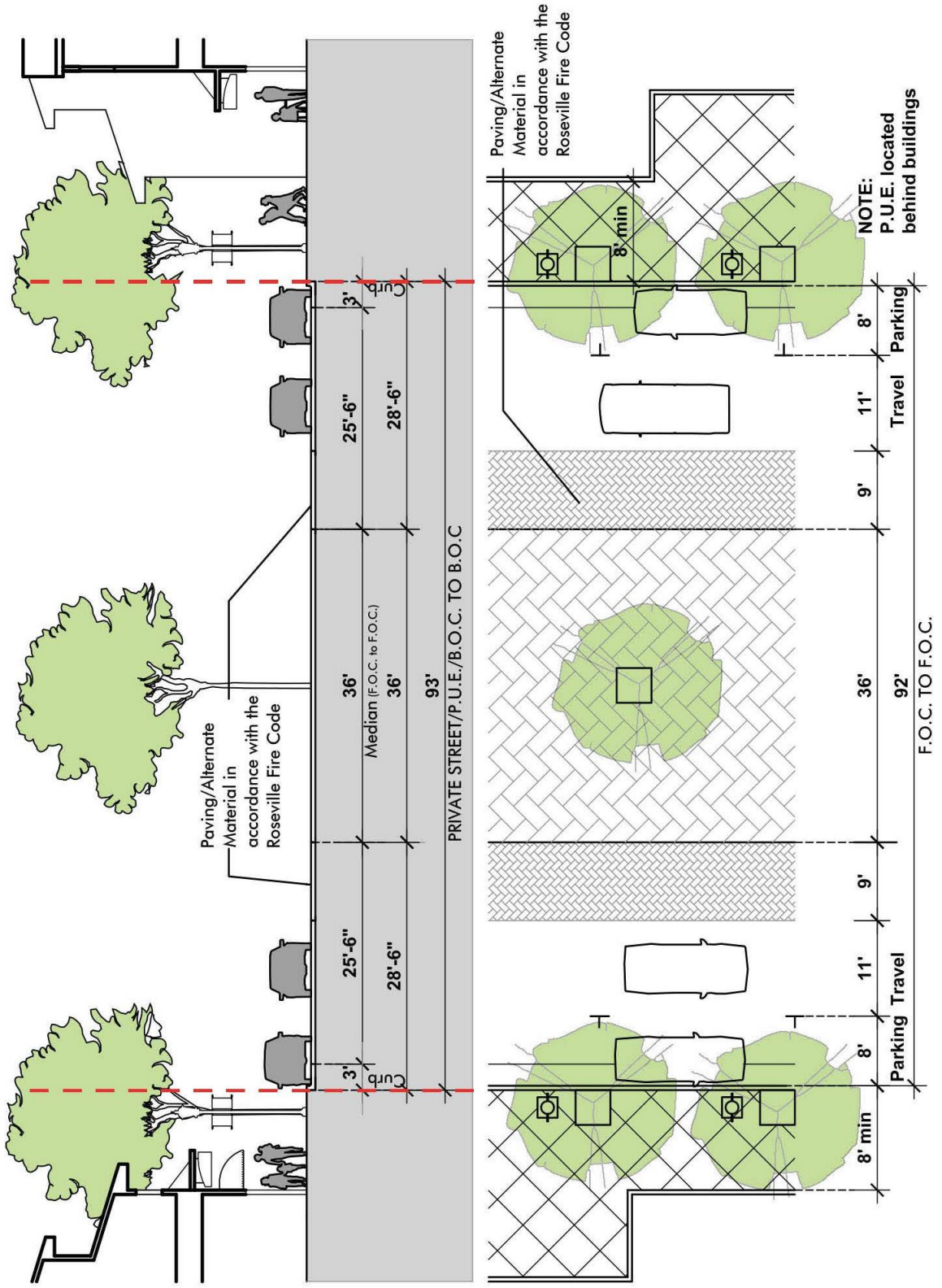


Figure 7.2f: Main Street Promenade (Private Street)

The figure below illustrates a typical intersection for the Main Street Promenade. The use of bulb outs at intersections helps reduce the speed of traffic, reduces the distance to be traversed by the pedestrian and also provides a safe refuge area for the pedestrian at the intersection.

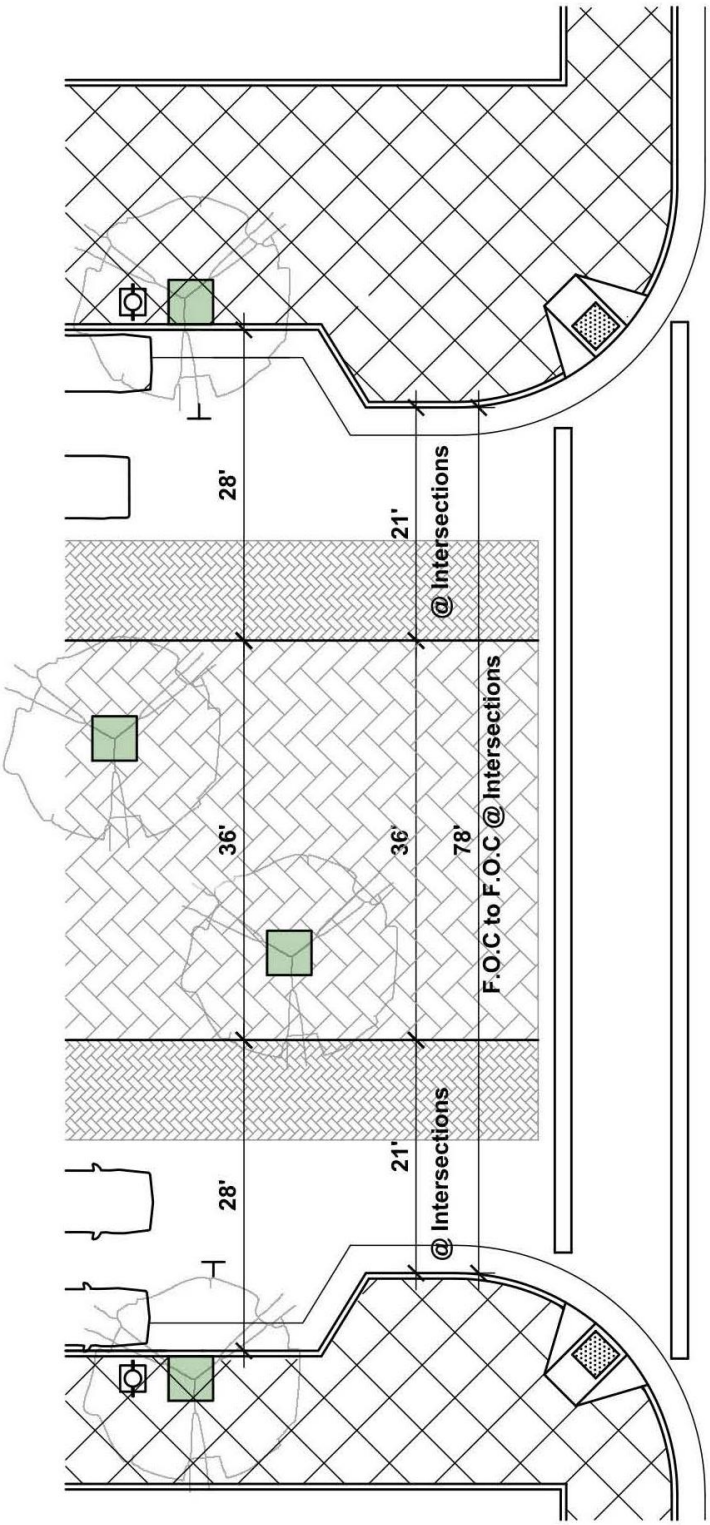


Figure 7.2f1: Main Street Promenade Intersection

Modified Primary Residential Street - Village Street (Figure 7.2.g)
Modified Primary Residential Streets - Village Street are internal streets that serve the Village District and connect it to the residential areas. Modified Primary Residential Streets – Village Streets consist of one travel lane in each direction and on-street parallel parking on both sides in designated parking bays. Width at street intersections and between parking bays is reduced as a traffic calming measure and to shorten the walking distance for pedestrians.

Sidewalks are provided on each side. At a minimum, five foot sidewalks are provided on both sides and separated from the parking areas by a parkway strip where appropriate. Where roadways are adjacent to mixed-use or retail buildings, the sidewalk is permitted to extend from the back of curb to the face of the building and the street trees accommodated within tree grates. Where commercial uses front the street, it is anticipated that utilities will be provided at the back of the property or in parking lots at the side of the buildings.

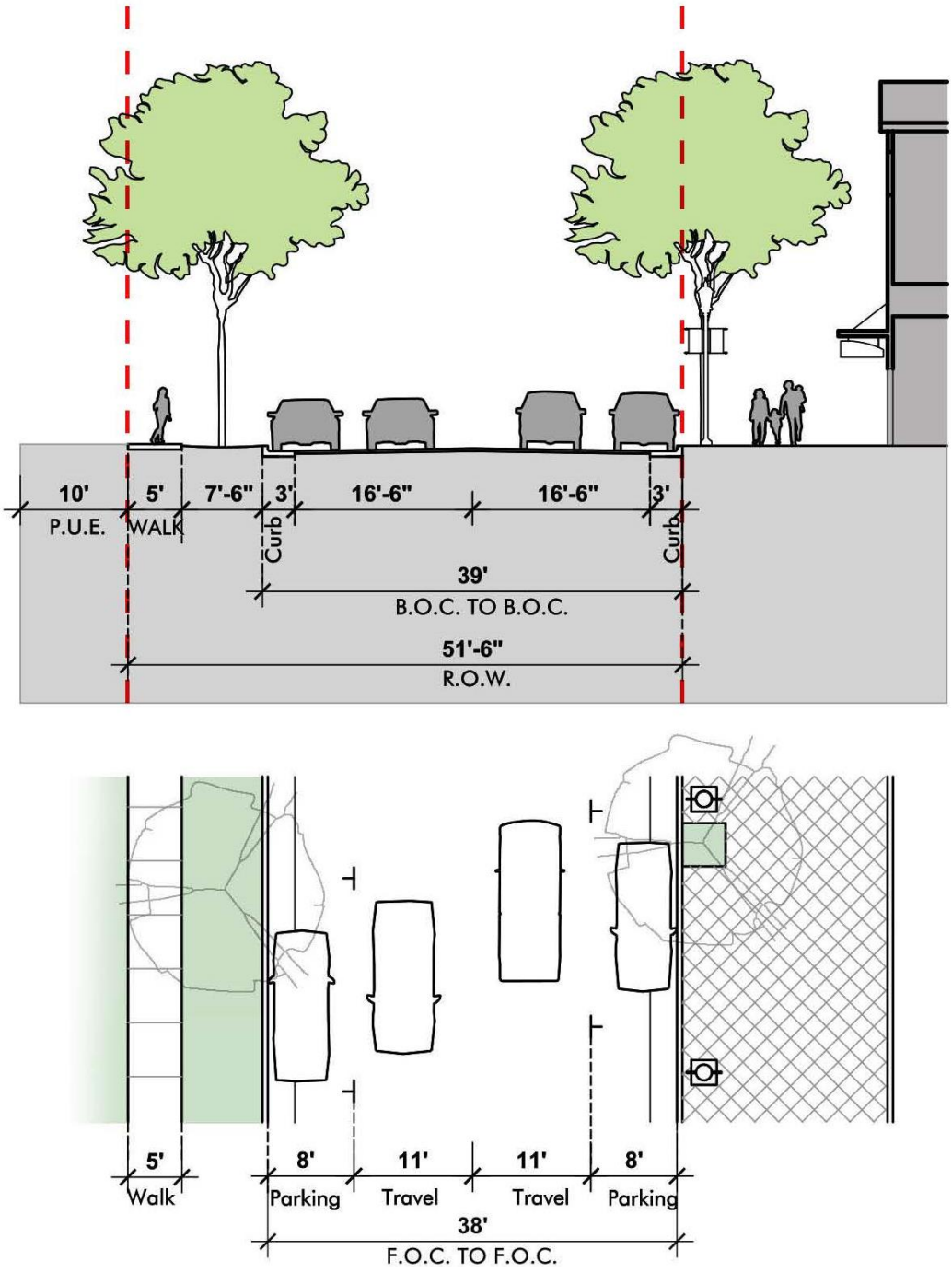


Figure 7.2g: Modified Primary Residential Street – Village Street

Modified Primary Residential Street with Streetside Paseo (Figure 7.2.h)
The Modified Primary Residential Street with Streetside Paseo provides exceptional bicycle and pedestrian linkages to the Village District and park sites within the community.

The Modified Primary Residential Street with Streetside Paseo consists of one travel way in each direction and parallel parking on both sides in designated parking bays. Width at street intersections, and between parking bays, is reduced as a traffic calming measure and to shorten the walking distance for pedestrians.

A detached 5-foot wide sidewalk and 7'-6" landscaped parkway is provided on one side of the street, with a 35-foot wide streetside paseo, including a detached 10-foot wide Class 1A sidewalk on the other. The 10' wide Class 1A sidewalk provides a safe route for recreational biking separated from vehicular traffic. Direct vehicular access and driveway cuts are not permitted to residential lots from the paseo side of the street which will have a vertical curb. Where alleys and streets cross the paseo, traffic calming measures will be considered as identified in Figures 7.7A, 7.7B and 7.7C. The landscape areas may contain rain gardens and other low impact ways of accommodating storm water.

Where adjacent to a park or school, the roadway width will be increased to a back of curb to back of curb dimension of 38-feet and the sidewalk location may vary to be incorporated into the design of the park. Within 250-feet of where these streets intersect with arterial roadways, additional dedicated turn lanes will be constructed and parking restrictions will limit parking.

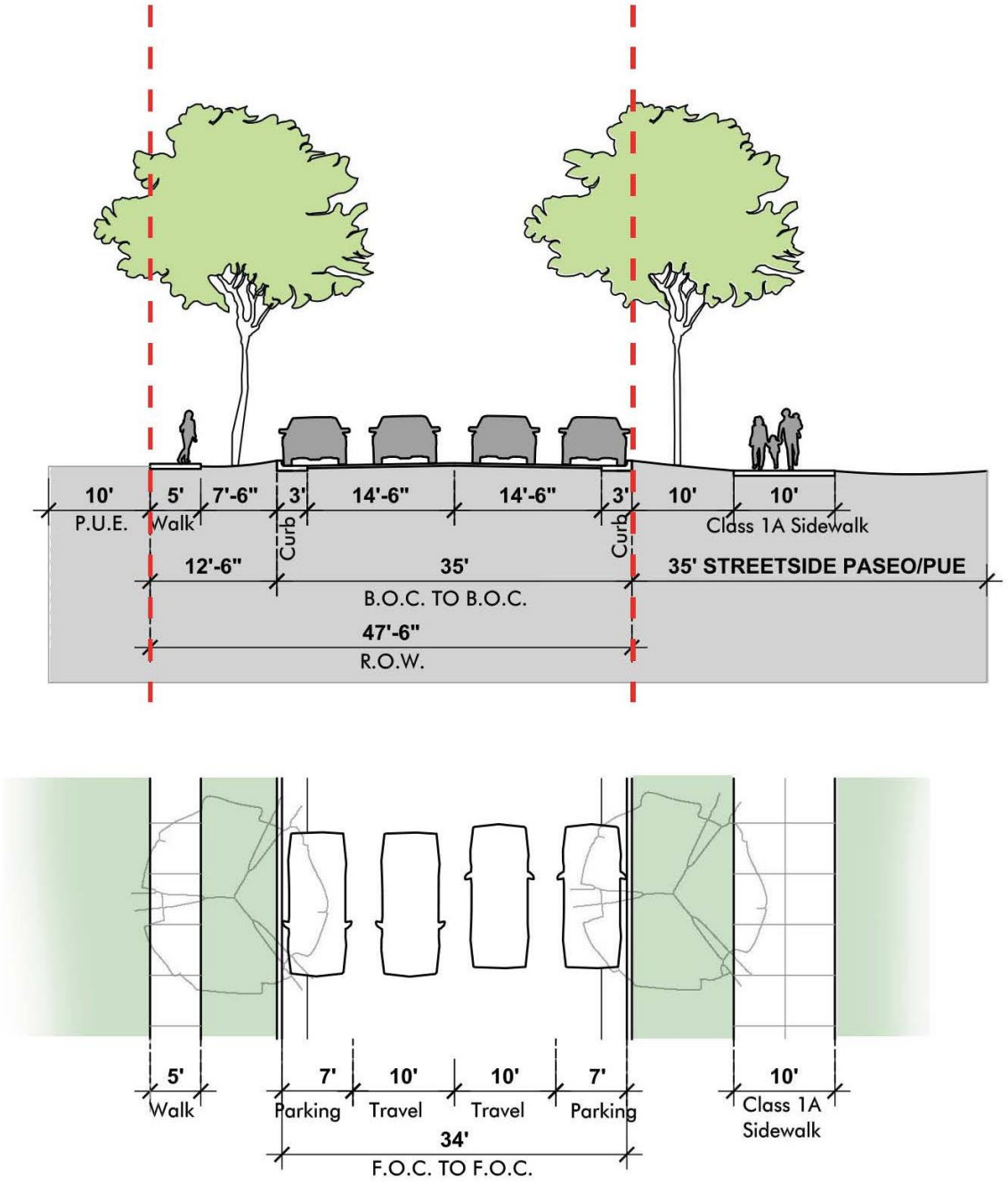
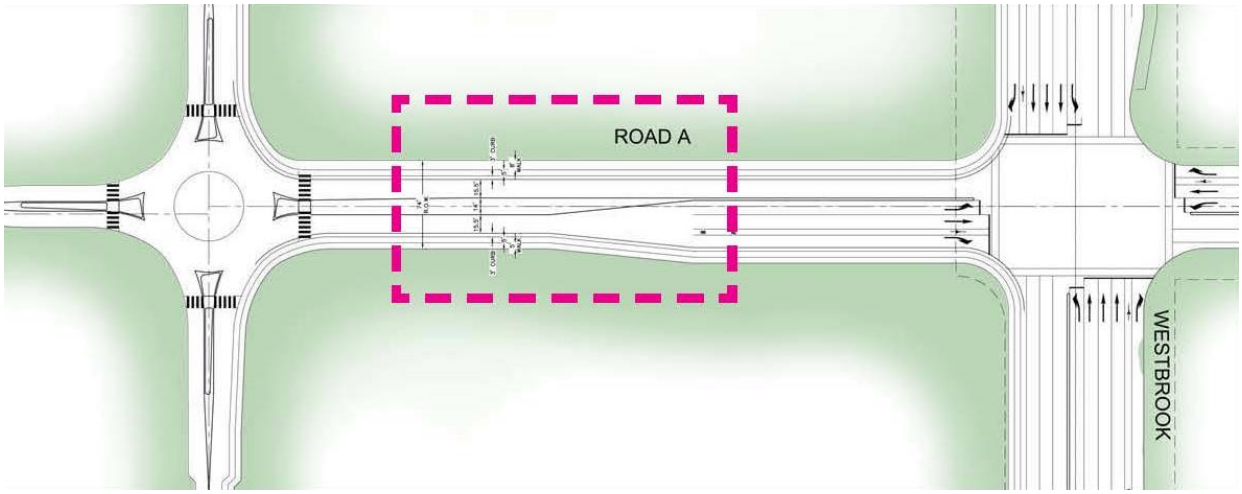


Figure 7.2h: Modified Primary Residential Street with Streetside Paseo

Modified Primary Residential Street Connections *(Figure 7.2h-1,2,3)*

The Modified Primary Residential Street Connections connect the Modified Primary Residential with Street Side Paseo to Westbrook Boulevard. Since these streets will need to be modified to accommodate higher volumes of traffic where they connect to Westbrook Boulevard, the travel lanes, widths and medians will vary. The plans below illustrate the adjustments to the streets (Road A, Road D, and Road E) that will be made to accommodate the change in traffic conditions.



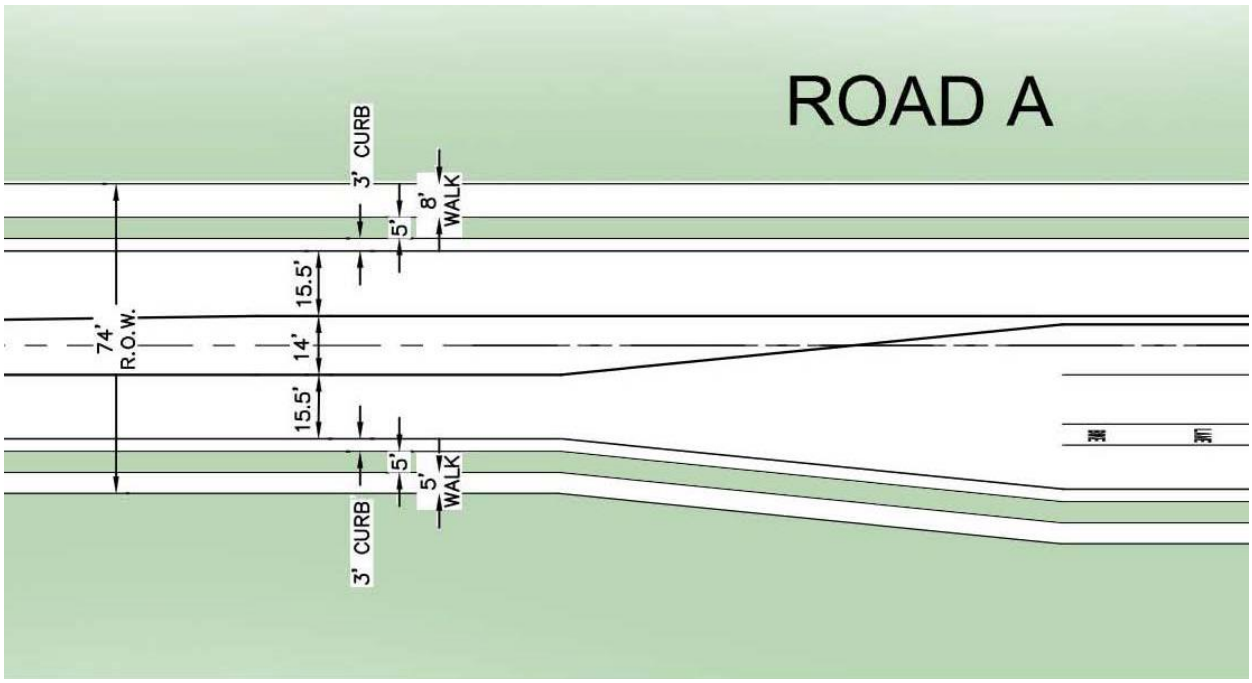


Figure 7.2h1: Modified Primary Residential Street Connections – Road A

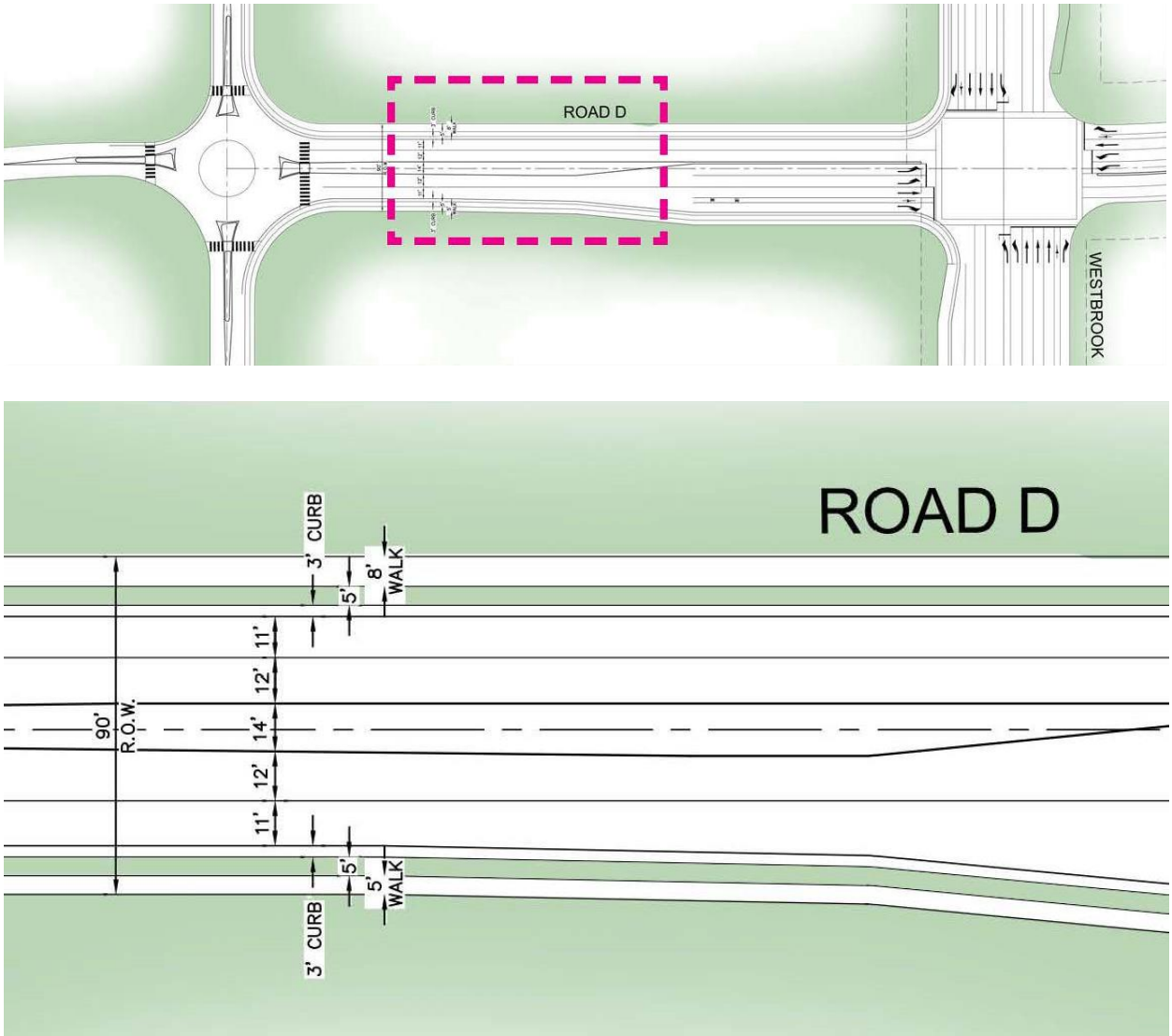


Figure 7.2h2: Modified Primary Residential Street Connections – Road D

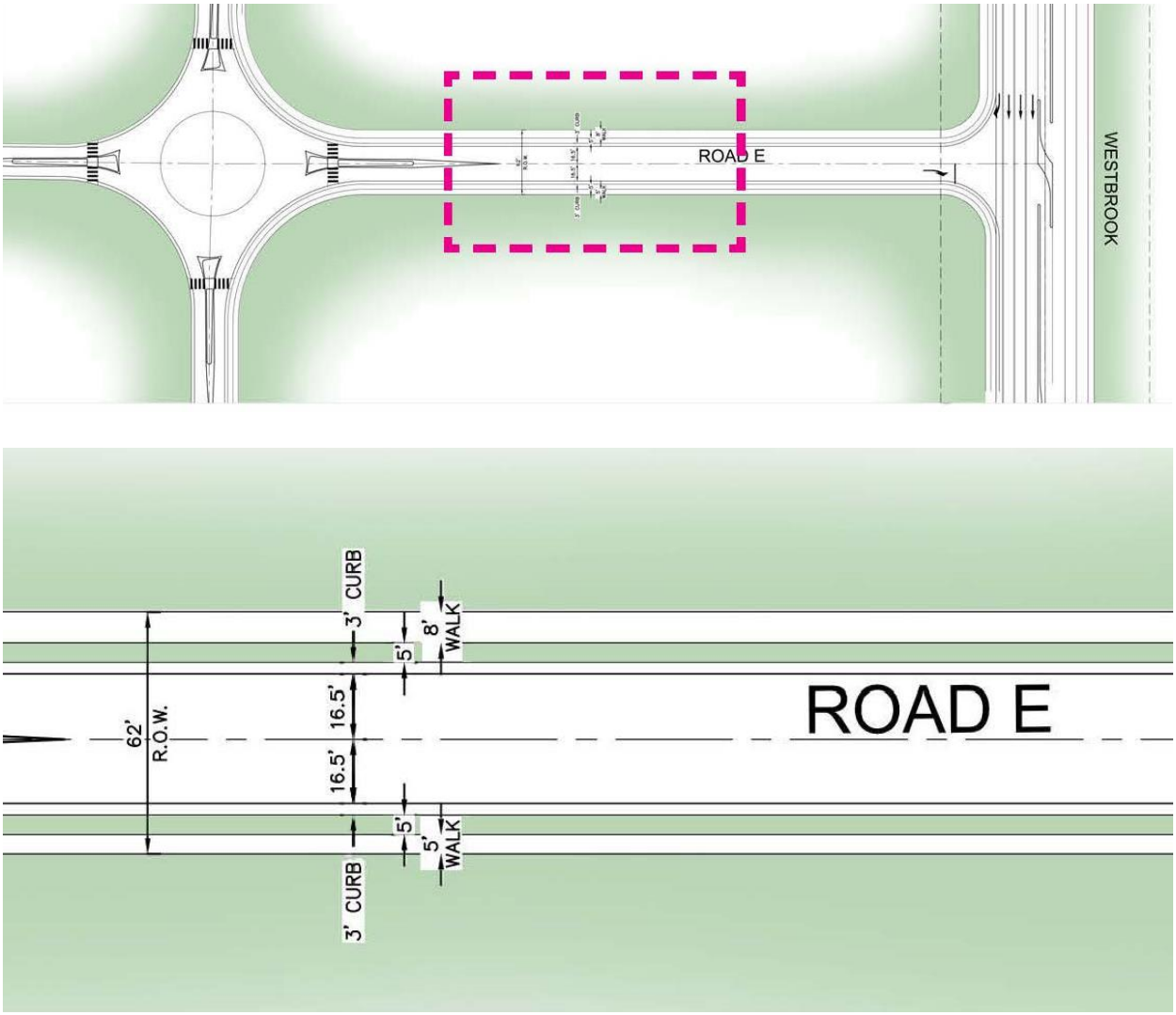


Figure 7.2h3: Modified Primary Residential Street Connections – Road E

Modified Primary Residential Street (Figure 7.2i)
Modified Primary Residential Streets link the neighborhoods together and to the rest of the community.

These streets consist of one travel lane in each direction and on-street parallel parking on both sides in designated parking bays. Width at street intersections, and between parking bays, is narrowed as a traffic calming measure and to shorten the walking distance for pedestrians.

A detached 10-foot wide Class1A sidewalk and a 7'-6" landscaped parkway is provided on one side of the street to accommodate both bikes and pedestrians while the other side has a detached 5-foot wide sidewalk and a 7'-6" landscape parkway. Direct driveway access is restricted across the 10-foot Class 1A sidewalk and a vertical curb will be constructed. The landscape areas may contain areas for rain gardens and other low impact ways of accommodating storm water.

Where a Modified Primary Residential Street meets Westbrook Avenue, additional right and left turn lanes may be required.

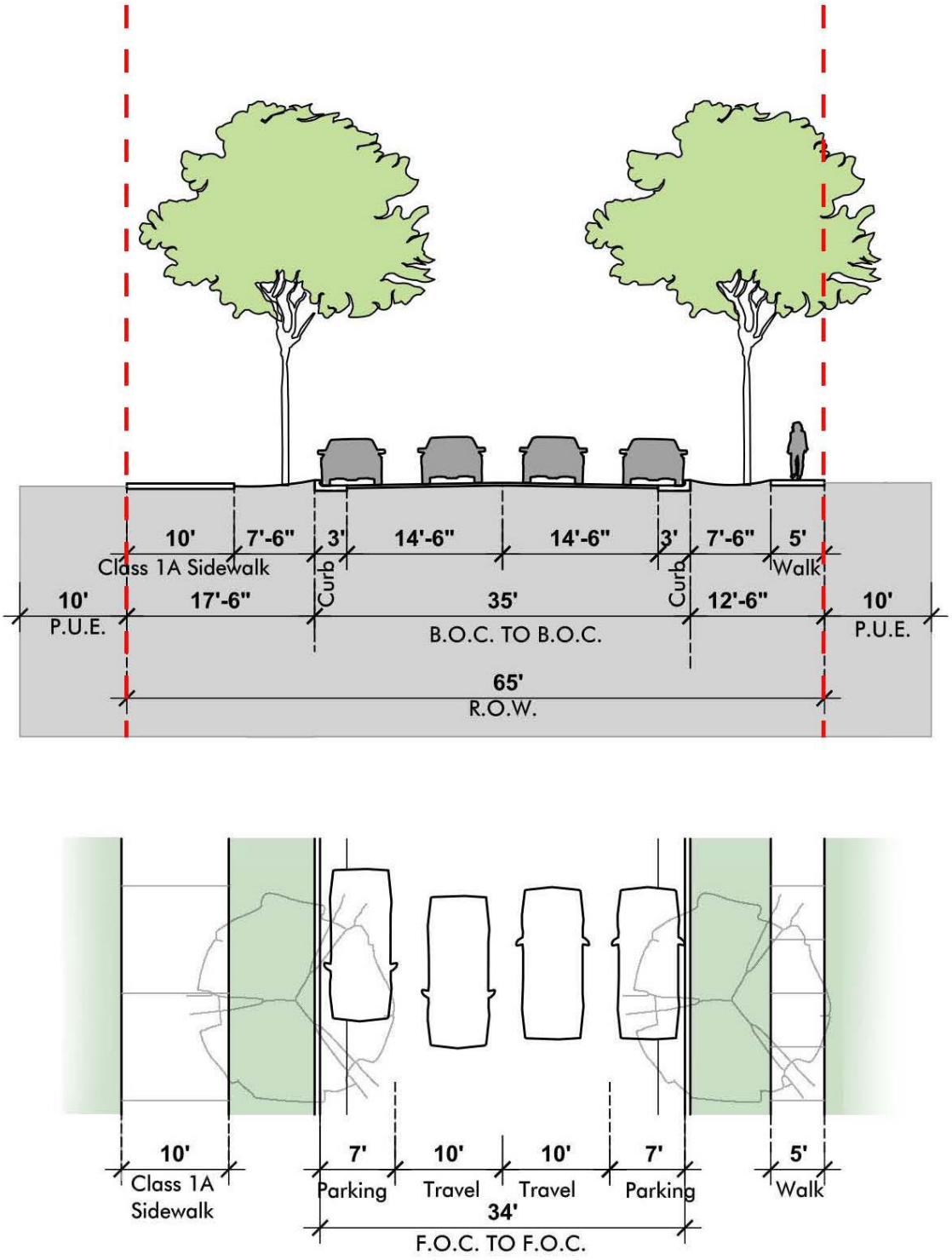


Figure 7.2i: Modified Primary Residential Street

Modified Primary Residential Street at Placer Parkway (Figure 7.2.ia)
Where this street type crosses under Placer Parkway, parking will be restricted and the pavement width can be narrowed to eliminate the parking lanes (back of curb to back of curb dimension of 30-feet). In this section the landscape parkways will be removed and travel lanes will be increased to 12-feet. 8-foot wide curb adjacent Class 1A sidewalk shall provide pedestrian and bike access as illustrated in Figure 7.2ia.

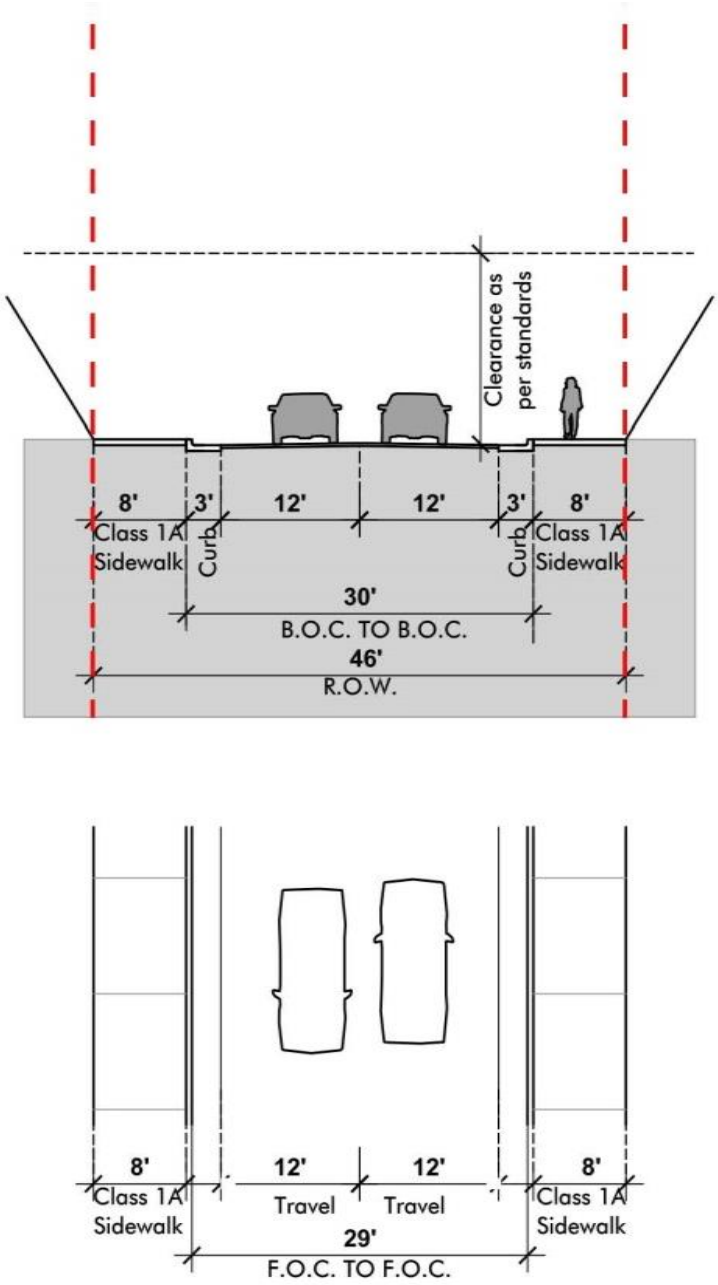


Figure 7.2ia-1: Modified Primary Residential Street at Placer Parkway

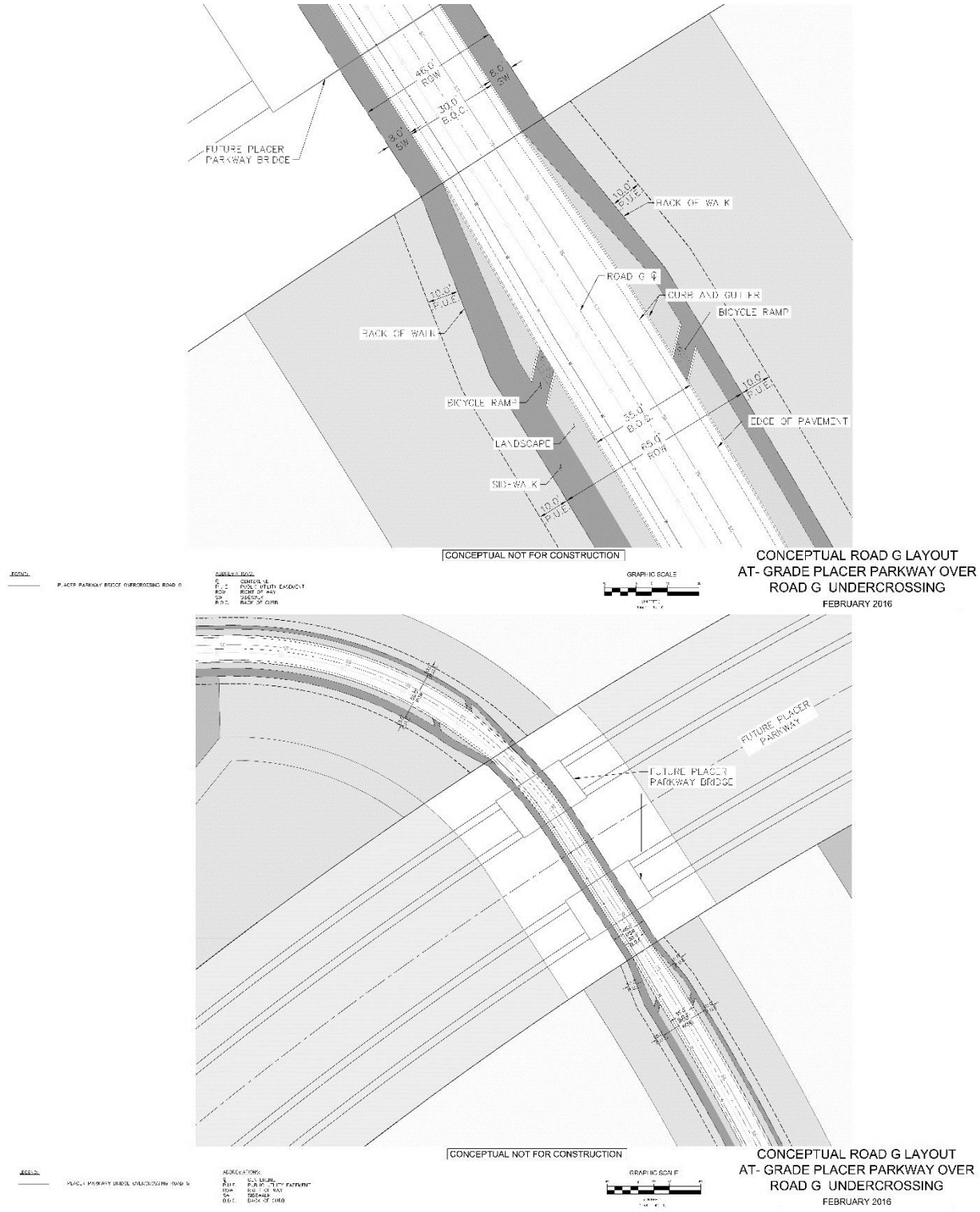


Figure 7.2ia-2: Modified Primary Residential Street at Placer Parkway

Modified Primary Residential Street - A (Figure 7.2.ib)
Modified Primary Residential Street - A are streets located adjacent to the school and the parks at AR-62 and AR-67 are slightly wider the internal residential streets. This extra width accommodates the larger volume of traffic on these streets.

A detached 5-foot wide sidewalk and a 5' landscaped parkway is provided on both sides of the street. The streets consist of one 11' travel lane in each direction and 8' on-street parking on both sides in designated parking bays. Width at street intersections, and between parking bays, is narrowed as a traffic calming measure and to shorten the walking distance for pedestrians.

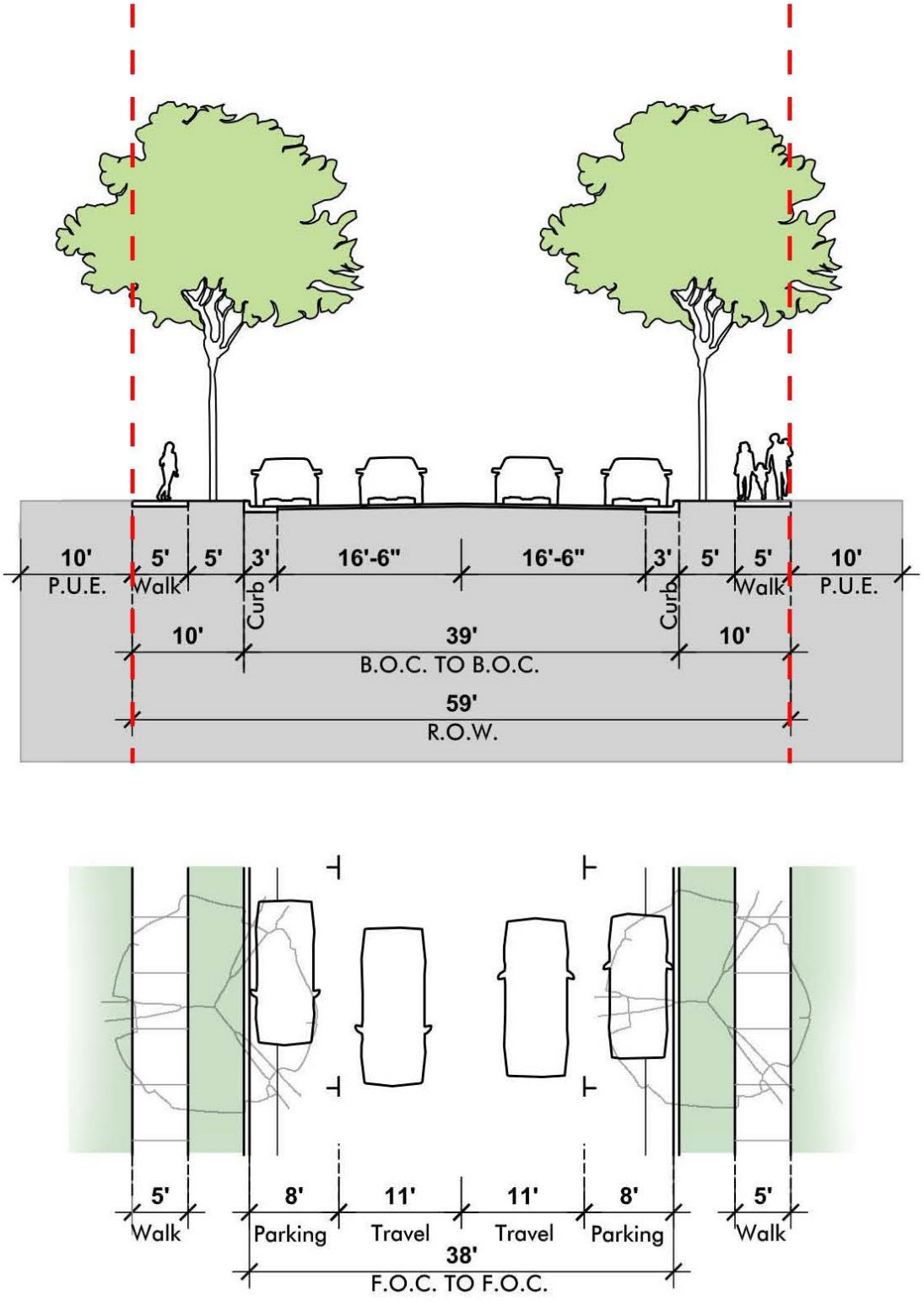


Figure 7.2ib: Modified Primary Residential Street-A

Modified Minor Residential Street (Figure 7.2.j)
Modified Minor Residential Streets are internal streets, the primary purpose of which is to provide access between individual residences out to the regional network. These are low-volume streets.

Modified Minor Residential Streets consist of one travel lane in each direction and on-street parking along both sides of the street. Width at street intersections and between parking bays is reduced as a traffic calming measure and to shorten the walking distance for pedestrians.

5-foot wide detached sidewalks are provided on both sides of the street and separated from the back of the curb with a 5-foot wide landscaped parkway. Direct vehicular access is permitted from residential lots to the street. Where neighborhood streets cross the Crossing Park or Paseos, the on-street parking is eliminated so that the street is narrowed with wider landscaped parkways and easier pedestrian crossing. Within 250-feet of where these streets intersect with arterial roadways, additional dedicated turn lanes will be constructed, and parking restrictions will limit parking.

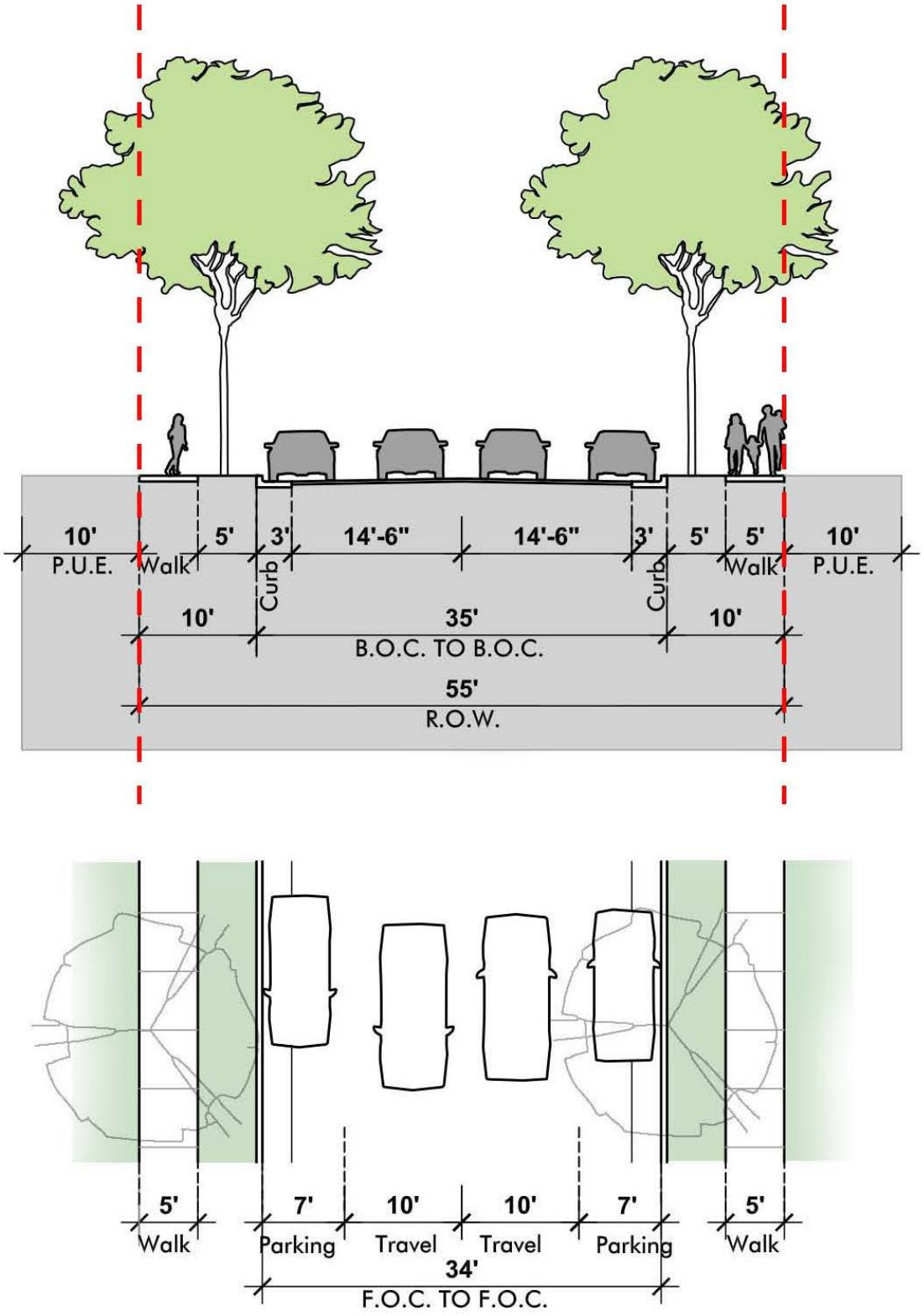


Figure 7.2j: Modified Minor Residential Street

Alley (Figure 7.2.k)

Alleys are used to provide automobile access and service areas for residential lots with rear-loaded garages. The design standard for the alley provides a 26-foot wide paved area that allows two-way travel. Alley aprons may vary. Perpendicular and parallel parking is permitted within restricted areas outside the curbed areas. City of Roseville Fire Department standards will be met.

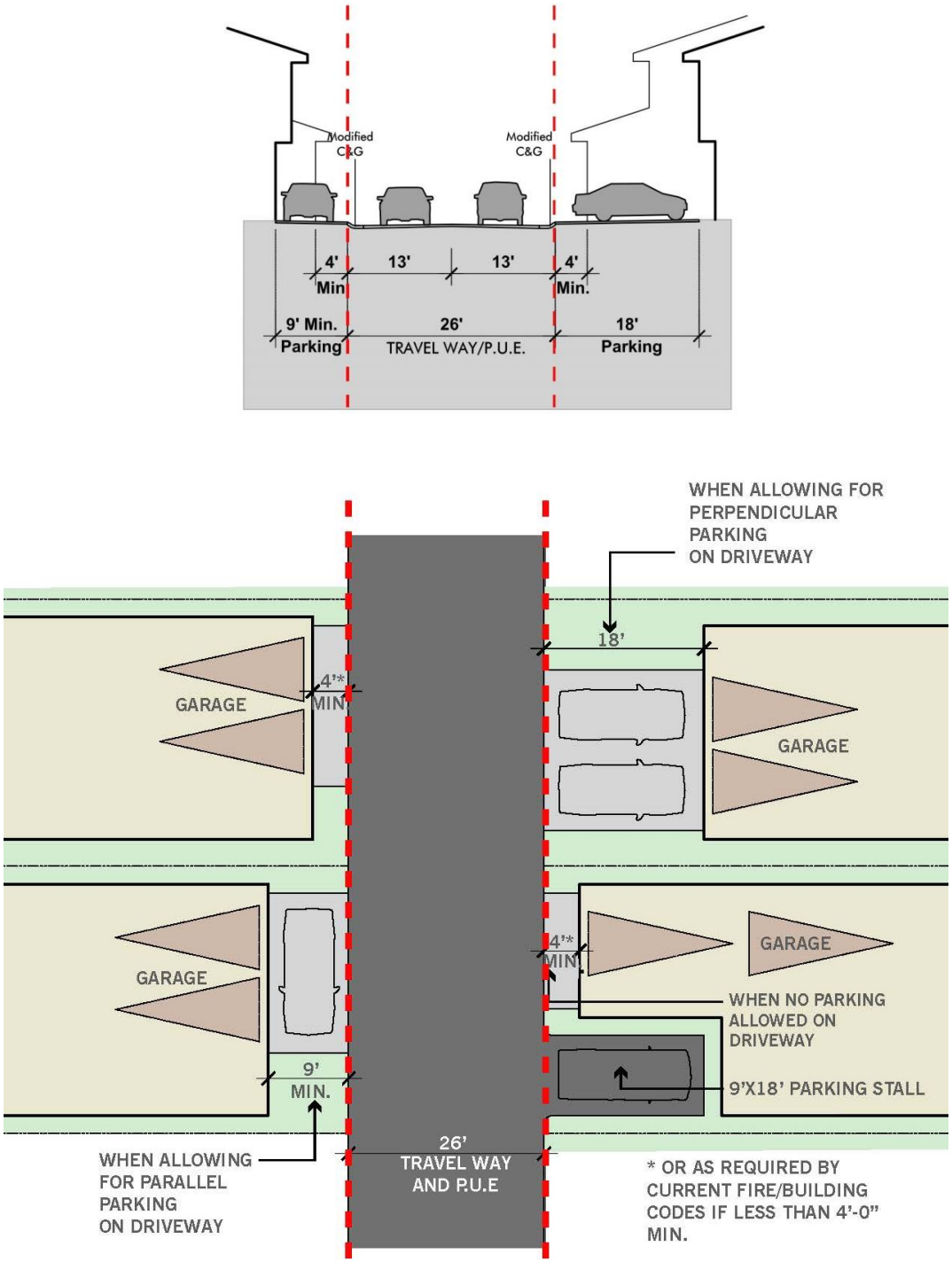


Figure 7.2k: Alley

Roundabouts

Roundabouts are a type of circular intersection in which the traffic moves in a counterclockwise direction around a circular island. Roundabouts are defined by specific design and traffic control principles which include yield control of all entering traffic, channelized approaches and geometric curvature and features to induce desirable vehicular speeds. Roundabouts are designed to make intersections safer and more efficient for both drivers and pedestrians. Speeds within roundabouts are usually significantly slower than typical intersections yet allow a more efficient flow of traffic. They also increase driver safety and reduce injury accidents as they only create angled movements where the possibility of high speed head on or broad-side collisions are eliminated.

Within the ARSP, roundabouts with 110-foot diameters will be constructed on the modified primary residential streets with paseos. In these locations, parking will be restricted on each side of the approaching roadway legs for a distance of 200-feet. Proper signage and standard design shall meet the National Cooperative Highway Research Program (NCHRP) Report 672 (or latest Federal standards) and the California Manual on Uniform Traffic Control Devices (CA-MUTCD) guidelines.

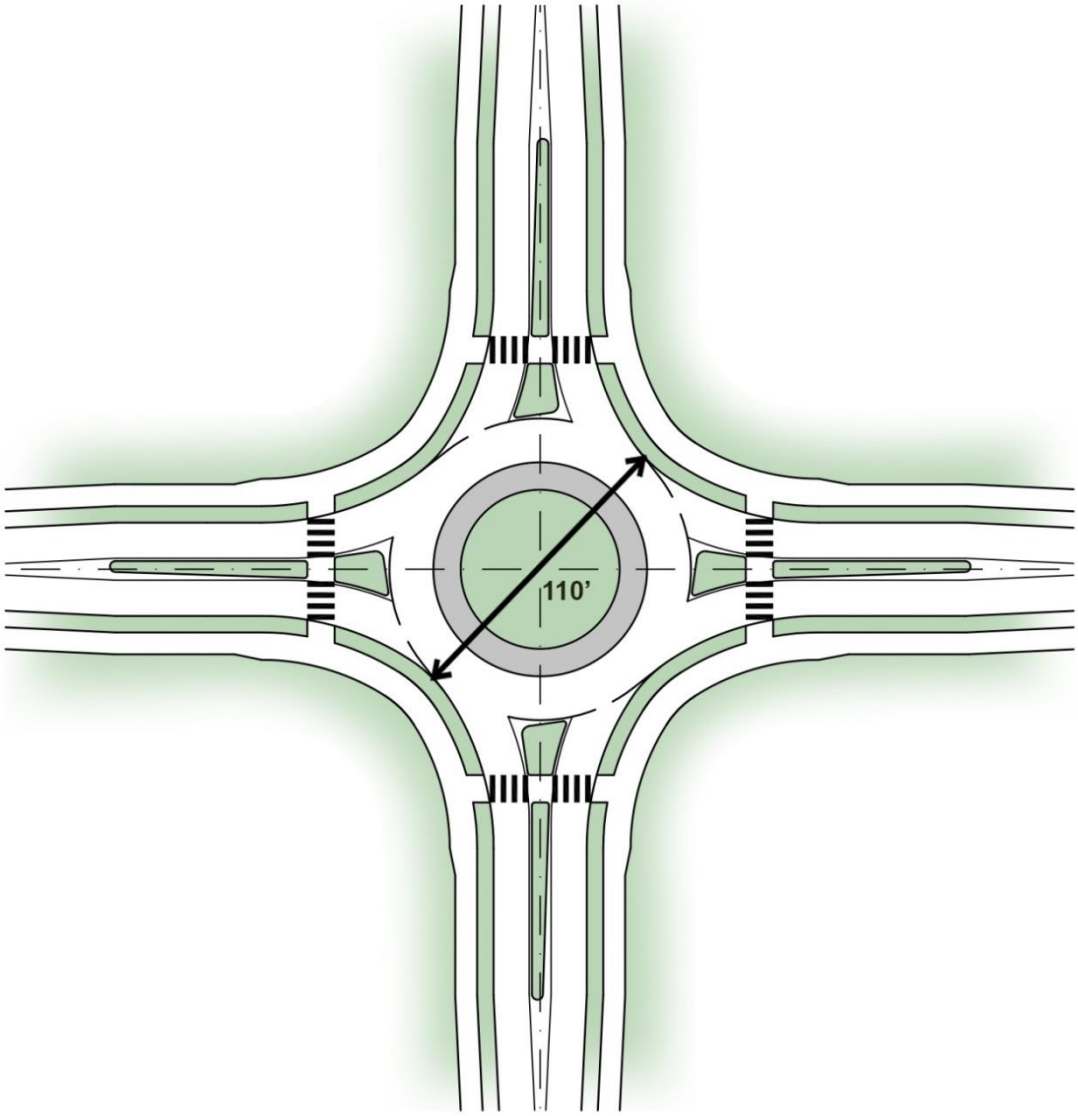


Figure 7.2l: Roundabout 1

Traffic Circles

Traffic Circles are small roundabouts that are most commonly used in urban environments with a low operating speed and occur in the same amount of area as a standard intersection. Many times they are used to resolve street intersections where the angle of intersection is significantly deviated from a standard 90 degree intersection, or an odd number of streets come together. The size of the Traffic Circle is very conducive to a pedestrian friendly environment because of the reduced pedestrian crossing widths and low speeds. Traffic Circles also feature a fully mountable central island to accommodate larger vehicles, while being designed to provide for enough space for passenger cars to negotiate the roundabout without the use of that mountable island. Proper signage and standard design shall meet the National Cooperative Highway Research Program (NCHRP) Report 672 (or latest Federal standards) and the California Manual on Uniform Traffic Control Devices (CA MUTCD) guidelines.

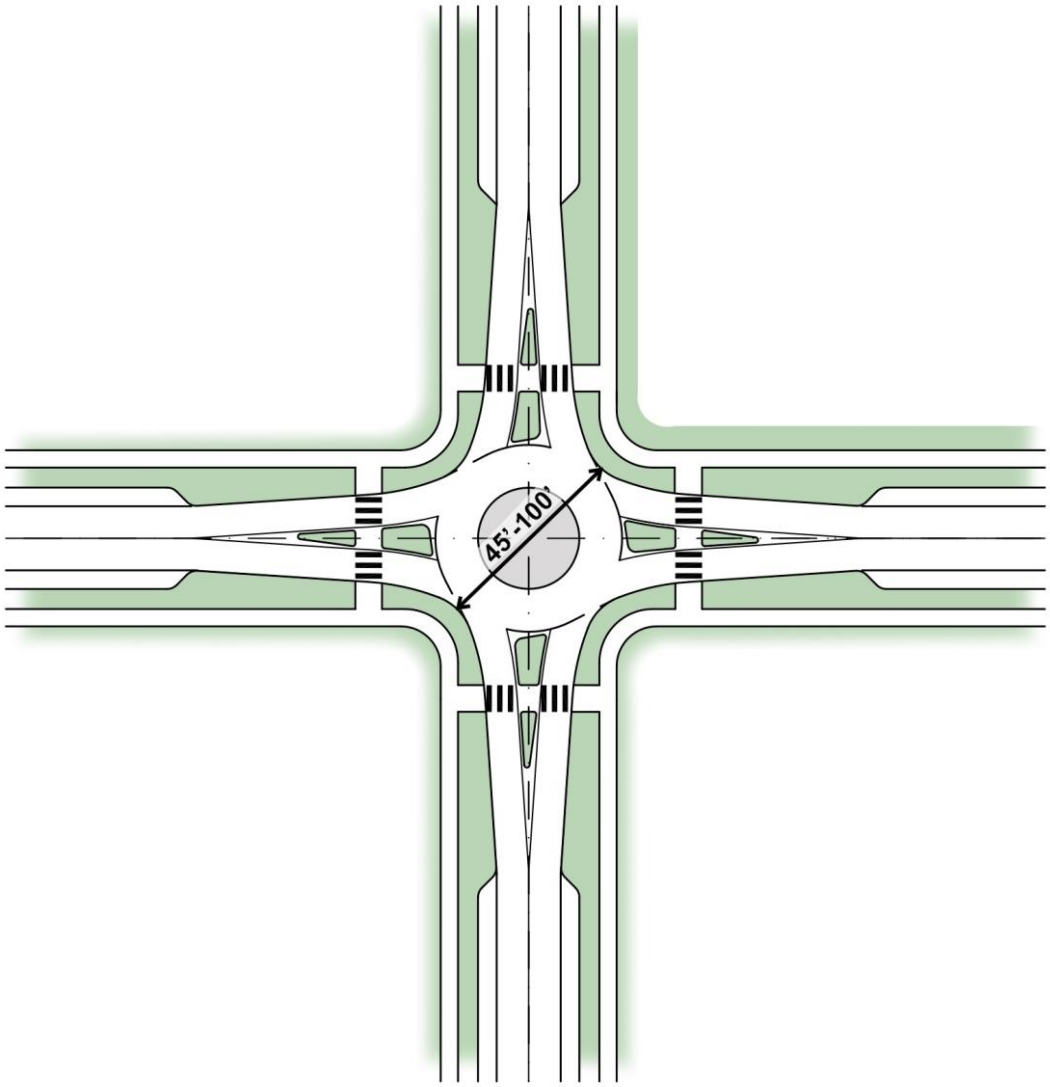


Figure 7.2m: Roundabout 2

Offsite Roadway

Sunset Boulevard (Figure 7.n)

Sunset is an existing two-lane rural roadway, within unincorporated Placer County, that is located along the northern boundary of the ARSP. The existing roadway will be improved to a Rural Secondary Roadway per Placer County Standards, as dictated by the phased development of the ARSP and County requirements. The proposed Sunset Boulevard reduces the existing ROW while providing the County with two 12-foot travel lanes, two 4-foot shoulders, a new drainage ditch and the necessary turn lanes for access into the ARSP development. The roadway will also incorporate a 5-foot sidewalk within a 25 foot, City of Roseville owned, landscape corridor along the southern edge of the roadway. Figure 7.n.4 illustrates the intersection of Westbrook Boulevard and Sunset Boulevard where additional turn lanes are used to accommodate for traffic flow.

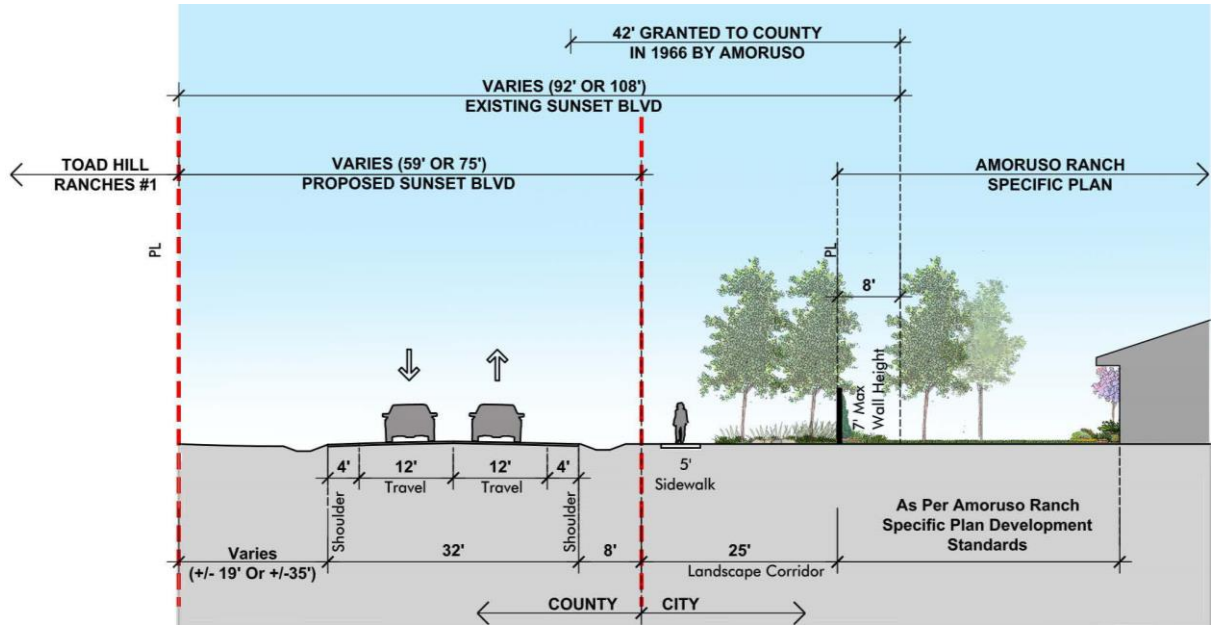


Figure 7.n.1: West Sunset Boulevard (County Street) Section 1-1

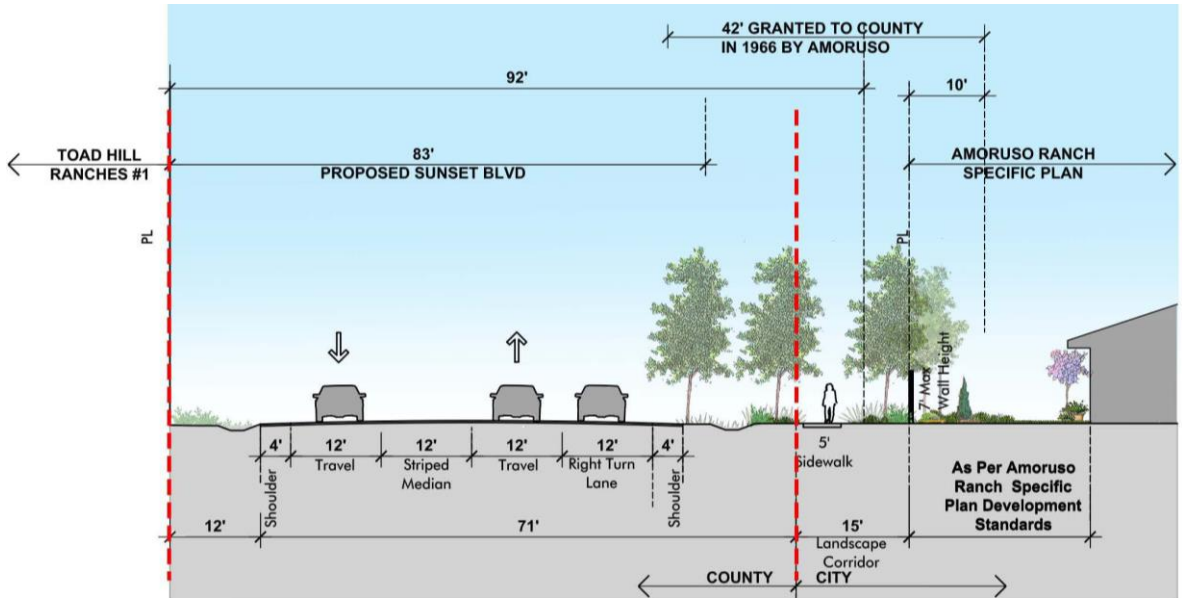


Figure 7.n.2: West Sunset Boulevard (County Street) Right Turn Lane Section 2-2

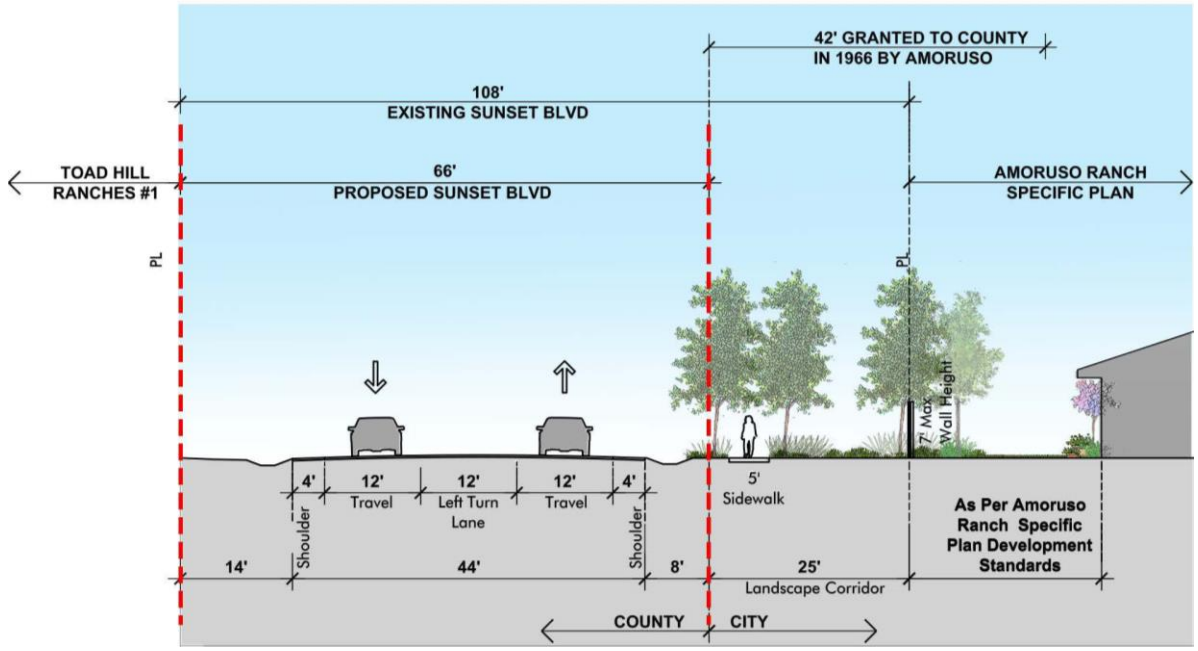


Figure 7.n.3: West Sunset Boulevard (County Street) Left Turn Lane Section 3-3

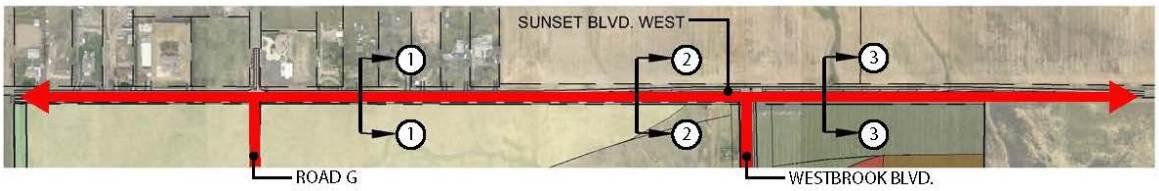


Figure 7.n.4: West Sunset Boulevard (County Street)- Key Map

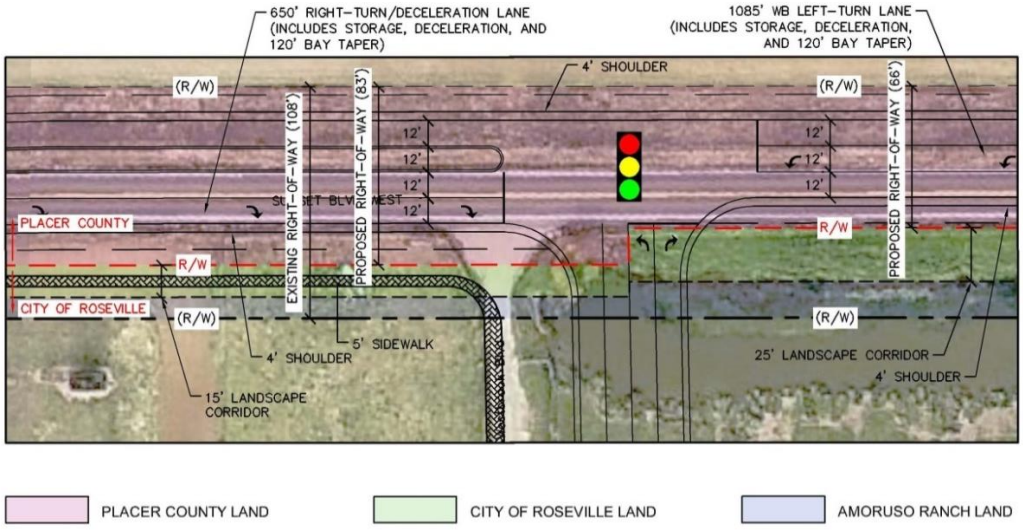


Figure 7.n.5: Sunset Boulevard West/ Westbrook Boulevard Intersection

7.3 Additional Street Design Standards

A. Traffic Signals and Median Breaks along Westbrook Boulevard

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

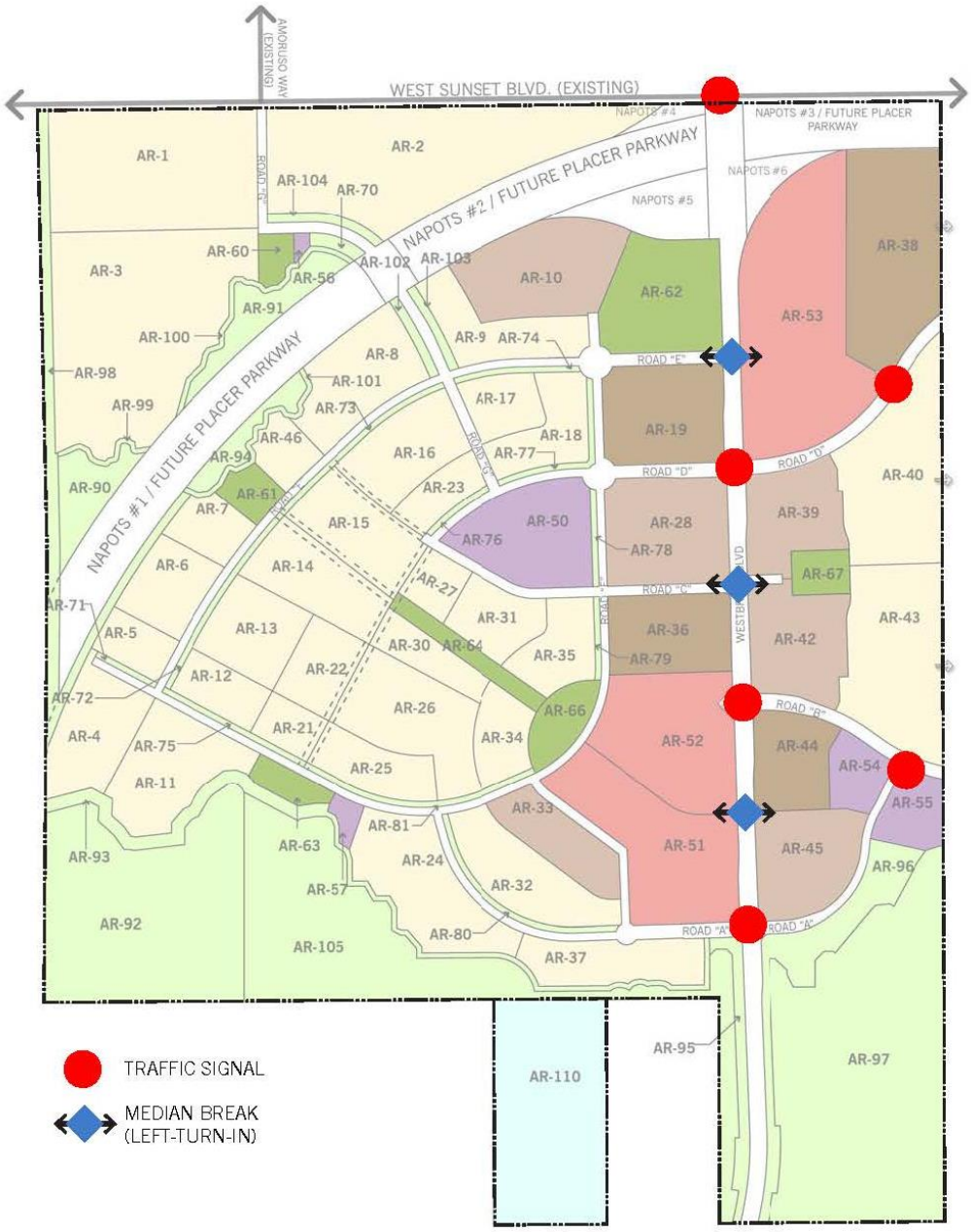


Figure 7.3: Traffic Signals and Median Breaks

7.4 Intersection Corner Clips

The intersection corner clip design accommodates landscaping at major roadway intersections to provide a high-quality streetscape, while accommodating for additional lanes needed for efficient automobile travel. A design standard for corner clips will compensate for width reduction of landscape corridors at street intersections. The corner clip design accommodates landscaping at major roadway intersections to ensure a high-quality streetscape, while accommodating the additional lanes needed for efficient automobile travel. The minimum design standard for intersections, including a typical design for a corner clip is provided in the Corner Clip Design Standard figure below.

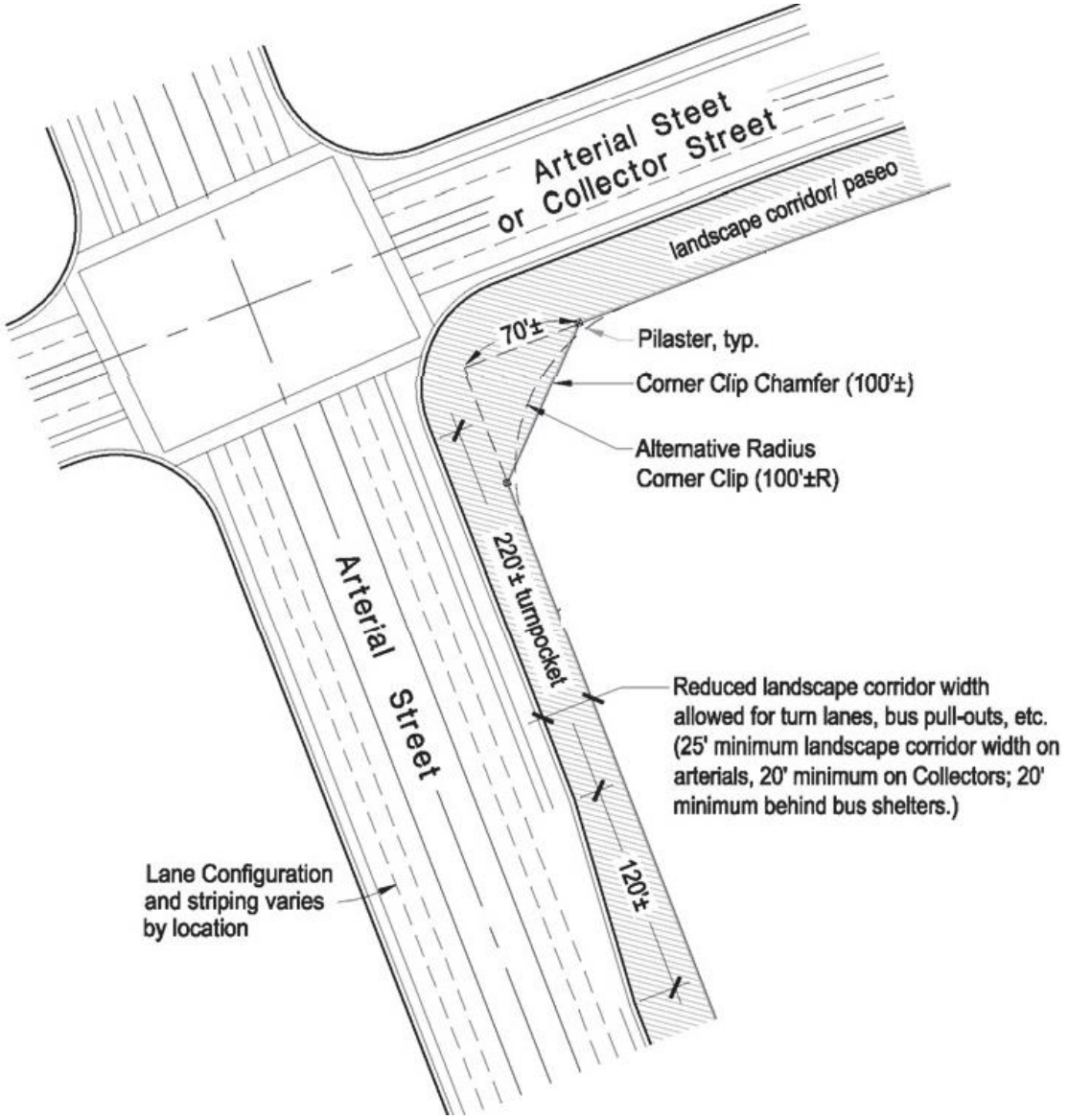


Figure 7.4: Intersection Corner Clip

7.5 On-street Parking

On-street parking is allowed on various streets per the street standards within this chapter. Parking is accommodated in either striped or non-striped parking bays. On streets that have striped parking bays, the bays shall be 22' x 8' as indicated in the graphic below. On residential streets where non-striped parking bays are provided, the bays shall adhere to the street sections within this chapter.

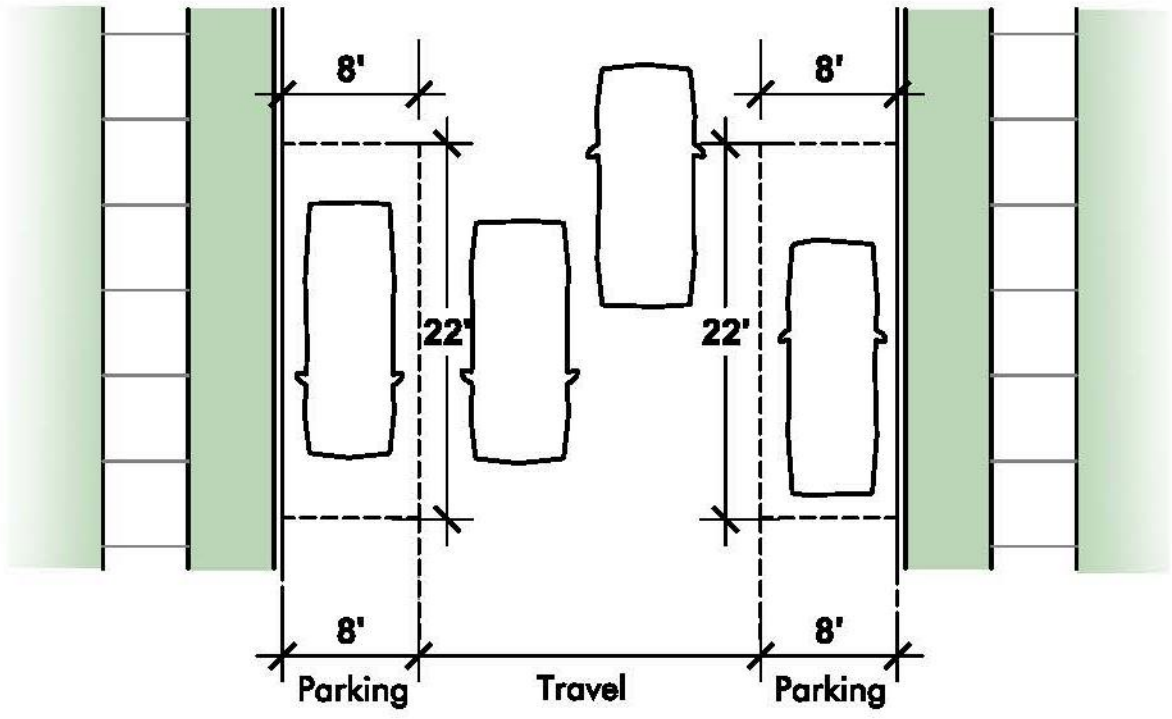


Figure 7.5: Typical On-street parking

7.6 Pedestrian Pathways, Bikeways, & Trails

The pedestrian and bikeway network is an important component in ensuring connectivity and promoting non-vehicular travel to and within the ARSP area. The network has been designed as an integral part of the community, providing easy and efficient access to the Village District, the elementary school, and parks.

This network of bicycle, multi-purpose trail, sidewalk and paseo connections within the community link the neighborhoods together, provides connections to the surrounding areas, and provides local and regional connections to the existing City of Roseville.

Pedestrian connection opportunities are provided to adjacent uses and allow for easy access to the regional trail and bicycle network that is currently present or planned in the City. The streetside paseo system, which contains a Class 1A sidewalk, connects to the Class 1 trail along the open space which will allow the City to connect to the future trail system within the Al Johnson Wildlife Area to the Amoruso Ranch trail network. For these trail and bicycle path locations, please see Figure 7.6 in this Chapter.

Sidewalks
Sidewalks form the day to day linkages throughout the community for the majority of pedestrians. All streets within Amoruso Ranch will have sidewalks on both sides, or a sidewalk on one side and a multipurpose trail on the other. The character of the sidewalks should reflect their adjacent land uses. For example, sidewalks within residential neighborhoods will be predominantly five feet wide and separated from the street by a landscaped parkway strip. In locations where a more urban character is desired such as in front of brownstone style row town homes, or adjacent to retail or commercial uses, the sidewalks may widen and become curb adjacent with street trees located in tree grates. This flexibility will create a community where the pedestrian experience responds to its context. Bicycle riding is allowed on all public sidewalks. Sidewalk bicycling on the privately owned Main Street, the Main Street Promenade and the Modified Primary Residential Street-Village Street may be prohibited if desired by the private property owner.

Pedestrian Paths and Bikeways
Pedestrian and bicycle circulation forms the backbone of the Amoruso Ranch community plan. This network creates linkages to all portions of the community as well as connection opportunities to the regional system. This network contains the following components:

Class 1 Bike Trails: A Class 1 Bike Trail is provided within open space as illustrated in Figure 7.6 and provides a link to the City owned Al Johnson Wildlife Area from ARSP. Additional trail connection opportunities may be available if maintenance roads adjacent to drainage channels are used as bike trails.

Class 1A Sidewalks: These sidewalks are located within a landscaped paseo or adjacent to modified primary residential road along key roads and link together the parks within the ARSP area. Here, casual cyclists and pedestrians share the path. Individual residential driveways are not allowed on the paseo side of the street to reduce conflict with vehicles.

Class 2 Bike Lanes: Class 2 Bike Lanes are on-street striped lanes that enhance the community connectivity for more avid cyclists. They also occur on the regionally serving arterial streets thus connecting to the greater City of Roseville bike lane network.

Class 3 Bike Routes: Class 3 bike routes are designated on roads that provide key connections between destinations, but do not include on-street bike lanes. Class 3 bike routes may be enhanced with “Share the Road/ Bicycles May Use Full Lane” signs, Shared Use Markings (arrows), directional signs or other features to inform the motoring public that bicycles are to be expected.

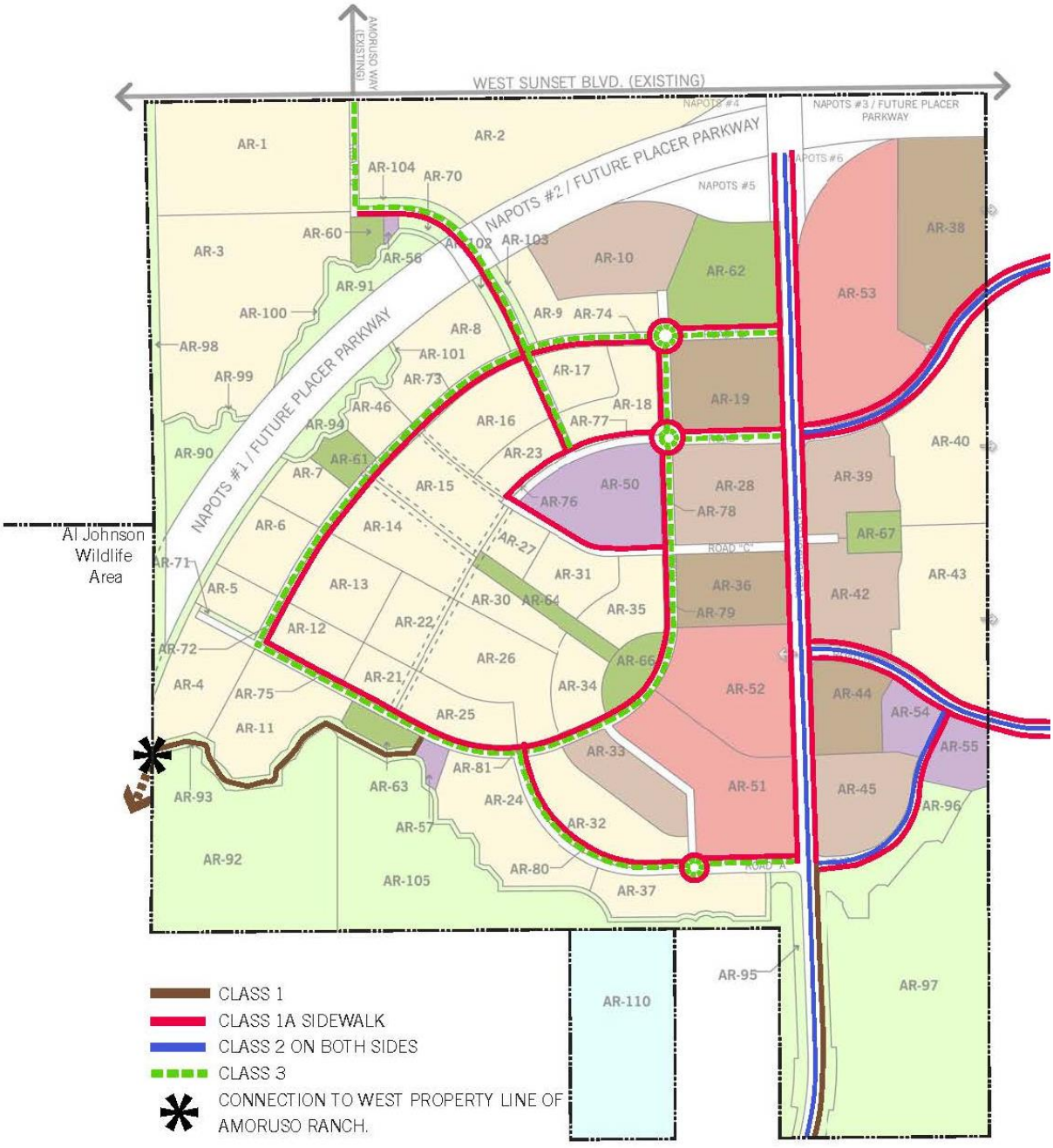


Figure 7.6 Bikeways

7.7 Traffic Calming

As a pedestrian and bicycle friendly community, traffic calming at intersections and key pedestrian crossings is an important element of street design.

Figure 7.7a: Conceptual Bulb-Out Intersection

Traffic calming is intended to occur at all internal neighborhood street intersections to slow traffic and is achieved by eliminating the on-street parking lane, allowing the curbs to "bulb-out" at intersections and therefore shortening the crossing distance for pedestrians. These bulb-outs also provide clearly identified parking locations which keep parked cars from encroaching into pedestrian crossings at intersections.

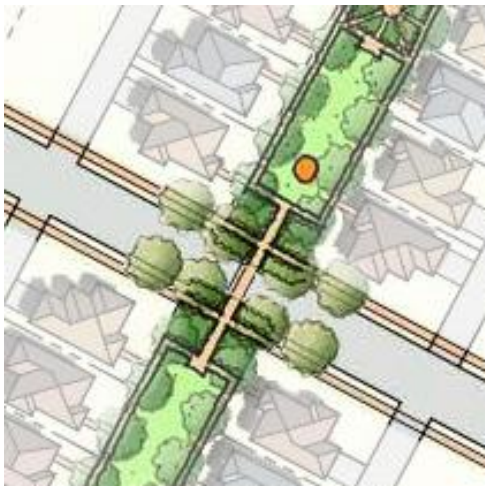


Figure 7.7b: Conceptual Midblock Crossing

This also occurs where key pedestrian routes cross streets, such as at the Crossing Park. Here, the parking lane is dropped from both sides of the street, narrowing the pedestrian crossing distance and slowing traffic. The pathway material and surface treatment is carried across the street to reinforce the pedestrian route and as an additional alert to drivers to watch for pedestrians. This allows pedestrian connectivity to flow throughout the community as uninterrupted as possible. "Table Topping" or raising the crosswalk area may also occur at key pedestrian route locations.

Figure 7.7c: Conceptual "T" Intersection

At important "T" intersections, dropping the parking where one road "T's" into another creates enhanced landscaped areas and focal points within the community, and slows vehicular traffic. Where these occur along a streetside paseo, they become ideal locations for artwork or monumentation that becomes part of the way-finding for the community. These bulb-outs may be a combination of concrete, enhanced paving such as pavers and landscape. Landscaping at intersections must meet sight distance requirements.

The following graphic Figure 7.7d shows a typical residential bulbed intersection. Streetside landscape, signage and furniture shall maintain minimum standard sight distances as per the City of Roseville Design and Construction Standards.

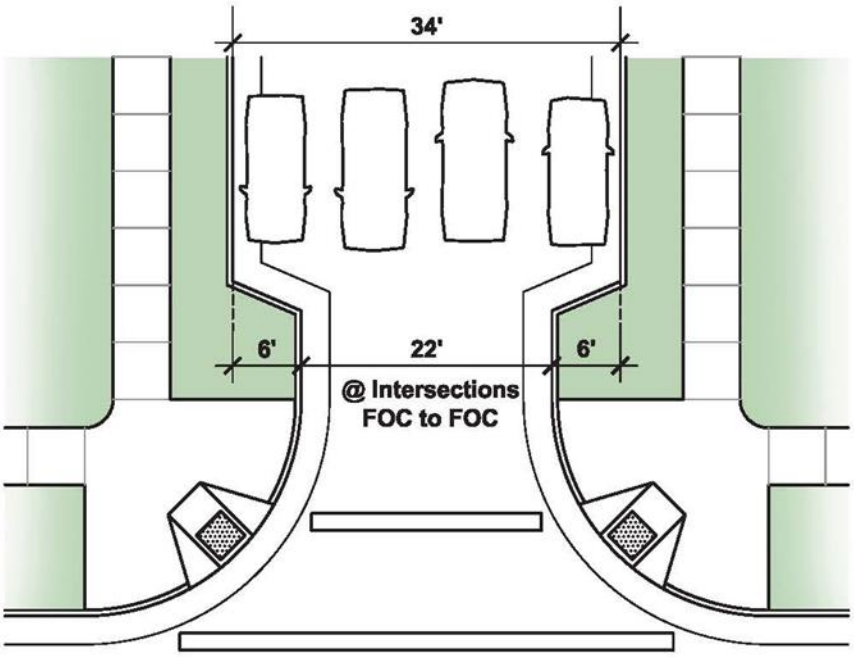


Figure 7.7d Typical Residential Intersection

7.8 Public Transit

Roseville Transit provides local fixed-route and Dial-A-Ride services within the City, as well as a fixed-route commuter service between Roseville and downtown Sacramento. The fixed-route local and commuter systems operate on regularly scheduled routes. The Dial-A-Ride system provides on-demand transit services to ADA paratransit customers and the general public. Roseville Transit users can connect to both Placer County Transit (PCT) and Sacramento Regional Transit (RT) at designated transfer points.

A proposed Bus Rapid Transit (BRT) route may extend from Sacramento Regional Transit's Light Rail Station at Watt Avenue/I80 north along Watt Avenue. North of Baseline Road, Watt Avenue has been renamed to Santucci Boulevard as it extends through the Sierra Vista Specific Plan (SVSP). Santucci Boulevard is planned to continue north to an intersection with Blue Oaks Boulevard. The proposed BRT route would extend along Blue Oaks and then north within Westbrook Boulevard through the CSP into the ARSP. BRT service is anticipated along Westbrook Boulevard to Future Placer Parkway. Alternatively, BRT may use Roads B and D.

Bus turnouts and shelters shall be located as shown on Figure 7.8 and constructed in accordance with City Improvement Standards. The BRT stops will include bus shelters and other appurtenances such as ticket vending machines, bike parking and other amenities. Easements for BRT stops shall be provided to facilitate future construction and operations in accordance with standards established by the City of Roseville and/or regional operators of the BRT service. BRT stops may also be utilized as local fixed-route transit stops. Twenty five parking spaces within the commercial uses of Parcel AR-53 will be designated for park and ride users as shown on Figure 7.8.

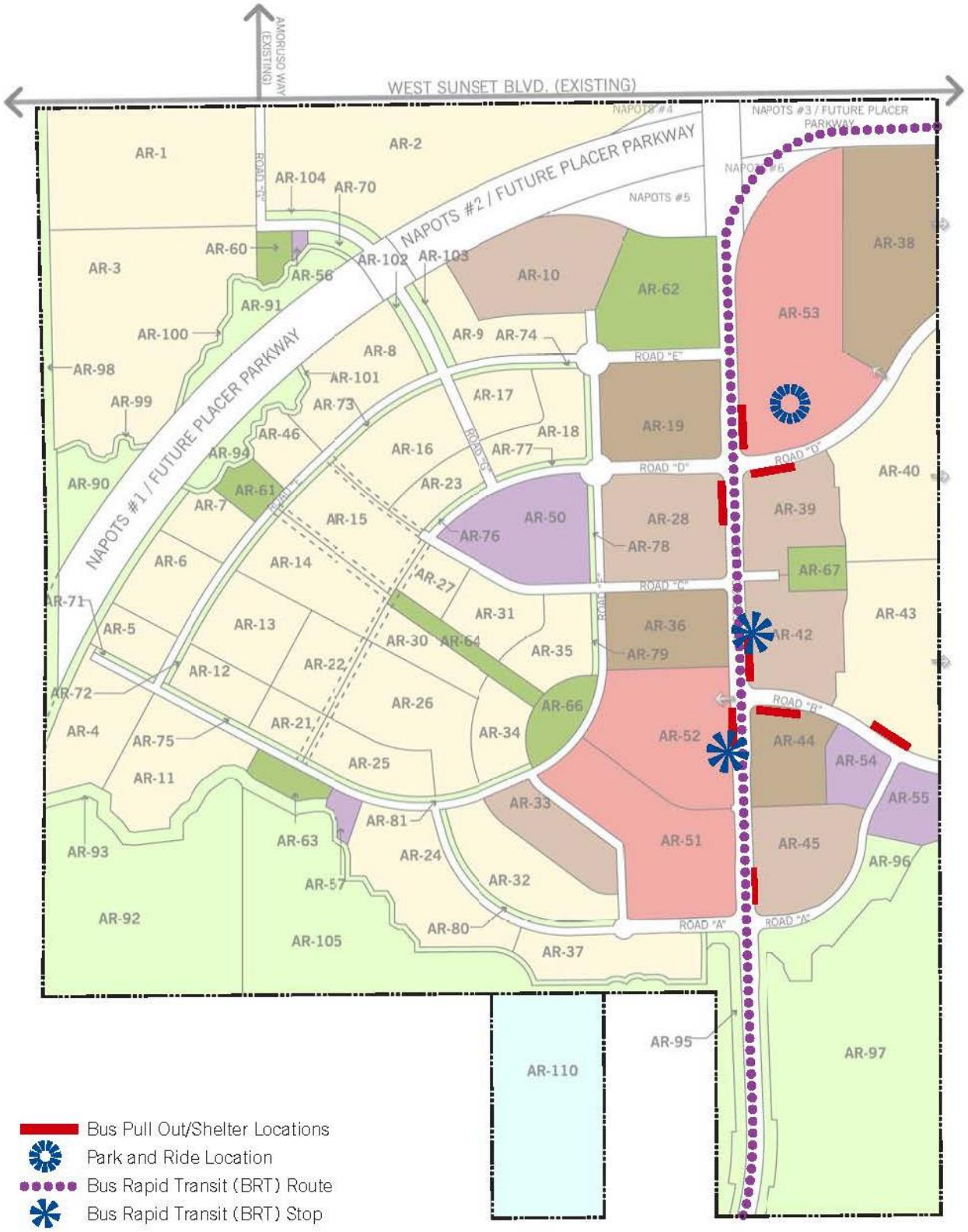


Figure 7.8: Transit Facilities

7.9 Transportation System Management

Transportation System Management (TSM) measures are designed to reduce the number and length of home-to-work commute trips through actions such as ride-sharing, flexible work hours and support of public transportation. Any project site, common work location or employer with 10 or more employees is required to comply with the City of Roseville TSM ordinance and shall incorporate TSM measures to the degree required by the ordinance. Additionally, Major Common Work Locations (those with 50 or more employees) will be required to prepare a TSM Plan and Agreement to document their trip reduction efforts.

7.10 Vehicle Trip Reduction

The ARSP strives to create a truly walkable community. Walkable communities not only promote healthier lifestyles, but encourage residents to leave their vehicles at home and enjoy the environment they chose to live in. Elements within the ARSP that support a walkable bicycle friendly community include:

- The streetside paseos that link most of the neighborhoods to the parks, school, and Village District. Here, individual residential driveways are prohibited to minimize interruptions.
- The Crossing Park that fully extends the direct access to the activities at the Urban Park and Village District into the neighborhoods.
- By centrally locating the elementary school, most homes are within a 10 minute walk via the streetside paseo or Crossing Park.
- Most homes are within a five minute walk to a neighborhood park.
- The Village District, which is linked to the neighborhoods via the streetside paseo and Crossing Park, provides local services, entertainment, and employment opportunities.

CHAPTER 8 – PUBLIC SERVICES

8.0 Public Facilities

The following is an overview of the public services necessary to meet the needs of the Amoruso Ranch Specific Plan (ARSP) area residents and employees in accordance with the policies of the City's General Plan. Phasing and financing obligations relating to public services are outlined in the Amoruso Ranch Development Agreement and in Chapter 10, Implementation and Administration. Table 8.1 summarizes the public service providers to the ARSP Area.

Table 8.1

ARSP Service Providers	
Service	**Provider**
Fire and Emergency Services	City of Roseville
Police Protection	City of Roseville
Schools	Roseville City School District Roseville Joint Union High School District
Parks & Recreation	City of Roseville
Library	City of Roseville

Figure 8.1 illustrates an approximate location for the public facilities that are a part of the ARSP.

8.1 Fire and Emergency Services

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

Police Protection

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

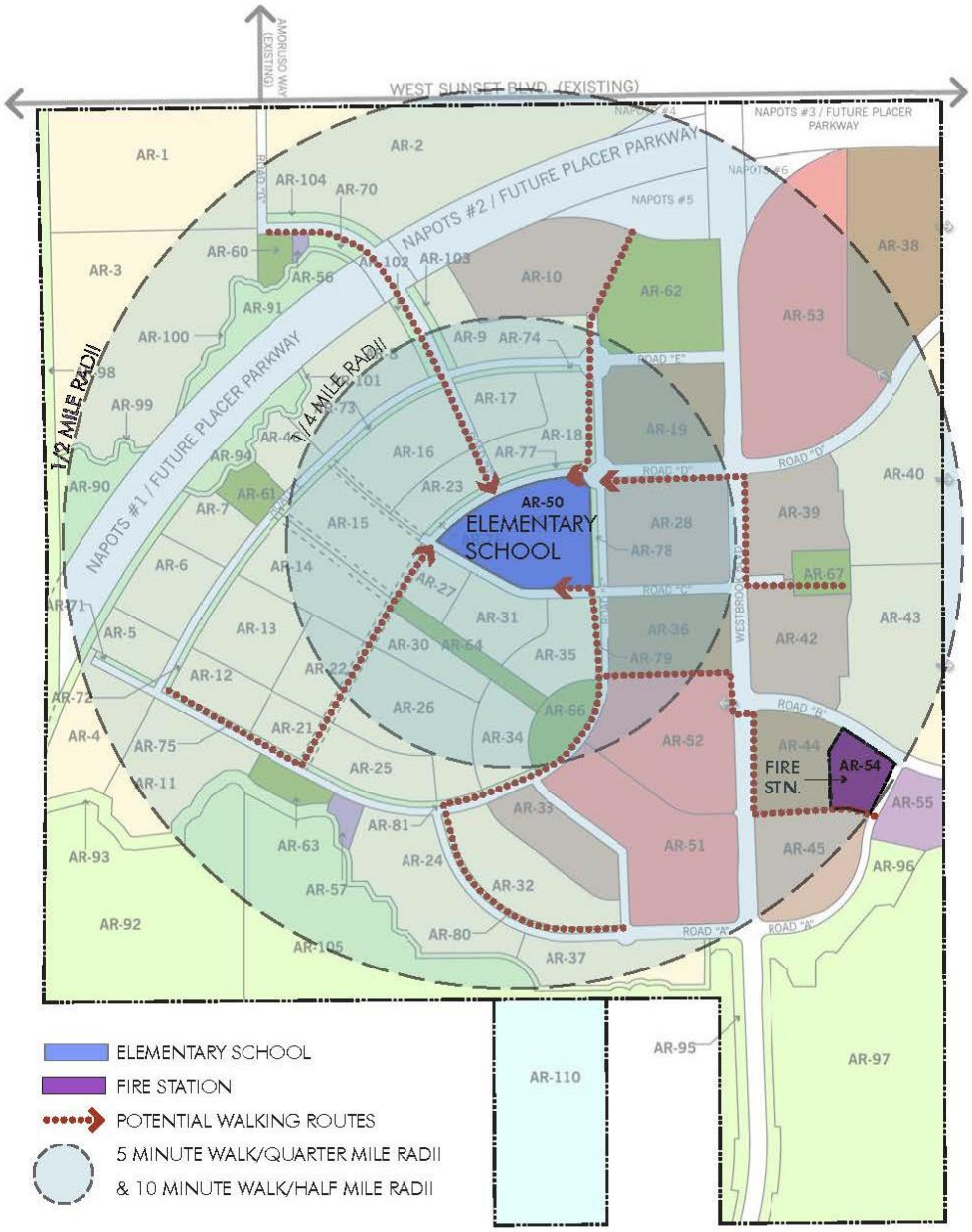


Figure 8.1: Public Facilities Map

8.2 Schools

A. School Requirements

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

Table 8.2: Student Generation

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

B. School Facility Provided

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

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

Figure 8.2: Elementary School Site – Conceptual Layout

8.3 Library

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

8.4 Parks & Recreation

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

A. City of Roseville Park and Recreation Requirements

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

Table 8.3

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

B. Credited Parkland and Open Space

The ARSP designates a total of 167.66 acres of park and open space uses. This includes 22.14 acres of active neighborhood parkland, 134.81acres of open space uses and 10.71acres of streetside paseos. Each acre set aside for active park use is credited as a full acre towards meeting the General Plan park dedication requirement. Depending on the ultimate use, recreational value, or application of ARSP open space parcels, full or partial credit may be granted for open space land containing informal recreational facilities, open space amenities or natural features. Parkland credits for park and open space parcels are outlined in Table 8.4. The credits applied are reflective of each parcel's recreational value as a park or open space amenity.

Table 8.4

Summary of Park and Open Space Land Credits				
Parcel	**Type**	**Acreage**	**Credit Ratio**	**Credited Acreage**
City-wide Parks	City-wide Park	0 acres	1:1	0 acres
	Subtotal	0 acres		0 acres
Neighborhood/ Community Park	AR-60	1.28 acres	1:1	1.28 acres
	AR-61	1.87 acres	1:1	1.87 acres
	AR-62	10.11acres	1:1	10.11 acres
	AR-63	1.72 acres	1:1	1.72 acres
	AR-64	2.12 acres	1:1	2.12 acres
	AR-66	3.04 acres	1:1	3.04 acres
	AR-67	2.00 acres	1:1	2.00 acres
	Subtotal	**22.14 acres**		**22.14 acres**
Open Space	**Open Space**	134.81	1:5	**26.96**
	Open Space (Paseos)	10.71	-	-
TOTAL		**159.71 ACRES**		**49.10 ACRES**

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

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

C. Open Space

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

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

infrastructure elements within Transition Zone open space areas can be found in Figure 6.3 and 6.4 with additional details contained Appendix A, Development Standards. **Paseos** are linear parcels of open space that provide pedestrian trails and green space within development areas. Paseos will not be protected by conservation easement and all wetlands within this area will be permitted for direct fill (note: a list of the parcels in each open space type is provided in Table 6.1).

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

D. Park and Open Space Concept Plans

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

E. Neighborhood Parks

The primary focus of a neighborhood park is to provide recreational space within immediate walking distance to the neighborhood it serves for, shaded seating areas, play areas, picnic areas and other passive and active recreation. Neighborhood parks are central to the area intended to serve and link together by the paseo network.

The ARSP includes seven neighborhood park sites distributed throughout the Plan Area. These sites range in size from one acre to ten acres and include a variety of facilities to accommodate the local recreation needs of the community. Each neighborhood park is intended to create unique experiences and have individual character. Below is a figure that illustrates the park distribution within the ARSP (Figure 8.3; Park and Open Space Distribution) and walking distances from residences to each park in quarter-mile and half-mile radii (Figure 8.4; Walking Distances to Parks).

F. Conceptual Park Plans

Conceptual plans for the neighborhood parks, along with a description of the potential activities and amenities are as follows. The programming of each park is conceptual and final designs will be developed prior to construction and will consider recreational trends and available budget for both development and maintenance

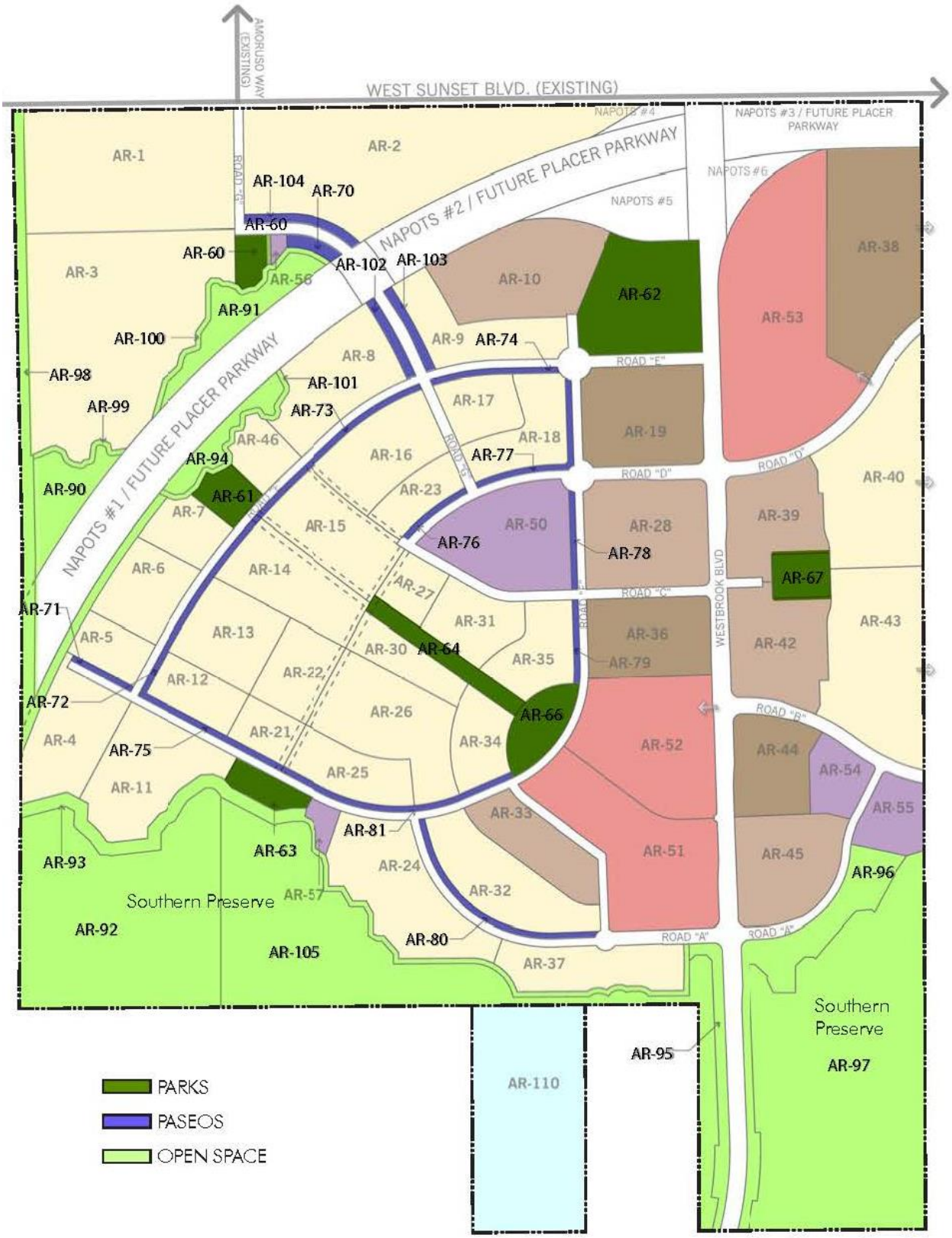


Figure 8.3: Park and Open Space Distribution Map

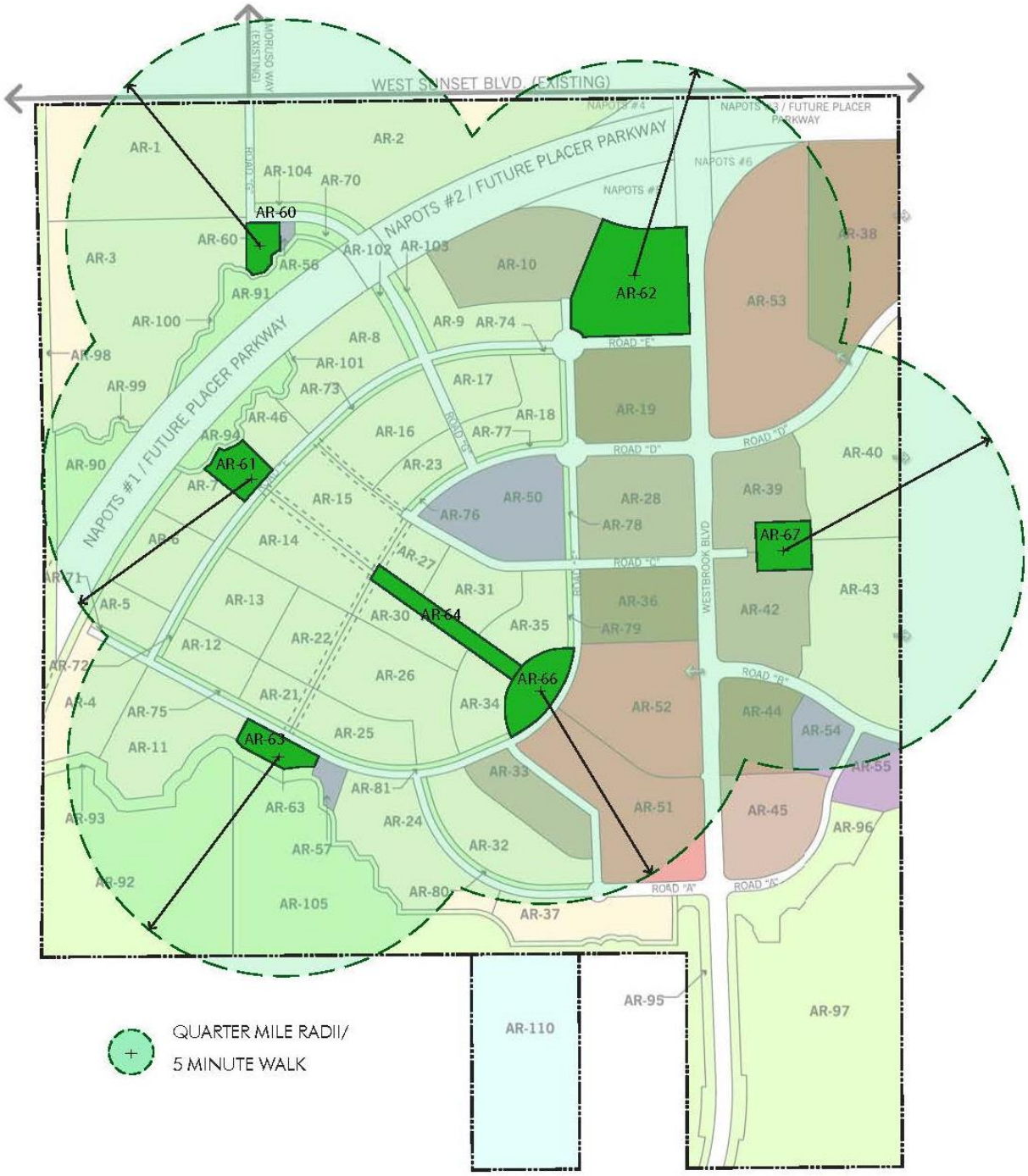


Figure 8.4: Walking Distances to Parks

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

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

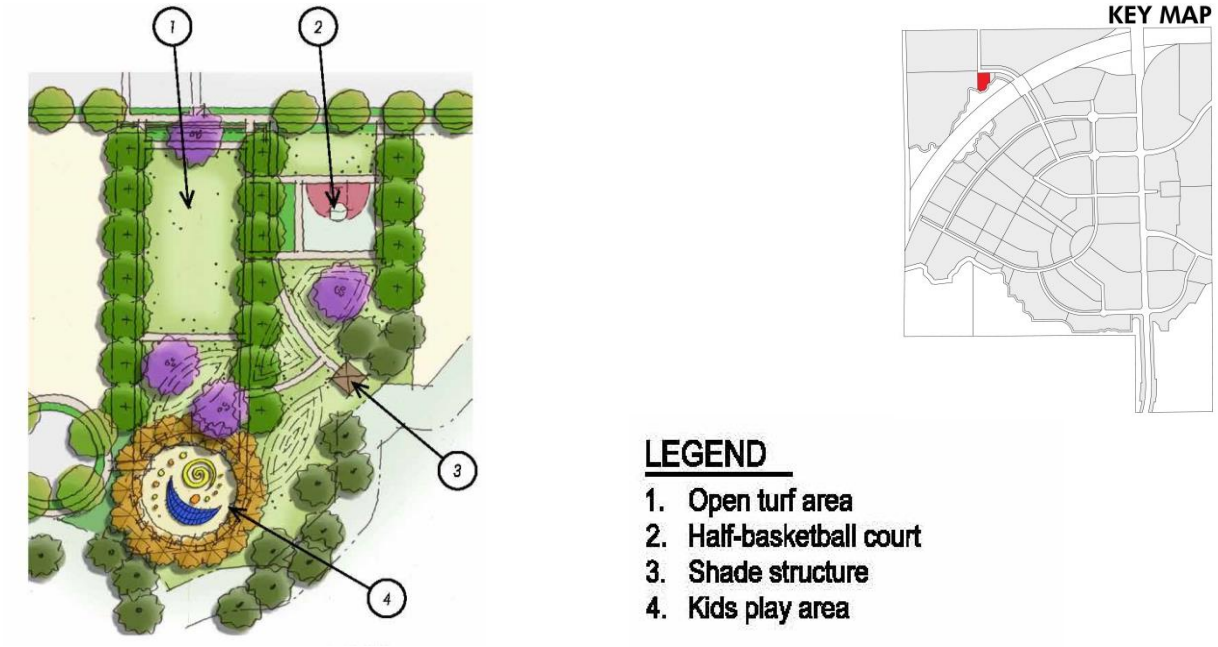


Figure 8.5: AR-60 Conceptual Park.
Final designs will be developed prior to construction and will consider recreational trends and available budget for both development and maintenance.

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

The park is divided into three distinct spaces. The front portion of the park is split into a small children's play area along with a small formal garden area. The children's play area would contain a shade structure along with some picnic tables and benches for seating. The garden area could contain a low water use demonstration garden or could serve as a children's sensory or learning garden with interpretive plant material to touch smell and learn from. It is an area that should invoke thought from both adults and children Along the back portion of the park is a large open turf area that can be used for informal play or picnicking.

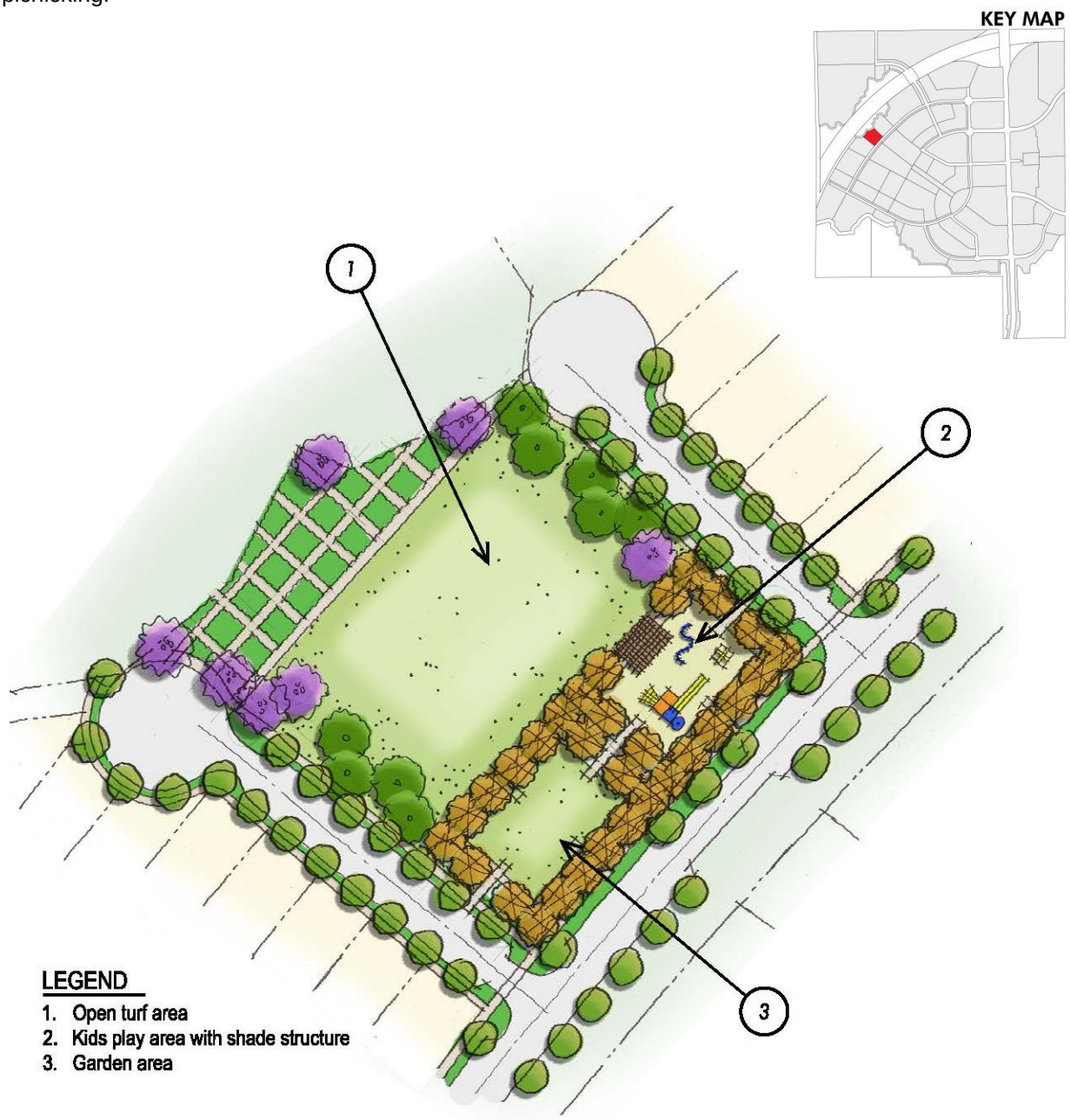


Figure 8.6: AR-61.
Final designs will be developed prior to construction and will consider recreational trends and available budget for both development and maintenance.

AR-62:
The largest neighborhood park is the 10-acre park (AR-62) which is intended to serve as the active/programmable recreational hub of the community. It provides for multiple active and passive uses for all ages. This site focuses on programmed sports fields clustered into one larger park, and includes support facilities and minimize the impacts to the surrounding neighborhoods.

The primary use at the park will be field sports which may include soccer, baseball and/or softball. Sports Fields may be lit. The park can accommodate various sized fields as well as a central concession and restroom building. As illustrated, promenades provide ample room for informal game viewing, formal bleacher set-up, and team staging areas.

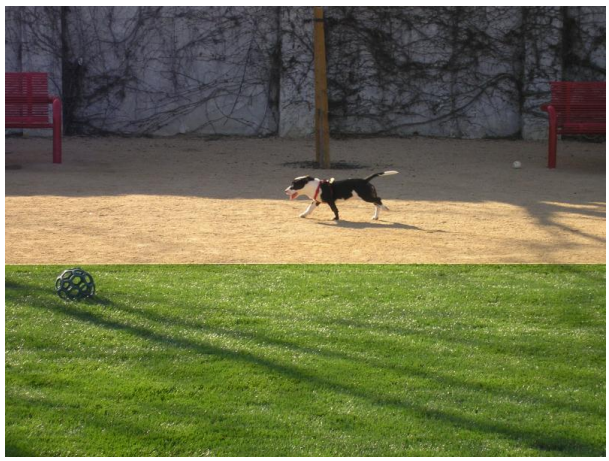
Other amenities in the park could include a tot lot, half-court basketball courts, and multiple shade and picnic areas throughout the park. The park also includes on and off-street parking, to serve the intended uses and similar to parking provided at other active parks throughout Roseville.

Figure 8.7: AR -62 Conceptual Plan.
Final designs will be developed prior to construction and will consider recreational trends and available budget for both development and maintenance.

AR-63:
The park is located along the southern development edge of ARSP adjacent to the open space to the south of Amoruso Ranch. The character of this park should draw upon that of the adjacent open space with native or naturalized plantings and soft informal forms.

The main amenity for this park may be a dog play area. This area could be split into two distinct areas: one for large dogs and one for small dogs. These two areas could be divided by a large shade structure with benches and seating. The area within the enclosed space of the park could also include large shade trees for relief from the sun on hot summer days.

Other amenities within this park could include small passive play areas with shaded seating and open lawn areas. The park also serves as the connection from the community to the bike trail along the open space.



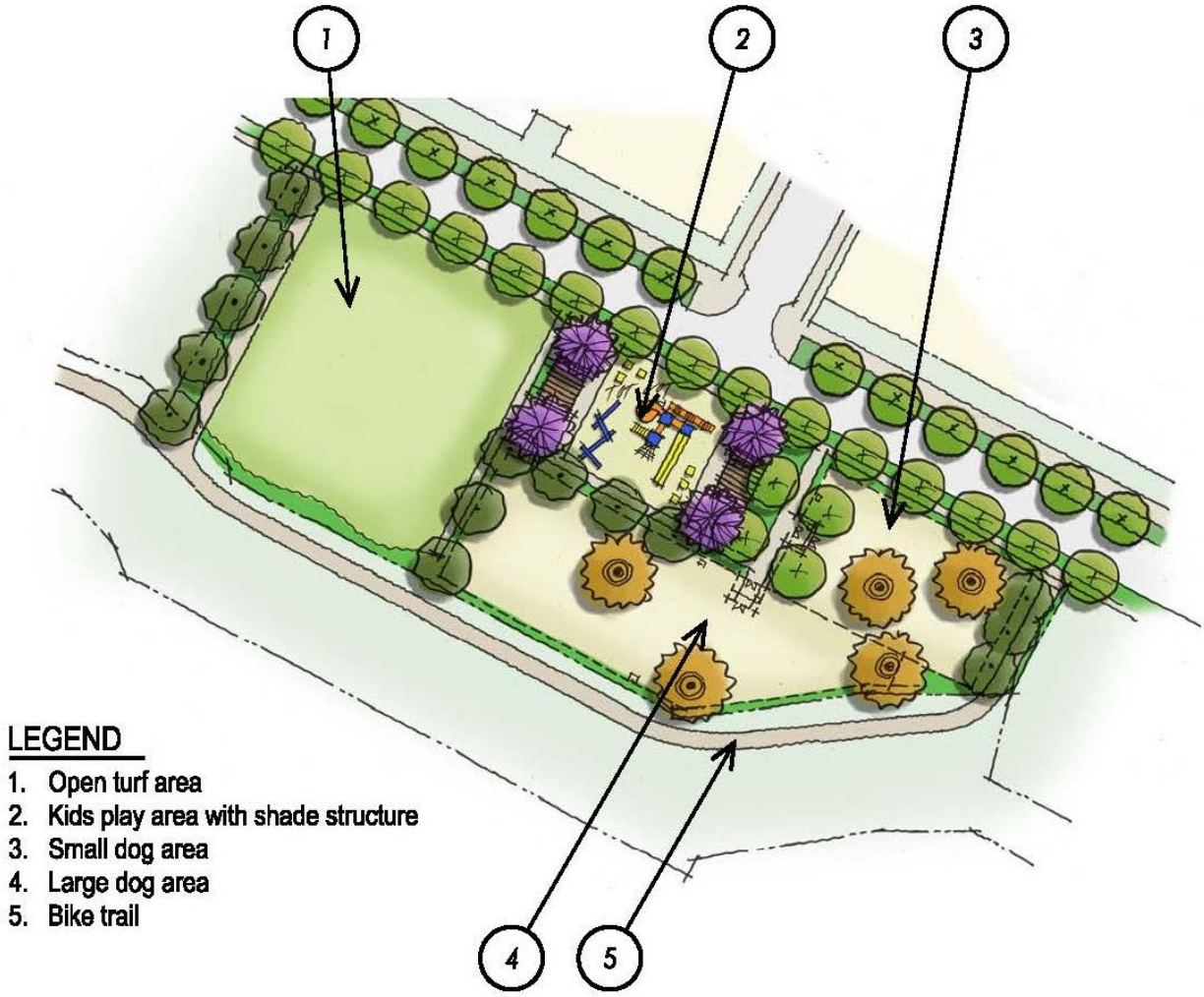


Figure 8.8: AR-63.
Final designs will be developed prior to construction and will consider recreational trends and available budget for both development and maintenance.

AR-64:
This long linear park is envisioned as a series of outdoor rooms that are linked from one to another to create a variety of experiences. Widths of these outdoor rooms will vary and will accommodate a variety of uses.

Located within this park at the widest areas are expanses of turf which could be used for passive activities such as, tossing the ball around. Other areas within this park contain shaded seating for picnicking. These could occur adjacent to the open turf areas. Where cul-de-sacs or side yard conditions occur, children's play areas or similar uses could be planned to minimize conflicts with adjacent residences. Additional uses in this park could be a series of small landscaped areas with benches for reading or quiet reflection.

Figure 8.9: Crossing Park Rendering

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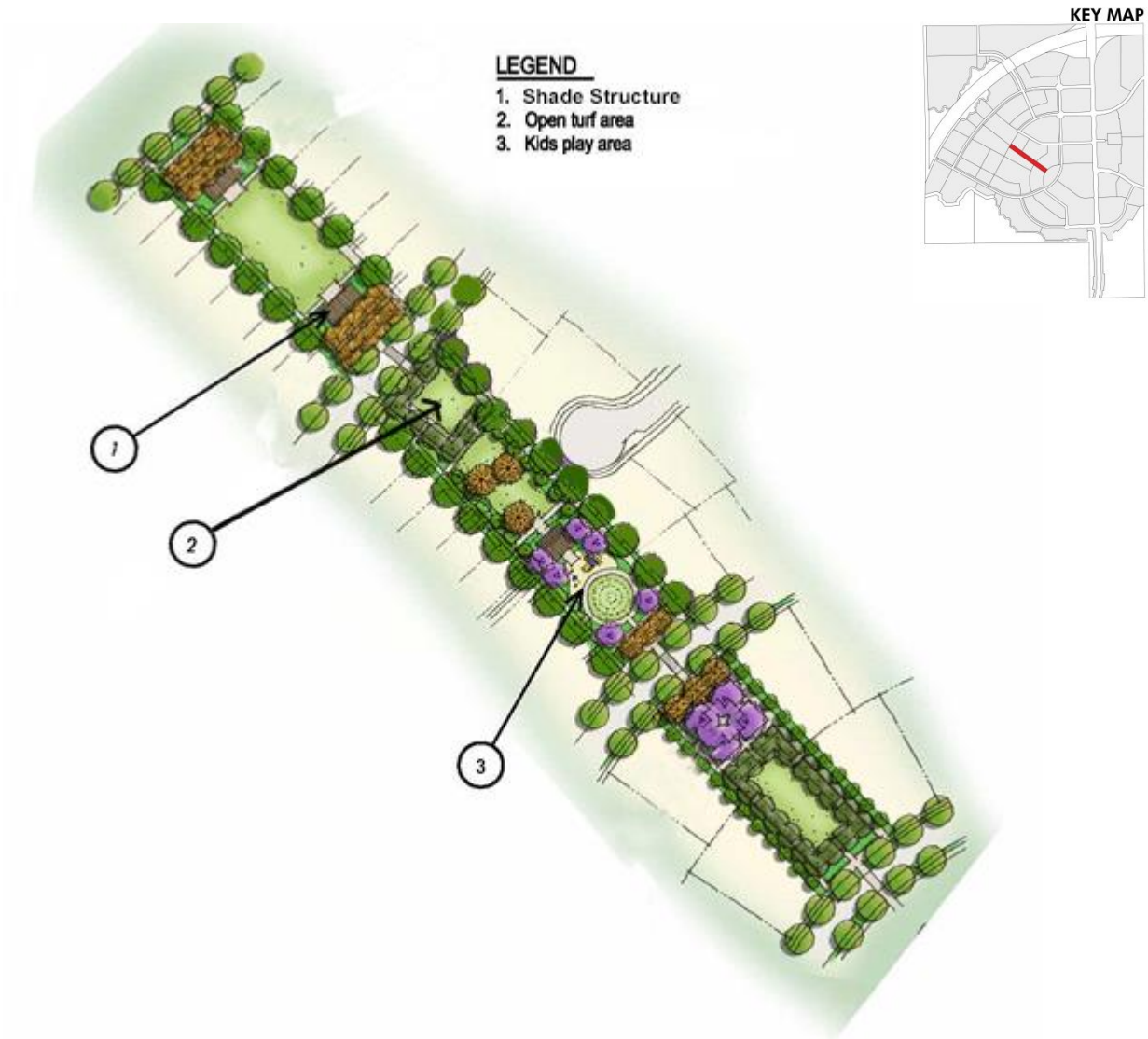


Figure 8.10: AR-64.
Conceptual Crossing Park East-West Linear. Final designs will be developed prior to construction and will consider recreational trends and available budget for both development and maintenance.

AR-66:
The park is located at the terminus of the Main Street Promenade and is the most unique feature of the park system. It is planned as the social gathering hub of the community. It is intentionally not over-programmed to provide the flexibility to accommodate many different types of gatherings such as large art fairs, farmers markets, harvest festivals, antique car shows, a community concert series, movies, Easter egg hunt or other seasonal or holiday events and other gatherings associated with urban living. The park may also be utilized for events in conjunction with a Village District restaurant or retail event such as a brew festival, wine tasting or food event.

The focal point of the park is the Grand Lawn. This open expanse of turf borders the Village District and is focused by a small, centrally-located stage flanked on either side by a wide promenade. This multipurpose turf area serves as the main gathering spot for organized events.

Surrounding the open turf area is a series of outdoor rooms, each with a different use, and experience. Uses in these areas may vary from bocce, shuffleboard and horseshoes to an outdoor kitchen area with barbecues, picnic tables, and shaded seating, an informal children's play area, and pathways, and seating.

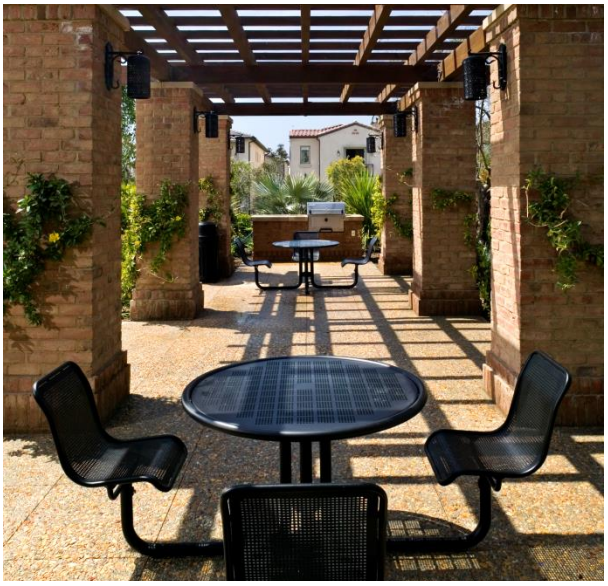


Figure 8.11: AR-66 Park Plan.
Final designs will be developed prior to construction and will consider recreational trends and available budget for both development and maintenance.

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

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

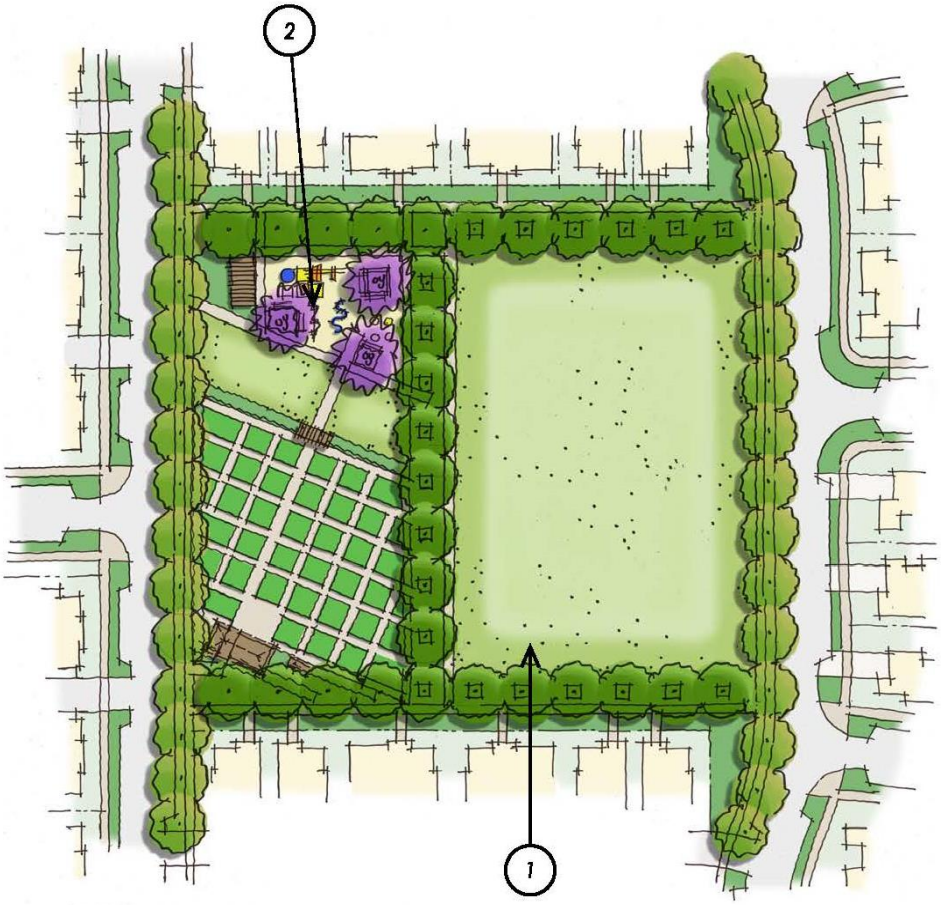
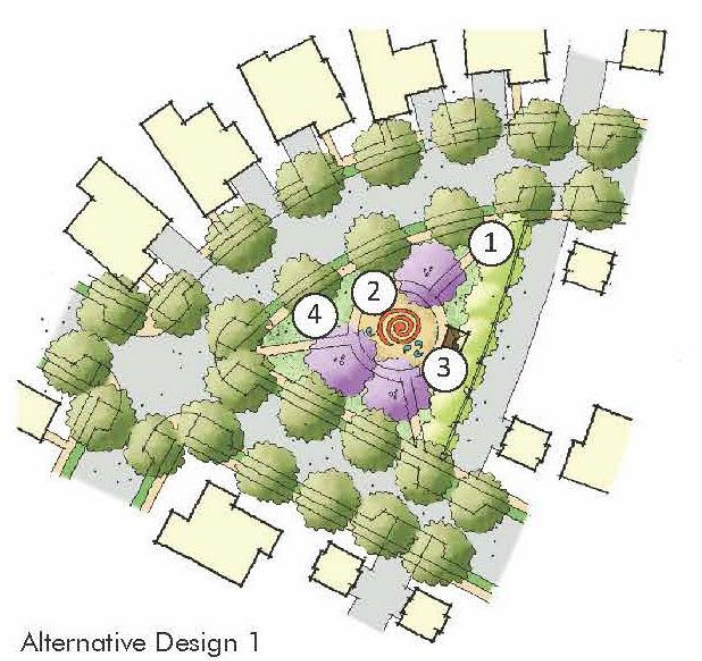


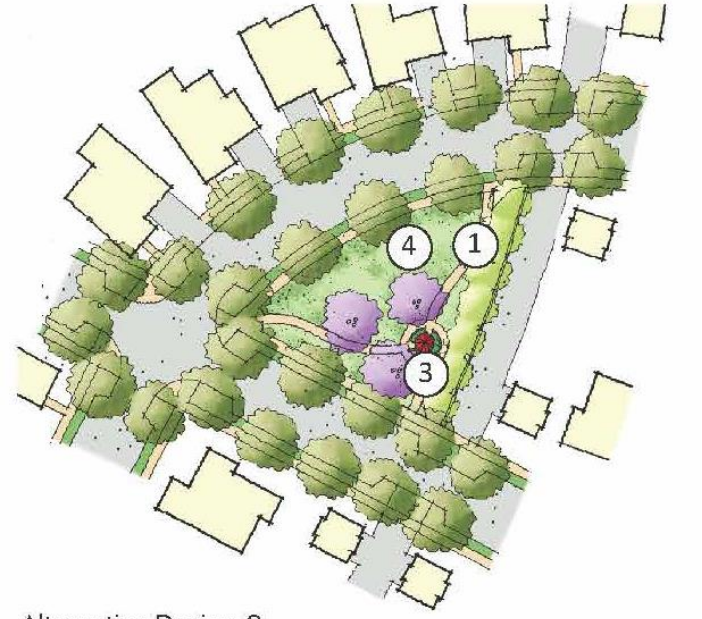
Figure 8.12: AR-67.
Final designs will be developed prior to construction and will consider recreational trends and available budget for both development and maintenance.

Pocket Parks

Within each of the residential neighborhoods, there may be smaller green spaces that provide urban relief. They are intended to create focal points within the individual neighborhood and may contain informal children's play areas, benches, open grassy areas, or garden art. Residential units may front onto these parks. It is anticipated that these small pocket parks will be owned and maintained by the neighborhood that surrounds them.



Alternative Design 1



Alternative Design 2

* For inspiration only, final plan per merchant builder.

Legend

1. Sidewalk
2. Playground
3. Shade Structure
4. Lawn Area

Figure 8.13: Pocket Park Concepts

Streetside Paseo

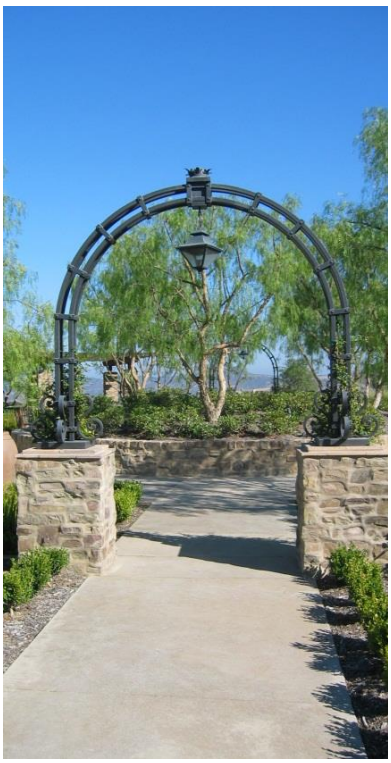
The Streetside Paseo links most of the neighborhood parks together and creates a strong pedestrian and bicycle amenity throughout the community. Places where the Paseo intersects with neighborhood parks, the Village District or other community features become focal points. These focal points may be highlighted with monumentation, art, signature landscaping elements, benches, drinking fountains or other amenities.

The Streetside Paseo will be a key component of the Amoruso Ranch fitness course that runs throughout the community. Fitness stations will be located intermittently along this loop as well as placards that show the distance traveled along the route.

The Streetside Paseos are specially designed landscape corridors along key roadway, which form a plan-wide network of street separated pathways for bicycle and pedestrian circulation. Situated within the paseo corridors are 10 foot wide Class 1A sidewalk that serve both pedestrians and bicycles. The paseos are a significant component of ARSP's open space and network.

Paseos

A community wide system provides a street adjacent environment for walking, jogging, and bicycling, free from automobile interference. These paths may be used for casual bicycling, in-line skating, strolling and jogging. Benches and other amenities are available along the way and individual residential driveways are prohibited across these streets. In addition to the community wide network of paseos, a smaller internal paseos provide a block level connection for residents and their guests.



Paseo Examples

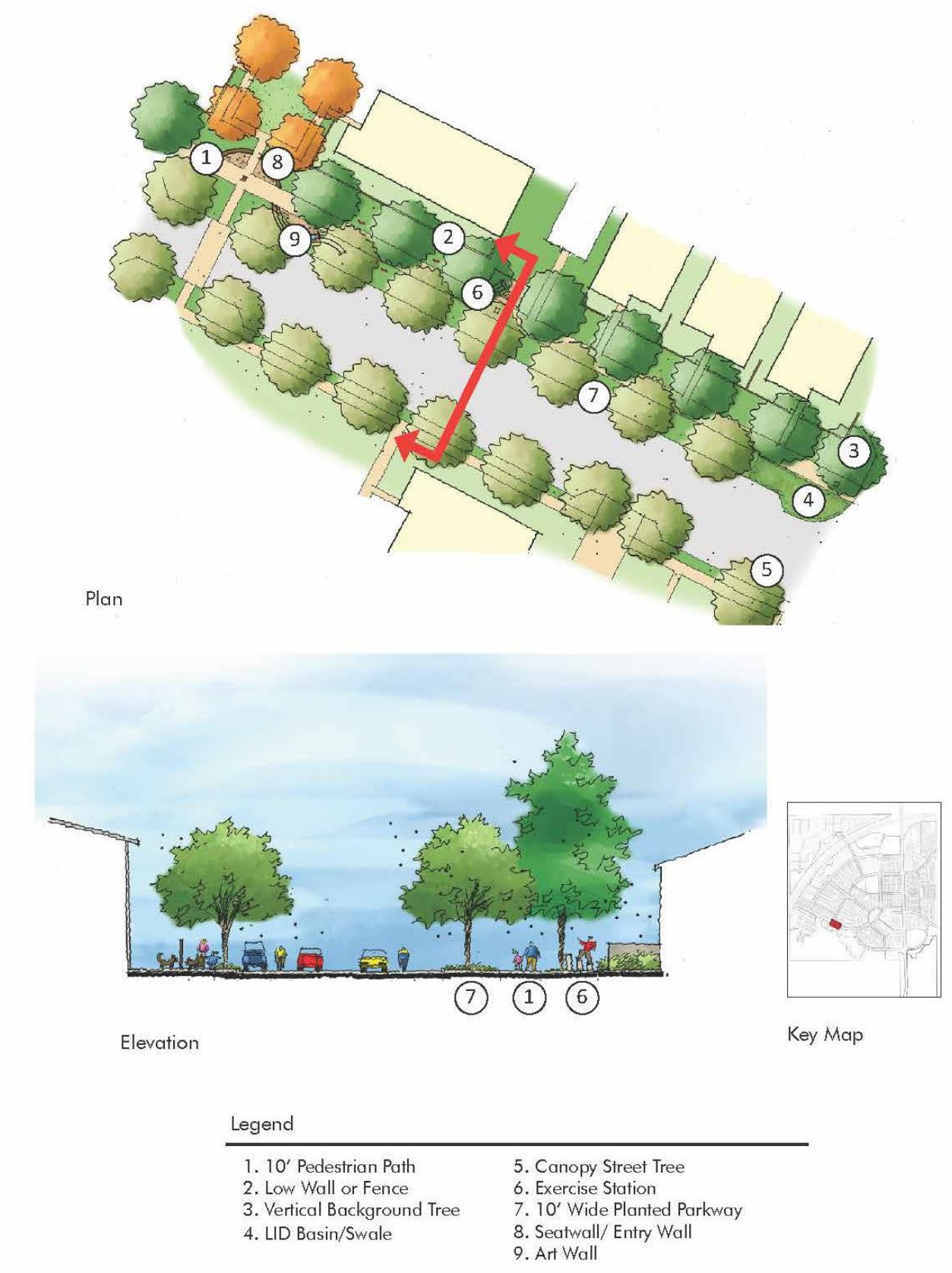


Figure 8.14: Streetside Paseo

Main Street Promenade

The Main Street is a private street that serves as the urban activity hub within the Amoruso Ranch community. The Main Street Promenade functions as the outdoor living room both for immediately adjacent neighbors and visitors. It will have an urban character that mixes uses and spaces with materials, color, architecture and pedestrian scale amenities. It can incorporate retail and dining experiences into public spaces and create comfortable urban lounging for people to mingle and relax. Art pieces can help to create visual points of interest and can be incorporated into the landscape and hardscape elements to capture the spirit and vitality of the Village District. The one-way streets on either side can be blocked off to vehicular traffic for community events such as a farmers market or street fair.

Amenities within the Main Street Promenade can include open plaza spaces, interactive gathering spaces for events, oversized chess sets and game tables and interactive children's play areas, comfortable seating areas, outdoor cafes and restaurant spaces, decorative planting pots, shade trees and focal heritage trees, community art and water features.

CHAPTER 9 – UTILITIES PLAN

The Amoruso Ranch Specific Plan (ARSP) includes utility infrastructure required to serve the Plan Area. Each component of the utility infrastructure system is designed to accommodate build-out of the ARSP in a phased approach, generally moving from south to north, adjacent to Westbrook Boulevard. Phasing of infrastructure improvements and funding obligations are detailed in the Specific Plan development agreements. Table 9.1 summarizes the utility providers to the ARSP.

Table 9.1
Utility Providers

Utility	***Provider***
Potable Water	City of Roseville
Wastewater	City of Roseville
Recycled Water	City of Roseville
Drainage & Flood Control	City of Roseville
Electric Service	City of Roseville Electric
Natural Gas	Pacific Gas & Electric
Communications	AT&T, Comcast, Wave Broadband
Solid Waste Disposal	City of Roseville

Utility infrastructure will be constructed, dedicated, and easements provided consistent with this Specific Plan, the project development agreements, and other applicable standards and requirements of the City of Roseville.

9.1 Potable Water

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

A. Water Supply and Demand

The potable water demand for the ARSP is approximately 1,503 acre-feet per year (AFY). With full implementation of water conservation measures described in Section B, below, the ARSP's overall water demand will be reduced by approximately 214 AFY. Water demand, after conservation measures, will be satisfied with a combination of potable and non-potable (recycled) water sources. Non-potable (recycled) water will be utilized for irrigation purposes with a semi-aggressive approach in both wet and dry years. Section 9.2 of this document discusses the proposed recycled water system and recycled water use plans in more detail. To supplement water supply during "dry" years and potentially augment supply in other emergency scenarios, the ARSP includes provisions for one onsite aquifer storage and recovery (ASR) groundwater well on Parcel AR-55. The well will be capable of providing a minimum total supply capacity of 1,800 gallons per minute (gpm).

B. Water Conservation Measures

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

Turf Reductions in Residential Areas

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

Turf Reductions in Non-Residential Areas (Parks, Paseos, and Landscape Corridors)
This measure involves limiting the use of turf on non-residential parcels, with a focus on water efficiencies at parks, paseos, and landscape corridors. For these areas, landscape design will reduce the area of turf and increase the area of low water use plant species. To achieve the desired water conservation, the following criteria will be implemented:

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

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

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

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

With full implementation of the water conservation measures outlined above and the recycled water system, as described in Section 9.2, the ARSP will reduce overall water demand by approximately 214 AFY, resulting in a total potable water demand of approximately 1,069 AFY.

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

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

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

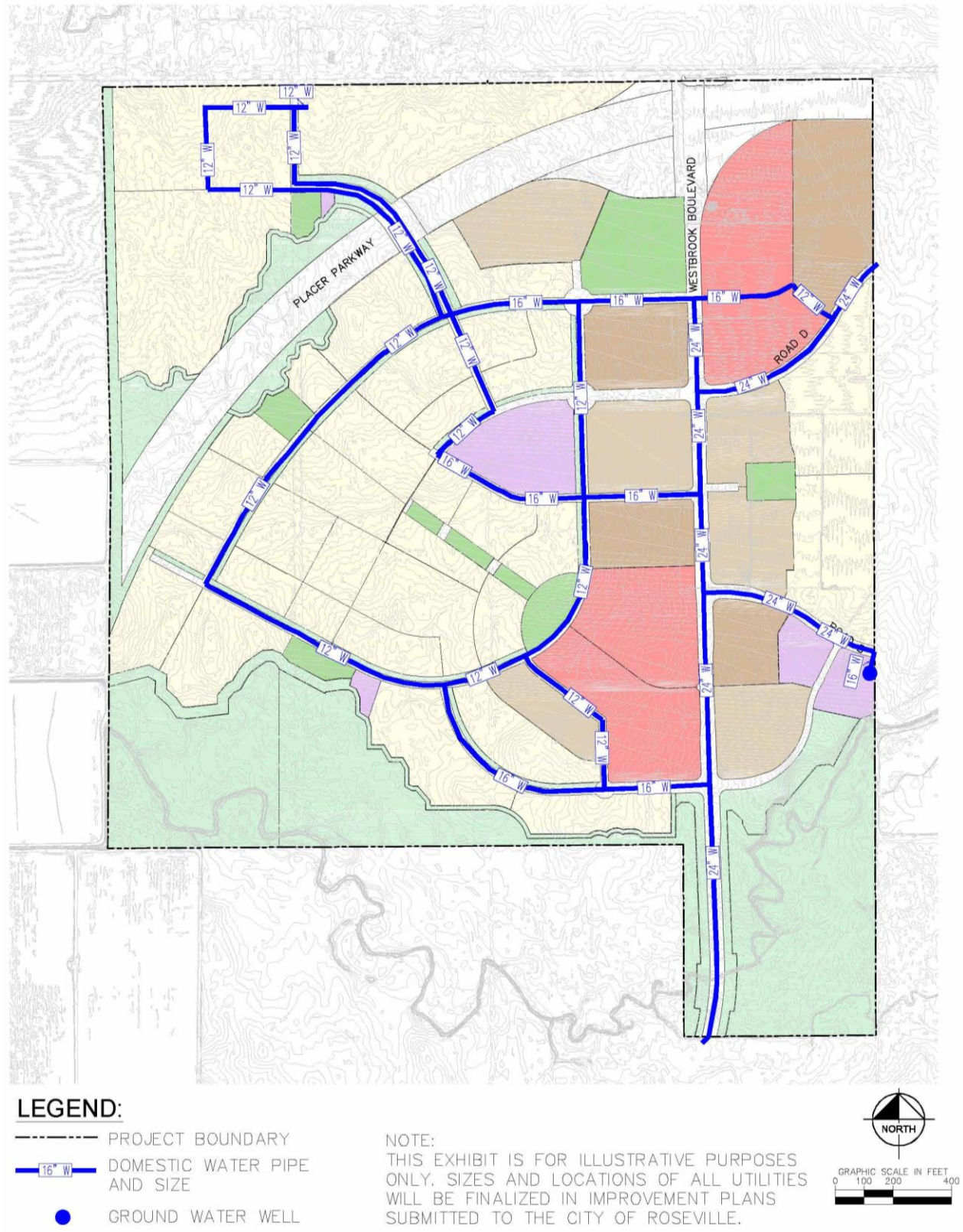


Figure 9.1: Water Distribution System & Facility Locations

9.2 Recycled Water

The City's recycled water system currently delivers approximately 3,000 AFY of recycled water to parks, street landscaping areas and golf courses within the City limits. The City has evaluated the ARSP as one of several Urban Growth Areas (UGAs) that will require additional recycled water.

The City will ultimately provide the ARSP with recycled water from the Pleasant Grove Wastewater Treatment Plant (PGWWTP). The ARSP will use recycled water to irrigate landscaping at the proposed community pocket parks, sports fields, the proposed school parks/sports fields, the commercial and village center areas, as well as publicly landscaped areas such as the organic and traditional paseos and other landscaped medians. Recycled water will also be used to irrigate landscaping within multi-family residential parcels. The estimated annual recycled water demand in the ARSP is approximately 220 AFY. Through implementation of water conservation measures described in Section 9.1B, above, this demand is reduced by approximately 55 AFY. The use of recycled water for irrigation purposes offsets potable water demand typically needed for irrigation.

Recycled water will be supplied to the ARSP via infrastructure within the West Roseville Specific Plan and the Creekview Specific Plan. In order to provide capacity to serve the ARSP's demand that may exceed the City's available committed supply, the ARSP will be required to provide storage facilities capable of storing recycled water demand during one peak day, which has been determined to be a 24-hour period in July. . The storage of recycled water for ARSP is planned to be located within an Infill Area adjacent to the City's existing Roseville Energy Park just north of Phillip Road at the intersection with West Park Drive. This proposed facility would also serve the storage needs of the Creekview Specific Plan. The ARSP onsite backbone system of dedicated non-potable water lines ranging in size from 6 inches to 12 inches will be constructed running parallel to the collector and arterial roadway system, and is depicted in Figure 9-2.

The recycled water distribution infrastructure will be constructed and installed over time to coincide with development entitlements, and would be designed to accommodate buildout of the ARSP. All recycled water improvements will be constructed to the City's standards using a phased approach. Specific details regarding the recycled water facilities and supplies, including technical analysis, are contained in the ARSP Recycled Water Study and the ARSP EIR on file with the City.

9.3 Wastewater / Sanitary Sewer

Sanitary sewer service will be provided by the City of Roseville. Wastewater generated within the ARSP will be treated at the City's Pleasant Grove Wastewater Treatment Plant (PGWWTP) The PGWWTP is located west of Phillip Road and south of Blue Oaks Boulevard, within the WRSP. The ARSP is estimated to generate approximately 0.61 million gallons per day (mgd) average daily wastewater flow.

The backbone wastewater collection system is illustrated on Figure 9-3. Wastewater flows from the ARSP will be directed to the PGWWTP through the southern portion of the site, where it will connect with an existing transmission line to be provided by the proposed CSP. Infrastructure within the CSP area was planned and sized to accommodate flow from the ARSP. On-site sewer collection pipes will range in size from 6 inches to 24 inches. Two lift station facilities will also be required. One small lift station (located on Parcel AR-56) will be needed to pump wastewater under the proposed Placer Parkway alignment from the northwest property corner. The second, and larger, lift station (located on Parcel AR-57) will be needed in order to pump the wastewater from the ARSP to a connection point within the CSP. The wastewater collection infrastructure will be constructed and installed over time to coincide with development entitlements, and would be designed to accommodate buildout of the ARSP.

All sewer improvements will be consistent with the South Placer Regional Wastewater and Recycled Water Systems Evaluation and will be constructed to the City's standards using a phased approach. Details regarding the sanitary sewer system are contained in the ARSP Sanitary Sewer Master Plan and the ARSP EIR on file with the City.

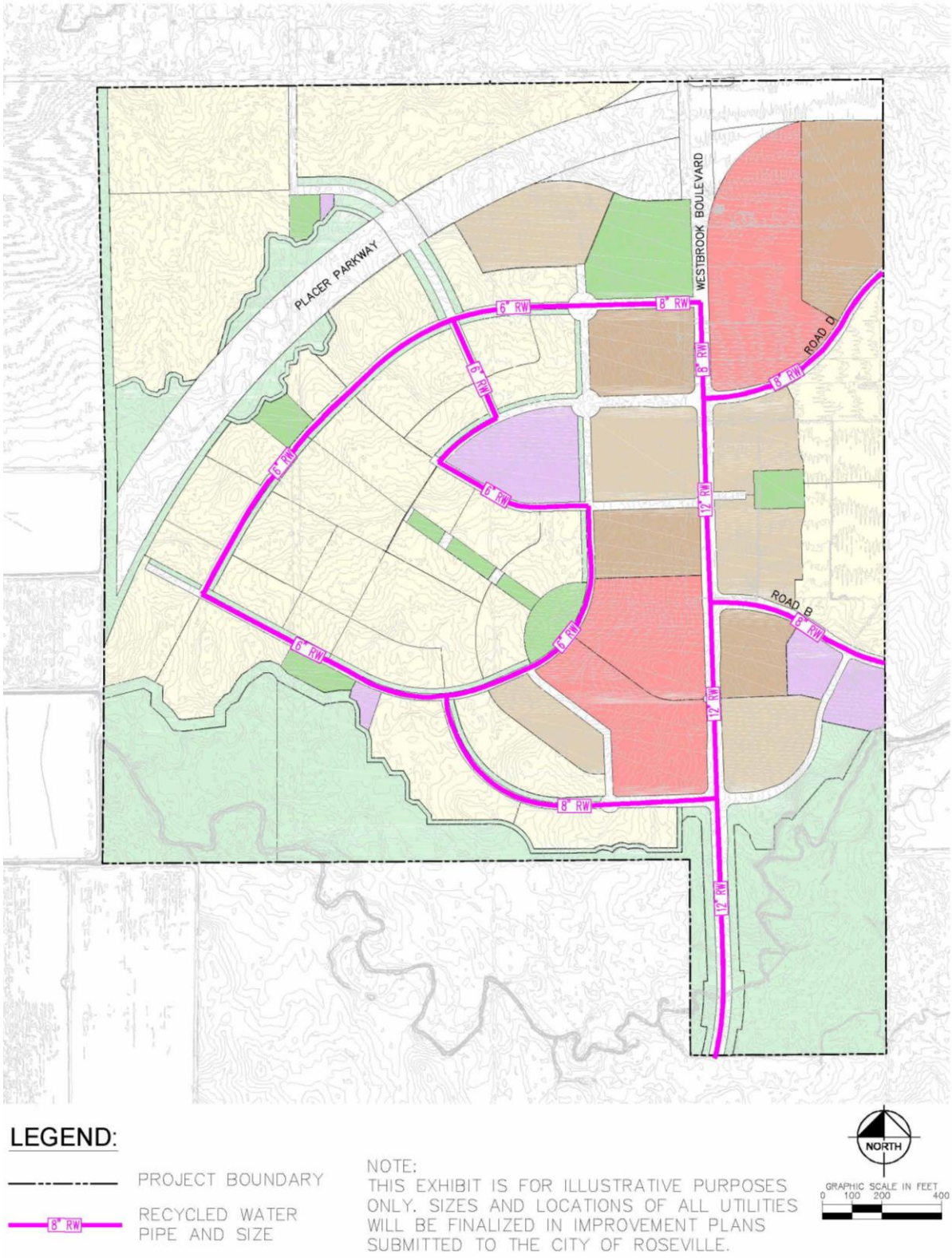


Figure 9.2: Recycled Water Distribution System & Facility Locations

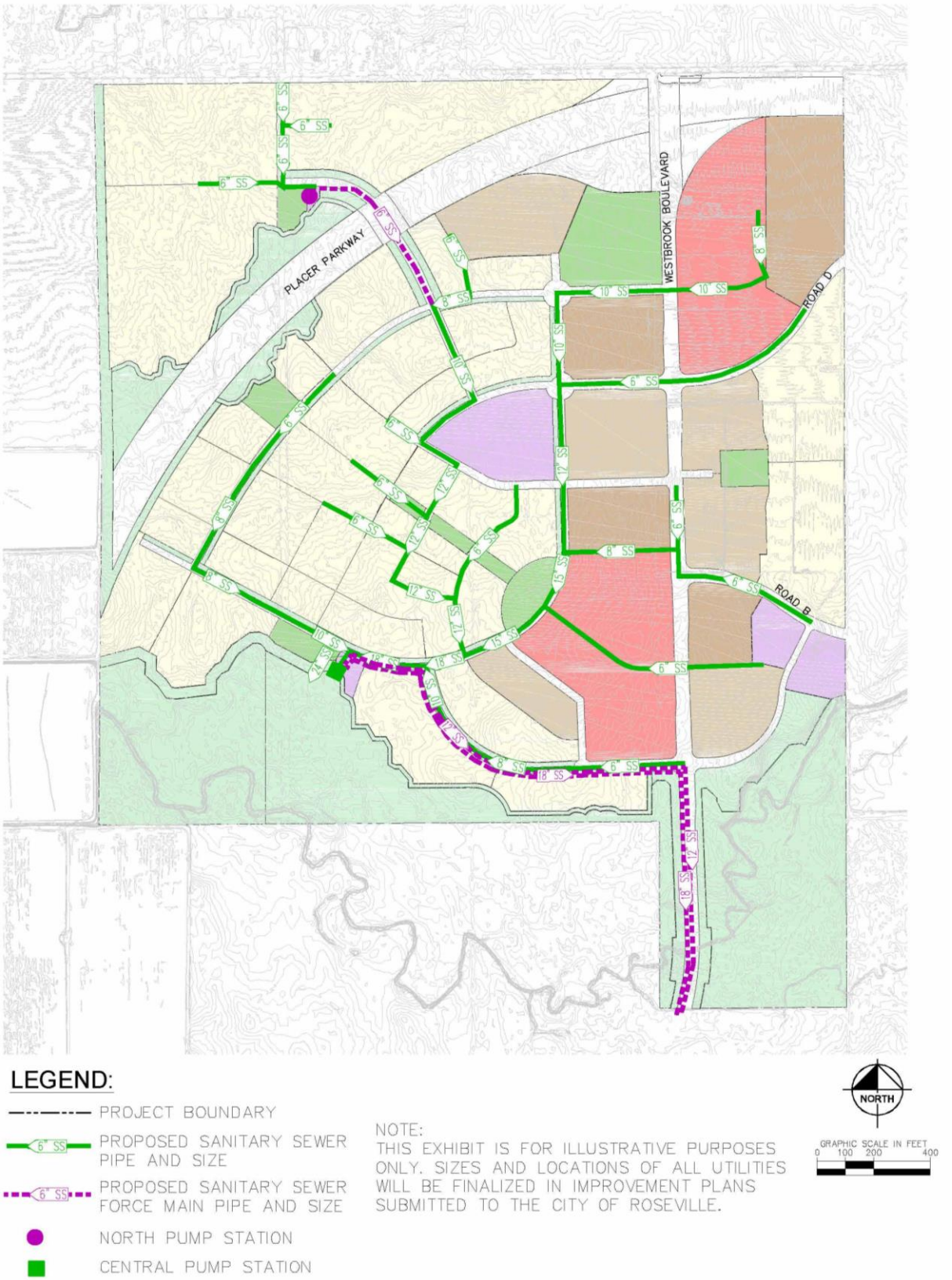


Figure 9.3: Sanitary Sewer Distribution System & Facility Locations

9.4 Drainage & Flood Control

A. Existing Conditions

The ARSP is entirely contained within the Pleasant Grove Creek watershed, which is located within the larger Natomas Cross Canal watershed of northwestern Placer County and southeastern Sutter County. The Pleasant Grove Creek watershed drains to the Pleasant Grove Canal, to the Natomas Cross Canal, and then to the Sacramento River.

Most of the ARSP drains to Pleasant Grove Creek by overland flow or through a few man-made agricultural channels.

University Creek, a tributary to the Pleasant Grove Creek, meanders westerly near the southern boundary of the ARSP, crossing both the southeast and southwest corners of the ARSP before and after passing through the Creekview Specific Plan (CSP) area (immediately south of the ARSP). An area around and including this tributary is covered by Zone A on the currently effective Flood Insurance Rate Map (FIRM) panel 06061C0400F dated June 8, 1998. The approximately four square mile University Creek drainage shed is relatively undeveloped. Rainfall within this drainage shed influences the peak flows of University Creek as it traverses through the plan area. The ARSP area is comprised of multiple drainage sheds that drain from the site in several directions, with the southern portion of the plan area draining directly into University Creek.

As a result of past farming practices, immediately downstream and to the west of the plan area, University Creek has been channelized and redirected to the south around agricultural (rice) fields before turning due west to its confluence with Pleasant Grove Creek. The property to the southwest of the project site is part of the City of Roseville's flood control Retention Basin Project designed to mitigate downstream volumetric impacts resulting from development within the City as described in the City of Roseville Retention Basin Project final Environmental Impact Report (EIR) dated January 10, 2003. The Final EIR refers to University Creek near the southern boundary of the project site as "Northern Tributary Two." The channeling of the natural creek system west of the plan area creates a bottleneck which restricts downstream conveyance of floodwaters resulting in an unnatural and expanded 100-year floodplain which results in raising water surface elevations higher than the historic floodplain conditions.

Further, existing County residents to the northwest and north have experienced flooding due to man-made alterations. The ARSP proposes to alleviate a portion of the existing off-site flooding by redirecting flows from the northern portion of the plan area that in the pre-project condition drain off the site to the north, to the south, and through the drainage system (Figure 9.4) with ultimate discharge into University Creek.

B. Proposed Site Grading

The project site will be graded such that the base building pad elevation will exceed the regulatory flood elevation by a minimum of two feet.

The project site will be generally graded from a high point in the northeast property corner to a low point in the southwest property corner, which generally follows the existing site topography. The major roadways will generally follow existing grades and connect with existing edge conditions at the south (Creekview Specific Plan), and at the north (Placer Parkway and West Sunset Boulevard.)

C. Drainage System

The Drainage Master Plan (DMP) for the project describes and evaluates a drainage system that collects on-site storm water and conveys it to two discharge points. Storm water generated from the northerly 300 acres of the site is redirected southward within open channels and combined with stormwater generated from portions of the southern area of the site to discharge into University Creek at the southwest corner of the site. The remaining storm water generated from the eastern portion of the site will be directed to the second discharge location and into University Creek.

The open channels within the plan are will be designed to convey 100-year flows with a minimum of 1-foot of free-board. A utility maintenance road will be constructed adjacent to the channels to provide future maintenance vehicle access and inspection. Ramps from the adjacent utility maintenance roads and into the bottom of the channels will be constructed to facilitate easy access into the channels. The bottom of the channels will be designed and constructed in a manner that will provide channel stability, maintenance vehicle stability, opportunity for infiltration, and vegetative growth that can be credited towards the overall water quality objectives. Maintenance costs for the channels will be assessed through the Community Facilities District for maintenance.

Peak flow rate increases resulting from the proposed development will be mitigated through such features that include vegetated treatment swales, and creation of additional conveyance with a created channel system located on the western boundary, and along the southern open space. Traditional permanent detention basins for peak stormwater flow-attenuation are not planned.

Onsite drainage improvements consist of a combination of conventional subsurface and surface drainage systems, construction of pipe conveyance systems and construction of culverts and bridges at roadway and trail crossings of creeks and tributaries. Where applicable, outfall structures will be extended past any planned bikeway alignments in the open space areas.

Prior to the collection and conveyance of the storm water into the drainage system, all storm water flows will be directed into low-impact-development (LID) and other storm water Best Management Practice (BMP) features throughout the site. The use of storm water LID's and BMP's is a requirement of the State Issued MS4 permit, further discussed below, which establishes the criteria that promotes improving the water quality discharges before entering the traditional underground storm drain network. The storm drain system will have a network of underground storm drainage pipes ranging in size from eight inches to 72 inches in diameter, as illustrated in Figure 9-4. The stormwater will then outfall either to a conventional outfall within open space parcel AR-96 (with a constructed swale to direct outfall flows to University Creek, or to one of the three open channels that converge into one discharge point that will ultimately discharge directly into University Creek near the southwestern corner of the ARSP. If detention basins are located on site they would be sized for hydromodification management of the development.

The City of Roseville Retention Basin project mitigates downstream volumetric impacts resulting from development projects constructed within the City. A drainage impact fee is assessed to all new development at the time of building permit issuance for the construction cost of the future facility. The retention facility is located on the City of Roseville's Al Johnson Wildlife Area site, immediately southwest of the ARSP. Per the Retention Basin Final Environmental Impact Report dated January 10, 2003 the retention facility will mitigate for the hypothetical 8-day, 100-year flood event. Although the ARSP was not contemplated as a contributing land mass as part of the MOU area subject to the drainage impact fee and the mitigations provided by the retention facility at the time it was established, the City will annex the ARSP into the MOU and assess a drainage mitigation fee to the ARSP for it's contribution towards the construction of the retention basin. Therefore, the facility will be used to mitigate the ARSP volumetric increase.

The location and sizes of the drainage facilities are based on the best available information and is subject to refinement during the subdivision map and improvement plan approvals. Drainage facilities will be designed and constructed in conformance with the City of Roseville Improvement Standards and other permit criteria applicable at the time of development.

Specific detail regarding the drainage system is contained in the ARSP Drainage Master Plan and ARSP EIR on file with the City.

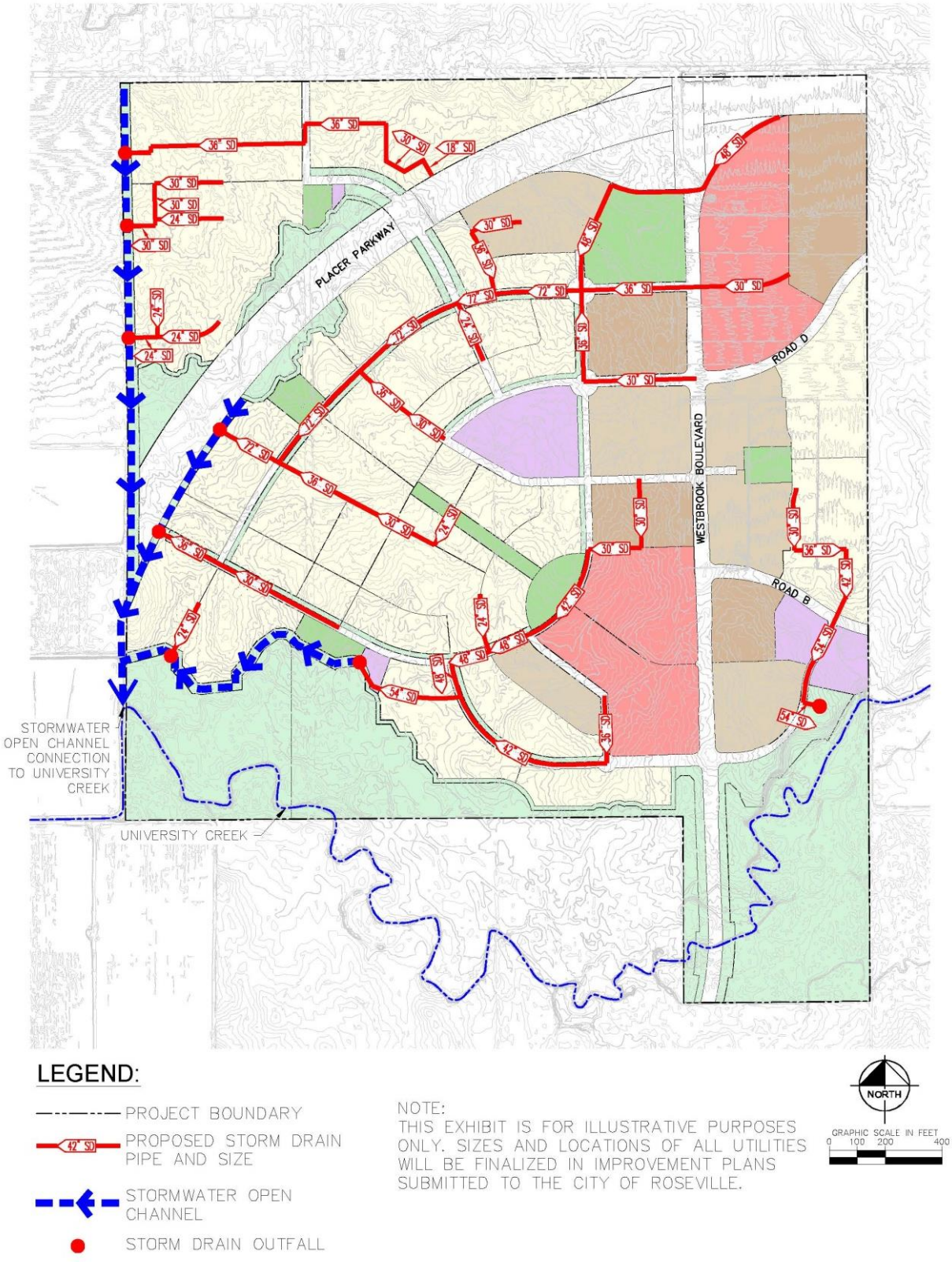


Figure 9.4: Storm Drainage System & Facility Locations

9.5 Stormwater Quality

The ARSP provides a comprehensive plan for the management of urban runoff for flow control and water quality improvement. The integrated stormwater management system plan is reflected, in part, in specific design criteria contained in this section. The objectives of the stormwater management plan are intended to fulfill the requirements of the City's National Pollutant Discharge Elimination System (NPDES) Phase II Permit, as issued by the State Water Resources Control Board, and to minimize the negative effects of urban stormwater runoff on the natural open space areas, including wetland areas and principal drainage corridors.

The ARSP design will be in accordance with permit criteria applicable at the time of development. The stormwater management plan provides the framework for stormwater treatment during two components of the development process. First, during the construction phase while infrastructure is being built to support the community, and, then during the post-construction phase which will be part of the improvements that make up the community and continue to protect the natural resources in perpetuity. Each phase of the development will have specific stormwater quality features integrated for the construction and post-construction states, ensuring that water quality is maintained to agency standards even when the full development has not been built out.

A. Stormwater Management During Construction Activities
The release of on-site stormwater runoff during construction activities is regulated by the State General Construction Permit issued by the Regional Water Quality Control Board for all construction sites. The General Construction permit requires a Storm Water Pollution Prevention Plan (SWPPP) address how stormwater from the construction site will be maintained and treated prior to being discharged from the site. The SWPPP is an evolving document which changes with the dynamics of the site development.

The use of Best Management Practices (BMPs) during the construction process will generally incorporate erosion controls and sediment controls. Erosion and sediment control BMPs include such things as applying straw mulch to disturbed areas, the use of fiber rolls and silt fences, sedimentation basins, drain inlet protection, stabilized construction accesses, and material management. The final sizing and selection of nonmechanical BMPs will consider requirements specific to the Pleasant Grove watershed and proposed development activities.

B. Post Construction Stormwater Management
Post construction stormwater management is intended to treat the urban runoff generated on-site in perpetuity. The BMP techniques within the site will reduce and/or eliminate the pollutants from the urban stormwater runoff and prevent the contamination of receiving waters. The ARSP will work with the permit criteria applicable at the time of development and in conformance with the City of Roseville Improvement Standards, the City's Stormwater Quality Design Manual, the Placer County Flood Control Agency's Stormwater Management Manual, and the City's Open Space Preserve Overarching Management Plan, to design and address post construction stormwater treatment.

Post construction stormwater treatment is composed of three general elements: source control, runoff reduction (hydromodification) and treatment of runoff. All three elements will be used in the ARSP. The basic practice of source control is to minimize the potential for constituents to enter runoff at the source with the general premise of keeping clean water clean. LID and bio-retention measures are the main tool the ARSP will employ for runoff reduction and hydromodification attainment. Implementation of LID and bio-retention facilities includes construction of decentralized small-scale improvements designed to provide local infiltration and treatment opportunities that reduce the quantity of runoff entering the storm drain systems during the design rainfall events specified in the State Permit. LID and bio-retention will be implemented to offset runoff increases which occur with the development as a matter of the conversion of native ground surfaces to impervious cover. Additional treatment control BMPs may be located as end of the pipe treatment to provide further treatment of the stormwater before it enters into the natural creek system. The open channels will be designed to provide a certain level of treatment. Depending on the effectiveness of the above referenced strategies to reduce runoff of the design storm events, retention facilities will be incorporated to ensure that hydromodification objectives have been met.

C. Low Impact Development (LID) and Bio-retention

Low impact development (LID) and bio-retention is an approach to stormwater management emphasizing the use of small scale, natural, constructed and proprietary drainage features integrated throughout a project site to capture urban runoff and precipitation of the design storms. LID measures can slow, clean, infiltrate, and evaportranspire runoff, improving the quality and reducing the quantity of urban runoff entering the city storm drain systems. This is an integral runoff reduction strategy to achieve the hydromodification objectives of the permit. The added opportunities for infiltration offered by the use of LID can add water to local aquifers, increasing water reuse. It is a sustainable practice which benefits water quality protection, stream stability and can contribute to water supply.

The intent is to incorporate the systems of natural processes into a built environment and to mimic the natural environment in its capacity to absorb the storm water generated from the design storm events. In addition to traditional stormwater management, which collects and conveys stormwater runoff through storm drains, pipes, or other conveyances to a centralized stormwater facility, LID and bio-retention within the ARSP will take a different approach by using site design elements and stormwater management to minimize changes to the site's predevelopment runoff rates and volumes.

Key principles of low impact development include:

- Decentralize and manage urban runoff to integrate stormwater management throughout the watershed;
- Preserve the ecosystem's natural hydrological functions and cycles;
- Account for a site's topographic features in its design;
- Reduce directly connected impervious surfaces to slow runoff and provide additional infiltration opportunities; and
- Reduce impervious ground cover and maximize infiltration on-site.

As the ARSP develops, specific LID techniques, tools, and material, specified in construction documents, will control the amount of impervious surface, increase infiltration, and improve water quality by reducing runoff from the developed sites.

A number of LID elements may be implemented into development plans with ARSP to achieve an overall reduction in stormwater runoff. The selection and use of these elements may vary by development project, depending on the runoff reduction needed. The various LID options may include, but are not limited to, the following:

- Disconnected roof drains;
- Disconnected and separated pavement;
- Bio-retention facilities, rain gardens, and bioswales;
- Tree Planting;
- Grass swales and channels;
- Curb cuts and vegetated filter strips;
- Impervious surface reduction – permeable pavements and porous pavements;
- Stream Buffers;
- Soil Amendments; or
- Pollution prevention and good housekeeping practices.

An additional project design element within the open space areas will also provide benefits. The onsite open channel will provide additional floodplain storage capacity which will be factored into the project hydrology analysis. The channel will also provide LID and treatment potential including: added infiltration opportunities, evapo-transpiration opportunities, nutrient uptake, biological filtering, and stream buffers.

D. End of Pipe Stormwater Treatment Control

In addition to the implementation of the above-referenced LID and bio-retention measures, the storm drain system will be designed to provide additional protection of the natural environment and receiving water of Pleasant Grove Creek by providing nonmechanical end of pipe treatment techniques. This

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

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

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

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

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

9.6 Dry Utilities

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

A. Electric Service

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

Electric Energy Efficiency and Conservation

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

Peak Electric Demand and Distribution

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

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

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

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

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

9.7 Solid Waste

The City of Roseville will provide solid waste services to the ARSP. Solid waste will be collected and delivered to the Western Placer Waste Management Authority facility located north of the City at Athens Avenue and Fiddyment Road. The Authority owns a Material Recovery Facility (MRF) which receives, separates, processes, and markets recyclable materials removed from the waste stream. Residual waste is transferred to the Authority’s Western Regional Sanitary Landfill located on the same site.

At full buildout, the ARSP is anticipated to generate approximately 8,660 tons of solid waste annually. A solid waste recycling area is planned within the ARSP on AR-55. This site will provide residents with a location to off-load recyclable materials.

CHAPTER 10 – IMPLEMENTATION & ADMINISTRATION

10.1 Overview

Government Code Section 65451 requires that a Specific Plan include a program of implementation measures necessary to carry out its proposed land uses, infrastructure, development standards, and criteria. Implementation of the Amoruso Ranch Specific Plan (ARSP) is to be administered by the City of Roseville and carried out in accordance with the terms and conditions of several related planning and program documents. These include project-related and approved development agreements, phasing plans, management plans, a financing plan, and an environmental impact report, which augment the policies and regulations set forth in the City's General Plan and Municipal Code. Additionally, implementation of the ARSP would be consistent with State and Federal permit conditions and the federal environmental review document. It is intended to result in the systematic and orderly development of the Plan Area. To achieve this intent, the Specific Plan includes a conceptual program for the phasing of infrastructure to support development, financing and construction of public improvements, review of individual development projects, transfer of residential units, and a process for Specific Plan amendments/minor modifications. These programs are summarized in this chapter, with details and specific requirements included in the above referenced documents.

Relationship to City Plans and Policies

A. General Plan

The City of Roseville General Plan serves as the long-term policy guide for the physical and economic development of the City. The City's core values are the foundation of the General Plan and the underlying basis for its vision and direction. The ARSP implements the goals and policies of the City's General Plan and augments these goals and policies by providing specific direction to reflect conditions unique to the Plan Area. At the time of Specific Plan approval, the City's General Plan and incorporated documents were amended to reflect Amoruso Ranch's land uses and development program. The ARSP is consistent with the City's General Plan and incorporated documents as amended.

B. Municipal Code

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

10.2 Specific Plan Related Documents

A. Environmental Impact Report

An Environmental Impact Report (EIR) was certified concurrent with the approval of the ARSP. The EIR, prepared in accordance with the California Environmental Quality Act (CEQA), examined the potential direct and indirect environmental effects associated with development of the ARSP and identified appropriate mitigation measures to reduce impacts determined to be significant. The EIR analyzed the ARSP at a project level, and serves as the base environmental document for purposes of evaluating subsequent Plan Area-related entitlements.

B. Development Agreement

The property owners of the ARSP have executed development agreements with the City of Roseville to vest the development rights of their property. The development agreements were approved by the City in accordance with applicable State and local codes, and as such, function as legal and binding contracts between the City of Roseville, the property owner, and their successors-in-interest. The development agreements outline the specific development rights, establish obligations for infrastructure improvements and land dedications, secure the timing and methods for financing improvements, and specifies other performance obligations for development of the Plan Area.

C. Development Standards & Design Guidelines

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

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

10.3 Phasing Plan for Public Facilities

The ARSP provides for a comprehensively planned infrastructure system with coordinated phasing and construction of facilities. Three infrastructure construction phases (Phases 1, 2, and 3) are anticipated as the ARSP builds out. The conceptual geographic boundaries of each phase are reflected on Figure 10-1, with anticipated residential unit and land use allocations by phase summarized in Table 10-1.

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

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

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

Table 10.1

LAND TYPE	PHASE 1		PHASE 2		PHASE 3		TOTAL	
	ACREAGE	UNITS	ACREAGE	UNITS	ACREAGE	UNITS	ACREAGE	UNITS
LDR	143.90	848	32.79	209	72.08	245	248.77	1302
MDR	29.26	275	21.01	267	-	-	50.27	542
HDR	13.58	263	24.55	610	-	-	38.13	873
P/QP	7.33	-	9.62	-	0.28	-	17.23	-
P/R	10.75	-	10.11	-	1.28	-	22.14	-
OS*	24.39	-	4.22	-	9.10	-	145.54	-
CC	-	-	23.85	-	-	-	23.85	-
CC-VC	27.27	109	-	-	-	-	27.27	109
BACKBONE ROADS							52.04	0
URBAN RESERVE							20.00	1
NAPOTS (PLACER PARKWAY)							49.16	0

*NOTE: PRESERVE OPEN SPACE AND AVOIDANCE OPEN SPACE AREAS (AR 90, 91, 92, 94, 97 AND 105) HAVE NOT BEEN INCORPORATED INTO THE ARSP PHASING, BUT WILL BE INTEGRATED INTO THE PHASED DEVELOPMENT OF THE ARSP AS DICTATED BY THE REQUIREMENTS OF THE ENVIRONMENTAL RESOURCE AGENCIES, THE CITY OF ROSEVILLE AND THE CITY'S OPEN SPACE PRESERVE OVERARCHING MANAGEMENT PLAN.

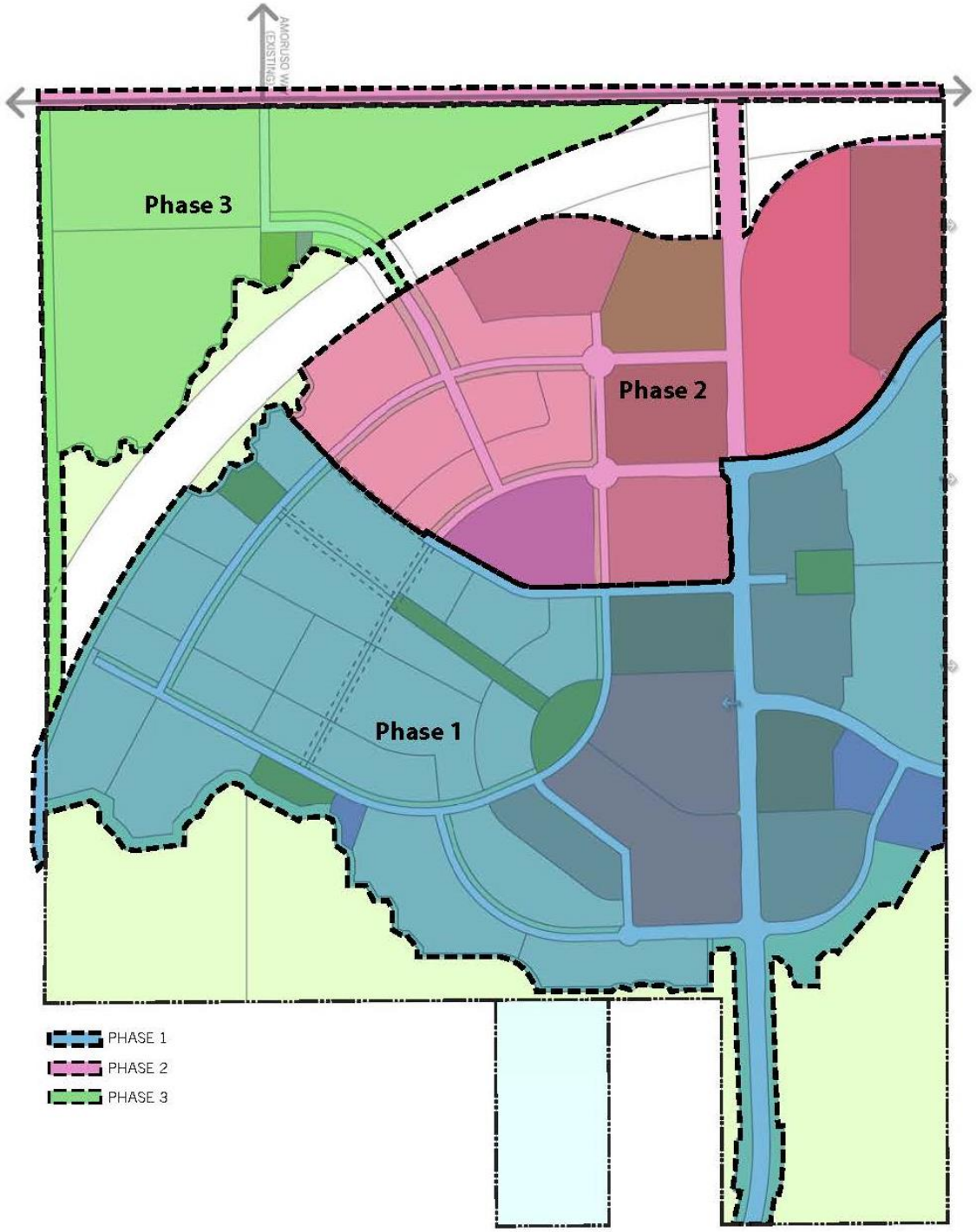


Figure 10.1: Phasing Plan

10.4 Financing of Public Improvements

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

Table 10.2

Public Improvement Financing Mechanisms	
Improvement/Facility	**Financing Options**
Roadway Improvements	CFD/Traffic Fees/Developer Financing
Storm Drain Infrastructure	CFD/Developer Financing
Drainage Mitigation Structures	Drainage Fee/Developer Financing
Water Infrastructure	CFD/Water Connection Fee/Developer Financing
Sewer Infrastructure	CFD/Sewer Fee/Developer Financing
Recycled Water Infrastructure	CFD/Developer Financing
Electric Facilities	CFD/Developer Financing
Parks	Park Fees/Developer Financing
City-wide Parks	Park Fees / In-lieu Land Fee
Paseos	Paseo Fees/CFD/Developer Financing
Bike Trails	Bike Trail Fee/CFD/Developer Financing
Open Space Amenities	CFD/Park Fees/Developer Financing
Library	Public Facilities Fee
Fire Facilities	Fire Construction Equivalent Fee
Schools	School Impact Fees/State Funding
Other City Facilities	General Fund/CFD/Developer Financing/City Public Facilities Fee
County Facilities	County-Wide Facilities Fee
Maintenance Services[1]	CFD
Governmental Services[2]	General Fund/CFD

[1] Landscape corridors and medians on roadways, neighborhood parks and related facilities, paseos, open space areas, bike and pedestrian paths and/or trails, detention facilities.
[2] Police, Fire, Library, or general governmental services.

- ***Developer Financing*** – Direct developer/merchant builder financing may be used to contribute towards backbone improvements and facilities, shortfall financing, and for in-tract subdivision improvements.

- ***Community Facilities District*** – One or more Community Facilities Districts (CFD's) may be established to help fund the construction and/or acquisition of backbone infrastructure and facilities that serve Amoruso Ranch. The 1982 Mello-Roos Community Facilities Act enables cities and other entities to establish a CFD to fund various facilities and services. The proceeds of the Mello-Roos special tax can be used for direct funding of facilities and/or to service debt. A separate CFD for Public Services will be established for maintenance of a variety of public facilities that provide special benefit to the ARSP. Such facilities may include landscape corridors and medians, open space preserves, paseos, bike paths, storm water treatment and detention facilities, and neighborhood parks. In addition, the ARSP shall either establish a separate Municipal Services CFD or annex into

the City's existing CFD #3 to fund general fund services as provided in the ARSP Development Agreements.

- ***City Impact Fees*** – The City of Roseville has adopted a set of development impact fees to finance capital improvements. The fee structure requires the payment of fees prior to issuance of a building permit. The City collects park fees, drainage fees, sewer fees, solid waste fees, water connection fees, traffic mitigation fees, public facilities fees, and the fire service construction tax.

- ***School Impact Fees*** – The school district for the Plan Area has established fees, in accordance with Section 17620 of the California Education Code, to be used to construct school facilities. Pursuant to Section 65995 of the California Government Code, these school impact fees will be collected by the school district prior to issuance of a building permit.

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

Turn-Key Parks
The neighborhood park system within the ARSP is intended to create a series of unique experiences across the community. The neighborhoods adjacent to these parks focus on each park as a memory point and way-finding within the neighborhood. Because they are such strong design elements within the neighborhoods, the timing of their construction is critical to the community's success. Therefore, the Developer may elect to construct certain parks and turn them over to the City.

10.5 Subsequent Entitlements and Approvals

A. City Processing

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

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

B. Environmental Review

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

In general, if it is determined that a subsequent project is consistent with the Specific Plan and within the scope of the EIR, further environmental review may not be necessary. Section 65457(a) of the California

Government Code and Section 15182(a) of the State CEQA Guidelines provide that no EIR or negative declaration is required for any residential project undertaken in conformity with an adopted Specific Plan for which an EIR has been certified. If it is determined that a development application or City infrastructure, utility and/or facility improvement is inconsistent with the Specific Plan and/ or substantial evidence exists that supports the occurrence of any of the events set forth in CEQA Guidelines Section 15183, a determination will be made as to the appropriate subsequent environmental document. A mitigation monitoring program has been adopted with the EIR in accordance with Public Resources Code 21081.6 to ensure implementation of EIR mitigation measures.

C. Approvals from Other Agencies

Appropriate Local Agency Formation Commission (LAFCO), state, and federal approvals and permits are required prior to any development activity within the Plan Area. Plan implementation will be carried out consistent with all applicable permit conditions and federal environmental review documents.

10.6 Amendments & Minor Modifications

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

It is understood that the Plan Area will build out over many years. However, it is anticipated that in some instances the ARSP may need to be amended. To provide a degree of flexibility in SPAs, the ARSP allows for administrative approval of Minor Revisions to the Specific Plan, including the development standards and design guidelines in Appendices A and B. The Development Services Director or designee, shall determine whether a proposed revision is minor and maintains the intent and design character of the specific plan, and may act upon a minor revision to the Specific Plan and appendices administratively, as specified below.

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

1. The overarching vision and community design principles intended for the ARSP, including applicable development standards and design guidelines;
2. The applicable Specific Plan development agreement(s);
3. Applicable state and federal permits and the City's OSPOMP;
4. The City of Roseville General Plan; and,
5. The Specific Plan EIR.

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

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

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

If the Development Services Director or designee determines that a proposed amendment does not meet the above criteria, a SPA shall be required.

10.7 Minor Residential Unit Transfers

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

This Specific Plan includes a provision that allows the City to approve minor residential density adjustments and permit the transfer of residential units between large lot parcels. The Development Services Director or designee may administratively approve a residential unit transfer/density adjustment between any Specific Plan large lot parcels provided that the following conditions are satisfied:

1. The transfer and receiving parcels are located within the ARSP and are subject to a development agreement;
2. The transfer of units does not result in a change to the land use designation, specifically, the transfer does not: (a) reduce the number of units from the transfer parcel below the minimum number of units allowed by the applicable land use designation; or (b) increase the number of units to the receiving parcel above the maximum number of units allowed by the applicable land use designation;
3. The transfer of units does not result in increased impacts beyond those identified in the Specific Plan EIR and does not preclude the ability of the parcels to conform to the applicable standards or regulations contained in this Specific Plan and related Development Standards and Design Guidelines;
4. The transfer of units does not adversely impact planned infrastructure, roadways, schools, or other public facilities, or fee programs and assessment districts;
5. The cumulative increase or decrease in units resulting from the adjustment does not change the unit allocation by more than 20 percent of the units to either the transfer or receiving parcel, as established at the time of the original approval of the specific plan;
6. HDR units designated as affordable units may be transferred administratively until such time that they are encumbered by an Affordable Housing Regulatory Agreement (or other form as approved by the City); and
7. For HDR parcels, unit transfers may be approved between HDR parcels administratively, provided the resulting density of either parcel does not fall below 25 units per acre.

Minor density adjustments, if consistent with the above criteria, are contemplated by and consistent with the intent of this Specific Plan and the ARSP EIR and will not require an amendment to the Specific Plan, Development Agreements, or the City General Plan.

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

counts and densities. The revised table will be the official record tracking unit allocations to each large lot residential parcel (This information shall be submitted per the City's Electronic Digital Submittal requirements).

If the Development Services Director or designee determines that the residential unit transfer is not consistent with the above criteria, the residential unit transfer may be denied or may be referred or appealed to the Planning Commission for action. Any determination of consistency may, at the discretion of the Development Services Director or designee, be forwarded to the Planning Commission for review.

The applicant may request density adjustments that do not comply with the above criteria. Such requests shall require an amendment to the ARSP though a SPA entitlement.

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

APPENDIX A – DEVELOPMENT STANDARDS

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A.1 Residential Standards Overview

Building upon the City's Zoning Ordinance, the Amoruso Ranch Specific Plan (ARSP) augments the Development Standards for some of the Plan Area's residential neighborhoods. Utilizing the Development Standards (DS) District Zoning designation, the ARSP Development Standards supplements and/or replaces equivalent standards in the City's Zoning Ordinance. Where the ARSP is silent, the Zoning Ordinance and Community Design Guidelines will prevail.

A.2 RS Development Standards

The ARSP provides a framework to guide the development of a unique urban village.

The City of Roseville's Residential Zone General Development Standards shall apply to the residential development within ARSP. To encourage a range of housing types and densities that can respond to a wide variety of household needs and market segments, deviations from the prescribed Zoning Ordinance Residential Development Standards are allowed pursuant to approval of a Design Review Permit for a Residential Subdivision (DRRS).

A Design Review for Residential Subdivision (DRRS) entitlement, consistent with the City's Community Design Guidelines is also required for housing products that are 7 dwelling units per acre and above.

A. Parking Requirements

Parking standards for the RS parcels shall be as per the City of Roseville Standards.

B. Residential Garages

Where private garages are provided, there may be a variety of configurations including single car garages, standard two or three car side-by-side, tandem garages, split garages or common garages, as appropriate to the product type. Individual private garages should provide adequate space for storage of trash recycling containers outside of the minimum parking dimensions required by the City's Zoning Ordinance. Minimum space requirements for garages shall be as per the City of Roseville's Zoning Ordinance.

C. Carriage Houses / Expanded Living Areas

The ARSP encourages a wide range of housing options and opportunities within the Plan Area. To meet the needs of changing demographics, carriage houses/expanded living areas are encouraged throughout the plan. These units are allowed on certain parcels as indicated on Figure A.1 and on lot sizes that accommodate the proposed structures that comply with all required development standards.

The carriage unit living areas generally range from 400-600 square feet and are either a studio or 1-bedroom configuration. They may be free-standing or attached to the main house with a private entrance. They may also be located above a 2 or 3-car garage. This space is flexible and may also be used as a home office or recreation room.

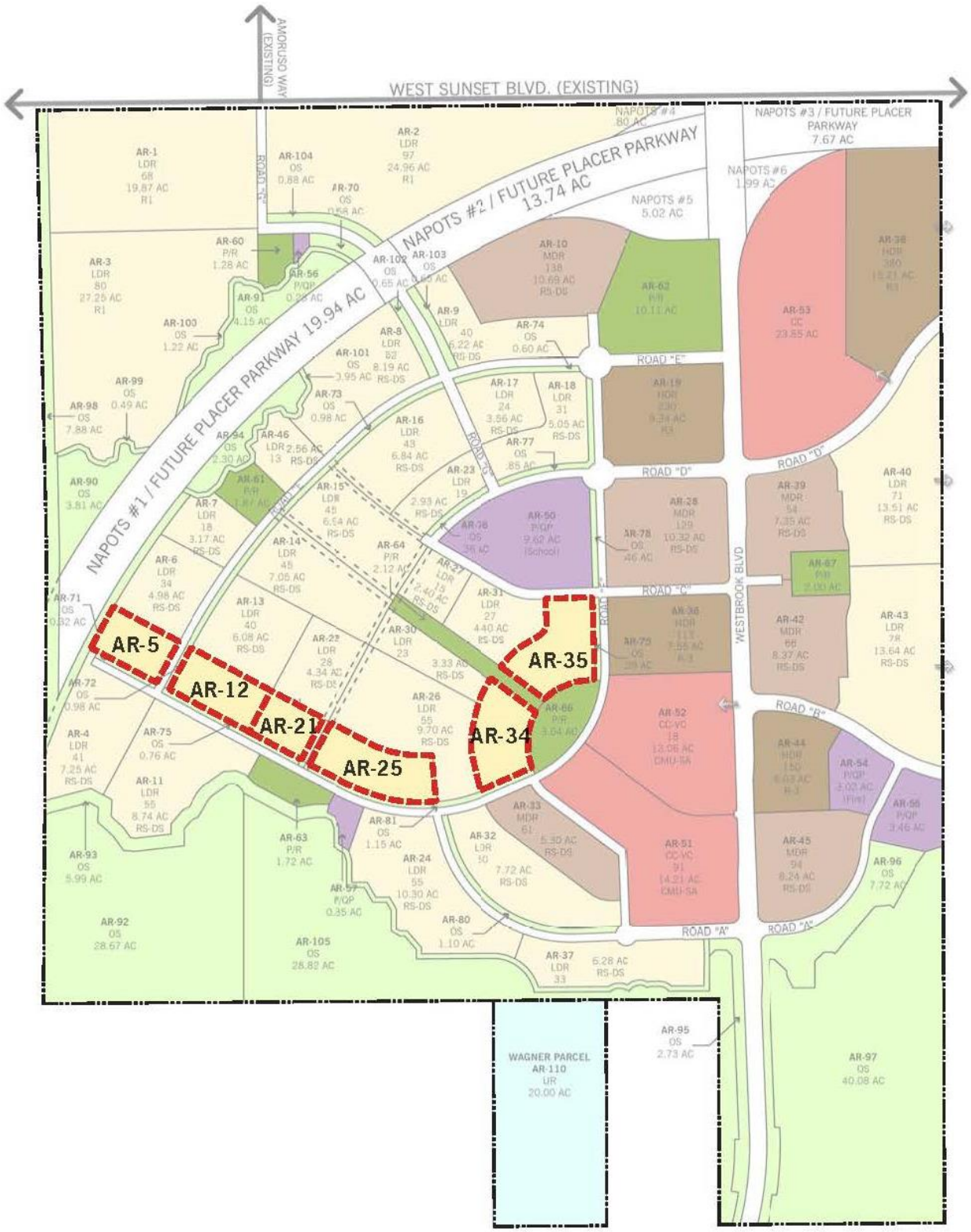

Figure A.1: Carriage Unit Opportunities

D. Residential Temporary Uses

In addition to the permitted temporary uses in the City Zoning Code, artists/artisans whose studios are located in their home in the Village District may conduct 5 “open studio” events by invitation or open to the public per calendar year.

E. Walls and Fence Standards

Walls and Fences shall be as per the City of Roseville RS standards.

Open Fencing

Not more than 50 percent of homes or commercial centers are allowed to back on to open space. Homes may side on, have cul-de-sac openings or single loaded streets. Further, fencing should remain visually open, even if backing on to open space to maintain views.

Open fences are intended to provide a visually transparent barrier at developed edges adjacent to open space parcel and include materials such as wrought iron and tubular steel. Depending on interface, open fencing may be used between open space areas and the rear and side property line of residential parcels along a street adjacent to open space, or along pedestrian pathways at the edges of open space parcels. Open fences may also be used to separate different functions within landscape corridors (for example, to restrict access of dirt bikes and motorized vehicles) and at other miscellaneous locations within the Plan Area.
Open fencing is the preferred fencing type adjacent to open space where a single-loaded street is not located adjacent to open space.

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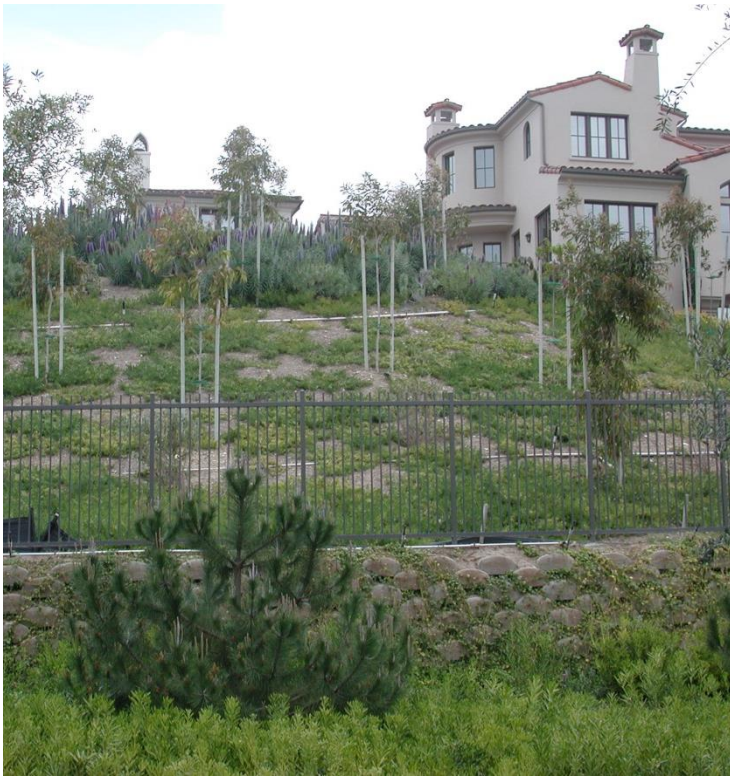


Open fencing

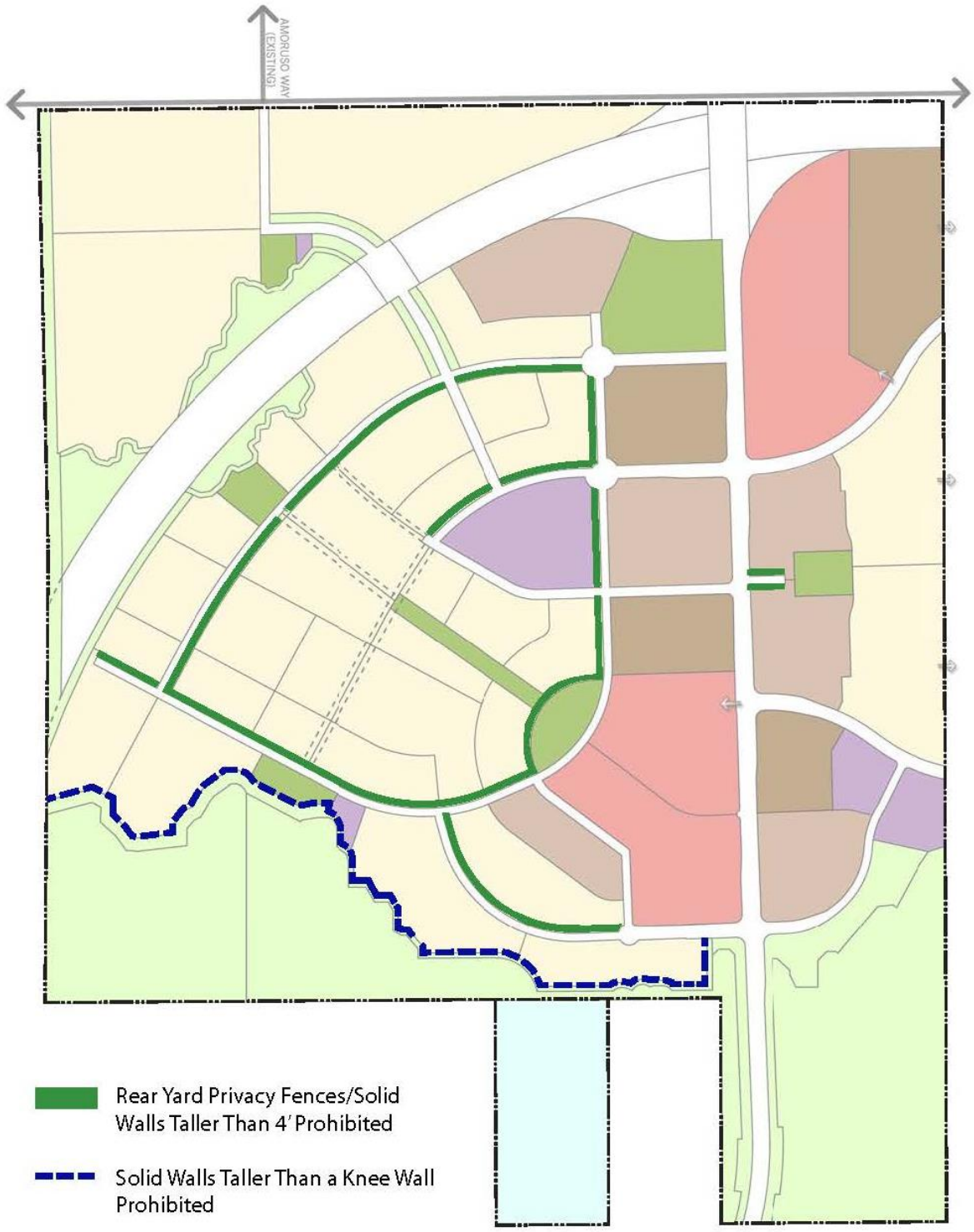


Figure A.2: Additional Fence Restrictions

A.3 Village District Special Area

A. Introduction

As described in Chapter 3, the Village District is the heart and primary focal point of the ARSP. Made up of parcels AR-51 and AR-52, the Village District is envisioned to be anchored by retail oriented to a Main Street. Higher density row townhomes and mixed-use residential is also anticipated within the Village District.

B. Urban Form

The Village District is organized by a Main Street. It is anticipated that two “cross streets” will cross the Main Street, allowing for access to the parking areas behind the buildings. Off-street parking areas are not permitted directly fronting on the Main Street. These cross streets begin to establish pedestrian scaled blocks. It is intended for one of the cross streets to occur where the Main Street transitions to the Main Street Promenade. Street sections are provided in Chapter 7 Circulation. In addition to the angled parking shown for the Main Street, parallel or a combination of parallel and angled are acceptable parking configurations.

A goal of the ARSP is to create a focal point visible from Westbrook Boulevard, to draw passersby into the Main Street. This may be accomplished by creating a small plaza for social gatherings/events. As a focal point, some sort of vertical element is required. This requirement may be fulfilled by a sculpture, fountain, specimen tree, architectural tower, or any number of other vertical elements. Shared parking areas occur behind the Main Street buildings and do not front directly on the Main Street.

C. Permitted Uses

As the focus of the community, the Village District is intended to create a very active environment. To that end, this Specific Plan modifies the City of Roseville Zoning Code by the following:

- *Live/Work Residential Units:*
  Live/Work Residential Units are permitted within the Village District. While not required, they should have ground floor space with larger windows such as storefront to express their use. Signage for commercial use is permitted and must meet the General and Commercial Mixed-Use Guidelines in Appendix B. Businesses within Live/Work units are allowed direct client contact and on premise sales. Businesses requiring commercial exhaust equipment or grease interceptors are prohibited.

- *Open Air Vending and Food Trucks:*
  The ARSP promotes Open Air Vending and Food Trucks in the Village District. Open Air Vending may occur along the Main Street, the Main Street Promenade, or within the parking areas behind the Main Street buildings. They may occur individually or in groupings, food trucks are not regulated by the City of Roseville; however Open Air Vending must meet The City of Roseville's Zoning Ordinance Section 19.50.030 Development Standards Items A, and C-Q.

  In an effort to promote food trucks and open air vending, they may be allowed on a temporary basis in the parking lot areas behind the Main Street buildings or in events when the Main Street is closed to thru-traffic.

Figure A.3: Village District Urban Form

- *Outdoor Restaurant Seating:*
  Outdoor restaurant seating is permitted within the Village District. Outdoor restaurant seating is permitted within the sidewalk area as long as a 6-8 foot wide clear pedestrian zone is maintained or on private streets.

- *Live Music:*
  Live music that is non-amplified (acoustic) and singing is permitted in restaurants, cafes, retail shops, and outdoor plaza areas within the Village District during all hours of operation, consistent with the Roseville Noise Ordinance. This excludes "Nightclubs" as defined by Zoning Ordinance Section19.08.090 which would require compliance with Zoning Code requirements.

- *Nightclubs:*
  Nightclub establishments located within the Village District are permitted to operate by obtaining an Administrative Permit from the Planning Division and Entertainment Permit from the City's Police Department.

D. Community Commercial - Village District (CC-VC) Development Standards

The City of Roseville Zoning Ordinance and the Community Design Guidelines in conjunction with the appropriate Building Codes shall apply. The following Development Standards shall supersede conflicting City Standards:

- In order to create an urban character, buildings facing the Main Street and Main Street Promenade are not required to increase setbacks for levels above the ground floor.
- As an integrated urban village, masonry walls are not required between the commercial/retail uses within the Village District or adjacent to it. Masonry walls between the Main Street and Main Street Promenade uses and the surrounding residential uses are prohibited.
- No landscaped setback is required along the Main Street or Main Street Promenade.
- A wide variety of sign type and character is encouraged.
- Sidewalk areas will contain trees in grates and other landscape planter areas as well as street furnishings that may include items such as trash receptacles, benches, planters, bike racks, seating, newsstands and community art and monumentation. A 6-8 foot wide pedestrian zone will be maintained at all sidewalks. The final layout of landscaping and street furniture will be part of a development proposal.
- Parapets shall screen rooftop mechanical or solar energy equipment from ground level view (any public right of way).

E. Shared Parking

As an urban environment, the Amoruso Ranch Specific Plan has been designed to encourage residents to utilize the extensive pedestrian and bicycle network to access the amenities and services, provided in the Village District. This can create a decrease in the automobile traffic in the Village District that would be generated by the residents. This Specific Plan anticipates a reduction in the need for overall parking required for the non-residential uses. Parking within the Village District shall be shared by all of the commercial/retail uses, as well as the required residential guest parking. A shared parking plan will be reviewed as part of the project level approval process and shall follow the Downtown Code requirements.

F. Residential Development Standards

Residential units and live/work units will conform to the City of Roseville's Residential Zone General Development Standards for RS Zoning. Where mixed-use residential units occur above commercial/retail uses, building setbacks shall be governed by the ground floor commercial uses.

APPENDIX B – DESIGN GUIDELINES

B.1 Purpose and Intent

These Design Guidelines are an appendix to the Amoruso Ranch Specific Plan (ARSP) and supplement the City of Roseville Community Design Guidelines. They are intended to describe the unique visual character of the Amoruso Ranch community.

The Guidelines in this Chapter should be used in conjunction with applicable development standards established in Appendix A. Any proposed deviations from the standards outlined in Appendices A and B would be processed through the City's Design Review processes (DRRS Design Review for Residential Subdivision or Design Review Permit for commercial and multi-family applications), as well as the various regulations and policy guidance provided throughout the Specific Plan. These elements are to be considered by City staff, Planning Commission, and City Council in their review of individual development projects.

The Guidelines are intended to encourage quality and creativity for individual development projects in ARSP. They are not to be applied as strict standards recognizing there are several design options which can achieve the desired intent. In addition, graphics, photos, and other imagery are used to help illustrate the successful application of guidelines and do not dictate specific styles or architectural character. Through these guidelines, the intent is to allow the community, commercial, neighborhood design elements that respond to market conditions, site constraints and opportunities, and other factors.

B.2 Relationship to Other City Documents

Development within the Amoruso Ranch Specific Plan area will comply with the City of Roseville's Community Design Guidelines. The guidelines in this Appendix are specific to the ARSP and seek to augment the City's Design Guidelines and Sign Ordinance. In instances where the Specific Plan is silent, the Zoning Ordinance, Sign Ordinance, and Community Design Guidelines will prevail. The standards and guidelines applicable to the ARSP, unless expressly called out in the ARSP Design Guidelines, are set forth in the following documents, which should be referenced in the design of all uses in the Plan Area:

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

Modification to ARSP Guidelines

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

B.3 Community Form

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

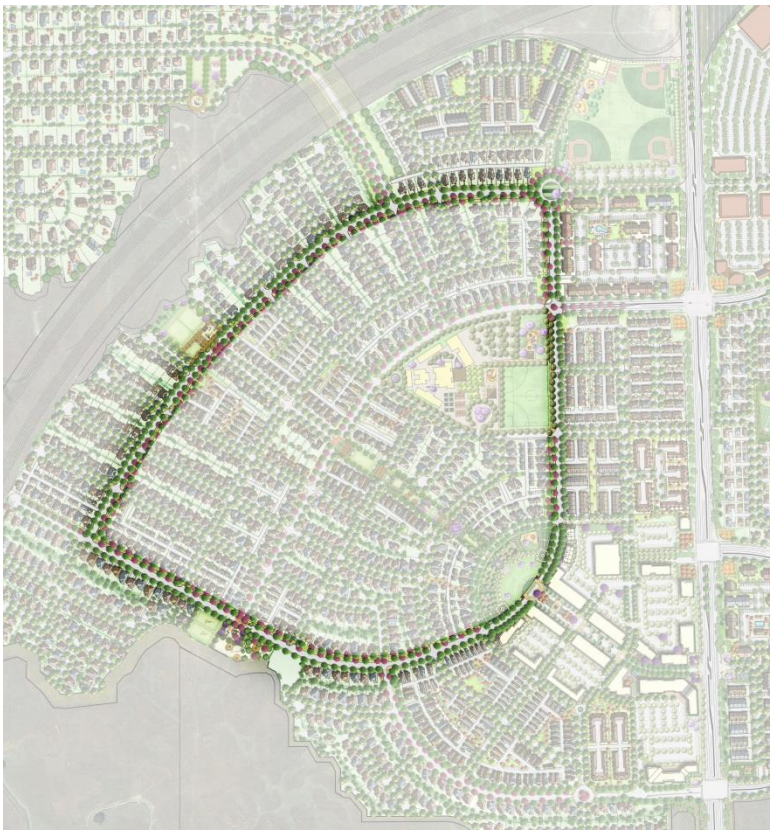


Figure B.1: Streetside Paseo Loop

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

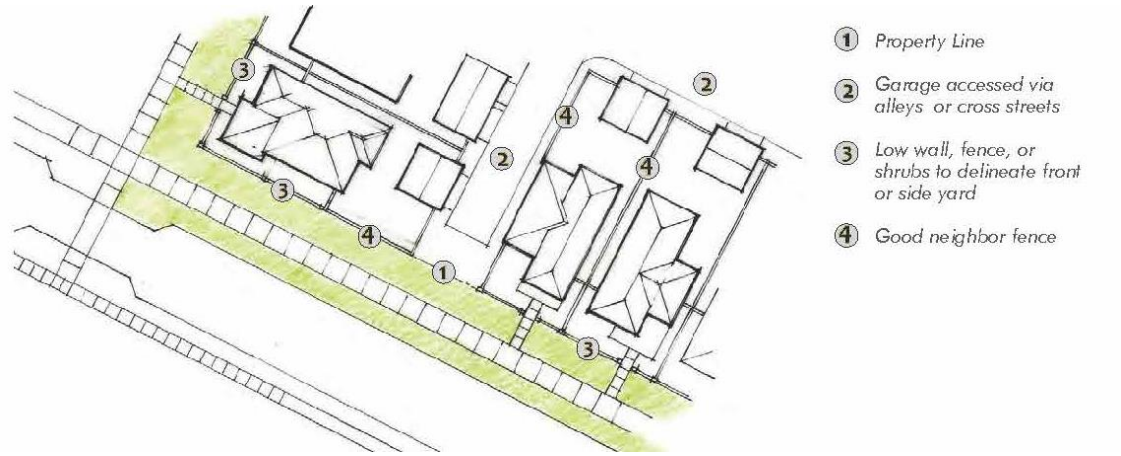


Figure B.2: A Streetside Paseo/Residential Interface

Figure B.2b: Conceptual Vignette of Streetside Paseo

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

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

Figure B.3: Linear Park and Pedestrian Linkages

B.4 Architectural Character

The Design Guidelines illustrate the desired character of the built environment by addressing site, building, and landscape design elements for both residential and non-residential projects. They are intended to guide development towards a mixed-use community with a distinctive sense of place and a consistent quality, yet allow for diversity and individual neighborhood character.

The Design Guidelines are provided as a way to achieve a compatible blend of architectural styles in combination with thoughtfully designed public spaces that will distinguish Amoruso Ranch from other areas within the City. The Guidelines are intended to be applied to all aspects of the community, based on the applicable land use, location, and site conditions.

The intended architectural character for the ARSP area draws from the region's agrarian roots. Buildings should draw upon simple form-based architecture without heavy orientation. A number of architectural images are included for reference. This is not to narrowly focus architectural character to one style or a limited number of styles, but to establish an overall character to the community. It is intended that variation will occur, particularly over time as the community is developed, yet a general character is maintained. The imagery included in the ARSP are not exclusive of other architecture styles but are included here to provide a design philosophy that will evolve over time.

B.5 Residential Design Guidelines

Residential Architectural Character
Architectural styles that inform the general residential character throughout Amoruso Ranch include:

- **Agrarian Modern**
  Influenced strongly by the homes of pre-railroad America, the Agrarian Modern style should rely on simple form based architecture with strong gable roof lines and inviting and useable front porches. These homes should not be overly adorned with decoration and attention should be paid to appropriately proportioned fenestration patterns that provide a specific rhythm to the façade of the building. Agrarian Modern style homes should be clean, crisp, more contemporary interpretations of the traditional style.

  Typical architectural elements include:
  - Simple plans;
  - Simple gable roofs with roof pitches of 6:12 or greater and with minimal gable end overhang;
  - Siding materials including lap, board and batten, corrugated metal, and light dash or smooth finish stucco or a combination;
  - Simple porch, door, and window detailing;
  - Rich color scheme.



- **Agrarian Traditional**
  Drawing from the Queen Anne and Folk Victorian homes of the late nineteenth and early twentieth centuries, Agrarian Traditional style homes should also be simple in massing form, typically with a predominant gable roof form to the front and a partial or full-width front porch. These homes will have appropriate decorative detailing that adds to the overall refinement of the architecture without detracting from it. Agrarian Traditional style homes should be familiar, welcoming residences.

  Typical Architectural elements include:
  - Gable roof forms with pitch breaks at porches;
  - Lap and board and batten siding, and may be combined with light dash stucco;
  - Useable porches with simple yet decorative columns and railings;
  - White or light paint colors or rich earth tones accented with white or a contrasting accent color.



- **Craftsman**
  The Craftsman style was inspired by the English Arts & Crafts movement of the late 1800s. It became the dominant style for smaller houses built throughout the country during the period from about 1905 until the early 1920's. The Craftsman style originated in California, though it was quickly spread throughout the country by pattern books and popular magazines.

  Typical architectural elements include:
  - Deep front porches with heavy square or tapered columns;
  - Broad overhangs with exposed and shaped rafter tails;
  - Multi-pane windows; layered wood trim at windows and doors; Stone or brick accents, particularly at porches and columns;
  - Mix of siding materials such as lap side, board and batten, and light dash stucco;
  - Mix of accent materials.



- **Monterey**
  The Monterey style is a combination of the original Spanish Colonial adobe construction methods with the basic two-story New England colonial building. Prior to this innovation in Monterey, all Spanish Colonial buildings were of single-story construction. First built by Thomas Larkin in 1835, this style introduced two-story construction and shingle roofs to California. This Monterey style and its single-story counterpart eventually had a major influence of the development of modern architecture in the 1930's.

  Typical architectural elements include:
  - Asymmetrical one and two-story massing;
  - Covered balconies at the second level with dark colored wood detailing;
  - Stucco exterior,
  - Shutters,
  - Whites and light colors with rich contrasting accents.



In addition to the architectural styles noted above, all residential subdivisions in the ARSP are subject to the design standards contained in the City's Subdivision Ordinance and for compact residential subdivisions, the City's Community Design Guidelines. Furthermore, given the extensive residential interface between projects, several additional design considerations must be employed. To this end, the following criteria shall be employed when reviewing the home designs and street presentation of each residential subdivision.

Massing and Articulation

The collective streetscape is important, as it effectively becomes a shared amenity for all residents and visitors. To avoid bland homogenous neighborhoods and to ensure that the streetscape maintains a level of interest and variety, the following guidelines shall be applied:

- Incorporate a variety of compatible architectural styles within a neighborhood.
- Smaller enclaves of homes may utilize a single architectural style to create a distinct neighborhood statement.
- Unvarying repetitive facades that present a monolithic development should be avoided.
- Building forms should be appropriate to their style.
- Enhanced articulation and/or added architectural features shall be reflected in the building elevations facing streets, parks or other greenways in order to maximize visual impact to the user and minimize boxy structures.
- Provide a variety of both single and multi-story elements within multi-story home designs.
- Porches, entries, balconies or outdoor rooms are encouraged for homes that face public streets.
- As appropriate to the architectural style, add visual interest to wall planes by incorporating an array of architectural elements such as bay windows, dormers, balconies, window canopies, window awnings, etc.

Porches and detailing wrap corners.

Porches create outdoor rooms.

Homes raised above sidewalk level are encouraged.

- Provide additional articulation and variety to elements by changing materials, details, and/or color.
- To meet the Design Standard for enhanced elevations (front, sides and rear) where they are visible from the street, pathways or public and/or private open space, consider utilizing elements such as changes in building massing, roofline variation and window treatments.
- Porch and entry features should primarily be one-story elements. However, porches may also be incorporated into two-story vertical elements to break up the building mass facing the street or to provide visual interest to the streetscape consistent with the architectural style of the residence.
- Multi-unit buildings should incorporate smaller-scale architectural forms that are associated with its architectural style to visually reduce the height and scale of the building and emphasize the definition of individual units.
- Incorporate relief, texture and color in façades that enhance the pedestrian experience on the street that is consistent with the chosen architectural style for the unit.
- Varied building heights for multi-unit buildings are encouraged, both to provide visual interest and give the appearance of a collection of smaller structures.
- Larger multi-unit buildings should respond to adjacent lower density residential development with sensitive transitions in scale and massing.
- Expression of individual units within row town homes is encouraged.
- Functional and usable outdoor porches, patios, balconies, courtyards, or other areas for the use of building residents are encouraged for multi-unit buildings.

Simple massing with exposed structural detailing is encouraged.

Front porches break up elevation mass and provide outdoor rooms.

Gables and bays articulate building mass.

Windows and Doors

Windows and doors will naturally vary with the incorporation of a variety of architectural elevation styles.

- Entries should be given special attention as a whole system including door, side windows and porches.
- Entries should be inviting from the street with adequate weather protection.
- Windows should be appropriate to the building's architectural style and combined and arranged to establish clear and rhythmic patterns as appropriate for both the building's architectural style and scale.
- On all elevations, openings should be trimmed and articulated with an appropriate head, sill and jamb detail.
- If used, shutters should be appropriate to the architectural style, sized to match their window and at a minimum, lend the appearance of functionality.
- Window grids, if appropriate to the architectural style and used on the front elevation, should be used on all elevations that are visible from streets, open space, or other common areas.
- Though consistency of window use is generally desirable, windows may be provided in various shapes and sizes provided they are appropriate to the building's architectural style or as accents.
- Window placement should minimize the violation of a neighbor's indoor privacy.
- To provide visual interest and avoid an identical appearance, garage doors should incorporate some architectural detailing, such as patterned garage doors with window panels and painted trim, that is consistent with the overall architectural design.
- Garage doors should not be flush with the front wall plane.

Variety in windows can provide interest.

Brightly painted trim can add a playful element to the elevation.

Variety of detailing at roofline adds interest.

Entries including door, windows and porch, should be given special attention.

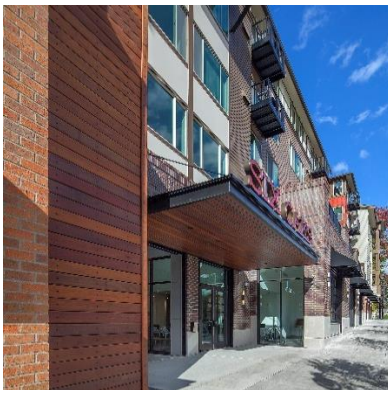
Expression of individual units within row town homes is encouraged.

Detailing is appropriate to style of architecture.

Entries to Multi-Unit Buildings

All entries for main buildings and for individual units should be pedestrian-scaled.

- Courtyard doors, gates, or other portals used at building entries such as for stacked flats or garden apartment buildings should be attractively designed as an important architectural feature of the building or development.
- Main building entries – i.e. those serving multiple units – should be differentiated from individual street-level unit entries with special detailing, awnings, canopies, or multi-story forms.
- Individual ground level unit entries should have a strong relationship to a fronting street, internal walkway, or courtyard as appropriate to the overall siting concept and housing type. To the extent appropriate to the architectural style, all ground level private dwelling unit entries particularly those fronting a public street should incorporate a porch element or recessed entryway.
- Each dwelling unit's entry should be emphasized and may be differentiated through architectural detailing and elements such as porches, stoops, or roof canopies.
- Where topography allows, street entries to row town homes should be elevated with raised porches or stoops to a height of at least 3 steps above the public sidewalk. Porches or stoops may be paired and share a single set of stairs.



Enhanced main entry

Individual unit entries have strong relationship to the street

Raised stoops entries

Masonry termination.

Chain drain.

Detailing, Materials and Colors

A complimentary variety of materials used on façades from home to home and within a single home creates a more diverse and interesting neighborhood. Creative and thoughtful use of color can be a very simple yet effective tool for creating visual diversity. Together, variety in color and materials can have a significant and positive impact on the overall appearance of a neighborhood.

- Signature or custom detailing should re-enforce and support the neighborhood character.
- Details and materials should be appropriate to the style the building is expressing. "Appliqué" of details or materials on inappropriate building forms should be avoided (i.e. English half-timbering on a ranch style home with a 4:12 roof pitch).
- Gutters, downspouts and rainwater leader heads should be integrated into the roof/wall detailing and designed as part of the trim. Chain drains are acceptable.
- Materials should be incorporated such that they do not appear to be merely surface applications but as an integral component of the architectural style.
- Natural and natural appearing materials should be used as details to complement the selected architectural style such as wood, stone, brick, iron and copper.
- Materials should be attractive, durable, sustainable, low maintenance, and appropriate to the character of the neighborhood. To the extent possible, materials should also be of local origin.
- When not used uniformly about a house, accent materials such as brick and stone used on street facing elevations should be returned to a logical point of termination such as an inside corner, on the adjacent side elevation.
- Color should be used as an important design element in a building's appearance. Garish and incompatible colors should be avoided. Appropriate use of more than one predominant paint color is encouraged. Compatible accent colors are encouraged to enhance important building elements.
- On an individual building, color variety should relate to changes of building forms and materials, such as body, accent and trim.
- Use of accent colors to emphasize the building's details such as window sash, mullions, and trims is strongly encouraged when appropriate to an architectural style.

Roofs

A variety of roof plans and pitches is desired, as roof forms and their materials have a significant impact on the impression of variety within a neighborhood.

Roofing materials should be appropriate to their related style and pitch.

- Roofs over one-story elements, such as those over porches or bays, provide additional articulation of the massing of larger two-story residences and are strongly encouraged.
- Variation in ridgeline heights and alignments should be incorporated in order to create visual interest.
- Flat or very shallow sloped roofs should be appropriate to their architectural style. Built-up or roll roofing and similar appearing materials that are predominantly used on flat roofs are only permitted if they are not visible from the street or other public area.
- Roof penetrations for vents should be consolidated and located on the rear side of roof ridges or a portion of the roof not visible from a public street, park or common green, whenever possible.

Color is an important design element.

A variety of roof forms adds interest to a neighborhood.

Adding a variety of material creates a diverse neighborhood.

B.6 Commercial Mixed Use (CMU) District - Village District

The Village District is an area allowing for the uses, including but not limited to, retail, office, visitor service, recreation, and some residential. It is anticipated that the Village District may contain a small grocer, neighborhood serving retail uses such as a dry cleaner, hair salon, specialty retail and restaurant uses. This blending of uses creates energy and reinforces the urban character of the community.

As the “heart” of this community, the Main Street creates the hub of activity and focus for the overall project area. It presents the public face to the community at large, and the quality of design is important to the perception of the community. Site design, architecture and landscaping should create a village atmosphere where people are comfortable to mix, mingle and spend time. The following site design and architectural design guidelines shall apply.

Site Design

The goal of the Village District is to create an intimate shopping experience for residents within the specific plan area as well as the greater Roseville community. The Main Street creates a true urban gathering place where retail shops and restaurants can open their doors to the sidewalks and invite people inside. The Main Street connects Westbrook Boulevard through the retail area and is intended to intrigue and invite a passerby along Westbrook Boulevard to turn in and spend some time within the Village District.

Edges between adjacent land uses should appear seamless.

- As an urban village, there should be no walls between the commercial uses in the Village District and adjacent residential neighborhoods with the exception of those required for screening of mechanical trash or loading facilities.
- Create strong pedestrian links to the other land use areas.

Strong, simple forms.

Architectural Character.

Low speed retail street with pedestrian crossings

Enhanced paving at pedestrian crossings

Diagonal parking along Main Street

The Main Street forms the backbone and focal point of the Village District.

- The Main Street should evoke a low speed urban character where cars and bicycles share the road.
- The Main Street cross section should be flexible enough to allow for diagonal or parallel parking, or a combination of both, with neck-downs at pedestrian crossing points.
- Parking lots may be accessible from, but should not front onto Main Street.
- Drive-through facilities should not be visible or accessed from the Main Street.
- Significant intersections should be highlighted with bollards, special paving, accent trees and opportunities for other monumentation such as art pieces or way-finding elements.

Parking areas should create an environment where pedestrians feel comfortable.

- Pedestrian routes across parking areas should be highlighted by special paving, accent landscaping, bollards, or other measures as appropriate to the overall urban character.
- Pedestrian scaled lighting fixtures should be provided.
- Trellis, awnings, and other sun protection devices are encouraged.
- Loading and services areas should be screened and not visible from public streets or adjacent residential neighborhoods.
- Buildings, parking, and service areas should be oriented to minimize impacts to residential uses without the use of walls.

Create a Village environment framed by storefronts, awnings, and landscaping with an atmosphere where people are comfortable walking and spending time.

- Provide for a mix of sizes of businesses that creates a pedestrian friendly atmosphere.
- Outdoor dining is encouraged. Sidewalks should be scaled to accommodate seating while still leaving a minimum path of travel required by the building code.

To enhance the pedestrian experience, no private driveways are accessed from roads surrounding the Urban Park.

Plazas and other outdoor seating areas should be provided to create gathering places for residents and visitors in order to enhance a village atmosphere.

- Focal points should be created with features such as fountains, outdoor performance areas, or opportunities for art pieces.
- A generous amount of outdoor seating should be provided and should include both sunny and sheltered areas.
- Both hard surface and planted areas should be incorporated into the design.
- Colored, decorative paving patterns should be used at special focal points.

Accented pedestrian crossing.

Pedestrian routes across parking areas should be clearly defined.

Areas for outdoor dining are encouraged.

Street Furnishings

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

- Create sidewalks that are scaled to accommodate cafe style seating and adequate landscaped areas.
- Seating areas should be created using benches, tables and chairs, seat walls, and raised planters.
- Newspaper racks should be of one cohesive design and integrated into the landscape design.
- Bicycle parking should be integrated into the landscape design and located to provide convenience in a safe, secure manner.
- Bollards may be placed to provide separation between auto and pedestrian crossings.
- Trash and ash receptacles should be placed at convenient locations to help keep those areas clean.
- Privately owned and maintained light standards should accept flower baskets or banners.

Art pieces as focal points.

Ample sidewalks for café seating.

Outdoor dining at plaza.

Decorative elements such as flower baskets are encouraged.

Awnings, trellises along retail street

Easily identifiable entries

Contemporary style based on traditional building form

Architecture

The goal of the Village District architecture is to create a character that is distinctive and memorable. The architecture should have a strong character, yet allow for variation and diversity in how that character is expressed.

Building upon the architectural character established by the residential styles, the commercial buildings within Amoruso Ranch Village District should reflect Agrarian roots, but with a contemporary interpretation. This aesthetic is expressed by strong, simple forms and detailing that is more industrial than formal.

Appropriate building materials include smooth or hard-troweled stucco, brick, pre-cast cementicious panels or stone and accented by steel, tile, heavy timber or other appropriate detailing. Buildings along the Main Street should have ground floors that are predominantly storefront glazing. However, the ground floor character should support upper level architecture. Heavy stucco textures are discouraged.

Public street facing facades of all buildings should have the same level of articulation and quality of details and materials as the front of the building.

- Long expanses of blank walls are discouraged, where they are unavoidable they should be articulated and softened with three-dimensional details, planters, vines, and other landscaping.
- A composition of distinct but related forms should be used.
- Loading and service areas should be integrated into the overall building composition.
- Architectural enclosures should be designed as integral elements of the building architecture.
- Long unbroken forms and flat planes are discouraged.

Public street facing building facades should incorporate three-dimensional facade elements that lend a pedestrian scale to the street level.

- Arcades, wide overhangs, deep reveals, permanent awnings, etc. are encouraged.
- Building and individual tenant entries should be easily identifiable.
- Flat unarticulated wall planes should not be used.

Buildings facing Main Street and the Main Street Promenade should have tall first floor plates.

- Retail ground floors should have a minimum 14’ floor to floor.
- Residential units should have a minimum 10’ first floor.

Roof design should be integral to the overall building design.

- Parapets shall screen rooftop mechanical or solar energy equipment from ground level view (any public right of way.
- Tower elements should be included at key locations to provide points of interest along the streetscape.
- Roofline variation along each block should be created by differing parapet heights.
- Materials should be appropriate to the building’s style and character and suited to commercial construction.
- Materials such as stucco, masonry, storefront glazing and well-detailed precast concrete are encouraged.
- Accent materials such as brick, stone, tile, and anodized or powder-coated high quality metal finishes are encouraged.
- Any changes in materials should occur at inside corners where the building plane changes direction.
- Due to glare issues and aesthetic concerns mirror glazing should not be used.

Landscaping

The general landscape concept is to provide basic planting direction along streets and other public spaces, while allowing business owners and tenants to individualize their landscaping. The following information describes suggested landscaping:

- All plantings must comply with the City’s Water Efficient Landscape Ordinance.
- Select appropriate plant species based on architectural style and size of planters.
- For each parcel use a mix of shrubs, ground cover and turf, as appropriate.
- Plant shrubs at the base of the building and walls, vines on trellis structures, enclosures or garden walls.
- Use larger shrubs adjacent to fences, walls and facades.
- Plant vines on walls, fences, trellis/arbor and structures.
- Provide access walks to entries.
- Plant accent shrubs to highlight entries.
- Install an automatic water-efficient irrigation system.

Deep awnings provide shelter.

Accent materials.

- Plant shrubs and/or ground cover from back of walkways to face of wall or fence.

B.7 Community Commercial

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

Site Design

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

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

Street Furnishings

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

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

Figure B.4 Commercial Center.

Architecture

The goal of the regional commercial center architecture is to create a character that is distinctive and memorable. All public facing facades of all buildings should have a level of articulation and quality of details and materials that relates to the front of the building.

- Loading and service areas should be integrated into the overall building composition and screened from the sidewalk views.
- Architectural enclosures should be designed as integral elements of the building architecture.
- Trellises, pergolas, or permanent awnings should be incorporated where appropriate to serve as shade and weather protection. Arcades, wide overhangs, deep reveals, permanent awnings, etc. should be used.
- Materials should be appropriate to the building's style and character and suited to commercial construction.
- Any changes in materials should occur at the inside corners where the building plane changes direction.
- Mirror glazing should not be used.

B.8 Signage Design Guidelines

These guidelines are intended to result in functional, attractive signage incorporating a high level of design, graphics and materials throughout Amoruso Ranch. Unless otherwise stated, all signage shall also conform to the specific requirements, spirit and intent of the City of Roseville Sign Ordinance provisions - . If there are any inconsistencies between the City of Roseville regulations and these Design Guidelines, the Sign Ordinance shall take precedence. If these Design Guidelines are silent on a topic, the Sign Ordinance requirements shall apply. All signs require a sign permit and all building complexes with four or more buildings, tenants or uses require a Planned Sign Permit Program to be approved, prior to receiving individual sign permits.

The following sign types are strongly discouraged in all areas of Amoruso Ranch:

- Internally-illuminated awnings.
- Plastic-faced box or cabinet signs.
- Formed plastic or injection molded plastic letters.
- Luminous vacuum-formed plastic or acrylic letters. Signs with exposed fasteners unless they are architecturally integral to the building character and signage design.
- Signs with exposed conduit, tubing, raceways, conductors, transformers or related equipment.
- Fabricator's stickers shall not be visible to the public.

General Guidelines

- Signs shall be constructed of high quality, durable materials.
- All bolts, fasteners and clips shall consist of materials appropriate for the design of the sign and not appear as afterthoughts in the overall look of the sign.
- Separate all ferrous and non-ferrous materials with non-conductive gaskets to prevent electrolysis.

Projecting signs are another effective signage option in a pedestrian environment. These signs project horizontally from the wall that they are affixed to. This provides interest and a high level of visibility to the pedestrian and vehicles that are driving by. The following provides the general design criteria for these signs:

- Relate the design of the project signs and supports to the character of the building.
- Position projecting signs to complement the building's architectural details. Locate solid panel signs below the first floor ceiling line, or no more than fourteen (14) feet above the sidewalk, whichever is less. Provide at least eight (8) feet from the bottom of projecting signs to the ground in pedestrian areas and fourteen (14) feet in areas with vehicular traffic. Projecting signs should be attached at a

ninety (90) degree angle from the face of the building. All signs which extend over the public Right of Way and or sidewalk shall be required to obtain the necessary permits from the City of Roseville.

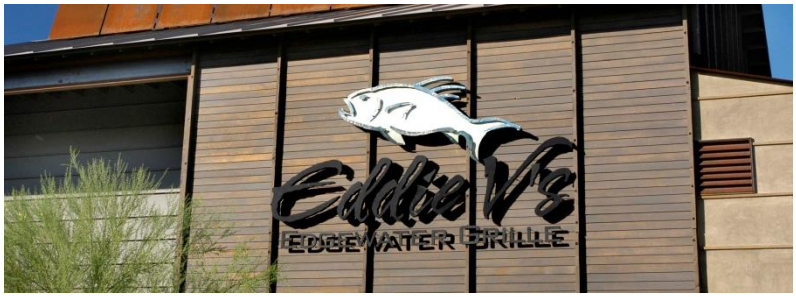
The building architecture should be designed to accommodate signage and other graphics as an integral part of the building design so that future signs do not interrupt architectural features of the building.

- Metal signs may be made of aluminum, brass, and bronze, copper, stainless or welded steel.
- Logos or trademark displays may be used on signs.
- Individual raised letters on the building face, pedestrian oriented blade signs, sculptured cantilever signs and non-internally lit signs with lighting from a secondary source are encouraged.
- Building addresses may be integrated as part of the architectural design or signage package for the building.
- Signage may be integrated with awnings and canopies.

Commercial Mixed-Use Area – Village District

In keeping with the vibrant character desired in a mixed-use area, the following additional guidelines apply in the Mixed-Use areas:

- Signs are encouraged to be unique, sculptural, one-of-a-kind accents to the building architecture.
- Sculptural elements, banners or painted murals without text may be included as part of a business identity.
- Artistic use of neon in surface mounted, blade or hanging and window signs is permitted.
- Franchise signage is strongly encouraged to be incorporated into a more unique design execution than an "off the shelf" standard sign.
- The signage program for a tenant may include banners mounted on the upper levels of the building.



Example of a Major Tenant Building Identification Sign.

Artistic execution of Franchise Sign.

Example of Projecting Blade Sign.

Handcrafted elements as signage.

Example of a Tenant specialty banner.

Example of a Tenant Identification banner.

Example of a painted mural as part of signage program.

Example of a Window Sign.

Example of artistically executed neon.

Example of a Tenant Storefront Identification Sign.

Commercial/Community
Free-standing monument signs are allowed as identification for a building or complex of buildings consistent with the City's Sign Ordinance.

- Color, materials and fonts should be integrated with the design character of the architecture and landscaping.
- Sources of ground lighting should be screened from view.
- Monument signs for individual tenants within a building are discouraged.

Home Occupations
In keeping with smart growth and sustainability principles, home occupations within the Village District are encouraged. Where these occur, the home occupation shall not disrupt the neighborhood character, but is allowed to have a small sign displayed on the residence near the entry door or in a window.

- No standard franchise signage is allowed.
- Signage shall be unique, original and executed with a high degree of craftsmanship.
- Signage shall not be "propped up" inside a window.
- Signage shall not exceed two square feet in size.

Home Occupation Signs will not be allowed within the residential zones of the ARSP.

B.9 Public Facilities and Office Uses

While there will be no industrial uses within the ARSP, there will be a range of public facilities and office uses. Public facilities include: bus stops, an elementary school, a fire station, and other support structures such as lift stations. As an integral part of the community, it is important to maintain the quality of the character established by the Village District. Therefore, both Public Facilities and Office uses will use the Design Guidelines for Office Development as a guide. It is anticipated that individual plans will be developed for each parcel based upon the program needs for the area.

Facilities should provide a positive visual identity from the surrounding properties, and address the public streets in a direct and welcoming manner. Building entrances should be clearly articulated with distinctive architectural elements, and signed to create strong simple orientation for students, employees, visitors and deliveries. Landscape buffers should be provided to screen loading and utilitarian portions of the site, including:

- Provide for an environment where people are comfortable walking from building to building with pedestrian links to the surrounding community.
- Pedestrian paths and walks should be lined with trees and separated from direct adjacency to streets and parking areas.
- Special paving should be used at key pedestrian and vehicular intersections.
- Pedestrian routes should not traverse large areas of parking lots without designated, landscaped enhanced routes.
- Architectural enclosures should be designed as integral elements of the building architecture.
- Materials should be appropriate to the building's style and character and suited to commercial construction.
- Any changes in materials should occur at the inside corners where the building plane changes direction.
- Mirror glazing should not be used.

The nature of the ARSP is to integrate as much of the community together as possible. As a mixed-use site, walls will not be used to separate the public facilities and office uses from the rest of the community. Public facilities, however, may be separated from residential areas in cases where noise, safety and security are of a concern.

B.10 Lighting

Exterior lighting can provide safe and effective evening illumination for the pedestrian and vehicular areas of roads, sidewalks, and walkways throughout the Amoruso Ranch community. Design should reflect the concept and character of the community through illumination level, light fixture type, finish, color, and location. There can be streetlights for roads and sidewalks, pedestrian lighting for sidewalks and walkways, building illumination, and accent lighting on special architectural and landscaping features. Specialty lighting, such as seasonal tree lights, is also encouraged in the Village District. Cutoffs and shields may be used as necessary to minimize impacts on residents.

Privately Owned and Maintained Street Lights
Streetlights and Fixtures are encouraged to be of two types:

1. On primary streets: pole mounted with twin arms that match the architectural style for the community. The roadside arm could hold an extended lamp to illuminate the road. On the sidewalk side, the arm could hold flower baskets, art, or banner arms.
2. On secondary streets: single armed on poles to reduce glare and the impact of lighting on residences. Light is also encouraged to be focused downward and shielded from the night sky.

The City of Roseville has established street lighting standards for the City. Should Amoruso Ranch wish to deviate from the standard light fixture in terms of design character, the selected fixture must be approved by the City and meet the City standards for illumination, glare prevention, etc.

Path and Stair Lights
In less traveled areas where bollards may be too large, footpath lights can be acceptable as a means to illuminate a secondary path. On stairways, inset stairway and stair step lights are encouraged to enhance pedestrian way finding. Consistent with City requirements pedestrian pathways must be illuminated a minimum of 0.5 footcandles at the walking surface.

Building Mounted Lights
Building mounted lights can be used to light walkways, terraces, courtyards, plazas, and planting in appropriate areas. Because building lights may be turned off, building lighting cannot be depended upon exclusively for illuminating walkways and other areas where safety is a concern. Fixtures are encouraged to be selected and located to cast downward and be shielded to minimize glare. Lighting from buildings can be balanced with street lighting to ensure areas are not over lit.

Accent Lighting
Accent lighting can be used to emphasize special features such as fountains, sculptures, wall niches, signs, planters, or trees for decorative effects and can be inconspicuous and durable. Small scale accent lights such as LED based fixtures can be used for way finding or as special design elements.

Special Event Lighting
Lighting used for special events can include decorative lighting for holiday seasons or other community park event lighting. Special event lighting can be designed for use during event and non-event times. Seasonal decorative lighting during holidays and holiday events is encouraged subject to approval by the City of Roseville.

B.11 Parking

Off-Street Parking Guidelines
Off-street parking, including parking lots, can often have an undesirable effect on a community when it disconnects people from public spaces, creates visual and physical barriers, or provides unsafe conditions. The demand for off-street parking is reduced by encouraging the use of non-motorized transportation with strong trail linkages and bicycle facilities, and by having access to transit for daily needs.
Amoruso Ranch parking areas will follow the zoning ordinance and should:

- Use appropriate lighting to eliminate dark hiding places, clearly marking any unobstructed access ways for users from parking, and increase visibility for users and security systems to monitor activity.
- Locating parking areas close to facilities to reduce the distance and time it takes to go from parking lots to the facility.
- Providing on-street parking next to active areas.
- Providing clear visibility, unobstructed by signs, landscape, or buildings from street to parking lots.

Minimize the visual impact of parking by:

- Locating parking areas behind tree groves and out of view corridors.
- Planting parking lots with trees and shrubs to reduce the parking lot's visual impact.

Pedestrian connections are encouraged to be integrated into the parking lot layout to provide safe, clear, and unobstructed pathways. For pedestrian access points and pathways, special emphasis can be provided through distinctive materials, colors, and patterns. Parking stall dimensions, aisle widths, loading areas, and layout shall conform to these and all other standards, codes, and regulations of the City of Roseville unless otherwise approved by the City. All irrigation and landscape shall comply with the City's Water Efficient Landscape Ordinance.

B.12 Relationship to the City Community Design Guidelines

Where residential neighborhoods have an interface with an edge (i.e. adjacent to parks, paseos, or open space Class 1 trails), design techniques should be employed to provide neighborhood access and visibility to these features. This will enhance the level of connectivity in the ARSP. Guidelines for the various edges within the ARSP are provided below:

Guidelines for Edges along Parks, Paseos and Open Space
The following guidelines apply to the design of neighborhoods adjacent to parks and open space features:

- Where applicable, neighborhoods should provide access, for service and fire protection, adjacent to parks, natural creek corridors, pedestrian parkway corridors, and paseos. Locked gates into subdivisions are not permitted where they would preclude public access to a City park or Class 1 open space trail.
- Along open space parcels, frontage landscaping shall be native plants, as required by the City.
- A subdivision's internal street system shall be designed to allow residents to walk easily to nearby parks.
- Residential units should be oriented towards parks and paseos, rather than backing onto them.
- Where streets occur adjacent to the Urban Park, individual private residential driveways are not permitted to take access from these streets.
- Residential subdivisions located adjacent to open space areas shall provide visual access to the open space.
    - Residential streets should provide views into the open space areas at selected locations by providing opportunities for homes to front or side on to open space. This can be accomplished in a number of ways including single-loaded streets, loop streets, or live end cul-de-sacs.
    - No more than 50% of homes, within each subdivision that are adjacent to open space shall back up to open space areas. This condition only applies to homes adjacent to Preserve and

avoidance areas and not to those adjacent to constructed open space such as drainage channels along the western edge or along Placer Parkway.

- Where residential lots back up or side onto open space areas, the use of open-style fencing is appropriate. However, where privacy, security, or noise attenuation is of concern (such as adjacent to public trails), solid fencing may be used between residential lots and open space (subject to Fire Department standards).
- Where residential lots back or side onto an open space area and where public access is encouraged (i.e., along Class 1 trails), multiple connection points shall be provided, via live-end cul-de-sacs, paseos, or other means.
- Pedestrian connection points to park and open space features should be easy to find within neighborhoods, along designated pedestrian/bicycle routes with high visibility to residents.
- As applicable, ensure subdivisions provide the proper interface with, and design for, any prescribed paseos.
- Where paseos are not adjacent to a street, they must be open to one side at all times to prevent a tunnel effect and create security concerns.

Figure B.5: Homes Fronting onto Park

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

Figure B.7: Homes Fronting Paseo

B.13 Community Landscape Design Guidelines

The purpose of the landscape design guidelines is to encouraged elements that support the landscape vision for the community as discussed in Chapter 3 of this Specific Plan. Elements that would distract from the intended character are noted as discouraged elements.

Landscape design should be appropriate for the local climate and soil conditions, use of water conserving plant species, utilize recycled water irrigation systems, install water efficient, low volume irrigation systems and controls and comply with the City's Water Efficient Landscape Ordinance (WELO). Landscaping should provide an appropriate transition between the formal landscaping in developed areas and the natural character of the open space areas.

This section outlines landscape themes and street planting concepts.

A. Landscape Design Goals and Objectives

To support the landscape vision for Amoruso Ranch the following concepts are established as objectives for the landscaping within the plan area:

- Provide high quality landscape and strong community identity.
- Utilize landscaping to enhance the sense of community established by the network of trails and pedestrian connections.
- Create a unified palette of materials and colors that supports a cohesive identity for the community, yet allow for variety and interest.
- Create open gathering spaces where the community can comfortably meet, gather, and recreate.
- Reinforce the street character where the pedestrian is the primary user and the vehicle is secondary.
- Utilize a water efficient design that meets the City's Water Efficient Landscape Ordinance (WELO)

Using the above criteria, the following guidelines were established in order to meet the goals and objectives of the landscape at Amoruso Ranch.

Streetscapes

Attractive streetscapes are an important aspect of any community and Amoruso Ranch embraces this principle. The streets sections at Amoruso Ranch were designed with an eye to the pedestrian and

cyclist. Ample space in the parkways for street trees creates a buffer to insulate the pedestrian from vehicles. The landscape, particularly street tree selections, reinforces the street hierarchy to establish a sense of place and visual continuity throughout the community.

The following section addresses design guidelines for street trees and their associated landscape. For an in-depth discussion on the street hierarchy and street section geometry, refer to Circulation Chapter 7.

B. Landscape for Streets

General Guidelines
The following guidelines apply to all streetscape landscaping within ARSP.

- An automatic water efficient irrigation system shall be used in all formal landscape areas.
- The use of drought tolerant, low water use, plant species is encouraged.
- Street trees should be centered between street lights (per Roseville Electric landscape guidelines).
- Parkways and medians will be utilized for water quality features. The design of these features should complement and enhance the streetscape.
- Landscape elements such as planting, signage etc., shall be located such that the minimum sight distances for vehicles, bikes and pedestrians are maintained.
- Berms shall be no taller than thirty inches (30”) in height including plantings.

Arterial Streets
The arterial streets that cross through Amoruso Ranch are Westbrook Boulevard, Road “B” and Road “D.” These streets are the first layer of circulation at Amoruso Ranch and will be the first street viewed by the public as they enter the community. The following guidelines should be followed for landscape in these areas:

- Large minimum 15-gallon container, evergreen non-conifer trees should be planted in the parkways and medians.
- Street tree spacing should allow the tree canopies along each side to touch at maturity. Refer to Table B.1 Street Tree Master Plan for species and spacing.
- Root barriers and deep root irrigation shall be installed on trees planted within 5-feet of a curb, paved surface, sidewalk or wall.
- Parkways and medians should be planted with shrubs and groundcover using planting as a unifying theme but allow for a variety of species to ensure a healthy and long-lived plant pallete.
- Turf should be avoided in these areas.
- Use of low water use, walk-on type groundcovers or grasses is encouraged.
- Except where utilities, street lights or LID basins interrupt the street tree pattern.

West Sunset Boulevard
In addition to the guidelines above, the following standards shall be applied to the portion of West Sunset Boulevard adjacent to the norther portion of the ARSP.

- A landscape corridor will be provided. The existing Sunset right of way will be adjusted to accommodate this landscape corridor, which will be within the City of Roseville’s jurisdiction. Depending on the road section and the travel lanes required the landscape corridor may vary between 25’ to 15’ in width.
- Within the landscape corridor, a 5’ sidewalk will be provided.
- A 7’ max wall height shall be provided as a buffer between the landscape corridor and the residential backing onto West Sunset Boulevard. The setbacks from the landscape corridor shall be followed as set forth in the Amoruso Ranch Specific Plan Development Standards
- Large minimum 15-gallon container, evergreen non-conifer trees should be planted in the landscape corridor.
- Root barriers and deep root irrigation shall be installed on trees planted within 5-feet of a curb, paved surface, sidewalk or wall.
- Turf should be avoided in these areas.
- Use of low water use, walk-on type groundcovers or grasses is encouraged.
- Except where utilities, street lights or LID basins interrupt the street tree pattern.

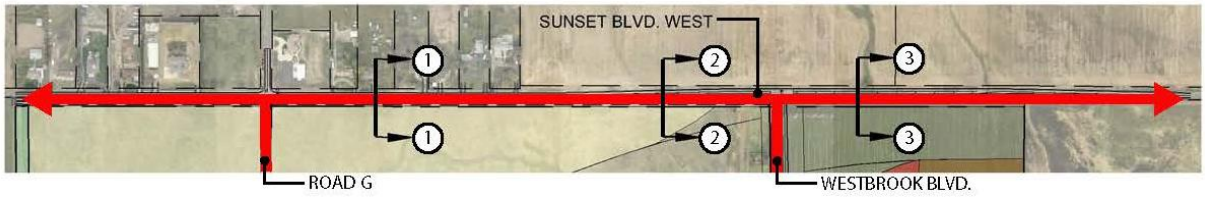


Figure B.8a: West Sunset Boulevard Street Section – Key Map

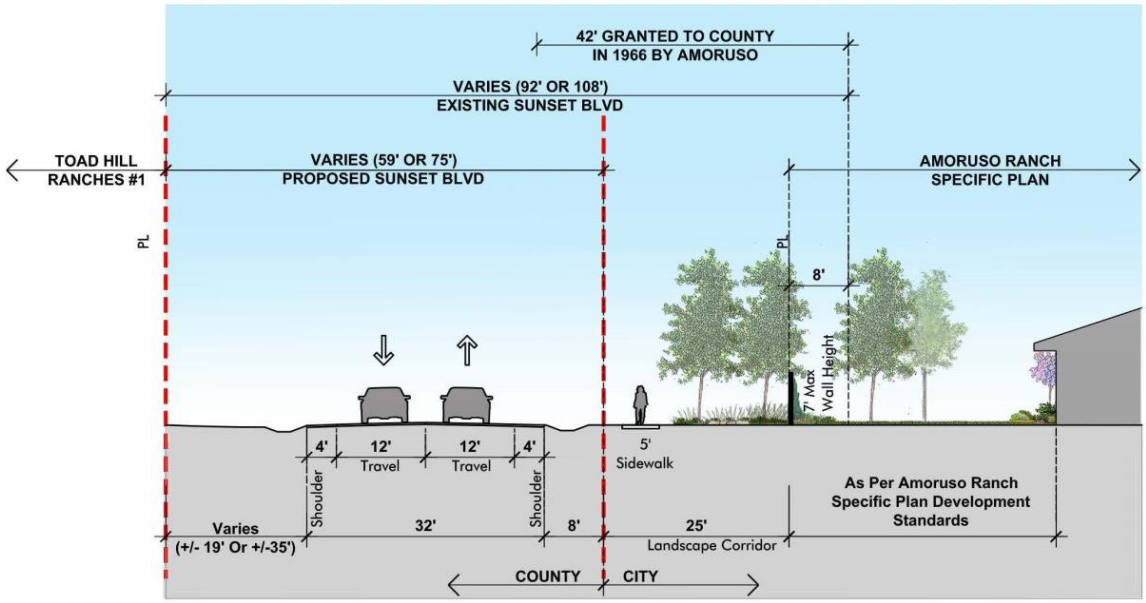


Figure B.8b: West Sunset Boulevard Street Section 1-1

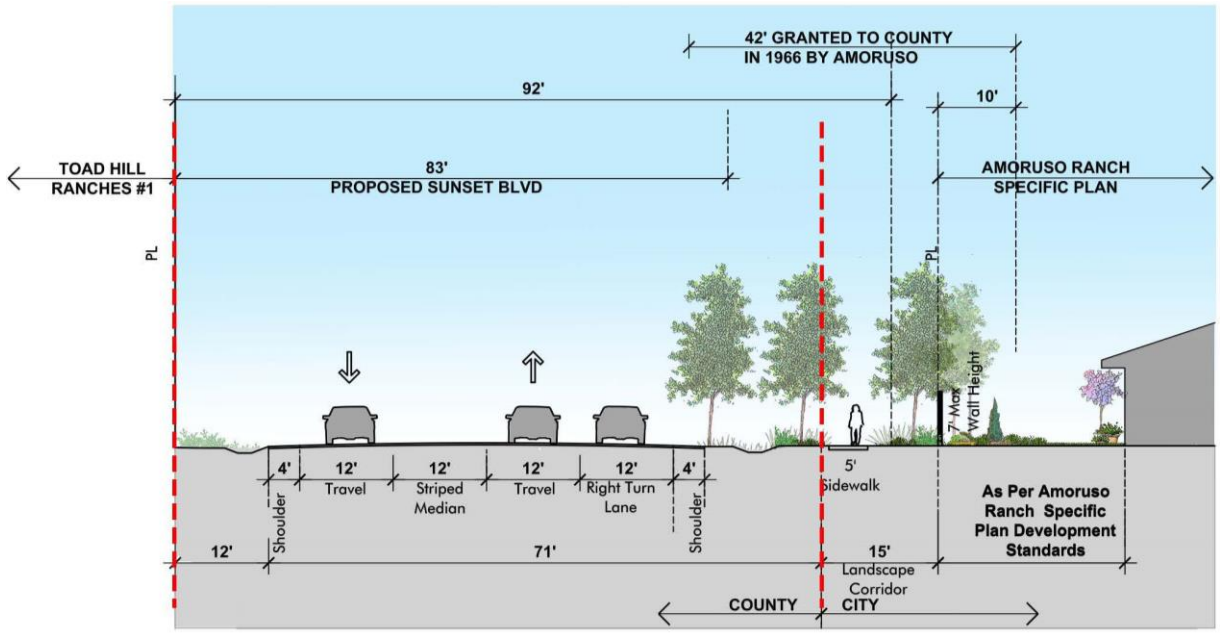


Figure B.8c: West Sunset Boulevard with Right Turn Lane Section 2-2

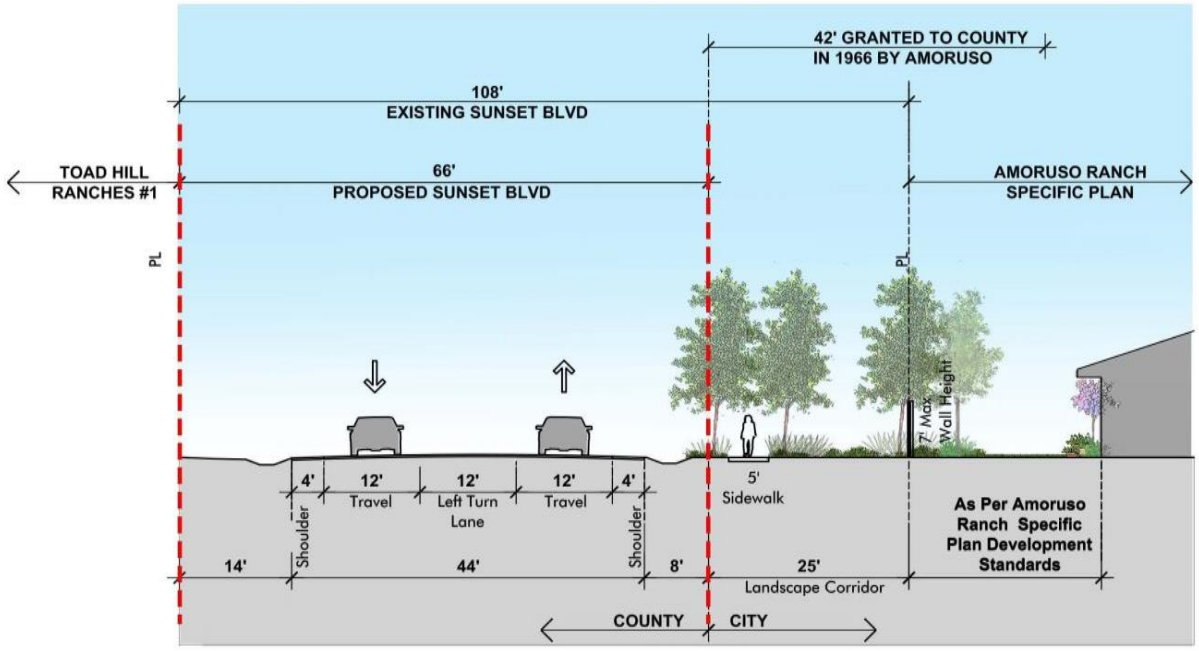


Figure B.8d: West Sunset Boulevard with Left Turn Lane Section 3-3

Median Breaks

Median breaks on arterial streets are limited to those shown on Figure 7-3 in Chapter 7, *Circulation*. The purpose of controlling the number and location of these breaks, in addition to controlling traffic movements, is to ensure a strong, continuous street tree and landscaping treatment along the streetscape. On a limited basis, additional median breaks may be considered on a case by case basis.

- Additional median breaks will be considered when a demonstrated benefit is shown to increase the level of service of an otherwise already degraded signalized intersection adjacent to the location of the desired breaks.
- Median breaks along arterial streets should be spaced to allow for standard turn pocket and taper lengths.
- Breaks should be spaced to provide a sufficient area for median landscaping and to prevent small islands which cannot be landscaped due to size constraints.
- Median design should avoid creating conditions where hardscape must be installed in lieu of landscaping due to site distance requirements.
- A minimum of five (5) trees, spaced at maximum intervals of thirty feet (30') on-center, shall be provided in any one section of median.
- Special cases deviating from these standards may be considered at the discretion of the Development Services Director, on a case by case basis.
- Use of low water groundcovers or grasses is encouraged except where utilities, street lights or LID basins interrupt the street tree pattern.

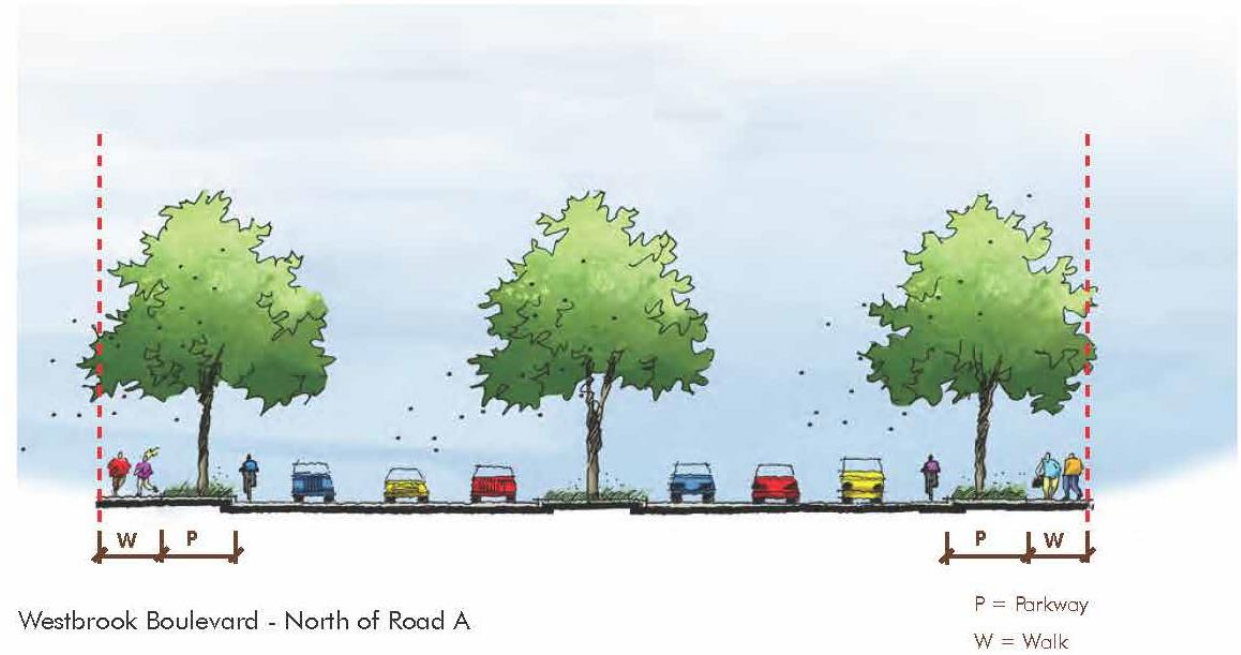


Figure B.9: Westbrook Boulevard – North of Road A (as edge conditions vary along the length of the street, diagrams only illustrate landscape treatments up to the edge of the walk)

Figure B.10: Westbrook Boulevard – South of Road A (as edge conditions vary along the length of the street, diagrams only illustrate landscape treatments up to the edge of the walk)

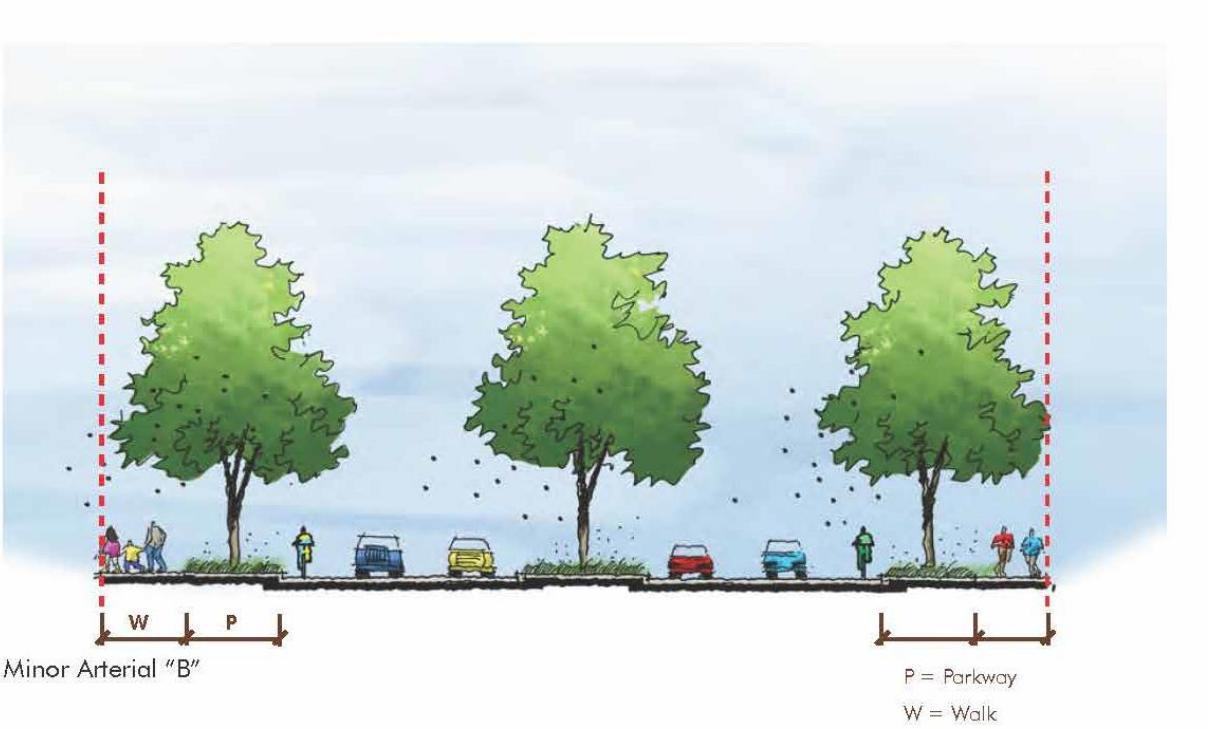


Figure B.11: Minor Arterial "B" (as edge conditions vary along the length of the street, diagrams only illustrate landscape treatments up to the edge of the walk)

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

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

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

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

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

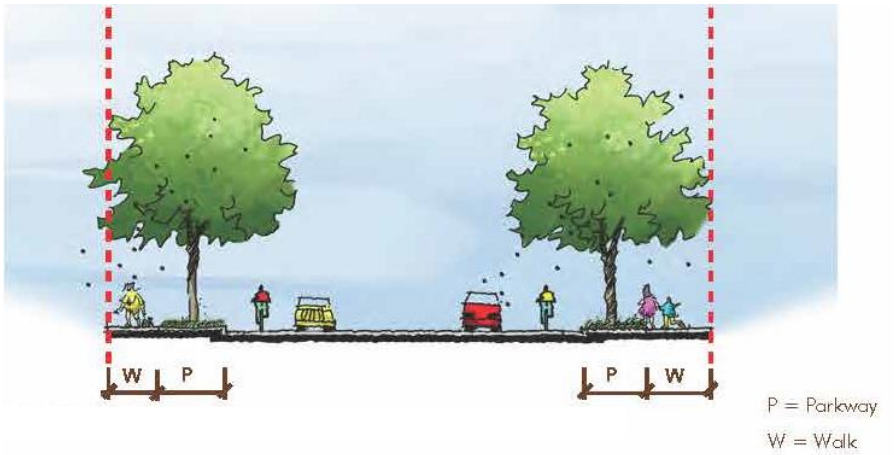


Figure B.12: Modified Collector (as edge conditions vary along the length of the street, diagrams only illustrate landscape treatments up to the edge of the walk)

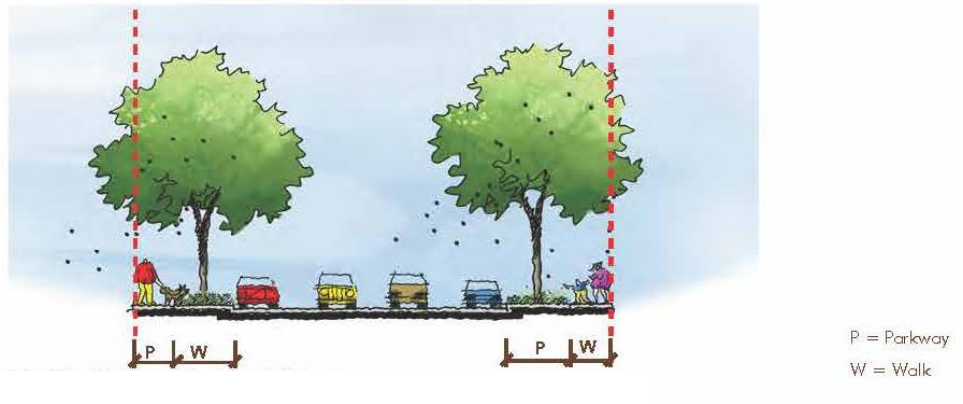


Figure B.13: Modified Primary Residential Street

Modified Primary Residential Street with Street-side Paseo

This is an asymmetrical street section with detached sidewalks that consists of a sidewalk with a parkway on one side of the street and a wider sidewalk set within a landscape zone on the alternate side. This unique, wider landscape zone and wider walkway gives the street a park-like ambiance and forms a strong pedestrian and bike corridor within the community. Large deciduous trees should be aligned so that they canopy over the street. On the wider parkway side, a second row of more columnar deciduous trees establishes a unique streetscape. Shrubs and groundcover should be used within the parkways between the walks and the curb. The following guidelines should be followed for landscape along this street:

- Large deciduous canopy trees should be planted in the parkway. Refer to Table B.1 Street Tree Master Plan for specific tree species. Species should be selected to create rich fall color to highlight these streets within the community.
- Street tree spacing should allow the tree canopies along each side to touch at maturity. Refer to Table B.1 Street Tree Master Plan for species and spacing. In the area behind the walk within the landscape zone, a tall columnar deciduous tree species should be used. Spacing should correspond to the parkway street tree.
- Parkways should be planted with shrubs or groundcover or grasses and groundcover for layered plantings. The progression of scale and use of color is particularly important in the wide parkway area.
- In the area behind the walkway in the 35 foot wide landscape zone, a more ornamental plant palette may be considered as a transition to private front yards.
- Turf should be avoided in these areas.
- Pedestrian level lighting is encouraged along the ten foot wide walk section.

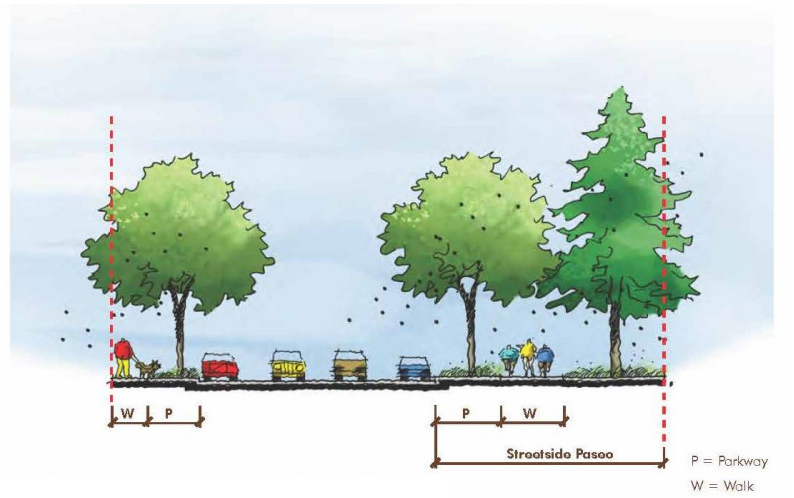


Figure B.14: Modified Primary Residential Street with Streetside Paseo

Roundabouts

Roundabouts are utilized to calm traffic and slow it as it enters the residential neighborhoods. Roundabouts should be planted in a similar style to the streetscapes. Tall shrubs and trees should be kept out of the sight lines in these areas. The following guidelines should be followed for landscape at roundabouts:

- Large deciduous or non-conifer canopy trees should be planted in the roundabouts to establish a vertical focal point.
- Roundabouts should be mounded 18 inches - 24 inches above the curb and landscaped to give more definition to the space.
- Layered planting is encouraged in this area to give more variety and definition to the landscape.
- Roundabouts may be used for water quality facilities if their design compliments and enhances the overall streetscape.
- Turf should be avoided in these areas.
- Utility layout through the round-abouts should consider specimen tree plantings when planning infrastructure.

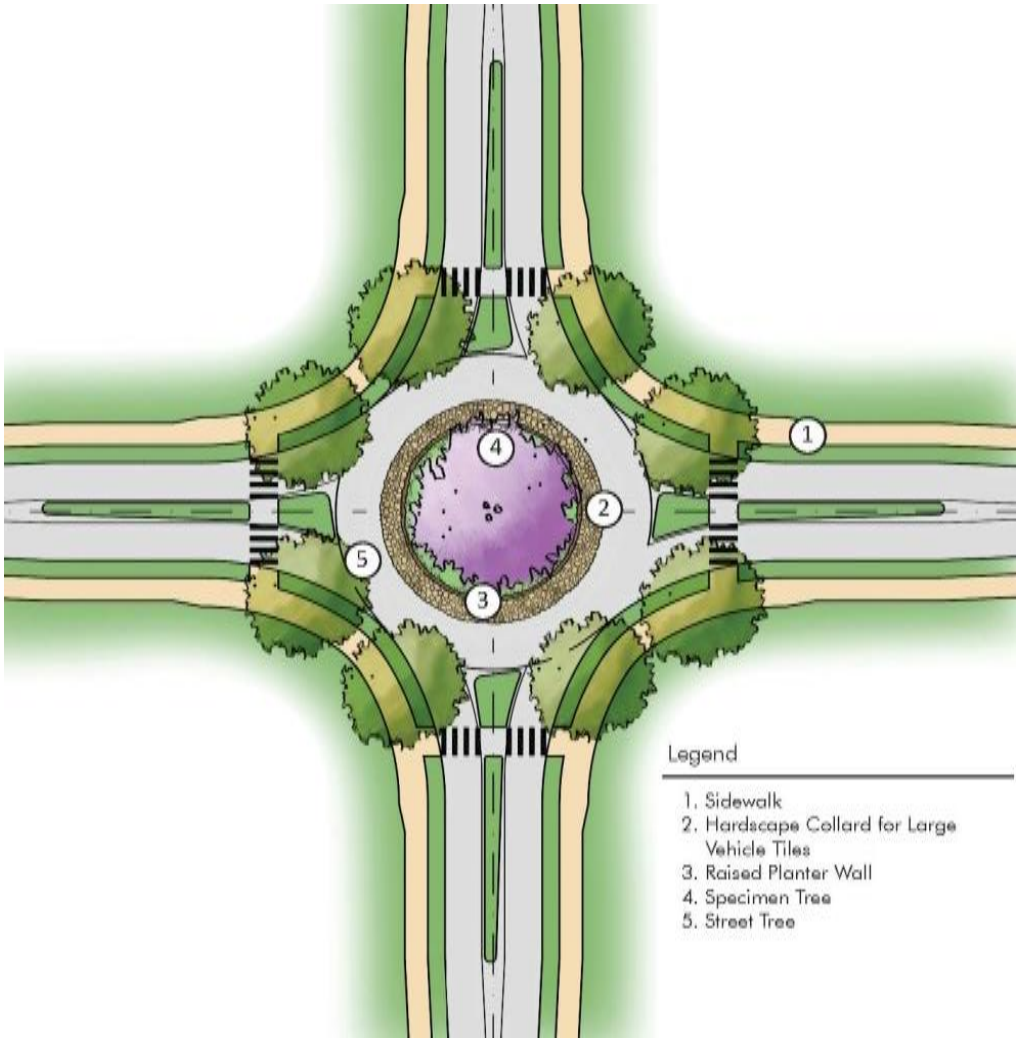


Figure B.15: Roundabouts Plan View

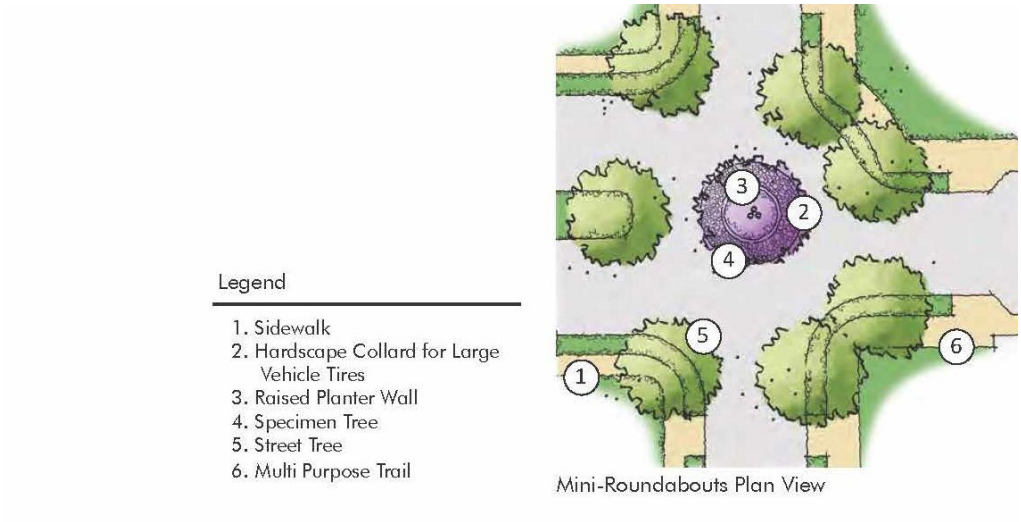


Figure B.16: Mini-Roundabouts Plan View

Modified Minor Residential Streets

Neighborhood streets have a five foot wide parkway and a five foot wide sidewalk on both sides of the street. The character of the landscaping along the streets should reflect that of the architectural character of each neighborhood. Trees should be sized appropriately for the width of the parkway and regularly spaced within a planted parkway. Tree species can vary from street to street and neighborhood to neighborhood, but should remain consistent within each block. The following guidelines should be followed for landscape along this street:

- Non-conifer evergreen canopy trees should be planted in the parkway. Refer to Table B.1 Street Tree Master Plan for specific tree species.
- Street tree spacing should allow the tree canopies along each side to touch at maturity. Refer to Table B.1 Street Tree Master Plan for species and spacing.
- Use of parkways for water quality swales is allowable.

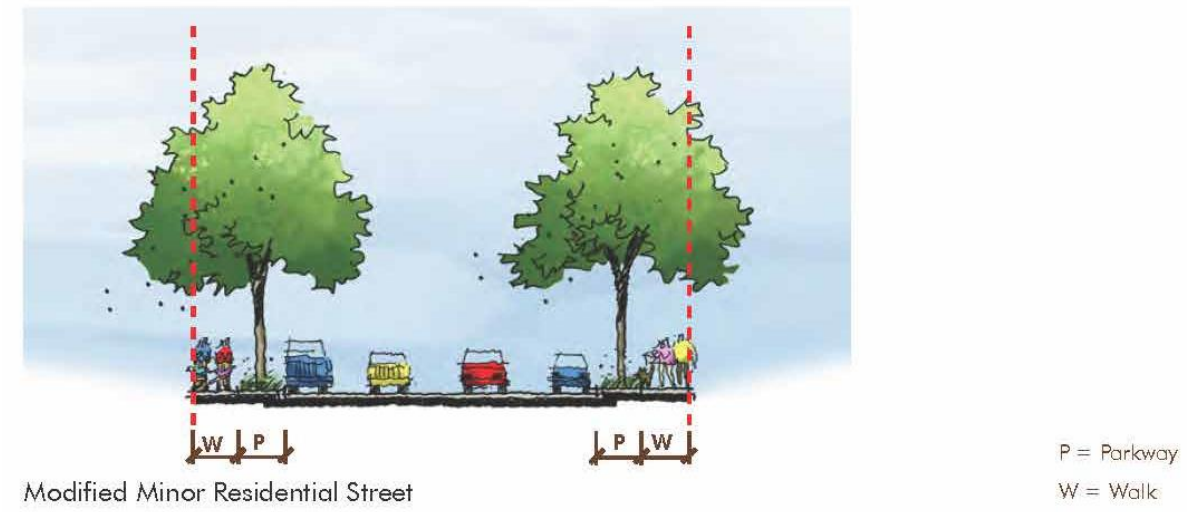


Figure B.17: Modified Minor Residential Street

Alleys

Alleys may be used to provide access to the garage areas of the homes. Given the close proximity of the architecture to the alley, landscape here will be important to soften the edges of the homes. The following guidelines should be followed when designing the alley landscape.

- Alley landscape plans should be coordinated with utility plans to ensure adequate landscaping can be provided in the available space.
- Trees should be placed between each unit unless not feasible due to lack of space or other physical constraint.
- Trees and shrubs selected for planting pockets should be of an appropriate scale for the available space.
- Plantings should accommodate access to the private yards as appropriate.
- Privacy fencing in alleys should be located to allow for adequate landscaping between it and the alley driving surface.
- Alleys should have accent trees on both sides where they meet the streets.
- Landscaping within each alley should reflect the vernacular of the architecture.

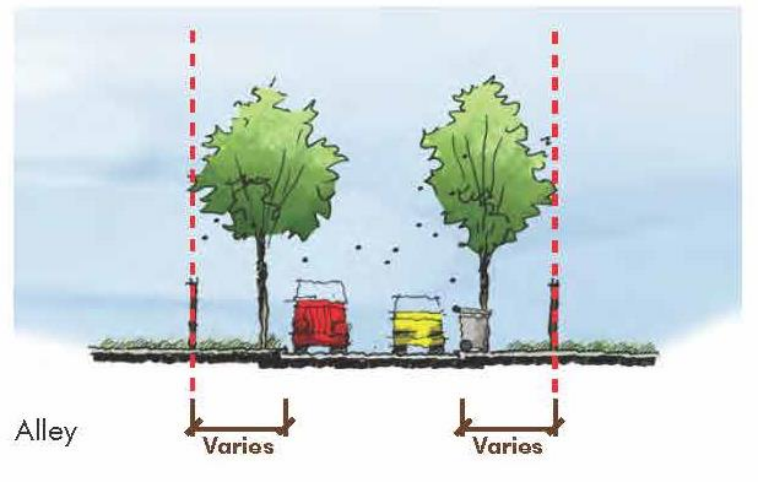


Figure B.18: Alley

Village District Streets

The Village District streets are unique to the community and it is important that their landscaping reflect this urban character. There are two types of streets with the Village District: Main Street and the Modified Primary Residential Street-Village Street. Below are guidelines for the landscape for each of the Village District streetscapes. A more in-depth discussion of the landscape for the Village District occurs later in this chapter.

Main Street

Main Street is the backbone of the Village District and is the most urban streetscape, using tree grates, specialty paving, landscape furniture and art to define the landscape.

- Deciduous canopy trees should be planted along the street in tree grates. Refer to Table B.1 for specific tree species.
- Tree spacing should allow tree canopies to touch and should establish a unique streetscape identity within the community.
- Tree species should be selected to allow visibility to merchant signage by having open canopies that allow you to see through the canopy or quickly grow to a height that allows signage to be seen under the canopy.
- Accent planting should reinforce the overall urban nature of the street.
- Turf should be avoided.

An active Main Street.

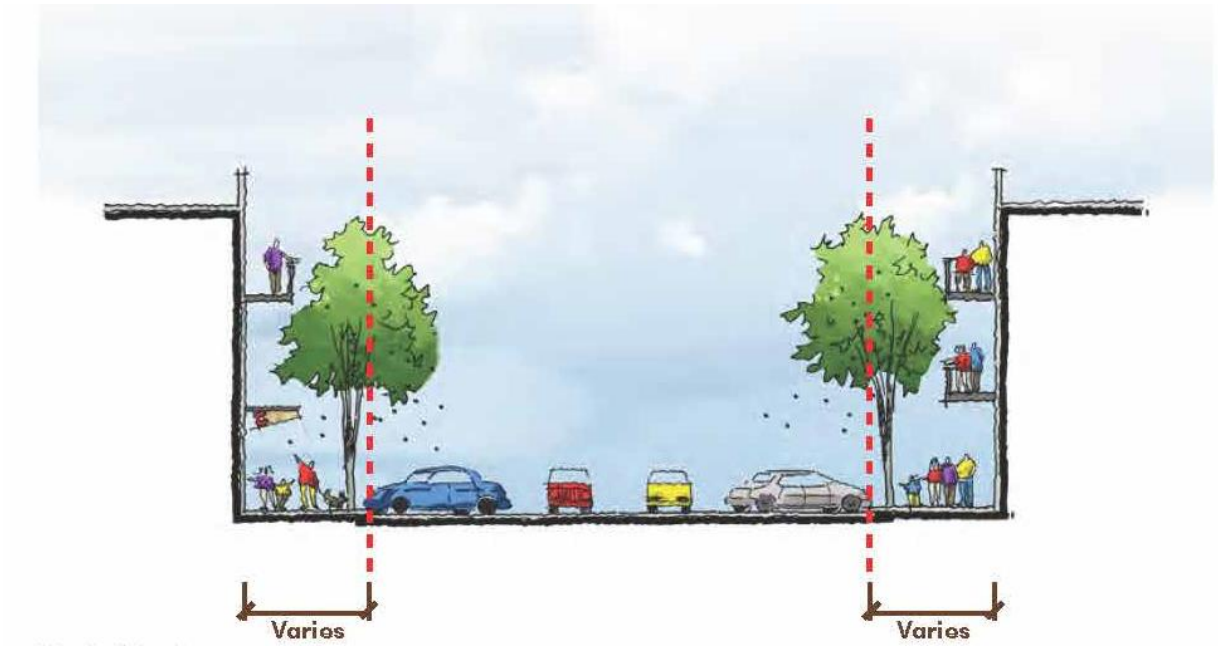


Figure B.19: Main Street

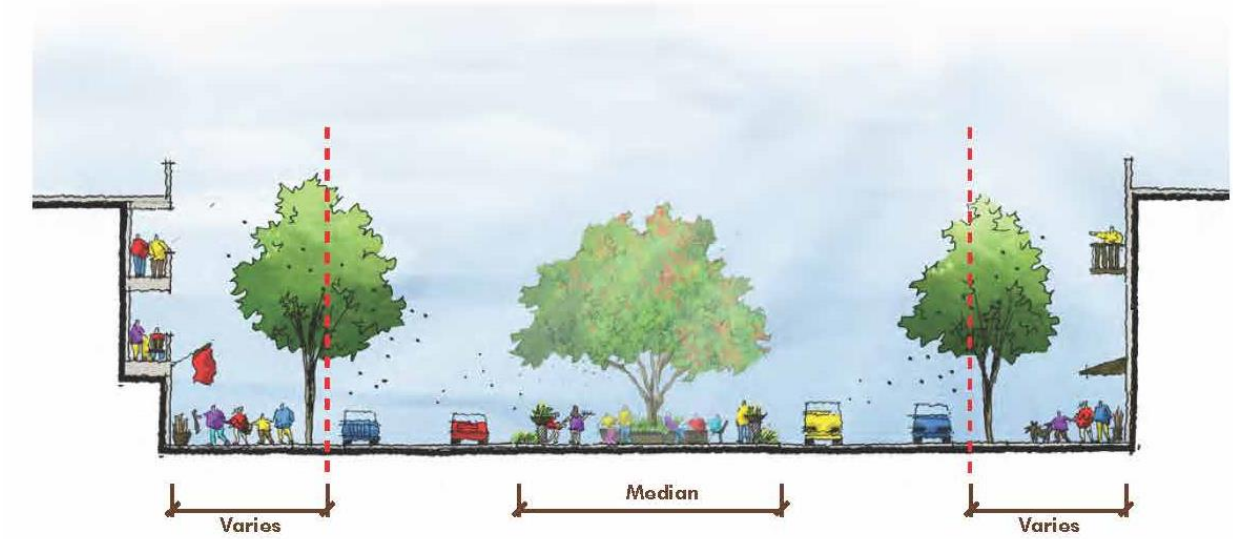


Figure B.20: Main Street Promenade

Village Streets

The Village Streets provide alternate access to the Village District, and are slightly wider than the neighborhood streets to accommodate some commercial traffic, including occasional cube delivery trucks. The landscaping along these streets should reflect their adjacent uses but should have an urban character.

- Deciduous canopy trees should be planted along the street. Where adjacent to commercial uses, they should be located in widened sidewalks with tree grates. Where adjacent to residential uses, they may either be located in five foot planted parkways or widened sidewalks and with tree grates, whichever is more appropriate to the density of housing. Refer to Street Tree Master Plan for specific tree species.
- Street tree spacing should allow the tree canopies to touch at maturity, approximately 30 feet on center.
- Understory planting can be ornamental and can consist of clipped hedges and flowering shrubs and groundcovers.
- Turf should be avoided in these areas.

Landscaping within the powerline easement is restricted to shrubs, groundcover, turf, and low-growing trees, subject to review and approval by Roseville Electric.

No permanent structures other than electric utilities May be placed within the electric easement.

Light structures and landscaping within the powerline easement should not exceed 15 fee (at maturity) above ground elevation and should not be within 25-feet of the nearest high-voltage transmission line conductor.

Berms should not be placed next to the base of powerline poles.

All grading, landscape structures (including lighting and fencing) and landscaping on a public utility easement or near a public utility are subject to final approval by the City.

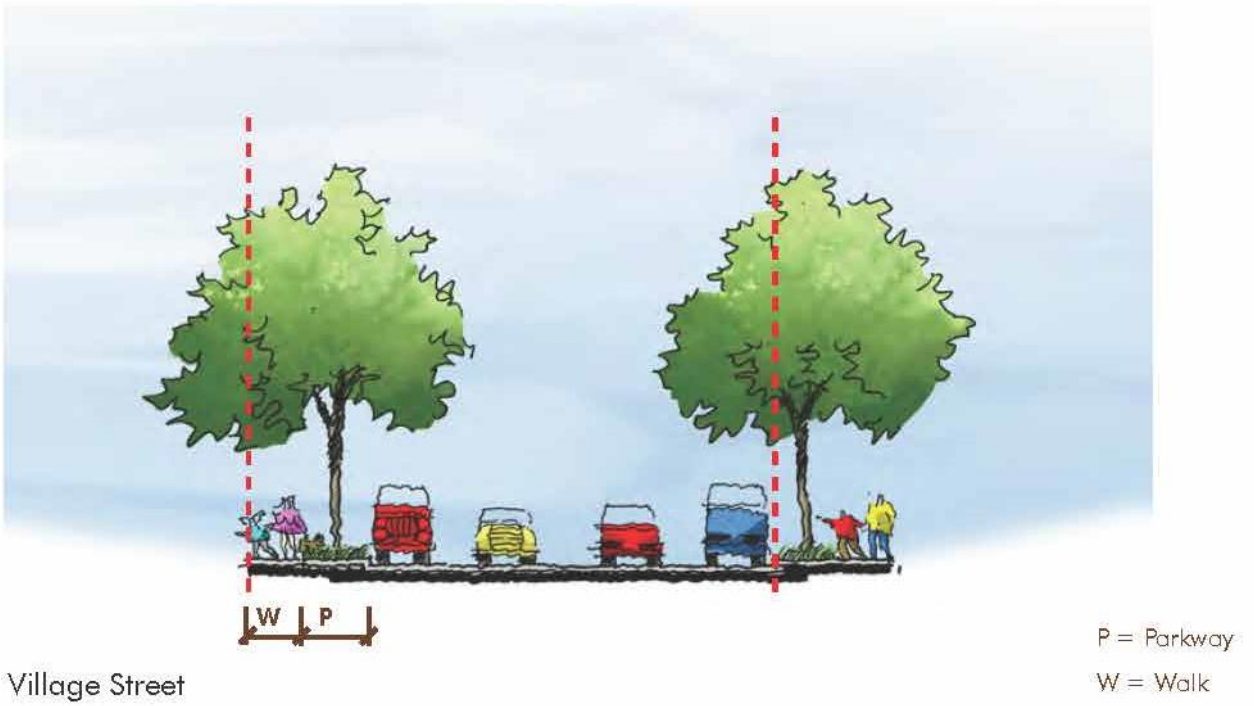


Figure B.21: Village Street

Table B.1 Street Tree Master Plan			
Roadway Type/ Name	**Botanical Name**	**Common Name**	**Average Spacing**
Arterial Roadways			
Westbrook Boulevard	Evergreen		
	Quercus suber	Cork Oak	30'-0"
			25'-0"
	Deciduous		
			25'-0"
		Sycamore	30'-0"
	Quercus palustris	Pin Oak	30'-0"
	Ulmus parvifolia	Chinese Evergreen Elm	25'-0"
	Median		
			25'-0"
	Plantus species	Sycamore	30'-0"
	Quercus suber	Cork Oak	30'-0"
	Ulmus parvifolia	Chinese Evergreen Elm	25'-0"
	Zelkova serrata	Zelkova	30'-0"
Minor Arterial "B"	Evergreen		
	Cedrus deodara	Deodar Cedar	35'-0"
			25'-0"
	Deciduous		
	Gleditsia triacanthos 'Sunburst'	Honey Locust (thornless)	25'-0"
			25'-0"
			30'-0"
	Quercus palustris	Pin Oak	30'-0"
Collector Roadways			
Modified Collector	Evergreen		
			25'-0"
	Quercus suber	Cork Oak	30'-0"
	Deciduous		
	Acer macrophyllum	Bigleaf Maple	20'-0"
	Aesculus hippocastanum	Common Horsechestnut	25'-0"
			30'-0"
	Tilia cordata 'Glenleen'	American Linden	30'-0"
Modified Primary Residential Street (Bike Lanes and Park)	Evergreen		
			25'-0"
			25'-0"
	Quercus ilex	Holly Oak	25'-0"
	Deciduous		
	Acer macrophyllum	Bigleaf Maple	25'-0"

	Koelreuteria paniculata	Goldenrain Tree	30'-0"
			30'-0"
	Backdrop (Tall Vertical)		
			25'-0"
	Nyssa sylvatica	Tupelo / Sour Gum	25'-0"
			30'-0"
Modified Primary Residential Street (Road G)	Evergreen		
			25'-0"
			20'-0"
	Deciduous		
			30'-0"
	Koelreuteria paniculata	Goldenrain Tree	30'-0"
			25'-0"
	Pistacia chinensis	Chinese Pistache	24'-0"
			30'-0"
Alley	Evergreen		
	Arbutus enedo	Strawberry Tree	20'-0"
	Cupressus sempervirens	Italian Cypress	10'-0"
			20'-0"
			20'-0"
	Deciduous		
	Acer buergerianum	Trident Maple	18'-0"
	Acer campestre	Hedge Maple	18'-0"
	Acer circinatum	Vine Maple	18'-0"
	Betula platyphylla japonica	Japanese White Birch	20'-0"
	Carpinus betulus 'Fatigiata'	Eurpean Hornbeam	20'-0"
	Carpinus caroliniana	American Hornbeam	20'-0"
	Cercis canadensis	Eastern Redbud	20'-0"
	Cornus florida	Eastern Dogwood	20'-0"
	Crataegus phaenopyrum	Washington Hawthorn	25'-0"
	Koelreuteria bipinnata	Golden Flame Tree	25'-0"
	Koelreuteria paniculata	Goldenrain Tree	25'-0"
	Laburnum anagyroides	Goldenrain Tree	25'-0"
	Lagerstroemia hybrids	Crape Myrtle	20'-0"
	Magnolia kobus	Kobus Magnolia	20'-0"
	Pyrus calleryana 'Capital'	Ornamental Pear 'Capital'	20'-0"
		Ornamental Pear 'Chanticleer'	20'-0"
	Pyrus calleryana 'Redspire'	Ornamental Pear 'Redspire'	20'-0"
	Styrax japonicus	Japanese Snowdrop	20'-0"
	Styrax obassia	Fragrant Snowbell	20'-0"

Landscape Edge Conditions

Given the location of Amoruso Ranch, there are a variety of edge conditions that occur around the site. Various landscape and edge treatments should be employed for residential neighborhoods along the edges of the specific plan area. A variety of design techniques will be employed to provide access, visibility, or even to buffer and separate the proposed residential development from the surrounding uses. Guidelines for the various edges within the ARSP are provided below. The following illustrations are merely suggestions, but not limited to alternative valid design solutions as long as the intent of the ARSP is met.

Guidelines for development along Open Space:

The following guidelines should be followed where development lands adjacent to parks and open spaces areas.

- Where applicable, neighborhoods should provide access, for service and fire protection, to adjacent parks, natural creek corridors, pedestrian parkway corridors, or paseos. Locked gates into subdivisions are not permitted where they would preclude public access to a City park or open space areas.
- Along open space parcels, frontage landscaping shall be non-invasive, native plants, as approved by the City.

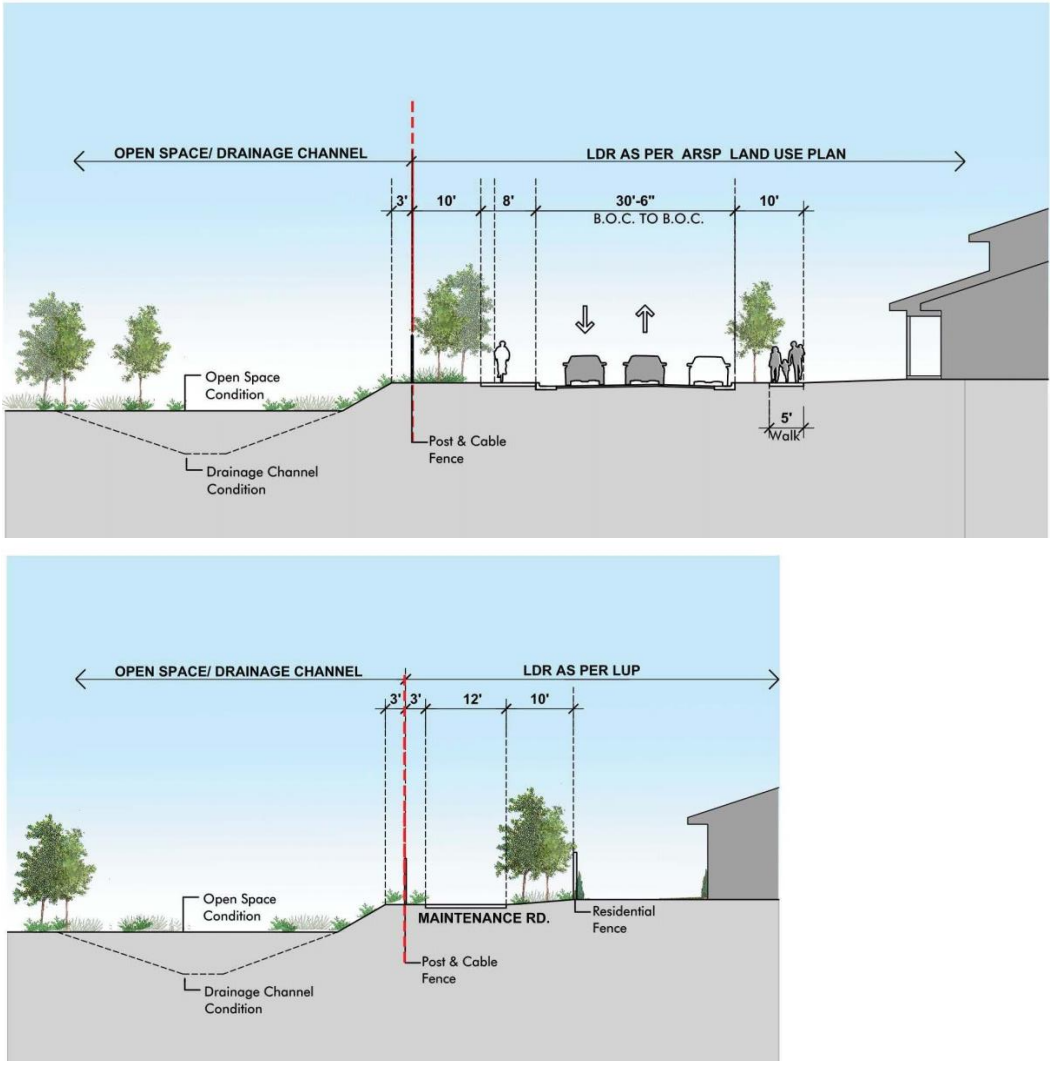


Figure B.22: Potential Edge Conditions Along Open Space/Drainage Channel

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

- Residential subdivisions located adjacent to open space area shall provide visual and physical access (for service and fire protection) to the open space. Pedestrian and bicycle access to open space shall only be provided where Class1 trails are proposed.
    - No more than 50 percent of homes adjacent to open space designated parcels shall back up to open space areas.
    - Residential streets should provide views into open space areas at selected locations by providing opportunities for home to front or side on to open space. This can be accomplished in a number of ways including single-loaded streets, loop streets, or live end cul-de-sacs.
    - Where residential lots back or side onto an open space area, multiple connection points (for service and fire protection) shall be provided, via live-end cul-de-sacs, paseos, or other means. Pedestrian and bicycle access to open space shall only be provided where Class1 trails are proposed.

    - Where residential lots back up or side onto open space areas, the use of open-style fencing is appropriate,
    - Pedestrian connection points to park and open space features should be easy to find within neighborhoods, along designated pedestrian/bicycle routes with high visibility to residents.
    - As applicable, ensure subdivisions provide the proper interface with, and design for, and prescribed paseos.

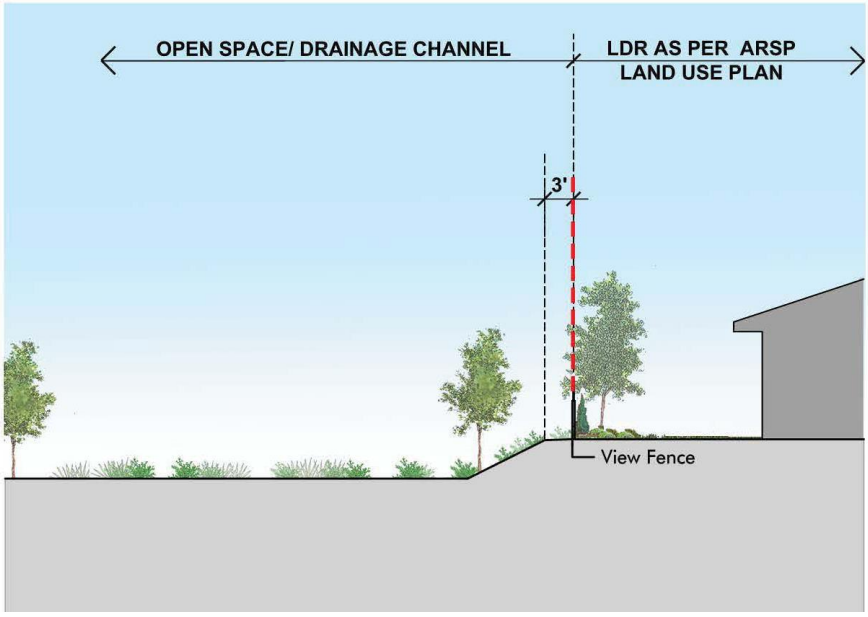


Figure B.23a: Edge Conditions Along Open Space Transition Zones

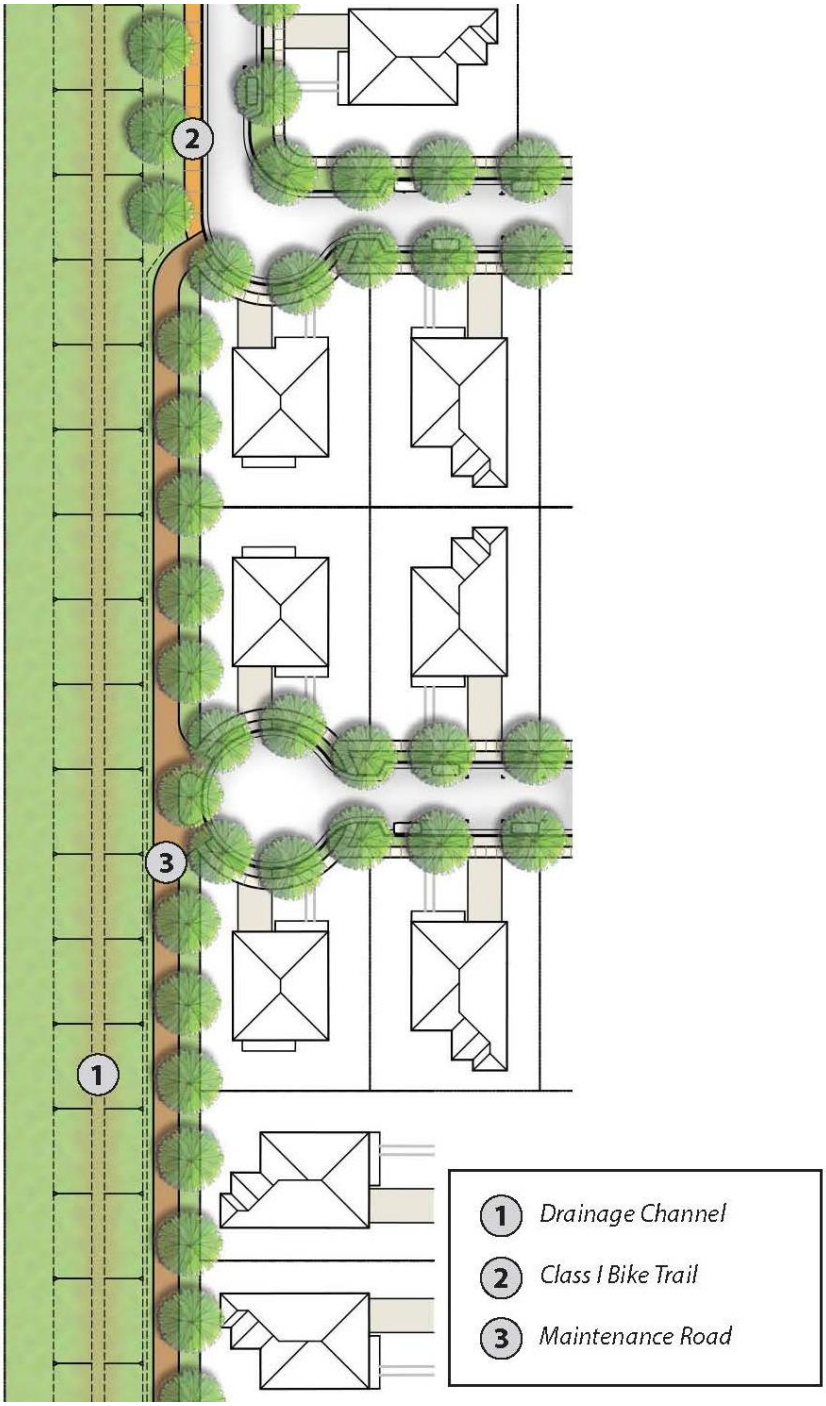


Figure B.23b: Edge Conditions Along Drainage Channel - Plan View

Guidelines for development along the western property line north of Placer Parkway (Gleason Property):

In keeping with the general plan policy there shall be adequate separation between the proposed residential development in ARSP and the adjoining agricultural uses to the west of the project area.

- Fencing and adequate landscaping shall be provided to minimize the interaction of the two uses.
- Adequate landscaping screening shall be provided along the residential edge to minimize visual impacts both to and from the development.
- Along open space parcels, landscaping shall be native plants, as required by the City.
- Pedestrian/bike access may be provided on the maintenance road along the drainage channel. Where homes front on to the drainage channel, the maintenance road may be replaced by a single loaded road.
- Where homes back on to the drainage channel, sufficient landscape shall be provided between the maintenance trail and the fences. Fences could be low solid wall solid or open fences with tubular steel.

The following sections illustrate potential design solutions for buffering along the Gleason Property:

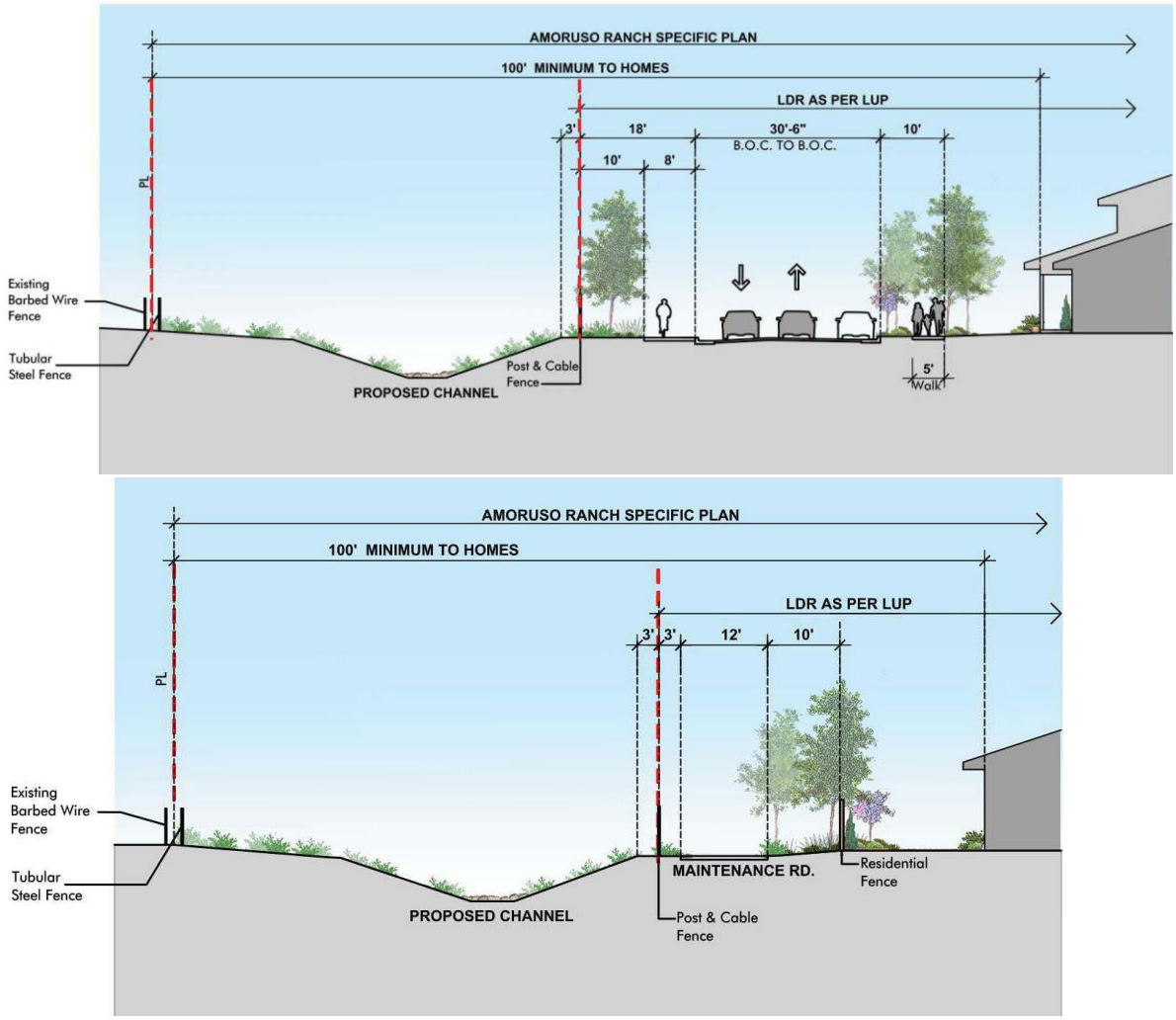


Figure B.24: Potential Edge Conditions Along Western Property Line North of Placer Parkway (Gleason Property)

Guidelines for development along Placer Parkway:

Placer parkway is a regional roadway that runs along the east west through the ARSP area. While a substantial portion of the development will be buffered from the parkway there are areas where the development parcels extend to the Placer Parkway Right of Way. To effectively mitigate the noise and visual impacts of the proximity of the Parkway a variety of design techniques may be applied. Guidelines for the development extending to the Placer Parkway are provided below:

The following guidelines apply to the design of neighborhoods where the development will be immediately adjacent to Placer Parkway.

- Development may back side or front on to the proposed Placer Parkway.
- Care should be taken to locate and orient homes so that future noise and visual impacts will be minimized. It is assumed that the lotting pattern and home orientations may vary within the development parcels. Since the Placer Parkway is a long range regional infrastructure project, the noise and visual impacts from the parkway to the development, as and when the Parkway is constructed, shall be mitigated by others with measures located within the Placer Parkway ROW.
- A combination of berming and masonry wall may be required in the future to mitigate Placer Parkway traffic noise consistent with the ARSP Development Agreement.
- Screening plant material if possible should be integrated or should complement the neighborhood planning palette to from a congruent neighborhood character.

The following sections illustrate potential design solutions for buffering along Placer Parkway:

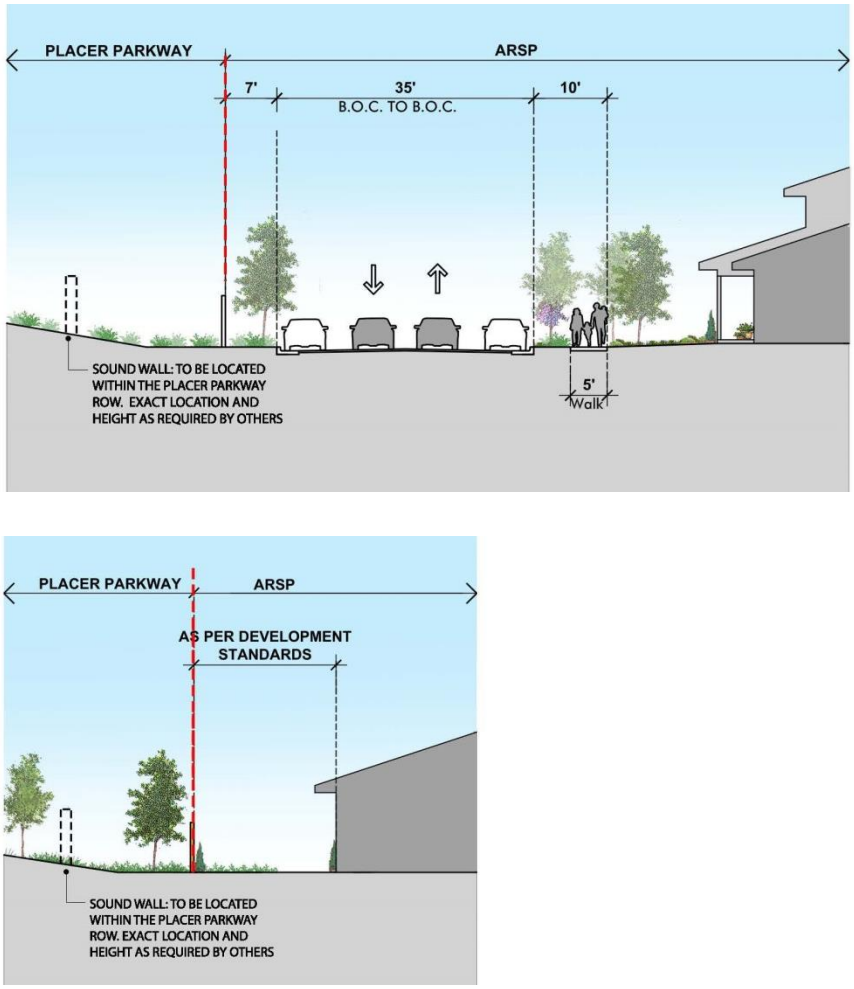


Figure B.25: Potential Edge Conditions Along Placer Parkway

C. Parks

The ARSP has an extensive network of both parks and trails. The description, general layout, and amenity schedule for the public parks has been addressed in Chapter 8.

In general, the park landscape should respond to the context in which it is located as well as the focus or "big idea" for the activities within each unique park. Where parks are adjacent to natural open space, the landscape with the parks should reflect and respond to the adjacent natural setting.

Privately owned urban relief areas (also referred to as "pocket parks") may occur throughout Amoruso Ranch and their design will be specific to each neighborhood. Where odd shaped "left over" parcels occur within a neighborhood, the merchant builder is encouraged to plan it as urban relief that is maintained by a Home Owner's Association or other private ownership entity.

In general, the following guidelines should be used when designing the parks. The design and materials shall be consistent with the City of Roseville Public Works and Parks Design and Construction Standards, the City's Water Efficient Landscape Ordinance and the project's Water Conservation Plan.

- Turf areas should be limited to active recreation areas.
- Shrubs and ground cover palettes should be simple and layered to give definition and variation to spaces and yet maintain a unified ground plain.
- Shrub and tree species in parks should be hardy, long lived, and easily maintainable.
- Use of low water use plants in appropriate areas is encouraged.
- All plant material should be chosen from the approved plant palette and consistent with the Parks Construction Standards as listed by the City's Urban Forester. Walks and hardscape within the parks are encouraged to use special finishes or score patterns to reinforce their identity.
- Site furnishings should be made of durable, long-lasting material, consistent with the Parks Construction Standards.

D. Village District Landscape and Hardscape

The Village District is a mix of retail, office, and residential uses with the goal of creating an urban gathering and activity hub for the residents of the community and surrounding area. The landscape within this area should have a sophisticated urban vibe. Outdoor dining, informal seating in open, shaded

Memory points in parks.

plazas, and large scale community events may all occur in the Village District.

In addition to the landscape character of Main Street previously discussed in this Appendix, there are opportunities for small urban plazas where buildings break along Main Street. These areas should be planned for accent paving with seating and should include a focal feature such as a large shade tree, art piece or water feature.

Where streets intersect with Main Street, the vehicle should feel secondary to the pedestrian. Enhanced paving should be used at the intersections and cross walks, as well as zero edge curbs at the corners.

At the Main Street Promenade, this entire block is intended to function as one large plaza with the center of the street being the main activity area. Within this plaza, accent paving or pavers should dominate the ground plane. It should include shaded and open moveable seating, and may include variety of other activities including a small structure. It is important to include art as a major component of this plaza space. The entire block can be cordoned off to host farmers markets, art shows, car shows, etc.

The following are basic guidelines that should be followed when designing the hardscape of the Village District.

- All trees along the streets within the Village District should meet the street landscape guidelines discussed earlier in this Appendix.

- Paving along Main Street and within the adjacent plazas should be enhanced. Colored concrete, pavers, or brick are encouraged. Enhanced concrete scoring patterns are also encouraged.
- Pavers or scored concrete is encouraged to be used within intersections in crosswalks or within the entire intersection.
- Outdoor seating as part of the streetscape as well as areas for outdoor dining is encouraged.
- Within the parking areas in the Village District, trees should be placed to minimize the heat island effect and design of the parking lot shall meet City of Roseville standards, including standards for shading.

E. Landscape Planting Guidelines

The landscape within Amoruso Ranch is a major design element for reinforcing the character of the community. Plantings define street edges and add scale, visual interest, and seasonal change to spaces. In general, layout and plant selection for the community should complement their surroundings and mesh seamlessly with the architecture of the community.

There is a wide variety of deciduous and non-conifer evergreen trees that can be used in the Amoruso

Pedestrian connectivity across street.

Specialty building or kiosk.

Ranch plan area. These trees can be planted in areas to reinforce pedestrian connections, define edges and views, provide shade for seating areas, and add visual interest. Trees can also be used to anchor corners and intersections throughout the community and demarcate gateways and amenity areas. All trees should be selected from the ARSP Tree Palette (Table B.1) for climactic hardiness, longevity, visual appeal and desired design intent. If a tree species is found to be susceptible to disease, structurally unsound or causes high maintenance challenges long term, it shall be replaced with an alternate species.

Understory planting is just as important as the tree selection. Shrubs, groundcover, grasses and perennials can be used to define spaces and create outdoor rooms in amenity areas. They are also important in helping to establish the character of the different neighborhoods. Shrub selection in general should reflect the architectural character of the community and should relate with the architectural theme of each neighborhood. These understory plants are encouraged to be selected for their form, texture, color, hardiness and longevity. Plantings are encouraged to be multi-layered and diverse to provide year-round interest, color and form.

Water efficient landscape shall be utilized in the Amoruso Ranch plan area and planting and irrigation design shall meet the City's Water Efficient Landscape Ordinance and Water Conservation Plan. Plant selection will be crucial in balancing the mandated state guidelines and the aesthetics of the community.

The following table lists the plants most suited for use at Amoruso Ranch. This table reflects the name of the plant material and water use (VL=Very Low; L=Low; M=Medium; H=High). This is not intended to be a comprehensive list. Additional varieties of plant material may be considered with the developer's consent.

Table B.2

	Botanical Name	Common Name	PF
Trees			
	Acer buergerianum	Trident Maple	M
	Acer campestre	Hedge Maple	M
	Acer circinatum	Vine Maple	M
	Acer macrophyllum	Bigleaf Maple	H/M
	Acer palmatum	Japanese Maple	H
	Acer rubrum	Red Maple	M
	Acer saccharum	Sugar Maple	M
	Acer tataricum ginnala	Amur Maple	M
	Aesculus hippocastanum	Common Horsechestnut	M
	Alnus cordata	Italian Alder	H
	Alnus cordata	White Alder	H

Alnus rubra	Red Alder	H
Arbutus menziesii	Madrone	M/L
Arbutus unedo	Strawberry Tree	M/L
	Bamboo	M
Betula platyphylla japonica	Japanese White Birch	H
Callistemon citrinus	Lemon Bottlebrush	M/L
Callistemon viminalis	Weeping Bottlebrush	M/L
Carpinus betulus 'Fastigiata'	European Hornbeam	M
Carpinus caroliniana	American Hornbeam	M
Castanea dentata	American Chestnut	M
Cedrus deodara	Deodar Cedar	M/L
Celtis australis	European Hackberry	M
Celtis sinensis	Chinese Hackberry	M
Cercis canadensis	Eastern Redbud	M
Cercis occidentalis	Western Redbud	M/L
Chionanthus retusus	Chinese Fringe Tree	M
Cornus florida	Eastern Dogwood	M
Crataegus laevigata 'Paul's Scarlet'	English Hawthorn 'Paul's Scarlet'	M
Crataegus phaenopyrum	Washington Hawthorn	M
Cupressus arizonica	Arizona Cypress	L/VL
Cupressus cashmeriana	Kashmir Cypress	M
Cupressus forbesii	Tecate Cypress	L/VL
Cupressus macrocarpa	Monterey Cypress	M/L
Cupressus sempervirens	Italian Cypress	M/L
Fagus sylvatica	European Beech	M
Fraxinus velutina ‘Modesto’	Modesto Ash	M
	Ginkgo Biloba (Male Only)	M
Gleditsia triacanthos	Honey Locust (thornless)	M
Gymnocladus dioica	Kentucky Coffee Tree	M
Koelreuteria bipinnata	Golden Flame Tree	M
Koelreuteria paniculata	Goldenrain Tree	M
Laburnum anagyroides	Golden Chain	M
Lagerstroemia hybrids	Crape Myrtle	M
Laurus nobilis	Grecian Laurel	M/L
'Rotundifolia'	Sweet Gum	M
	Tulip Tree	H
Maackia amurensisM	Amur Maackia	M
	Southern Magnolia	M
	Southern Magnolia 'St.Mary'	M
Magnolia kobus	Kobus Magnolia	M

Magnolia x soulangeana	Saucer Magnolia	M
	Bechtel Crabapple	M
Malus ioensis 'Prariefire'	Crabapple 'Prariefire'	M
Metasequoia glyptostroboides	Dawn Redwood	H
Nyssa sylvatica	Tupelo / Sour Gum	M
Pinus canariensis	Canary Island Pine	M/L
Pinus densiflora	Japanese Red Pine	M
Pinus pinea	Italian Stone Pine	M/L
Pinus ponderosa	Ponderosa Pine	L
Pistacia chinensis	Chinese Pistache	M
Platanus species	Sycamore	H/M
Podocarpus gracilior	Fern Pine	M
Podocarpus henkelii	Long-leafed Yellowwood	M
Podocarpus macrophyllus	Yew Pine	M
Populus nigra 'Italica'	Lombardy Poplar	H
Prunus caroliniana	Carolina Laurel Cherry	M
Prunus cerasifera 'Krauter Vesuvius'	Purple Leaf Plum	M
Pyrus calleryana 'Capital'	Ornamental Pear 'Capital'	M
Pyrus calleryana 'Chanticleerl'	Ornamental Pear 'Chanticleer'	M
Pyrus calleryana 'Redspire'	Ornamental Pear 'Redspire'	M
Pyrus calleryana 'Holmford'	New Bradford Pear	M
Quercus castaneifolia	Chestnut-Leafed Oak	M/L
Quercus douglasii	Blue Oak	L/VL
Quercus ilex	Holly Oak	M/L
Quercus kelloggii	California Black Oak	M/L
Quercus lobata	Valley Oak	M/L
Quercus macrocarpa	Burr Oak	L
Quercus palustris	Pin Oak	M
Quercus phellos	Willow Oak	H/M
Quercus rubra	Red Oak	M
Quercus suber	Cork Oak	M/L
Quercus wislizenii	Interior Live Oak	L/VL
Sequoia sempervirens	Coast Redwood	H
Sequoiadendron giganteum	Giant Sequoia	M
Styrax japonicus	Japanese Snowdrop	M
Styrax obassia	Fragrant Snowbell	M
Tilia americana	American Linden	M
Tilia cordata	Little-Leaf Linden	M
Ulmus parvifolia	Chinese Evergreen Elm	M
Umbellularia californica	California Bay	H/M
Zelkova serrata	Zelkova	M

Shrubs	Abelia grandiflora -Hybrids	Glossy Abelia	M
	Acanthus mollis	Bear's Breech	M/L
	Agave species	Agave	L/VL
	Aloe species	Aloe	L/VL
	Alyogyne huegelii 'Santa Cruz'	Blue Hibiscus	L
	Anigozanthos flavidus	Kangaroo Paw	M/L
	Arctostaphylos species	Manzanita	M/L
	Asparagus densiflorus	Asparagus Fern	M
	Asparagus setaceus	Fern Asparagus	M
	Berginia cordifolia	Heartleaf Berginia	M
	Buddleia davidii	Butterfly Bush	M
	Buxus m. japonica 'Green Beauty'	Japanese Boxwood	M
	Camellia japonica 'Kramer's Supreme'	Camellia	M
	Carex buchananii	Leather Leaf Sedge	M
	Carex divulsa	Berkeley Sedge	M
	Carex flacca	Glaucous Sedge	M
	Carex pansa	California Meadow Grass	M
	Carex praegracilis	Western Meadow Sedge	M
	Carex spissa	San Diego Sedge	M
	Carex testacea	Orange Sedge	M
	Carpentaria californica	Bush Anemone	M/L
	Ceanothus spp.	Wild Lilac	M/L
	Chaenomeles speciosa	Flowering Quince	M
	Chrysanthemum frutescens	Marguerite	M
	Cistus species	Rockrose	M/L
	Coprosma repens	Mirror Plant	M
	Correa 'Ivory Bells'	Australian Fuchsia	M/L
	Cotoneaster spp.	Cotoneaster	M
	Elaeagnus pungens	Pacific Was Myrtle	M/L
	Escallonia spp.	Escallonia	M
	Euonymus japonicas	Evergreen Euonymus	M
	Fremontodendron californicum	California Flannelbush	L/VL
	Garrya fremontii	Silktassell	M/L
	Geranium x 'Johnson's Blue'	NCN	M
	Grevillea spp.	Grevillea	M/L
	Hebe spp.	Hebe	M
	Helictotrichon sempervirens	Blue Oat Grass	M
	Hemerocallis hyb.	NCN	M/L
	Heteromeles arbutifolia	Toyon	M/L
	Hibiscus syriacus	Hibiscus	M
	Ilex crenata	Japanese Holly	M
	Ilex vomitoria Species	Yaupon	M

Isomeris arborea	Bladderpod	M/L
Juniperus s. 'Skyrocket'	Skyrocket Juniper	M
Lantana spp.	NCN	M/L
Lavatera maritima	Tree Mallow	M/L
Leptospermum laevigatum	Australian Tea Tree	M/L
Leucophyllum frutescens	Texas Ranger	L/VL
Ligustrum j. 'Texanum'	Texas Privet	M
Liriope m. 'Gigantea'	Big Blue Lily Turf	M
Liriope spicata	Creeping Lily Turf	M
Loropetalum chinense	NCN	M
Miscanthus 'Giganteus'	Giant Silver Grass	H/M
Miscanthus sinensis	Eulalia	H/M
Miscanthus transmorrisonensis	Taiwanese Miscanthus	H/M
Muhlenbergia capillaris	Pink Muhly	M/L
Muhlenbergia dubia	Mexican Muhly	M/L
Muhlenbergia dumosa	Bamboo Muhly	M/L
Muhlenbergia lindheimeri	Lindheimer's Muhly	M/L
Muhlenbergia rigens	Deer Grass	M/L
Myrica californica	Pacific Wax Myrtle	M/L
Myrsine africana	African Boxwood	M
Myrtus communis 'Compacta'	Dwarf Myrtle	M
Nassella pulchra	Purple Needle Grass	L/VL
Nassella cernua	Nodding Needle Grass	L/VL
Nassella lepida	Foothill Needle Grass	L/VL
Nassella speciosa	Desert Needle Grass	L/VL
Nassella tenuissima	Mexican Feather Grass	L/VL
Nerium oleander - Hybrids	Oleander	M/L
Ophiopogon japonicus	Mondo Grass	M
Penstemon spp.	Penstemon	L/VL
Phormium tenax	Phormium	M
Photinia glabra	Japanese Photinia	M
Photinia serratifolia	Chinese Photinia	M
Photinia x fraseri	Fraser Photinia	M
Phyllostachys spp.	Bamboo	M
Pittosporum tobira	Tobira	M
Plumbago auriculata	Cape Plumbago	M/L
Pyracantha spp.	Firethorn	M/L
Rhamnus california	California Coffeeberry	M/L
Rhaphiolepis Spp.	India Hawthorn	M
Rhus integrifolia	Lemonade Berry	L/VL
Rhus lancea	African Sumac	M/L
Rhus lentii	Pink Flowering Sumac	L/VL
Rhus ovata	Sugar Bush	L/VL

	Rosa spp.	Rose	M
	Rosmarinus spp.	Rosemary	M/L
	Salvia spp.	Sage	L/VL
	Spiraea vanhouttei	Vanhoutte Spirea	M
	Trichostema lanatum	Wolly Blue Curls	M/L
	Viburnum japonicum	Japanese Viburnum	M
	Xylosma congestum	Xylosma	M
Ground Covers	Arctostaphylos spp.	Manzanita	M/L
	Arctotis hybrids	African daisy	M/L
	Baccharis piluraris	Chaparral Broom	M/L
	Carex spp.	Sedge	M/L
	Carpobrotus spp.	Ice Plant	L/VL
	Ceanothus spp.	Wild Lilac	M/L
	Ceratostigma plumbaginoides	Dwarf Plumbago	M
	Cotoneaster species	Cotoneaster	M
	Eunymus fortunei 'Colorata'	Purple Winter Creeper	M
	Festuca californica	California Fescue	M
	Festuca glauca	Blue Fescue	M
	Festuca mairei	Atlas Fescue	M
	Festuca rubra	Creeping Red Fescue	H
	Gazania species	Gazania	M
	Hedera helix species	English Ivy	M
	Helictotrichon sempervirens	Blue Oat Grass	M/L
	Hippocrepis comosa	Horseshoe Vetch	L
	Hypericum calycinum	Aaron's Beard	M
	Iris douglasiana	Douglas Iris	H/M
	Juniperus species	Juniper	M
	Leymus triticoides	Creeping Wild Rye	M
	Liriope muscari	Big Blue Lily Turf	M
	Liriope spicata	Creeping Lily Turf	M
	Lonicera japonica 'Halliana'	Halls Honeysuckle	M
	Lupinus nanus	Douglas Jupine	L/VL
	Mahonia repens	Creeping Barberry	L
	Mimulus species	Monkey flower	H/M
	Myoporum parvifolium	Myoporum	M
	Nassella spp.	Needlegrass	L/VL
	Pennisetum spp.	Fountain Grass	M/L
	Phyla lanceolata	Fogfruit	M
	Ribes viburnifolium	Evergreen Currant	M/L
	Rosmarinus o. "Prostratus"	Prostrate Rosemary	M/L
	Teucrium canadense	Wild Germander	M/L
	Thymus serpyllum	Creeping Thyme	M

	Trachelospermum asiaticum	Asiatic Jasmine	M
	Verbena spp.	Vergena	M/L
	Vinca spp.	Periwinkle	M
Vines	Campsis radicans	Trumpet Creeper	M
	Clematis ligusticifolia	Virgin's Bower	M
	Clytostoma callistegioides	Lavender Trumpet Vine	M
	Distictis spp.	Trumpet Vine	M
	Ficus pumila	Creeping Fig	M
	Hardenbergia violacea	Lilac Vine	M/L
	Jasminum polyanthum	Pink Jasmine	M
	Lonicera japonica - Hybrids	Honeysuckle	M
	Parthenocissus tricuspidata	Boston Ivy	M
	Passiflora species	Passion Vine	M
	Tecomaria capensis	Cape Honeysuckle	M/L
	Wisteria sinensis	Chinese Wisteria	M

Front yard landscaping in residential areas (including planter strips between curb and sidewalk, where present) are subject to the provisions of the City"s WELO and the ARSP Water Conservation Plan. In instances where the WELO applies, landscaping and irrigation systems along residential streetscapes should comply with the following guidelines:

- When separated sidewalks are used within residential subdivisions, low maintenance landscaping should be encouraged in planter strips between the sidewalk and the curb, provided the irrigation system complies with the City's WELO.
- LID and other walk-on groundcovers may be used as specified in the plant palette above.
- Front yard landscaping should be consistent with the guidelines for plan-wide water conservation.

B.13 Community & Neighborhood Entry Features

There is a hierarchy of entry features at Amoruso Ranch that is split into three categories: City gateways announcing entry into the City of Roseville, Community monuments that demark the specific plan area and Neighborhood entry features

City Gateways are the most significant in the hierarchy of entrance features in the Plan. Located along the northern boundary of the Plan Area where Sunset Road intersects a major arterial (Westbrook Boulevard and/or Future Placer Parkway), these features give a pronounced entrance statement into the City.

Community monuments are the gateway features that announce entrance into the the Plan area along Westbrook Blvd. Sited at key locations, these features should have a unified application of hardscape elements, project icons, landscaping and accent materials to define ARSP's visual character. Functionally, they serve as the signage for Amoruso Ranch and reinforce the community identity. The initial impression of a community is often formed by the quality and character of these monuments. The design of these monuments should reflect the architectural vernacular of the community. Materials with a feeling of quality and permanence such as stone, brick, tile or steel should be used for all monuments and they may incorporate art pieces to make them even more unique landmarks. By utilizing a consistent material palette and design philosophy for each unique monument within Amoruso Ranch, they become community threads that tie the community together.

Signage should utilize high quality materials which will endure outdoor seasonal conditions and resist vandalism. Signs and sign lettering are encouraged to be monolithic or panels/plaques, versus individual letters, such as those listed below. All signs are subject to review and approval by the Parks and Recreation Department and subject to provisions in the Roseville Sign Ordinance.

Entry feature signage should feature the following types of characteristics:

- Flush mount channel letters
- Flush mount masonry cast concrete signage

All sign elements on pilasters or walls shall use mounting hardware securely embedded into the surface onto which it is affixed. Salvageable materials (metals) shall be avoided. No epoxy-mounted elements are permitted.

Neighborhood monument features are smaller and are related to the Community Monuments in terms of design character and material palette. They are strategically located at key vehicular and pedestrian intersections to reinforce the perception of Amoruso Ranch as a unique district within the City of Roseville.

The following graphic illustrates intended monumentation.

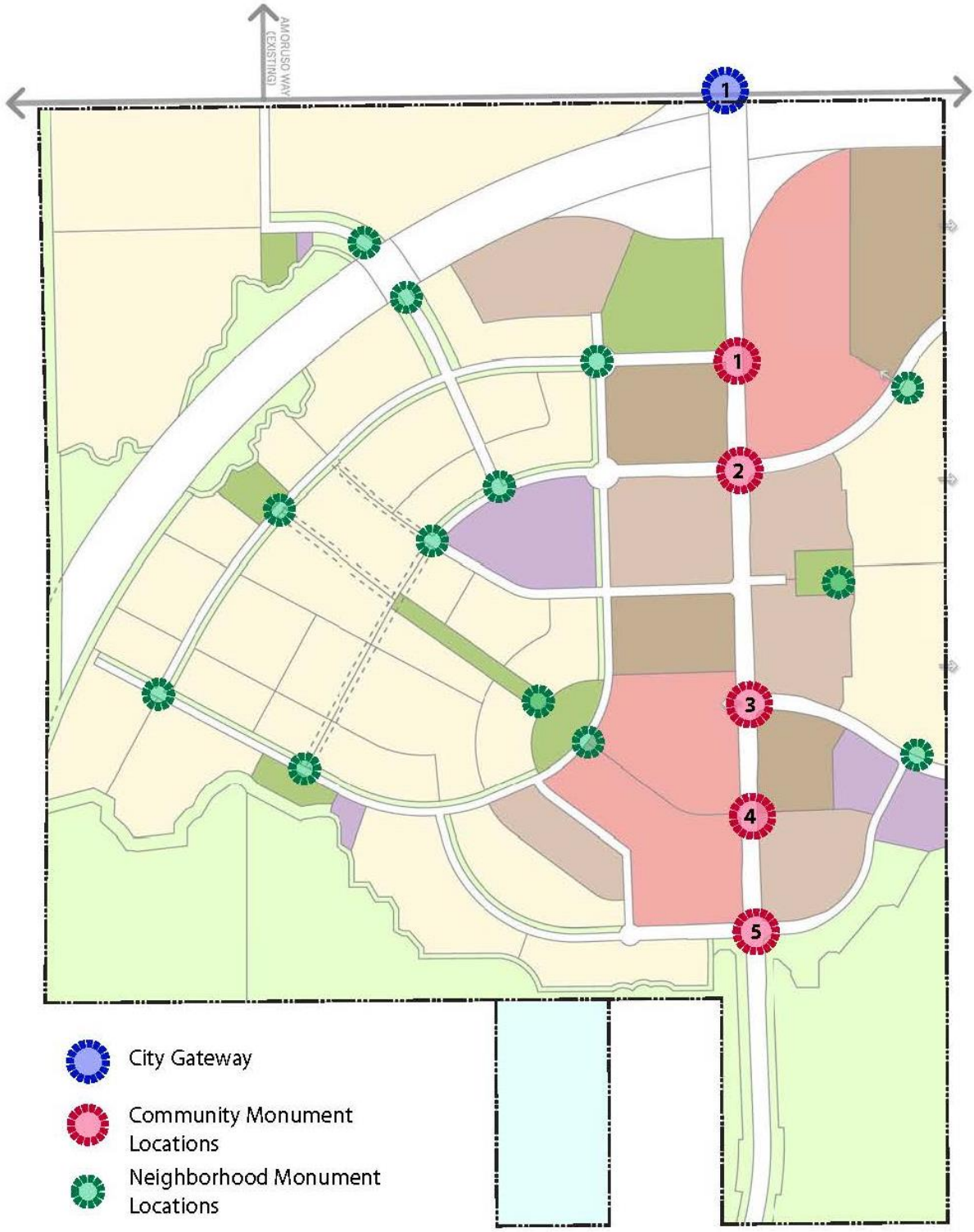


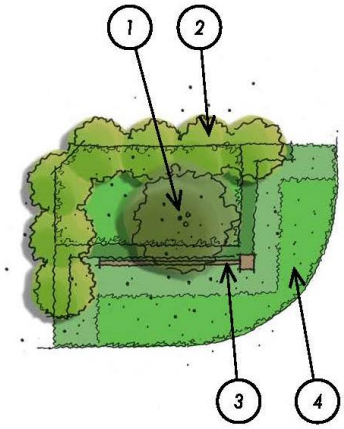
Figure B.26: Monument Plan

Community Announcement Monuments: Monuments 1 and 6

City Gateways
Gateways are characterized by hardscape and landscape elements that have a visually pronounced stature along the streetscape, with a thematic application of landscaping, materials, finishes, and signage that are from a common palette created for ARSP. The following guidelines should be used to help direct the design of these features:

- Gateways should utilize landscape corridors at intersections where a corner clip creates a physical space for these features.
- Hardscape features should include iconic elements, such as monuments, walls, pilasters, raised planters, plazas, and/or other architectural elements, that are derived from a common palette of materials, colors and exterior finishes.
- Landscape materials should utilize water-conserving species and incorporate accent trees, shrubs, and groundcovers that harmonize with the overall landscape theme of Sierra Vista, but in a manner that visually punctuates Gateways as significant elements of the public realm.
- Signage and indirect lighting should be incorporated into the design of monuments and walls in a subtle manner that is secondary to the hardscape features.
- Signage should be incorporated into gateways to identify the City of Roseville. This signage may also identify ARSP, provided it is complimentary to City signage

Community Announcement Monuments occur at either end and flank both sides of Westbrook Boulevard upon entering into the developed portions of Amoruso Ranch. They will require adequate space around them to create an appropriate scale to their setting. They will consist of a tall, vertical structure with the Amoruso Ranch logo or name plate set within the monument. The monument should be lit from below, such lighting equipment shall be approved by the City. Any low planters or walls should be constructed of the same material as the main monument. Within the setting there should be a bosque of sculptural deciduous trees, punctuated by a large specimen tree. The understory of this planting is a plain of groundcover or grasses, while foreground shrub planting should consist of an evergreen groundcover or low shrub. A backdrop for the monument should be established utilizing landscape features such as a row of columnar evergreen trees set in a shrub massing of medium height evergreen planting. Signage should be incorporated into gateways to identify the City of Roseville. This signage may also identify Amoruso Ranch Specific Plan, provided it is complimentary to City signage.



LEGEND
1. Large specimen tree
2. Back drop trees
3. City gateway monument
4. Low groundcover

Figure B.27 City Gateway

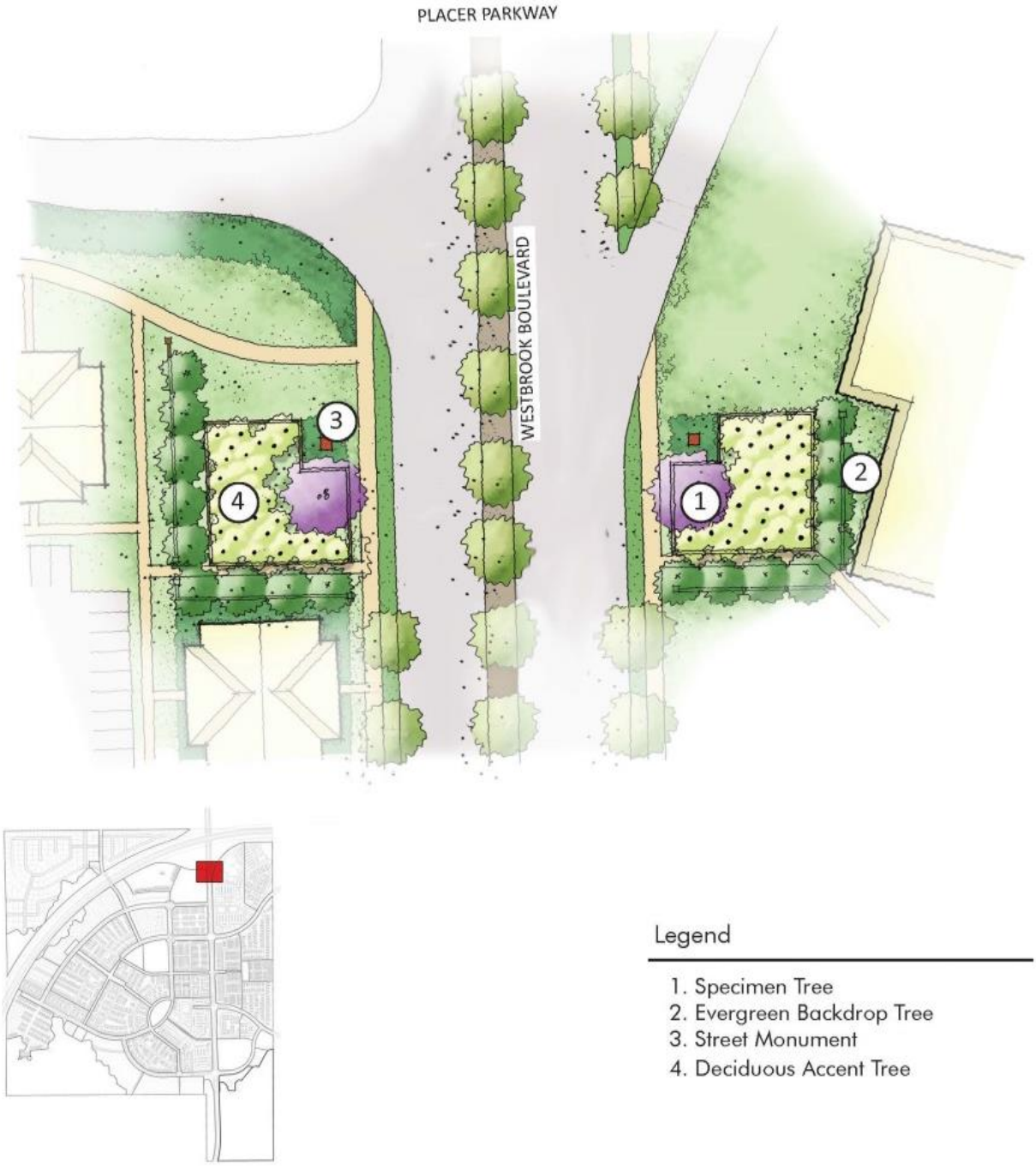


Figure B.28: Monument 1

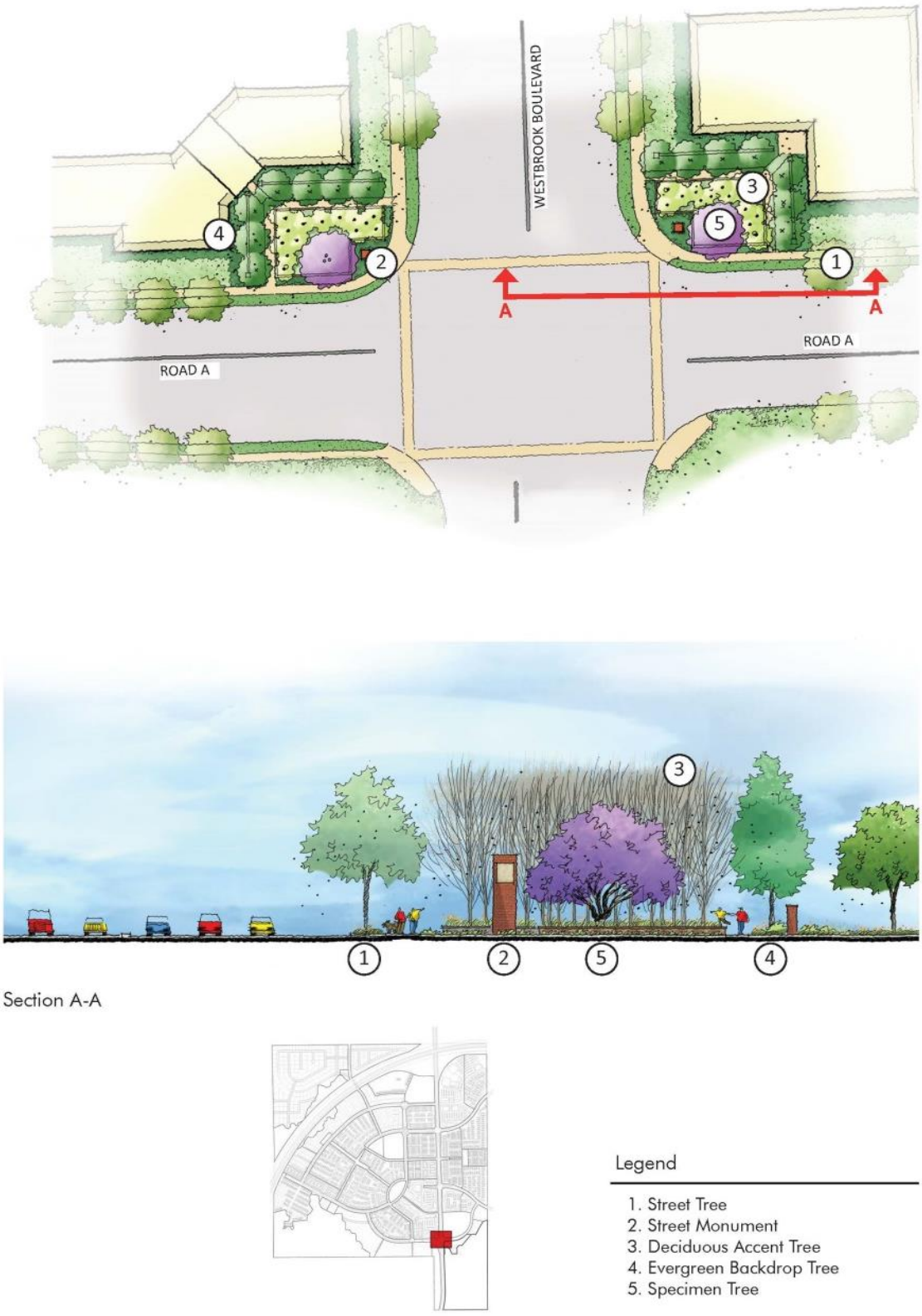


Figure B.29: Monument 5

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

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

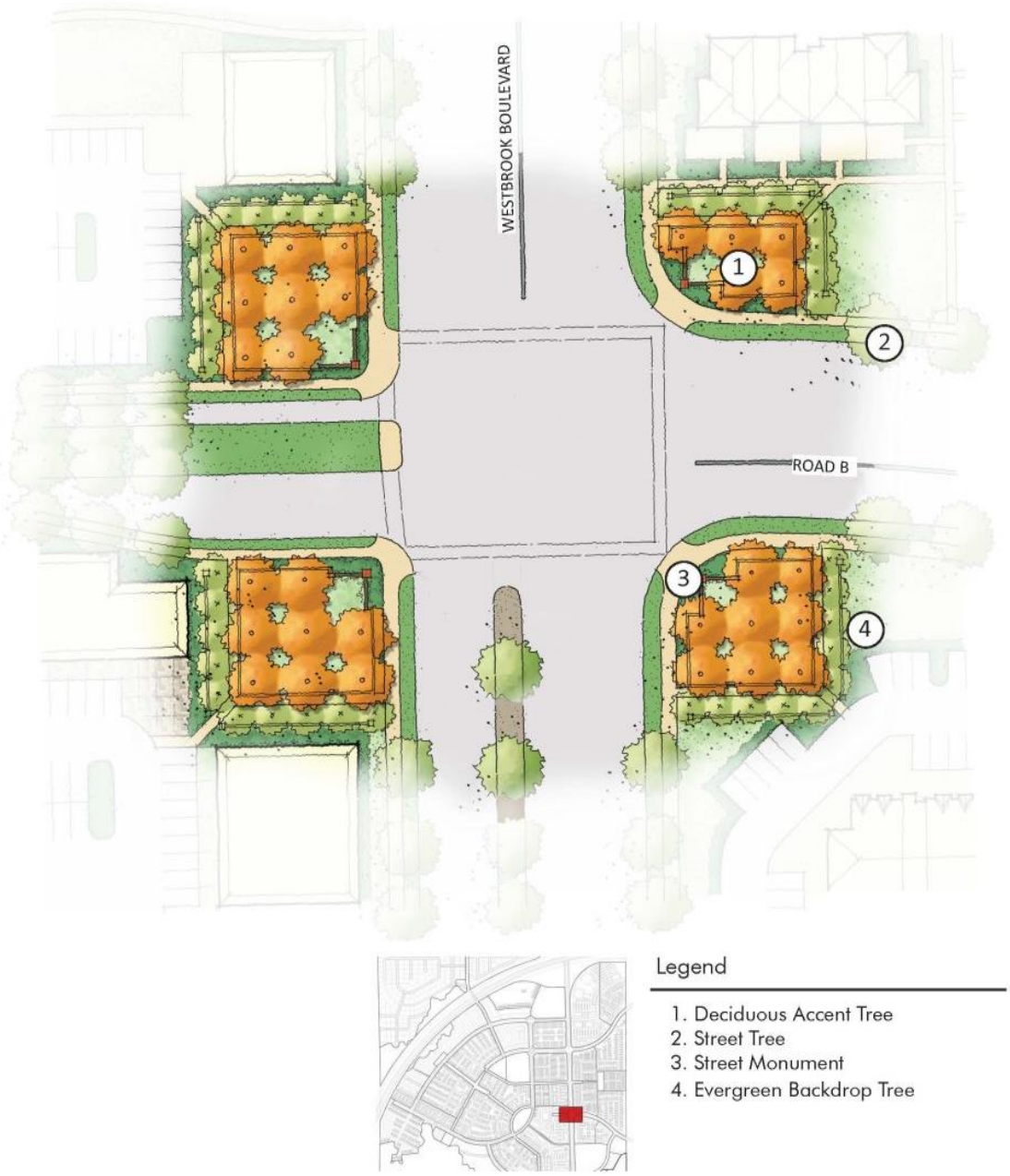


Figure B.30: Monument 3

Figure B.31: Monument 2

Main Street - Monument 4

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

Legend

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

Figure B.32: Monument 4

Figure B.33: Section A-A

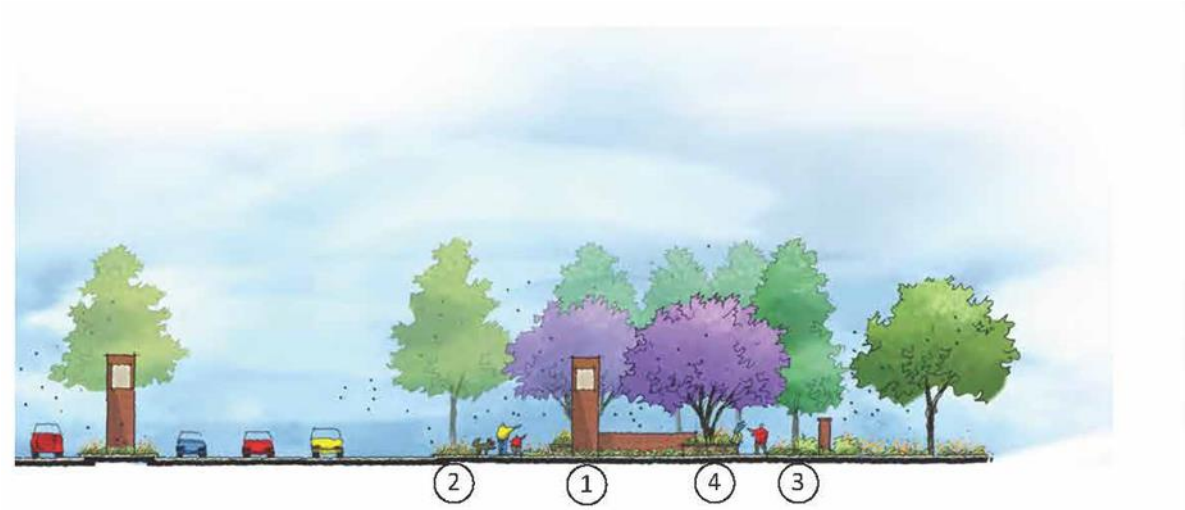


Figure B.34: Section B-B

Legend

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

Neighborhood Monuments

Neighborhood monumentation may be located throughout Amoruso Ranch to mark the entries of different neighborhoods, particularly along the Modified Primary Residential Street with Street-side Paseo as it loops through the community. They should be located within the parkway and consist of a small pilaster. These monuments may also include unique artwork and can be used as way-finding throughout the community.

B.14 Walls and Fences

Walls and fences throughout the ARSP are intended to provide screening to land uses, create a transition between developed areas and open space, secure off-site edges from public access and provide privacy and security for private property. Design and material for walls and fencing varies throughout the Plan Area depending on the specific purpose.

A. Wall Guidelines

Amoruso Ranch is intended to be a fully integrated community to the extent feasible, by minimizing walls separating neighbor from neighbor or between land uses. Walls over 36 inches high may only be used in specific locations, as required mitigation for sound attenuation and must be integrated into the overall aesthetic of the community. The following are basic guidelines for the aesthetics of the walls if they are needed:

- Design of all walls should complement the architectural vernacular of the neighborhood in which they are found. Designs that conflict with this character are not permitted.
- Mitigation measures that utilize other techniques rather than sound walls are preferable. Those techniques may include building construction techniques, siting of structures to shield private outdoor space, etc.
- The height for any sound wall should be the minimum of 6-feet or as otherwise required by the EIR, or site specific noise analysis, as a mitigation measure.
- The maximum height for front yard walls (within the front yard setback) should be 36 inches.
- Raising the pads of the homes at Amoruso Ranch is encouraged; low retaining walls (36 inches max) are permitted in the front yard zone.
- Tops of all walls should be level wherever feasible.
- Sound walls along arterial roadways shall be placed within the RoW and maintained with proceeds from the CFD. All other walls and fences shall be placed on the private property side of the property line and maintained by the private property owner.
- All walls should be constructed and engineered per local codes and regulations.
- Where sound attenuation walls are required, they must be constructed of high quality materials such as colored, split-faced block and include adequate cap and column details



Typical Neighborhood Monumentation

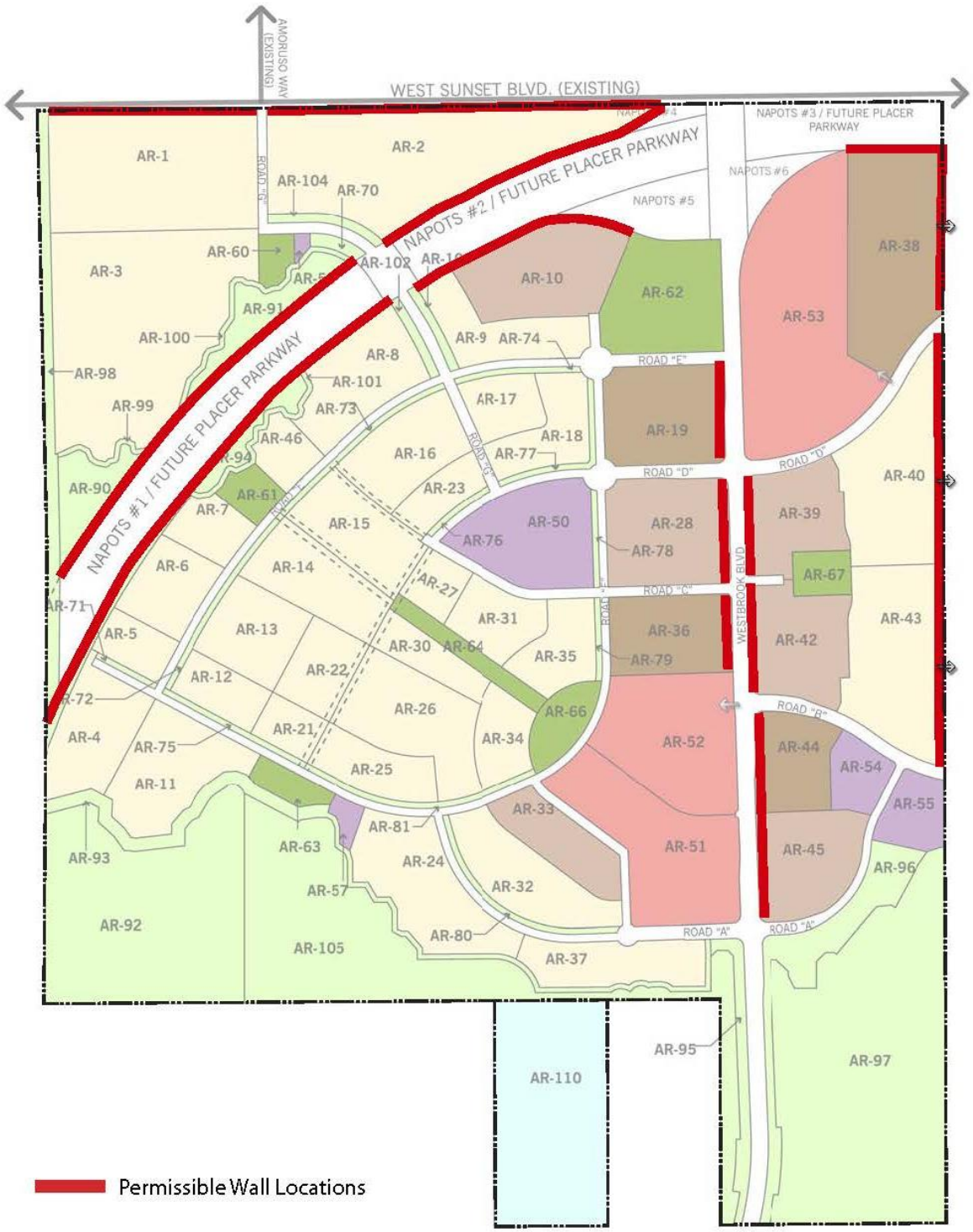


Figure B.35: Permissible Wall Locations

B. Fence Guidelines

The fences of Amoruso Ranch will play an important part in unifying the overall project. The following section will establish basic guidelines for the aesthetics of the walls and fences; followed by descriptions of each type of wall and fence found at Amoruso Ranch.

General Guidelines
Neighborhood fences should complement the architectural vernacular of the neighborhood in which they are found.

- The average maximum height for all fences should be seven feet.
- The maximum height for front yard walls and fences should be 36 inches.
- Materials not acceptable for fences include aluminum or sheet metal, woven wire, chain link or vinyl chain link, plastic or fiberglass sheets, and any kind of plastic mesh.
- Tops of all fencing should be level wherever feasible.

Fence Types
Amoruso Ranch has a variety of conditions that will require fencing. Below is a description of each type of fence within Amoruso Ranch.

Masonry Walls

Masonry walls are intended to provide security, screening, privacy, and/or sound attenuation where appropriate. The typical application of masonry walls is on arterial roadways, along the back edge of the landscape corridor where needed for sound attenuation.

At a minimum masonry walls are required along the project boundary on Sunset Boulevard, and the eastern edge of property boundary adjacent to the potential Placer Ranch Specific Plan Area. They must be constructed of high quality materials such as colored, split-faced block and include adequate cap and column details. Long, unbroken expanses of the same finish, color or texture are not permitted.

The guidelines below outline the key design requirements and common applications for masonry walls in the Plan Area:

- Masonry walls along public streets should be placed to avoid blocking views to the open space corridors and should not obstruct underground or above ground electric, telephone, cable, water or sewer services or equipment.
- Walls should be a minimum of six-feet high along arterial roads, or higher if necessary to meet the requirements of site specific noise analyses. For walls higher than six feet in height, designs should be encouraged for walls to be constructed atop low earthen berms.
- Opportunities for wall openings between land uses should be included where appropriate to encourage and facilitate pedestrian connection/access between land uses (i.e., between residential and commercial sites and between residential neighborhoods to provide connectivity throughout the plan.
- Pilasters shall be used at each side of neighborhood vehicular and pedestrian entrances to define openings, and at each angle point or change in direction to enhance wall aesthetics.
- Continuity in them and materials shall be incorporated among walls including design, color, block style, trim style and cap style.
- Landscaping in front of the wall shall include shrubs close to the wall to break up any stretches of wall not interrupted by columns.
- Multiple pilasters at neighborhood entries are encouraged.
- Pilasters should sufficient bulk and dimensions to appear in proportion to the height and mass of the wall Pilasters and columns may not be less than 18 inches in any dimension at the base, and may be circular or square.
- Where adjacent to LDR and MDR neighborhoods, the maintenance obligation of the wall is the responsibility of the Community Facilities District (CFD).

Open Fencing

Open Space Fencing along Developed Edges

Open fences are intended to provide a visually transparent barrier at developed edges adjacent to open space parcels and include materials such as wrought iron and tubular steel. Where the open space interfaces with rear yards, an open view fence will be used. Where the natural open space interfaces in non-development areas, for instance against a park or a street, a split rail wood fence will be used.

Fencing between Residential and Open Space

- Open fencing between residential and open space should be four to six feet in height and constructed of tubular steel or wrought iron and black or dark green in color
- Brick or other masonry pilasters or columns may be used as an optional detail with tubular steel or wrought iron fences.
- Both sides of fencing are to be addressed aesthetically if they are visible from streets.
- Where residential lots back up to open space, open fencing should be used. Open fencing at open space edges may incorporate masonry cheek walls.

Other Fencing Conditions at Open Space

- Concrete rail or post-and-cable fencing should be used along the street edge adjacent to open space preserves to define the landscape edge and discourage access of dirt bikes and motorized vehicles.

Front Yard Walls and Fencing

Any fences within the front yards of the residences should reflect the vernacular of the architecture of that neighborhood. The maximum height of fences in these areas should be 36 inches.

Good Neighbor Fence

The “Good Neighbor” fence is located along the yard perimeter of the residences and is a shared

Wall and Wall Cap Types

Fencing Types at Open Space

fence between neighbors. It should be of high quality wood construction and of a character that is compatible with the architectural style of the homes. It typically does not incorporate decorative top rails. It is intended to provide privacy and security between residential units.

Standard Wood Fence

Standard wood fences have a consistent architectural design appearance on each side and incorporate decorative top rails. This fence type is typically located adjacent to parks and paseos or on lot which back or side to a residential street where a masonry wall is not required.

Guidelines for standard wood fences:

- Minimum height of solid wood fence along all residential streets within neighborhoods is 6 feet.
- Fence sections may be 8 to 10' in length supported by 4-by-4 posts.
- Are to be of redwood construction and painted or stained in an earth tone color.
- Minimum six-feet high standard wood fence should be constructed where residential lots back up to schools or parks.
- Gates create focal points within a fence. Their design is encouraged to be differentiated from the fence and create an area of emphasis and demarcation.

Residential Wall and Fence Types

Residential Fence Types

B.15 Site Furnishings

Exterior furnishings at Amoruso Ranch should complement the overall character of the community yet the furnishing style of each neighborhood should be appropriate for its context. For instance, within the Village District, furniture should be durable and long lasting since it will see heavy use and therefore stylized metal or custom "art" benches are appropriate here. Below are some basic guidelines to follow when selecting site furniture for Amoruso Ranch.

- All site furniture should be made of high quality, durable material. Recycled plastic furniture is not acceptable.
- Painted finishes when used on metal furniture should be powder coated.
- Color and style of all furniture should complement the architecture of the surrounding neighborhood.
- Site furniture should be permanently mounted and located appropriately to take advantage of areas of high use and activity.
- Moveable furniture is encouraged where flexibility enhances the user's experience such as in the Village District in the Urban Park and along the Main Street Promenade.
- Furniture should not obstruct access to buildings or impede handicap accessibility
- All site furniture should be consistent with the overall landscape design principles and community character of the project.

A. Furnishings

Exterior furnishings provide public amenities that establish a high quality and consistent urban design in the streetscape, reflecting the context of the area and helping to establish the unique qualities of places within the Amoruso Ranch community. These elements are encouraged to be integrated into the overall site design where appropriate. The amount of exterior furnishings should be appropriate to the level of use rather than creating too much clutter.

Bollards

Bollards can be used to protect pedestrians from vehicles in areas where pedestrians access walkways, paseos, and public plazas. Bollards can be permanent but placed to allow for emergency vehicles to be able to travel around. Permanent bollards define edges and entrances to pedestrian areas and control vehicular access. They integrate illumination in pedestrian areas. Bollards are encouraged to be limited to locations that do not interfere with parking, deliveries, and other functions. It is recognized that bollards can also be an obstruction and hazard to bicyclists; therefore, their use should be minimized in areas where bicyclists are expected.

Bicycle Amenities

Bike racks are encouraged to be placed in areas where bikers need to park when visiting open space, recreational facilities, shopping and employment areas. Bike racks are to be double-poled and wide for resting the entire bike against the rack. Although they are primarily utilitarian, the chosen style is encouraged to relate to the aesthetic of the neighborhood. Bike parking may also be provided at Bus Rapid Transit (BRT) stops.*Tree Grates*

Tree grates are encouraged to be used for all street trees placed along sidewalks that are not part of a planting strip area. ADA compliance is recommended as is a minimum size of four feet by four feet. Tree guards protect trees in active areas that are vulnerable to damage from vehicle bumpers or door swings.

Planters, Pots, and Boxes

Planters are encouraged in plazas and other public spaces and can be raised 12 inches to 24 inches with seat walls at the edges to protect plants from pedestrian "short cut" paths and trampling. Pots and planter boxes can be used at public building entries where building maintenance personnel can care for them. Plant pots and boxes will be more effective if they are at least 18 inches deep and have a minimum of an 18 inch diameter.

B. Residential Subdivision Design

Residential subdivisions are subject to design requirements of the City's Subdivision Ordinance. To ensure neighborhoods provide cross connectivity for automobiles, bicyclists, and pedestrians, subdivision design should be guided by the design goals in this sub-section. The intent is to design individual subdivisions that appear seamless and are well-connected.
While connectivity is desired, some neighborhoods may be gated provided they do not limit access to open space, trails, paseos, parks or schools.

Neighborhood Connectivity

The compact design of the ARSP encourages highly connected residential neighborhoods. It is a main tenant of the Specific Plan. It is a design challenge to create connectivity across hard edges such as arterial roadways, the planned Placer Parkway, open space preserves and other site features. Where large lot parcel edges are between subdivisions and the types of hard edges described above do not exist, providing connectivity between subdivisions is encouraged.
The exact locations of street connections will be determined through small lot subdivision design. If subdivisions for adjacent large lot parcels are processed at separate times, the first subdivision to be processed by the City will establish the location for cross connection points.

Guidelines to enhance the connectivity of neighborhood units are outline below:

- To minimize barriers between neighborhoods and to enhance connectivity, street patterns should be encouraged to allow connection points between neighboring subdivisions.
- Paseo access should be used as a means for integrate multiple subdivisions consistent with the Paseo Plan in FIGURE B.36.

B.16 Gated Subdivisions

Residential subdivisions may be planned as gated subdivisions during small lot subdivision design.

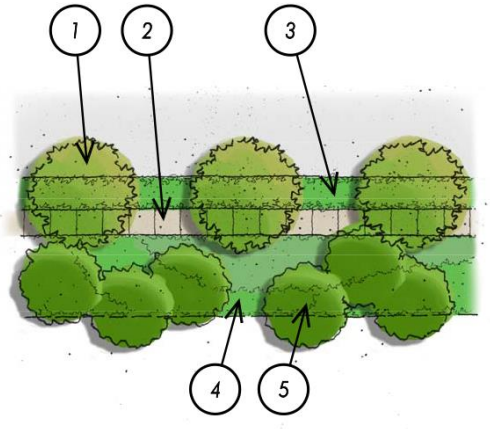
Residential parcels may be determined appropriate for a gated subdivision if it can be demonstrated the gates will not preclude adequate through-access for pedestrians, cyclists, or automobiles consistent with the circulation plan. Large lot parcels adjacent to parks, open space or paseos are not eligible for gating as to maintain public access to these amenities. Gating of subdivisions may be considered on a case-by-case basis, subject to approval by the Development Services Planning Division, and Engineering Division.

B. 17 Paseos

Paseos are a key element which provide pedestrian and bikeway linkages throughout the Central portion of the ARSP. Paseos are intended to be active, useable areas which encourage pedestrian activity, interaction among residents and connectivity between neighborhoods.

The following design criteria apply to ensure paseos are adequately connected with adjacent neighborhoods:

- Residential street paseos are located internal to residential neighborhoods, generally between or on the edge of large lot parcels.
- Residential street paseos feature a 10-foot sidewalk and a landscape strip along one street edge.



LEGEND

1. Primary street tree
2. **10'** sidewalk
3. Groundcover
4. Shrubs
5. Secondary street tree

Figure B.36: Paseos

B. 18 Utility Sites Concept Plans

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

- Fire Station (AR-54)
- North Pump Station (AR-56)
- Sewer Lift Station (AR-57)
- Recycling Center and Well Site (AR-5)

Concept plans for each of these are provided in Figures B.37-B.40. They are concept plans; actual design may vary depending on improvement needs at the time of construction. The concept plans should be used as a guide in the final design of each facility as backbone infrastructure improvement plans are prepared.

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

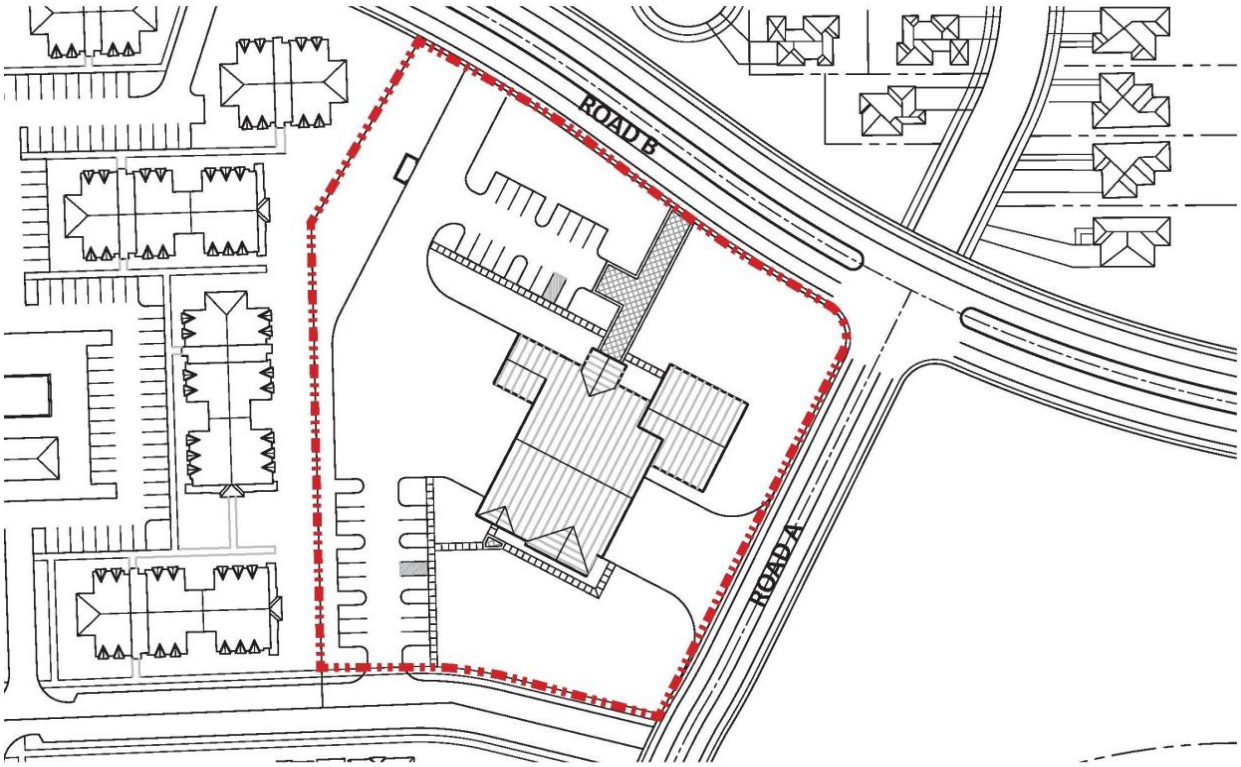


Figure B.37 Fire Station (AR-54)

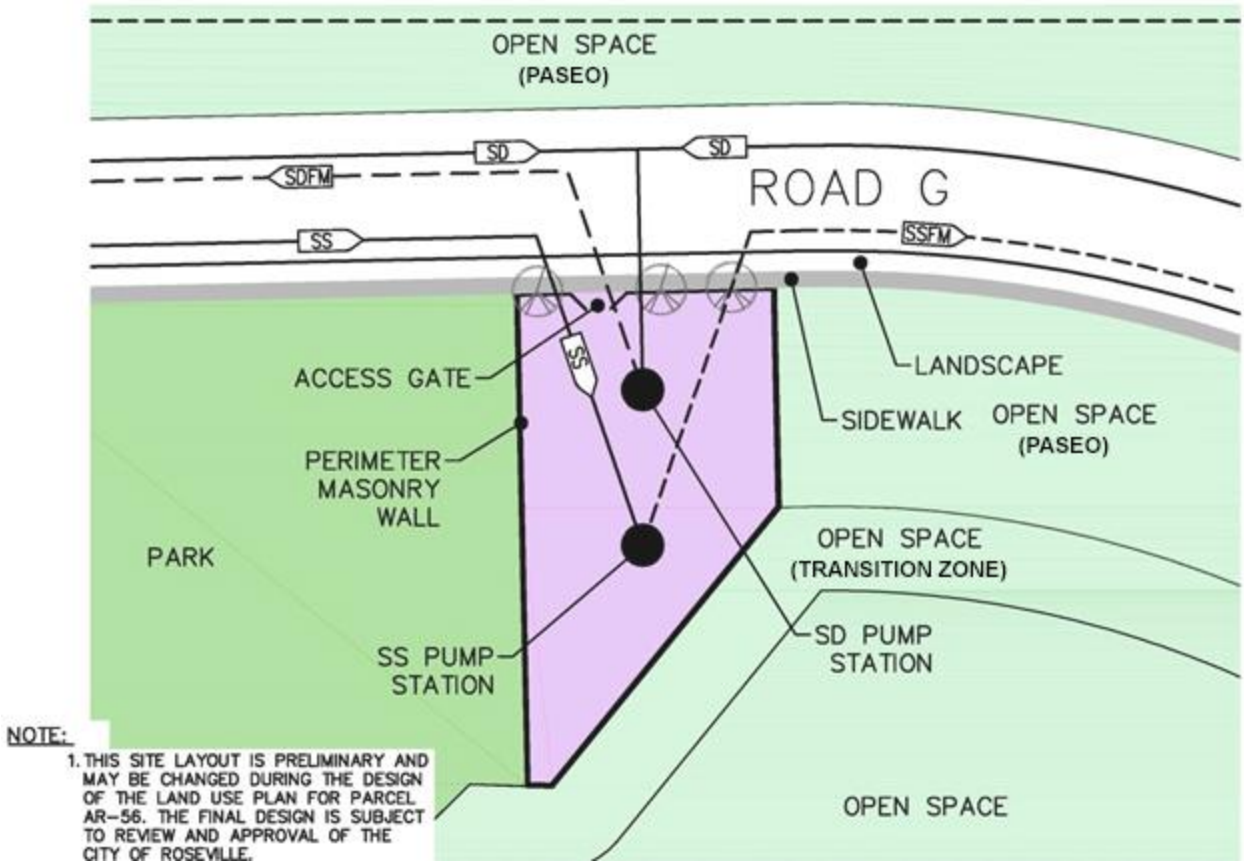


Figure B.38 North Pump Station (AR-56)

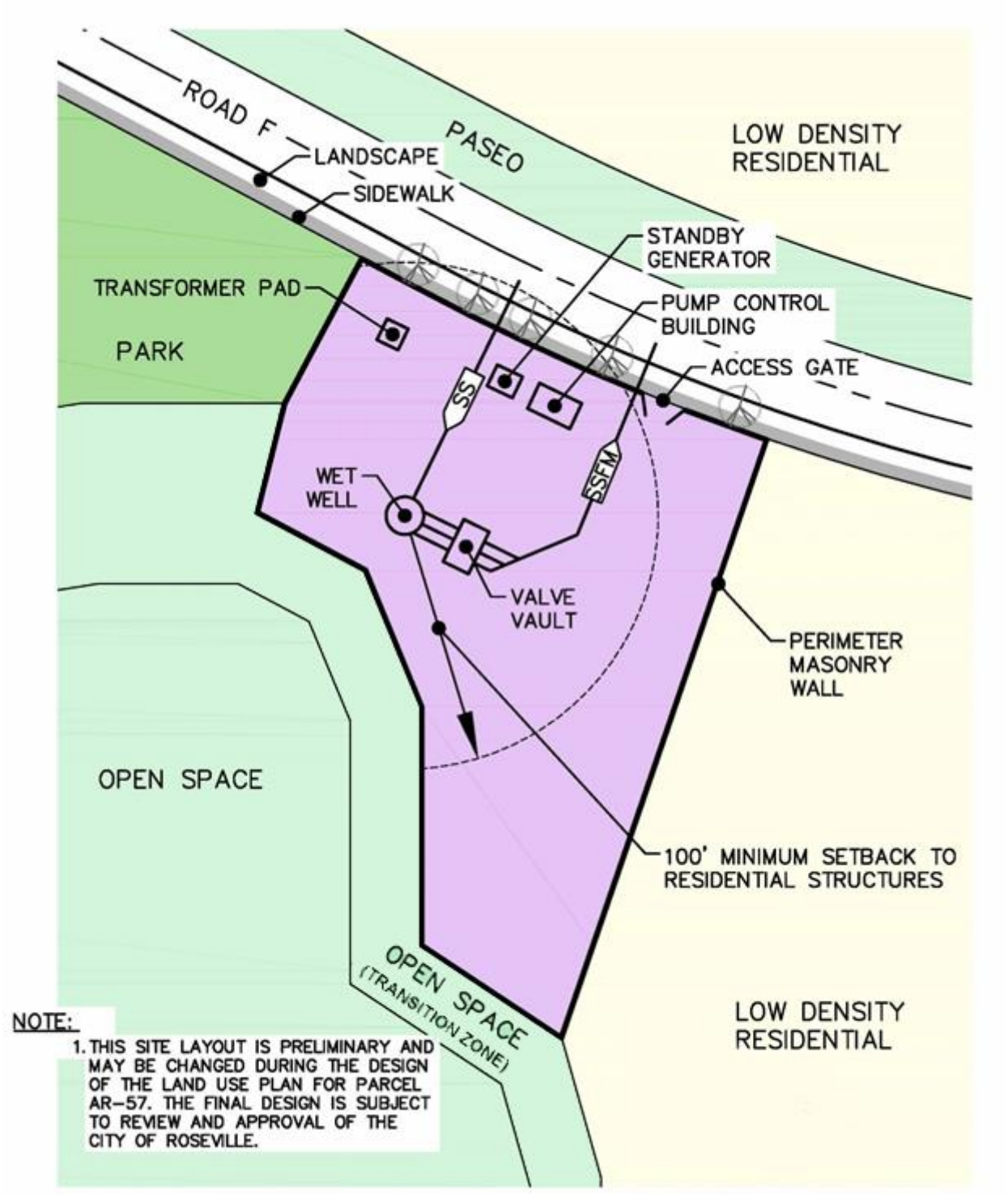


Figure B.39 Sewer Lift Station (AR-57)

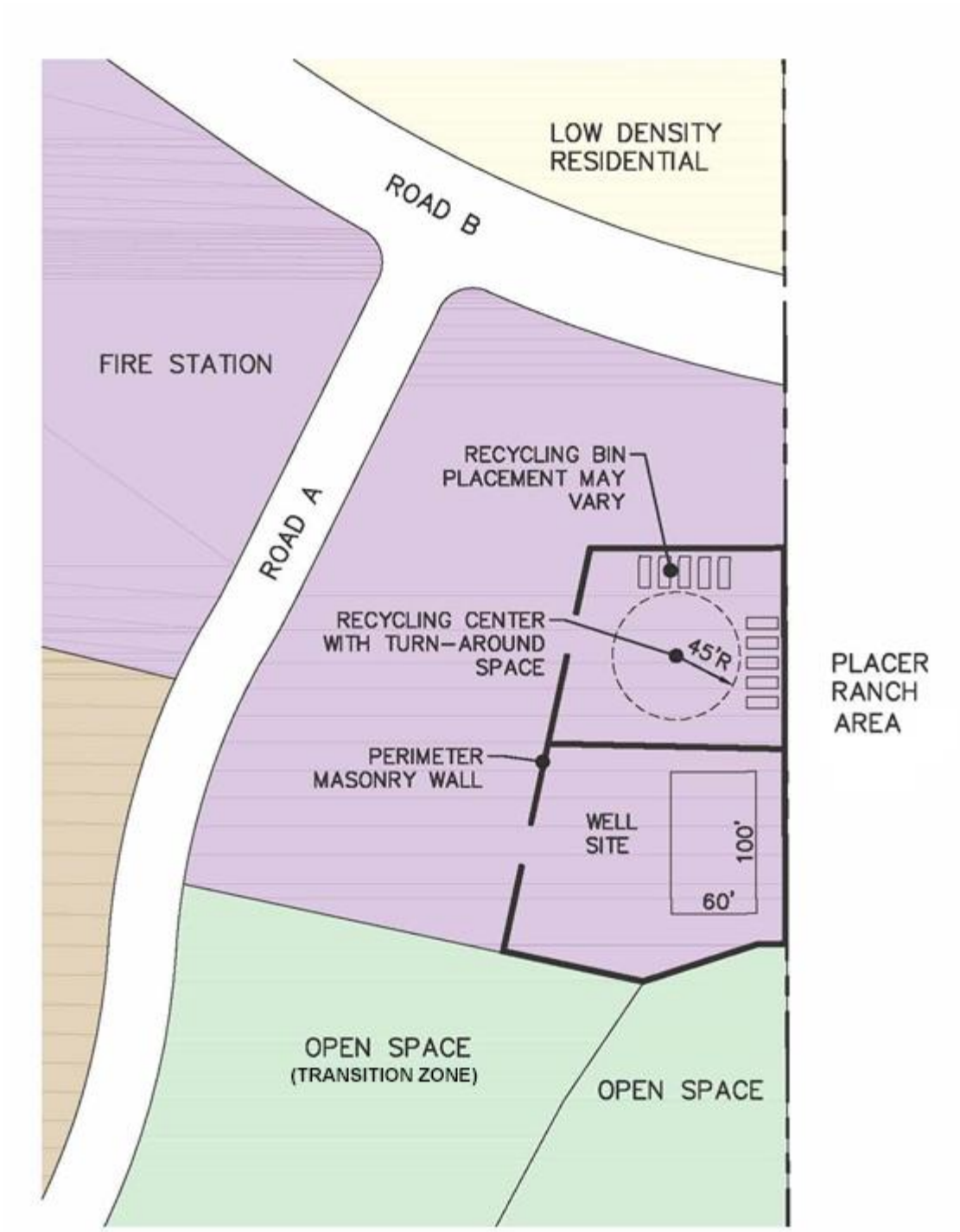


Figure B.40 Recycling Center and Well Site (AR-55)