# *DEVELOPMENT GUIDELINES*
# *DEL WEBB SPECIFIC PLAN*

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## CITY OF ROSEVILLE

Adopted December 15, 1993
Resolution #93-327

RESOLUTION NO. 96-111

ADOPTING THE FIRST AMENDMENT TO THE DEL WEBB SPECIFIC PLAN DEVELOPMENT GUIDELINES

WHEREAS, on December 15, 1993 by Resolution No. 93-325, the City Council adopted the Del Webb Specific Plan; and

WHEREAS, the Del Webb Specific Plan requires that Development Guidelines be adopted to implement the planning concepts and philosophy of the Del Webb Specific Plan, and to establish design criteria and standards for all uses in the plan area; and

WHEREAS, on December 15, 1993, the City Council adopted the Del Webb Specific Plan Development Guidelines by Resolution No. 93-327; and

WHEREAS, on March 14, 1996, the Planning Commission held a public hearing and recommended approval of certain amendments of said Del Webb Specific Plan Development Guidelines as set forth in Exhibit "A" hereto; and

WHEREAS, the City Council on April 3, 1996 held a public hearing regarding the adoption of the amendments to the Del Webb Specific Plan Development Guidelines,

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville that the Del Webb Specific Plan Development Guidelines, in the form on file in the Office of the Planning Director, are hereby amended as set forth in Exhibit "A", attached hereto and incorporated herein by reference; and be it

FURTHER RESOLVED that the Planning Director is directed to have prepared the final and revised amended pages to the Del Webb Design Guidelines consistent with the changes shown in Exhibit "A" and to insert the amended pages in the Design Guidelines accordingly.

PASSED AND ADOPTED by the Council of the City of Roseville this 3rd day of April, 1996 by the following vote on roll call:

AYES COUNCILMEMBERS: Harry Crabb, Claudia Gamar, Randolph Graham, Pauline Roccucci

NOES COUNCILMEMBERS: None

ABSENT COUNCILMEMBERS: Mel Hamel

MAYOR

ATTEST:

City Clerk

RESOLUTION NO. 96-111

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NOES COUNCILMEMBERS: None

ABSENT COUNCILMEMBERS: Mel Hamel

MAYOR

ATTEST:

City Clerk

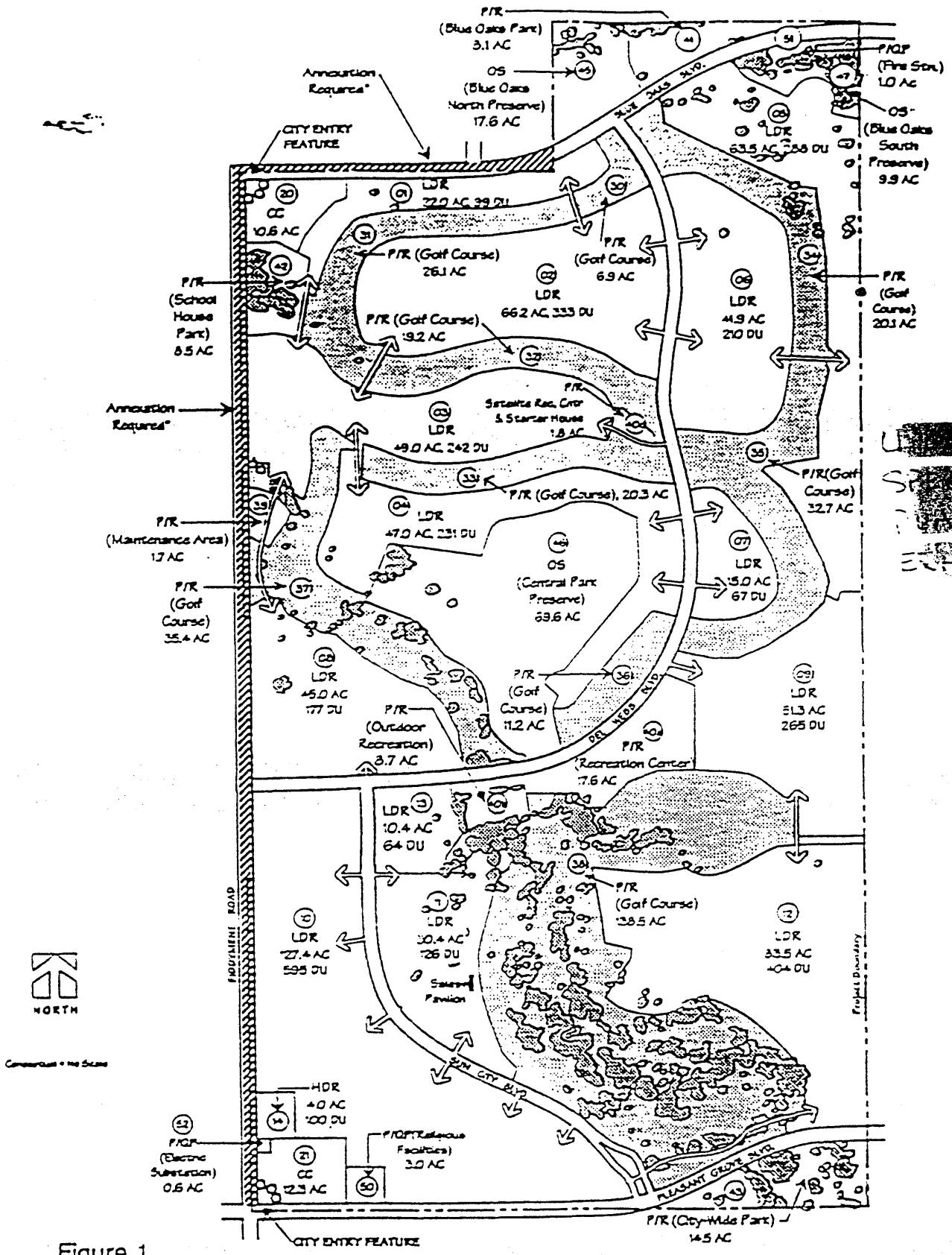



Figure 1
Specific Plan Land Use Exhibit

As provided by the Special Area Combining District, certain Roseville Zoning Ordinance regulations and improvement standards may be modified or nullified by these Development Guidelines. City of Roseville regulations, standards, and guidelines not superseded continue to apply unless otherwise modified by the Specific Plan or project Development Agreement.

## DWELLING UNIT ALLOCATION

The Plan Area (including the High Density Residential site) has a maximum dwelling unit potential of 3,500 dwelling units, as established by the Specific Plan and analyzed in the project Environmental Impact Report. Dwelling units are allocated to each single-family residential village by the Tentative Map and to the High Density Residential site by the Specific Plan. The total number of dwelling units currently allocated is ~~3,102~~ d.u. for the single-family residential villages, and 100 d.u. for the High Density Residential site. (The dwelling unit cap for the High Density Residential site is 100 d.u.) This leaves approximately 298 "unallocated" units. The initial village dwelling unit allocations and approximated village densities are listed on the following table:

| | Dwelling Units | Density (d.u./ac.) |
|---|---|---|
| Village 1 | 99 | 4.5 |
| Village 2 | ~~333~~ 315 | 5.0 |
| Village 3 | 242 | 4.7 |
| Village 4 | 231 | 4.9 |
| Village 5 | ~~288~~ 310 | ~~4.5~~ 4.6 |
| Village 6 | ~~210~~ 169 | ~~5.0~~ 4.9 |
| Village 7 | 67 | 4.5 |
| Village 8 | 178 | 4.0 |
| Village 9 | 265 | 5.1 |
| Village 10 | 595 | 4.6 |
| Village 11 | 126 | 4.1 |
| Village 12 | 404 | 4.8 |
| Village 13 (Vacation Villas) | 64 | 6.1 |
| High Density Residential Site | 100 | 25.0 |
| Unallocated Dwelling Units | ~~298~~ 336 | — |
| Total d.u. | 3,500 | |

**Note:** Up to twenty percent (20%) of the overall single-family units within the Plan Area may be cluster (attached or detached) or halfplex units, as long as the overall density within any individual village does not exceed 6.9 dwelling units per acre.



Resp 96-111

## DWELLING UNIT REALLOCATION

It is the intent of the Specific Plan and the Development Guidelines to permit flexibility in adjusting the unit mix to reflect market demand, and to allow the 238 336 "unallocated" units to be absorbed within the Plan Area. The total number of units within any of the individual residential villages may be permitted to increase or decrease between the Tentative and Final Subdivision Maps, subject to approval of a minor Tentative Subdivision Map modification by the City of Roseville Subdivision Committee, as provided in Title 18 of the Roseville Municipal Code. The Subdivision Committee's approval or denial of any requested increase or decrease in units shall be based on the requirements of the Municipal Code, as well as the following findings:

a. The increase or decrease is within ten percent (10%) of the total number of units assigned to the individual residential village by the approved Tentative Subdivision Map.

b. The increase or decrease is consistent with the goals, policies, and requirements of the General Plan, Specific Plan, Development Agreement, and these Development Guidelines.

c. The increase or decrease does not modify street configurations, lot depths, or lot lines conditioned to remain fixed by the Tentative Map.

d. The increase or decrease does not result in an overcrowding of lots or impacts beyond those identified in the project Environmental Impact Report.

e. The increase or decrease does not result in modification to conditions of the approved Tentative Map or applicable Tree Permit(s).

f. The increase or decrease does not result in an average density within any individual residential village in excess of 6.9 dwelling units per acre.

g. The increase or decrease does not result in the total number of units within the Plan Area exceeding 3,500 d.u.

The precise process and requirements for approval of any increase or decrease in units shall occur in accordance with the provisions of the Specific Plan, these Development Guidelines, and the City's Municipal Code. Landowner reserves no rights to retain or transfer underutilized units elsewhere outside the Plan Area. Any proposed reallocations in excess of the ten percent (10%) limit shall be subject to a General Plan Amendment, Specific Plan Amendment, rezone, supplementary environmental analysis in accordance with the California Environmental Quality Act, and other applicable entitlements, as required by the City of Roseville.

# 5. RECREATION CENTERS AND GOLF COURSE CLUBHOUSES

*The Plan Area features two (2) recreation centers and two (2) golf course clubhouses. The Main Recreation Center contains the Main Golf Course Clubhouse and occupies Parcel 40(a), a 17.6 acre site, illustrated on Figure 1, Specific Plan Land Use Exhibit, Page 4. The Main Recreation Center also includes an 8.6 acre recreational site known as "The Oak Grove" (Parcel 40[b]).*

*The "Satellite" Recreation Center occupies a ~~1.8~~ 3.5 acre site located near the entrance to Village ~~3~~ 2 from Del Webb Boulevard. This is a much smaller recreation complex (approximately 10%-25% of the size of the Main Recreation Center). The Satellite Recreation Center may either include a small golf course clubhouse facility or, as an alternative, a separate "Starter House" is to be constructed nearby to serve the northern nine-hole golf course. In concept, the Satellite Recreation Center provides additional recreation facilities to supplement the overall recreational system; actual uses within this facility is to be based on future resident needs.*

*The recreation centers and golf course clubhouses are oriented to the two golf courses to be built by the Landowner. The two courses consist of an eighteen-hold championship course (divided into the "Southern Nine" or "Oak Golf Course", and the "Middle Nine" or "Lake Golf Course"), and a nine-hole championship course ("Northern Nine" or "Pine Golf Course"). The golf course lots total approximately 304.0 acres and appear as the shaded area on Figure 1, Specific Plan Land Use Exhibit, Page 4.*

*The following guidelines form the basis for Site Review:*

## 5.1. RECREATION CENTER AND GOLF COURSE CLUBHOUSE FACILITIES

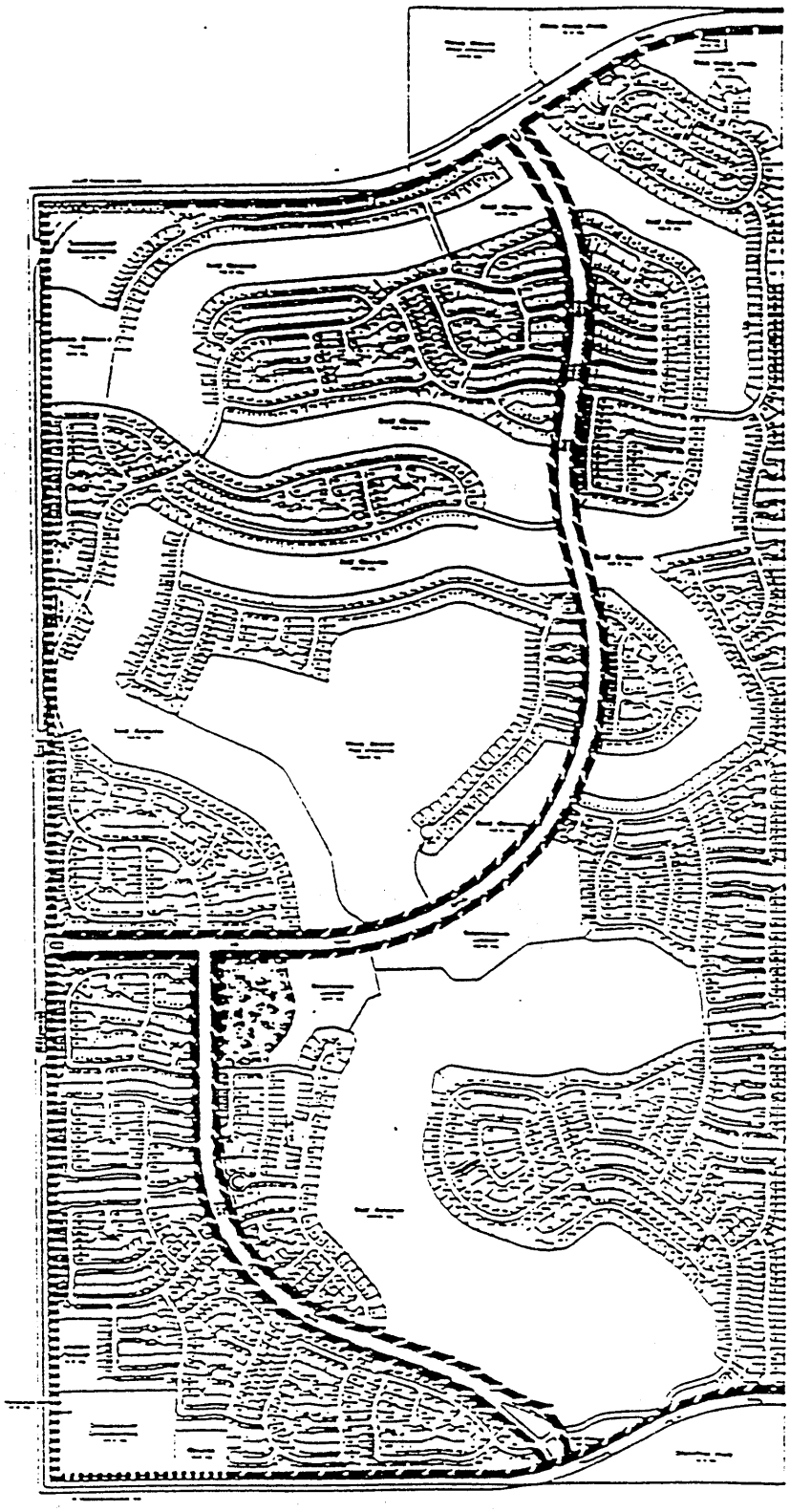
*A preliminary breakdown of both recreation center facilities and both golf course clubhouses is as follows:*

### 5.1.A. Main Recreation Center *(Approximately 52,000 sq. ft., including golf course clubhouses)*

**Indoor Facilities**

A. Arts and Crafts

- crafts, multi-purpose rooms, village store, computer club



## Legend

Easement Widths:

50 feet

35 feet

30 feet

25 feet

UPDATE GRAPHIC TO REFLECT NEW LOTTING

## Landscape Corridors

no scale

Figure 42
Landscape Corridors Map

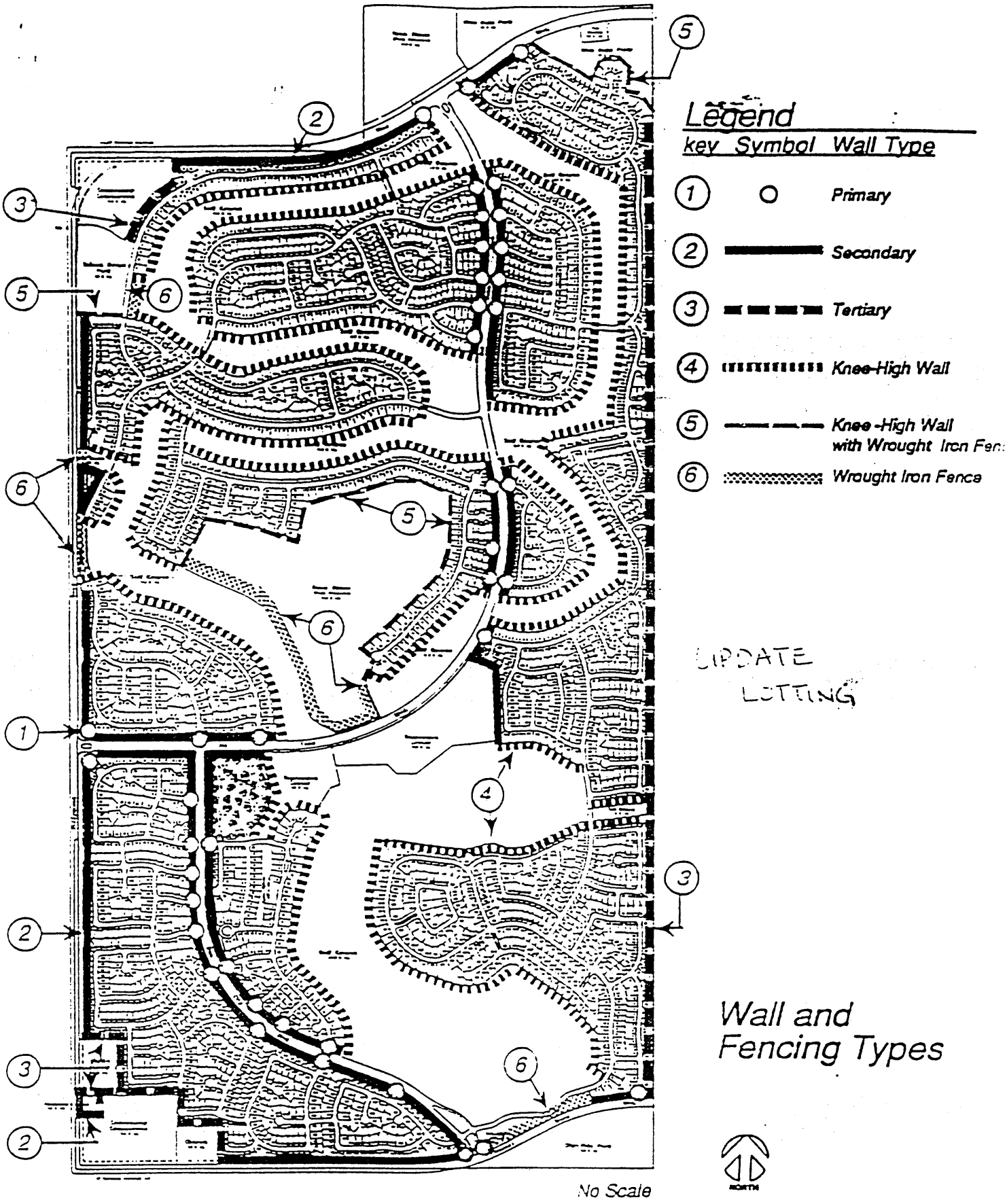



Figure 59
Wall and Fencing Types Map

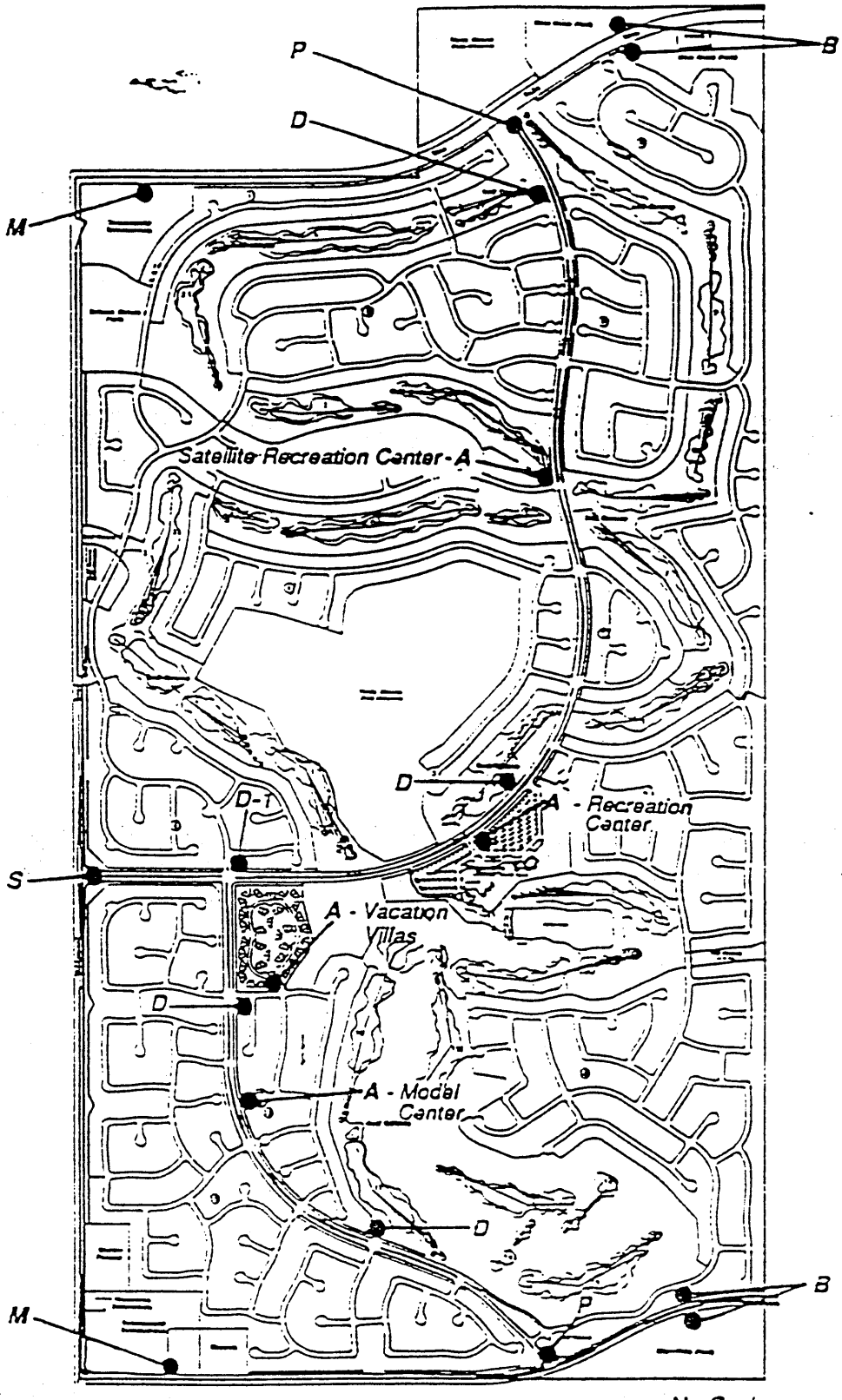



Figure 68
Sign Location Exhibit

## Legend

| Map Key | Sign Variety |
|---|---|
| B | Boundary Pavilion |
| P | Primary Community Entry Sign |
| S | Secondary Communi Entry Sign |
| M | Marketing Sign |
| A | Amenirty Entry Identification Sign |
| D | Directional Sign |
| D-1 | "L" - shaped Directional Sign |

UPDATE PER NEW PLAN

## Sign Locations

RESOLUTION NO. 96-291

ADOPTING THE SECOND AMENDMENT TO THE DEL WEBB SPECIFIC PLAN DEVELOPMENT GUIDELINES

WHEREAS, on December 15, 1993 by Resolution No. 93-325, the City Council adopted the Del Webb Specific Plan; and

WHEREAS, the Del Webb Specific Plan requires that Development Guidelines be adopted to implement the planning concepts and philosophy of the Del Webb Specific Plan, and to establish design criteria and standards for all uses in the plan area; and

WHEREAS, on December 15, 1993, the City Council adopted the Del Webb Specific Plan Development Guidelines by Resolution No. 93-327; and

WHEREAS, on April 3, 1996 the City Council adopted a First Amendment to the Del Webb Specific Plan Development Guidelines by Resolution No. 96-111; and

WHEREAS, on May 23, 1996, the Planning Commission held a public hearing and recommended that the land use designation for Parcel 20 of the Del Webb Specific Plan be changed from Community Commercial (CC) to Low Density Residential (LDR) which necessitates a change to the Development Guidelines; and

WHEREAS, on May 23, 1996, the Planning Commission held a public hearing and recommended approval of certain additional amendments of said Del Webb Specific Plan Development Guidelines as set forth in Exhibit "A" hereto; and

WHEREAS, the City Council on June 26, 1996 held a public hearing regarding the adoption of said additional amendments to the Del Webb Specific Plan Development Guidelines,

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville that the Del Webb Specific Plan Development Guidelines, are hereby amended as set forth in Exhibit "A", attached hereto and incorporated herein by reference; and be it

FURTHER RESOLVED that the Planning Director is directed to have prepared the final and revised amended pages to the Del Webb Design Guidelines consistent with the changes shown in Exhibit "A" and to insert the amended pages in the Design Guidelines accordingly.

PASSED AND ADOPTED by the Council of the City of Roseville this 7th day of August, 1996, by the following vote on roll call:

AYES COUNCILMEMBERS: Mel Hamel, Claudia Gamar, Randolph Graham, Pauline Roccucci, Harry Crabb

NOES COUNCILMEMBERS: None

ABSENT COUNCILMEMBERS: None

MAYOR

ATTEST:

City Clerk



Res 96-291
P92

EXHIBIT A

# DEVELOPMENT GUIDELINES
# DEL WEBB SPECIFIC PLAN

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## CITY OF ROSEVILLE

Adopted December 15, 1993
Resolution #93-327

Res 96-20
PG 3

# INTRODUCTION

## PROJECT LOCATION AND DESCRIPTION

The Del Webb Specific Plan Area, hereafter referred to as the "Plan Area" lies within the City of Roseville, California, approximately one mile north of Baseline Road, along the easterly side of Fiddyment Road. The Plan Area is designed to accommodate an active adult residential community, and may contain up to 3,500 homes. Within the Plan Area are a variety of support facilities and services, including golf courses and related clubhouses, recreation centers, commercial and office centers, a religious facility, an affordable housing component, a model home complex, and numerous parks and open spaces. The Plan Area land use map is included as Figure 1, Specific Plan Land Use Exhibit, Page 4.

## PURPOSE AND GOALS OF THE DEVELOPMENT GUIDELINES

These Development Guidelines implement the planning concepts and philosophy contained in the Specific Plan, are structured to conform to the entitlements and agreements prescribed in the Project Development Agreement, and provide the design regulations and standards for the overlying zoning districts applied to the Plan Area. In general terms, the guidelines and implementation measures contained herein establish specific design criteria to achieve "The Plan".

The Development Guidelines are focused on creating a high standard of design that will assure quality and compatibility throughout the Plan Area. In combination with the Specific Plan, the Development Guidelines are structured to:

- Identify a common character throughout the Plan Area which is reflective of the natural setting and desire to incorporate traditional forms, styles, and materials;
- Reflect the unique design considerations that accompany an integrated active adult community;
- Include visual landmarks in the form of prominent buildings, formal landscape corridors along major streets, and permanent views through open space corridors to provide visual orientation within the community;

Update per Specific Plan Exhibit

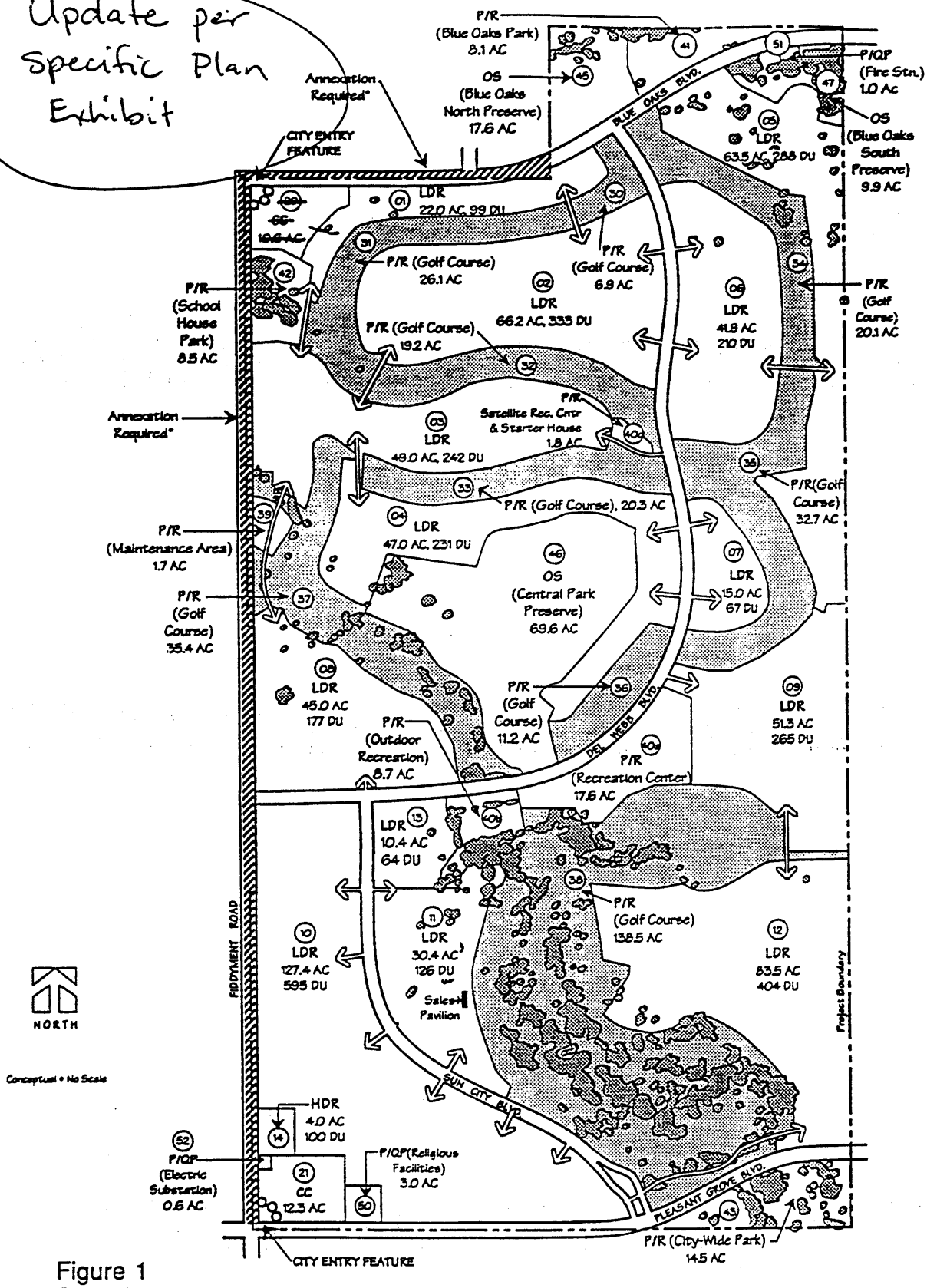



Figure 1
Specific Plan Land Use Exhibit

As provided by the Special Area Combining District, certain Roseville Zoning Ordinance regulations and improvement standards may be modified or nullified by these Development Guidelines. City of Roseville regulations, standards, and guidelines not superseded continue to apply unless otherwise modified by the Specific Plan or project Development Agreement.

## DWELLING UNIT ALLOCATION

The Plan Area (including the High Density Residential site) has a maximum dwelling unit potential of 3,500 dwelling units, as established by the Specific Plan and analyzed in the project Environmental Impact Report. Dwelling units are allocated to each single-family residential village by the Tentative Map and to the High Density Residential site by the Specific Plan. The total number of dwelling units currently allocated is ~~3,102~~ d.u. for the single-family residential villages, and 100 d.u. for the High Density Residential site. (The dwelling unit cap for the High Density Residential site is 100 d.u.) This leaves approximately 298 "unallocated" units. The initial village dwelling unit allocations and approximated village densities are listed on the following table: ~~3,126~~ 3,173

| | Dwelling Units | Density (d.u./ac.) |
|---|---|---|
| Village 1 | ~~99~~ 146 | ~~4.5~~ 4.6 |
| Village 2 | ~~333~~ 315 | 5.0 |
| Village 3 | ~~242~~ 240 | 4.7 |
| Village 4 | 231 | ~~4.9~~ 5.0 |
| Village 5 | ~~288~~ 310 | ~~4.5~~ 4.7 |
| Village 6 | ~~210~~ 169 | ~~5.0~~ 4.9 |
| Village 7 | 67 | 4.5 |
| Village 8 | 178 | 4.0 |
| Village 9 | ~~265~~ 254 | ~~5.1~~ 5.0 |
| Village 10 | ~~595~~ 579 | 4.6 |
| Village 11 | ~~126~~ 125 | ~~4.1~~ 4.2 |
| Village 12 | ~~404~~ 395 | 4.8 |
| Village 13 (Vacation Villas) | 64 | ~~6.1~~ 6.2 |
| High Density Residential Site | 100 | 25.0 |
| Unallocated Dwelling Units | ~~298~~ ~~374~~ 327 | --- |
| **Total d.u.** | **3,500** | |

Note: Up to twenty percent (20%) of the overall single-family units within the Plan Area may be cluster (attached or detached) or halfplex units, as long as the overall density within any individual village does not exceed 6.9 dwelling units per acre.

## DWELLING UNIT REALLOCATION

It is the intent of the Specific Plan and the Development Guidelines to permit flexibility in adjusting the unit mix to reflect market demand, and to allow the ~~298~~ 327 "unallocated" units to be absorbed within the Plan Area. The total number of units within any of the individual residential villages may be permitted to increase or decrease between the Tentative and Final Subdivision Maps, subject to approval of a minor Tentative Subdivision Map modification by the City of Roseville Subdivision Committee, as provided in Title 18 of the Roseville Municipal Code. The Subdivision Committee's approval or denial of any requested increase or decrease in units shall be based on the requirements of the Municipal Code, as well as the following findings:

a. The increase or decrease is within ten percent (10%) of the total number of units assigned to the individual residential village by the approved Tentative Subdivision Map.

b. The increase or decrease is consistent with the goals, policies, and requirements of the General Plan, Specific Plan, Development Agreement, and these Development Guidelines.

c. The increase or decrease does not modify street configurations, lot depths, or lot lines conditioned to remain fixed by the Tentative Map.

d. The increase or decrease does not result in an overcrowding of lots or impacts beyond those identified in the project Environmental Impact Report.

e. The increase or decrease does not result in modification to conditions of the approved Tentative Map or applicable Tree Permit(s).

f. The increase or decrease does not result in an average density within any individual residential village in excess of 6.9 dwelling units per acre.

g. The increase or decrease does not result in the total number of units within the Plan Area exceeding 3,500 d.u.

The precise process and requirements for approval of any increase or decrease in units shall occur in accordance with the provisions of the Specific Plan, these Development Guidelines, and the City's Municipal Code. Landowner reserves no rights to retain or transfer underutilized units elsewhere outside the Plan Area. Any proposed reallocations in excess of the ten percent (10%) limit shall be subject to a General Plan Amendment, Specific Plan Amendment, rezone, supplementary environmental analysis in accordance with the California Environmental Quality Act, and other applicable entitlements, as required by the City of Roseville.

Reconfiguration of lots resulting in a loss or gain of lots greater than that provided for above, change in Tentative Map conditions, or Tentative Map modifications affecting circulation, lot depth, or overall design of the subdivision, requires submittal of a new Tentative Map to the Planning Commission prior to City Council approval of the Final Map.

## SITE REVIEW REQUIREMENTS

Site Review (Roseville Municipal Code Section 16.24 et seq.) is a function of the City of Roseville Design Review Commission (DRC) is required for the following Plan Area improvements:

- cluster housing areas other than halfplexes;
- recreation centers and golf course clubhouses (including Oak Grove);
- golf course maintenance facility;
- Sales Pavilion and model homes;
- high density residential;
- commercial centers;
- religious facility; and
- fire station (permanent facility)

*The following are exempted from Site Review:*

- golf course (requires a Tree Permit);
- fire station (temporary); and
- electrical substation

## 1.3. RESIDENTIAL BUFFERS

A concern for single-family residential villages is the provision of adequate privacy and security. Each village is to be separated from differing land uses by a buffer, as specified below. Buffers generally consist of landscaping and/or walls. In most cases, required landscape areas are to occur within the adjacent non-residential or multi-unit site. C.M.U. walls and landscaping along perimeter arterial streets and along major collector streets are described under "Landscape Corridors", beginning on Page 77.

*Buffers between single-family residential and adjacent uses shall be provided as follows:*

| VILLAGE/ADJACENT USE | BUFFER WIDTH/LOCATION (1) | WALL/FENCE DESCRIPTION |
|---|---|---|
| **Commercial/Multi-Unit/Church** | | |
| ~~Village 1 & Comm'l (Parcel 20)~~ | ~~15' on Comm'l Site~~ | ~~6' Tertiary C.M.U. wall (2)~~ |
| Village 10 & Comm'l (Parcel 21) | 15' on Comm'l Site | 6' Tertiary C.M.U. Wall (2) |
| Village 10 & HDR (Parcel 14) | 15' on HDR Site (3) | 6' Tertiary C.M.U. Wall (2) |
| Village 10 & Church (Parcel 50) | 15' on Church Site | 6' Tertiary C.M.U. Wall (2) |
| **Recreation Centers** | | |
| Village 2 & Satellite Center (Parcel 40c) | 15' on Rec. Center Site | "Open Fencing" Options (4) |
| Village 9 & Main Rec. Center (Parcel 40a) | 25' on Rec. Center Site | 6' Tertiary C.M.U. Wall (5) |
| Village 11 & Oak Grove (Parcel 40b) | (No setback on Oak Grove Site) | 2' Knee-High Wall With or Without 4' Wrought-Iron |
| Village 13 & Oak Grove | (No setback on Oak Grove Site) | 2' Knee-High Wall With or Without 4' Wrought-Iron |
| **Golf Courses** | | |
| Villages 1 - 9, 11 & 12 | — | 2' Knee-High Wall With or Without 4' Wrought-Iron (6) |
| **Parks and Park Preserves** | | |
| Village 1 & School House Park (Parcel 42) | (No setback on Park Site) ~~10' within Controlled Pedestrian Access Lot~~ | 2' Knee-High wall + wrought iron (7) ~~6' Tertiary C.M.U. Wall (7)~~ |
| Village 3 & School House Park | (No Setback on Park Site) (8) | 2' Knee-High Wall With 4' Wrought-Iron ~~(8)~~ (7) |
| Village 4 & Central Park Preserve (Parcel 46) | 50' within Preserve ~~(9)~~ | 2' Knee-High Wall With 4' Wrought-Iron ~~(10)~~ (9) |
| Village 5 & Blue Oaks So. Preserve (Parcel 47) | (No setback on Preserve) | 2' Knee-High Wall With Wrought-Iron ~~(11)~~ (10) |

**Footnotes:**

1. The setbacks listed below are in addition to required setbacks on adjacent residential lots.
2. Landscaping is to contain elements similar to those used for landscape corridors. Primarily conifers and evergreens are to be planted to screen commercial, church, or multi-unit buildings. A small number of deciduous trees may be added for seasonal interest and variety. Trees are to be spaced no more than twenty-feet (20') apart. Understory planting is to include shrubs to soften the masonry wall appearance. Landscaping is to be irrigated by an automatic system. (See Figure 11, Page 19.
3. Along the property line common to Village 10 and the HDR site, the C.M.U. wall is to be installed by the single-family residential developer.
4. Open fencing options are listed in Section 1.3.A.2., Page ~~22.~~ 21
5. A dense screen of conifer and evergreen trees is to be planted along the easterly edge of the buffer to screen the tennis courts from the adjoining homes.
6. The two-foot (2') knee-high wall is to be constructed along the property line common to single-family residences and the golf course. Homeowners have the option of adding four-foot (4') wrought-iron fencing on top. This open fencing arrangement allows a certain level of privacy without sacrificing views into the golf course setting. This same fencing treatment will also be done at common property lines along extension areas of the golf course, including the open space area containing the Middle Branch of Kaseberg Creek (between Villages 9 and 12) and the open space areas near the golf course maintenance facility.

   Screen tree plantings are to be installed within these latter open space areas to soften the development edge and to provide a level of visual privacy for residents. (See Figure 12, Landscape Concept Along Middle Branch of Kaseberg Creek, Page 19.)

~~7. See Figure 36, Controlled Access Point, North Commercial Center, Page 66.~~

7. ~~8.~~ The open fencing allows for a level of residential privacy and security while permitting views and space orientation into the park. No fencing is to occur along the eastern edge of School House Park.

8. ~~9.~~ This setback may be less if permitted by the 404 Permit.

9. ~~10.~~ This buffer is established for the protection of wetland resources, rather than for residential privacy. The proposed fencing will restrict the movement of animals, control water runoff, and maintain visual continuity at the property line. Planting of non-invasive, native species trees or shrubs may be allowed only within the areas designated as wet pond or dry pond. Any plantings proposed shall be approved by the Wetlands Consultant and the City Planning Department. (These ponds are constructed to collect runoff water which is potentially detrimental to the vernal pools.) Irrigation may be permitted within these ponds if approved by the Army Corps of Engineers and the Wetlands Consultant, but irrigation overspray outside of the designated area is to be avoided.. Trenching for irrigation lines and digging for planting holes are both to be done in a manner to insure that vernal pools will not be adversely affected.

10. ~~11.~~ Lots backing to Blue Oaks South Preserve and situated within two hundred feet (200') of Blue Oaks Boulevard may have a six-foot (6') C.M.U. wall at the rear property line in lieu of open fencing. Such C.M.U. wall is to be installed by the developer prior to occupancy of the lots. Final wall configuration is to be continuous; no intermittent open fenced lots are permitted.

# 6. Community Commercial and Religious Facility

*The ~~two~~ community commercial site~~s~~ ~~are~~ is identified as Parcels ~~20 and~~ 21 of Figure 1, Specific Plan Land Use Exhibit, Page 4. ~~Parcel 20, or the "North Commercial Center", lies in the southeast quadrant of the intersection of Blue Oaks Boulevard and Fiddyment Road, and is approximately 10.6 acres in size.~~ Parcel 21, ~~or the "South Commercial Center",~~ lies in the northeast quadrant of the intersection of Pleasant Grove Boulevard and Fiddyment Road, and is approximately 12.4 acres in size. ~~The North Commercial Center abuts Schoolhouse Park and single-family residences in Village 1.~~ The ~~South~~ Commercial Center lies adjacent to the religious facility site, the high density residential site, the Electric Substation site, and also single-family residences within Village 10. Permitted uses for the commercial center~~s~~ are specified in the Specific Plan.*

*The religious facility site contains approximately 3.0 acres, and is identified as Parcel 50. The religious facility site and ~~both~~ commercial site~~s~~ take access from the perimeter arterial streets.*

*The following guidelines form the basis for Site Review for the commercial center~~s~~ and the religious facility. (Where guidelines are not specified, the City of Roseville Community Design Guidelines shall apply.)*

## 6.1 Architectural Guidelines

The architectural character of both commercial and religious facility buildings should be compatible with other Plan Area principal buildings; namely, the recreation centers, the golf course clubhouses, and the Sales Pavilion. The architectural guidelines for the Main Recreation Center are to apply as a basis for Site Review. (See Page 52.) The religious facility building may display more of an "identity" appearance, but similar architectural components and materials should be used

*The following additional architectural and siting guidelines apply to ~~both~~ the commercial center~~s~~ and the religious facility:*

- The building setback along perimeter arterial streets should take into consideration building height and bulk, type of user, and topography;

- Buildings should be set back a sufficient distance from adjacent single-family residences to minimize undesirable view impacts. Second-story windows should be set back or oriented away from private residential spaces to the extent practical;
- Trash enclosures, noise generating equipment, and other potential nuisance areas shall be located away from, and buffered from adjacent homes;
- All mechanical equipment, satellite dishes, antennas, and other similar structures are to be screened from view. Similarly, loading areas, storage areas, trash receptacles, and the like, are to be screened from view. (Electric Department facilities may be screened from oncoming view, but not from immediate view from the roadway.) Screen walls, fences, and landscape treatments are to be consistent with the building and site design;
- Safe and convenient "internal" pedestrian, bicycle, and golf cart accesses should be provided to and from the Plan Area residential community. A controlled access point is to be provided for ~~each~~ the commercial center ~~(the southern one shared by the religious facility).~~ Accommodations should be made at ~~each~~ the commercial center for convenient bicycle and golf cart parking;
- Buildings fronting directly on the arterial streets should provide for direct pedestrian connections from the landscape corridor sidewalk; and
- A uniform, or complimentary, exterior lighting design is to be used throughout each of the three development areas. Exterior lighting is to be shielded or screened to prevent direct view of light sources from residential areas. Any parking lot lighting for the religious facility is to be "residential" in scale. Height of fixtures should not exceed fifteen feet (15').

*The following additional architectural and siting guidelines apply only to the commercial centers:*

- Building design should consider alternatives to the standard "L"-shape strip building configuration. To improve the appearance of the streetscape, pad sites and/or a portion of the main building should be located along the street frontages;
- Architectural treatments, detail, and materials should be consistent among buildings, but should create visual interest through orientation, form, and alignment of individual buildings. Where the rear or side of a building is visible from a public thoroughfare or public space, such elevations are to be treated with the same materials, colors, and details as the primary frontage;

- Buildings should incorporate, to the extent feasible, adjacent open spaces (landscape corridors, parks, etc.) as a visual amenity. ~~As an example, the North Commercial Center is to be designed to place buildings adjacent to School House Park, with user access (entries, esplanades, courtyards, outdoor dining patios, etc.) located along the park side where practical. This arrangement allows for public gathering places (restaurants, as an example) to look out onto the open space area;~~

- Trademark buildings dictated by chain or franchise businesses are discouraged where such buildings are not consistent with the overall project design;

- Pedestrian plazas with landscaping, seating, drinking fountains, and points of interest (water elements, art, etc.) should be incorporated into the project design;

- Landscaping within the commercial centers is to be rich in both plant materials and hardscape. Paving may be decorative, enriched materials, or stamped concrete with integral color. Plant materials are to be selected for unique seasonal qualities. Raised planters and pots may be used to define spaces and to vary the ground plane;

- The Commercial centers should be accessible by public transportation. ~~Transit stops should be provided in proximity to each center;~~

- Visually separated service entries should be provided for the delivery of merchandise;

- Service roads or loading bays (if required for any intended usage) are to be screened from street view to the extent practical. Service and loading areas are to be screened from adjoining residential areas by a C.M.U. wall; and

- Gas stations providing predominantly gasoline sales, but which may include a limited amount of auto service and repair, may be located within ~~either~~ the center. Station design should be an integral part of the overall site in terms of architectural treatment, building materials, and colors, building location and orientation, access, and parking lot circulation. Consideration should be given to orienting any service bays away from direct arterial street view. (Driveways are limited to those approved for the center.)

*The following additional architectural and siting guidelines ~~apply~~ applies only to the religious facility:*

- Parking should be placed to the rear, rather than the front of the lot.

## 6.2 SITING CRITERIA (minimums)

*The commercial centers and the religious facility are to conform to the following siting criteria:*

| | |
|---|---|
| Building Setback from Street Right-of-Way: (1) | |
| Pleasant Grove Boulevard | 35' - 50' (2) |
| Fiddyment Road | 35' - 50' (2) |
| ~~Blue Oaks Boulevard~~ | ~~50'~~ |
| Building Setback from Side or Rear Property Line | 35' -50' (2) |
| ~~Building Setback from School House Park~~ | ~~45' (3)~~ |
| Parking Lot Setback from Street Right-of-Way: (1) | |
| Pleasant Grove Boulevard | 35' |
| Fiddyment Road | 35' |
| ~~Blue Oaks Boulevard~~ | ~~50'~~ |
| Parking Lot Setback from Side or Rear Property Line | 15' |
| Building-to-Building Separation | 10' |
| Maximum Building Height | 2 Stories (40') |
| Maximum Building Height, Tower Element | 55' |

Footnotes:

1. Building and parking setbacks are inclusive of any required landscape corridor.
2. Building setback is thirty-five feet (35') for one-story buildings, and fifty feet (50') for two-story buildings.
3. ~~Courtyard walls, ground-level patios and decks, and similar outdoor areas are permitted within the setback.~~

## 6.2.A. Parking

The parking requirements and parking stall geometrics for the commercial centers and the religious facility are specified by the Roseville Zoning Ordinance, except that the total number of required parking spaces for the commercial sites may be reduced consistent with Roseville's T.S.M. Ordinance. Up to thirty percent (30%) of the total vehicle parking spaces provided may be compact spaces. The number of required parking spaces for the commercial centers may be reduced on a 1:1 ratio up to a maximum of ten percent (10%) provided an equivalent number of golf cart parking spaces are provided on-site.

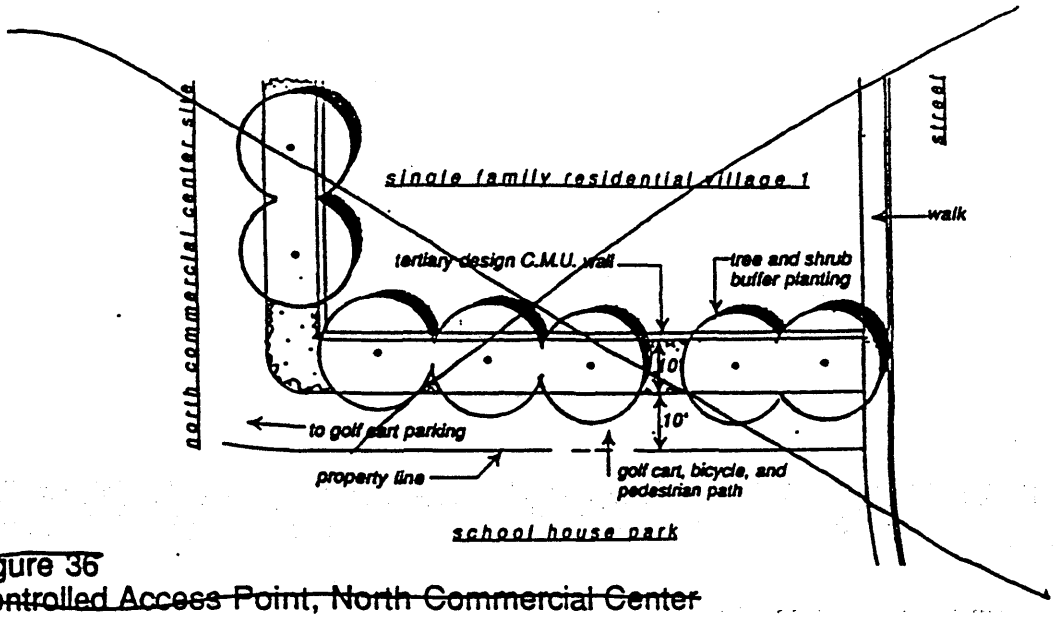
Commercial center and religious facility parking lots are to be screened with berm and landscaping from the street and landscaped in accordance with the shade requirements contained herein. (See Appendix 10.6, Shade Requirements, Page 141.)

## 6.2.B. Residential Buffer

Landscaping and fencing requirements, in association with required landscape buffers for adjoining single-family residences, are listed in Section 1.3, Page 17. (The Electric Substation buffer is discussed in Section 7.2.C.1., Page 72.) In addition, a similar landscape and C.M.U. wall buffer is to be provided by the ~~South~~ Commercial Center (Parcel 21) along the property line common to the HDR site.

## 6.2.C. Pedestrian, Bicycle, and Golf Cart Access

Opening in the buffer wall is to be provided at ~~each~~ the commercial center for a controlled pedestrian, bicycle, and golf cart access point, as described in the Specific Plan. These defined accessways allow for convenient resident access to and from the commercial centers and the religious facility. The accessways may be gated to preserve residential security and are to be landscaped, as illustrated in Figure 36, Controlled Access Point, ~~North Commercial Center; and Figure 37, Controlled Access Point, South Commercia~~l Center and Religious Facility, Page 66. The ~~South Commercial Center~~ controlled access point may be gated; if installed, the gate may be a self-locking variety (access codes provided by the Homeowners Association).




~~Figure 36~~
~~Controlled Access Point, North Commercial Center~~

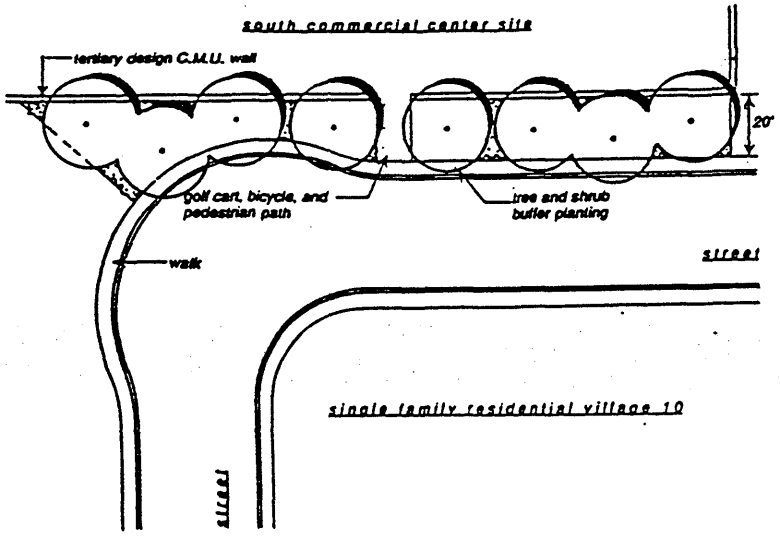



Figure 37
Controlled Access Point, ~~South~~ Commercial Center and Religious Facility

As discussed in the preceding High Density Residential Section 3.2.C., (Page 42), an opening is also to be provided between the High Density Residential site and the ~~South~~ Commercial Center. This opening should not be gated; exact design and location is to be determined at the time of Site Review for the ~~South~~ Commercial Center or the multi-unit site, whichever occurs first.

## 6.2.D. Landowners Offices

The Landowner may construct administrative offices on Parcel 21 that will be ultimately incorporated into the overall ~~South~~ Commercial Center complex. These offices will be consistent with the standards for commercial development, and shall be subject to Site Review.

# 7. OTHER USES

*The Plan Area contains other uses not included in the previous chapters, namely a Golf Course Maintenance Facility, a fire station, an Electric Substation, and several parks and park preserves.*

*The Golf Course Maintenance Facility occupies a 1.7 acre site along Fiddyment Road near Village 3. The maintenance facility is identified as Parcel 39 on Figure 1, Specific Plan Land Use Exhibit, Page 4.*

*The Electric Substation occupies a 0.6 acre site on Fiddyment Road adjacent to the High Density Residential Site and the ~~South~~ Commercial Center, identified as Parcel 52.*

*The Fire Station occupies a 1.0 acre site on Blue Oaks Boulevard adjacent to Blue Oaks South Preserve, identified as Parcel 51.*

*The Plan Area contains three (3) public parks, identified as "Blue Oaks Park" (8.1 acres, Parcel 41), "School House Park" (8.5 acres, Parcel 42), and "City-Wide Park" (14.5 acres, Parcel 43). Additionally, the Plan Area contains three (3) park preserves (natural open spaces), identified as "Central Park Preserve" (64.6 acres, Parcel 46), "Blue Oaks North Preserve" (17.6 acres, Parcel 45), and "Blue Oaks South Preserve" (9.9 acres, Parcel 47).*

*The following guidelines form the basis for Site Review where required:*

## 7.1 GOLF COURSE MAINTENANCE FACILITY

### 7.1.A. Facilities

The Maintenance Facility is to house and store all the necessary equipment for the care of the golf courses. Additionally, the facility contains administrative offices for those responsible for golf course maintenance. Probable facilities within the maintenance facility include the following:

### 7.1.C.2. Landscaping and Fencing

The Golf Course Maintenance Facility is separated from Fiddyment Road by the thirty-five foot (35') landscape corridor and secondary design C.M.U. wall. Adjoining residences to the north and south are separated from the maintenance facility compound by two residual golf course lots; landscaping is to be done within these lots along compound edges to soften the appearance of walls and buildings. (See Section 1.3, Footnote 6, Page 18.) To the east, the maintenance facility incorporates a fifteen-foot (15') landscape buffer along the interior street (buffer width measured from back-of-walk.) This buffer consists of a C.M.U. wall and support landscaping irrigated by an automatic system. Landscaping within the buffer is to contain elements similar to those used for the landscape corridors; primarily, conifer and evergreens are to be planted to screen buildings and work areas and to soften the appearance of the wall.

The maintenance compound is to be enclosed by a minimum six-foot (6') high C.M.U. wall. The wall height may be increased to eight feet (8') were necessary to improve screening. Except along Fiddyment Road, the C.M.U. wall will be tertiary design. Along the golf course, the perimeter of the office building may be used to enclose the compound in lieu of the C.M.U. wall.

Wall openings are permitted for vehicle access along Fiddyment Road (limited to a single access) and along the interior street (limited to two accesses). Vehicle accesses may be gated for compound security.

## 7.2. ELECTRIC SUBSTATION

### 7.2.A. Facilities

The Electric Substation is located next to the ~~South~~ Commercial Center and is to be constructed by the City of Roseville. At this location, overhead transmission lines parallel Fiddyment Road and lie within the adjacent Plan Area landscape corridor. (The City of Roseville may elect, however, to construct the Electric Substation and associated transmission lines on the westerly side of Fiddyment Road.)

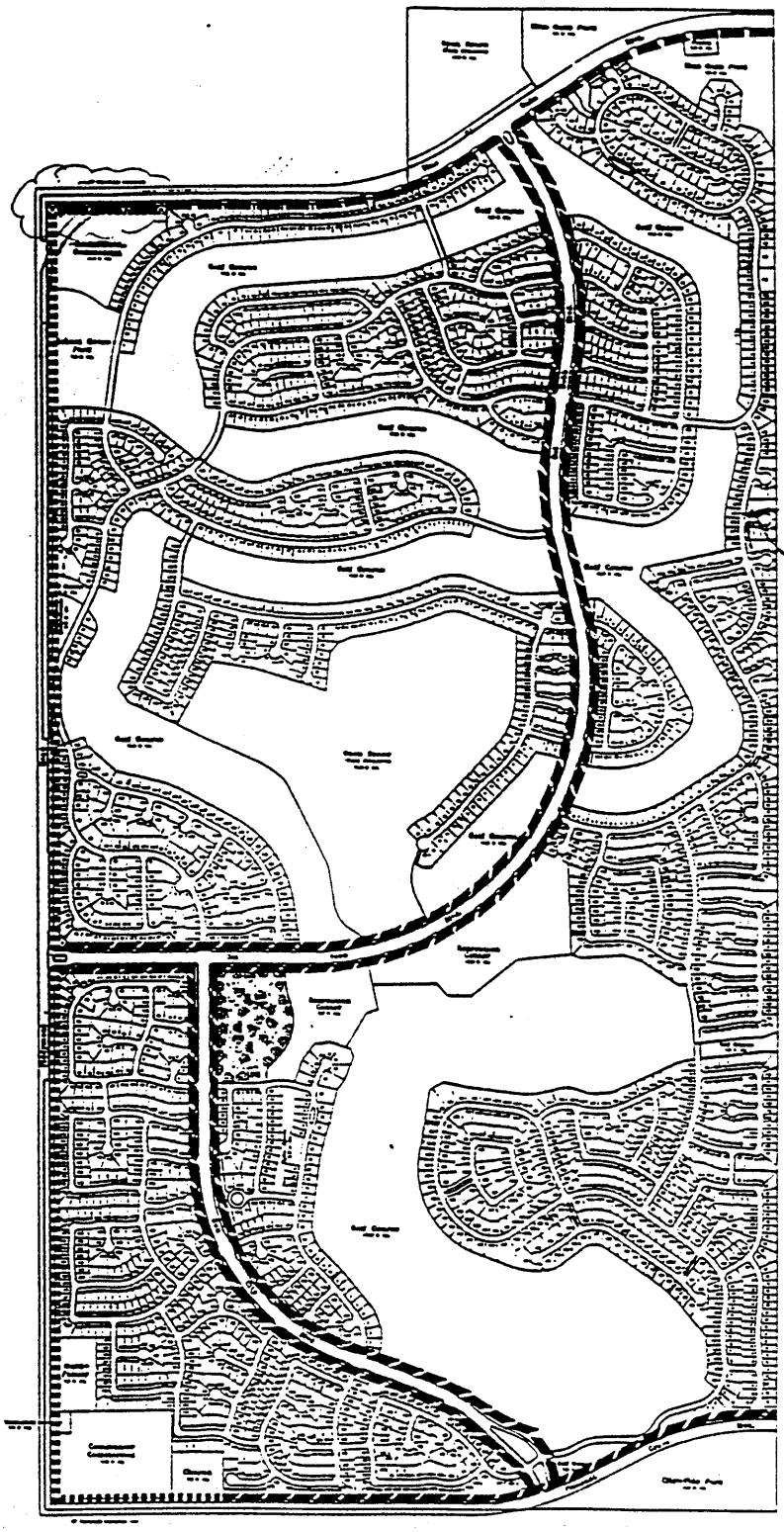



Figure 42
Landscape Corridors Map

Res 96-291
PG 19

## Blue Oaks Boulevard

Right-of-way: 100'

Specialized Areas:
~~Commercial~~
Entries -City and Project
Fire Station
Golf Course
Open Space
Park
Pedestrian Access Points

Landscape Easement: 30' along Parcels 1, 5, 30, 34, 47, and 51;
50' along Parcels ~~20~~, 41, and 45

Bicycle and Pedestrian Paths: 8' wide meandering walk

Street Trees: Primary street trees shall be 100% deciduous. Secondary street trees shall be 60% coniferous, 20% evergreen, and 20% deciduous. Refer to "Landscape Corridors and Medians" and "Landscape Plant Matrix", Page 77 and 128 for guidelines. Trees shall be typically spaced at 15' to 30' apart. A partial list of recommended street trees for Blue Oaks Boulevard is presented below. This list is excerpted from the plant matrix in Appendix 10.2 after page 128 and is not exclusive.

Primary Street Trees:

Deciduous - 100%

| | |
|---|---|
| *Platanus acerifolia 'Columbia'* | London Plane Tree |

Secondary Street Trees:

Conifers - 60%

| | |
|---|---|
| *Cedrus deodara* | Deodar Cedar (40%) |
| *Pinus halepensis* | Aleppo Pine (15%) |
| *Pinus thunbergiana* | Japanese Black Pine(5%) |

Evergreen -20%

| | |
|---|---|
| *Carob siliqua* | Carob |
| *Quercus agrifolia* | Coast Live Oak |
| *Quercus wislizenii* | Interior Live Oak |
| *Ulmus parvifolia* | Chinese Elm |
| *Umbellularia californica* | California Bay |

Deciduous -20%

| | |
|---|---|
| *Acer rubrum* | Red Maple |
| *Acer saccharinum* | Silver Maple |
| *Gleditsia triacanthos* | Honeylocust |
| *Nyssa sylvatica* | Tupelo |
| *Pistacia chinensis* | Chinese Pistache |
| *Platanus acerifolia 'Bloodgood'* | London Plane |
| *Sapium sebiferum* | Tallow Tree |

Accent Trees

| | |
|---|---|
| *Prunus cerasifera 'Krauter Vesuvius* | Purple Leaf Plum |
| *Pyrus calleryana 'Bradford'* | Flowering Pear |
| *Rhus lancea* | African Sumac |

Median Trees:

Conifer and evergreen mixture to match the secondary street tree groupings

Shrubs and Groundcover: Refer to "Landscape Corridors and Medians" and "Landscape Plants and Plant Matrix" for guidelines and recommended shrubs and groundcovers, pages 77 and 128. Shrubs shall be spaced at a maximum of 5' on center. Groundcover from flats shall be typically spaced at 12" on center. Groundcover from one gallon cans shall be typically spaced at 4' on center.

Fence and Soundwall: Refer to "Masonry Walls and Fences", page 101
Project Entry and Pedestrian Access Points - Primary Design C.M.U. Wall
Single Family Residential - Secondary Design C.M.U. Wall
~~Commercial~~, Fire Station, Golf Course, Open Space, and Park - None required

Lighting: Expressway Luminaire (Refer to pages 109 and 139);
Spaced 175' on center
18' - 21' from back of curb

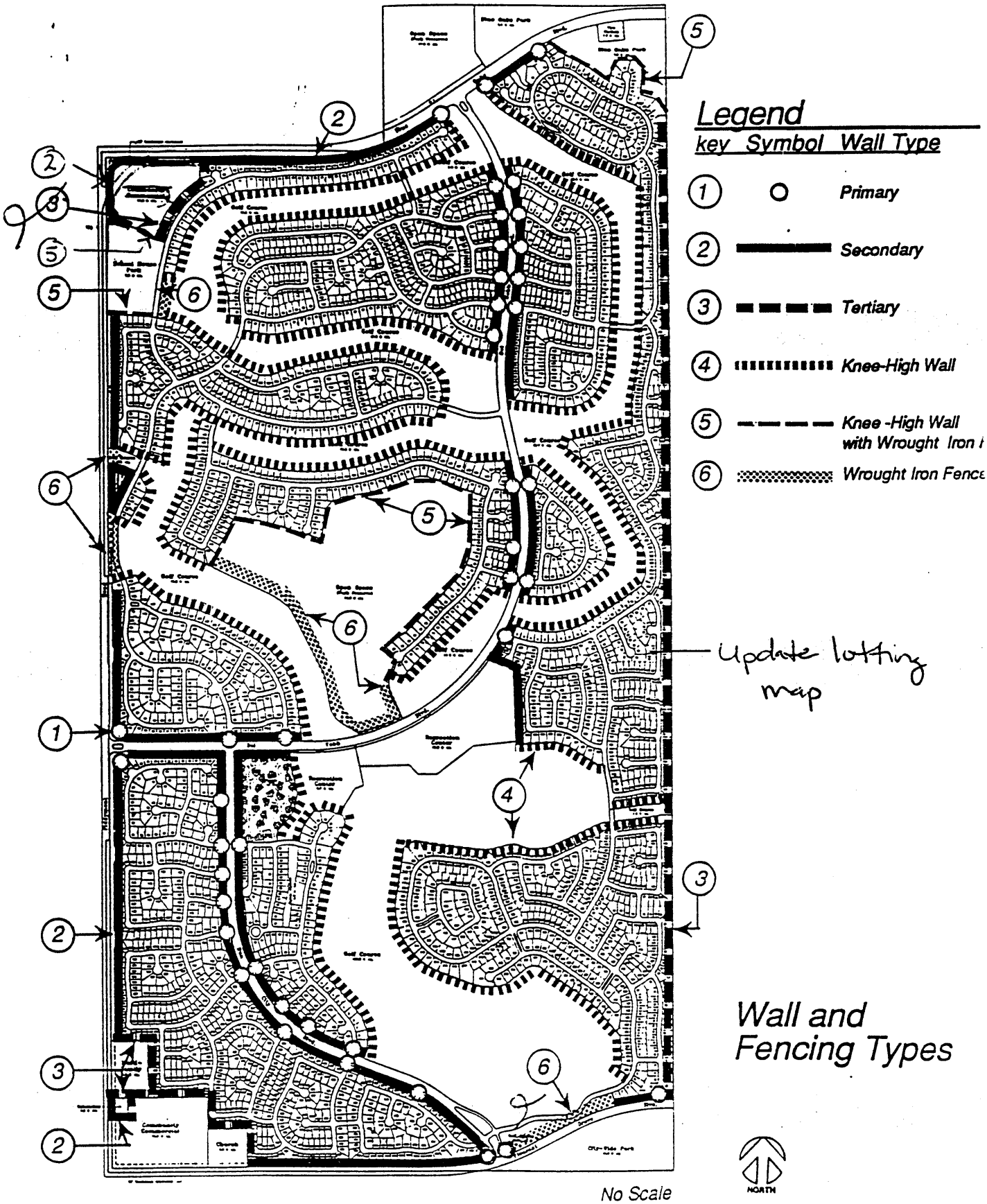



Figure 59
Wall and Fencing Types Map

Res 96-291 Pg 21

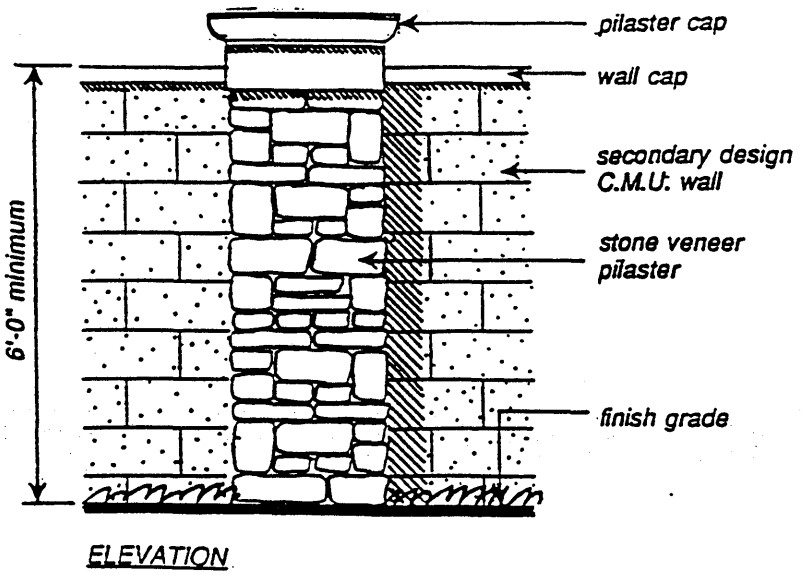



Figure 62
Pilaster Example

Tertiary design C.M.U. walls are the least decorative; use is confined to areas of very low visibility. These walls are generally six-feet (6') or seven-feet (7') high and smooth-face on both sides, matching the color of primary and secondary design walls. Tertiary design walls are hand-built with running bond pattern, with a C.M.U. cap. No pilasters are used. (Refer to Figure 63, Tertiary Design C.M.U. Wall Example. Page 105). Tertiary walls are to be constructed along the eastern boundary of the plan area and along the buffers common to single-family residences and Lots 14, ~~20,~~ 21, 50, and 52. (See Figure 1, Specific Plan Land Use Exhibit, Page 4, and "Residential Buffers", beginning on Page 17).

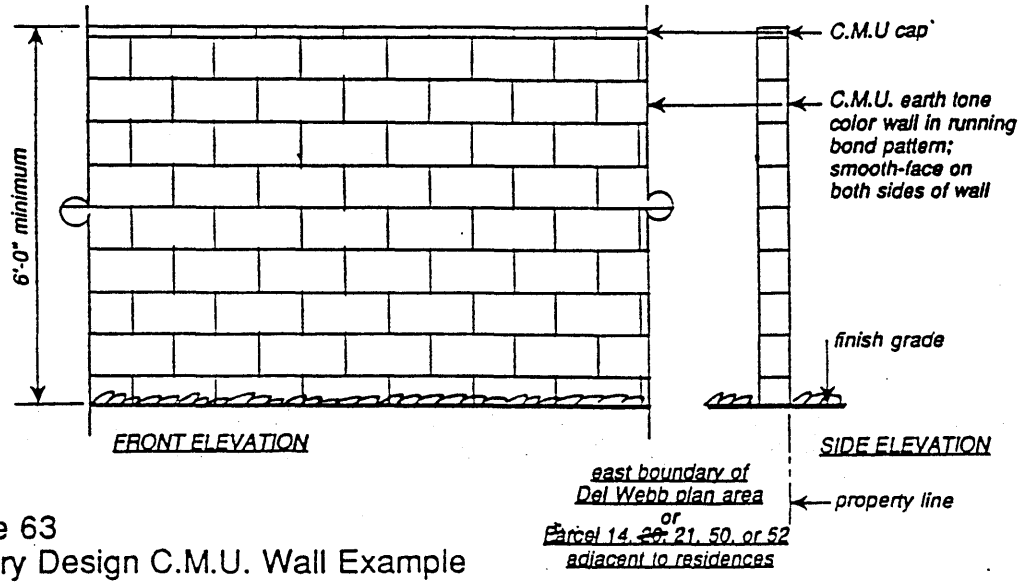



Figure 63
Tertiary Design C.M.U. Wall Example

Knee-high walls (C.M.U. walls, generally two-feet [2'] high) are to be built on the rear property line of single-family residences in Village 4 adjacent to Park Preserve Lot 46. (See Figure 1, Specific Plan Land Use Exhibit, Page 4 ) This wall is of the same materials and color as other masonry walls within the plan area. (Refer to Figure 64, Knee-High Wall Example, Page 106).

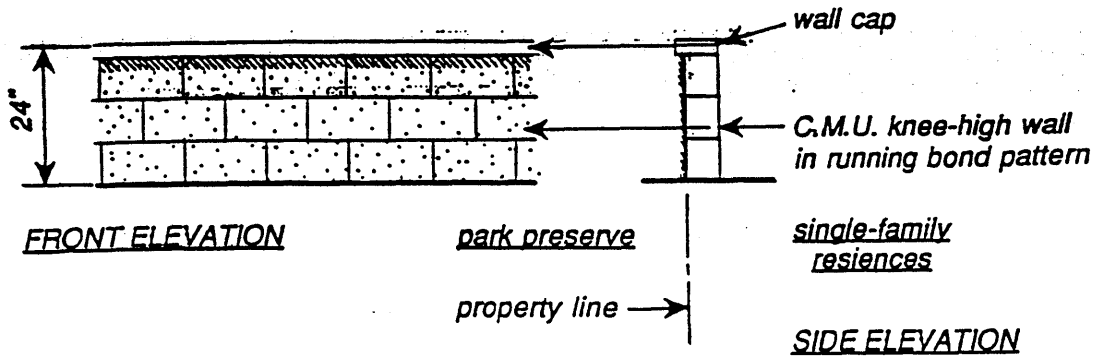



Figure 64
Knee-High Wall Example

A four foot (4') high wrought-iron style fence atop a 24-inch (24") high knee-high wall may be constructed on the property line between single-family residences and certain parks as follows:

Village 1 and

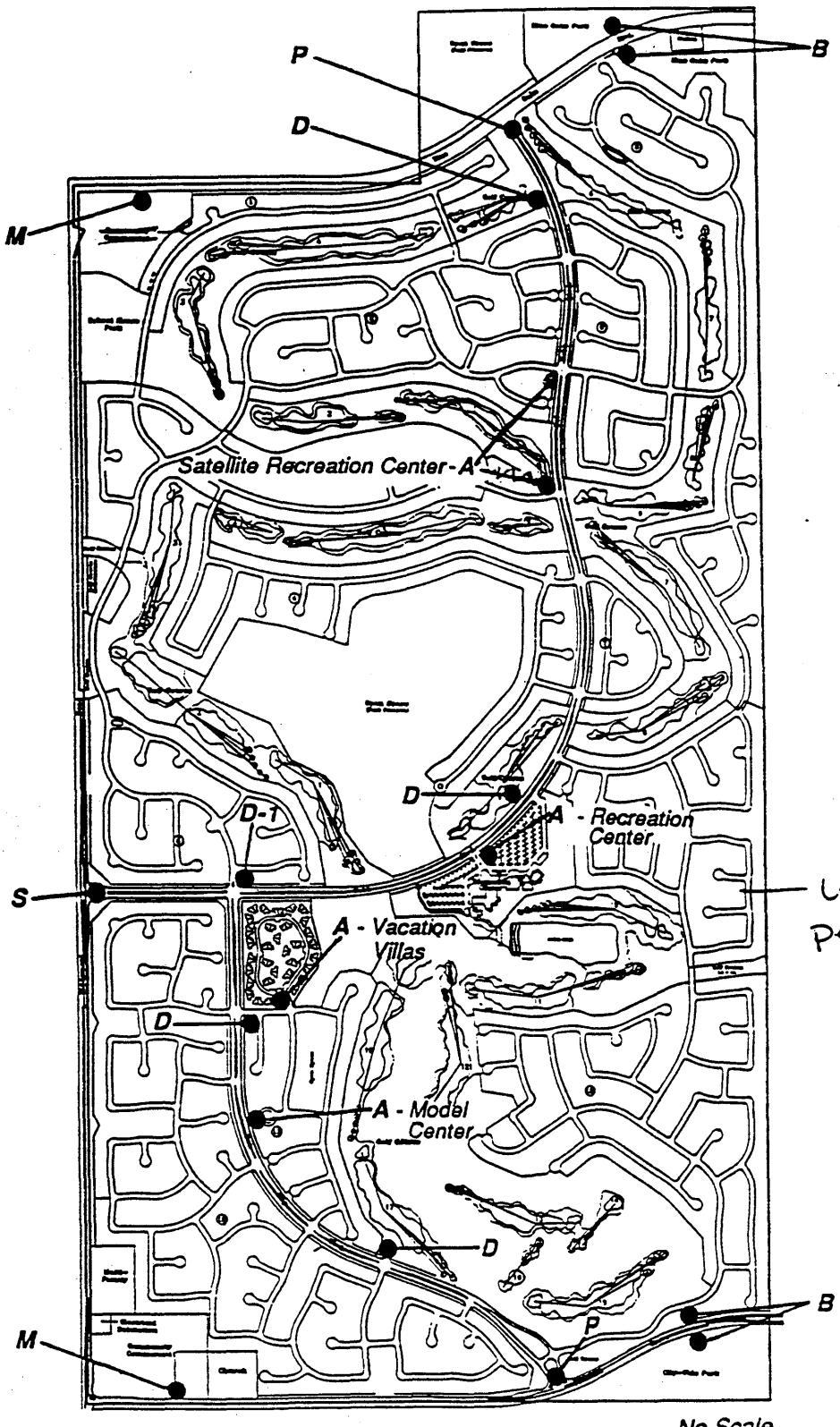
- Village 3 and Schoolhouse Park (Lot 42);
- Village 4 and Park Preserve (Lot 46); and
- Village 5 and Blue Oaks Park (Lot 41b);

Between single-family residences and the oak woodlands near the Clubhouse a knee wall without the 4' wrought iron style fence may be installed as follows:

- Village 11 and Recreation Center (Lot 40b); and
- Village 13 (Vacation Villas) and Lot 40b.

These knee-high walls are of the same materials, color, and function as those previously mentioned; the wrought-iron style fence is added for pedestrian control. Materials, heights, and color options will be included within the C.C. & R.'s. (Refer to Figure 65, Knee-High Wall with Wrought -Iron Style Fence Example, Page 107).

Res 96-291




## Legend

| Map Key | Sign Variety |
|---|---|
| B | Boundary Pavilion |
| P | Primary Community Entry Sign |
| S | Secondary Commu Entry Sign |
| M | Marketing Sign |
| A | Amenirty Entry Identification Sign |
| D | Directional Sign |
| D-1 | "L" - shaped Directional Sign |

Update per new plan

## Sign Locations

NORTH

Figure 68
Sign Location Exhibit

# FINAL

# DEVELOPMENT GUIDELINES

**December 15, 1993**

*Adopted by Resolution No. 93-327*

**Del Webb California Corp.**
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**CHAPTER 10. - APPENDICES**

# INTRODUCTION

## PROJECT LOCATION AND DESCRIPTION

The Del Webb Specific Plan Area, hereafter referred to as the "Plan Area" lies within the City of Roseville, California, approximately one mile north of Baseline Road, along the easterly side of Fiddyment Road. The Plan Area is designed to accommodate an active adult residential community, and may contain up to 3,500 homes. Within the Plan Area are a variety of support facilities and services, including golf courses and related clubhouses, recreation centers, commercial and office centers, a religious facility, an affordable housing component, a model home complex, and numerous parks and open spaces. The Plan Area land use map is included as Figure 1, Specific Plan Land Use Exhibit, Page 4.

## PURPOSE AND GOALS OF THE DEVELOPMENT GUIDELINES

These Development Guidelines implement the planning concepts and philosophy contained in the Specific Plan, are structured to conform to the entitlements and agreements prescribed in the Project Development Agreement, and provide the design regulations and standards for the overlying zoning districts applied to the Plan Area. In general terms, the guidelines and implementation measures contained herein establish specific design criteria to achieve "The Plan".

The Development Guidelines are focused on creating a high standard of design that will assure quality and compatibility throughout the Plan Area. In combination with the Specific Plan, the Development Guidelines are structured to:

- Identify a common character throughout the Plan Area which is reflective of the natural setting and desire to incorporate traditional forms, styles, and materials;

- Reflect the unique design considerations that accompany an integrated active adult community;

- Include visual landmarks in the form of prominent buildings, formal landscape corridors along major streets, and permanent views through open space corridors to provide visual orientation within the community;

- Establish residential villages that are safe for residents and buffered from noise and other nuisance factors;

- Integrate and provide connections between residential and non-residential land uses such that residents are encouraged to minimize automobile use for shopping, services, and leisure activities;

- Enhance living spaces by integrating to the extent practicable, the natural and built environments to minimize disruption to natural features, and to blend development with land forms, trees, and water courses on the site; and

- Maximize the potential for energy conservation through building and landscape designs that consider the climatic conditions of the area.

## ORGANIZATION OF THE DEVELOPMENT GUIDELINES

These Development Guidelines consolidate what have been previously entitled for other specific plan areas as "Planned Development Guidelines" and "Landscape Guidelines".

By way of definition, the term "guidelines" is meant to imply subject matter dealing with general development concepts that shape the image of the community, as set forth in the Specific Plan. In practice, the "guidelines" set the tone for development performance by describing how improvements will look and function. Certain guidelines may supersede standards contained in the Zoning Ordinance or adopted Improvement Standards. In these instances, these guidelines act as "development standards", as described in the City of Roseville's Zoning Ordinance.

These Development Guidelines are divided into the following ten (10) chapters, including Appendix (major subheadings appear in italics):

1. **Residential Village Form**

   *Village Form Guidelines*
   *Residential Streetscapes*
   *Residential Buffers*

2. **Single-Family Residential**

   *Unit Types and Mix*
   *Affordable Units*
   *Architectural Guidelines*
   *Siting Criteria*

3. **High Density Residential**

   *Architectural Guidelines*
   *Siting Criteria*

4. **Sales Pavilion and Model Homes**

   *Sales Pavilion Facilities*
   *Model Home Complexes*
   *Architectural Guidelines*
   *Siting Criteria*

5. **Recreation Centers and Golf Course Clubhouses**

   *Recreation Center and Golf Course Clubhouse Facilities*
   *Architectural Guidelines*
   *Siting Criteria*

6. **Community Commercial and Religious Facility**

   *Architectural Guidelines*
   *Siting Criteria*

7. **Other Uses**

   *Golf Course Maintenance Facility*
   *Electric Substation*
   *Fire Station*
   *Parks and Park Preserves*

8. **Arterial and Collector Streetscapes**

   *Landscape Corridors and Medians*
   *Specialized Areas*
   *Earth Berms and Mounds*
   *Masonry Walls and Fences*
   *Street Furnishings*
   *Street Lighting*
   *Irrigation*

9. **Signage**

10. **Appendices**

    *Environmental Conditions*
    *Landscape Plants and Plant Matrix*
    *Planting Detail Guidelines*
    *Irrigation*
    *Street Lighting Detail Guidelines*
    *Shade Requirements*
    *Bus Shelter*

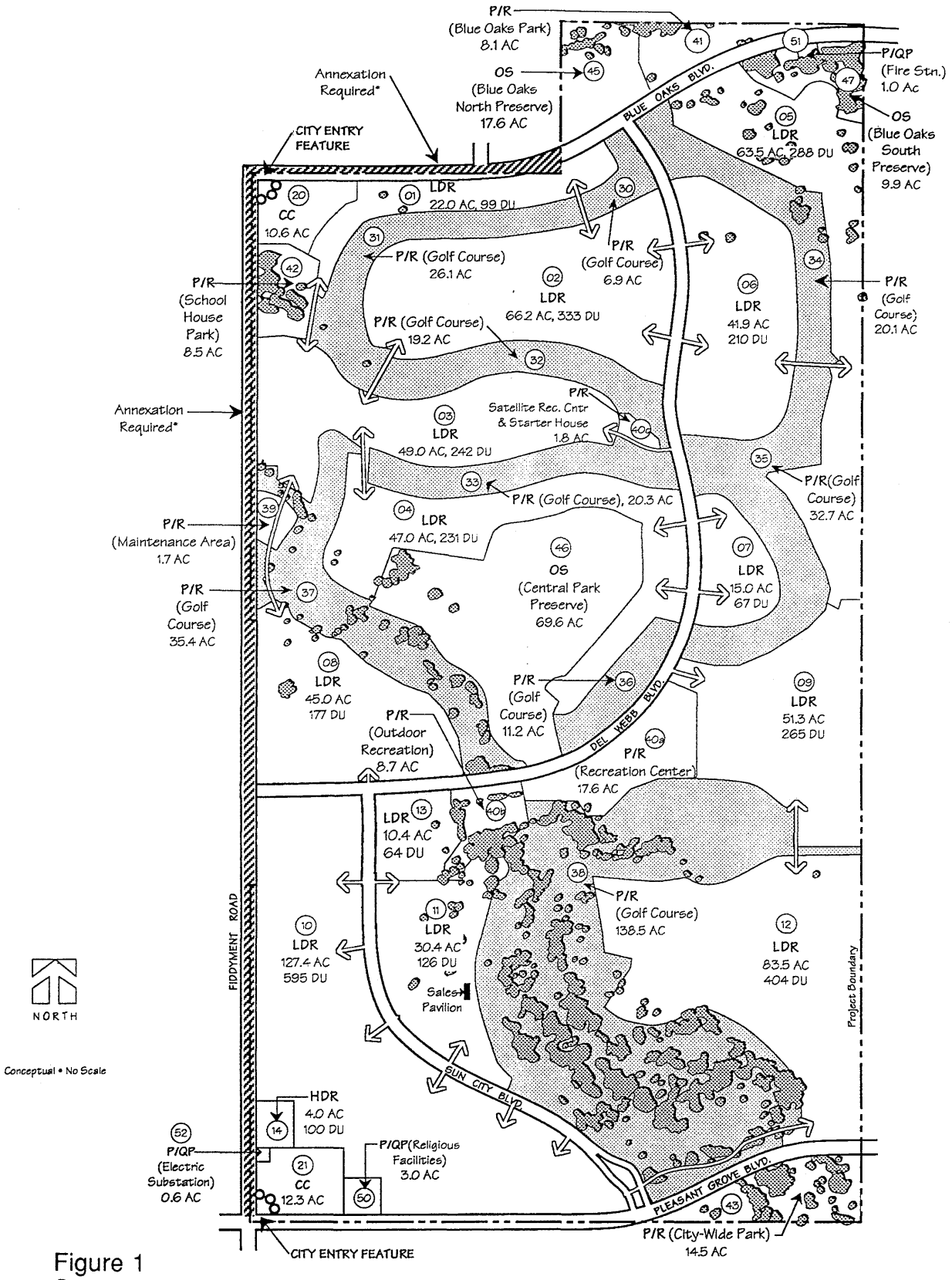



Figure 1
Specific Plan Land Use Exhibit

# UNIT ALLOCATION AND PROCESS

## ZONE DISTRICT CLASSIFICATIONS

The Development Guidelines serve as the development standards for the underlying zoning districts, as well as the framework for Site Reviews where required. Three standard zoning districts have been applied to the Plan Area: Residential Mixed Use (RMU), General Apartment (R-4), and Central Business District (C-2). All three districts have been overlaid with the Special Area Combining District (SA). The Combining District allows the uses and regulations of the standard zoning districts to be modified to meet the needs of the Specific Plan. A general description of the three zoning districts is included below, with precise uses specified in the Specific Plan:

- Residential Mixed Use (RMU-SA): The purpose of the RMU Zone is to promote a variety of residential unit types and the flexible siting of uses which are typically considered to be compatible with residential development. This district has been applied to a majority of the Plan Area. Uses include:
    - Single-Family Residential (including halfplexes, cluster units, and Vacation Villas);
    - Sales Pavilion (including model home complexes);
    - Recreation Centers;
    - Golf Course Facilities (including clubhouses and maintenance facility);
    - Religious Facility;
    - Parks and Open Space; and
    - Fire Station;

- General Apartment (R-4-SA): This district is intended for general apartment use and has been applied to the High Density Residential site, Parcel 14.

- Central Business District (C-2-SA): The Central Business District in the Plan Area is intended to provide a concentration and mix of shops and offices to meet the daily shopping and service needs of residents and employees in the Plan Area. This district is applied to the two commercial centers (Parcels 20 and 21), and includes the Electric Substation (Parcel 52). Offices uses may account for up to forty percent (40%) of the gross floor area of each commercial center.

As provided by the Special Area Combining District, certain Roseville Zoning Ordinance regulations and improvement standards may be modified or nullified by these Development Guidelines. City of Roseville regulations, standards, and guidelines not superseded continue to apply unless otherwise modified by the Specific Plan or project Development Agreement.

## DWELLING UNIT ALLOCATION

The Plan Area (including the High Density Residential site) has a maximum dwelling unit potential of 3,500 dwelling units, as established by the Specific Plan and analyzed in the project Environmental Impact Report. Dwelling units are allocated to each single-family residential village by the Tentative Map and to the High Density Residential site by the Specific Plan. The total number of dwelling units currently allocated is 3,102 d.u. for the single-family residential villages, and 100 d.u. for the High Density Residential site. (The dwelling unit cap for the High Density Residential site is 100 d.u.) This leaves approximately 298 "unallocated" units. The initial village dwelling unit allocations and approximated village densities are listed on the following table:

| | Dwelling Units | Density (d.u./ac.) |
|---|---|---|
| Village 1 | 99 | 4.5 |
| Village 2 | 333 | 5.0 |
| Village 3 | 242 | 4.7 |
| Village 4 | 231 | 4.9 |
| Village 5 | 288 | 4.5 |
| Village 6 | 210 | 5.0 |
| Village 7 | 67 | 4.5 |
| Village 8 | 178 | 4.0 |
| Village 9 | 265 | 5.1 |
| Village 10 | 595 | 4.6 |
| Village 11 | 126 | 4.1 |
| Village 12 | 404 | 4.8 |
| Village 13 (Vacation Villas) | 64 | 6.1 |
| High Density Residential Site | 100 | 25.0 |
| Unallocated Dwelling Units | 298 | --- |
| **Total d.u.** | **3,500** | |

**Note:** Up to twenty percent (20%) of the overall single-family units within the Plan Area may be cluster (attached or detached) or halfplex units, as long as the overall density within any individual village does not exceed 6.9 dwelling units per acre.

## DWELLING UNIT REALLOCATION

It is the intent of the Specific Plan and the Development Guidelines to permit flexibility in adjusting the unit mix to reflect market demand, and to allow the 298 "unallocated" units to be absorbed within the Plan Area. The total number of units within any of the individual residential villages may be permitted to increase or decrease between the Tentative and Final Subdivision Maps, subject to approval of a minor Tentative Subdivision Map modification by the City of Roseville Subdivision Committee, as provided in Title 18 of the Roseville Municipal Code. The Subdivision Committee's approval or denial of any requested increase or decrease in units shall be based on the requirements of the Municipal Code, as well as the following findings:

a. The increase or decrease is within ten percent (10%) of the total number of units assigned to the individual residential village by the approved Tentative Subdivision Map.

b. The increase or decrease is consistent with the goals, policies, and requirements of the General Plan, Specific Plan, Development Agreement, and these Development Guidelines.

c. The increase or decrease does not modify street configurations, lot depths, or lot lines conditioned to remain fixed by the Tentative Map.

d. The increase or decrease does not result in an overcrowding of lots or impacts beyond those identified in the project Environmental Impact Report.

e. The increase or decrease does not result in modification to conditions of the approved Tentative Map or applicable Tree Permit(s).

f. The increase or decrease does not result in an average density within any individual residential village in excess of 6.9 dwelling units per acre.

g. The increase or decrease does not result in the total number of units within the Plan Area exceeding 3,500 d.u.

The precise process and requirements for approval of any increase or decrease in units shall occur in accordance with the provisions of the Specific Plan, these Development Guidelines, and the City's Municipal Code. Landowner reserves no rights to retain or transfer underutilized units elsewhere outside the Plan Area. Any proposed reallocations in excess of the ten percent (10%) limit shall be subject to a General Plan Amendment, Specific Plan Amendment, rezone, supplementary environmental analysis in accordance with the California Environmental Quality Act, and other applicable entitlements, as required by the City of Roseville.

Reconfiguration of lots resulting in a loss or gain of lots greater than that provided for above, change in Tentative Map conditions, or Tentative Map modifications affecting circulation, lot depth, or overall design of the subdivision, requires submittal of a new Tentative Map to the Planning Commission prior to City Council approval of the Final Map.

## SITE REVIEW REQUIREMENTS

Site Review (Roseville Municipal Code Section 16.24 et seq.) is a function of the City of Roseville Design Review Commission (DRC) is required for the following Plan Area improvements:

- cluster housing areas other than halfplexes;
- recreation centers and golf course clubhouses (including Oak Grove);
- golf course maintenance facility;
- Sales Pavilion and model homes;
- high density residential;
- commercial centers;
- religious facility; and
- fire station (permanent facility)

*The following are exempted from Site Review:*

- golf course (requires a Tree Permit);
- fire station (temporary); and
- electrical substation

# 1. RESIDENTIAL VILLAGE FORM

*The Plan Area contains thirteen (13) single-family residential villages and one (1) High Density Residential lot, as shown on Figure 1, Specific Plan Land Use Exhibit, Page 4. The single-family residential villages are identified as "Parcels 1 through 13", and are classified Low-Density Residential (LDR). The High Density Residential (HDR) lot is identified as "Parcel 14" and is discussed as a separate land use category beginning on Page 38.*

*Residential village form is, to a large extent, established by the style and intensity of residential development, the design and nature of the internal streets and circulation linkages, and the integration of both homes and streets with nearby land uses, open spaces, and landscape amenities. This chapter presents the village form guidelines and establishes the circulation, streetscape, buffering, and fencing features that shape the residential villages. The detailed village housing characteristics are outlined in the following chapter entitled "Single-Family Residential", beginning on Page 22.*

*This "Residential Village Form" section establishes the implementation measures to carry out the design policies and concepts described in the Specific Plan that apply to village form and, additionally, provides design solutions intended to execute the listed goals within these Development Guidelines. (See Purpose and Goals of the Development Guidelines, Page 1.) In broad terms, the implementation measures contained herein are structured to preserve the essential character of the natural setting, to provide for high quality village design tailored to the active adult community concept, to promote resident interaction between the natural and manmade environments, to provide convenient access to the supporting land uses, and to create residential villages that are safe for residents and buffered from noise and other nuisance factors.*

## 1.1. VILLAGE FORM GUIDELINES

A key ingredient of the village theme is the architectural treatment of homes in relationship to the setting. Within the Plan Area, residential villages are open to public spaces, such as streets, open spaces, and golf courses. Consequently, building massing, scale, and roof forms are important architectural components that require careful articulation. Homes within each village, or village sub-area (i.e., "neighborhood"), display a variety of roof lines, color schemes, and front elevation articulation to achieve visual interest, as shown in Figure 2, Neighborhood Groupings, Page 10. The architectural style is compatible among all buildings within each residential neighborhood.

*The villages are designed to conform to the following guidelines:*

- Building elevations along the street are to incorporate architectural features, such as change in massing, variation of roof design, differing accents, recesses, or materials and colors to provide variety and interest.
- Homes are to be sited with regard to the physical features of each project parcel and adjacent parcels;
- Buildings, roadways, and other improvements are to consider the general land form. Finished slopes are to taper to blend with existing on-site topography and contours on adjacent sites and roadways;
- Homes should be sited with regard to the physical features of the lot and adjacent lots;
- Residential areas are to be oriented with the dwelling units facing toward a local residential street, with only the rear or side property lines of individual residences abutting arterial or collector streets;
- Homes are to be buffered from noise and other nuisance factors;
- Access and infrastructure extensions are to be provided to non-residential uses within neighborhoods, such as parks, in the same time frame as those services are provided to adjacent residential lands; and
- Each increment of a phased project is to be designed to be complete in its function, circulation, drainage, infrastructure, landscaping, and visual aspects, and to be consistent with the overall design of the community.

Figure 2
Neighborhood Groupings

## 1.2. RESIDENTIAL STREETSCAPES

*This section focuses on the treatment of streets internal to the residential villages and on the interface of those streets with adjacent collector roadways. Landscape guidelines for collector and arterial streets are discussed in Chapter 8, Arterial and Collector Streetscapes, Page 77.*

## 1.2.A. Street Sections

The interior circulation system links the villages by a hierarchy of "major collector streets" (Del Webb Boulevard and Sun City Boulevard), "residential collector streets" (46-foot rights-of-way), and "local residential streets" (42-foot rights-of-way). The cross sections of these streets are illustrated in the Specific Plan. Some geometrics of street sections may be unique to the Plan Area. To establish the design criteria and to allow for future continuity of the street design, certain specific geometrics for both residential collector streets and local residential streets are incorporated herein. (Unless modified, the Improvement Standards of the City of Roseville continue to apply.) Also, private streets geometrics are established for application in non-conventional cluster housing developments.

Specific street geometrics to be implemented within the Plan Area residential villages are as follows:

- *The minimum centerline radius for residential collector street (46-foot rights-of-way) is 250 feet. The minimum centerline radius for local residential streets (42-foot rights-of-way) is 200 feet. Compound and reverse curves with no internal tangents are permitted roadway geometrics.*

- *The requirements for elbow geometrics on residential collector streets and local residential streets are illustrated in Figure 3, Typical Street Elbow Geometrics.*

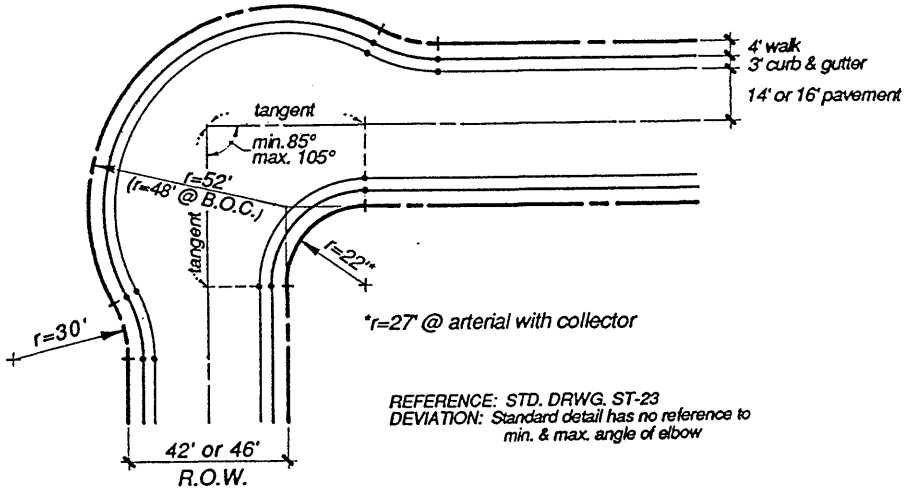



Figure 3
Typical Street Elbow Geometrics

- *The minimum distance between opposing intersections of local residential streets is 120 feet.*

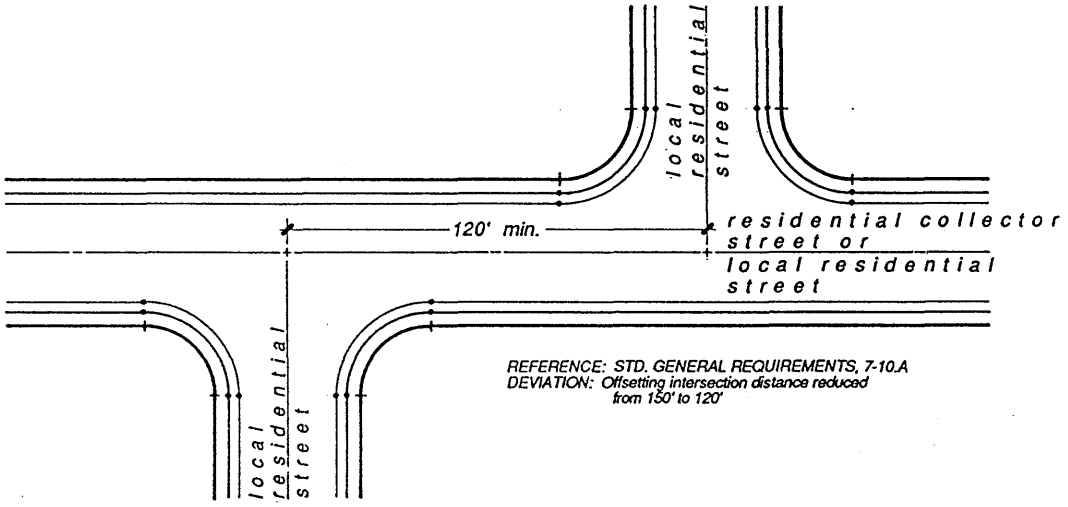



Figure 4
Street Offset Geometrics

- *The geometrics for intersections of residential collector streets and local residential streets are illustrated in Figure 5, Intersection Geometrics.*

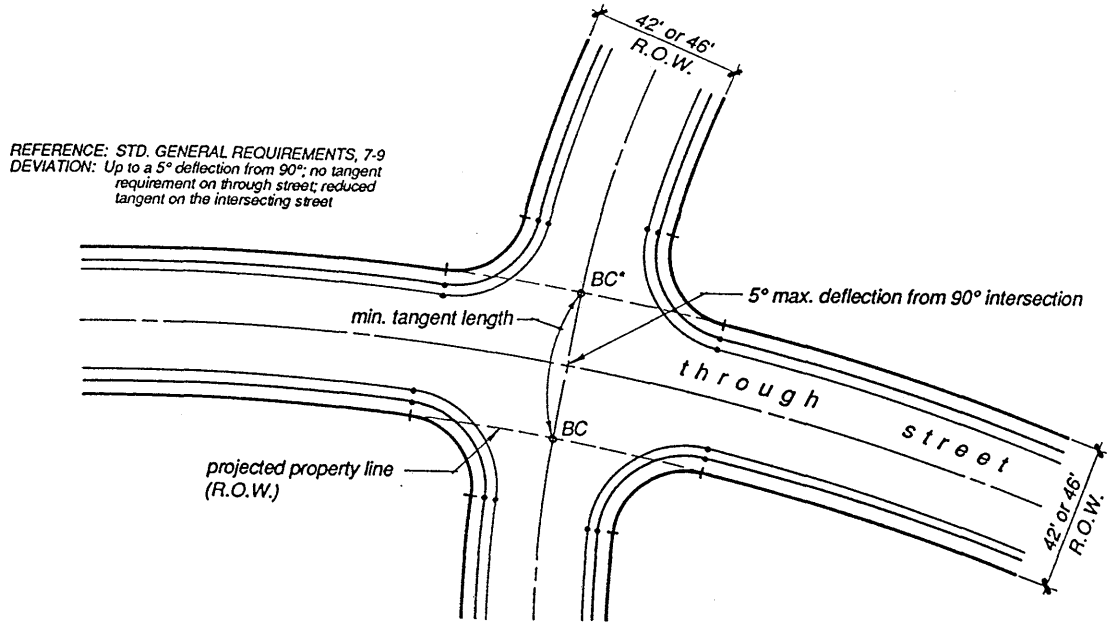



Figure 5
Intersection Geometrics

(Tee and Four-Way)

*BC = beginning of curve

- *The geometric standards for intersections of village entry streets and major collector streets are illustrated in Figure 6.*

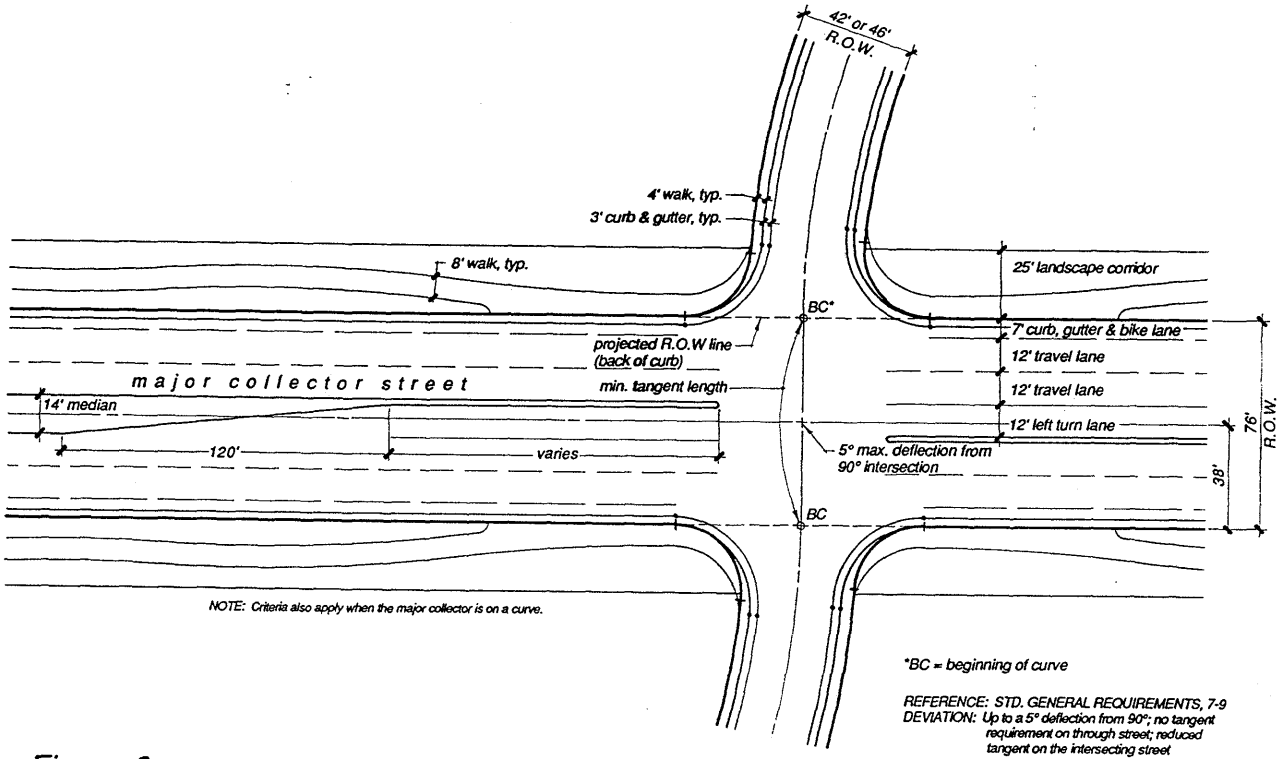



Figure 6
Intersection Geometrics (Tee and Four-Way) for Major Collector Streets at Residential Collector Streets or Local Residential Streets

- *The street geometrics for cluster housing areas utilizing private streets are illustrated in Figure 7.*

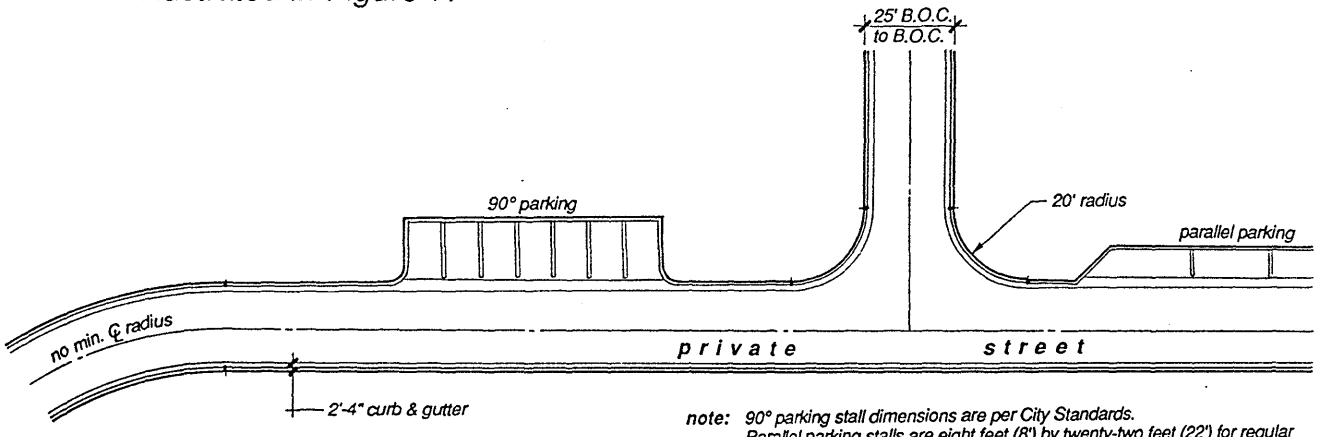



Figure 7
Private Street Geometrics

To facilitate pedestrian circulation, walkways are located along all streets to link with community open spaces. On residential collector streets and local residential streets, the sidewalk is located contiguous with the curb. On major collector streets, a meandering sidewalk is located within a landscape corridor. Pedestrian linkage to the sidewalks on major collector streets is possible at village entrances and at other "pedestrian access points" along the collectors. (See Figure 52, Pedestrian Access Points from Residential Villages, Page 97.) In general, pedestrian access points are provided to the major collector streets at intervals of 300-800 feet.

Bikeways and bikeway signage is to be provided along arterial and major collector streets per the City of Roseville and CalTrans standards.

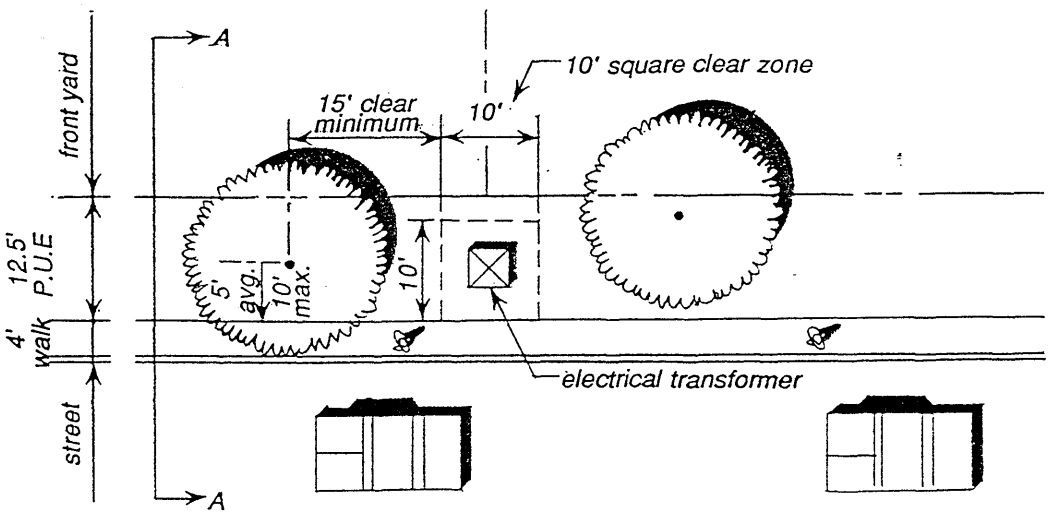
A Public Utility Easement is provided along all street frontages within each village. The Public Utility Easement extends twelve and one-half (12'-6") from the back-of-sidewalk, along residential collector streets, and local residential streets. The P.U.E. may be reduced to ten feet (10') from the back-of-sidewalk in certain locations, with Electric Department approval.

### 1.2.B. Street Trees

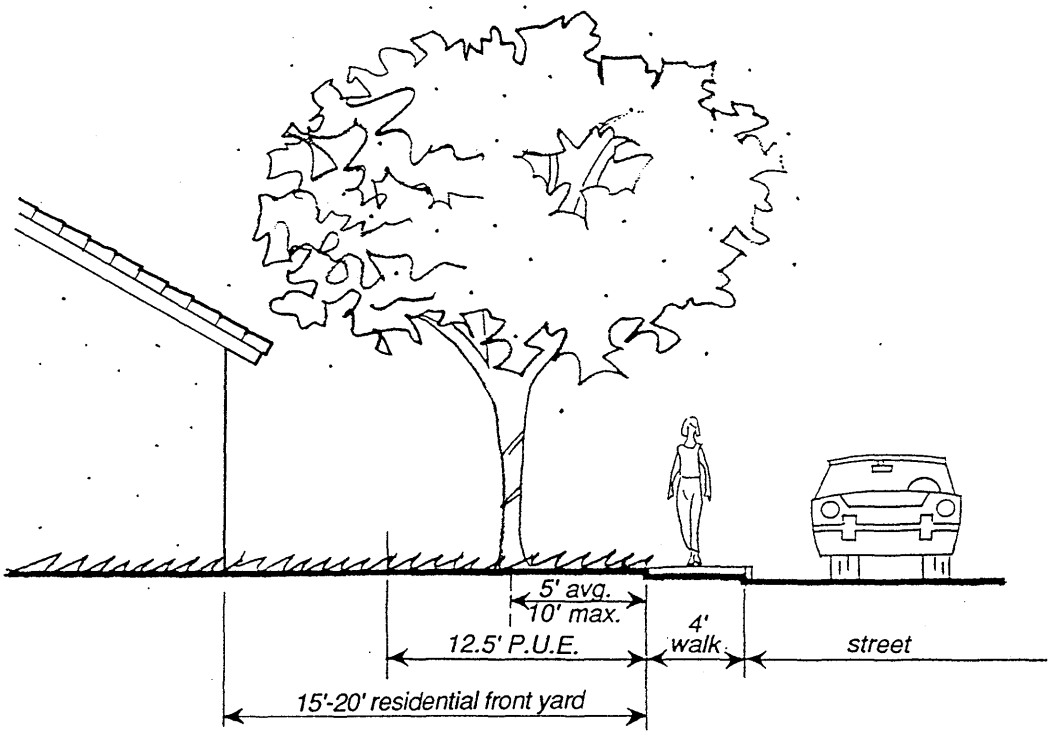
Street trees within residential villages create a canopy over roadways, shade walks and roads, and frame the streetscape. Street trees are to be selected from the Plant Matrix (Appendix 10.2, Page 129) for their visual and growth characteristics. Selection of street trees shall comply with Title 24 energy conservation measures, including provisions to reduce solar gain in summer and to permit solar gain in winter. Street trees are to be planted from fifteen (15) gallon or larger containers.

Along residential collector streets and local residential streets, at least one (1) street tree per lot will be provided for interior lots and two (2) street trees for each corner lot (one [1] per frontage.) The street trees are to be planted approximately five feet (5') behind the sidewalk (maximum ten feet [10']) unless otherwise directed by Utility Departments. The planting of the street trees will be coordinated with the Public Utility Easement and above ground structures as necessary. (See Figure 8, Page 15.)

The landscaping along public streets adjacent to cluster housing areas is to be treated in a similar manner as a townhome or multi-unit development. The landscaping scheme will present a planted edge of lawn or groundcovers accented by street tree plantings. The landscape area, in combination with any fencing incorporated into the site design, is to create an appropriate buffer between cluster units and the street (or any other adjacent use). Landscaping is to conform to Roseville's water efficient landscape requirements. All cluster housing landscape plans are to be submitted at the time of Site Review.




PLAN




SECTION AA

Figure 8
Street Trees on Residential Collector Streets and Local Residential Streets

## 1.2.C. Golf Cart Circulation

Residents may utilize residential collector streets and local residential streets for golf cart circulation. Golf carts are not permitted on major collector streets (Del Webb Boulevard and Sun City Boulevard) except to cross these streets at intersections and defined crossings. (See Figure 9, Golf Course Cart Crossing at Major Collector Street.) At locations where the designated golf course cart path crosses residential collector streets or local residential streets, defined crossings are also to be provided. (See Figure 10, Golf Course Cart Crossing at Residential Collector Street or Local Residential Street.) Golf cart path details for both on and off street areas (width, materials, location, grades, etc.) are to be determined at the time of improvement plans.

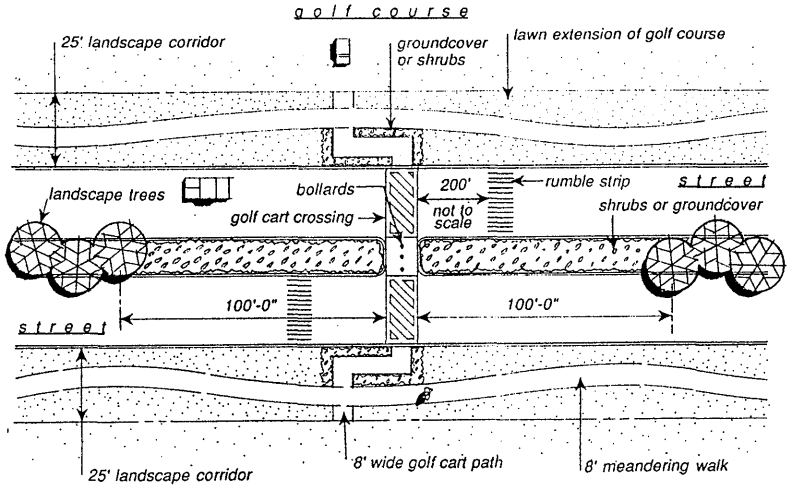



Figure 9
Golf Course Cart Crossing at Major Collector Street

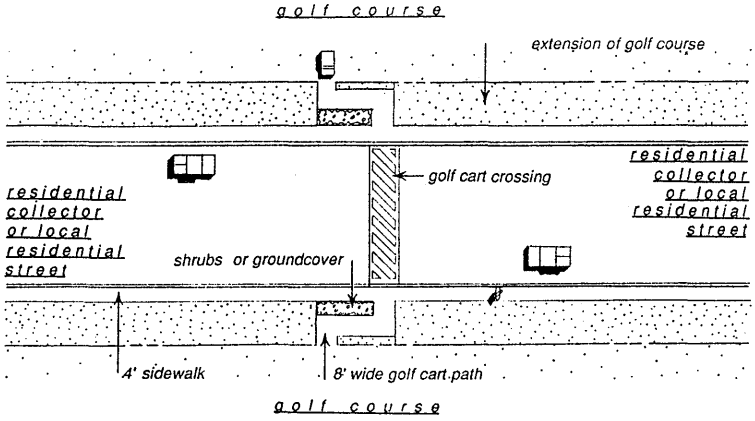



Figure 10
Golf Course Cart Crossing at Residential Collector Street or Local Residential Street

## 1.3. RESIDENTIAL BUFFERS

A concern for single-family residential villages is the provision of adequate privacy and security. Each village is to be separated from differing land uses by a buffer, as specified below. Buffers generally consist of landscaping and/or walls. In most cases, required landscape areas are to occur within the adjacent non-residential or multi-unit site. C.M.U. walls and landscaping along perimeter arterial streets and along major collector streets are described under "Landscape Corridors", beginning on Page 77.

*Buffers between single-family residential and adjacent uses shall be provided as follows:*

| VILLAGE/ADJACENT USE | BUFFER WIDTH/LOCATION (1) | WALL/FENCE DESCRIPTION |
|---|---|---|
| **Commercial/Multi-Unit/Church** | | |
| Village 1 & Comm'l (Parcel 20) | 15' on Comm'l Site | 6' Tertiary C.M.U. wall (2) |
| Village 10 & Comm'l (Parcel 21) | 15' on Comm'l Site | 6' Tertiary C.M.U. Wall (2) |
| Village 10 & HDR (Parcel 14) | 15' on HDR Site (3) | 6' Tertiary C.M.U. Wall (2) |
| Village 10 & Church (Parcel 50) | 15' on Church Site | 6' Tertiary C.M.U. Wall (2) |
| **Recreation Centers** | | |
| Village 3 & Satellite Center (Parcel 40c) | 15' on Rec. Center Site | "Open Fencing" Options (4) |
| Village 9 & Main Rec. Center (Parcel 40a) | 25' on Rec. Center Site | 6' Tertiary C.M.U. Wall (5) |
| Village 11 & Oak Grove (Parcel 40b) | (No setback on Oak Grove Site) | 2' Knee-High Wall With or Without 4' Wrought-Iron |
| Village 13 & Oak Grove | (No setback on Oak Grove Site) | 2' Knee-High Wall With or Without 4' Wrought-Iron |
| **Golf Courses** | | |
| Villages 1 - 9, 11 & 12 | --- | 2' Knee-High Wall With or Without 4' Wrought-Iron (6) |
| **Parks and Park Preserves** | | |
| Village 1 & School House Park (Parcel 42) | 10' within Controlled Pedestrian Access Lot | 6' Tertiary C.M.U. Wall (7) |
| Village 3 & School House Park | (No Setback on Park Site) | 2' Knee-High Wall With 4' Wrought-Iron (8) |
| Village 4 & Central Park Preserve (Parcel 46) | 50' within Preserve (9) | 2' Knee-High Wall With 4' Wrought-Iron (10) |
| Village 5 & Blue Oaks So. Preserve (Parcel 47) | (No setback on Preserve) | 2' Knee-High Wall With Wrought-Iron (11) |

**Footnotes:**

1. The setbacks listed below are in addition to required setbacks on adjacent residential lots.
2. Landscaping is to contain elements similar to those used for landscape corridors. Primarily conifers and evergreens are to be planted to screen commercial, church, or multi-unit buildings. A small number of deciduous trees may be added for seasonal interest and variety. Trees are to be spaced no more than twenty-feet (20') apart. Understory planting is to include shrubs to soften the masonry wall appearance. Landscaping is to be irrigated by an automatic system. (See Figure 11, Page 19.
3. Along the property line common to Village 10 and the HDR site, the C.M.U. wall is to be installed by the single-family residential developer.
4. Open fencing options are listed in Section 1.3.A.2., Page 22.
5. A dense screen of conifer and evergreen trees is to be planted along the easterly edge of the buffer to screen the tennis courts from the adjoining homes.
6. The two-foot (2') knee-high wall is to be constructed along the property line common to single-family residences and the golf course. Homeowners have the option of adding four-foot (4') wrought-iron fencing on top. This open fencing arrangement allows a certain level of privacy without sacrificing views into the golf course setting. This same fencing treatment will also be done at common property lines along extension areas of the golf course, including the open space area containing the Middle Branch of Kaseberg Creek (between Villages 9 and 12) and the open space areas near the golf course maintenance facility.

   Screen tree plantings are to be installed within these latter open space areas to soften the development edge and to provide a level of visual privacy for residents. (See Figure 12, Landscape Concept Along Middle Branch of Kaseberg Creek, Page 19.)
7. See Figure 36, Controlled Access Point, North Commercial Center, Page 66.
8. The open fencing allows for a level of residential privacy and security while permitting views and space orientation into the park. No fencing is to occur along the eastern edge of School House Park.
9. This setback may be less if permitted by the 404 Permit.
10. This buffer is established for the protection of wetland resources, rather than for residential privacy. The proposed fencing will restrict the movement of animals, control water runoff, and maintain visual continuity at the property line. Planting of non-invasive, native species trees or shrubs may be allowed only within the areas designated as wet pond or dry pond. Any plantings proposed shall be approved by the Wetlands Consultant and the City Planning Department. (These ponds are constructed to collect runoff water which is potentially detrimental to the vernal pools.) Irrigation may be permitted within these ponds if approved by the Army Corps of Engineers and the Wetlands Consultant, but irrigation overspray outside of the designated area is to be avoided. Trenching for irrigation lines and digging for planting holes are both to be done in a manner to insure that vernal pools will not be adversely affected.
11. Lots backing to Blue Oaks South Preserve and situated within two hundred feet (200') of Blue Oaks Boulevard may have a six-foot (6') C.M.U. wall at the rear property line in lieu of open fencing. Such C.M.U. wall is to be installed by the developer prior to occupancy of the lots. Final wall configuration is to be continuous; no intermittent open fenced lots are permitted.

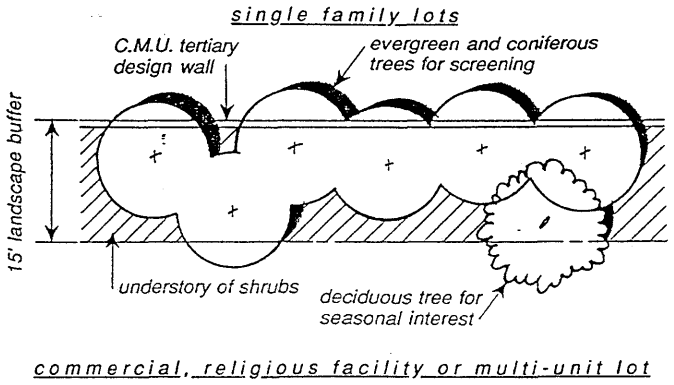



Figure 11
Commercial Center, Religious Facility, or Multi-Unit Lot Landscape Buffer Example

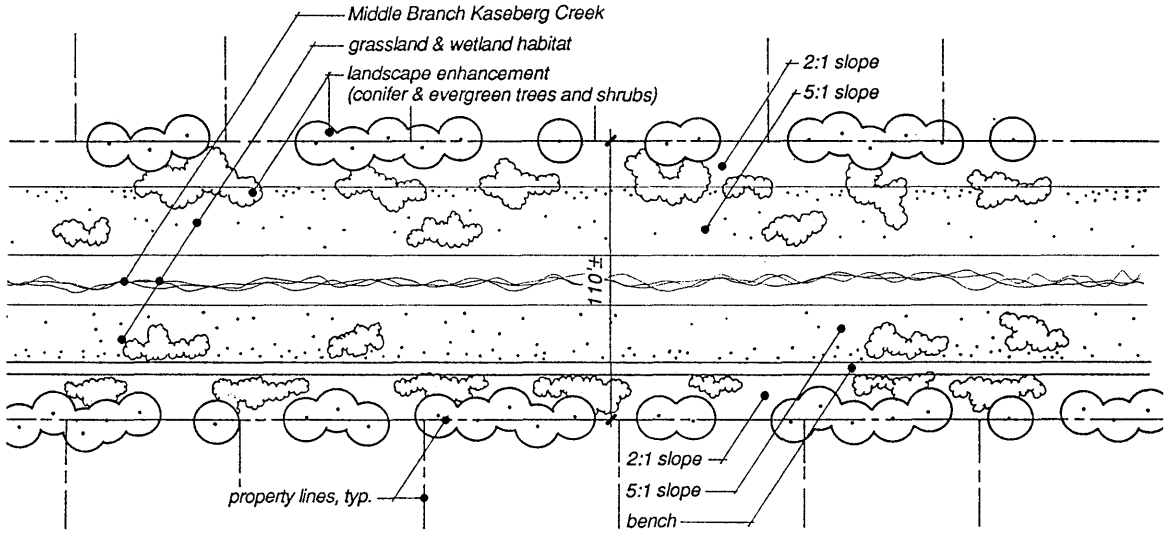



Figure 12
Landscape Concept Along Middle Branch of Kaseberg Creek

## 1.3.A. Internal Residential Fencing

Individual yard fencing within the villages is to be restricted in order to achieve the open community concept envisioned for the Plan Area. The limitations on fencing contained herein are established to create a more open feeling between buildings, to allow for easy access to walkways and trails, to enhance views into the numerous parks and open spaces, and to promote community interaction.

Certain clusters of lots within phases or subphases may be fenced in a traditional fashion with C.M.U. walls or uniform wood fences installed by the Landowner (Developer). Such solid fencing is to be provided only to the extent dictated by market demand which is expected to be on a limited basis for buyers requiring fenced lots for reasons of privacy or pet containment. Lots are to be set aside by the Landowner as "fenced lots" or "open fencing" lots based on locational characteristics and on the ability to preserve the open design of the community. The total number of fenced lots will depend on market demand. (See Figure 13, Wood Fence and C.M.U. Wall Examples.)

### 1.3.A.1. Fenced Lots

From a locational standpoint, fenced lots are to be clustered in logical groupings that generally allow every contiguous lot to be fenced. No lot adjacent to a golf course, oak woodland, or park preserve is to have solid fencing. All lots backing to a C.M.U. wall along a landscape corridor may have solid fencing. Blocks of fenced lots are to be reviewed and approved by the Planning Director at the time of Building Permit issuance. (See Figure 14, Fencing Illustration, Page 21.)

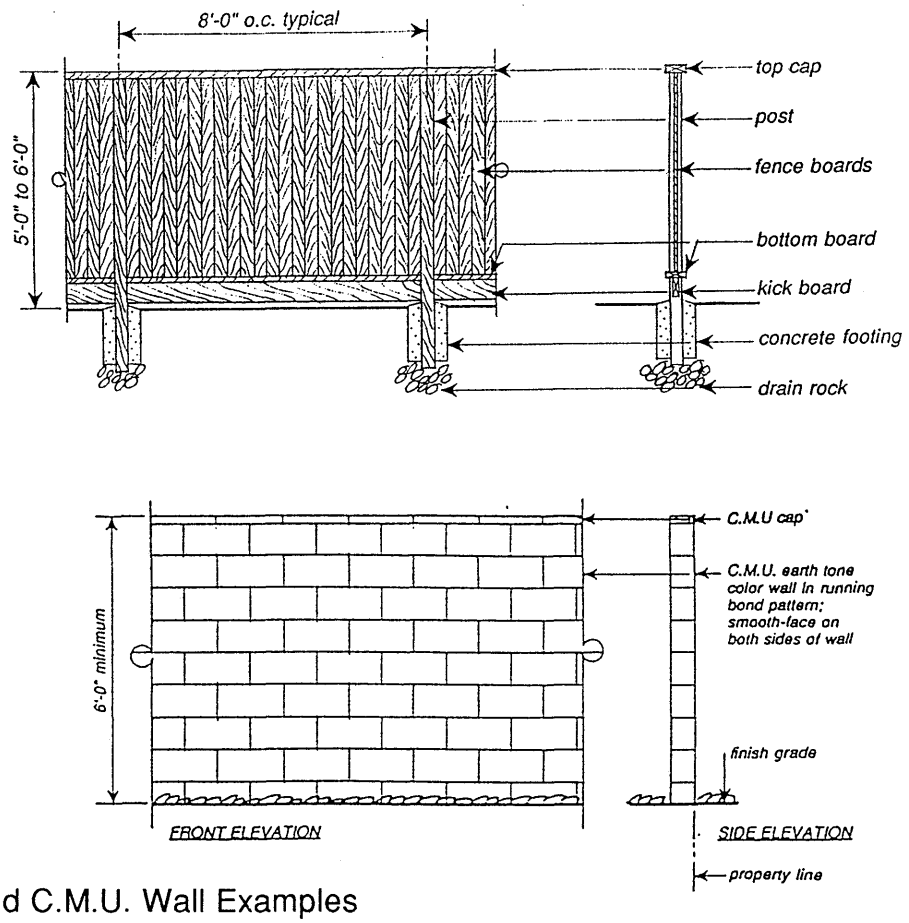



Figure 13
Wood Fence and C.M.U. Wall Examples

### 1.3.A.2. Open Fencing Lots

Provided regulations contained within the project C.C.&R.'s are complied with, homeowners on "open fencing" lots have the following options for future lot fencing:

- no fence (utilize landscaping if desired);
- two-foot (2') knee-high wall;
- two-foot (2') knee-high wall with four-foot (4') wrought-iron style fencing on top (height variation is permitted to achieve a uniform overall height); and
- six-foot (6') wrought-iron style fence.

The preceding homeowner open fencing options are to be done in a manner consistent with the fencing details illustrated in Section 8.4, beginning on Page 101. Fence locations on individual lots are also regulated by Section 2.4.C., Page 35.

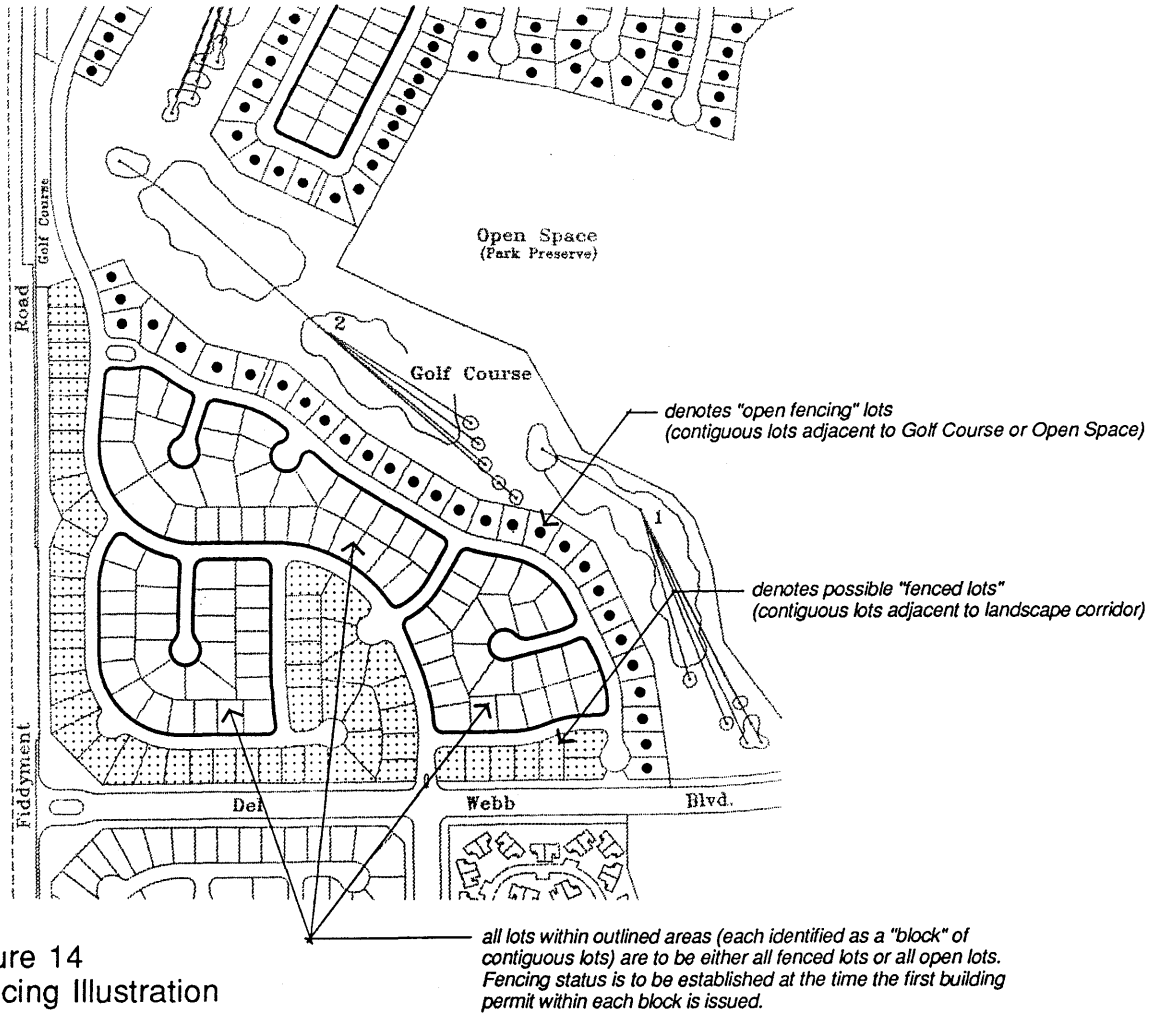



Figure 14
Fencing Illustration

# 2. SINGLE-FAMILY RESIDENTIAL

*The Plan Area provides a variety of high quality, single-family residential housing options. The housing types offered are identified as "Estate" homes, "Premier" homes, "Classic" homes, "Halfplexes", and options for cluster homes, including the "Vacation Villas". Following are guidelines establishing general lot sizes, home sizes, and anticipated housing mix. Also included is a detailed summary of allowed architectural design components that shape the overall building design. Lastly, the guidelines identify the specific siting criteria that regulate the development of individual single-family residential lots. Where siting criteria are not specified, the standards of the R-1 (Single Family) Zone of the City of Roseville Zoning Ordinance apply.*

*The "Single-Family Residential" guidelines contained herein establish measures to implement the goals of this document. (See Purpose and Goals of the Development Guidelines, Page 1.) Specifically, this section sets forth provisions to allow the diverse housing mix and range of housing affordability desired for the Plan Area, establishes the architectural design criteria to create traditional, high quality homes consistent with the natural setting, and provides the specific house-to-lot relationships to ensure opportunities for an ample variety of open spaces to enhance the living environment.*

## 2.1. UNIT TYPES AND MIX

*Following is a general description of the Plan Area single-family residential housing types. (The minimum siting criteria for each appear on Page 32.)*

### 2.1.A. Single-Family Detached

Estate Homes

Estate homes are the largest conventional housing type within the Plan Area. Lots are generally 7,500 sq. ft. in area, accommodating homes ranging from 2,000 sq. ft. to 2,700 sq. ft. in size. Estate homes are expected to comprise approximately fifteen percent (15%) of the total single-family housing units.

Premier Homes

Premier homes are the mid-sized conventional housing type. Lots are generally 6,500 sq. ft. in area, accommodating homes ranging from 1,550 sq. ft. to 2,000 sq. ft. in size. Premier homes are expected to comprise approximately forty-four percent (44%) of the total single-family housing units.

Classic Homes

Classic homes are the smallest conventional housing type. Lots are generally 5,000 sq. ft. in area, accommodating homes ranging from 950 sq. ft. to 1,475 sq. ft. in size. Classic homes are expected to comprise approximately thirty-nine percent (39%) of the total single-family housing units.

## 2.1.B. Single-Family Attached

Halfplexes

The above-described Premier and Classic homes may be paired in any combination to form halfplexes. Halfplexes are generally utilized in clusters of forty (40) to seventy (70) lots and are interspersed within the conventional single-family detached areas. Individual halfplex lots are generally five feet (5') to ten feet (10') narrower than standard for Premier or Classic lots due to the elimination of the paired side yard. The typical lot area for a Premier halfplex is 5,800 sq. ft.; the typical lot area for a Classic halfplex is 4,500 sq. ft.

## 2.1.C Cluster Housing

The Landowner may elect to set aside a portion or portions of any village to create cluster housing. Clusters could take the form of the above halfplexes or other housing type, including townhomes, zero-lot-line homes (patio, zippered, etc.) on public or private streets utilizing conventional or non-conventional lots. For consistency of appearance, cluster housing products are to be designed architecturally compatible with the rest of the neighborhood.

Similar to halfplexes, cluster homes generally occur in groupings of approximately 40-70 units to facilitate efficient management and maintenance of private yard spaces through the Homeowners Association, although smaller groupings are permitted. Up to twenty percent (20%) of the overall single-family units within the Plan Area may be cluster (attached or detached) or halfplex units, as long as the overall density within any individual village does not exceed 6.9 d.u./ac.

The creation of cluster housing areas requires Tentative Map amendment and potential reallocation of dwelling units. Cluster housing areas (other than halfplexes) require Site Review.

The Vacation Villas represent an example of cluster housing. Here, "Classic" homes are paired on non-conventional "footprint" lots. (Footprint lots enclose the footprint of the unit, and often an adjoining private patio space or spaces. Land surrounding the footprint lot is generally common open space controlled by a homeowners association.) The streets within the Vacation Villas are private streets. The Vacation Villas represent approximately two percent (2%) of the total single-family housing units allocated by the Tentative Map and occupy Parcel 13, as shown on Figure 1, Specific Plan Land Use Exhibit, Page 4.

## 2.2. AFFORDABLE UNITS

The Specific Plan and project Development Agreement set aside as many as 350 units, or ten percent (10%) of the total units in the Plan Area, as affordable. A total of 100 units may be provided at the High Density Residential site as rental housing affordable to very low income households. The remaining units of the obligation (i.e., 10% of total d.u. *minus* 100 d.u.) will be provided through single-family purchase housing affordable to low and middle income households. These units may be designed as either small single-family homes (attached or detached) on conventional lots, or as cluster homes.

The affordable purchase units will be distributed pursuant to agreement with the Housing and Redevelopment Manager throughout the residential villages of the Plan Area, except that all or a portion of the Vacation Villas may be utilized as affordable units. Prior to approval of each final Subdivision Map within the Plan Area, the City and Landowner will enter into an Affordable Housing Purchase Agreement for the low income units, and an Affordable Housing Implementation Agreement for the middle income units. The agreements will, among other items required by the Project Development Agreement, specify the precise distribution and location of the affordable purchase units.

Affordable purchase units may be designed in a manner to reduce construction costs, yet allow the units to appear architecturally compatible (same basic exterior wall and roof materials and general building massing, etc.) with the surrounding market rate homes. Cost reduction examples include, but are not limited to, simplified exterior finishes and construction techniques, small floor plans, down-scaled interior finishes, materials, and specifications, provision of one-car garages, and provision of non-roll-up garage doors.

## 2.3. ARCHITECTURAL GUIDELINES

The following architectural guidelines describe the envisioned appearance of the single-family homes within the Plan Area. The architectural composition of houses on conventional lots is to be regulated by the project C.C.&R.'s. The architectural composition of cluster housing is to be established by Site Review.

*The architectural components of the various single-family residential housing types, both attached and detached, are designed to conform to the following architectural guidelines:*

### 2.3.A. Building Mass

All preceding single-family residential housing types, as described herein, are single-story homes. The one-story floor plans are not only designed for convenience of owners, but the low building profiles permit more light and air flow between dwellings. Covered porches and patios take advantage of this more desirable exterior space. To accomplish this amenity, the building coverage ratio, including shade structure coverage, generally exceeds thirty-five percent (35%); however, the low building profiles, the intensively used outdoor spaces, and the extensive provision of accessible public open spaces combine to more than compensate for the higher coverage ratios. (See Siting Criteria, beginning on Page 32.)

Split-level homes, or "loft" homes, may be considered on a limited basis provided privacy and building mass do not significantly impact other neighboring single-family homes. Utilization of "loft" homes (homes utilizing a limited upstairs retreat or bedroom space, while maintaining a one-story building appearance) is subject to the following limitations:

- The loft level floor area may not exceed twenty-five percent (25%) of the ground level floor area;
- The building is to appear similar to a one-story building in overall mass and scale; and
- No more than three (3) loft homes may be sited in a row.
- A twenty-foot (20') building-to-building separation is required between loft homes with adjacent two-story elements.

## 2.3.B. Building Materials

Exterior plaster or stucco should be the primary wall surface material. A variety of finishes may be used when appropriate. Materials should be used in traditional combinations that yield an impression of permanence, as well as respect for the climate. Figure 15, Building Materials, schematically illustrates how these building materials may be utilized.

**Consistent Examples:**

- Smooth to medium lace (knock-down) stucco texture, with detailing;
- Crisp, clean, simple use of tile, brick, stone, and masonry;
- Courtyard walls;
- Horizontal wood siding and wood trim;
- Roofing: terra cotta or concrete in barrel or simulated wood shake;
- River rock and rustic stone masonry or veneer;
- Divided light glazing; and
- Wrought-iron railings and gates.

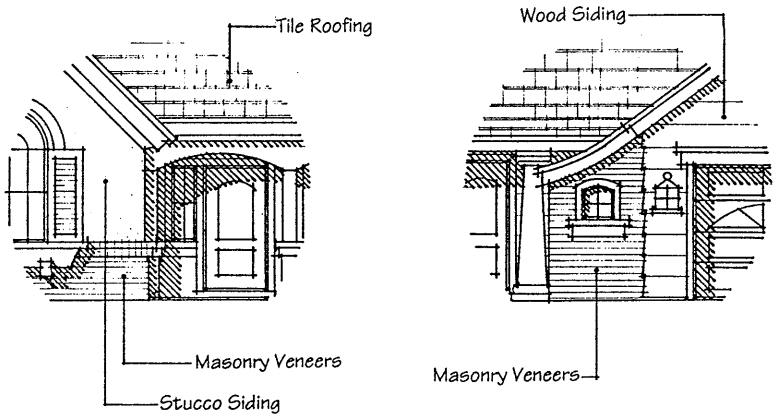



Figure 15
Building Materials

## 2.3.C. Color

Color acts as a primary theme-conveying element, reflective of the appropriate architectural styles. Wall finish colors should emphasize the light natural earth tones of the region, rather than contrived pastels.

**Consistent Examples:**

- Off-white, cream, sepia, and other wall colors derived from subtle colored hues of the grassland and oak woodland;
- Accent colors which will compliment wall surfaces used in moderation; and
- Wood trim with medium colored, semi-transparent stain or opaque paint.

## 2.3.D. Roof Forms and Materials

Principal roof forms are gable or hip, as illustrated in Figure 16, Roof Forms. The roof forms should be hipped, or pitched with parapets, with slopes ranging from no less than 4:12 to no more than 8:12 for general building roofs, to a maximum of 12:12 at towers and cupolas. All visible roof material should be clay and/or concrete flat or barrel tile.

**Consistent Examples:**

- Variations in roof lines;
- Hipped is encouraged; however, gabled roofs are allowed;
- Low pitched roof: 4:12 minimum slope and 8:12 maximum slope for main buildings volumes;
- Simple roof geometry, emphasizing long, horizontal lines;
- Combinations of stepped, sloped, tile roof planes, with intervening parapets which accentuate jogs in wall surfaces;
- Large roof overhangs and exposed rafter ends;
- Flat traditional wood beam/purlin systems in limited, breezeway-type applications;
- Pitch breaks in roof form (Example: 6:12 to 4:12 change where a covered porch and/or patios transitions from the main building volume); and
- Traditional cupolas and dormer-type elements, as roof accents.

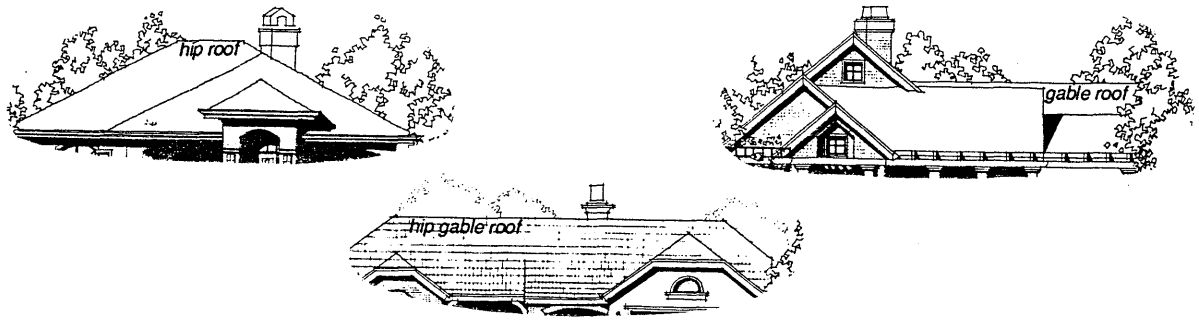



Figure 16
Roof Forms

## 2.3.E. Windows and Doors

Recessed doors, windows, and wall openings are encouraged elements of the architectural style, as illustrated in Figure 17, Windows and Wall Openings. Fully recessed openings and pedimented windows and doors are encouraged to add articulation to the wall surface. Particular attention where possible, and to the extent economically feasible, should be given to shading of windows with western and eastern exposure. Operable windows and slider patio doors should be used extensively to allow cross-ventilation.

**Consistent Examples:**

- Generous use of glazing in doors and windows to relate the building interior to the out-of-doors;
- Traditional French door;
- Decorative entry doors;
- Accent trim or tile at doorways and windows;
- Pedimented doors and windows;
- Banded windows to emphasize horizontal lines;
- Divided pane windows;
- Shutters on windows with simple wood and/or metal frames and trim;
- Arched windows and doorways;
- Pot shelves below windows;
- Architectural projections or extended eaves; and
- Slider doors.

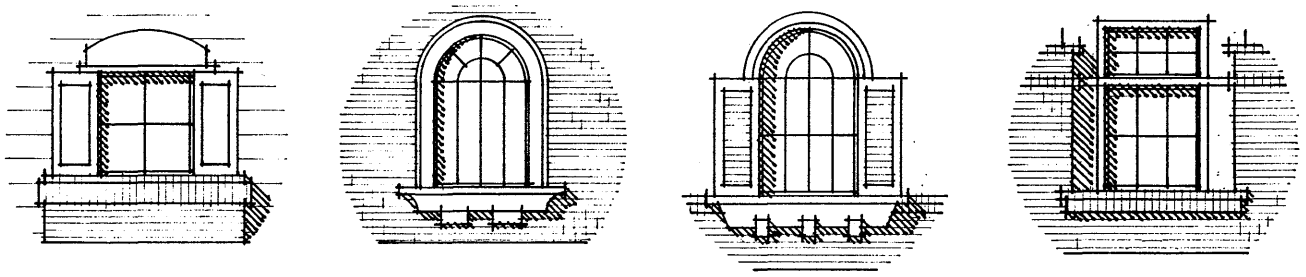


Figure 17
Windows and Wall Openings

## 2.3.F. Garage Doors

Garage doors should be simple in design, as illustrated in Figure 18, Garage Doors. Because they are major visual elements, especially on attached units, they should be de-emphasized as much as possible. Golf cart garage doors are to be architecturally consistent with the primary garage door. (Garage width limitations are listed in Section 2.4.D., Page 36.)

**Consistent Examples:**

- Simple design incorporating reveal features and simulated texture;
- Recess from adjacent walls;
- Staggered setbacks to adjacent doors (attached units);
- Combination of double and single garage doors;
- Blending of garage door color with house color; and
- Roll-up garage doors with or without windows.

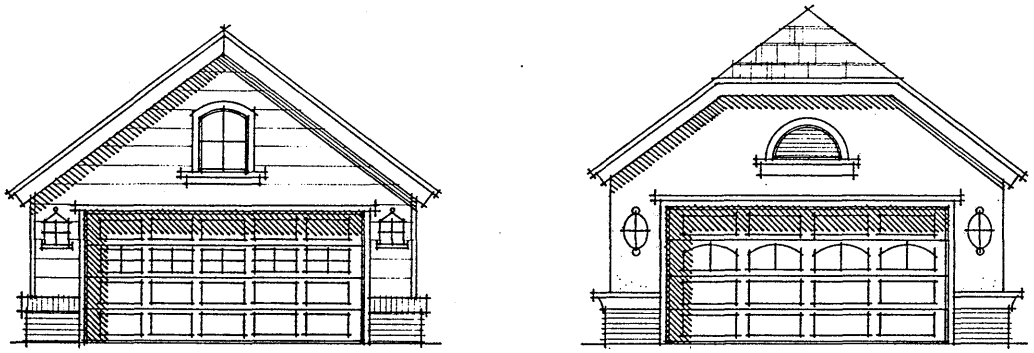


Figure 18
Garage Doors

## 2.3.G. Porches and Railings

Covered patios and porches should be incorporated where feasible as part of the architectural array for both practical and aesthetic value. They integrate indoor and outdoor living spaces, provide shelter, break up large wall masses, and add human scale to buildings. Covered porches are recommended on the front or rear of dwellings, as illustrated in Figure 19, Covered Porches, Page 30. (See Shade Structures, Page 35.)

**Consistent Examples:**

- Covered porches;
- Lattice structures;
- Smooth stucco or wood;
- Simple, clean, bold projection;
- Wood trimmed detail; and
- Wrought-iron railings.

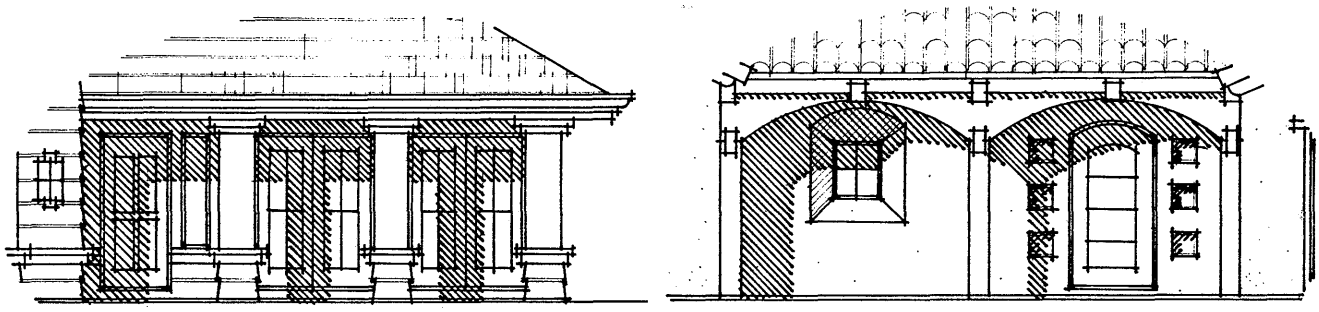


Figure 19
Covered Porches

## 2.3.H. Columns, Posts, and Beams

Columns and posts incorporated as a structural or aesthetic design element convey a solid, durable image, as expressed through bold forms, as illustrated in Figure 20, Columns, Posts, and Beams. Columns and posts are encouraged where they can be integrated into the architectural scheme.

**Consistent Examples:**

- Brick, stone, or stucco columns;
- Free-standing plaster archways at entrance gate;
- Exposed wood beams with corbels (real or simulated); and
- Stucco beams and arches.

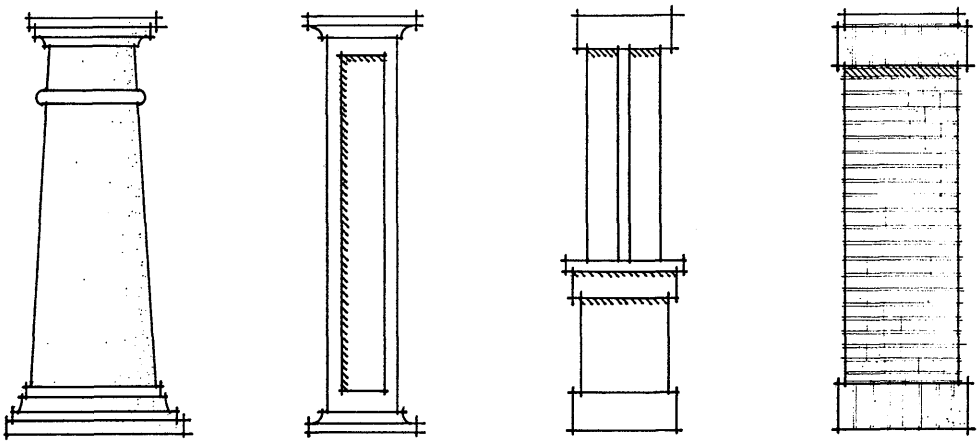


Figure 20
Columns, Posts and Beams

## 2.3.I. Chimneys

As an architectural form, chimneys should be simple in design to ensure consistency of character and style, as illustrated in Figure 21, Chimneys.

**Consistent Examples:**

- Forms and materials reflecting the architectural theme;
- Simple stucco, chimneys boldly projected from wall surfaces;
- Brick or tile accents; and
- Veneers.

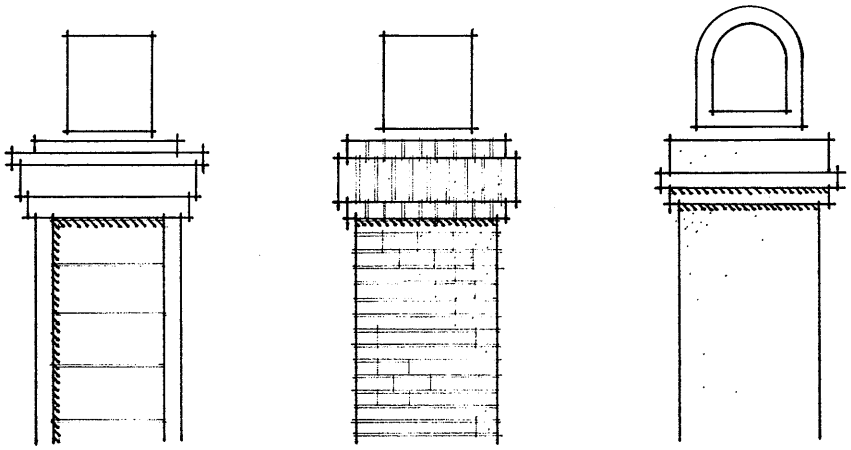


Figure 21
Chimneys

## 2.4. SITING CRITERIA (minimums)

| | Estate | Premier | Classic | Premier Halfplex | Classic Halfplex | Cluster (1) |
|---|---|---|---|---|---|---|
| **Lot Dimension** | | | | | | |
| Lot Area, Interior (Sq. Ft.) | 7,000 | 6,000 | 5,000 | 5,500 | 4,500 | --- |
| Lot Area, Corner (Sq. Ft.) | 8,000 | 7,000 | 6,000 | 6,500 | 5,500 | --- |
| Lot Width, Interior (2) | 70' | 60' | 50' | 55' | 45' | --- |
| Lot Width, Corner (2) | 80' | 70' | 60' | 65' | 55' | --- |
| Lot Depth (3) | 100' | 100' | 100' | 100' | 100' | --- |
| Lot Frontage | 35' | 35' | 25' | 25' | 25' | --- |
| Density (Units Per Lot) | 1 | 1 | 1 | 1 | 1 | --- |
| **Setback** | | | | | | |
| Front Yard, Living Space | 15' | 15' | 15' | 15' | 15' | 10' |
| Front Yard, Garage Door (4) | 20' | 20' | 20' | 20' | 20' | 20' (5) |
| Front Yard, Golf Cart Garage Door | 15' | 15' | 15' | 15' | 15' | 15' (5) |
| Side Yard, Interior | 5' | 5' | 5' | 5' (6) | 5' (6) | --- (6) |
| Side Yard, Adjacent to Street | 12.5' | 12.5' | 12.5' | 12.5' | 12.5' | 12.5' |
| Rear Yard (7) | 20' | 20' | 20' | 20' | 20' | --- |
| Rear Yard Adjacent to Open Space or Golf Course Lot (7) | 15' | 15' | 15' | 15' | 15' | 10' |
| Building Coverage (8) | 45% | 45% | 45% | 50% | 50% | --- |
| **Height Limit** | | | | | | |
| 35', 2-1/2 Stories | | | | | | |
| **Accessory Structures** | | | | | | |
| Permitted, but to be further regulated by the project C.C.&R.'s. | | | | | | |
| **Open Space** | | | | | | |
| Usable Rear Yard (Sq. Ft.) (9) | 1,400 | 1,200 | 1,000 | 1,000 | 900 | 750 (10) |
| **Off-Street Parking** | | | | | | |
| Garage Spaces | 2 | 2 | 2 (11) | 2 | 2 (11) | 1 (11)(12) |

**Footnotes:**

1. Siting standards not listed for cluster homes are to be established by Site Review.
2. Lot width is measured twenty feet (20') back of front property line. Cul-de-sac and elbow lots and lots on curved streets may have a width less than specified provided they meet lot area, building setback, and usable rear yard open space requirements. The minimum lot width requirement is also waived for non-typical lots. Non-typical lots are those lots of unusual shape approved through the Tentative Map process that otherwise meet lot area, building setback, and usable rear yard open space requirements. (There is no maximum lot depth-to-width ratio.) Examples of non-typical lots are extra-deep lots (lots exceeding 120 feet [120'] in depth) and flag lots. On flag lots, the minimum access corridor width is twenty-five feet (25').
3. Required lot depth may be reduced by up to ten feet (10') in some cases, provided the lots otherwise meet lot area, building setback, and usable rear yard open space requirements. Some examples of such cases are lots on cul-de-sacs or elbows, and lots impacted by tree locations.
4. The minimum driveway length for non-roll-up garage doors is twenty feet (20'). The minimum driveway length may be reduced to eighteen feet (18') in instances where roll-up garage doors are used. (Length is measured from back-of-walk to face of garage door.)
5. Short aprons may be utilized onto private streets, where separate designated guest parking is provided elsewhere, and where such aprons do not encourage vehicle overhang on pedestrian walks. Short aprons should not be less than four feet (4') or more than ten feet (10') in length.
6. Zero lot line or attached units are permitted. The minimum building-to-building separation for halfplex or cluster style units is ten feet (10').
7. Rear yards must <u>average</u> a minimum twenty-foot (20') setback measured perpendicular to the entire rear facing width of the building (not including covered patios or roof overhangs). The minimum rear yard dimension at any point perpendicular to the rear of the building is fifteen feet (15'). (See Figure 23, Page 34.) For lots backing onto the golf course or other open space lot, the minimum average rear yard setback is reduced to fifteen feet (15') and the minimum perpendicular rear yard setback requirement is reduced to ten feet (10').
8. Roof overhangs, patios, covered porches, shade structures and the like are exempted from the building coverage calculation.
9. The usable rear yard open space calculation includes all contiguous outdoor rear and side yard areas on the lot with a minimum dimension of fifteen feet (15') exclusive of any required street side yard. Outdoor areas covered by canopy or overhangs are not excluded. For lots abutting the golf course or other community open space, the usable rear yard open space requirement may be reduced up to twenty percent (20%) (minimum dimension ten feet [10']).
10. Cluster homes on footprint lots are to provide private yard open space or common area open space or a combination of both. Open space configuration and location is to be established at the time of Site Review. As a general rule, at least forty-five percent (45%) of the total site should be open space. (Open space is defined as the area exclusive of buildings, streets, and parking areas.)
11. Single-family residences designed to meet affordable housing guidelines are permitted to have one (1) of the required parking spaces located on the driveway or within a nearby parking bay.
12. One (1) car garages are permitted for cluster units on footprint lots. In such cases, additional parking is to be provided elsewhere to achieve an overall parking ratio of 2.25 parking spaces per unit (including garage spaces).

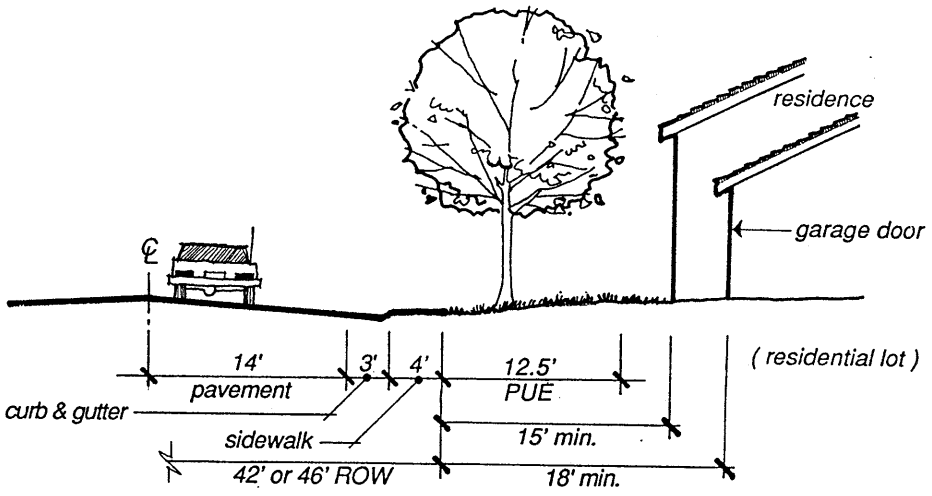



Figure 22
Section through Front Yard

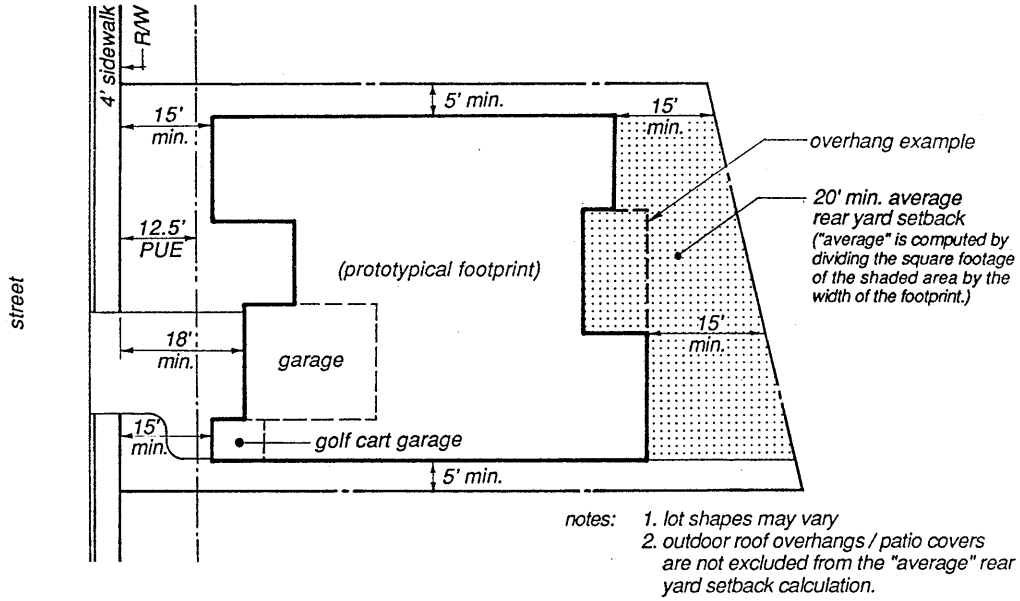



Figure 23
Plan View of Typical Setbacks

## 2.4.A. Encroachments into Required Yards

Architectural projections, such as roof eaves, fireplaces, box-outs, mechanical equipment, window bays and the like, are permitted to extend up to two feet (2') into the minimum front, rear, and side yard setbacks.

Ground-level air-conditioning units and their enclosures are permitted within the side or rear yard setback, provided the enclosures do not exceed five feet (5') in height, are located at least two feet (2') from the side property line and five feet (5') from the rear property line, and at least seven feet (7') of clearance is maintained from any neighboring residential dwelling.

## 2.4.B. Shade Structures

Shade structure coverage is exempted from the usable rear yard open space calculation and from the building coverage calculation. (Roof overhangs, patios, "covered porches", and the like are also exempted.) Shade structure coverage may not exceed fifty percent (50%) of the required usable rear yard open space area. Shade structure perimeters may not be more than twenty percent (20%) enclosed (not including the exterior walls of the building), and are to have a minimum five-foot (5') setback from any property line. (See Figure 24, Shade Structure Example.)

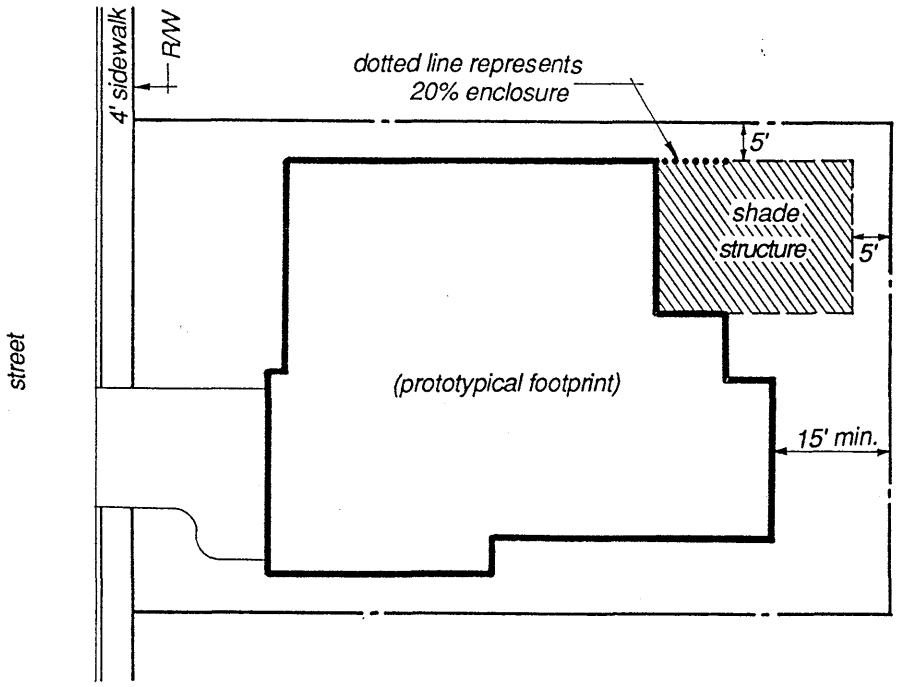



Figure 24
Shade Structure Example

## 2.4.C. Fencing and Screening

The provision of walls or fences on conventional lots is only permitted as provided for in Internal Residential Fencing, Section 1.3.A., Page 19, or as that section may be amended. Where permitted, side or rear yard fencing may be constructed up to six feet (6') high. Six-foot (6') fencing is permitted in the side yard abutting a street up to ten feet (10') from back-of-sidewalk.

Courtyard walls and fences may be located in the required front yard up to the P.U.E., but outside the Clear Vision Triangle. Courtyard walls and fences encroaching into the front yard setback may be a maximum of three feet (3') high. Similar courtyard walls and fences may be located in the required side yard abutting a street up to five feet (5') from back-of-sidewalk, but outside the Clear Vision Triangle. In both cases, courtyard walls and fences may be increased in height up to five feet (5') where located twelve and one-half feet (12'-6") from the back-of-sidewalks. (Courtyard coverings are regulated by building setback and architectural projection requirements.) Fences cannot encroach into the P.U.E. without Electric Department approval.

Trash receptacle storage is restricted to the garage, within a fenced yard, or within a screened area. Air conditioning units are to be within a fenced area, or otherwise screened with walls, fencing, or landscaping.

### 2.4.D. Garage Width

The ratio of building frontage occupied by a garage is to be regulated. Where the garage is even with, or protrudes in front of the living area, the garage width (including golf cart bay) is not to exceed fifty-five percent (55%) of the total front width of the residence. Where the garage is set back a minimum of five feet (5') behind the front edge of the dwelling, or where the facade of the garage is broken into two distinct bays with a minimum three-foot (3') architectural offset, garage width is not to exceed sixty-five percent (65%) of the total front width of the residence, as illustrated in Figure 25, Detail of Garage Width Limitation.

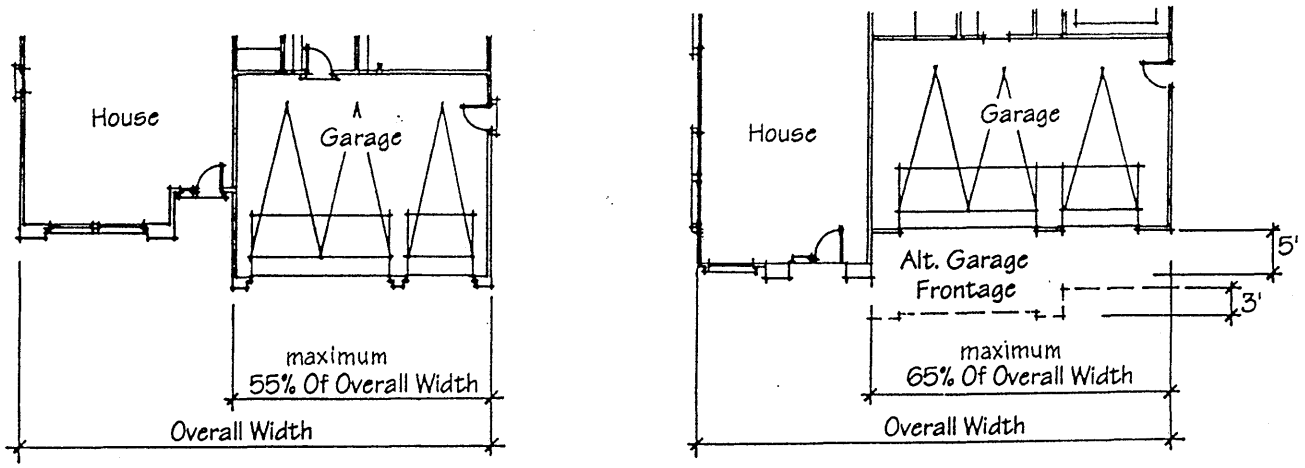



Figure 25
Detail of Garage Width Limitation

## 2.4.E. Automobile and Golf Cart Parking

Parking is not permitted on any portion of a lot, except within a garage or on a driveway. A golf cart garage is permitted on any unit, provided the total frontage width of all garages complies with Section 2.4.D., Page 36.

# 3. HIGH DENSITY RESIDENTIAL

*A four (4) acre multi-unit residential housing site is located directly north of the commercial site at the intersection of Fiddyment Road and Pleasant Grove Boulevard. The site is identified as Parcel 14 on Figure 1, Specific Plan Land Use Exhibit, Page 4, and is designated for High Density Residential (HDR). This designation permits densities exceeding thirteen (13) dwelling units per gross acre.*

*Parcel 14 is to be developed as an affordable, age restricted housing complex, and may contain as many as one hundred (100) dwelling units (an equivalent of twenty-five [25] dwelling units per gross acre). The site is next to service commercial shopping on Parcel 21, and is near to future bus service. The site is not a part of the master Homeowners Association in order to maintain the affordability status. Access to the High Density Residential site is from Fiddyment Road.*

*Following are guidelines that form the basis for site review. Where guidelines are not specified, the standards of the R-4 (General Apartment) Zone apply.*

## 3.1. ARCHITECTURAL GUIDELINES

The multi-unit affordable housing complex is expected to be constructed as one or two large buildings in order to reduce construction costs, and thereby increase affordability. To achieve the assigned densities, the buildings will most likely be two or three stories high, utilizing back-to-back stacked flats. Small units with one- or two-bedrooms, or studio units, may be offered to comply with the pricing restrictions (rental or for-sale) established by the City of Roseville. To achieve affordable housing goals for very low income senior households, individual unit floor areas are to be relatively small, probably averaging approximately 500 sq. ft. - 550 sq. ft.

*The following architectural and siting guidelines form the basis for Site Review:*

- The architectural characteristics of multi-unit buildings (materials, colors, embellishments, etc.) should compliment the exterior appearance of other Plan Area main buildings;
- Parapet walls, when required for building separation, shall be treated as an integral part of building design and should not appear as unrelated visual elements;

- All accessory structures, including trash enclosures, shall be compatible in material, color, and texture with the main buildings;
- Mechanical equipment, satellite dishes, antennas, and other similar structures shall be ground-mounted when feasible. If not ground-mounted, such equipment shall be screened from the view of streets, adjacent properties, and areas open to the general public through the use of parapet walls, roof wells, or other means incorporated as an integral part of the building design;
- Separate vehicle and pedestrian circulation systems shall be provide which minimize automobile and pedestrian conflicts;
- Common open space areas shall be placed with specific functions in mind. Such areas should be more than just "leftover" spaces after building design; and
- Private open space shall be directly accessible from adjacent units. Private open spaces should be large enough to allow for outdoor activities, and should consider wind and sun as factors in orientation.

## 3.2. SITING CRITERIA (minimums)

| | |
|---|---|
| Parcel Area | 4 ac. |
| Building/Parking Setbacks: | |
| Front Yard (Fiddyment Road) | 35'/35' (1) |
| Side Yard Adjacent to Commercial and Electrical Substation | 25'/10' (2) |
| Side or Rear Yard Adjacent to Residential | |
| One Story | 20'/15' (2) |
| Two or Three Story | 60'/15' (2) |
| Building Height Limitation | 3 Stories (50') |
| Building Coverage | No Limitation |
| Distance Between Main Buildings | 40' (3) |
| Parking: | |
| Parking Spaces per Dwelling Unit | 1 (4) |

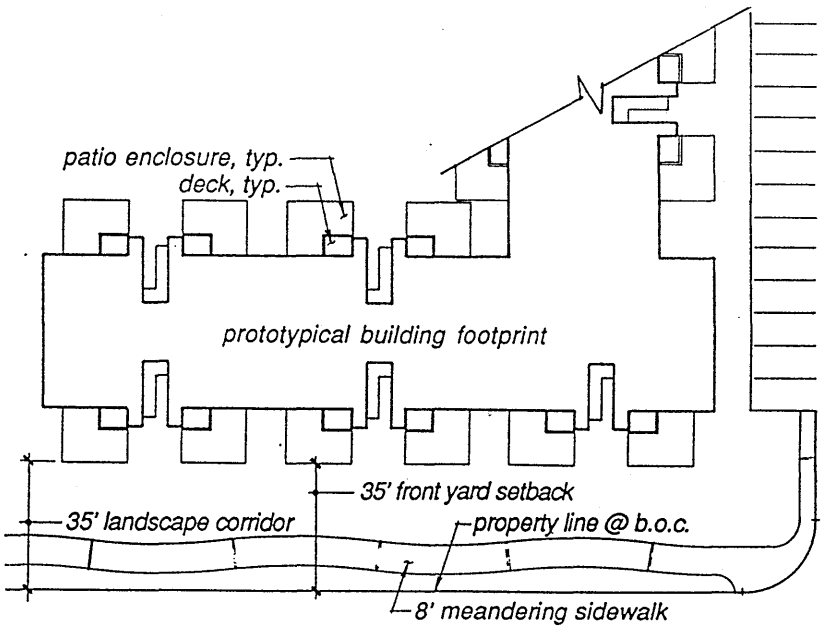
**FOOTNOTES:**

1. Individual yard areas or decks may not protrude into the required front yard building setback.

2. Architectural projections, such as eaves, fireplaces, box-outs, window bays, decks and the like, are permitted to extend up to two feet (2') into the required side or rear yard setback.

3. The distance between main buildings may be less in cases where opposing walls do not contain primary view windows, or where buildings are offset (corner-to-corner). The minimum distance between main buildings is twenty feet (20'). (See Figure 28, Illustration of Distance Between Main Multi-Unit Residential Buildings, Page 41.)

4. The parking requirement may be reduced to .75 spaces per d.u. provided a reciprocal agreement is approved for off-site parking equal to the amount of the reduction, and an approved pedestrian access point is provided to the commercial site.




*Fiddyment Road*

Figure 26
Illustration of Front Yard Setback

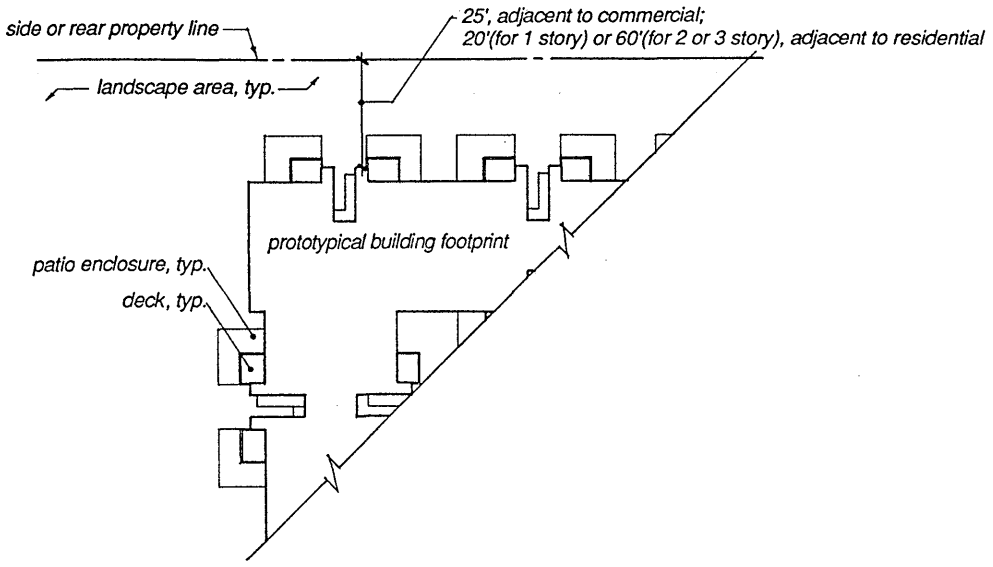
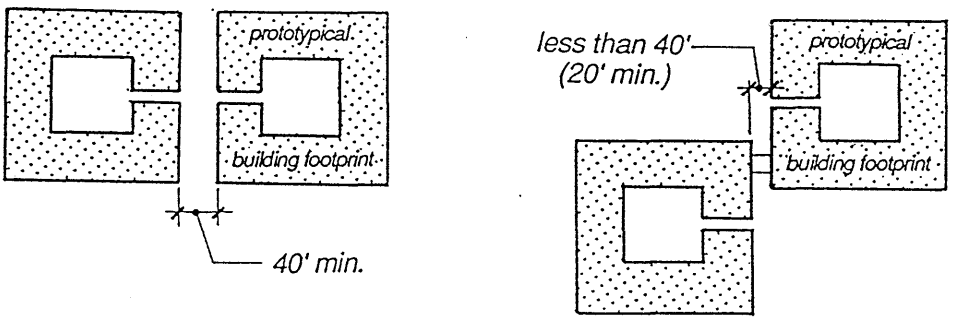



Figure 27
Illustration of Side or Rear Yard Setback




***situation:*** *building to building*

***situation:*** *buildings offset with breezeway conection*

Figure 28
Illustration of Distance Between Main Multi-Unit Residential Buildings

## 3.2.A. Parking

The affordable housing parking requirements are to be adjusted downward to match the lower parking demand expected for senior housing. Additionally, to accomplish the pricing goals, there is no requirement for enclosed or covered parking. For aesthetic reasons, excessive parking frontage along Fiddyment Road should be discouraged.

### 3.2.B. Landscaping and Fencing

A landscape buffer (and C.M.U. wall) is to be provided on the multi-unit site as provided for in Section 1.3, Page 17. In addition, a similar fifteen-foot (15') landscape buffer and C.M.U. wall are to be provided along the property line in common with the South Commercial Center (Parcel 21) and the Electric Substation (Parcel 52). Both the latter buffer areas and walls are to be constructed within the adjoining lots by the non-residential developer. (See Section 6.2.B., Page 65, and Section 7.2.C.1., Page 72.

The Fiddyment Road frontage is to include a dense planting of trees and is also to incorporate berming. Fencing may be used outside of the required landscape corridor to screen activity or parking areas.

Fencing within the multi-unit site is permitted to enclose private ground floor patios and to enclose any common recreation space as needed to insure public health, safety, and welfare. Such fencing is to be uniform throughout, not to exceed six feet (6') in height.

Parking lots are to be landscaped in accordance with shade requirements contained herein. (See Appendix 10.6, Shade Requirements, Page 141.

### 3.2.C. Pedestrian Access to Commercial Site

A pedestrian access is to be provided from the adjoining commercial site to the multi-unit residential site. The exact location and details of the access is to be determined at the time Site Review for the commercial site or the multi-unit site, whichever occurs first.

### 3.2.D. Pedestrian Access to Adjacent Residential Village

A pedestrian access is to be provided between the surrounding single-family residential land use to the multi-unit residential site. The exact location and details of the access are to be determined during the review of the tentative subdivision map creating the adjacent single-family lots.

# 4. SALES PAVILION AND MODEL HOMES

*The Plan Area residential sales facility is located within Village 11, adjacent to the fairway of Hole No. 9 of the "Oak Golf Course" (or "Southern Nine"). The sales facility is located in close proximity to the combined Main Recreation Center and Main Golf Course Clubhouse. The sales facility consists of the "Sales Pavilion" building, two clusters of model homes, and the Vacation Villas, including the Vacation Villas Visitors Information Building. (The Vacation Villas are discussed in Section 2.1.C., Page 24.) Access to the sales facility is from Sun City Boulevard.*

*The following guidelines form the basis for Site Review.*

## 4.1. SALES PAVILION FACILITIES

*Following is a summary of facilities that may be provided within the Sales Pavilion:*

**Sales Pavilion** *(approximately 16,000 sq. ft.)*

**Entry Area**
- foyer and reception

**Sales Display Area**
- plan graphics area

**Model Home Access**
- information/hostess station

**Design Center**
- showroom (with work tables and seating)
- manager's office
- department secretary's office
- design consultant's work stations
- conference room
- drafting work stations
- coordination/clerical work station
- file storage
- general storage

**Sales Department**
- sales offices

**Support Facilities**

- administrative staff/switchboard
- mortgage company office
- telemarketing
- restrooms
- storage
- training room
- employee lunch room
- model cleaning storage

**Closing/Settlement Department**

- administrative offices
- secretarial/clerical work stations

## 4.2. MODEL HOME COMPLEXES

The model homes lie north and south of the Sales Pavilion in two (2) complexes, as illustrated in Figure 29, Model Home Complexes, Page 45. The homes are accessed from the Sales Pavilion by an elaborately landscaped pedestrian and golf cart pathway system, linking with both the golf course clubhouses and the Recreation Center. The model homes are to be constructed in compliance with the single-family residential guidelines contained herein. The model home array is to reflect the range of floor plans, elevations, and materials available.

Model homes may be constructed in any number or sequence as dictated by the Developer's marketing program. Minor revisions to the approved site development or to the designated location of model homes, including use of nearby lots not now designated as model home sites, is permitted with the approval of the Planning Director.

In the Vacation Villas, one or two units near the main entrance are to be utilized for guest check-in and general information during the sales program. This "Visitors Information Building" will be treated in the same architectural fashion as the other units on the site.

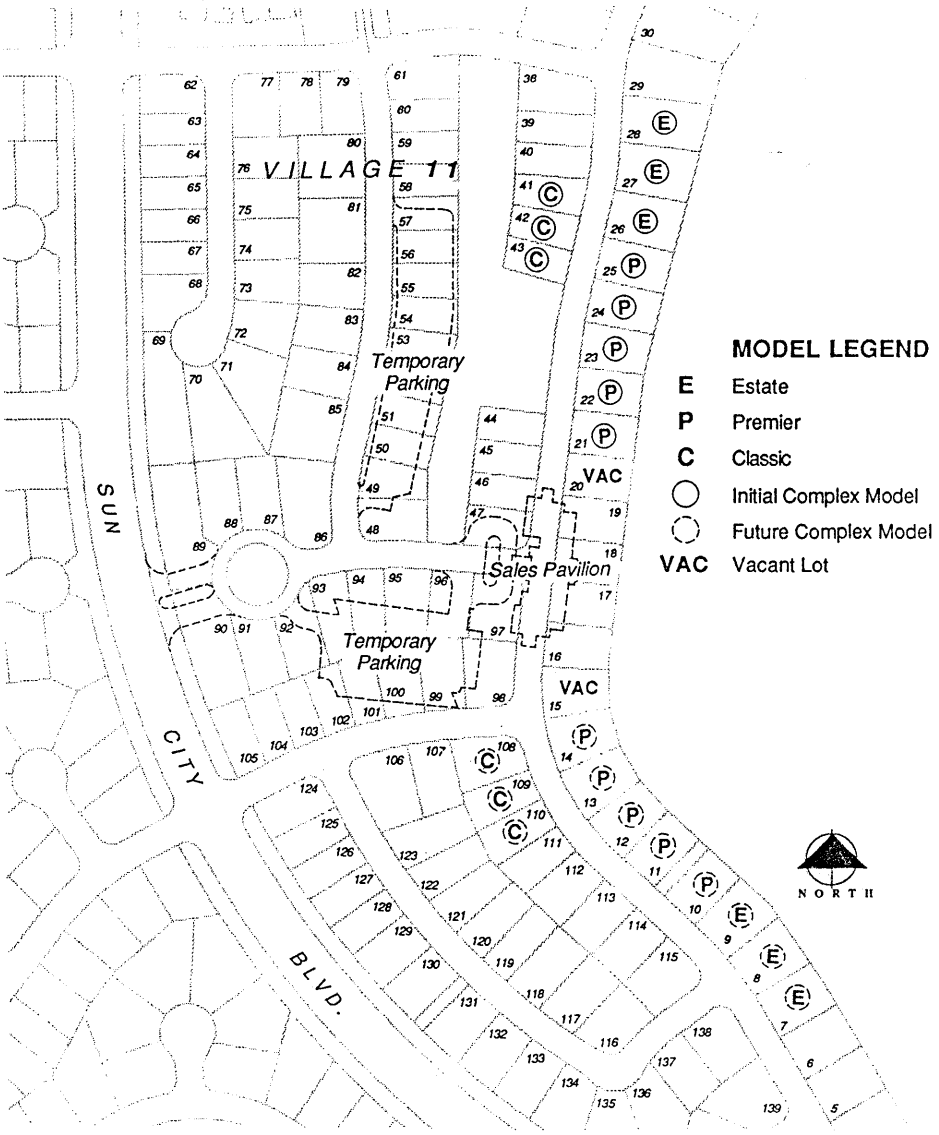



Figure 29
Model Home Complexes

Once a final map has been approved ensuring that adequate improvements and access is provided, the model homes within the Sales Pavilion complex may be converted to for-sale units at such time as dictated by the Developer's marketing program. Prior to occupancy, standard model home conversion improvements, i.e., streets sidewalks, street lights, driveways, garage doors, etc.) are to be constructed to City Standards.

At the end of sales, or when dictated by the Developers marketing program, the Sales Pavilion (and associated improvements) is to be demolished and the underlying fee lot subdivided in accordance with the lotting pattern illustrated on the approved Tentative Map and provided for in the Development Agreement. Additionally, the Visitors Information Building, located within the Vacation Villas area, is to be converted to a for-sale unit(s).

## 4.3. ARCHITECTURAL GUIDELINES

*The following guidelines apply to the Sales Pavilion:*

- The Sales Pavilion is to have a landmark appearance, establishing the architectural image of the community. The design character is to be patterned after to the Main Recreation Center. (See Recreation Center and Golf Course Clubhouse, Architectural Guidelines, beginning on Page 52.);

- The maximum building height is two stories. Vertical roof or tower elements (maximum height fifty-five feet [55']) are permitted to match equivalent roof or tower features on the recreation center building;

- A porte cochere is permitted to overhang, or "bridge", the entry driveway provided sufficient clearance is provided for oversized vehicles; and

- All mechanical equipment is to be screened from view. Similarly, all trash areas, utility meter areas, and the like, are to be screened from view. (Electric Department facilities may be screened from oncoming view, but not from immediate view from the roadway.) Ground level screening is to consist of walls, fences, or landscaping done in a manner consistent with the building and site design.

*The following guidelines apply to the Sales Pavilion and model home complex:*

- A uniform, or complimentary exterior lighting design, is to be used in conjunction with the pavilion and model homes. Exterior lighting is to be shielded or screened to prevent direct view of light sources from other single-family residences. Lighting fixtures used to illuminate the parking lot should not exceed fifteen feet (15') in height; and

- Flags and banners may be utilized to help identify the model home complexes. Flags and flag poles may not exceed fifty feet (50') in height. All signs are to conform to Roseville's Sign Ordinance requirements.

### 4.3.A. Landscaping

The landscape design for the Sales Pavilion and model home complexes welcomes visitors with displays of color and materials complimenting the natural woodland setting. Annuals and flowering shrubs displaying abundant colors are an important part of the landscape theme. Richly designed site amenities are to be provided. Two of the model homes are to be designed with water conserving landscapes pursuant to Roseville's water efficient landscape requirements.

*The following landscaping guidelines apply to the Sales Pavilion and model home areas:*

- Parking areas are to be screened from nearby homes and adjacent streets with dense landscaping. Trees screening the parking area are to be spaced no more than twenty feet (20') apart on average;

- Existing oak trees are to be preserved and incorporated into the landscape design to the extent practical; and

- Landscaping planted in association with the operation of the sales complex (Sales Pavilion, model homes, Visitors' Information Building) may be removed at the end of the marketing program or at the time of conversion to another use.

### 4.4. SITING CRITERIA (minimums)

*The Sales Pavilion is to conform to the following siting criteria:*

| | |
|---|---|
| Building Setback from Street | (None Specified) |
| Building Setback from Open Space, Landscape, or Golf Course Lot | 15' |
| Parking Setback from Street Rights-of-Way | 10' |
| Building-to-Building Separation (Minimum) | 10' |
| Maximum Building Height | 2 Stories |
| Maximum Building Height, Tower Elements | 55' |
| Second Story Coverage Limitation | 50% of First Story |

### 4.4.A. Parking

The minimum parking requirement is one (1) parking space for each two hundred (200) sq. ft. of the pavilion floor area, plus two (2) additional parking spaces for each model home unit. Up to thirty percent (30%) of the required parking may be compact spaces. In addition to this requirement, at least five (5) oversize vehicle parking spaces (spaces generally dimensioned ten feet [10'] by thirty feet [30']) are to be provided. Parking areas are to be located and accessed in a manner to discourage prospective buyer or employee parking elsewhere in the subdivision.

### 4.4.B. Control Fencing

Pedestrian control fencing of a uniform design is permitted in conjunction with the model home complex operation. Control fencing is to be up to six feet (6') high, open wrought-iron style. (See Figure 66, Wrought-Iron Style Fence Example, Page 107.) Similar fencing may also be used to delineate the edge of the golf course.

# 5. RECREATION CENTERS AND GOLF COURSE CLUBHOUSES

*The Plan Area features two (2) recreation centers and two (2) golf course clubhouses. The Main Recreation Center contains the Main Golf Course Clubhouse and occupies Parcel 40(a), a 17.6 acre site, illustrated on Figure 1, Specific Plan Land Use Exhibit, Page 4. The Main Recreation Center also includes an 8.6 acre recreational site known as "The Oak Grove" (Parcel 40[b]).*

*The "Satellite" Recreation Center occupies a 1.8 acre site located near the entrance to Village 3 from Del Webb Boulevard. This is a much smaller recreation complex (approximately 10%-25% of the size of the Main Recreation Center). The Satellite Recreation Center may either include a small golf course clubhouse facility or, as an alternative, a separate "Starter House" is to be constructed nearby to serve the northern nine-hole golf course. In concept, the Satellite Recreation Center provides additional recreation facilities to supplement the overall recreational system; actual uses within this facility is to be based on future resident needs.*

*The recreation centers and golf course clubhouses are oriented to the two golf courses to be built by the Landowner. The two courses consist of an eighteen-hold championship course (divided into the "Southern Nine" or "Oak Golf Course", and the "Middle Nine" or "Lake Golf Course"), and a nine-hole championship course ("Northern Nine" or "Pine Golf Course"). The golf course lots total approximately 304.0 acres and appear as the shaded area on Figure 1, Specific Plan Land Use Exhibit, Page 4.*

*The following guidelines form the basis for Site Review:*

## 5.1. RECREATION CENTER AND GOLF COURSE CLUBHOUSE FACILITIES

*A preliminary breakdown of both recreation center facilities and both golf course clubhouses is as follows:*

### 5.1.A. Main Recreation Center *(Approximately 52,000 sq. ft., including golf course clubhouses)*

**Indoor Facilities**

A. Arts and Crafts

- crafts, multi-purpose rooms, village store, computer club

B. Social
- ballroom
- multi-purpose meeting rooms, card rooms, and hobby rooms (3)
- restaurant, including outdoor dining
- cocktail lounge
- kitchen
- service entry
- lobby, foyer, lounge
- administrative offices
- library, billiards, wall street

C. Fitness
- indoor pool and spa
- exercise equipment room
- aerobic room
- showers, lockers, and pool equipment
- lobby/monitor
- tennis and outdoor area monitor/restrooms/ramada

D. Other
- covered walks/entry/terraced areas
- city annex facility

**Outdoor Areas**
- outdoor pool (approximately 30' x 40')
- lighted tennis courts (4-6)
- lawn activity area (croquet, badminton, volleyball, picnic, etc.)
- lighted bocce courts (4)
- monitor station/ramada
- courtyard "commons" area for community gatherings
- monitor station and restrooms
- recycling center

## 5.1.B. Satellite Recreation Center *(Anticipate approximately 10,000 sq. ft.)*

**Indoor Facilities**
- lobby/monitor
- dedicated craft or activity room
- multi-purpose meeting or hobby rooms
- restrooms
- residential-style kitchen

**Outdoor Facilities**
- outdoor pool (approximately 30' x 40')
- covered ramada or patio
- lighted tennis courts

**5.1.C. Main Golf Course Clubhouse** *(Occupies approximately 25% of the recreation center building)*

- covered entry
- entry lobby/restrooms
- pro shop
- starters area
- clothing sales/fitting room
- pro's office
- restaurant and lounge (40± and 30± person capacity, respectively, with additional provision for additional outdoor dining)
- restrooms
- kitchen
- janitorial area
- covered patio/terrace
- cart barn/cart maintenance/storage (with space for recharge and repair of approximately seventy-five carts)
- large outdoor turf area
- parking area

**5.1.D. Secondary Clubhouse or "Starter House"** *(Floor Area Unspecified)*

- starter shack
- vending machine area
- janitorial area
- restrooms
- parking area

**5.1.E. Oak Grove Facilities** (Outdoor Recreation)

This area is located within the oak woodland adjacent to the Main Recreation Center and Golf Course Clubhouse. Recreation facilities may include a putting course, a practice green, horseshoe pits, picnic facilities, covered seating areas, an interpretive center, and pedestrian and golf cart paths. Facilities are to be designed to preserve and enhance the existing oak woodlands. The final design for this area is to be submitted to the City of Roseville for Site Review (and Tree Permit, if required) prior to development.

**5.1.F. Golf Courses**

The golf courses, including related facilities such as the driving range and practice putting greens, are not regulated by these Development Guidelines. The golf course design is regulated by the Tree Permit.

## 5.2. ARCHITECTURAL GUIDELINES

*A Conceptual Site Plan for the Main Recreation Center is illustrated in Figure 34, Page 56. The architectural components of the Main Recreation Center (which serves as a pattern for the Satellite Recreation Center, the Starter House, and the Sales Pavilion) are to be designed to conform to the following architectural guidelines:*

### 5.2.A. Building Design

The design style of the Main Recreation Center is to be a variation of Monterey style architecture, with emphasis on combining indoor and outdoor spaces. (The intent is not to do reproductions, but to interpret the traditional style using forms, materials, ornamentation, and human scale proportions within contemporary structures and site planning constraints.) User functions are incorporated into larger building forms featuring views and sunlight. Interior floor plans are configured to create several multi-purpose spaces. Buildings are to be one-story, and may have a central tower form (or forms) and/or restrained use of cupolas. Such vertical elements may be used to establish a focal point. (See Figure 30, Tower as a Focal Point.) Tower forms may contain a clock or similar feature and may be lighted for dramatic effect.

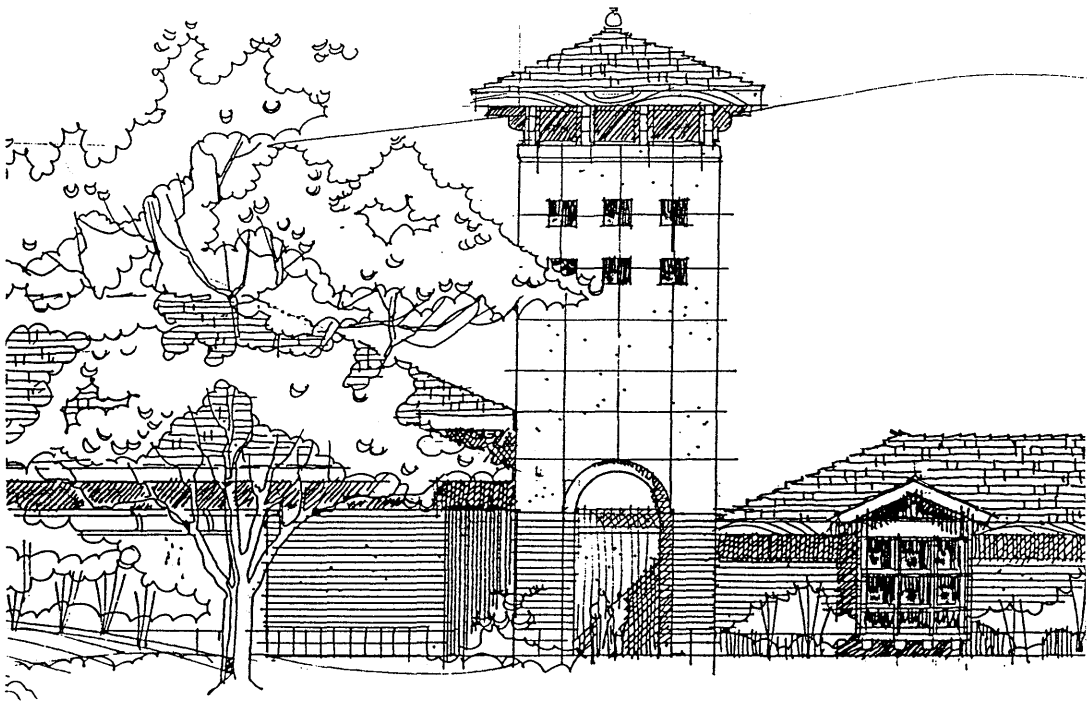


Figure 30
Tower as a Focal Point

Building configurations should incorporate jogs and offsets between interior functions as a planning element. This serves to reduce overall scale by eliminating large uninterrupted surfaces and provides opportunity for creative mixing of roof forms and facade variations.

Dramatic use of shade and shadow is essential to reinforce building massing and articulation. Recessed walls, overlapping building masses, and deep overhangs, as well as attached breezeways, are important within the overall architectural style, as illustrated in Figure 31. A porte cochere is to be included in the main complex, sized to permit two lanes of traffic with cover for two or three cars in each lane. There may also be a drop-off area nearby to allow "all weather" access to tour buses.

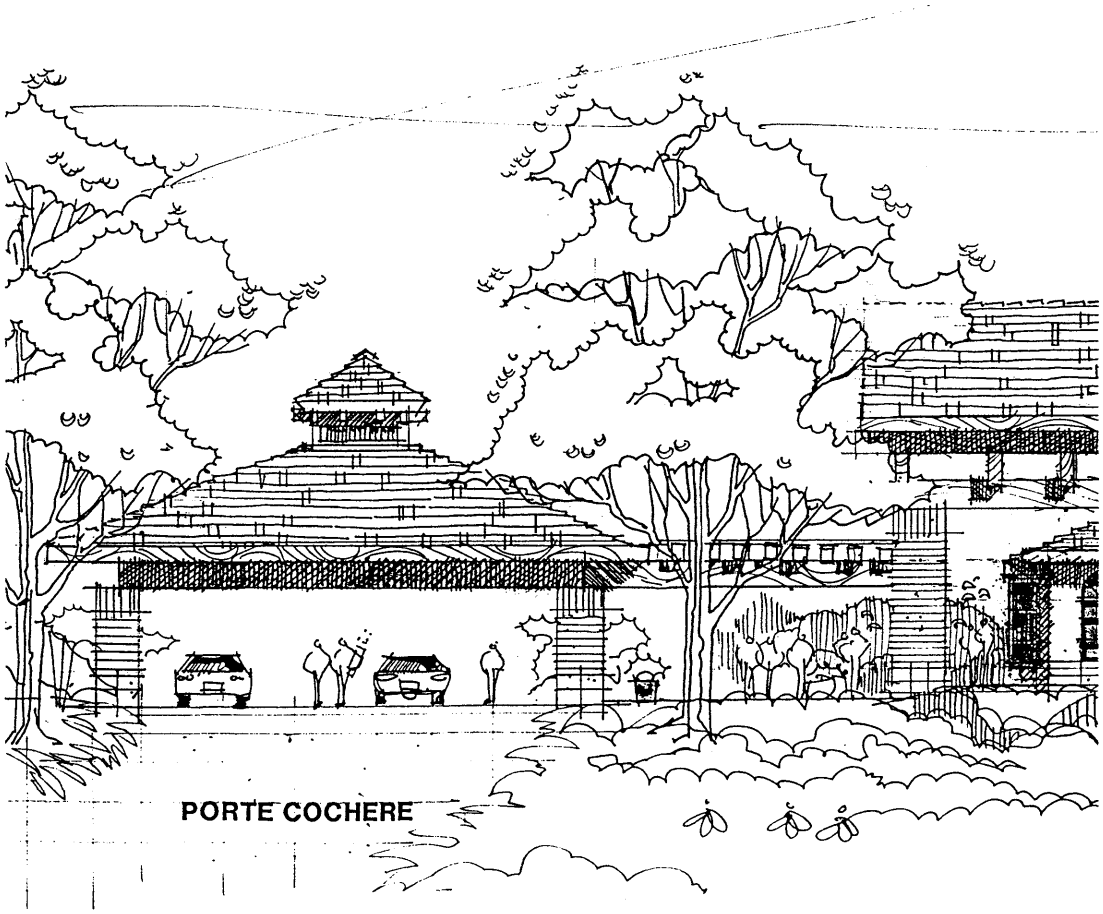



Figure 31
Use of Trellis at Porte Cochere, Main Entry

**Consistent Examples:**

- Traditional proportions in building massing and penetrations;
- Simply proportioned, brick, stone, or plastered walls, with ornamental and/or contrasting trim;
- Offsets and steps in plan that serve to create overlapping masses, and shade and shadow in the elevations; and
- Use of trellis and independent entry architectural forms to define circulation and provide relief from natural elements

## 5.2.B. Building Mass

Building facades should have variation of roof ridges and eaves, as well as wall massing. Larger surfaces should be broken down into human scale, with traditional decorative elements, steps, and jogs in wall surfaces, and traditional detailing and/or ornamentation.

**Consistent Examples:**

- Brick or stone as major building material for walls;
- Terra cotta or concrete reproduction of barrel tile or shake tile for roofing;
- Use of plaster for accent walls;
- Use of terra cotta, stone, or pre-cast trim elements;
- Corbelled beam/column and roof overhang details;
- Variations in color within an overall theme to break down larger surfaces by use of contrasting trim, patio walls, and window and door systems;
- Deep, projected overhang; and
- Deeply recessed and covered exterior breezeways, trellises, and porches.

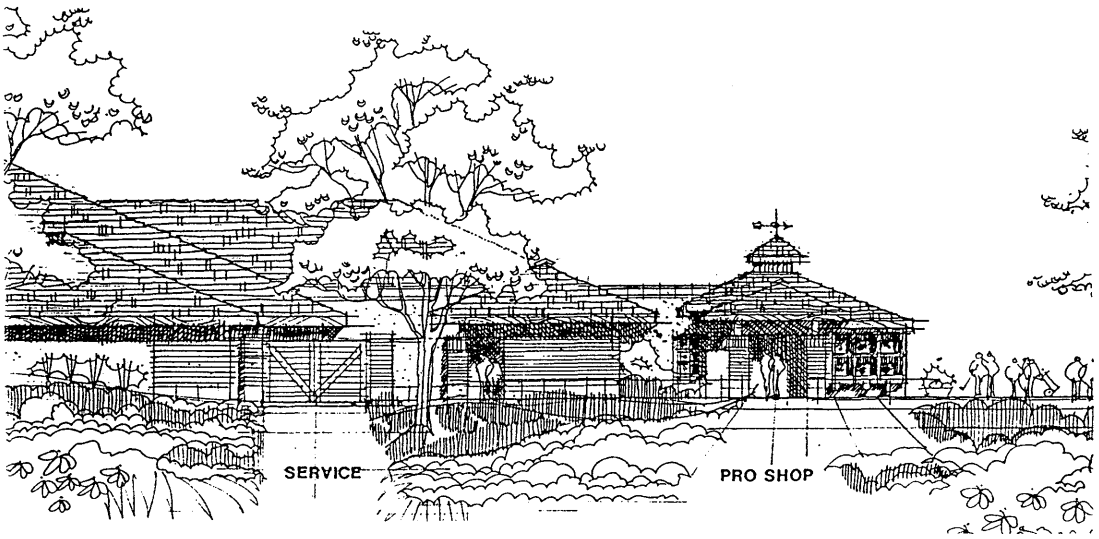



Figure 32
Use of Architectural Forms to Define Circulation

## 5.2.C. Architectural Detailing

The architecture should incorporate traditional detailing consistent with the building materials. These elements should serve to unify the overall theme via articulate detail and by using traditional materials and colors. A palette of detailing is to be used to create related, but differentiated facades within the overall architecture.

**Consistent Examples:**

- Prominent pre-cast and/or wood beamed horizontal elements;
- Overlapping reveals and cornice courses at parapets; and
- Exposed, articulated, carved rafter and beam tails.

Within the regional traditional architectural urban context, use attached and freestanding verandas, and cloistered courtyard as organizational and space defining elements creating exterior usable spaces, as illustrated in Figure 33.

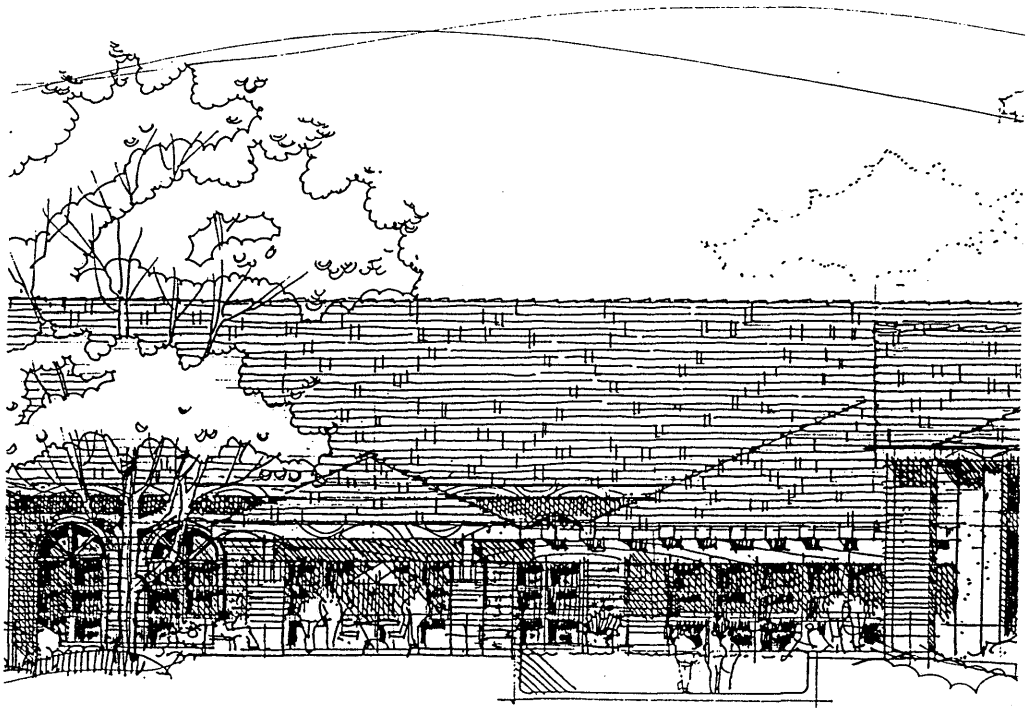


Figure 33
Covered Patios

**Consistent Examples:**

- Attached, multiple-column breezeways and porches;
- Use of water features; and
- Use of patterned concrete or paver hardscape.

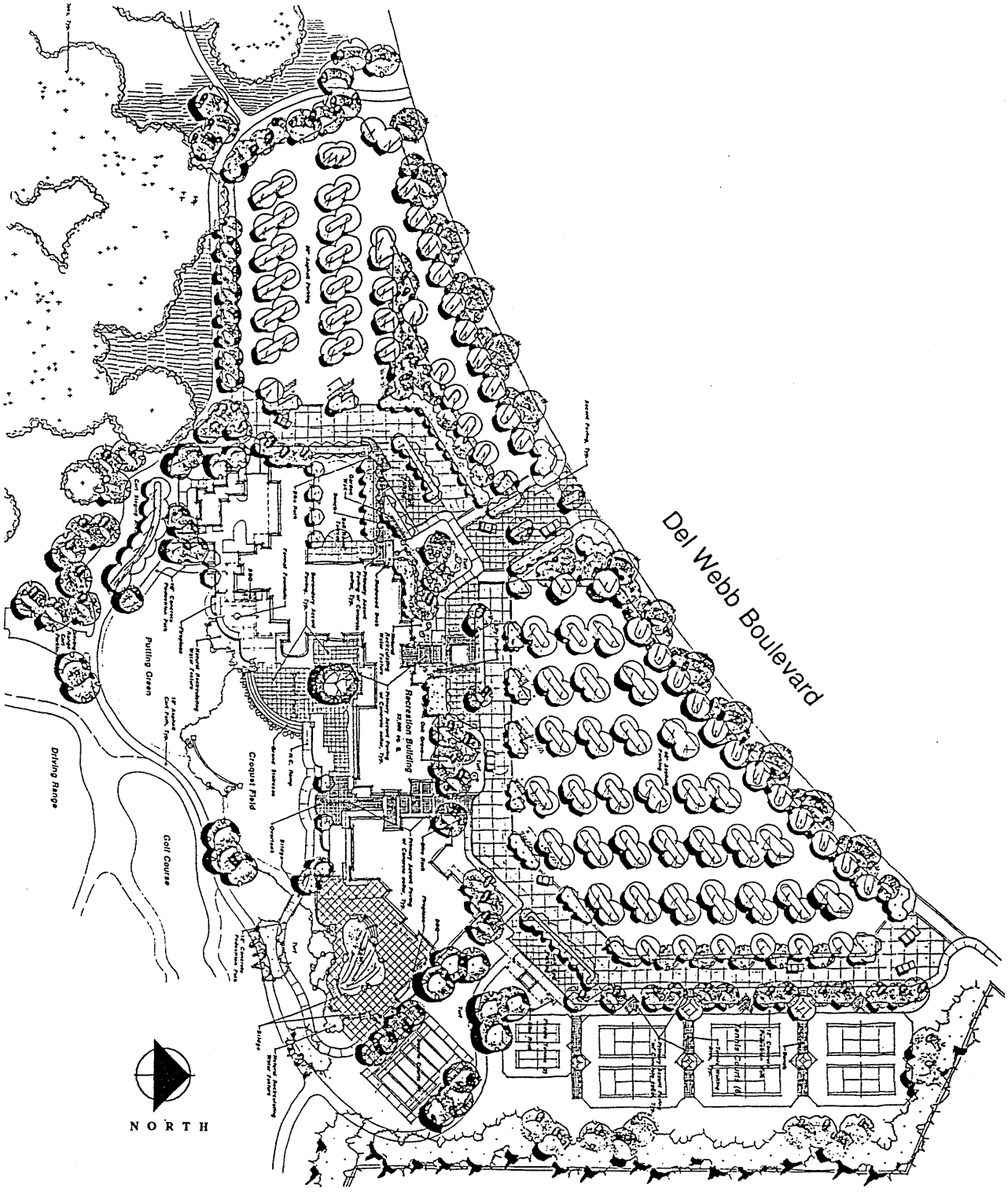



Figure 34
Conceptual Site Plan for the Recreation Center

## 5.2.D. Site Design

The following additional site design guidelines apply:

- Site design and architecture is to consider solar access, wind protection, and shade and seasonal factors in order to enhance the quality of outdoor spaces;

- Site design is to facilitate pedestrian and golf cart access to uses and trails;

- Separate vehicular and pedestrian systems are to be provided to minimize automobile and pedestrian conflicts;

- A pedestrian link is to be created to the transit stop;

- Where buildings are visible from streets or public spaces, secondary elevations are to be treated with the same details, materials, and colors as the primary elevation. Similarly, all accessory structures are to compatible in materials, color, and texture as the main building;

- All mechanical equipment, satellite dishes, antennas, and other similar structures, is to be screened from view. Similarly, all loading and service areas, trash areas, utility meter areas, storage areas, and the like are to be screened from view. (Electric Department facilities may be screened from oncoming view, but not from immediate view from the roadway.) Ground level screening is to consist of walls, fences, or landscaping done in a manner consistent with the building and site design;

- Uniform or complimentary exterior lighting design is to be used throughout the complex. Exterior lighting is to be shielded or screened to prevent direct view of light sources from adjoining single-family homes. Lighting fixtures used to illuminate parking lots are not to exceed fifteen feet (15') in height; and

- Tennis court lighting may be set at regulation height. Lighting fixtures for the tennis courts are to be shielded to reduce glare on surrounding residences.

## 5.2.E. Landscaping

Landscape themes for the recreation centers and the golf course clubhouses are to be designed for human comfort, richly embellished in terms of both plant materials and hardscape. Site furnishings, such as benches, tables, and drinking fountains are to be provided at opportune points for rest and social gatherings. Site furnishings are to compliment architectural features of the buildings. Paving is to be decorative, enriched materials, or stamped concrete with integral color. Plant materials are to be selected for unique seasonal qualities. Oak trees may be planted to compliment existing oak tree groves. Raised planters and pots may be used to articulate spaces, to vary the ground plane, or to control pedestrian circulation. Parking areas are to be planted to provide visual screen (in combination with berming where possible) from Del Webb Boulevard.

Central landscape areas may be utilized by specific social organizations to showcase their interests. For example, botanical organizations may offer theme gardens (a rose club planting a rose garden, or a camellia club planting a camellia garden), or a community garden may be planted.

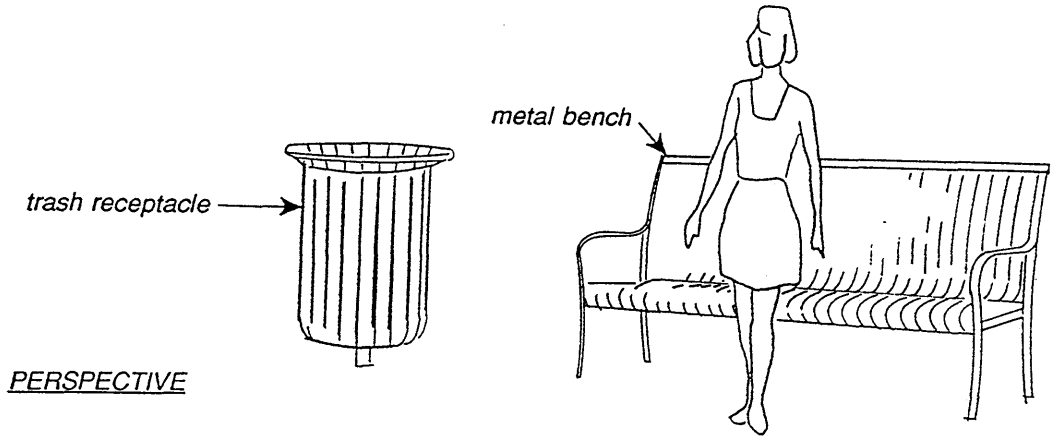



Figure 35
Bench and Trash Receptacle Examples

The parking lots for the recreation centers and the golf course clubhouses are to be landscaped according to the shade requirements contained herein. (See Appendix 10.6, Shade Requirements, Page 141.) Trees are to screen parking lots from nearby residences where applicable. In such cases, screen trees are to be spaced no more than twenty feet (20') apart.

## 5.3 SITING CRITERIA (minimums)

*The recreation centers and the golf course clubhouses are to conform to the following siting criteria:*

| | |
|---|---|
| Building Setback from Street Rights-of-Way: | |
| Del Webb Boulevard | 35' or 50' (1)(2) |
| Any Other Street | 35' (2) |
| Building Setback from Adjacent Residential | 35' |
| Building Setback from Open Space, Landscape, or Golf Course Lot | (No Minimum) |
| Outdoor Recreation Facility (3) Setback from Residential Lots | 25' |
| Parking Lot Setback from Street Rights-of-Way: | |
| Del Webb Boulevard | 25' (2) |
| Any Other Street | 15' (1)(2) |
| Parking Lot Setback from Residential Lots | 25' |
| Building-to-Building Separation | 10' |
| Maximum Building Height | 2 Stories (40') (4) |
| Maximum Building Height, Tower Element | 55' |
| Second Story Coverage Limitation | 50% of First Story |

**Footnotes:**

1. Building setback from the Del Webb Boulevard right-of-way is thirty-five feet (35') for one-story buildings and fifty feet (50') for two-story buildings.
2. Building and parking setbacks are inclusive of any required landscape corridor.
3. Tennis courts, basketball courts, swimming pools and pool decks, etc.
4. Traditional basements and lower level "half-stories" in sloped areas are permitted.

### 5.3.A. Parking

The minimum parking requirement for the Main Recreation Center and the Satellite Recreation Center (including Starter House) is one (1) parking space for each two hundred (200) sq. ft. of floor area.

The number of required parking spaces for the recreation centers may be reduced on a 1:1 ratio up to a maximum of ten percent (10%), provided an equivalent number of golf cart parking spaces are provided on-site. The number of required parking spaces for golf course clubhouses (or that portion of a recreation center used for golf course related activities) may be reduced on a 1:1 ratio up to a maximum of fifteen percent (15%), provided an equivalent number of golf cart parking spaces are provided on-site.

### 5.3.B. Residential Buffer

Landscaping and fencing requirements in association with required landscape buffers are listed in Section 1.3, Page 17.

### 5.3.C. Fencing

Fencing may be constructed around any other portion of a recreation center or a golf course clubhouse facility as determined necessary by the Landowner to control access or promote safety and security, except that no solid fencing except knee-high walls is permitted within the minimum building setback area along a public street. Fencing is to be consistent with fence designs used elsewhere in the project.

# 6. Community Commercial and Religious Facility

*The two community commercial sites are identified as Parcels 20 and 21 of Figure 1, Specific Plan Land Use Exhibit, Page 4. Parcel 20, or the "North Commercial Center", lies in the southeast quadrant of the intersection of Blue Oaks Boulevard and Fiddyment Road, and is approximately 10.6 acres in size. Parcel 21, or the "South Commercial Center", lies in the northeast quadrant of the intersection of Pleasant Grove Boulevard and Fiddyment Road, and is approximately 12.4 acres in size. The North Commercial Center abuts Schoolhouse Park and single-family residences in Village 1. The South Commercial Center lies adjacent to the religious facility site, the high density residential site, the Electric Substation site, and also single-family residences within Village 10. Permitted uses for the commercial centers are specified in the Specific Plan.*

*The religious facility site contains approximately 3.0 acres, and is identified as Parcel 50. The religious facility site and both commercial sites take access from the perimeter arterial streets.*

*The following guidelines form the basis for Site Review for the commercial centers and the religious facility. (Where guidelines are not specified, the City of Roseville Community Design Guidelines shall apply.)*

## 6.1 Architectural Guidelines

The architectural character of both commercial and religious facility buildings should be compatible with other Plan Area principal buildings; namely, the recreation centers, the golf course clubhouses, and the Sales Pavilion. The architectural guidelines for the Main Recreation Center are to apply as a basis for Site Review. (See Page 52.) The religious facility building may display more of an "identity" appearance, but similar architectural components and materials should be used

*The following additional architectural and siting guidelines apply to both the commercial centers and the religious facility:*

- The building setback along perimeter arterial streets should take into consideration building height and bulk, type of user, and topography;

- Buildings should be set back a sufficient distance from adjacent single-family residences to minimize undesirable view impacts. Second-story windows should be set back or oriented away from private residential spaces to the extent practical;
- Trash enclosures, noise generating equipment, and other potential nuisance areas shall be located away from, and buffered from adjacent homes;
- All mechanical equipment, satellite dishes, antennas, and other similar structures are to be screened from view. Similarly, loading areas, storage areas, trash receptacles, and the like, are to be screened from view. (Electric Department facilities may be screened from oncoming view, but not from immediate view from the roadway.) Screen walls, fences, and landscape treatments are to be consistent with the building and site design;
- Safe and convenient "internal" pedestrian, bicycle, and golf cart accesses should be provided to and from the Plan Area residential community. A controlled access point is to be provided for each commercial center (the southern one shared by the religious facility). Accommodations should be made at each commercial center for convenient bicycle and golf cart parking;
- Buildings fronting directly on the arterial streets should provide for direct pedestrian connections from the landscape corridor sidewalk; and
- A uniform, or complimentary, exterior lighting design is to be used throughout each of the three development areas. Exterior lighting is to be shielded or screened to prevent direct view of light sources from residential areas. Any parking lot lighting for the religious facility is to be "residential" in scale. Height of fixtures should not exceed fifteen feet (15').

*The following additional architectural and siting guidelines apply only to the commercial centers:*

- Building design should consider alternatives to the standard "L"-shape strip building configuration. To improve the appearance of the streetscape, pad sites and/or a portion of the main building should be located along the street frontages;
- Architectural treatments, detail, and materials should be consistent among buildings, but should create visual interest through orientation, form, and alignment of individual buildings. Where the rear or side of a building is visible from a public thoroughfare or public space, such elevations are to be treated with the same materials, colors, and details as the primary frontage;

- Buildings should incorporate, to the extent feasible, adjacent open spaces (landscape corridors, parks, etc.) as a visual amenity. As an example, the North Commercial Center is to be designed to place buildings adjacent to School House Park, with user access (entries, esplanades, courtyards, outdoor dining patios, etc.) located along the park side where practical. This arrangement allows for public gathering places (restaurants, as an example) to look out onto the open space area;

- Trademark buildings dictated by chain or franchise businesses are discouraged where such buildings are not consistent with the overall project design;

- Pedestrian plazas with landscaping, seating, drinking fountains, and points of interest (water elements, art, etc.) should be incorporated into the project design;

- Landscaping within the commercial centers is to be rich in both plant materials and hardscape. Paving may be decorative, enriched materials, or stamped concrete with integral color. Plant materials are to be selected for unique seasonal qualities. Raised planters and pots may be used to define spaces and to vary the ground plane;

- Commercial centers should be accessible by public transportation. Transit stops should be provided in proximity to each center;

- Visually separated service entries should be provided for the delivery of merchandise;

- Service roads or loading bays (if required for any intended usage) are to be screened from street view to the extent practical. Service and loading areas are to be screened from adjoining residential areas by a C.M.U. wall; and

- Gas stations providing predominantly gasoline sales, but which may include a limited amount of auto service and repair, may be located within either center. Station design should be an integral part of the overall site in terms of architectural treatment, building materials, and colors, building location and orientation, access, and parking lot circulation. Consideration should be given to orienting any service bays away from direct arterial street view. (Driveways are limited to those approved for the center.)

*The following additional architectural and siting guidelines apply only to the religious facility:*

- Parking should be placed to the rear, rather than the front of the lot.

## 6.2 SITING CRITERIA (minimums)

*The commercial centers and the religious facility are to conform to the following siting criteria:*

| | |
|---|---|
| Building Setback from Street Right-of-Way: (1) | |
| Pleasant Grove Boulevard | 35' - 50' (2) |
| Fiddyment Road | 35' - 50' (2) |
| Blue Oaks Boulevard | 50' |
| Building Setback from Side or Rear Property Line | 35' -50' (2) |
| Building Setback from School House Park | 15' (3) |
| Parking Lot Setback from Street Right-of-Way: (1) | |
| Pleasant Grove Boulevard | 35' |
| Fiddyment Road | 35' |
| Blue Oaks Boulevard | 50' |
| Parking Lot Setback from Side or Rear Property Line | 15' |
| Building-to-Building Separation | 10' |
| Maximum Building Height | 2 Stories (40') |
| Maximum Building Height, Tower Element | 55' |

**Footnotes:**

1. Building and parking setbacks are inclusive of any required landscape corridor.
2. Building setback is thirty-five feet (35') for one-story buildings, and fifty feet (50') for two-story buildings.
3. Courtyard walls, ground level patios and decks, and similar outdoor areas are permitted within the setback.

### 6.2.A. Parking

The parking requirements and parking stall geometrics for the commercial centers and the religious facility are specified by the Roseville Zoning Ordinance, except that the total number of required parking spaces for the commercial sites may be reduced consistent with Roseville's T.S.M. Ordinance. Up to thirty percent (30%) of the total vehicle parking spaces provided may be compact spaces. Golf cart parking is allowed on site in designated areas and may be considered in meeting the requirements of the T.S.M. Ordinance.

Commercial center and religious facility parking lots are to be screened with berm and landscaping from the street and landscaped in accordance with the shade requirements contained herein. (See Appendix 10.6, Shade Requirements, Page 141.)

### 6.2.B. Residential Buffer

Landscaping and fencing requirements, in association with required landscape buffers for adjoining single-family residences, are listed in Section 1.3, Page 17. (The Electric Substation buffer is discussed in Section 7.2.C.1., Page 72.) In addition, a similar landscape and C.M.U. wall buffer is to be provided by the South Commercial Center (Parcel 21) along the property line common to the HDR site.

### 6.2.C. Pedestrian, Bicycle, and Golf Cart Access

Opening in the buffer wall is to be provided at each commercial center for a controlled pedestrian, bicycle, and golf cart access point, as described in the Specific Plan. These defined accessways allow for convenient resident access to and from the commercial centers and the religious facility. The accessways may be gated to preserve residential security and are to be landscaped, as illustrated in Figure 36, Controlled Access Point, North Commercial Center; and Figure 37, Controlled Access Point, South Commercial Center and Religious Facility, Page 66. The South Commercial Center controlled access point may be gated; if installed, the gate may be a self-locking variety (access codes provided by the Homeowners Association).

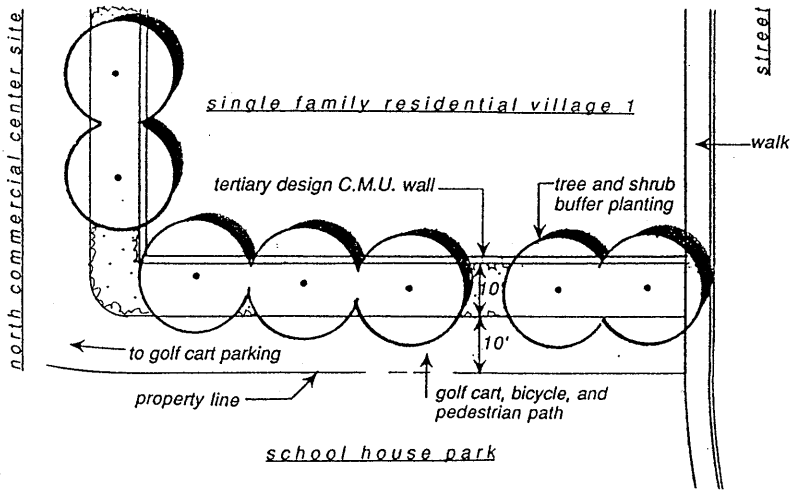



Figure 36
Controlled Access Point, North Commercial Center

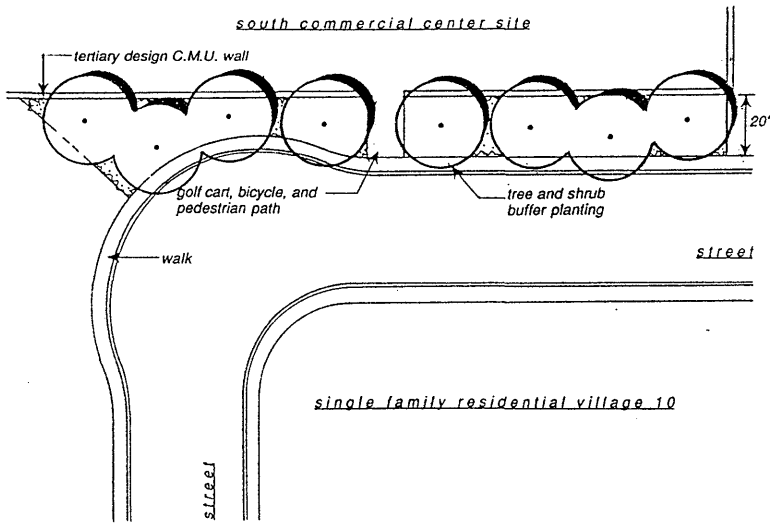



Figure 37
Controlled Access Point, South Commercial Center and Religious Facility

As discussed in the preceding High Density Residential Section 3.2.C., (Page 42), an opening is also to be provided between the High Density Residential site and the South Commercial Center. This opening should not be gated; exact design and location is to be determined at the time of Site Review for the South Commercial Center or the multi-unit site, whichever occurs first.

## 6.2.D. Landowners Offices

The Landowner may construct administrative offices on Parcel 21 that will be ultimately incorporated into the overall South Commercial Center complex. These offices will be consistent with the standards for commercial development, and shall be subject to Site Review.

# 7. OTHER USES

*The Plan Area contains other uses not included in the previous chapters, namely a Golf Course Maintenance Facility, a fire station, an Electric Substation, and several parks and park preserves.*

*The Golf Course Maintenance Facility occupies a 1.7 acre site along Fiddyment Road near Village 3. The maintenance facility is identified as Parcel 39 on Figure 1, Specific Plan Land Use Exhibit, Page 4.*

*The Electric Substation occupies a 0.6 acre site on Fiddyment Road adjacent to the High Density Residential Site and the South Commercial Center, identified as Parcel 52.*

*The Fire Station occupies a 1.0 acre site on Blue Oaks Boulevard adjacent to Blue Oaks South Preserve, identified as Parcel 51.*

*The Plan Area contains three (3) public parks, identified as "Blue Oaks Park" (8.1 acres, Parcel 41), "School House Park" (8.5 acres, Parcel 42), and "City-Wide Park" (14.5 acres, Parcel 43). Additionally, the Plan Area contains three (3) park preserves (natural open spaces), identified as "Central Park Preserve" (64.6 acres, Parcel 46), "Blue Oaks North Preserve" (17.6 acres, Parcel 45), and "Blue Oaks South Preserve" (9.9 acres, Parcel 47).*

*The following guidelines form the basis for Site Review where required:*

## 7.1 GOLF COURSE MAINTENANCE FACILITY

### 7.1.A. Facilities

The Maintenance Facility is to house and store all the necessary equipment for the care of the golf courses. Additionally, the facility contains administrative offices for those responsible for golf course maintenance. Probable facilities within the maintenance facility include the following:

**Golf Course Maintenance Buildings** *(Approximately 6,500 sq. ft.)*

- administrative offices
- employee area (lunch room, vending, kitchen, lockers, showers, restrooms)
- shop area/mower sharpening
- indoor equipment storage
- indoor storage

**Outdoor Facilities**

- outdoor covered equipment parking
- wash-down area
- open outdoor storage area/storage bins

## 7.1.B. Architectural Guidelines

The Golf Course Maintenance Facility requires Site Review. The golf course maintenance buildings should be limited to one story in height and appear predominantly "residential" in scale to blend with nearby residential development. Exterior wall finishes and roofing materials for the office building are to be compatible with those of other Plan Area main buildings. As the maintenance compound contains various open storage bins, work areas, storage areas, parking areas, and equipment parking structures that might otherwise present an undesirable appearance, the perimeter of compound is to be fenced and screened, as provided for in Section 7.1.C.2.. A conceptual site plan for the Golf Course Maintenance Facility appears in Figure 38, Page 69.

*The following additional architectural and siting guidelines apply to the Golf Course Maintenance Facility:*

- All buildings, parking, storage, and work areas are to be within the walled compound;

- The maintenance compound is to be screened from nearby residences and open spaces by a decorative fence or wall and perimeter landscaping;

- All mechanical equipment is to be screened from view. Similarly, all trash areas, utility meters areas, storage areas, and the like are to be screened from view; and

- Exterior lighting is to be shielded or screened to prevent direct view of light sources from adjoining single-family homes.

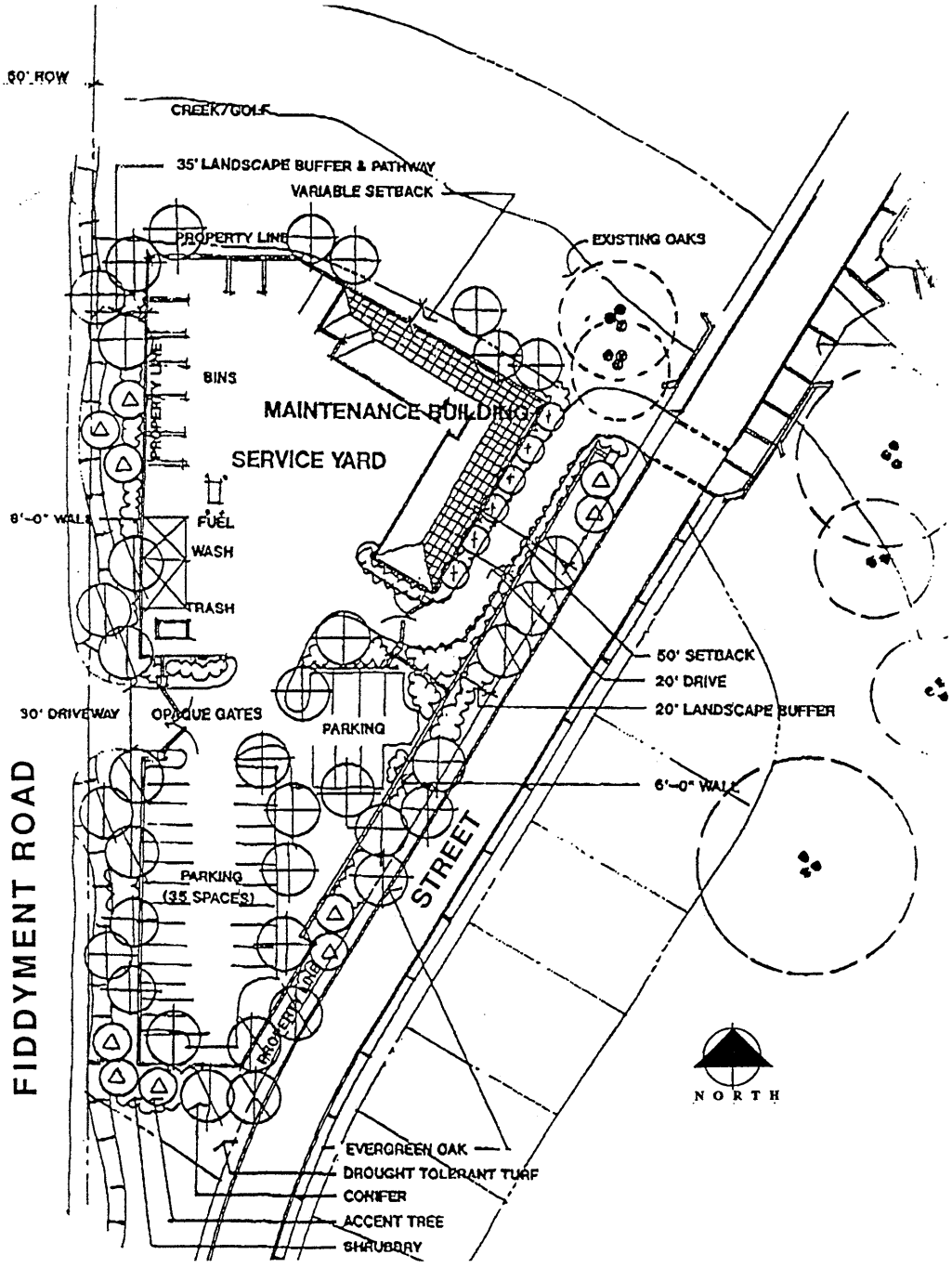



Figure 38
Golf Course Maintenance Facility

## 7.1.C. **Siting Criteria** (minimums)

*The Golf Course Maintenance Facility is to conform to the following siting criteria:*

| | |
|---|---|
| Building Setback from Street Rights-of-Way: (1) | |
| Fiddyment Road | 35' (2) |
| Any Other Street | 25' |
| Building or Wall Setback from Open Space, Landscape, or Golf Course Lot | (No Minimum) |
| Wall Setback from Street Right-of-Way: | |
| Fiddyment Road | 35' (2) |
| Any Other Street | 15' (2) |
| Building-to-Building Separation | 10' |
| Maximum Building Height | 1 Story (35') |

**Footnotes:**

1. Includes accessory buildings.
2. Building and wall setbacks are inclusive of any required landscape corridor.

### 7.1.C.1. Parking

The minimum parking requirement for the maintenance facility is one (1) parking space for each employee, plus a minimum of three (3) guest spaces. The total parking provided must be at least ten (10) spaces.

### 7.1.C.2. Landscaping and Fencing

The Golf Course Maintenance Facility is separated from Fiddyment Road by the thirty-five foot (35') landscape corridor and secondary design C.M.U. wall. Adjoining residences to the north and south are separated from the maintenance facility compound by two residual golf course lots; landscaping is to be done within these lots along compound edges to soften the appearance of walls and buildings. (See Section 1.3, Footnote 6, Page 18.) To the east, the maintenance facility incorporates a fifteen-foot (15') landscape buffer along the interior street (buffer width measured from back-of-walk.) This buffer consists of a C.M.U. wall and support landscaping irrigated by an automatic system. Landscaping within the buffer is to contain elements similar to those used for the landscape corridors; primarily, conifer and evergreens are to be planted to screen buildings and work areas and to soften the appearance of the wall.

The maintenance compound is to be enclosed by a minimum six-foot (6') high C.M.U. wall. The wall height may be increased to eight feet (8') were necessary to improve screening. Except along Fiddyment Road, the C.M.U. wall will be tertiary design. Along the golf course, the perimeter of the office building may be used to enclose the compound in lieu of the C.M.U. wall.

Wall openings are permitted for vehicle access along Fiddyment Road (limited to a single access) and along the interior street (limited to two accesses). Vehicle accesses may be gated for compound security.

## 7.2. ELECTRIC SUBSTATION

### 7.2.A. Facilities

The Electric Substation is located next to the South Commercial Center and is to be constructed by the City of Roseville. At this location, overhead transmission lines parallel Fiddyment Road and lie within the adjacent Plan Area landscape corridor. (The City of Roseville may elect, however, to construct the Electric Substation and associated transmission lines on the westerly side of Fiddyment Road.)

## 7.2.B. Architectural Guidelines

The Electric Substation is to be fenced and landscaped to help integrate the facility with adjacent commercial and high density residential land uses, as provided for in Section 7.2.C.1. Any security lighting within the facility is to be directed away from surrounding residential uses. If possible, entry access is to be from a commercial center driveway, rather than through the landscape corridor along Fiddyment Road.

## 7.2.C. Siting Criteria (minimums)

*The Electric Substation is to conform to the following siting criteria:*

| | |
|---|---|
| Setback from Pleasant Grove Boulevard Right-of-Way | 35' |
| Setback from any other Property Line | 15' |

### 7.2.C.1. Landscaping and Fencing

The perimeter of the Electric Substation is to be screened with a buffer consisting of a six foot (6') to eight foot (8') high C.M.U. wall and landscaping irrigated with an automatic system. (Such wall may be placed on a berm to aid in screening of facilities.) The Fiddyment Road landscape corridor and C.M.U. wall form the westerly buffer. On the other three sides, minimum landscape buffer width is fifteen feet (15') and lies within the substation site. The C.M.U. wall and landscaping comprising the latter buffer are to be constructed by the City of Roseville at the time the Electric Substation is built. Landscaping and wall finishes are to be consistent with those utilized in the adjoining landscape corridor. Suitable conifer and evergreen trees (within height limitations) and accent shrubs should be planted to maximize the screening effect. (Landscaping will be reviewed and approved by the Electric Department.)

## 7.3. FIRE STATION

### 7.3.A. Facilities

A one (1.0) acre City of Roseville fire station site is located on the south side of Blue Oaks Boulevard and will ultimately serve the Plan Area, as well as other neighboring areas. During initial Plan Area development, an interim fire facility is to be constructed off-site along Pleasant Grove Boulevard within the future maintenance area for Mahaney Park. This interim facility is to be constructed by the Landowner in a manner as set forth in the Development Agreement.

### 7.3.B. Architectural Guidelines

The permanent fire station requires Site Review. There are no architectural or siting guidelines for the interim fire facility; the following architectural and siting guidelines apply only to the permanent fire station:

- The fire station architectural style should be residential in appearance and scale;
- Exterior building materials and finishes should compliment those used on other Plan Area feature buildings;
- The fire station buildings should be set back thirty-five feet (35') from Blue Oaks Boulevard, consistent with the widths of the adjoining landscape corridors;
- Security lighting for the fire station should be oriented away from adjoining single-family residences; and
- All mechanical equipment is to be screened from view. Similarly, all trash areas, utility meter areas, storage areas, and the like are to be screened from view. (Electric Department facilities may be screened from oncoming view, but not from immediate view from the roadway.) Ground level screening is to consist of walls, fences, or landscaping done in a manner consistent with building and site design.

### 7.3.C. Siting Criteria (minimums)

*The permanent Fire Station is to conform to the following siting criteria:*

| | |
|---|---|
| Setback from Blue Oaks Boulevard Right-of-Way | 35' |
| Setback from any other Property Line | 10' |

#### 7.3.C.1. Landscaping and Fencing

The following landscaping and fencing guidelines apply to the permanent fire station:

- The front yard setback area is to be landscaped in a manner compatible with the adjacent landscape corridors; and

- Parking areas, storage areas, and other site areas that may present an undesirable appearance from Blue Oaks Boulevard or from the surrounding natural open space area (Blue Oaks South Preserve) are to be screened with landscaping or a combination of fencing and landscaping. Fencing design should be consistent with fencing used throughout the Plan Area.

## 7.4. PARKS AND PARK PRESERVES

All three (3) public park site facilities and amenities are specified in the Specific Plan. Site development is not regulated by these Development Guidelines except for certain trail standards described and illustrated in Section 7.4.A. Park design improvements and standards are to be established by the parks master plans.

Similarly, all three (3) park preserves are as set forth in the Specific Plan. Park preserve improvements are limited to trails, landscape buffers (where permitted), and perimeter fencing (i.e., knee-high wall with or without wrought-iron style fence on top, or wrought-iron style fence). Gates may be provided where necessary for vehicular access; bollards may also be used for vehicular control. Trail standards are described and illustrated in Section 7.4.A.

### 7.4.A. Trail Criteria

Within all City parks, the pedestrian pathway is to be eight-feet (8') wide and constructed of concrete. Within Blue Oaks Park and City-Wide Park, the City's bicycle trail is to be ten-feet (10') wide and constructed of asphalt. (See Figure 39, Asphalt Bicycle Trail Detail.) Bicycle trail bollards and striping are to be done as per City requirements. (See Figure 40, Bicycle Trail Striping, Page 79.) Trail criteria are subject to the Parks and Recreation Department approval.

Within the Park preserves, the pedestrian pathway is to be six-feet (6') wide and constructed of decomposed granite. (See Figure 41, Decomposed Granite Pedestrian Pathway, Page 79.) The pedestrian pathway location is subject to the limitations of the 404 Permit and requires the approval of the Planning Director.

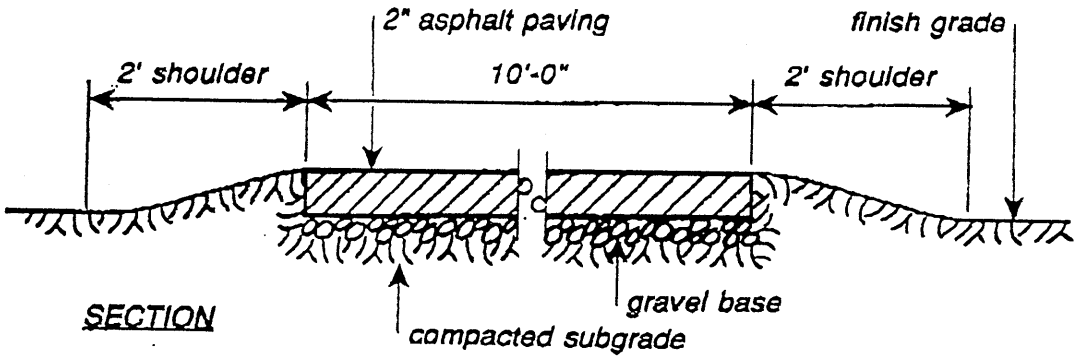



Figure 39
Asphalt Bicycle Trail Detail

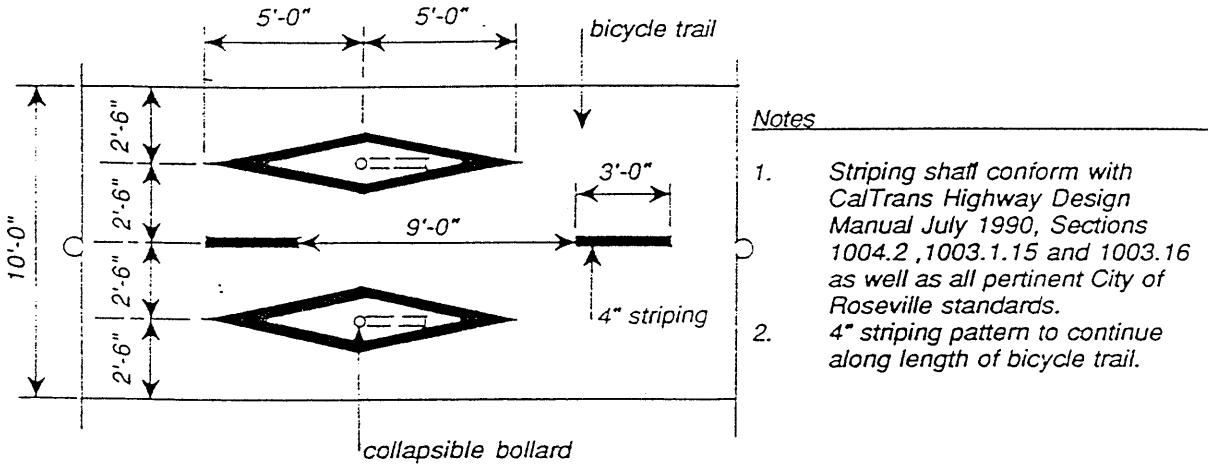



Figure 40
Bicycle Trail Striping

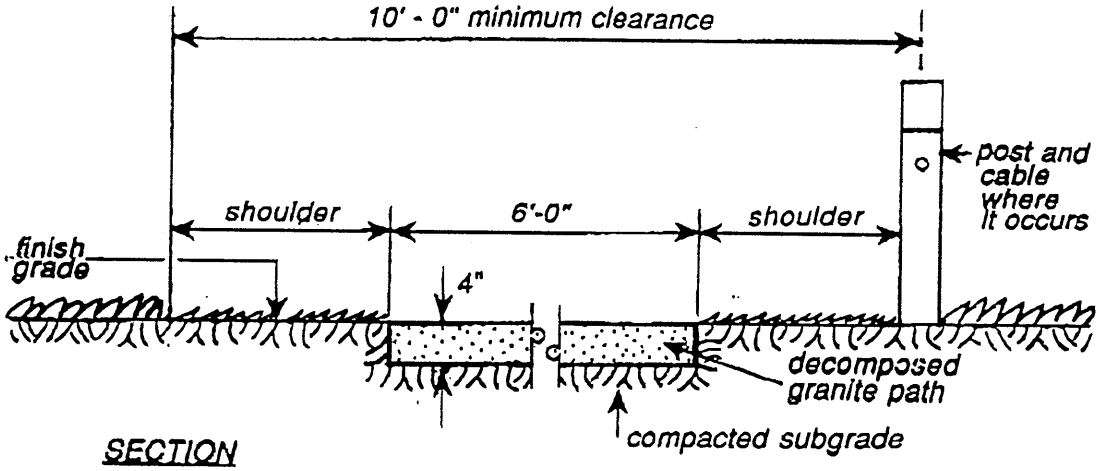



Figure 41
Decomposed Granite Pedestrian Pathway

# 8. ARTERIAL AND COLLECTOR STREETSCAPES

*This section discusses the landscape areas located along and within the perimeter arterial streets (namely, Blue Oaks Boulevard, Fiddyment Road, and Pleasant Grove Boulevard), and along and within the two interior major collector streets (namely, Del Webb Boulevard and Sun City Boulevard). These areas, to a large degree, establish the visual image of the plan area because of their high visibility. The Arterial and Collector Streetscapes consist of the following areas:*



## 8.1. LANDSCAPE CORRIDORS AND MEDIANS

### 8.1.A. Corridor Planting Concept

Landscape corridors interconnect all the neighborhood villages, recreation facilities, and other land uses, and line all major streets of the plan area. In addition to providing distinct separation between homes and vehicular traffic, landscape corridors soften development edges and create a park-like appearance. The landscape corridor and P.U.E. widths vary within the plan area. (See Figure 42, Page 78) Where acceleration or deceleration lanes or where bus turnouts are provided, the landscape corridor width is reduced accordingly.

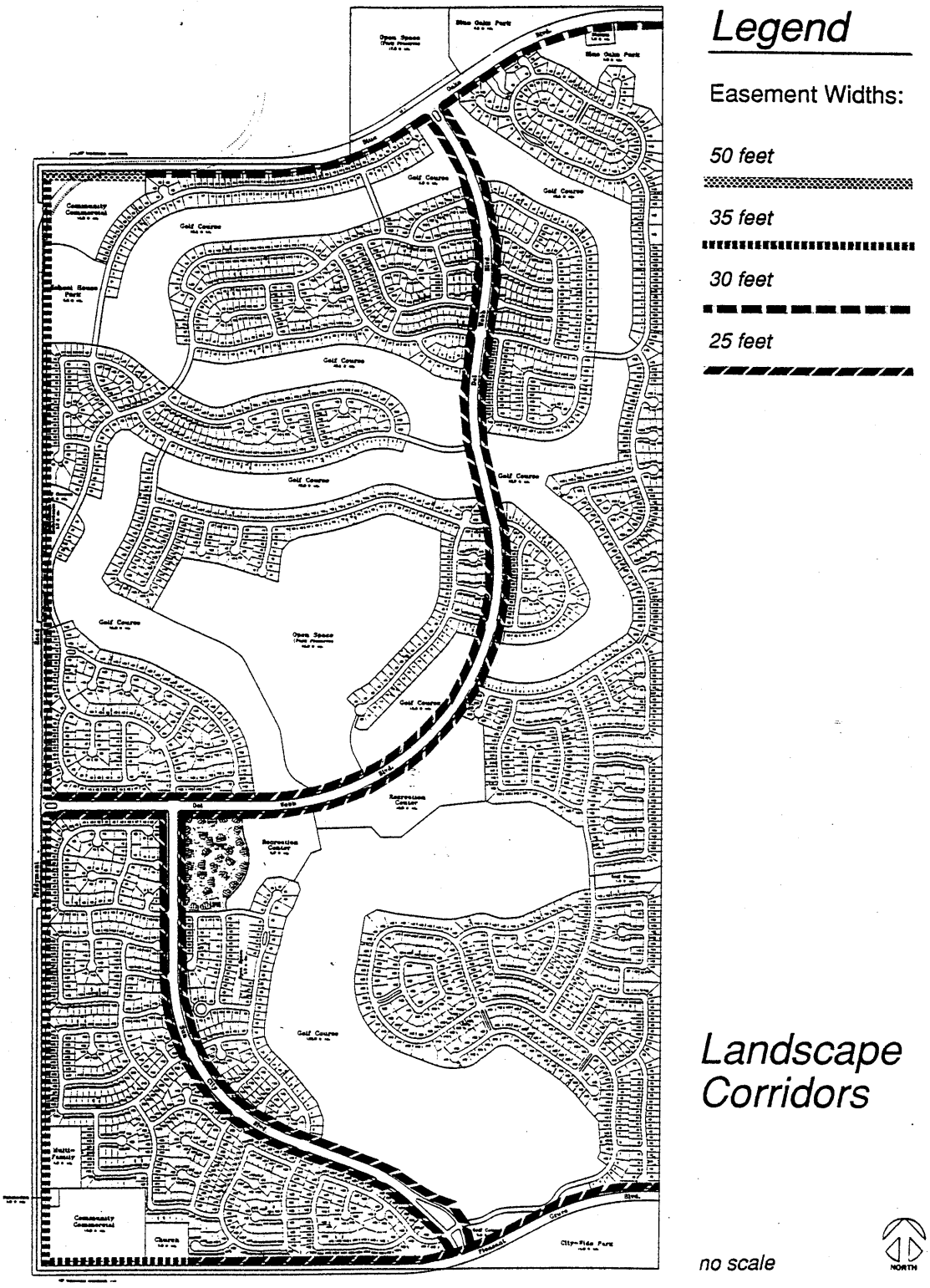



Figure 42
Landscape Corridors Map

Generally, the landscape corridors are separated from the development areas by a decorative masonry wall. (See Figures 60 and 61 Primary and Secondary Design C.M.U. Wall Examples, Page 104.) These walls provide security and privacy for residents. In some instances, walls will not be used around the community perimeter to allow orientation of uses or spaces (commercial, multi-family, etc.) to the perimeter arterial streets. Where open spaces orient to perimeter arterials, wrought-iron style fencing will be used to secure the plan area boundary. (See Figure 66, Wrought-Iron Style Fencing Example, Page 107.)

Within landscape corridors, tree, shrubs, groundcover, lawn (or legume), perennials, and accent features are to be selected for shape and form, color and texture, seasonal interest, and practical maintenance considerations. The desired effect is to create a serene, informal setting interspersed with seasonal displays of color. The landscape consists of predominantly groupings of coniferous street trees. Evergreen and deciduous trees are to be selectively planted among groupings for interest and variety. Low maintenance is a major criteria for selecting these trees and can be accomplished without sacrificing aesthetics.

Non-native tree species are to be selected to compliment the region's blue oak savannah and foothill woodland plant communities, including conifers (*Sequoia* spp.), cedars (*Cedrus* spp.), and pines (*Pinus* spp.). Oak trees (*Quercus* spp.) will be planted to create continuity of the oak woodland and the oak tree mitigation areas from the City-Wide Park, Blue Oaks Park, or golf courses.

Typical tree planting ratios for Blue Oaks Boulevard and Fiddyment Road are:

Primary Street Trees:
100% deciduous

Secondary Street Trees:
60% coniferous trees
20% evergreen trees
20% deciduous trees

Typical tree planting ratios for Pleasant Grove Boulevard are:

Primary Street Tree:
100% evergreen

Secondary Street Tree:
60% coniferous trees
20% evergreen trees
20% deciduous trees

Typical street tree planting ratios for Del Webb Boulevard and Sun City Boulevard are:

Primary Street Trees:
100% coniferous trees

Secondary Street Trees:
50% coniferous trees
30% evergreen trees
20% deciduous trees

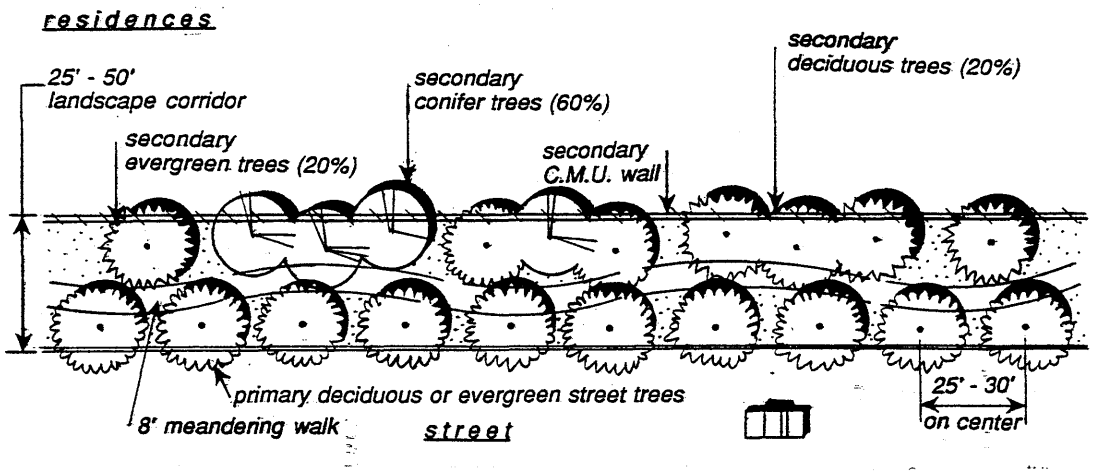



Figure 43
Typical Tree Plantings for Blue Oaks Boulevard, Fiddyment Road, and Pleasant Grove Boulevard.

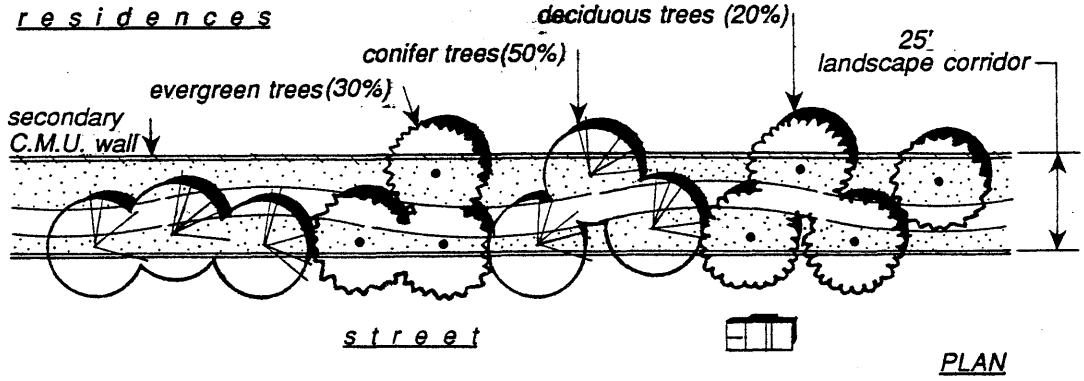



Figure 44
Typical Tree Plantings for Del Webb Boulevard and Sun City Boulevard.

*The following guidelines apply to landscape corridor tree plantings:*

- Primary street trees on Blue Oaks, Pleasant Grove and Fiddyment are to be spaced 25 -30 feet (25'-30') on center. Secondary street trees are to be spaced 15 - 30 feet (15' - 30') on center and in groupings of five to nine trees;
- Primary and secondary street trees on Del Webb Blvd. and Sun City Blvd. are to be spaced 15-30 feet (15'-30') apart in groupings of five to nine trees;
- Trees are to be planted 5-12 feet (5'-12') from the back-of-curb;
- Trees are to be planted a minimum of 3 feet (3') from paved areas;
- Trees are to be planted a minimum of 3 feet (3') from property/fence lines;
- Trees are to be planted from fifteen-gallon or larger containers;
- Tree locations are to be coordinated with all underground utilities;
- Trees are to conform to the City of Roseville's water efficient landscape requirements; and
- Within the specific street criteria, percentages of each tree species for that particular grouping have been identified. (Refer to 8.1.C., Specific Street Criteria, Pages 86-92).

Accent trees are to be planted to highlight unique areas within landscape corridors and as landmarks for vehicular movement, such as at main entrances into the plan area and village entries. Accent trees are described as highly identifiable trees with unique characteristics, such as leaf color or weeping form.

*The following guidelines apply to accent tree plantings:*

- Trees are to be planted from fifteen-gallon or larger containers;
- Trees are to be spaced on average 10-15 feet (10'-15') apart;
- Trees are to be multi-stemmed to the extent practical; and
- Drought tolerant species are to be considered.

Secondary landscape plants for landscape corridors include shrubs, groundcovers, lawn, and legume. These are to be selected according to form, growth rate, texture, visual interest, and seasonal interest, including color, flowers, and fragrance. Groundcovers are also to be selected based on compatibility with shrubs and trees, low maintenance, and erosion control. Lawn may be planted as an extension of the golf course. Lawn will also be planted in areas of high activity for maximum use potential. Legume (*Trifolium repens* 'New Zealand' or equivalent) may be planted as a lawn substitute for areas of low activity. Native perennial wildflower species and annuals may be planted in areas of high pedestrian activity for seasonal enjoyment. Native species seeds (i.e., California poppy *[Eschscholzia californica]*) may be planted in a homogeneous batch or mixed with legume (*Trifolium repens* 'New Zealand' or equivalent).

*The following guidelines apply to shrubs and groundcover plantings:*

- Shrubs may be planted from one-gallon (50% of total) or five-gallon (50% of total) containers, and may not be spaced more than five feet (5') on center. Groundcover may be planted from flats (at 12 inches [12"] o.c., typical) or one-gallon containers (at 4 feet [4'] o.c., typical). Low-growing shrubs planted as groundcover may be spaced further apart;

- Groundcover plantings may range in mature heights from 6 inches (6") to 2 feet (2');

- Drought tolerant species of shrubs and groundcovers are to be considered;

- Native species should be planted where transition with park preserve areas is desired;

- Wood headers may be used in areas maintained by the Homeowner's Association (H.O.A);

- Shrub and groundcover species shall conform to the water efficient landscape requirements;

- Slopes of 2:1 or greater will be planted with groundcover and secured with jute netting or another acceptable erosion control practice; and

- Shrub planting areas shall generally be located between back of walk and soundwalls. Shrub and/or groundcover planting between face of walks and back of curbs shall be limited to areas too narrow to accommodate spray irrigation and/or legume or lawn plantings.

*The following guidelines apply to lawn and legume:*

- Lawn may be established from sod or hydroseeded; legume is to be hydroseeded;
- Water-efficient blends may be planted, such as dwarf fescue varieties;
- Lawn or legume may be planted at street intersections, including entrances into the plan area;
- Hydroseeded lawn or legume is to follow accepted weed-abatement procedures;
- Lawn or legume may be planted where the golf course meets the landscape corridors; and
- No lawn or legume may be planted in medians.

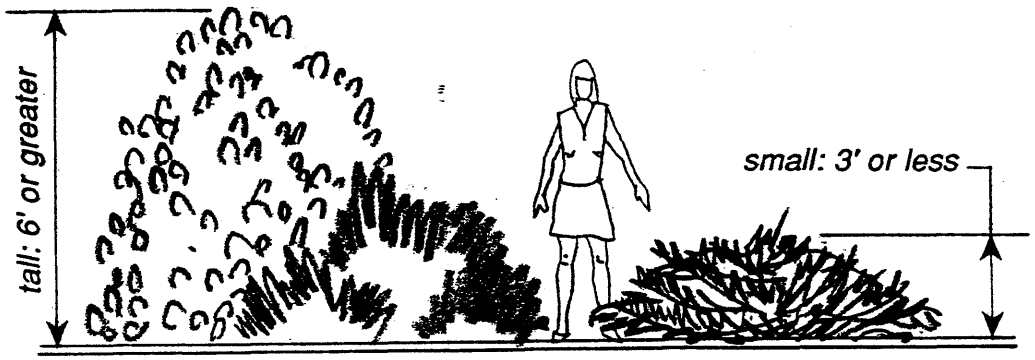



Figure 45
Shrub Heights

Mulch is to be spread over all planting areas (excluding lawn and legume areas) to decrease weed growth, retain moisture, and moderate soil temperature for root protection. Mulch is to be redwood, pine, or fir bark for highly visible areas, and shredded cedar or fir walk-on type for all other areas.

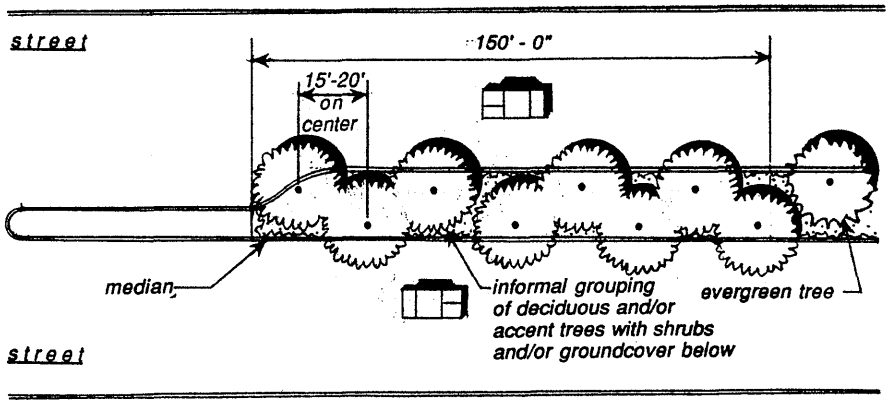
*The guidelines for the application of mulch are:*

- Mulch is to be layered 2 inches (2") on all shrub and groundcover planting areas; and
- Mulch is to be 3/4" to 1-1/2" diameter bark for high visibility areas, or shredded walk-on type for other areas.

## 8.1.B Median Planting Concept

Medians function as roadway delineators for vehicular traffic, as buffers for residential lots, and at times as links between golf course holes. Trees, low shrubs, and groundcover may be planted in the medians. Shrubs and groundcover selected shall provide seasonal variations i.e.: Flowers,Berries, Changing leaf colors, etc.

Median trees in dense groupings provide shade over streets along the entire length of perimeter arterials (Blue Oaks Boulevard, Fiddyment Road, and Pleasant Grove Boulevard) and between neighborhood groupings along the interior major collectors (Del Webb Boulevard and Sun City Boulevard). Within the last 150 feet (150') of all planted medians, the trees are to be 100% deciduous. (Refer to Figure 46, Median Tree Planting at Major Intersections, Page 84) At appropriate locations within the plan area, oak trees (*Quercus* species) are to be planted in scattered clusters within medians or corridors to compliment and extend the oak groves within the golf course, parks, or open space. Where golf cart crossings occur, no trees are to be planted within 100 feet (100') of either side of the crossing to allow for clear vision of vehicular traffic. (See Figure 9, Golf Course Cart Crossing Treatment at Major Collector Streets, Page 16.)




PLAN

Figure 46
Median Tree Planting at Major Intersections

Trees within medians are to be grouped informally. On interior major collector streets, trees within medians are to be either evergreen or deciduous, with deciduous and accent trees permitted at all three plan area main entrances. Trees within medians of all arterials are to be a mix of deciduous varieties, selected especially for accent and for seasonal interest qualities. To create a connection for the existing oak woodlands, native oak species (*Quercus agrifolia, Q. lobata, Q. wislizenii)* are to be incorporated within the landscaping along the section of Pleasant Grove Boulevard median shared by both the golf course and the City-Wide Park. Native oak species will also be planted in the median on Del Webb Blvd. where the oak groves and golf course cross.

*The following guidelines apply to median landscape planting:*

- Trees in dense groupings are to be informally spaced at least 15-30 feet (15'-30') apart; and
- Shrubs or groundcover plants shall be spaced at five feet (5') O.C. maximum; and shall provide seasonal flowering or leaf color variation.

## 8.1.C. Specific Street Requirements

BLUE OAKS BLVD., FIDDYMENT ROAD, and PLEASANT GROVE BLVD.

Primary street trees are to line the landscape corridors of Blue Oaks Boulevard, Fiddyment Road, and Pleasant Grove Boulevard. They shall be planted at an average of five feet on center from back of curb and at 25' - 30' on center to provide a street tree canopy for each of these perimeter corridors. For Blue Oaks Boulevard and Fiddyment Road, the street trees shall be deciduous, and along Pleasant Grove Boulevard the primary trees shall be evergreen. For all three streets a mixture of secondary trees, of 60% conifers, 20% evergreen and 20% deciduous, shall be planted against the C.M.U. walls; lawn or legume along streetside.

A mixture of evergreen and deciduous trees will be planted within the medians for both screening and seasonal interest. Groupings of oak trees may be planted in the medians across from city parks to continue the oak woodland theme. Terminal ends of medians at project entrances are to be planted with accent and/or deciduous trees to highlight this area. Groundcover and/or shrubs are to be planted below.

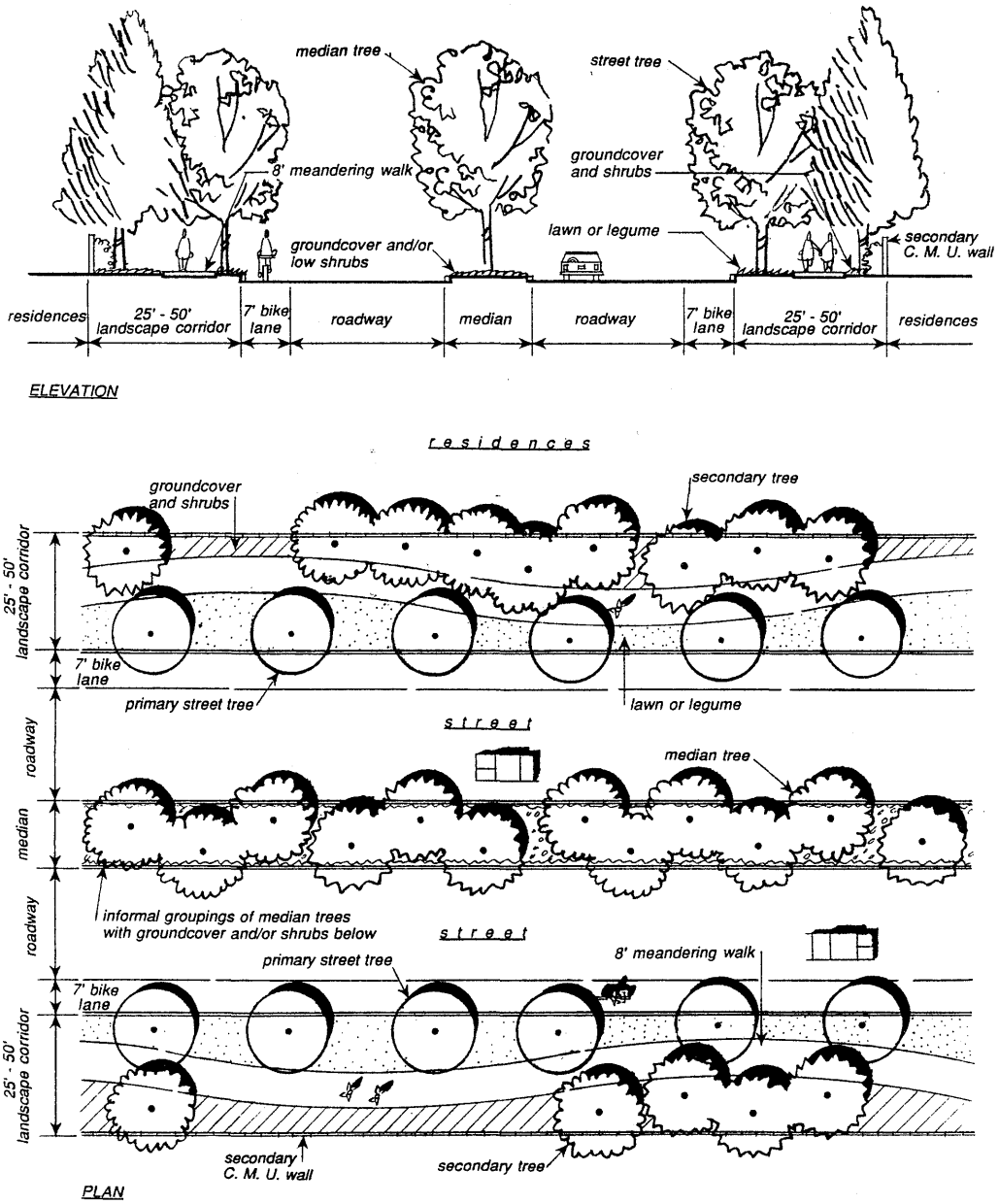



Figure 47
Perimeter Arterial Street Landscape Concept Detail

## Blue Oaks Boulevard

Right-of-way: 100'

Specialized Areas:
Commercial
Entries -City and Project
Fire Station
Golf Course
Open Space
Park
Pedestrian Access Points

Landscape Easement:
30' along Parcels 1, 5, 30, 34, 47, and 51;
50' along Parcels 20, 41, and 45

Bicycle and Pedestrian Paths:
8' wide meandering walk

Street Trees:
Primary street trees shall be 100% deciduous. Secondary street trees shall be 60% coniferous, 20% evergreen, and 20% deciduous. Refer to "Landscape Corridors and Medians" and "Landscape Plant Matrix", Page 77 and 128 for guidelines. Trees shall be typically spaced at 15' to 30' apart. A partial list of recommended street trees for Blue Oaks Boulevard is presented below. This list is excerpted from the plant matrix in Appendix 10.2 after page 128 and is not exclusive.

Primary Street Trees:

Deciduous - 100%

| | |
|---|---|
| *Platanus acerifolia 'Columbia'* | London Plane Tree |

Secondary Street Trees:

Conifers - 60%

| | |
|---|---|
| *Cedrus deodara* | Deodar Cedar (40%) |
| *Pinus halepensis* | Aleppo Pine (15%) |
| *Pinus thunbergiana* | Japanese Black Pine(5%) |

Evergreen -20%

| | |
|---|---|
| *Carob siliqua* | Carob |
| *Quercus agrifolia* | Coast Live Oak |
| *Quercus wislizenii* | Interior Live Oak |
| *Ulmus parvifolia* | Chinese Elm |
| *Umbellularia californica* | California Bay |

Deciduous -20%

| | |
|---|---|
| *Acer rubrum* | Red Maple |
| *Acer saccharinum* | Silver Maple |
| *Gleditsia triacanthos* | Honeylocust |
| *Nyssa sylvatica* | Tupelo |
| *Pistacia chinensis* | Chinese Pistache |
| *Platanus acerifolia 'Bloodgood'* | London Plane |
| *Sapium sebiferum* | Tallow Tree |

Accent Trees

| | |
|---|---|
| *Prunus cerasifera 'Krauter Vesuvius* | Purple Leaf Plum |
| *Pyrus calleryana 'Bradford'* | Flowering Pear |
| *Rhus lancea* | African Sumac |

Median Trees:
Conifer and evergreen mixture to match the secondary street tree groupings

Shrubs and Groundcover:
Refer to "Landscape Corridors and Medians" and "Landscape Plants and Plant Matrix" for guidelines and recommended shrubs and groundcovers, pages 77 and 128. Shrubs shall be spaced at a maximum of 5' on center. Groundcover from flats shall be typically spaced at 12" on center. Groundcover from one gallon cans shall be typically spaced at 4' on center.

Fence and Soundwall:
Refer to "Masonry Walls and Fences", page 101
Project Entry and Pedestrian Access Points - Primary Design C.M.U. Wall
Single Family Residential - Secondary Design C.M.U. Wall
Commercial, Fire Station, Golf Course, Open Space, and Park - None required

Lighting:
Expressway Luminaire (Refer to pages 109 and 139);
Spaced 175' on center
18' - 21' from back of curb

## Fiddyment Road

Right-of-way: 76'

Specialized Areas:

| | |
|---|---|
| Commercial | Multi-Family Residential |
| Entries- City and Project | Park |
| Golf Course | 60 KV Power Pole Easement |
| Golf Course Maintenance Area | Electric Substation |

Landscape Easement: 35' along the east side of Fiddyment Road

Bicycle and Pedestrian Paths: 8' wide meandering walk

Street Trees: Primary street trees shall be 100% deciduous. Secondary street trees shall be 60% coniferous, 20% evergreen, and 20% deciduous. Refer to "Landscape Corridors" and "Landscape Plants and Plant Matrix", Page 77 and 128 for guidelines. Trees shall be typically spaced at 15' to 30' apart. A partial list of recommended street trees for Fiddyment Road is presented below. This list is excerpted from the plant matrix in Appendix 10.2 after page 128 and is not exclusive.

Primary Street Trees:

Deciduous - 100%

| | |
|---|---|
| *Platanus acerifolia 'Columbia'* | London Plane Tree |

Secondary Street Trees:

Conifers - 60%

| | |
|---|---|
| *Cedrus deodara* | Deodar Cedar (40%) |
| *Pinus halepensis* | Aleppo Pine (15%) |
| *Pinus thunbergiana* | Japanese Black Pine(5%) |

Evergreen -20%'

| | |
|---|---|
| *Carob siliqua* | Carob |
| *Quercus agrifolia* | Coast Live Oak |
| *Quercus wislizenii* | Interior Live Oak |
| *Ulmus parvifolia* | Chinese Elm |
| *Umbellularia californica* | California Bay |

Deciduous -20%

| | |
|---|---|
| *Acer rubrum* | Red Maple |
| *Acer saccharinum* | Silver Maple |
| *Gleditsia triacanthos* | Honeylocust |
| *Nyssa sylvatica* | Tupelo |
| *Pistacia chinensis* | Chinese Pistache |
| *Platanus acerifolia 'Bloodgood'* | London Plane |
| *Sapium sebiferum* | Tallow Tree |

*Accent Trees/60 KV Power Pole Easement

| | |
|---|---|
| *Prunus cerasifera 'Krauter Vesuvius* | Purple Leaf Plum |
| *Pyrus calleryana 'Bradford'* | Flowering Pear |
| *Rhus lancea* | African Sumac |

Median Trees:
Conifer and evergreen mixture to match secondary street tree groupings.

* The 60 K.V. power pole easement area planting within the landscape corridor shall be planted with street trees which are acceptable to the City of Roseville Electric Department requirements and specifications. Generally no trees exceeding mature heights of 20' will be allowed within the pole and wire easements.

Shrubs and Groundcover: Refer to "Landscape Corridors and Medians" and "Landscape Plants and Plant Matrix" for guidelines and recommended shrubs and groundcovers, pages 77 and 128. Shrubs shall be spaced at a maximum of 5' on center. Groundcover from flats shall be typically spaced at 12" on center. Groundcover from one gallon cans shall be typically spaced at 4' on center.

Fence and Soundwall:
Refer to "Masonry Walls and Fences", page 101
Project Entry - Primary Design C.M.U. Wall
Single Family Residential and Substation - Secondary Design C.M.U. Wall
Golf Course - Wrought Iron
City Entry, Commercial, Multi-Family Residential, and Park - None required

Lighting:
Cobra Street Light Standard (Refer to pages 109 and 139);
Spaced 175' on center
8' from back of curb

## Pleasant Grove Boulevard

Right-of-way: 76'

Specialized Areas:
Church
Commercial
Entries - City and Project
Golf Course
Park
Pedestrian Access Points

Landscape Easement:
25' along Parcels 10, 12, and 38;
35' along Parcel 21 and 50

Bicycle and Pedestrian Paths:
8' wide meandering walk

Street Trees:
Primary street trees shall be 100% evergreen. Secondary street trees shall be 60% coniferous, 20% evergreen and 20% deciduous. Refer to "Landscape Corridors" and "Landscape Plants and Plant Matrix", Page 77 and 128 for guidelines. Trees shall be typically spaced at 15' to 30' apart. A partial list of recommended street trees for Pleasant Grove Boulevard is presented below. This list is excerpted from the plant matrix in Appendix 10.2 after page 128 and is not exclusive.

Primary Street Trees:

Deciduous - 100%
*Quercus wislizenii* Interior Live Oak

Secondary Street Trees:

Conifers - 60%
*Cedrus deodara* Deodar Cedar (40%)
*Pinus halepensis* Aleppo Pine (15%)
*Pinus thunbergiana* Japanese Black Pine(5%)

Evergreen -20%
*Carob siliqua* Carob
*Quercus agrifolia* Coast Live Oak
*Quercus wislizenii* Interior Live Oak
*Ulmus parvifolia* Chinese Elm
*Umbellularia californica* California Bay

Median Oaks Adjacent to Golf Course and Oak Grove
*Quercus agrifolia* Coast Live Oak
*Quercus lobata* Valley Oak

Deciduous -20%
*Acer rubrum* Red Maple
*Acer saccharinum* Silver Maple
*Gleditsia triacanthos* Honeylocust
*Nyssa sylvatica* Tupelo
*Pistacia chinensis* Chinese Pistache
*Platanus acerifolia 'Bloodgood'* London Plane
*Sapium sebiferum* Tallow Tree

Accent Trees
*Prunus cerasifera 'Krauter Vesuvius* Purple Leaf Plum
*Pyrus calleryana 'Bradford'* Flowering Pear
*Rhus lancea* African Sumac

Median Trees:
Conifer and evergreen mixture to match the secondary street tree groupings.

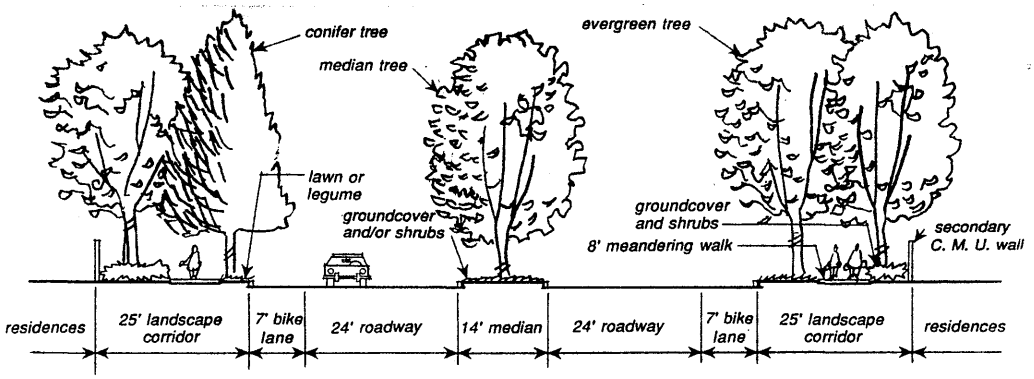
Shrubs and Groundcover:
Refer to "Landscape Corridors" and "Landscape Plants and Plant Matrix" for guidelines and recommended shrubs and groundcovers, pages 77 and 128. Shrubs shall be spaced at a maximum of 5' on center. Groundcover from flats shall be typically spaced at 12" on center. Groundcover from one gallon cans shall be typically spaced at 4' on center.

Fence and Soundwall:
Refer to "Masonry Walls and Fences", page 101.
Project Entry and Pedestrian Access Points- Primary Design C.M.U.Wall
Single Family Residential - Secondary Design C.M.U. Wall
Golf Course - Wrought Iron Fencing
City Entry, Commercial, Church, and Park - None

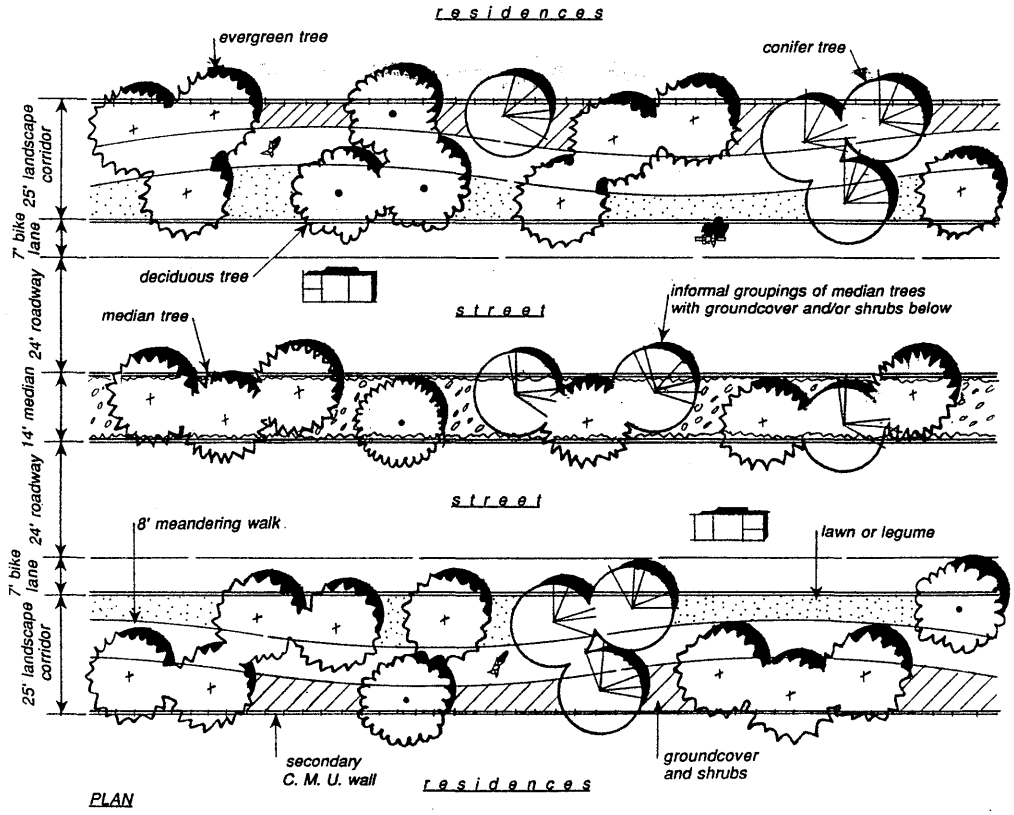
Lighting:
Cobra Street Light Standards (Refer to pages 109 and 139);
Spaced 175' on center
8' from back of curb

Evergreen and conifer street trees are to dominate the landscape corridors along Del Webb and Sun City Boulevards to complement the foothill woodland typical of the region. Deciduous trees are to be interspersed among the street trees for variation. Groundcover and shrubs are to be planted against the C.M.U. walls; lawn or legume along streetside.

Median trees are to be grouped informally. They may continue the landscape corridor theme with groupings of evergreen trees or they may be a mix of deciduous and conifer trees. Median tree species groupings shall match landscape corridor trees. Shrubs and/or groundcover with seasonal flowers are to be planted below.




ELEVATION




PLAN

Figure 48
Major Collector Street Landscape Concept Detail

## Del Webb Boulevard

Right-of-way: 76'

Specialized Areas:

| | | |
|---|---|---|
| Entry - Project | Main Recreation Center | Satellite Recreation Center |
| Golf Course | Open Space | Vacation Villas |
| Golf Cart Crossings | Pedestrian Access Points | |

Landscape Easement: 25' along Del Webb Boulevard

Bicycle and Pedestrian Paths: 8' wide meandering walk

Street Trees: Primary street trees shall be 100% coniferous. Secondary street trees shall be 50% coniferous, 30% evergreen and 20% deciduous. Refer to "Landscape Corridors" and "Landscape Plants and Plant Matrix ", Page 77 and 128 for guidelines. Trees shall be typically spaced at 15' to 30' apart. Medians located between residential villages with lots which back up to Del Webb Blvd. shall be planted with the same mixture and species of trees as in the landscape corridors. A partial list of recommended street trees for Del Webb Boulevard is presented below. This list is excerpted from the plant matrix in Appendix 10.2 after page 128 and is not exclusive.

Primary Street Trees:

Coniferous - 30%

| | |
|---|---|
| *Sequoia sempervirens* | Coast Redwood |

Secondary Street Trees:

Conifers - 20%

| | |
|---|---|
| *Pinus eldarica* | Mondell Pine (15%) |
| *Pinus thunbergiana* | Japanese Black Pine (5%) |

Evergreen -30%

| | |
|---|---|
| *Grevillea robusta* | Silk Oak |
| *Laurus nobilis* | Sweet Bay |
| *Magnolia grandiflora* | Magnolia |
| *Quercus agrifolia* | Coast Live Oak |
| *Quercus wislizenii* | Interior Live Oak |

Median Oaks Adjacent to Golf Course and Oak Grove

| | |
|---|---|
| *Quercus agrifolia* | Coast Live Oak |
| *Quercus lobata* | Valley Oak |

Deciduous -20%

| | |
|---|---|
| *Alnus cordata* | Italian Alder |
| *Gingko biloba* | Maidenhair Tree |
| *Gleditsia triacanthos* | Honeylocust |
| *Liquidambar styraciflua* | Sweet Gum |
| *Nyssa sylvatica* | Tupelo |
| *Pistacia chinensis* | Chinese Pistache |
| *Platanus acerifolia 'Bloodgood'* | London Plane |
| *Sapium sebiferum* | Tallow Tree |

Accent Trees

| | |
|---|---|
| *Lagerstroemia indica* | Crape Myrtle |
| *Maytenus boaria* | Mayten |
| *Pyrus calleryana 'Aristocrat* | Flowering Pear |

Median Trees:
Conifer and evergreen trees to match the secondary street tree groupings.

Shrubs and Groundcover: Refer to "Landscape Corridors and Medians" and "Landscape Plants and Plant Matrix" for guidelines and recommended shrubs and groundcovers, pages 77 and 128. Shrubs shall be spaced at a maximum of 5' on center. Groundcover from flats shall be typically spaced at 12" on center. Groundcover from one gallon cans shall be typically spaced at 4' on center.

Fence and Soundwall:
Refer to "Masonry Walls and Fences", page 104

Project Entry, Pedestrian Access Points,
and Street Intersections - Primary Design C.M.U. Wall
Single Family Residential and Vacation Villas - Secondary Design C.M.U. Wall
Park Preserve -Wrought Iron
Golf Course and Recreation Centers (lots 40 a & b) - None

Lighting: Cobra Street Light Standards (Refer to pages 109 and 139);
Spaced 175' on center
8' from back of curb

## Sun City Boulevard

Right-of-way: 76'

Specialized Areas: Entry - Project; Golf Course; Pedestrian Access Points; Vacation Villas

Landscape Easement: 25' along Sun City Boulevard

Bicycle and Pedestrian Paths: 8' wide meandering walk

Street Trees: Primary street trees shall be 100% coniferous. Secondary street trees shall be 50% coniferous, 30% evergreen and 20% deciduous. Refer to "Landscape Corridors" and "Landscape Plants and Plant Matrix", Page 77 and 128 for guidelines. Trees shall be typically spaced at 15' to 30' apart. Medians located between residential villages with lots which back up to Sun City Blvd. shall be planted with the same mixture and species of trees as in the landscape corridors. A partial list of recommended street trees for Sun City Boulevard is presented below. This list is excerpted from the plant matrix in Appendix 10.2 after page 128 and is not exclusive.

Primary Street Trees:

Coniferous - 30%

| | |
|---|---|
| *Sequoia sempervirens* | Coast Redwood |

Secondary Street Trees:

Conifers - 20%

| | |
|---|---|
| *Pinus eldarica* | Mondell Pine (15%) |
| *Pinus thunbergiana* | Japanese Black Pine (5%) |

Evergreen -30%

| | |
|---|---|
| *Grevillea robusta* | Silk Oak |
| *Laurus nobilis* | Sweet Bay |
| *Magnolia grandiflora 'St. Mary's'* | Magnolia |
| *Quercus agrifolia* | Coast Live Oak |
| *Quercus wislizenii* | Interior Live Oak |

Deciduous -20%

| | |
|---|---|
| *Alnus cordata* | Italian Alder |
| *Gingko biloba* | Maidenhair Tree |
| *Gleditsia triacanthos* | Honeylocust |
| *Liquidambar styraciflua* | Sweet Gum |
| *Nyssa sylvatica* | Tupelo |
| *Pistacia chinensis* | Chinese Pistache |
| *Platanus acerifolia 'Bloodgood'* | London Plane |
| *Sapium sebiferum* | Tallow Tree |

Accent Trees

| | |
|---|---|
| *Lagerstroemia indica* | Crape Myrtle |
| *Maytenus boaria* | Mayten |
| *Pyrus calleryana 'Aristocrat* | Flowering Pear |

Median Tree:
Conifer and evergreen mix to match the secondary street tree groupings.

Shrubs and Groundcover: Refer to "Landscape Corridors and Medians" and "Landscape Plants and Plant Matrix" for guidelines and recommended shrubs and groundcovers, pages 77 and 128. Shrubs shall be spaced at a maximum of 5' on center. Groundcover from flats shall be typically spaced at 12" on center. Groundcover from one gallon cans shall be typically spaced at 4' on center.

Fence and Soundwall: Refer to "Masonry Walls and Fences", page 101.
Project Entry , Pedestrian Access Points,
and Street Intersections - Primary Design C.M.U. Wall
Single Family Residential and Vacation Villas - Secondary Design C.M.U. Wall
Golf Course - None required

Lighting: Cobra Street Light Standards (Refer to page 109 and 139);
Spaced 175' on center
8' from back of curb

## 8.2 SPECIALIZED AREAS

### 8.2.A Adjacent to Golf Course

The landscape theme where the golf course is adjacent to or crosses Del Webb Blvd. shall maintain the continuity of the golf course landscaping within the landscape corridors. Informal groupings of golf course theme trees and/or oak trees will provide this continuity. Lawn and/or legume groundcover planting will be planted to reinforce the theme.

Median trees shall be grouped informally and will be a mixture of the same species as the golf course and landscape corridor theme trees. Oak trees shall be used to maintain the continuity of the existing oak woodland groves on either side of Del Webb Blvd.. See Figure 49, below, and Figure 50, page 94

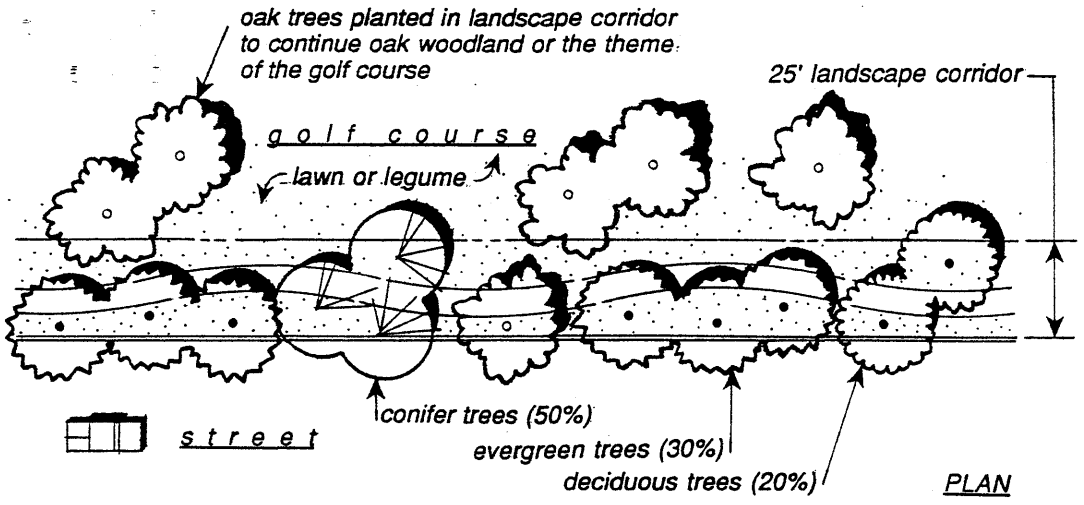



Figure 49
Typical Tree Planting at Golf Course and Del Webb Boulevard

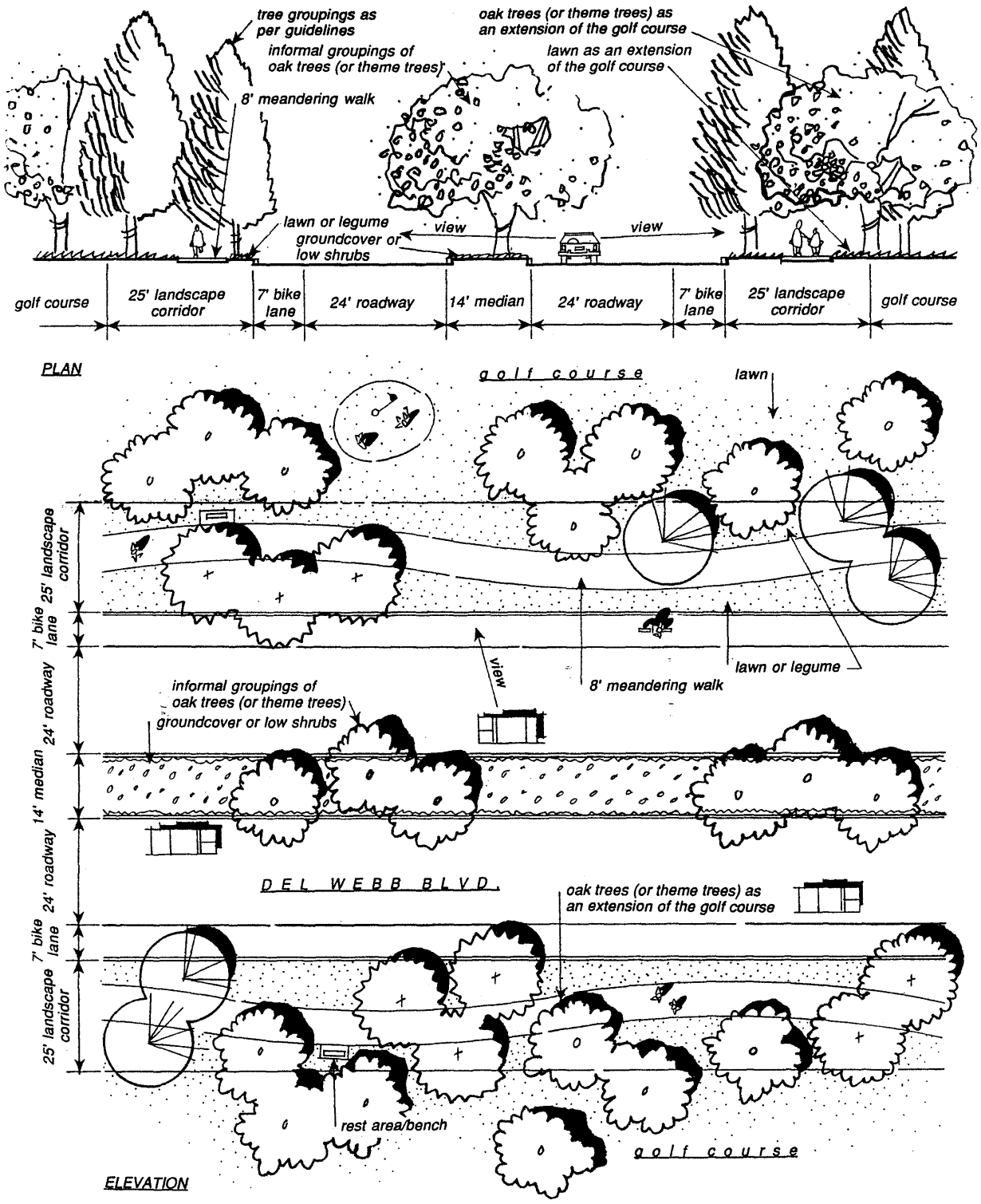



Figure 50
Del Webb Boulevard at Golf Course Landscape Concept Detail

## 8.2.B. Main Entrances

There are three main entrances into the plan area: one each on Pleasant Grove Boulevard, Fiddyment Road, and Blue Oaks Boulevard. (The entrance on Fiddyment Road is considered to be secondary to the other main entrances, but all main entrances are to be similarly embellished.) The main entrances function as "gateways" into the community and are expanded significantly beyond the width of the landscape corridor. Entry embellishments may include keynote buildings, trellises, and other architectural treatments, as well as attractive compositions of walls, wrought-iron style fencing, pilasters, signage, special paving, seating areas, and landscaping. Special features may also be included in the medians near the entries.

Massings of plant materials at the main entrances may serve as a backdrop for signage, while also creating screening between the residences and roadways. Accent trees (fifteen-gallon minimum container size) and colorful annuals may be used to highlight this area as long as the square footage conforms with the water efficient landscape requirements. Conversely, landscaping adjacent to the golf course is to be designed to frame views into the golf course, rather than create a screen. (Refer to Landscape Corridors and Medians, beginning on Page 77, for comparable landscape materials.)

Street corner treatments occur at village entrances along Del Webb Boulevard and Sun City Boulevard, and also at the intersection of these two major collector streets. At the latter intersection, the landscape corridors are expanded triangular fashion (minimum thirty-five feet [35'] each leg) to create a focal landscape area, and to improve traffic visibility. Street corner treatments are to be landscaped to blend with adjacent landscape corridors, but may include more accent tree plantings. (See Figure 51, Intersection of Del Webb Boulevard and Sun City Boulevard, Page 96.)

## 8.2.C. Street Corner Treatments

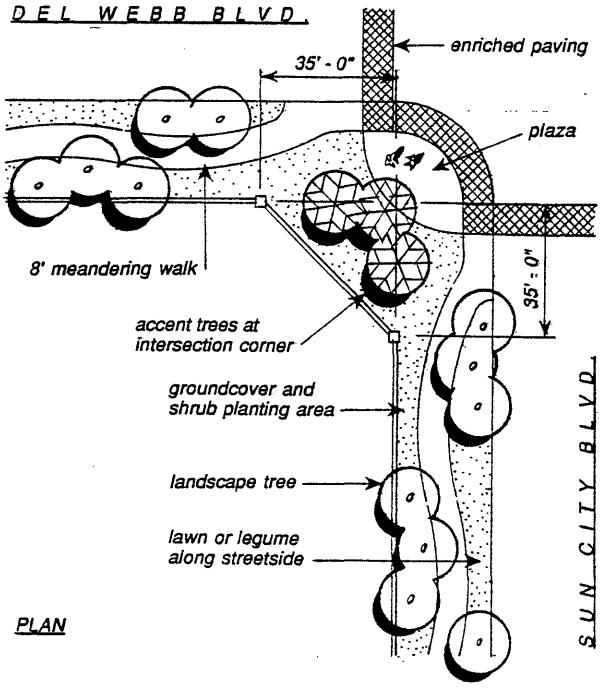



Figure 51
Intersection of Del Webb Boulevard and Sun City Boulevard

Street corner treatments at village entrances are to be clearly delineated to allow for easy "point-of-entry" recognition. Village entrances may be highlighted by the use of specialized landscaping and variations in wall and pilaster design. Village identification signs, keynote architectural features, and special design street furnishings may also be incorporated. (Refer to Landscape Corridors and Medians, beginning on Page 77, for comparable landscape materials). A wood fence may be used to differentiate side and rear yards of adjoining residences from the landscape corridor. (Refer to Figure 13, Wood Fence & CMU Wall Examples, Page 20.)

## 8.2.D. Pedestrian Access Points

Pedestrian access points occur between residential cul-de-sacs or villages and collector streets. These areas will be embellished with primary C.M.U. walls with stone pilasters, an eight feet (8') pedestrian walk, site furnishings (i.e., benches, trash receptacles, etc.), and landscaping. Refer to Figure 52, Pedestrian Access Points from Residential Villages, Page 97.)

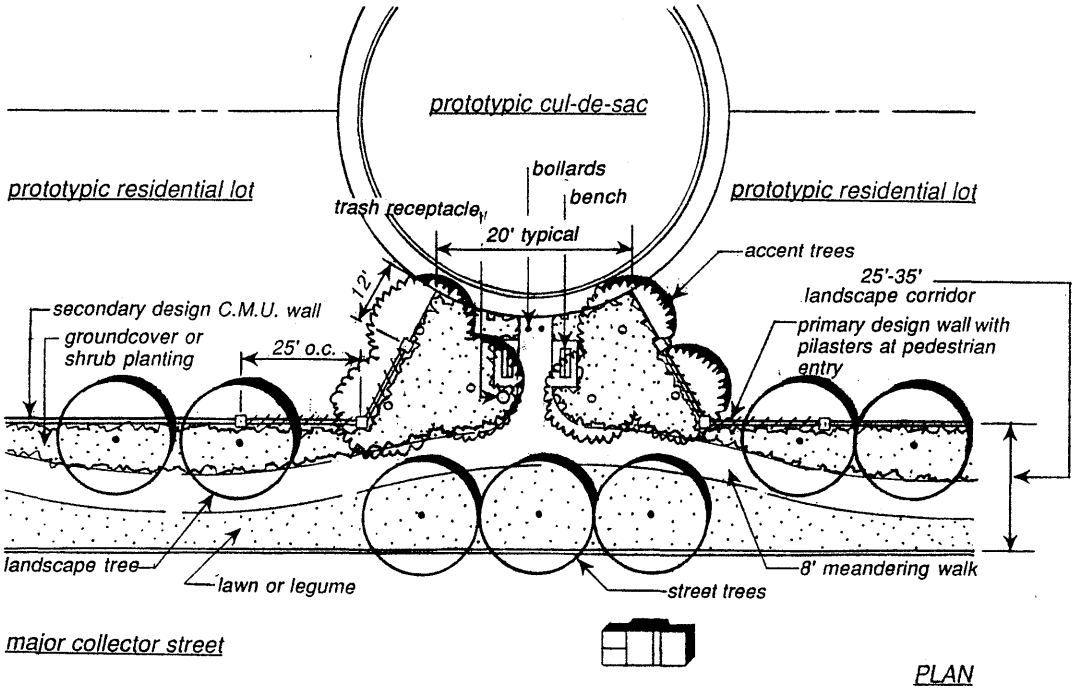



Figure 52
Pedestrian Access Points from Residential Villages

## 8.2.E. City Entries

The intersections of Pleasant Grove Boulevard and Fiddyment Road, and Blue Oaks Boulevard and Fiddyment Road, both lie at the edge of the City of Roseville creating the opportunity for two landmark entry features. These "city entries" consist of the landscape corridors to a point fifty feet (50') back from the intersection (measured from the intersection of the prolongation of the rights-of-way lines), plus the triangular area formed between the landscape corridors, as shown on Figure 53, City Entry Feature Geometrics. Page 98.

The city entries are to be landscaped in a manner consistent with the plan area main entrances. The city entries shall be installed by the developer in conjunction with the adjacent landscape corridor landscaping. The City may embellish the entries with architectural treatments (i.e., trellises and monuments) designed in a manner consistent with other plan area improvements. Signs installed by the city, within the city entries are limited to those announcing arrival into the City of Roseville. In the event the planned Fiddyment Road-Blue Oaks Boulevard intersection is realigned westerly, this northerly city entry feature is to be omitted.

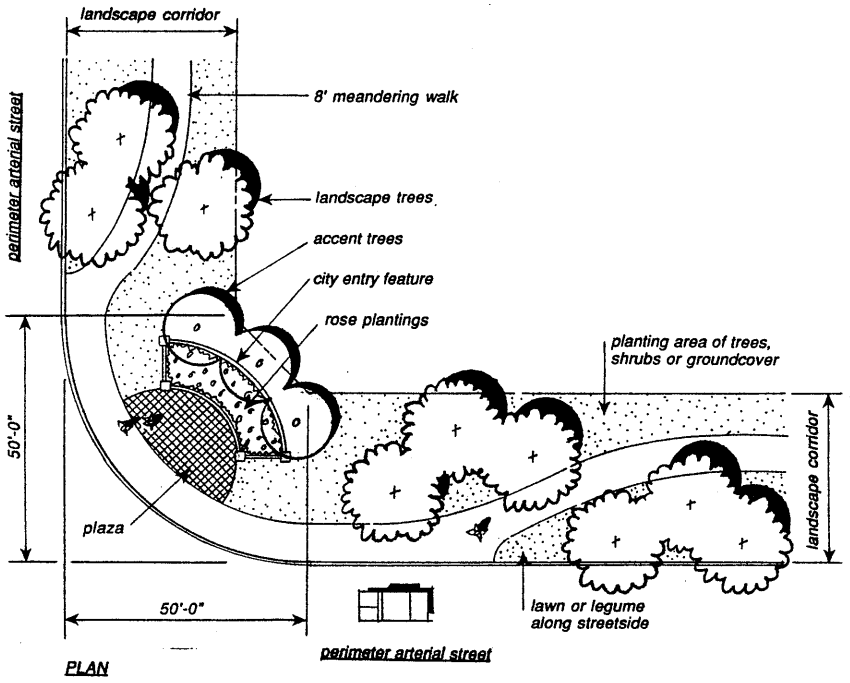



Figure 53
City Entry Feature Geometrics

## 8.2.F Public Utility Corridors

Landscaping within public utility corridors is to conform with standard requirements associated with utilities. A 12-foot radius clearance of trees and shrubs is required from all underground manholes and surface-mounted telephone terminals. Water from sprinklers and its runoff into manholes is to be minimized. Where trees are proposed to be planted within 3'-0" from outside of utility trenches, root barriers may be installed to avert root intrusion. (See Figure 56, Root Barrier Example, Page 100.)

Retaining walls are required around all surface-mounted electrical equipment within an 8'-0" radius where a slope exists.

## 8.2.G Drainage Corridors

At necessary locations within the Plan Area, drainage corridors (easements of varying widths) are provided for overland release to handle any excess above the design capacity of the storm drain system. These drainage corridors are to be designed in either of two ways; as a grassed hydroseeded swale or as a small concrete channel. Exact details of the releases are to be determined at the time improvement plans are submitted.

The drainage corridor easement is to be located all on one lot. The release channel will be situated in a manner to maximize the landscape open space separation between the channel and the residence on that lot. Maintenance of landscaping within the easement is to be the responsibility of the lot owner. Trees and shrubs may be planted when they do not affect function of the channel nor interfere with underground utilities if present.

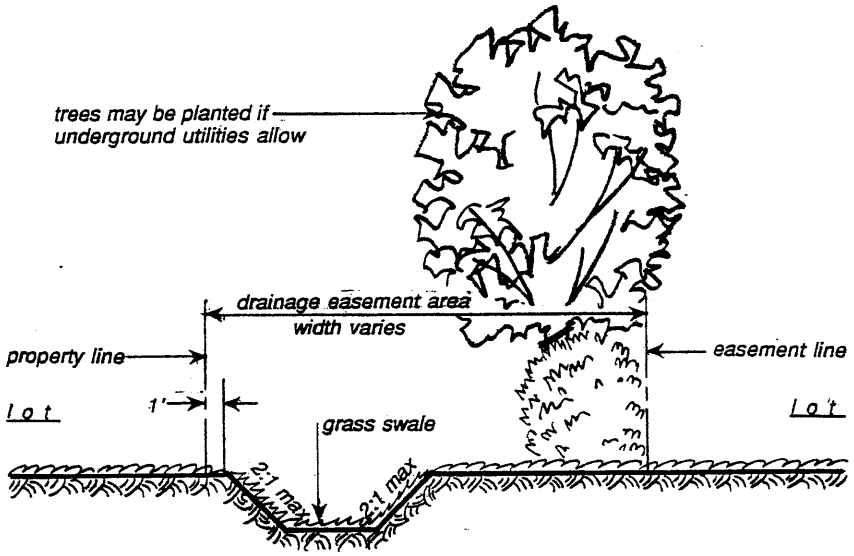



Figure 54
Grass Overland Release Channel

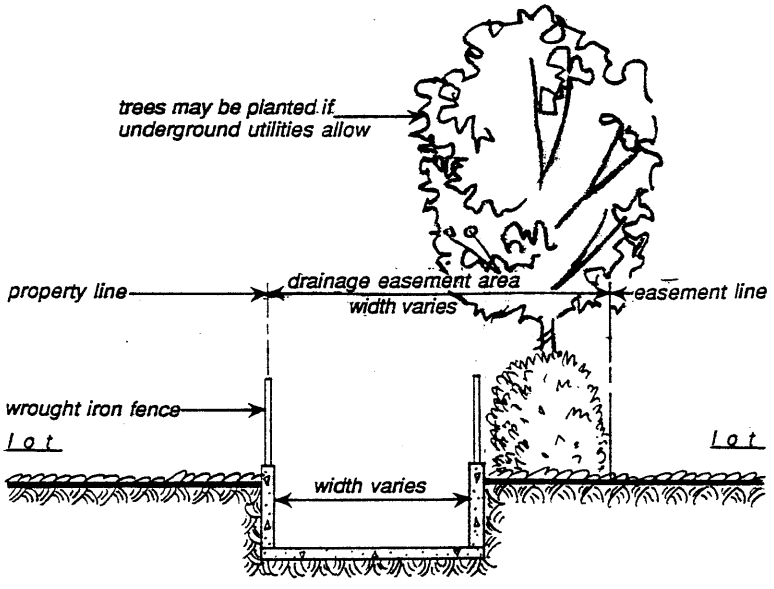



Figure 55
Concrete Overland Release Channel

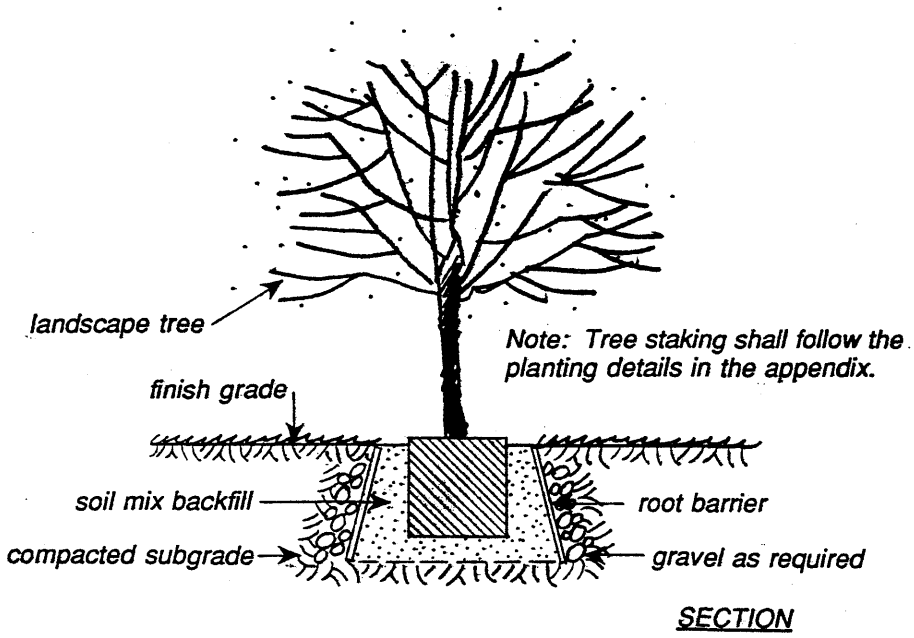



Figure 56
Root Barrier Example

## 8.3. EARTH BERMS AND MOUNDS

Where earth berms or mounds are used, they may provide pedestrian separation from street traffic, compliment existing topography, screen cars from views or create visual interest. From a landscaping standpoint, earth berms or mounds may also provide additional soil depth required for plant growth.

*The following guidelines apply to berms and mounding:*

- When designing berms or mounds, consideration is to be given to creating positive drainage away from property lines, particularly from preserve areas;
- Encourage berming to assist in screening parking areas from streets; and
- Water Conservation Ordinance requirements for slopes and rain shut-off valves are to be followed.

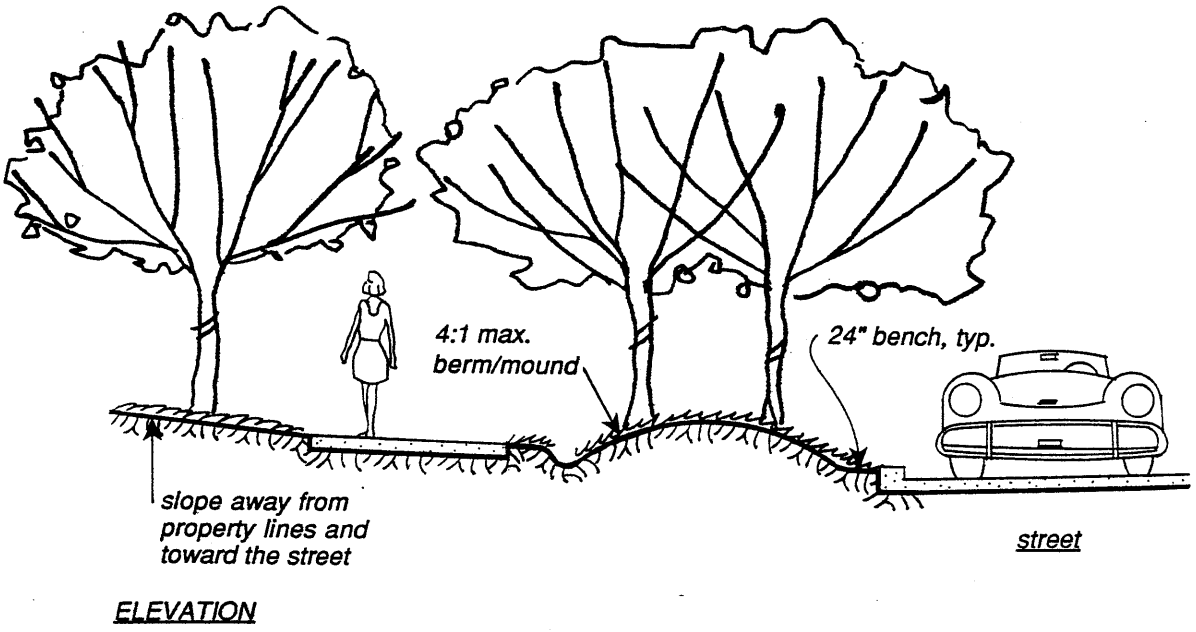



Figure 57
Berms and Mounds

## 8.4. MASONRY WALLS AND FENCES

This section discusses full height concrete masonry walls (C.M.U.), knee-high walls, wrought-iron style fences, and combination knee-high walls and wrought-iron style fences. (See Figure 59, Wall and Fencing Types, Page 103.)

Full height C.M.U. walls may be six-feet (6') from highest grade for residential, and seven feet (7') from highest grade for residential abutting commercial or similar uses, and appear in three design levels: "primary" design, "secondary" design, and "tertiary" design. Primary design C.M.U. walls are the most decorative and are located in prominent areas (main entrances, etc.) and become a significant part of the architectural presentation. Primary design C.M.U. walls integrate materials rich in color and texture, complimenting the feature buildings within the plan area. Generally, these walls are constructed of concrete masonry units and are faced with an earth tone cultured stone veneer. A C.M.U. or precast concrete cap and stone veneer pilasters spaced at twenty feet to forty feet (20' - 40') on center will highlight these primary walls. (Refer to Figure 60, Primary Design C.M.U. Wall, Page 104).

Secondary design C.M.U. walls are somewhat less decorative and may be used in less visible locations. Extensive planting masks these walls and reducing their role in the landscape mix. Generally, secondary design walls are those used along landscape corridors and around Parcel 39. Construction and design of these secondary design walls are split-face C.M.U. in a color to be complimentary to the primary design walls, except that stone pilasters will be spaced at one hundred feet to one hundred twenty five feet (100' - 125') on center and will be placed to align with residential property lines. Where a C.M.U. wall separates residential lots from an adjoining landscape corridor, walls are to be constructed on the side of the landscape corridor. (Refer to Figure 58) Transition points include grade changes, corners, and changes in wall type. Final design location to be approved as a portion of the improvement plans. (Refer to Figure 61, Secondary Design C.M.U. Wall Example, Page 104).

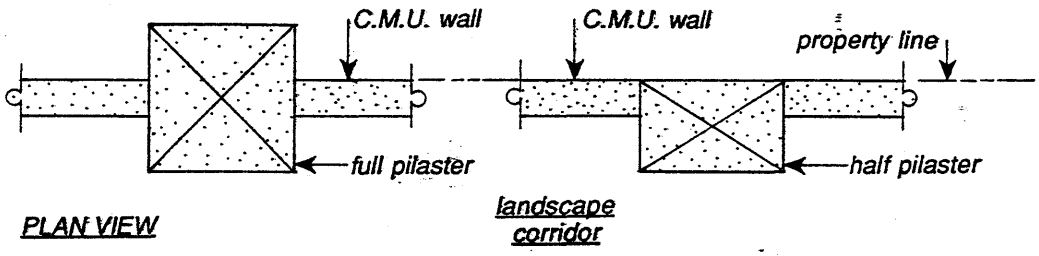



Figure 58
Wall Location in Relation to Property Lines

For both primary and secondary design C.M.U. walls used along landscape corridors, the wall facade on the landscape corridor side is to be either monochromatic or a combination of integral grey and earth tone colored split face; and the residence side is to be smooth-face. Caps may be C.M.U. or precast concrete. Pilasters are to be incorporated as design elements and may incorporate special features, such as a stone veneer with a precast concrete cap. (Refer to Figure 62, Pilaster Example, Page 105.) Primary design walls may accommodate signage at both the main entrances and village entrances. The final designs and locations of C.M.U. walls and pilasters shall be approved as part of the Improvement Plans. These final designs will be included in the C.C. & R.'s

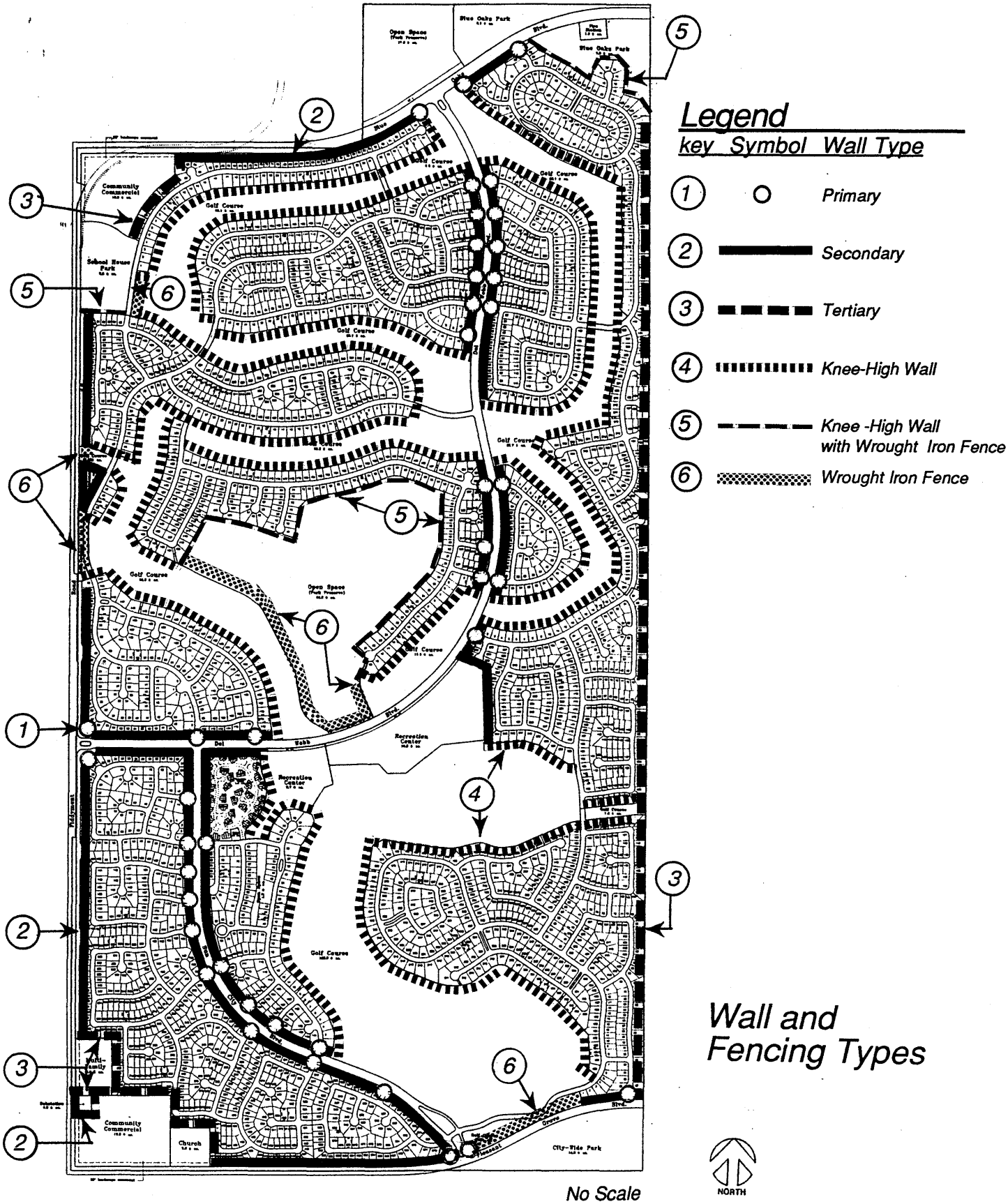



Figure 59
Wall and Fencing Types Map

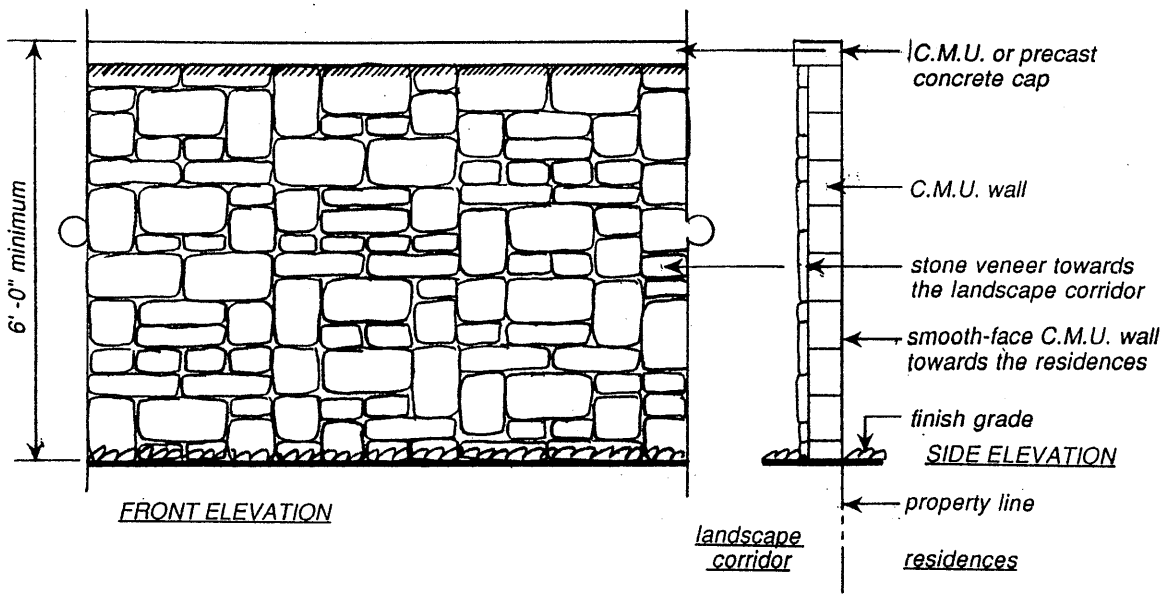



Figure 60
Primary Design C.M.U. Wall Example

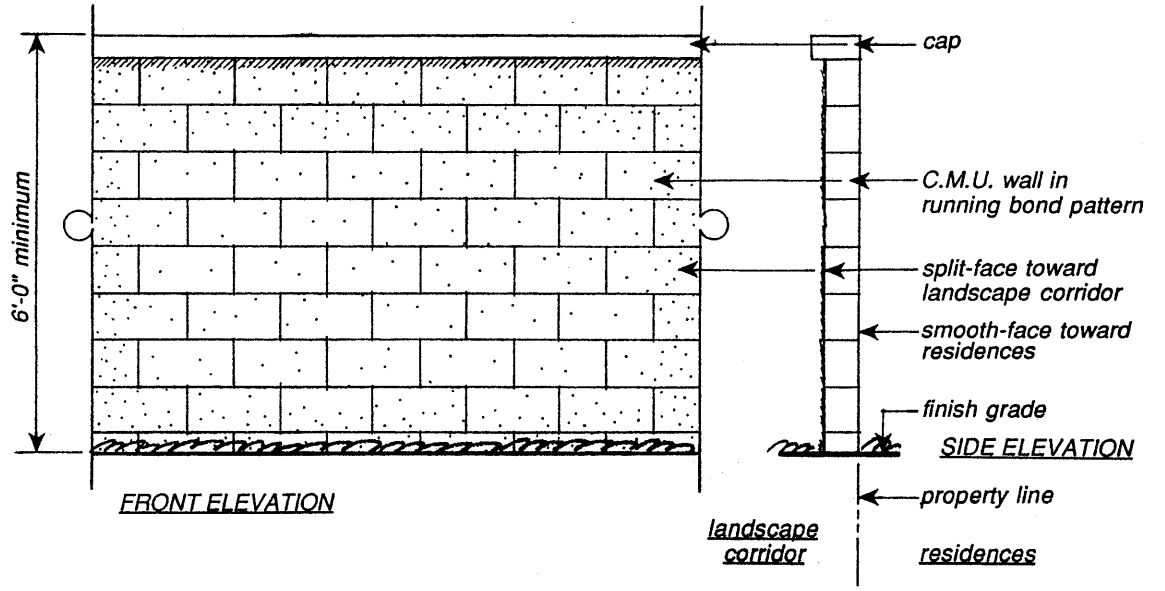



Figure 61
Secondary Design C.M.U. Wall Example

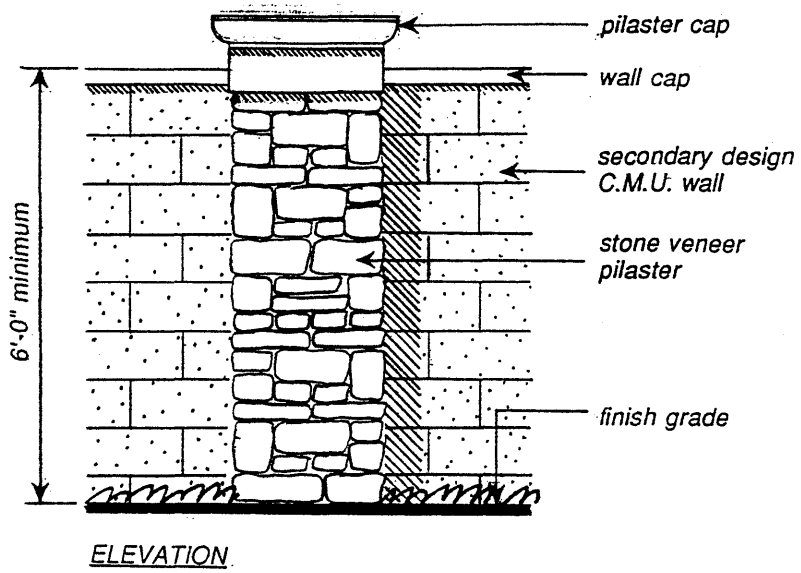



Figure 62
Pilaster Example

Tertiary design C.M.U. walls are the least decorative; use is confined to areas of very low visibility. These walls are generally six-feet (6') or seven-feet (7') high and smooth-face on both sides, matching the color of primary and secondary design walls. Tertiary design walls are hand-built with running bond pattern, with a C.M.U. cap. No pilasters are used. (Refer to Figure 63, Tertiary Design C.M.U. Wall Example. Page 105). Tertiary walls are to be constructed along the eastern boundary of the plan area and along the buffers common to single-family residences and Lots 14, 20, 21, 50, and 52. (See Figure 1, Specific Plan Land Use Exhibit, Page 4, and "Residential Buffers", beginning on Page 17).

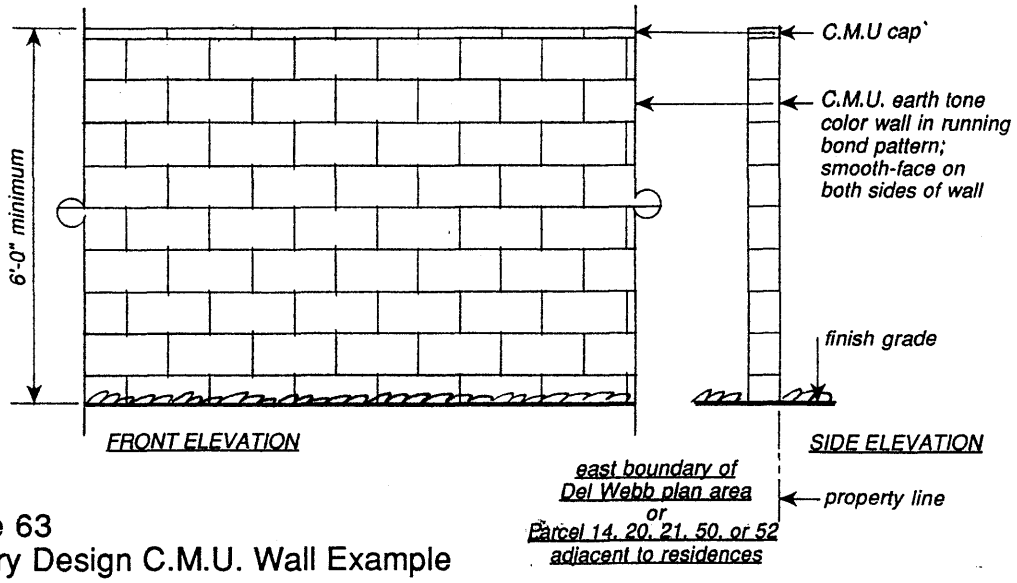



Figure 63
Tertiary Design C.M.U. Wall Example

Knee-high walls (C.M.U. walls, generally two-feet [2'] high) are to be built on the rear property line of single-family residences in Village 4 adjacent to Park Preserve Lot 46. (See Figure 1, Specific Plan Land Use Exhibit, Page 4 ) This wall is of the same materials and color as other masonry walls within the plan area. (Refer to Figure 64, Knee-High Wall Example, Page 106).

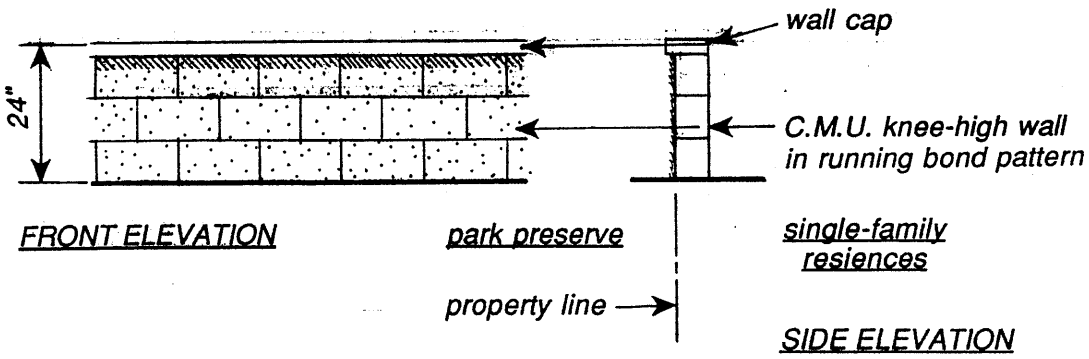



Figure 64
Knee-High Wall Example

A four foot (4') high wrought-iron style fence atop a 24-inch (24") high knee-high wall may be constructed on the property line between single-family residences and certain parks as follows:

- Village 3 and Schoolhouse Park (Lot 42);
- Village 4 and Park Preserve (Lot 46); and
- Village 5 and Blue Oaks Park (Lot 41b);

Between single-family residences and the oak woodlands near the Clubhouse a knee wall without the 4' wrought iron style fence may be installed as follows:

- Village 11 and Recreation Center (Lot 40b); and
- Village 13 (Vacation Villas) and Lot 40b.

These knee-high walls are of the same materials, color, and function as those previously mentioned; the wrought-iron style fence is added for pedestrian control. Materials, heights, and color options will be included within the C.C. & R.'s. (Refer to Figure 65, Knee-High Wall with Wrought -Iron Style Fence Example, Page 107).

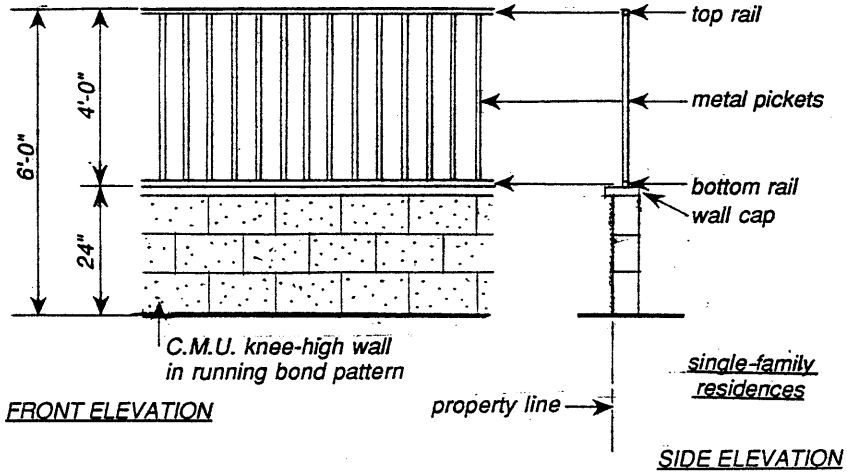



Figure 65
Knee-High Wall with Wrought-Iron Style Fence Example

Similarly designed knee-high walls, with or without wrought-iron style fencing on top, may be constructed by homeowners along single-family residential property lines common to a golf course (wall to be constructed on the residential side). Additionally, where open spaces or golf courses lie in proximity to perimeter arterial streets (Blue Oaks Boulevard, Fiddyment Road, or Pleasant Grove Boulevard), six foot (6') high wrought-iron style fencing may be used to control pedestrian access. Wrought-iron style fencing at the model's complex may also temporarily replace sections of C.M.U. walls to allow views into the plan area during marketing, after which the C.M.U. wall section is to be replaced. The full height C.M.U. wall shall be installed at the time of construction of the home for that lot and shall be noted on the Improvement Plans. Wrought-iron style fencing is to be of a similar or compatible design throughout the plan area, although variations for dramatic effect are permitted at main entrances and village entrances.

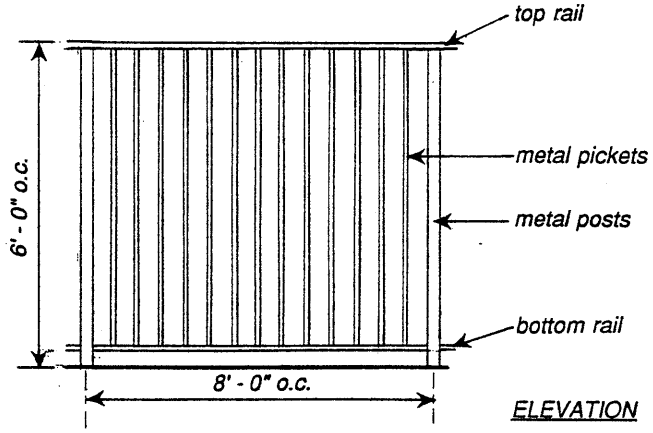



Figure 66
Wrought-Iron Style Fence Example

## 8.5. STREET FURNISHINGS

Street furnishings may include benches, trash receptacles, drinking fountains, bollards, planters, and other amenities for comfort and convenience. Street furnishings are generally located in areas of high activity along the landscape corridors, at scenic points, and at anticipated rest areas. In particular, benches and site furnishings shall be located at Del Webb Boulevard and Sun City Boulevard at pedestrian access points. (Refer to Figure 52, Pedestrian Access Points from Residential Villages, Page 97).

Street furnishings are to match or compliment the design of surrounding elements, such as building architecture or landscape theme. Street furnishings are also to be selected for functional compatibilities, resistance to vandals, and ease of maintenance.

*The following guidelines apply to street furnishings:*

- Street furnishings are to be low maintenance;
- Major components of street furnishings are not to be exposed metal or other unprotected surface that may become harmful in high temperatures; and
- Custom concrete benches incorporating the Del Webb logo may be placed at select locations within landscape corridors along Del Webb and Sun City Blvd. (See Figure 67, Bench Example, Page 108.)

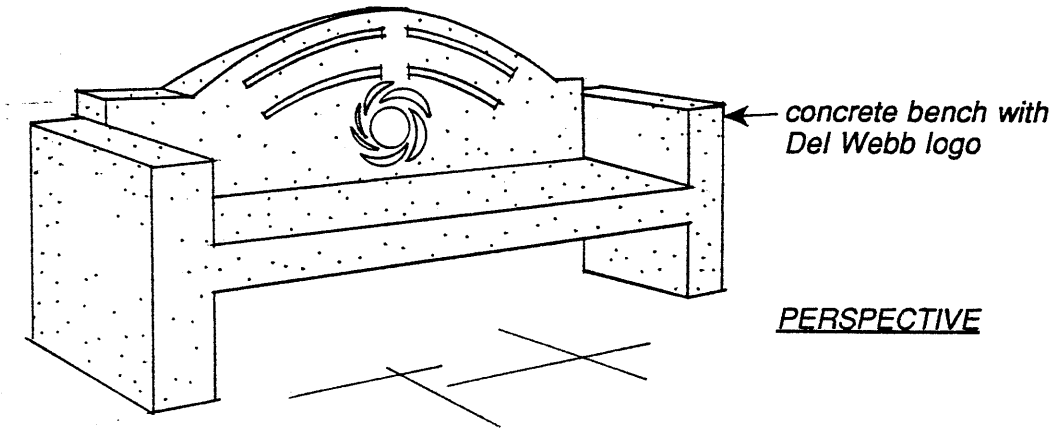



Figure 67
Bench Example

## 8.6. STREET LIGHTING

Street lighting is to conform with adopted city standards. These standards include specifications for fixtures and poles, as well as requirements for non-obstruction of the pathway of light. Of paramount concern in placement of street lighting and in the design of adjacent landscape areas is the safety of both vehicular traffic and pedestrians. (See Appendix 10.5, Street Lighting Details, Page 139.) These safety issues can be addressed while preserving a generous and natural appearing landscape backdrop.

*The following guidelines apply to street lighting:*

- Zone-of-light is defined as a triangular area with points located at 100 feet (100') on both sides of a lighting fixture (not the light post), and 10 feet (10') from the back-of-curb.

Planting restrictions within the zone-of-light are as follows:

- Shrubs or trees which grow to a height greater than four feet (4') at maturity are not to be planted in the zone-of-light;
- Trees planted outside the clear area should not have more than 20% of their canopy encroach within the zone-of-light. This 20% encroachment is based on the diameter of the tree's canopy at maturity;
- Planting restrictions within the zone-of-light are to conform with the Electric Department standards; and
- Street lighting is to be high pressure sodium vapor of two types: expressway luminaire and the cobra-style street light standard.

## 8.7 IRRIGATION

### 8.7.A. Water Conservation Ordinance

Landscape design is to conform to Roseville's Water Efficient Landscape Requirements.

## 8.7.B. Reclaimed Water

Irrigation systems are to conform to the City of Roseville's reclaimed water requirements. Irrigation systems to utilize reclaimed water are to be marked with three-inch (3") wide purple marking tape on irrigation mainlines. Valve boxes and quick couplers to be used for reclaimed water are to have purple caps for identification.

## 8.7.C. Irrigation Heads

The following are to be used in spray irrigated planting areas:

| | | |
|---|---|---|
| lawn areas | - | 4" pop-up spray heads |
| shrub areas | - | 6" pop-up spray heads |
| legume areas | - | 12" pop-up spray heads |

Bubblers are to be set two inches (2") above finish grade. Quadrabubblers and tubing are to be placed in valve boxes and buried three inches (3") below finish grade. Backflow preventer types are to be provided as per City of Roseville requirements.

# 9. SIGNAGE

*The sign program for Del Webb includes both permanent signs and temporary signs for marketing purposes. The sign program contained herein establishes a unified design concept for both varieties. Final sign design, location, and quantities may differ, but are to be generally consistent with these guidelines. The sign program consists of the following types of signs.*

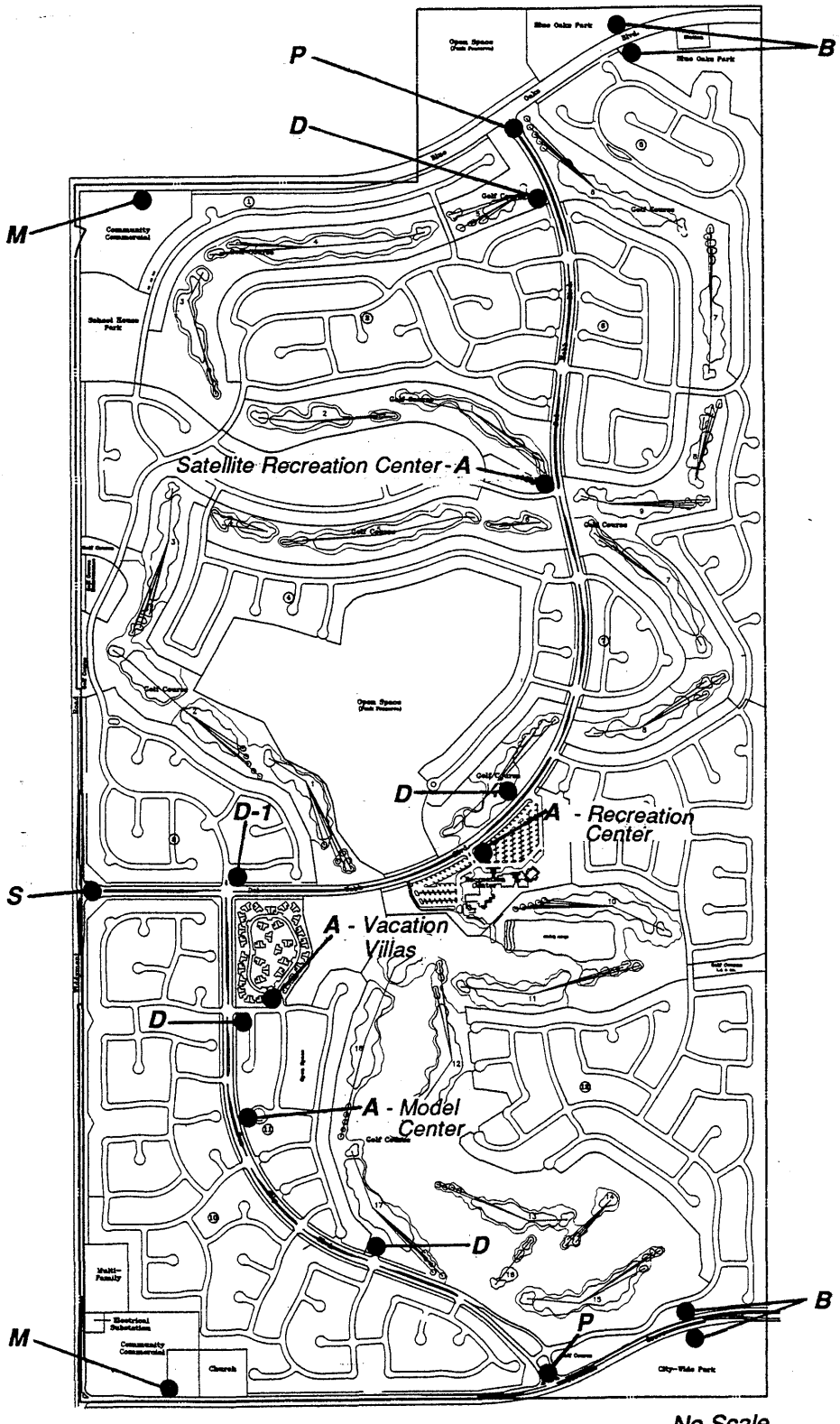



Figure 68
Sign Location Exhibit

## Legend

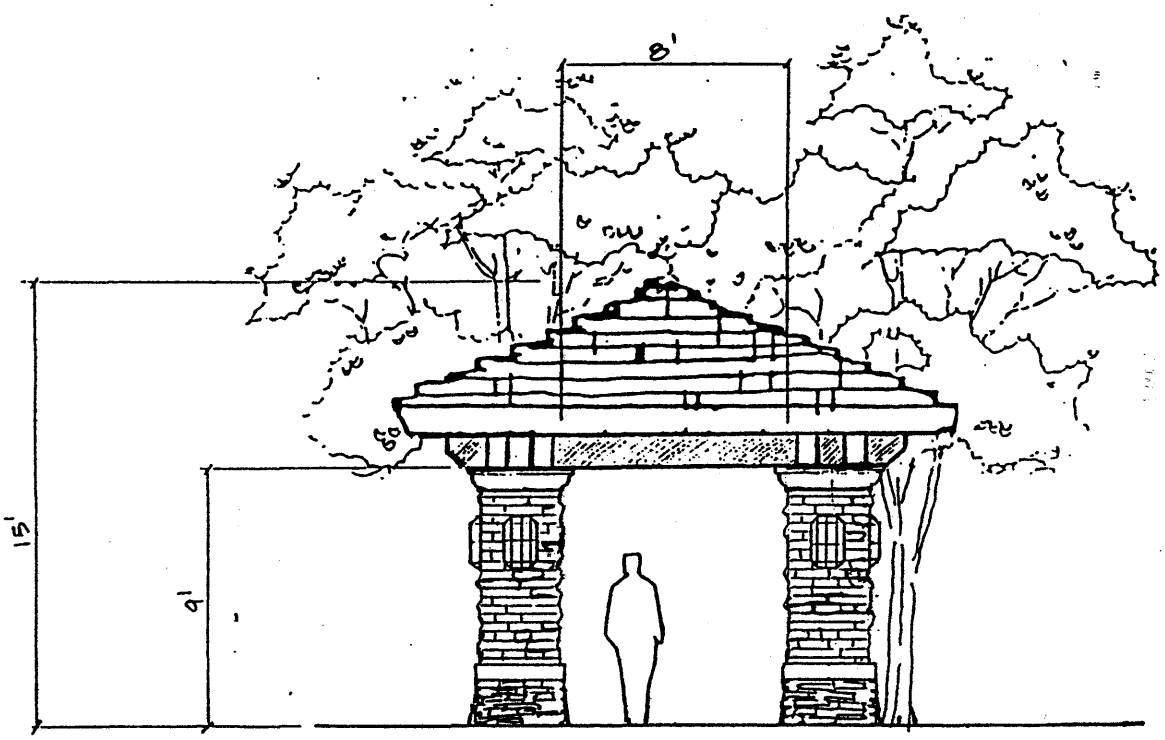
| Map Key | Sign Variety |
|---|---|
| B | Boundary Pavilion |
| P | Primary Community Entry Sign |
| S | Secondary Community Entry Sign |
| M | Marketing Sign |
| A | Amenirty Entry Identification Sign |
| D | Directional Sign |
| D-1 | "L" - shaped Directional Sign |

## Sign Locations

NORTH

## 9.1 BOUNDARY ANNOUNCEMENT PAVILIONS (TYPE B)

The "Boundary Announcement Pavilions" define the easterly plan area boundary along both Pleasant Grove Boulevard and Blue Oaks Boulevard. (See Figure 68, Sign Location Exhibit, Page 112.) The pavilions are designed as a reflection of the architectural character of the community, as shown on Figure 69, Boundary Announcement Pavilion Example. No signage will be incorporated as part of the Boundary Announcement Pavilions. The installation of the boundary pavilions is subject to review and approval of the following departments: Electric, Engineering, Environmental Utilities, Parks and Recreation, and Planning. The purpose is to ensure that the location does no conflict with any city easement or other city facility.

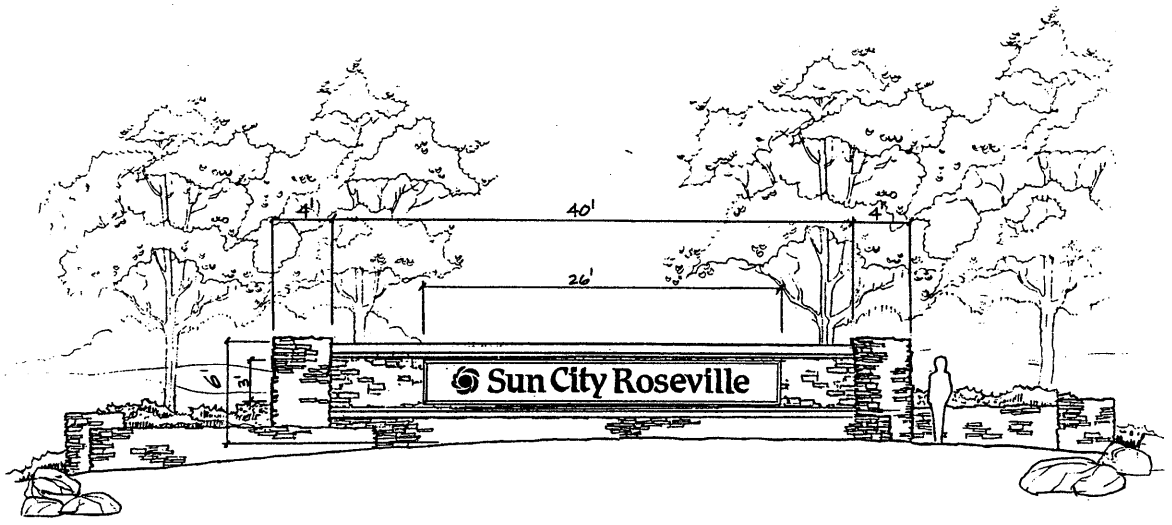



| SIGN TYPE/NAME | FUNCTION | FORMAT | SIZE | QUANTITY | ILLUMINATION | SETBACK |
|---|---|---|---|---|---|---|
| Type B Boundary Announcement Pavilion | Provides visual identity linking community with adjacent parks. Also provides shade structure for bicyclists and pedestrians. Benches will be incorporated between pillars. | Square plan with stone columns and tiled roof. Detailing used throughout community in major buildings. | Roof peak - 15' Clear Height - 9' | Four (4) | Ground | Min 10' from property line |

Figure 69
Boundary Announcement Pavilion Example

## 9.2 PRIMARY COMMUNITY ENTRY SIGNS (TYPE P)

"Primary Community Entry Signs" are located at the plan area entrances on Pleasant Grove Boulevard and Blue Oaks Boulevard. These signs are within the landscaped medians of Sun City Boulevard and Del Webb Boulevard and define the point of entry into the community, as illustrated in Figure 70, Primary Community Entry Sign Example. As with all other signs, landscaping may be placed around entry signs as a backdrop or to highlight the sign. Landscape plants displaying seasonal color may be used to attract attention. Lighting also can be incorporated for sign illumination or to create a special effect in the landscape.




| SIGN TYPE/NAME | FUNCTION | FORMAT | SIZE | QUANTITY | ILLUMINATION | SETBACK |
|---|---|---|---|---|---|---|
| Type P<br>Primary Community Entry | Defines major entry points of community. Displays community name, logo and introduces architectural character. | Individual reverse pan channel letters and logo placed on freestanding wall in in center of median (double sided) | Wall - 6' high<br>Letters - 30" high<br>Logo - 30" high<br>Area - 78 sq. ft/side | Two (2) | Ground | Min 20' from nose of island, min 5' from side of island |

Figure 70
Primary Community Entry Sign Example

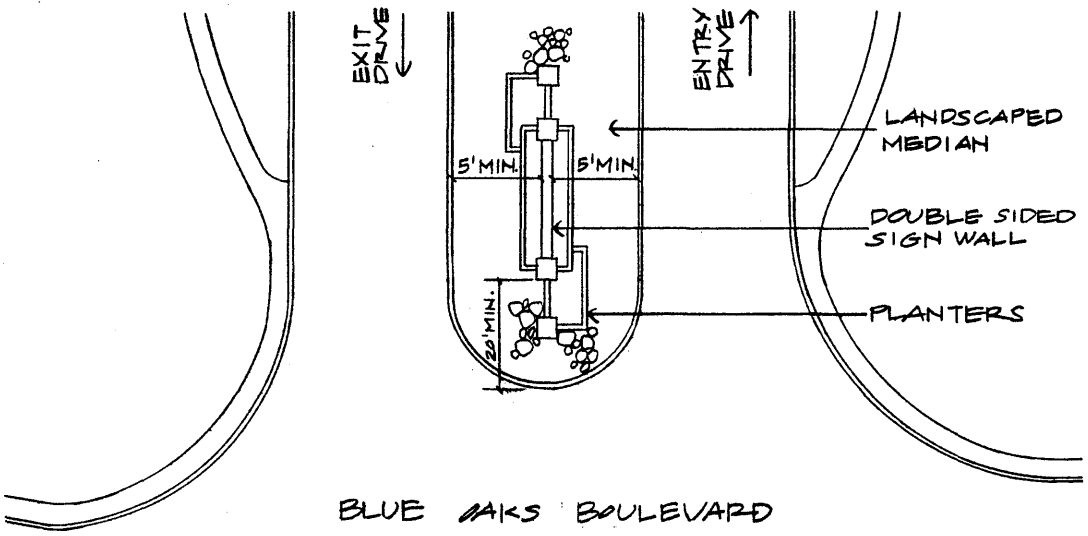



Figure 71
Primary Community Sign Location (Blue Oaks Entrance)

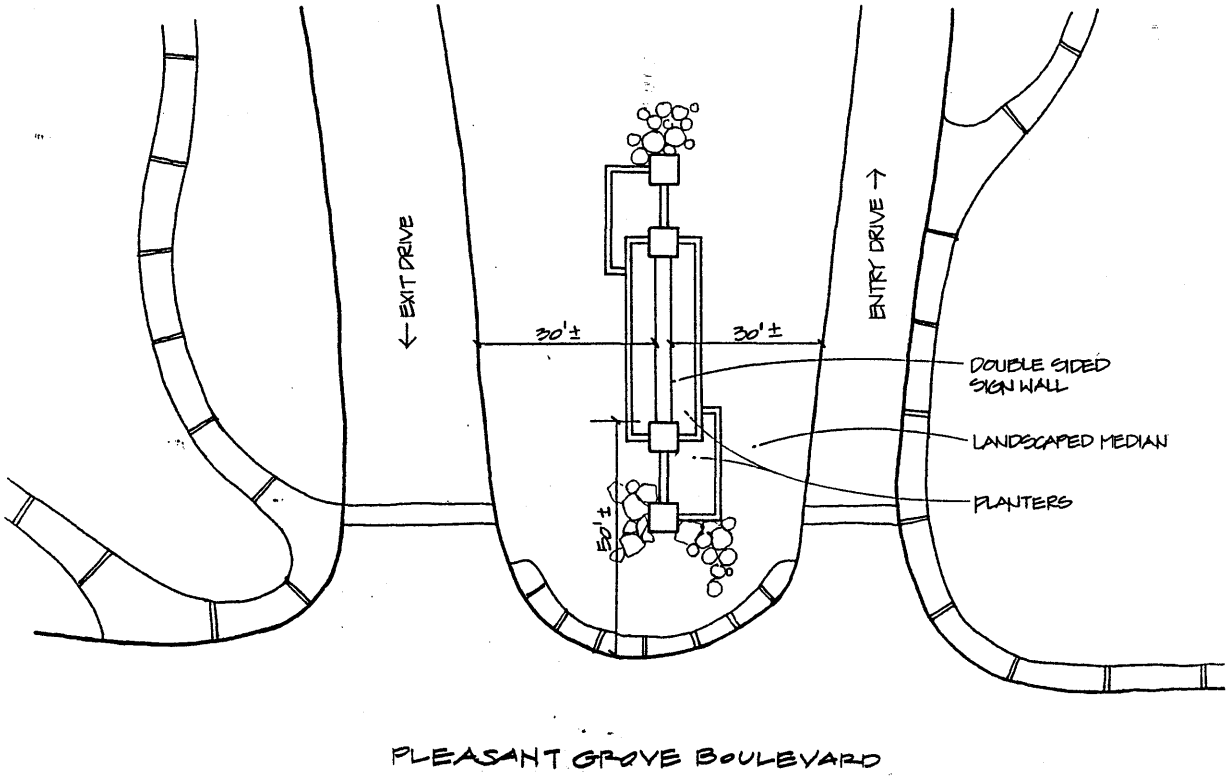
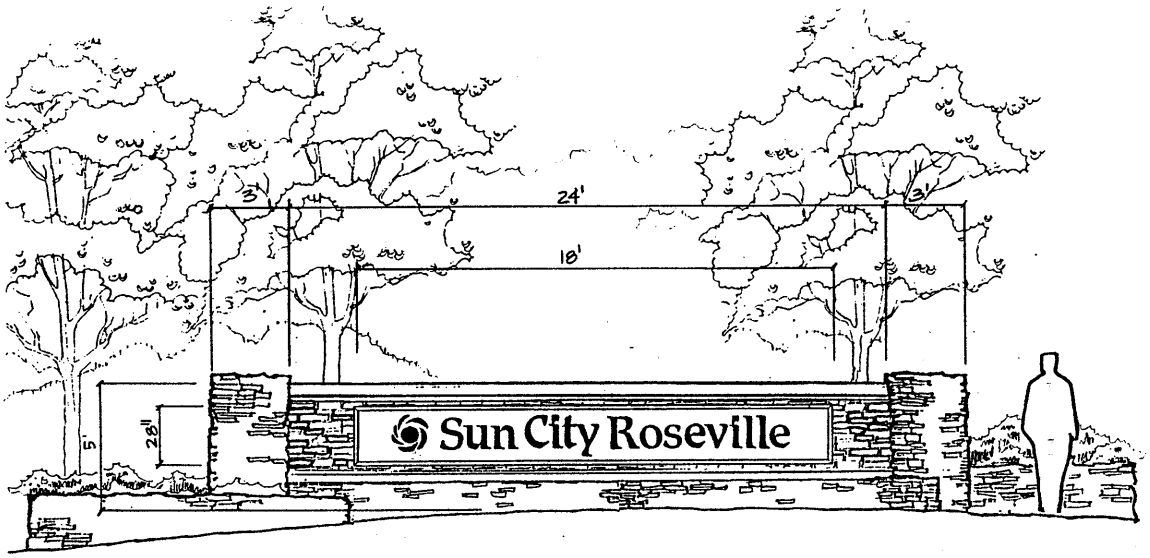



Figure 72
Primary Community Sign Location (Pleasant Grove Entrance)

## 9.3 SECONDARY COMMUNITY ENTRY SIGNS (TYPE S)

A "Secondary Community Entry Sign" is located at the plan area entrance on Del Webb Boulevard at Fiddyment Road. This sign is similar in appearance and function to the Primary Community Entry Signs, only smaller in scale, as shown in Figure 73, Secondary Community Entry Sign Example.

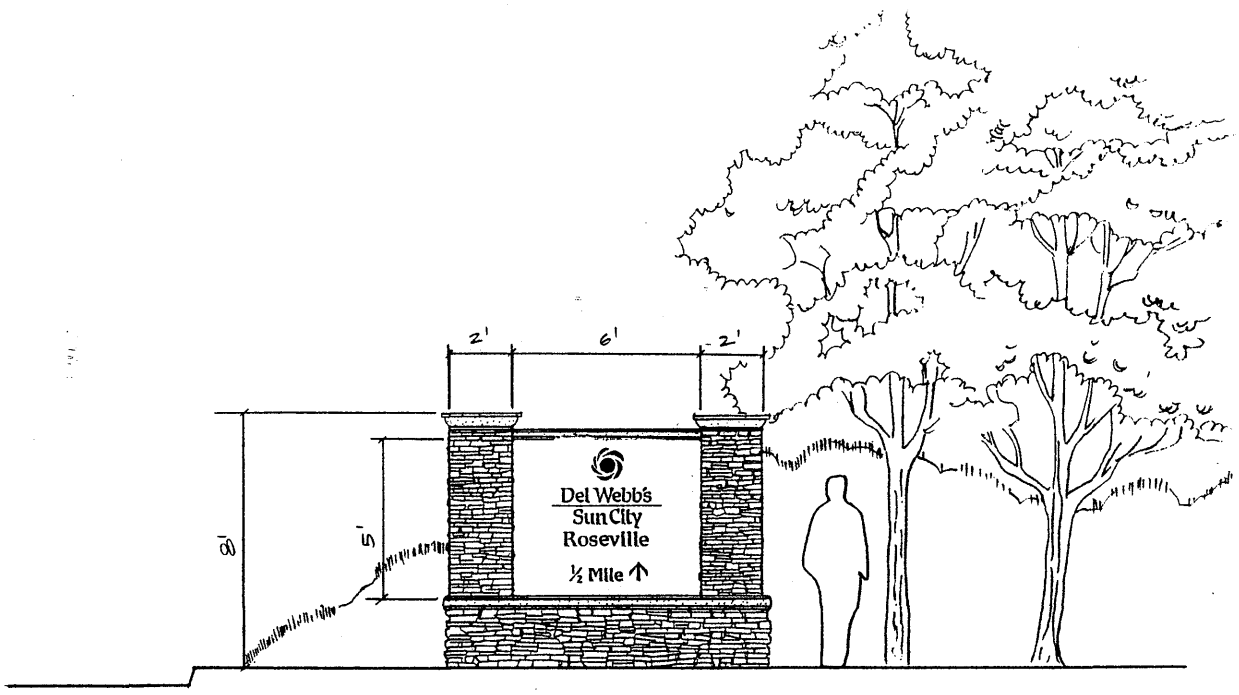



| SIGN TYPE/NAME | FUNCTION | FORMAT | SIZE | QUANTITY | ILLUMINATION | SETBACK |
|---|---|---|---|---|---|---|
| Type S<br>Secondary Community Entry | Defines secondary entry points of community. Displays community name, logo and introduces architectural character. | Individual reverse pan channel painted letters and logo placed on freestanding wall, or in center of median. (double sided) | Wall - 5' high<br>Letters - 24" high<br>Logo - 24" high<br>Area - 42 sq. ft/side | One (1) | Ground | Min 20' from nose of island, min 5' from side of island |

Figure 73
Secondary Community Entry Sign Example

## 9.4 MARKETING SIGNS (TYPE M)

"Marketing Signs" are freestanding public notice signs that identify the Del Webb Community to motorist traveling perimeter arterials. These signs have the specific function of directing traffic to the entries. (See Figure 68, Sign Location Exhibit, Page 112). Marketing signs are to be designed in a manner consistent with other Del Webb signs, as illustrated in Figure 74, Marketing Sign Example. The two marketing signs shall be removed prior to issuance of Certificate of Occupancy of the site where they are located or following the completion of Del Webb's marketing program, whichever occurs first.

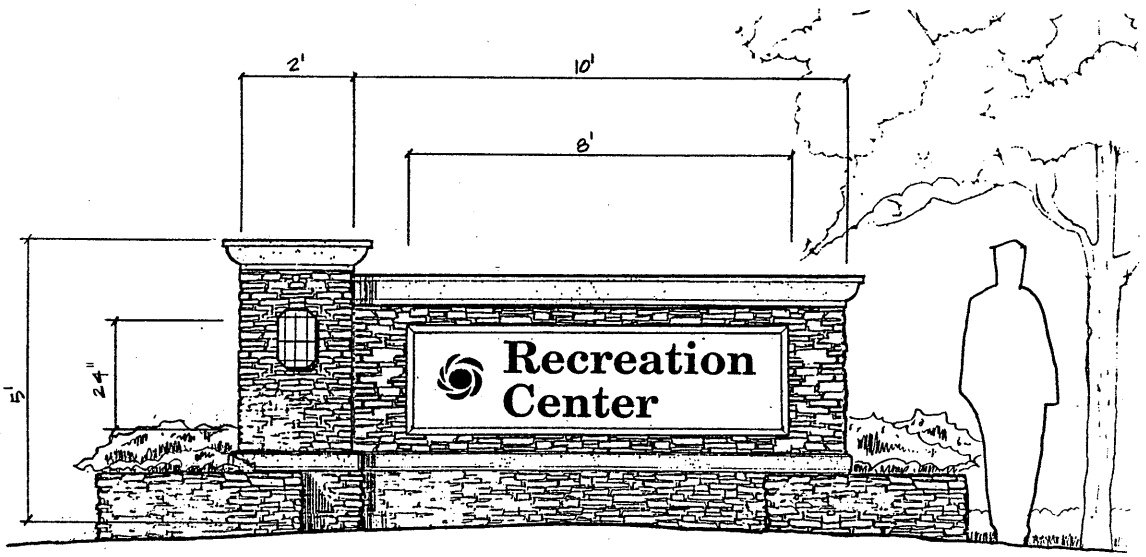



| SIGN TYPE/NAME | FUNCTION | FORMAT | SIZE | QUANTITY | ILLUMINATION | SETBACK |
|---|---|---|---|---|---|---|
| Type M Marketing Signage | Identifies community before reaching entry and directs traffic to entry. | Individual reverse pan channel or flat cut out aluminum logo and lettering placed on freestanding sign | Total - 8' high<br>Logo - 24" high<br>Letters - 24" max<br>Copy Panel - 6' x 5' | Two (2) | Ground | Min 20' from property line |

Figure 74
Marketing Sign Example

## 9.5 AMENITY ENTRY IDENTIFICATION SIGNS (TYPE A)

"Amenity Entry Identification Signs" identify certain plan area features, including the recreation centers, the golf course clubhouses, the sales pavilion and model home complex, and the Vacation Villas. At completion of marketing the community, all sales pavilion and model home complex signs will be removed. (See Figure 68, Sign Location Exhibit, Page 112). This classification of signs are designed as low-level freestanding signs and are situated at points along Sun City Boulevard and Del Webb Boulevard. (See Figure 75, Amenity Entry Identification Sign Example).

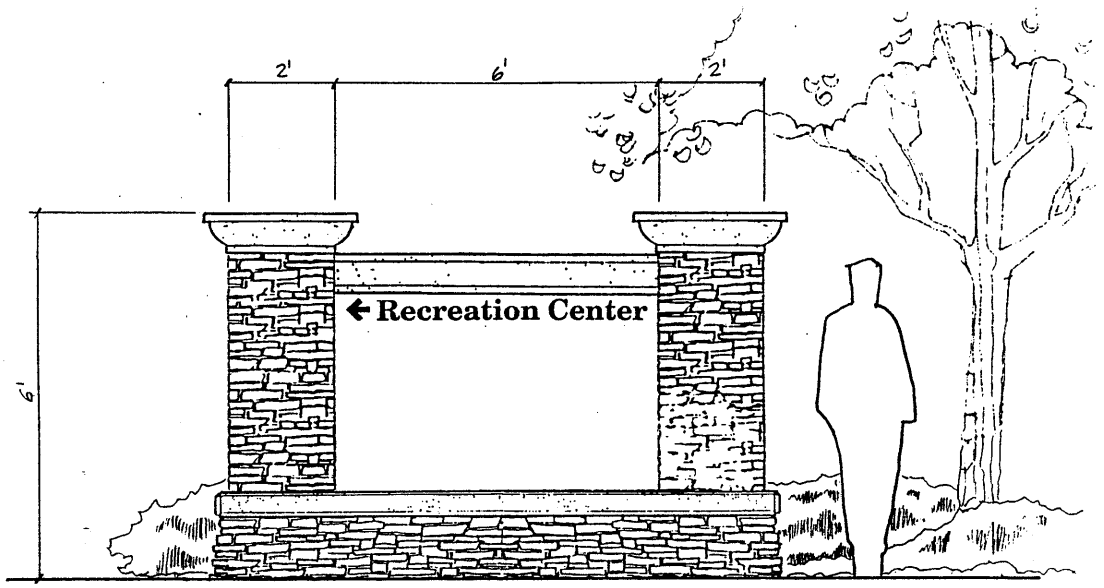



| SIGN TYPE/NAME | FUNCTION | FORMAT | SIZE | QUANTITY | ILLUMINATION | SETBACK |
|---|---|---|---|---|---|---|
| Type A<br>Amenity Entry<br>Identification | Identifies amenity entry | Individual reverse pan channel or flat cut out aluminum letters and logo on freestanding wall placed in center of median (double sided) or in landscape corridor adjacent to entrance to amenity | Wall - 5' high<br>Letters - 20" max<br>Logo - 24" max<br>Area - 24 sq. ft/side<br>Copy Area - 16 sq. ft/side | One per amenity | Ground | Min 5' from property line |

Figure 75
Amenity Entry Identification Sign Example

## 9.6 DIRECTIONAL SIGNS (TYPE D)

"Directional Signs" are situated to provide directional information at major decision points. (See Figure 68, Sign Location Exhibit, Page 112) These freestanding signs display the name and direction to amenities, as shown in Figure 76, Directional Sign Example.




| SIGN TYPE/NAME | FUNCTION | FORMAT | SIZE | QUANTITY | ILLUMINATION | SETBACK |
|---|---|---|---|---|---|---|
| Type D<br>Directional Sign | Provides directional information at major decision points. Displays name and direction to amenities and subdivision | Individual flat cut out aluminum logo and letters placed on freestanding sign. Signs may be smaller when less information is displayed | Total - 6' high<br>10' wide<br>Letters - 8" max<br>Area - 60 sq. ft.<br>Copy Area -<br>24 sq. ft. per side | Four (4) | Ground | Min 5' from property line |

| SIGN TYPE/NAME | FUNCTION | FORMAT | SIZE | QUANTITY | ILLUMINATION | SETBACK |
|---|---|---|---|---|---|---|
| Type D-1<br>Directional Sign | Provides directional information at major decision points. Displays name and direction to amenities and subdivision | Individual flat cut out aluminum logo and letters placed on freestanding sign, "L" shaped with 2 equal legs. Signs may be smaller when less information is displayed | Total - 6' high<br>10' wide<br>Letters - 8" max<br>Area - 60 sq. ft.<br>Copy Area -<br>24 sq. ft. per side | One (1) | Ground | Min 5' from property line |

Figure 76
Directional Sign Example

## 9.7 GENERAL PROVISIONS

Additional signs may be used within the commercial and religious facility sites, and also within certain plan area community spaces. Commercial and religious facility signage should be consistent with the design concepts presented herein. All such signage will comply with the City of Roseville Sign Ordinance and shall be pre-approved by the Architectural Review Committee.

*The following guidelines apply to the Del Webb sign program.*

- Sign dimensions are to be in scale with the surroundings and with the desired purpose;
- No sign is permitted within the clear vision triangle if it is over three (3) feet as defined by the City of Roseville Sign Ordinance;
- Sign embellishments may include bollards, uplighting, spotlighting, or downlighting. Lighting is not to glare at passing vehicles;
- For signs in lawn areas, a concrete mow-strip, flush with grade around the base of the sign, is encouraged;
- Interpretive signs may be placed along pedestrian pathways in parks and park preserves for education purposes;
- Predominant sign construction materials are to match or compliment those nearby walls and/or building architecture. All signage described in section 9.1-9.6 shall be constructed of CMU with stone veneer as shown. Precast concrete or stucco trim shall be used as accents. All copy panels will be stucco with color to match nearby building architecture. In addition all logos and lettering to be metal reverse pan channel or flat cut out aluminum painted with Du Pont Imron or other Automotive grade paint for durability. Paint color shall contrast with stucco background for ease of readability;
- All other wall signs, directional, and directory signs shall comply with City of Roseville Sign Ordinance;
- Letters used for wall signs attached to buildings shall be metal reverse pan channel or flat cut out aluminum painted with Du Pont Imron of other automotive grade paint to insure durability. Paint color shall contrast with background to ensure readability;

- Standard sign permits shall be obtained prior to installation of any signage; and

- Within 30 days of approval of the PSPP by the Roseville City Council, and prior to issuance of any sign permits, the applicant shall record with the Placer County Recorder's Office the existence of a Planned Sign Permit Program. The existence of the PSPP shall be recorded against each legal lot or parcel associated.

# 10. APPENDICES

# APPENDIX 10.1

## ENVIRONMENTAL CONDITIONS

*Appendix 10.1 includes an analysis of climate, topography, soils, existing vegetation, and diseases and pests used to determine the plant selections within the Plant Matrix.*

### Climate

The geographical characteristics of the Central Valley significantly affect Roseville's climate. Enclosed on all sides by mountain ranges, the Central Valley is isolated from direct coastal influence. However, the Carquinez Straits allows some secondary influence from the Pacific Coast. This secondary effect is felt especially during the summer season, with high daytime temperatures cooling down in the evenings due to marine breezes.

Seasons in the Sacramento Valley typically contrast between very warm summers and wet, windy winters. Summer temperature averages range from 70°-90° Fahrenheit. Temperatures exceeding 100° F are common. Growing seasons are long with almost constant sunshine and low humidity. Plants preferring cool summers and higher humidity may be accommodated if additional shade and moisture are provided. Winter temperature averages range from 40°-57° F. Occasional overnight freezing temperatures also occur. Winter lows over a twenty-year period have ranged from 18°-28° F. Winter seasons are characterized by overcast skies, dense fog, and long periods of rain and drizzle. Normal annual rainfall averages 25 inches, with 90% of the rain occurring between the months of November and April.

In the recent past, Roseville (like much of California) experienced a period of below average rainfall levels and exceptionally low winter temperatures. These conditions are not normal and are believed to be cyclical. Consequently, extreme conditions need to be considered when making plant selections.

These appendices provide a list of plant genus and species which have shown to be reliable within the region. Information on a particular plant's ability to adapt to local climatic conditions may also be obtained from nurseries, affiliate plant societies, or in publications, such as Sunset New Western Garden Book (Lane Publishing Company, Menlo Park, California) in which Roseville is mapped within Zone 9.

## Topography

The plan area is situated between the level Sacramento Valley floor and the rolling foothills of the Sierra Nevada Mountains. The site topography is gently rolling. Elevations range from 85 feet above sea level, along Pleasant Grove Creek, to 130 feet above sea level within the southeastern portion of the site.

## Soils

Soil types belong to complexes of related series, except for some areas along Kaseberg Creek and the South Branch of Pleasant Grove Creek. Individual descriptions of the soils are as follows:

Alamo-Fiddyment Complex (0%-5% Slopes)

Alamo clay occurs in depressional areas and undefined drainages, poorly drained soil with very slowly permeable soil, hardpan or silica-cemented siltstone at 20 inches to 40 inches. Alamo clay is a hydric soil.

Fiddyment soil is a well-drained soil with a very slowly permeable subsoil because of an underlying hardpan (indurated siltstone or sandstone) at 20 inches to 37 inches. It occurs more on the side slopes above the swales and along the higher ridge tops.

Cometa Sandy Loam (1%-5% Slopes)

A well-drained soil developed in alluvium of granite sources with a very slowly permeable subsoil due to a claypan that locally displays silica-cemented lenses.

Cometa-Fiddyment Complex (1%-5% Slopes)

Cometa sandy loam is a well-drained soil developed in alluvium of granite sources with a very slowly permeable subsoil due to a claypan that locally displays silica-cemented lenses.

Fiddyment soil is a well-drained soil with a very slowly permeable subsoil because of an underlying hardpan (indurated siltstone or sandstone) at 20 inches to 37 inches.

These soils show no consistent pattern in terms of landscape position. Alamo clay occurs along drainage ways and Ramona sandy loam occupies narrow ridges in this complex.

Cometa-Ramona Sandy Loam (1%-5% Slopes)

Cometa sandy loam is a well-drained soil developed in alluvium of granite sources with a very slowly permeable subsoil due to a claypan that locally displays silica-cemented lenses.

Ramona sandy loam is a well-drained soil formed in predominantly granitic alluvium with moderately slow permeability. The Ramona series typically occurs along the ridge lines and occupies topographically higher positions than the Cometa series, which occurs along the swales and lower adjacent side slopes.

Fiddyment-Kaseberg Loams (2%-9% Slopes)

Fiddyment soil is a well-drained soil with a very slowly permeable subsoil because of an underlying hardpan (indurated siltstone or sandstone) at 20 inches to 37 inches.

Kaseberg loam is a shallow, but well-drained and moderately permeable soil. It has developed in siltstone at the top of which exists a silica-cemented pan about one-inch thick.

Fiddyment Loan (1%-8% Slopes)

Fiddyment soil is a well-drained soil with a very slowly permeable subsoil because of an underlying hardpan (indurated siltstone or sandstone) at 20 inches to 37 inches. It occurs more on the side slopes above the swales and along the higher ridge tops.

Ramona Sandy Loam (2%-9% Slopes

Ramona sandy loam is a well-drained soil formed in predominantly granitic alluvium with moderately slow permeability.

San Joaquin-Cometa Sandy Loam (1%-5% Slopes)

San Joaquin sandy loam is a moderately well-drained claypan soil over a hardpan. Because of the claypan and hardpan, the soil is slowly permeable.

Xerofluvents (Frequently Flooded)

Xerofluvents are associated with Kaseberg Creek and the South Branch Pleasant Grove Creek. Frequently flooded areas of xerofluvents are stringers of somewhat poorly-drained alluvium along creeks and defined intermittent tributaries.

Xerofluvents (Occasionally Flooded)

Xerofluvents are associated with Kaseberg Creek and the South Branch Pleasant Grove Creek. Occasionally flooded xerofluvents are stringers of moderately well-drained loamy alluvium along creeks and defined intermittent tributaries.

Drought years may exacerbate existing poor soil conditions containing high levels of salts or other toxins, such as boron, due to the lack of leaching from decreased watering. Chemical-tolerant plantings may be considered in planting design to prepare for this potential problem during future drought years. A thorough soil analysis to identify proper soil amendments will be performed to assure the success of new plantings. Soil analysis should be completed prior to the installation of planting material.

## Existing Vegetation

Primary vegetation communities include blue oak savannah and riparian woodland. Non-native grasses dominate. Understory vegetation is sparse due to decades of cattle and sheep grazing and to past wheat farming activities.

Extensive groves of oak prevail within the open grasslands, as well as along creek channels. Trees consist primarily of blue oaks (*Quercus douglasii*) and interior live oaks (*Quercus wislizenii*). Five rare oracle oaks (*Quercus morehus*) were also found on the site per the Carroll tree survey (spring 1989), as well as a valley oak (*Quercus lobata*).

Although riparian understory vegetation population is greatly reduced as a consequence of grazing, species do occur along Kaseberg and Pleasant Grove Creek channels. These include cattail (*Typha* spp.), monkey flower (*Mimulus guttatus*), celery-leaf buttercup (*Ranunculus sceleratus*), dallis grass (*Paspalum distichum*), tall flat sedge (*Cyperus eragrostis*), dense sedge (*Carex densa*), rushes of several species (*Juncus* spp.), and several grass species (*Polypogon monspeliensis, Lolium perenne*, etc.). Populations of white-head gilia (*Navarretia leucocephala*), woolly marbles (*Psilocarphus brevissimus*), and coyote thistle (*Eryngium vaseyi*), three species typically considered to occur in vernal pools and other seasonal wetlands, also occur in the defined channels exposed to full sunlight.

Seasonal vegetation, similar to that found in Kaseberg Creek and Pleasant Grove Creek, also occurs along undefined drainage channels (swales). Seasonal vegetation may include Mediterranean barley (*Hordeum geniculatum*), perennial ryegrass (*Lolium perenne*), popcorn flower (*Plagiobothrys stipitatus micranthus*), Carter's buttercup (*Ranunculus alveolatus*), annual hairgrass (*Deschampsia danthoniodides*), and a number of species typically found in uplands, including filaree (*Erodium botrys*), cat's ear (*Hypocheris glabra*), and soft chess (*Bromus mollis*).

Vernal pools and other seasonal wetlands have been identified within the plan area. (See separate report by Dr. Laurence Stromberg, dated June 12, 1992.)

## Diseases and Pests

Diseases and pests may invade plants in several ways, including through affected soils, from other plants nearby, or through poor horticultural practices. Diseases and pests are common to species and affect the ultimate health of particular plants. Of most concern are diseases and pests associated with oak trees (*Quercus* spp.). Currently, no particular problem in epidemic proportions were observed among the oak populations. Problems related to environmental and manmade conditions should be easily recognizable if they do appear. Stress symptoms can usually be overcome with proper horticultural practices or with annual spraying.

Diseases and pests among other tree species can often be mitigated through the use of less susceptible species. As an example, Italian Alder (*Alnus cordata*) may be substituted in situations where borer beetles would be a problem for the White Alder (*Alnus rhombifolia*). To evaluate the risk of any diseases or pests, a licensed arborist, the County Agriculture Extension, a professional entomologist specializing in tree pests, or a tree pathologist should be consulted.

# APPENDIX 10.2

## LANDSCAPE PLANTS AND PLANT MATRIX

### LANDSCAPE PLANTS

The plant palette selections for the plan area are affected by a number of factors, including climate, topography, soils, existing riparian vegetation, and plant tolerances to known pests and diseases. These factors have been evaluated and the conclusions are presented as Appendix 10.1, Environmental Conditions, Page 123. Based on these findings, a plant list has been developed, tailored to the specific design program of the plan area. The plant list appears in Appendix 10.2, Landscape Plants and Plant Matrix, after Page 131. The plant list evaluates important characteristics of plant performance, including salinity, smog and drought tolerance, soil depth requirements, root habit, and mature shape and size. Alternate species not listed on the matrix may be used, however, to respond to particular situations, including but not limited to water availability, and micro-environmental factors. Typical Planting Details are illustrated in Appendix 10.3, Page 132.

Landscape plant guidelines for landscape corridors, medians, main entrances, village entrances, corner treatments, and similar "streetscape" landscaping areas are generally outlined within the "Landscape Corridors and Medians" guidelines, beginning on Page 77. However, landscape plant usage may vary from area to area depending on physical and natural limitations and on the design effect desired by the Landscape Architect. Final selection of plant materials is at the discretion of Del Webb.

Oak trees are to be planted in areas specified for oak tree regeneration. These areas occur within mature stands of oak trees, as well as within other locations set aside as open space or wetland preserve. Oak trees may also be planted (from fifteen-gallon containers) within landscape corridors, medians, and other community spaces. These oaks are to be considered as replacement plantings and are to be credited on an inch-for-inch basis. (Approximately 7,047 inches of oak trees are to be replaced pursuant to the Oak Generation Program.) Native oak trees that may be credited include *Quercus douglasii* (Blue Oak), *Q. lobata* (Valley Oak), and *Q. wislizenii* (Interior Live Oak).

## PLANT MATRIX

*The following plant materials are representative of plant species which are expected to perform well in the plan area. Alternative plant species may be used in order to respond to specific conditions, such as water availability and micro-environmental factors. Alternative plant species must be approved by the City (Administrative).*

*Following is an explanation of each column included in the matrix:*

### Comments

Miscellaneous comments pertaining to significant problems, maintenance considerations of other cultural factors.

### Disease and Pest Problems

Brief descriptions of significant insect or disease problems. Trees susceptible to recurring problems are likely to accrue high maintenance costs or may prove to be incompatible with the environment, leading to the demise of that species.

### Minimum Required Soil Depth (S.D.)

The required soil depth to sustain healthy growth and strong structural stability. Intended as a guideline for plantings requiring import soils in shallow soil areas and possibly requiring subsoil treatment, such as breaking up hardpan or installing drainage pipes.

### Relative Drought Tolerance

Tree

A subjective rating of the species based upon relative drought tolerance. "5" indicates very high drought tolerance, while "1" indicates high water requirements. Most ornamental plants described as drought tolerant fall into the "3" or "4" category.

Shrub

Kc is the plant (technically "crop") coefficient that refers to the estimated percentage of reference evapo-transpiration (ETo) that a particular species needs to maintain minimum health. Depending on the plant type and relative tolerance to drought, Kc rates may range from 20% to 150% of ETo. For example, a plant species with a Kc of 0.2 is more drought tolerant than another species with a Kc of 0.8.

## Salinity Tolerance (S.T.)

Tertiary-treated reclaimed water may be available for irrigation use in the future. These effluent waters are often high in salts which may accumulate to levels intolerable to many plant species. For this reason, each plant listed has been subjectively rates for its salt tolerance, which offers a general understanding of a plant's adaptability to reclaimed water. "+" indicates a relatively high tolerance level. "-" indicates a relatively low tolerance level. "?" indicates a questionable tolerance level due to conflicting data. A blank space indicates an unknown tolerance level.

It must be noted that the following list of plants is based on general salinity figures and a full salinity analysis is essential for the precise selection. Other toxins, such as boron, chloride, and sodium, may be present in the reclaimed water supply and should also be considered in the plant selection. Plants without any symbol for salinity shall not be used in areas irrigated with reclaimed water unless documented information can be presented.

## Shallow or Invasive Roots

"Yes" indicates trees known to have shallow and/or invasive roots. These trees often cause damage to nearby sidewalks, curbs, or other structures, including drainage lines. Trees with shallow and/or invasive roots planted five feet from concrete walks are to include root barriers.

## Shape, Height, and Spread

Specific description of mature canopy silhouette and typical height and spread.

## Smog Tolerance

A rating of trees based upon tolerance to ozone as reported in Diseases of Trees and Shrubs, by Sinclair, Lyon, and Johnson. "?" indicates unknown tolerance. Symptoms appear on sensitive trees at average daytime concentrations of 0.05 ppm, or when hourly concentrations exceeds 0.1 ppm.

## Stature

Refers to the relative size of the tree selection. Generally, trees growing over 40 feet are considered large species. A 30-foot to 40-foot height is regarded as medium stature and less than 30 feet is small.

## Structure Characteristics

Notes describing general branching characteristics;

Good - Denotes no significant problems given proper pruning.
Poor - Trees with consistent problems difficult to correct.
Requires Training - Some species are capable of good structure, but require knowledgeable pruning to establish structure.
Variable - Indicates variability in the species and requires careful selection.
Brittle - Trees are known to be subject to branch breakage.
Miscellaneous - Trees with special characteristics, such as pendulous habit or an open branch pattern.

## Turf Suitability

A general rating of a tree's ability to tolerate lawn conditions, assuming there is adequate sub-surface drainage.

| Botanical Name | Stature | Shape, Height and Spread | Structure Characteristics | SD | Relative Drought Tolerance | Turf Suitability | ST | Smog Tolerance |
|---|---|---|---|---|---|---|---|---|
| **Conifer Trees** | | | | | | | | |
| Cedrus atlantica 'Glauca' | Large | Broad-pyramidal 60'/30' | Good | 36" | 4 | Moderate | | ? |
| Cedrus deodora | Large | Broad-pyramidal 80'/40' | Good | 36" | 4 | Moderate | | ? |
| Cupressocyparis leylandii | Medium | Columnar-pyramidal 30'/10' | Good | 24" | 4 | Poor | | ? |
| Pinus canariensis | Large | Broad-pyramidal 60'/60' | Good | 36" | 4 | *Poor | | Moderate |
| Pinus halepensis | Medium | Broad-procumbent 40'/40' | Variable | 24" | 4 | *Poor | + | ? |
| Pinus thunbergiana | Large | Broad-conical 60'/40' | Variable | 36" | 3 | *Poor | + | Tolerant |
| Pinus eldarica | Medium | Pyramidal 40'/40' | Variable | 36" | 4 | *Poor | ? | ? |
| Sequoia sempervirens | Large | Pyramidal 80'/35' | Good | 36" | 2 | Good | | Tolerant |
| **Evergreen Trees** | | | | | | | | |
| Ceratonia siliqua | Medium | Round 40'/40' | Requires training | 24" | 4 | Poor | ? | ? |
| Cinnamomum camphora | Large | Broad-global 50'/60' | Good | 36" | 3 | Moderate | + | ? |
| Grevillea robusta | Large | Broad-pyramidal 50'/50' | Requires training | 36" | 4 | Poor | ? | ? |
| Magnolia grandiflora 'Russet' | Medium | Broad-pyramidal 40'/35' | Good | 24" | 3 | Moderate | - | Tolerant |
| Magnolia grandiflora 'Samuel Sommer' | Medium | Broad-pyramidal 40'/35' | Open branch structure | 24" | 3 | Moderate | - | Tolerant |
| Quercus agrifolia | Large | Broad-global 50'/60' | Good | 36" | 5 | *Poor | | ? |
| Quercus wislizenii | Large | Rounded 50'/50' | Good | 36" | 5 | *Poor | | ? |
| Ulmus parvifolia | Large | Ovoid 50'/60' | Requires training | 36" | 3 | Good | | ? |
| Umbellularia californica | Large | Ovoid 50'/40' | Good | 36" | 4 | *Poor | | ? |
| **Deciduous Trees** | | | | | | | | |
| Alnus cordata | Medium | Ovoid 40'/30' | Good | 24" | 2 | Good | | Tolerant |
| Acer rubrum 'Red Sunset' | Medium | Ovoid 40'/30' | Good | 24" | 2 | Moderate | | ? |
| Acer saccharinum | Large | Broad-global 60'/60' | See comments | 36" | 2 | Moderate | | ? |
| Gingko biloba 'Autumn Gold' | Large | Global 60'/50' | Good | 36" | 3 | Moderate | - | Tolerant |
| Liquidambar styraciflua | Large | Pyramidal 60'/30' | Good | 36" | 2 | Moderate | + | Moderate |
| Liriodendron tulipifera | Large | Pyramidal-global 60'/40' | Good | 36" | 2 | Moderate | - | *Sensitive |
| Pistacia chinensis | Medium | Ovoid 45'/35' | Requires training | 24" | 4 | Moderate | + | Moderate |
| Platanus acerifolia 'Bloodgood' | Large | Round-global 60'/40' | Good | 36" | 3 | Good | + | *Sensitive |
| Platanus acerifolia 'Columbia' | Large | Round-global 60'/40' | Requires training | 36" | 3 | Good | + | ? |
| Sapium sebiferum | Medium | Round-global 35'/35' | Requires training | 24" | 2 | Moderate | | ? |
| Pyrus calleryana 'Aristocrat' | Medium | Pyramidal 40'/30' | Good | 24" | 3 | Moderate | | Tolerant |
| Pyrus calleryana 'Bradford' | Medium | Ovoid 50'/30' | Good | 24" | 3 | Moderate | | Tolerant |
| **Accent Trees** | | | | | | | | |
| Callistemon citrinus 'Standard' | Small | Round-global 25'/25' | Good | 18" | 4 | *Poor | | Moderate |
| Eriobotrya deflexa | Small | Broad-global 20'/20' | Good | 18" | 3 | *Poor | - | ? |
| Lagerstroemia indica | Small | Round-global 25'/25' | Good | 18" | 3 | *Poor | - | Moderate |
| Malus floribunda | Small | Vase shaped 18'/25' | Good | 18" | 2 | Good | | Moderate |
| Prunus cerasifera 'Krauter Vesuvius' | Small | Ovoid 20'/15' | Good | 18" | 3 | Moderate | | Moderate |
| Rhus lancea | Medium | Broad-global 30'/25' | Requires training | 24" | 4 | Moderate | | ? |

(*) Asterisk indicates intolerance to a specific environmental condition or situation in most cases.
(?) Question mark indicates unknown tolerance.

| Disease and Pest Problems | Shallow or Invasive Roots | Comments: |
|---|---|---|
| **Conifer Trees** | | |
| Few insect or disease problems. | No | Allow sufficient room for large stature. |
| Few insect or disease problems. | No | Allow sufficient room for large stature. |
| Susceptible to coryneum canker if stressed. | No | More appropriate in narrow planting areas. |
| Irregular pine scale, needle blights and gall rust can occur. | *Yes | One of the most reliable pine species in California though susceptible to problems when stressed. |
| Irregular pine scale, needle blights and gall rust can occur. | No | Variable forms and habits; can be procumbent. Mondell pine may be better alternative. |
| Irregular pine scale, needle blights and gall rust can occur. | No | One of the most reliable pine species in California though susceptible to problems when stressed. |
| Irregular pine scale, needle blights and gall rust can occur. | No | Faster, denser, shapelier tree than P. halepensis; form is less interesting in maturity. |
| Few problems with adequate drainage and regular irrigation. | No | Allow sufficient room and soil volume to sustain long term growth. Seeds are staining. |
| **Evergreen Trees** | | |
| Root diseases if over- irrigated. | Yes | Roots can break concrete, plant away from walks, resistant to Oak Root Fungus. |
| Occasionally anthracnose and Verticillium wilt are problems. | *Yes | Shallow rooting is primary problem. |
| Root diseases if over- irrigated. | | Brittle, weak wood easily damaged by wind, frost damage at 24° to16° f |
| Few insect or disease problems. | *Yes | Shallow rooting and leaf and flower litter are primary issues. |
| Few insect or disease problems. | *Yes | Shallow rooting and leaf and flower litter are primary issues. |
| Branch die-back (Diplodia), foliar insects, witches' broom, and acorn drip. | No | Messy and high maintenance trees in high use areas. |
| Foliar insects and diseases. Root diseases if over- irrigated. | No | Foliar insects and acorn litter are maintenance issues. |
| Very little bothered by pests or diseases, except Texas root rot in desert. | Yes | Root systems are aggressively close to the surface, limiting understory plantings. |
| Scale on drought stressed trees. | No | Durable tree with adequate drainage. Availability usually a problem. |
| **Deciduous Trees** | | |
| Cankers and borers on drought stressed trees. | No | Best alternative to Alnus rhombifolia. May still be susceptible to borers when stressed. |
| Foliar insects and exudate drip are maintenance issues. | Yes | Good fall color |
| Foliar insects and exudate drip are maintenance issues. | Yes | Weak, brittle wood, easily damaged by wind. Fast growing, good fall color, light shade |
| Few insect or disease problems. | No | Reliable tree. Can be slow growing in poor sites. |
| Few insect or disease problems. | *Yes | Shallow rooting is primary issue. |
| Foliar insects and exudate drip are maintenance issues. | *Yes | Subject to chlorosis in high pH soils. Foliage is susceptible to damge from high winds. |
| Verticillium wilt occasionally a problem. | No | Generally a reliable street tree. |
| Susceptible to mildew and scale. | No | Use selection P. acer. 'Columbia' for mildew resistance. Graft compatability problems reported. |
| Highly resistant to anthracnose. Resistant to mildew. | No | Check graft compatibility. Select trees for proper branch structure. |
| Branch dieback, bark sunscald, and foliar insects are occasional problems. | No | Limited plantings in Fresno are performing well. |
| Occasionally susceptible to fireblight. | No | This tree should perform well in Roseville. |
| Occasionally susceptible to fireblight. | No | Upsweeping branch structure. Resists wind damage. |
| **Accent** | | |
| Generally tolerant of saline-alkaline soils, but sometimes suffers chlorosis. | No | Bright red 6 in. brushes appear in cycles throughout year. Attracts hummingbirds. |
| Fungal leaf spot in winter. | No | Susceptibility to leaf spot is primary issue. |
| Mildew prone. Use 'Indian Tribe' selections. | No | Use hybrid selections for greater mildew resistance (e.g. L.'Tuskagee'). |
| Good disease resistance. | No | Disease resistant selection. Fruit may be a maintenance issue. |
| Some foliar and borer insect susceptibility. | No | Foliage is susceptible to damge from high winds. |
| Few insect or disease problems. | No | Reliable tree in most situations. Irregular branch structure. |

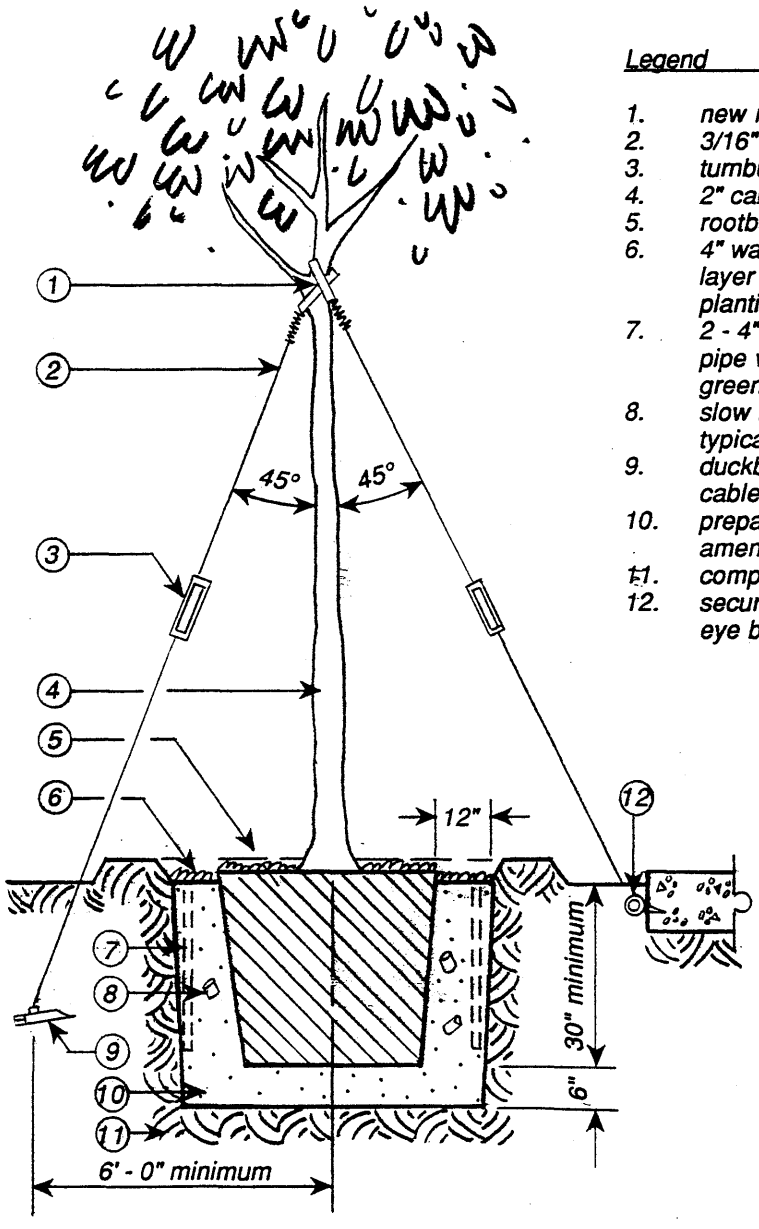
| Botanical Name | Exposure Tolerance | SD | Akc (Crop Coefficient) Rating | ST | Comments |
|---|---|---|---|---|---|
| **Large Stature Shrubs (>8')** | | | | | |
| Arbutus unedo | full sun | 18" | .3-.5 | - | Coarse texture; red fruit. |
| Callistemon citrinus | full sun | 18" | .3-.5 | + | Red flowers in spring. |
| Camellia japonica | shade | 18" | .8-1.2 | | Must have good drainage and proper exposure. |
| Cercis occidentalis | full sun | 18" | .2-.4 | | Pink flowers in spring; seed pods. |
| Cotoneaster lacteus | full sun | 18" | .3-.5 | | Red berries in fall; can reseed. |
| Euonymus fortunei | full sun | 18" | .6-.8 | - | Smaller varieties require less soil depth. |
| Euonymus japonica | full sun | 18" | .6-.8 | + | Smaller varieties require less soil depth. |
| Feijoa sellowiana | full sun | 18" | .6-.8 | - | Edible fruit produced; can be messy. |
| Heteromeles arbutifolia | full sun | 18" | .3-.5 | - | Red berries in fall; attractive to birds. |
| Ilex altaclarensis 'Wilsonii' | sun/shade | 18" | .6-.8 | - | Heavy producer of bright red berries. |
| Iuniperus chinensis 'Torulosa' | full sun | 18" | .5-.7 | + | Irregular form. |
| Nerium oleander | full sun | 18" | .2-.4 | + | Dependable flower display in summer. |
| Osmanthus fragrans | pm shade | 18" | .6-.8 | | Fragrant but subtle flowers; good screening shrub. |
| Photinia fraseri | full sun | 18" | .6-.8 | - | Bright red foliage in spring. |
| Pittosporum tenuifolium | full sun | 18" | .6-.8 | | Good fast screening shrub; fine textured. |
| Prunus caroliniana | full sun | 18" | .6-.8 | | Medium textured screening shrub. |
| Rhamnus alaternus | full sun | 18" | .6-.8 | | Susceptible to vascular diseases when stressed. |
| Rhodendron species | shade | 18" | .8-1.2 | | Specify heat-tolerant varieties. |
| Spiraea species | full sun | 18" | .7-.9 | | Provide generous quantity of flower display. |
| Viburnum japonicum | pm shade | 18" | .8-1.0 | | Susceptible to aphid infestation. |
| **Medium Stature Shrubs (4'-8')** | | | | | |
| Abelia grandiflora | full sun | 12" | .6-.8 | ? | Pink flowers in summer, fine textured. |
| Berberis thunbergii 'Atropurpurea' | full sun | 12" | .6-.8 | + | Deciduous shrub with dark red foliage. |
| Ceanothus 'Dark Star' | full sun | 12" | .4-.6 | | Brilliant blue flower display in spring. |
| Chaenomeles hybrids | pm shade | 12" | .6-.8 | | Deciduous shrubs; tolerant of poor drainage. |
| Choisya ternata | pm shade | 12" | .6-.8 | + | Susceptible to spider mites. |
| Cistus purpureus | pm shade | 12" | .5-.7 | | Reddish-purple flowers; short-lived. |
| Coleonema pulchrum | pm shade | 12" | .6-.8 | + | Magenta pink flowers late winter; fine textured. |
| Eleagnus pungens | full sun | 12" | .5-.7 | + | Durable shrub; variegated forms available. |
| Escallonia fradesi | full sun | 12" | .6-.8 | | Dark green foliage; pink flowers spring to fall. |
| Fatsia japonica | shade | 12" | .8-1.0 | | Coarse textured shade plant. |
| Grevillea noelli | full sun | 12" | .4-.6 | | Durable plant useful as bank cover; fine textured. |
| Iuniperus chinensis 'Sea Green' | full sun | 12" | .5-.7 | + | Arching vase-like habit; dark green foliage. |
| Ligustrum japonica 'Texanum' | full sun | 12" | .8-1.0 | - | Medium textured shrub used often as hedge. |
| Mahonia aquifolium | shade | 12" | .6-.8 | - | Holly like foliage; yellow flowers; best in shade. |
| Myrtus communis 'Compacta' | pm shade | 12" | .6-.8 | + | Also available in variegated form; aromatic leaves. |
| Nandina domestica | pm shade | 12" | .6-.8 | - | Delicate form; red berries. |
| Phormium tenax | full sun | 12" | .5-.7 | | Allow room for mature plant size. |
| Pittosporum tobira | full sun | 12" | .6-.8 | + | Spreading shrub with fragrant flowers. |
| Pittosporum tobira 'Variegata' | pm shade | 12" | .6-.8 | + | Variegated form; best in shade. |
| Rhamnus californica 'Eve Case' | full sun | 12" | .4-.6 | | Durable spreading plant; berries come in 3 colors. |
| Raphiolepis indica 'Clara' | full sun | 12" | .4-.6 | + | Very durable shrub; white flowering in spring. |
| Ribes sanguinium | pm shade | 12" | .8-1.0 | + | Deciduous flowering shrub for shade areas. |
| Romneya coulteri | full sun | 12" | .2-.4 | | Can be invasive; good for natural effect. |
| Viburnum tinus 'Spring Bouquet' | pm shade | 12" | .8-1.0 | ? | White flowers late winter. |
| Westringia rosmarniformis | full sun | 12" | .5-.7 | | Durable shrub, small white flowers, good bank cover. |
| Xylosma congestum 'Compacta' | full sun | 12" | .5-.7 | - | Compact form, light green-yellow foliage, thorns. |
| **Small Stature Shrubs(<4') and Woody Groundcovers** | | | | | |
| Abelia grandiflora 'Sherwoodi' | full sun | 12" | .6-.8 | | Low spreading form of Abelia grandiflora. |
| Arctostaphylos uva-ursi 'Point Reyes' | full sun | 12" | .5-.7 | | Fruit bright red or pink. |
| Azaleas (Shade varieties) | shade | 12" | .8-1.2 | | Must have good drainage and proper exposure. |
| Azaleas (Southern indica varieties) | pm shade | 12" | .8-1.2 | | Must have good drainage and proper exposure. |
| Baccharis pilularis 'Twin Peaks' | full sun | 12" | .5-.7 | + | Durable groundcover if moderately irrigated. |
| Berberis thunbergii 'Crimson Pygmy' | full sun | 12" | .8-1.0 | | Dwarf form of Purple Barberry. |
| Buxus microphylla japonica | full sun | 12" | .6-.8 | + | Commonly used as small hedge. |
| Camellia sasanqua | pm shade | 12" | .8-1.0 | | Various varieties available. |
| Ceanothus griseus horizontalis 'Yankee Point' | pm shade | 12" | .6-.8 | | Spreading groundcover, requires good drainage. |
| Ceanothus 'Joyce Coulter' | full sun | 12" | .4-.6 | | Good bank cover; spreads up to 15'. |

| Botanical Name | Exposure Tolerance | SD | Akc (Crop Coefficient) Rating | ST | Comments |
|---|---|---|---|---|---|
| **Small Stature Shrubs(<4') and Woody Groundcovers, Con't.** | | | | | |
| Cistus hybridus | pm shade | 12" | .5-.7 | | Fragrant, white flowers; short-lived. |
| Coprosma kirkii | full sun | 12" | .6-.8 | + | Useful groundcover with irrigation, olive green color. |
| Correa 'Carmine Bells' | pm shade | 12" | .6-.8 | | Pink fuchsia flowers, dark green foliage. |
| Cotoneaster dammeri 'Coral Beauty' | full sun | 12" | .6-.8 | | Semi-deciduous in cold winters; heavy berry crop. |
| Cotoneaster horizontalis | full sun | 12" | .6-.8 | - | Interesting herringbone branch pattern; deciduous. |
| Escallonia 'Terri' | full sun | 12" | .6-.8 | | Compact form of Escallonia, pink flowers. |
| Euryops viridis | full sun | 12" | .4-.6 | | Bright yellow daisy flowers in winter and spring. |
| Genista lydia | full sun | 12" | .4-.6 | | Dwarf broom with brilliant yellow flower display. |
| Ilex vomitoria 'Nana' | sun/shade | 12" | .6-.8 | | Compact; can be sheared. |
| Juniperus chinensis procumbens 'Nana' | pm shade | 12" | .4-.6 | + | Prostrate form of Japanese juniper. |
| Juniperus sabina 'Broadmoor' | full sun | 12" | .4-.6 | | Lacy dark green foliage. |
| Lavandula dentata | full sun | 12" | .5-.7 | + | Silver grey foliage; purple flowers for many months. |
| Mahonia aquifolium 'Compacta' | shade | 12" | .6-.8 | | Compact form of Oregon grape; use in shade. |
| Nandina 'Harbor Dwarf' | pm shade | 12" | .6-.8 | - | Groundcover form of heavenly bamboo. |
| Pittosporum tobira 'Wheeleri' | pm shade | 12" | .6-.8 | + | Dense, compact habit; fragrant flowers. |
| Punica granatum 'Nana' | full sun | 12" | .5-.7 | - | Orange-red flowers; dry red fruit. |
| Pyracantha 'Santa Cruz' | full sun | 12" | .6-.8 | + | Spreading habit good for banks, bright red berries. |
| Raphiolepis indica 'Ballerina' | full sun | 12" | .4-.6 | + | Low growing; pink flowers spring; disease resistant. |
| Raphiolepis indica 'Jack Evans' | full sun | 12" | .4-.6 | + | Purple tinged foliage, good display of pink flowers. |
| Ribes viburnifolium | shade | 12" | .4-.6 | | Good, dry groundcover beneath native oaks. |
| Rosmarinus officinalis | full sun | 12" | .4-.6 | + | Blue flowers; durable groundcover; attracts bees. |
| 'Lockwood de Forest' | | | | | |
| Salvia leucantha | full sun | 12" | .5-.7 | | Flower spikes and compact form; winter deciduous. |
| Trachelospermum asiaticum | pm shade | 12" | .8-1.0 | | Fragrant white flowers. |
| Trachelospermum jasminoides | pm shade | 12" | .8-1.0 | - | Useful as vine or groundcover, fragrant white flowers. |
| **Herbaceous Groundcovers** | | | | | |
| Fragaria chiloensis | pm shade | 6" | .8-1.2 | | Red berries; requires good drainage. |
| Gazania species | full sun | 6" | .5-.7 | + | Use virus resistant strains (i.e. 'Mitsuwa Yellow'). |
| Festuca ovina 'Glauca' | pm shade | 6" | .8-1.0 | - | Silvery-gray foliage. |
| Hedera helix | pm shade | 6" | .8-1.0 | + | Medium textured ivy for shade; may be aggressive. |
| Hedera helix 'Needlepoint' | shade | 6" | .8-1.0 | + | Fine textured; slow growing ivy; good for small areas. |
| Hypericum calycinum | full sun | 6" | .6-.8 | | Bright yellow flowers in summer. |
| Trifolium fragiferum | full sun | 12" | .6-.8 | | Difficult to control broad-leafed weeds. |
| Vinca minor | pm shade | 6" | .6-.8 | | Fine textured, blue periwinkle flowers in spring. |
| **Vines** | | | | | |
| Clytostoma callistegioides | pm shade | 12" | .6-.8 | | Lavendar flowers; needs support. |
| Distictis buccinatoria | full sun | 12" | .8-1.0 | | Subject to damage in coldest winters; red flowers. |
| Ficus pumila | shade | 6" | .6-.8 | | Attaches to walls with no support needed. |
| | | | | | May damage stucco surfaces. |
| Gelsemium sempervirens | full sun | 12" | .6-.8 | | Evergreen; yellow flowers; may be used as groundcover |
| Jasminum polyanthum | pm shade | 6" | .6-.8 | - | Evergreen; fragrant white flowers. |
| Lonicera japonica 'Halliana' | full sun | 6" | .6-.8 | + | Useful as spreading bank cover; fragrant flowers. |
| Parthenocissus tricuspidata | pm shade | 6" | .6-.8 | + | Attaches to walls with no support needed. |
| | | | | | May damage stucco surfaces. |
| Rosa banksiae | full sun | 12" | .5-.7 | - | Evergreen; yellow or white flowers; also as ground- |
| | | | | | cover and good bankcover. |
| Solanum jasminoides | full sun | 12" | .5-.7 | | Usually evergreen; white flowers; continual bloom. |
| Wisteria sinensis | sun/shade | 12" | .4-.6 | + | Requires strong support. |
| **Perennials** | | | | | |
| Agapanthus africanus | full sun | 6" | .5-.7 | | Evergreen perennial; bright blue clusters in spring |
| | | | | | and summer. Varieties with white flowers and dwarf |
| | | | | | forms available. |
| Dietes vegeta | full sun | 6" | .6-.8 | | Stiff, pointed, upright foliage; white lily flowers. |
| Hemerocallis hybrids | full sun | 6" | .8-1.0 | + | Many colors and sizes available; most deciduous. |
| Kniphoria uvaria | full sun | 6" | .4-.6 | | Evergreen perennial; available with orange or yellow |
| | | | | | flowers or dwarf sizes. |
| Phormium tenax (dwarf varieties) | full sun | 6" | .5-.7 | + | Evergreen perennial; dwarf varieties include 'Maori |
| | | | | | Sunrise' and 'Tom Thumb.' |
| **Turf Selection** | | | | | |
| Turf Type Tall Fescues | full sun | 6" | .8-1.0 | + | Use blend of 3 or more varieties. |

# APPENDIX 10.3

## PLANTING DETAIL GUIDELINES

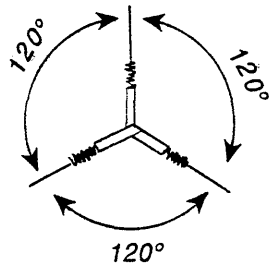
### Planting Detail for 24-Inch Box (or Larger) Tree




SECTION

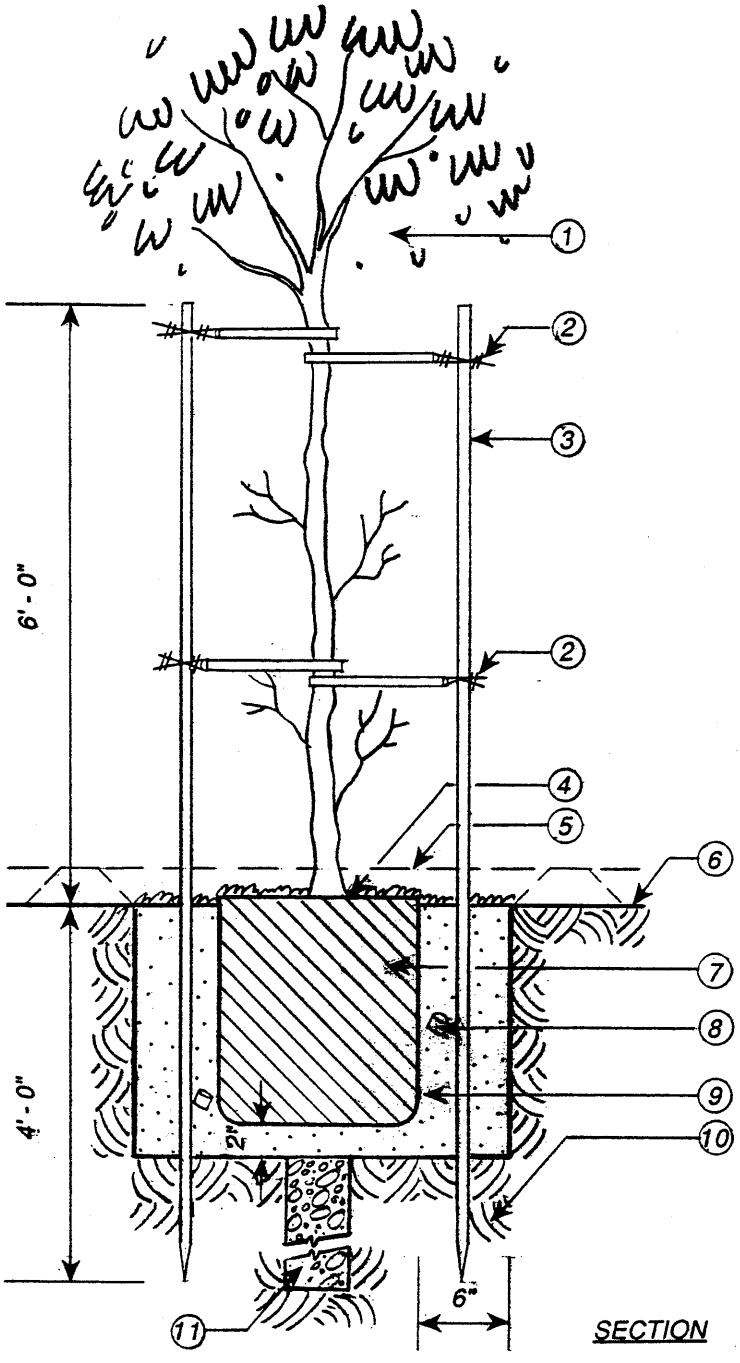
*Legend*

1. *new rubber hose*
2. *3/16" diameter orange cable wire*
3. *turnbuckle - 5/16" x 4 1/2"*
4. *2" caliper or larger tree*
5. *rootball*
6. *4" water basin and 2" bark mulch layer over finish grade in planting areas only*
7. *2 - 4" Ø x 3' rigid perforated drain pipe with 3/4" drain rock and green p.v.c. slotted drain grate*
8. *slow release fertilizer tablets, typical*
9. *duckbill anchor with orange cable.*
10. *prepared backfill mix of 50% soil amendment and 50% native soil*
11. *compacted subgrade*
12. *secure to paved areas with 1/2" eye bolt.*




PLAN

## Planting Detail for Fifteen-Gallon Tree

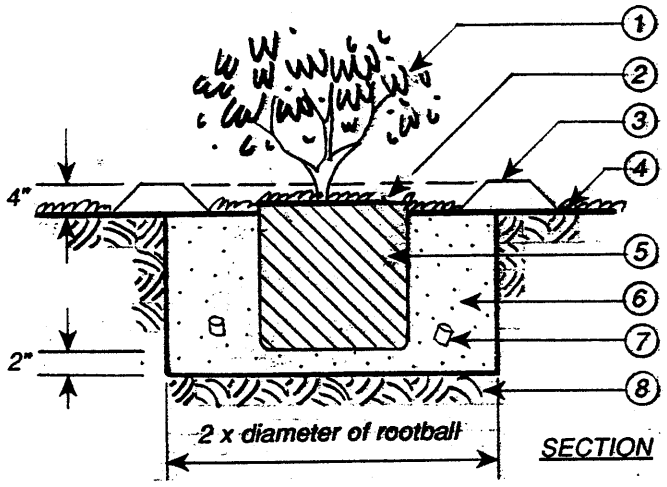



SECTION

*Legend*

1. *15 gallon tree. remove nursery stakes and leave lower branches.*
2. *cinch tie tree ties. nail to stakes. contractor is to submit sample to landscape architect for approval. any trees that will be planted within city maintained park areas, shall be planted with a 1" x 4" douglas fir cross brace with a rubberized tie in an S loop tied to the brace. This is to be located a maximum of 15" above the base of the tree. This cross brace replaces the lower ties shown on the detail.*
3. *2 - 2 1/2" Ø x 10' lodgepole stakes . place stakes outside rootball.*
4. *set rootball 2" above finish grade*
5. *4" water basin in planting areas only. cover with 2" bark mulch layer.*
6. *finish grade*
7. *butterfly rootball. no rootbound specimens will be accepted.*
8. *slow release fertilizer tablets, typical*
9. *prepared backfill mix of 50% soil amendment and 50% native soil.*
10. *compacted subgrade*
11. *6" diameter augured hole through hardpan as required. 10'-0" minimum depth. backfill with drain rock.*

## Shrub Planting Detail




*Legend*

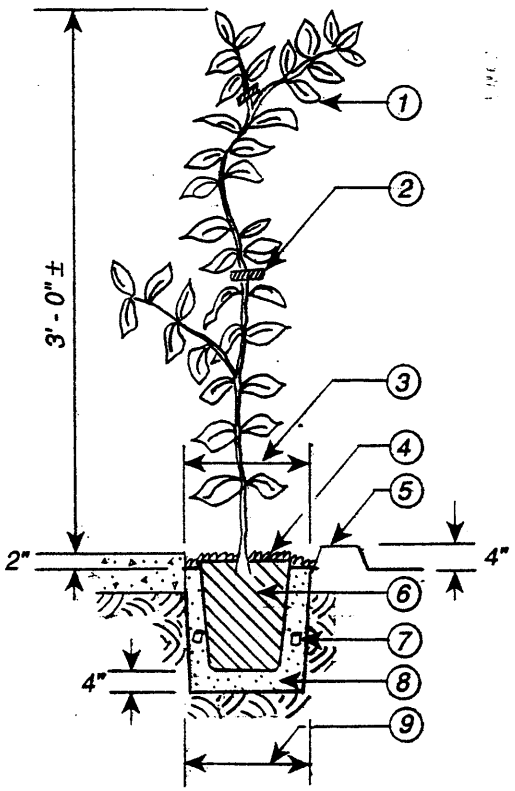
1. *1 or 5 gallon shrub*
2. *set rootball 2" above finish grade*
3. *4" water basin with 2" bark mulch layer*
4. *finish grade with 2" mulch layer*
5. *rootball*
6. *prepared backfill mix of 50% soil amendment and 50% native soil*
7. *slow release fertilizer tablets, typical*
8. *compacted subgrade*

## Vine Planting Detail

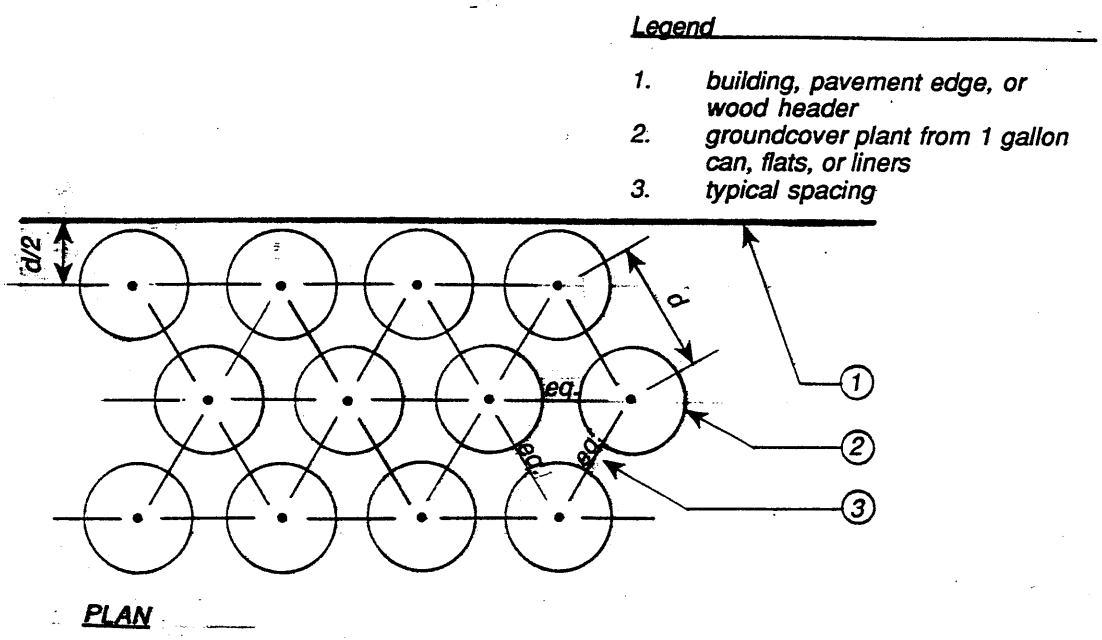
*Legend*

1. *1 or 5 gallon vine*
2. *vinyl tape or ties (2 minimum) secure to vertical structure as approved.*
3. *12" square vine pocket (when in concrete paving)*
4. *2" bark mulch layer*
5. *vine in planting areas with water basin*
6. *rootball, trim as required and set 2 " above finish grade*
7. *slow release fertilizer tablets, typical*
8. *prepared backfill mix of 50% soil amendment and 50% native soil*
9. *12" minimum in vine pockets, 2x diameter rootball in planting areas*

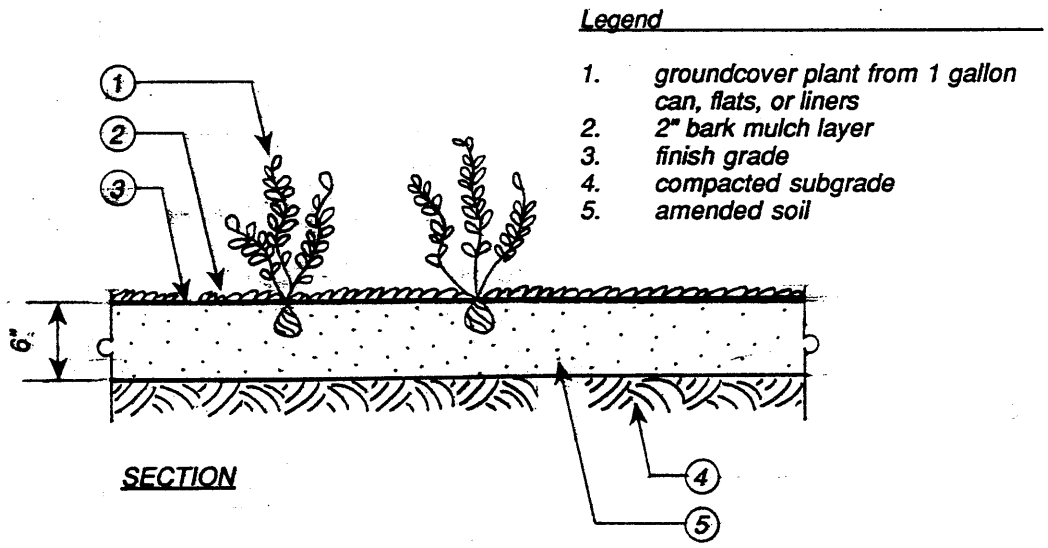
*SECTION*



## Groundcover Spacing Detail



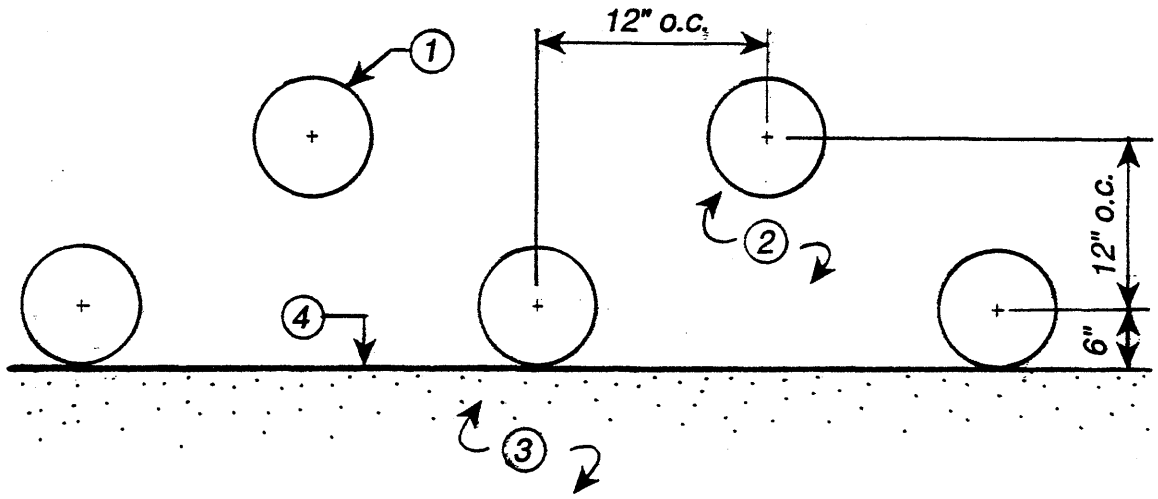

## Groundcover Planting Detail



## Annuals Planting Detail

*Legend*

1. *annual planting, typical*
2. *planting area*
3. *pavement*
4. *edge of pavement*



# APPENDIX 10.4

## IRRIGATION

The initial water source for irrigation is potable water, although it is planned that reclaimed water may be available sometime in the future. Consequently, major landscape areas within the plan area near reclaimed water mains are to be designed for future conversion from potable to reclaimed water.

Irrigation systems may be spray, bubbler, or drip design, according to the needs of planting areas. Low precipitation heads are to be used where possible. Typical irrigation details are illustrated in Irrigation Detail Guidelines, Page 138.

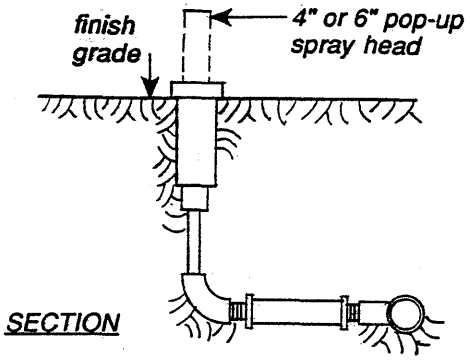
Irrigation throughout the plan area need not be composed of a single type of system; a combination of different systems may be more practical. For example, areas of lawn may be watered with a spray system, whereas areas of trees and shrubs may be watered with only bubbler heads or drip emitters on separate valves.

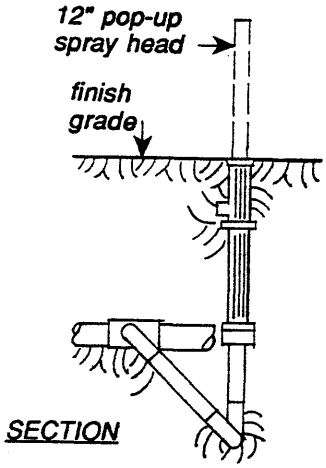
*The following guidelines apply to the irrigation systems:*

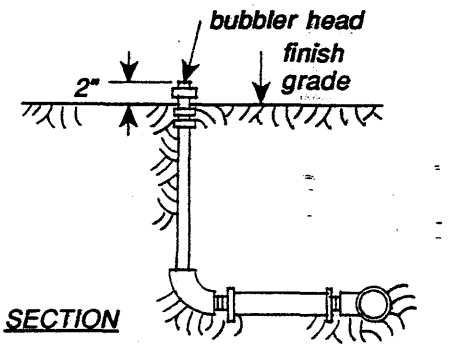
- Check valves are to be installed on all low-lying spray and bubbler heads as necessary to eliminate excess drainage or water damage, such as erosion, when the irrigation system automatically shuts off;
- Water spray and flow from irrigation systems is not to enter within driplines of existing oak trees to be preserved or into wetland preserve areas. Quick coupler(s) may be provided at oak trees for future watering needs;
- Irrigation head layout is to provide head-to-head coverage of spray to all areas, except where bubblers or driplines are used;
- No spray irrigation within street medians; and
- Compliance with the Electric Department's specifications for commercial construction.

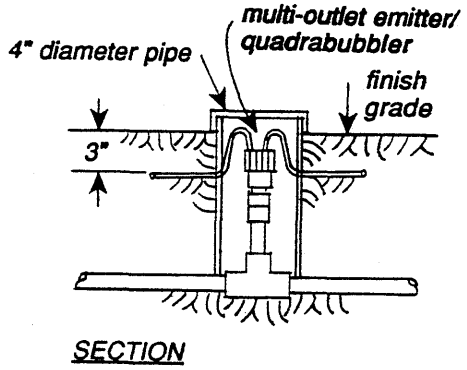
# IRRIGATION DETAIL GUIDELINES

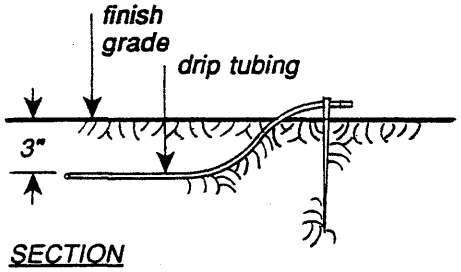
## Irrigation Head Details



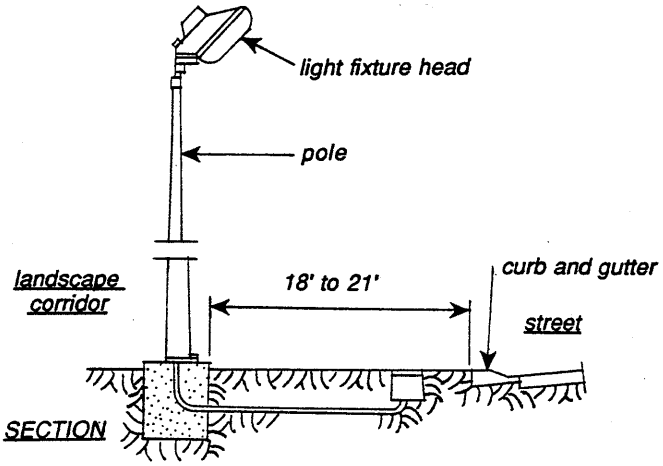



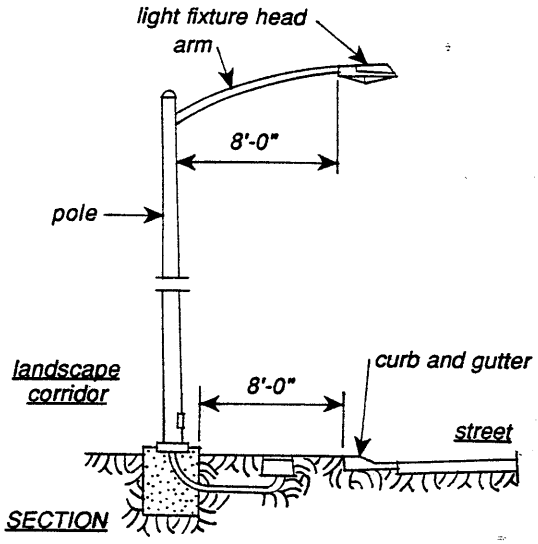
# APPENDIX 10.5

## STREET LIGHTING DETAIL GUIDELINES

### Light Standard Types

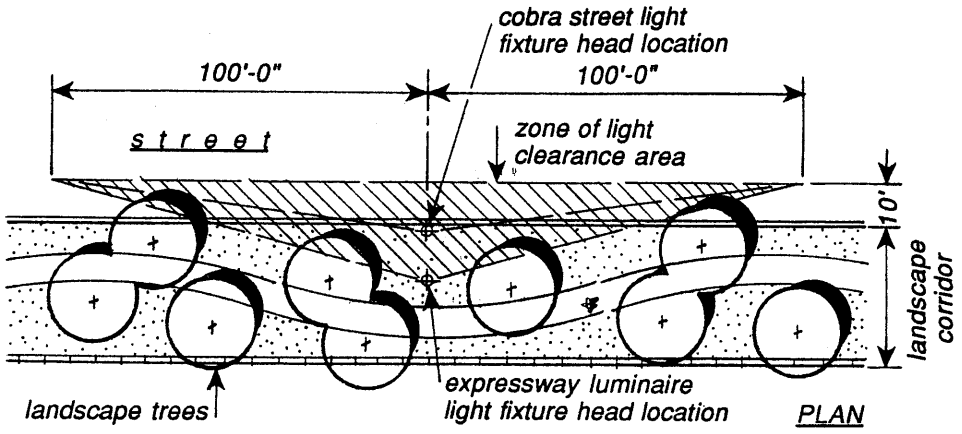



Expressway Luminaire
Blue Oaks Blvd.




Cobra Street Light Standard
Del Webb Blvd
Fiddyment Road
Pleasant Grove Blvd.
Sun City Blvd.

### Zone of Light Clearance Area



# APPENDIX 10.6

## SHADE REQUIREMENTS

*Parking lots for Recreation Centers, golf course clubhouses, commercial centers, the religious facility, and the multi-family residential complex are to be landscaped in accordance to the shade requirements contained herein. Tree placement in parking areas is to follow City of Roseville requirements for tree shade. Landscaping within and along parking areas is to respond to pedestrian and traffic needs. Choice of plant materials may suggest an extension of the existing oak woodlands (i.e., planting of oak trees).*

### Trees

Trees are the primary landscape elements in the parking areas and function in three ways: as delineators, screens, and shade providers.

Delineators

Delineator trees serve to guide traffic and define entrances. These trees are to be distinct in form and/or color. Delineator trees may be more vertical in form than shade trees and may also contrast in foliage color.

Screen

Trees in parking areas may serve to screen undesirable views (such as trash enclosures), or sources of unfavorable noises. Trees may also serve as a buffer for adjacent residences. Additionally, screen trees may function to define the edges of parking areas.

Shade Trees

The majority of trees in parking areas are to function as shade trees. The objective in planting these trees is to provide a minimum of 50% shade coverage in parking areas fifteen years after establishment.

## Understory

Understory plantings support and emphasize the functions and aesthetics of the trees.

### Shrubs

Shrubs serve many functions in parking areas. As an example, with delineator trees, shrubs may emphasize traffic circulation routes. Shrubs may aid in screening views and unfavorable noise sources. Shrubs selected must be able to withstand auto exhaust and nearby pedestrian traffic. Shrubs must also be hardy and should be drought tolerant. Of particular concern in choosing shrubs is their ability to withstand the reflected heat and glare from the asphalt paving.

Shrub locations also must not obstruct important sightlines. Shrubs planted in parking islands are not to exceed three feet in height. For aesthetics, shrubs are to be planted in masses or groups rather than as individual plantings. Shrubs are to be selected for seasonal flowering.

### Groundcover

Groundcover in parking areas must withstand moderate foot traffic. Where necessary to accommodate heavy foot traffic, paved walks or stepping pads are to be used to reduce maintenance.

## Mulch

Mulch is to be placed in all parking lot planting areas. Mulch functions as a weed retardant, moisture retainer, and temperature moderator for roots of shrubs and groundcovers.

Mulch is to be shredded "walk-on" bark. Mulch is to be layered two inches over finish grade.

## Earthwork

Earth berms are recommended where practical in planting areas adjacent to street traffic. Slopes shall not exceed 3:1. Maximum height is not to be greater than 42 inches; vehicular sightlines are not to be obstructed.

## Shade Tree Requirements

The objective in planting trees in parking areas is to provide a minimum of 50% shade coverage within fifteen years after establishment. Shade coverage is to be determined according to sun angle at noon on June 21.

The following parking lot areas are subject to the shade tree requirement:

- parking stalls; and
- all vehicular back-up areas.

The following areas are not subject to the shade tree requirement:

- truck loading areas in front of overhead doors;
- truck maneuvering and parking areas separate from other vehicle parking areas;
- driveways; and
- surfaced areas not intended for vehicle parking, driving, or maneuvering.

Shade tree requirements are to be calculated as follows:

- Shade is to be calculated according to the percentage of shade coverage of the canopy, determined by the location of the tree within the parking lot. (Refer to the enclosed diagram and shade calculation example.);
- Some trees may only be partially counted towards the shade requirement. As an example, trees located at corners of parking areas are to be calculated at 25% shade coverage;
- The shade calculation example is based on the canopy spread fifteen years from planting. (A tree is assumed to be planted from fifteen-gallon containers.); and
- Overlapping shade is not calculated twice. Consequently, spacing trees closer does not provide more shade value.

## Shade Calculation Example:

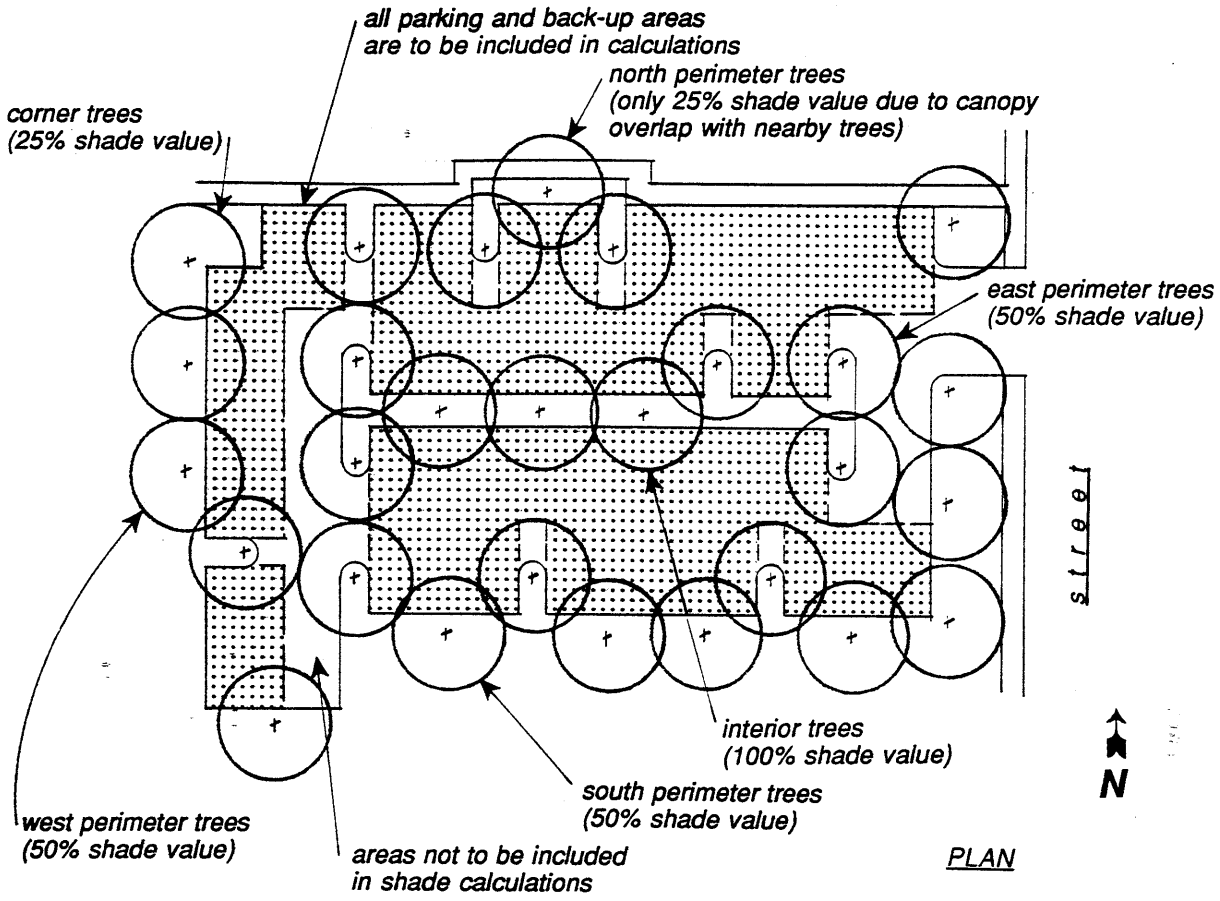
| *Tree* | *Interior Planter* | *South, East, & West* | *Corner & North* |
|---|---|---|---|
| *Platanus acerifolia* | *3 x (962) = 2,886* | *NA* | *NA* |
| *Lagerstroemia indica* | *NA* | *5 x (157) = 785* | *NA* |
| *Magnolia grandiflora* | *NA* | *2 x (481) = 962* | *2 x (240) = 480* |
| *Pyrus calleryana* | *NA* | *2 x (354) = 708* | *2 x (177) = 531* |
| *Calculated Total:* | *2,886 +* | *2,455 +* | *1,011 = 6,352* |

***Required Total***

*Area of Paving:* *12,422 square feet*

*Area required to be shaded:* *12,422 x 50% = 6,211 square feet*
*6,352 > 6,211* 3

## Shade Diagram




*Notes*

1. *This diagram is intended to demonstrate the proper percentages allowed for various shade conditions.*
2. *This diagram is not an example of the required 50% total shade coverage.*
3. *Shade overlap is not counted twice.*

# Tree List for Parking Areas

The following plants listed are recommended, but not exclusive.
Additional plants to be proposed may be submitted and are subject to review by the City of Roseville Planning Department.
Trees with potential surface roots are recommended to be planted with root control barriers.
*"Planter Size" refers to minimum planter width excluding curb dimensions.

## 30' - 35' Diameter Trees

For shade calculations: **100%** (Interior) = 962 sq. ft.; **50%** (South, East, and West) = 481 sq. ft.;
**25%** (Corner and North) = 240 sq. ft.

| Botanical Name<br>*Common Name* | Ever./Dec. | Growth Rate | Height | Planter Size* | Comments |
|---|---|---|---|---|---|
| Celtis sinensis<br>*Chinese Hackberry* | Deciduous | Moderate | 40' | 6' | |
| Cinnamomum camphora<br>*Camphor Tree* | Evergreen | Slow | 30' | 8' | |
| Magnolia<br>*Southern Magnolia* grandiflora | Evergreen | Slow | 60' | 8' | Well-drained soil |
| Pistacia chinensis<br>*Chinese Pistache* | Deciduous | Moderate | 60' | 6' | Drought tolerant, fall color |
| Platanus acerifolia 'Bloodgood'<br>*London Plane Tree* | Deciduous | Fast | 70' | 8' | |
| Quercus agrifolia<br>*Coast Live Oak* | Evergreen | Moderate | 40' | 8' | Drought tolerant |
| Quercus douglasii<br>*Blue Oak* | Evergreen | Slow | 50' | 6' | Fall color |
| Quercus coccinea<br>*Scarlet Oak* | Deciduous | Fast | 40' | 6' | Fall color |
| Quercus ilex<br>*Holly Oak* | Evergreen | Moderate | 50' | 6' | Drought tolerant |
| Quercus lobata<br>*Valley Oak* | Deciduous | Moderate | 60' | 8' | |
| Quercus rubra<br>*Red Oak* | Deciduous | Fast | 60' | 6' | Fall color |
| Quercus suber<br>*Cork Oak* | Evergreen | Moderate | 70' | 8' | |
| Quercus wislizenii<br>*Interior Live Oak* | Evergreen | Slow | 30'-75' | 8' | |
| Sapium sebiferum<br>*Chinese Tallow Tree* | Deciduous | Fast | 35' | 6' | Fall color |

## 25' - 30' Diameter Trees

For shade calculations: **100%** (Interior) = 707 sq. ft.; **50%** (South, East, and West) = 354 sq. ft.; **25%** (Corner and North) = 177 sq. ft.

| Botanical Name<br>*Common Name* | Ever./Dec. | Growth Rate | Height | Planter Size* | Comments |
|---|---|---|---|---|---|
| Eucalyptus nicholii<br>*Willow-leafed Peppermint* | Evergreen | Fast | 40' | 6' | |
| Ginkgo biloba<br>*Maidenhair Tree* | Deciduous | Slow | 70' | 8' | Fall color, use males only |
| Nyssa sylvatica<br>*Tupelo* | Deciduous | Slow | 30' | 6' | |
| Pinus canariensis<br>*Canary Island Pine* | Evergreen | Slow | 60' | 6' | Drought tolerant |
| Pinus halepensis<br>*Aleppo Pine* | Evergreen | Fast | 30' | 6' | Drought tolerant |
| Pinus thunbergiana<br>*Japanese Black Pine* | Evergreen | Fast | 70' | 8' | |
| Pyrus calleryana 'Aristocrat'<br>*Aristocrat Pear* | Deciduous | Fast | 50' | 6' | |
| Sequoia sempervirens<br>*Coast Redwood* | Evergreen | Fast | 70' | 8' | Moisture tolerant |

## 20' - 25' Diameter Trees

For shade calculations: **100%** (Interior) = 491 sq. ft.; **50%** (South, East, and West) = 246 sq. ft.; **25%** (Corner and North) = 123 sq. ft.

| Botanical Name<br>*Common Name* | Ever./Dec. | Growth Rate | Height | Planter Size* | Comments |
|---|---|---|---|---|---|
| Laurus nobilis<br>*Sweet Bay* | Evergreen | Slow | 30' | 6' | Drought tolerant, well-drained soils |
| Ligustrum lucidum<br>*Glossy Privet* | Evergreen | Fast | 35' | 6' | Drought tolerant, flowers, fruit |
| Prunus serrulata 'Kwanzan'<br>*Flowering Cherry* | Deciduous | Moderate | 30' | 6' | Flowers |
| Umbellularia californica<br>*California Bay* | Evergreen | Slow | 25' | 6' | Drought tolerant |

## 15' - 20' Diameter Trees

For shade calculations: **100%** (Interior) = 314 sq. ft.; **50%** (South, East, and West) = 157 sq. ft.;
**25%** (Corner and North) = 79 sq. ft.

| Botanical Name<br>*Common Name* | Ever./Dec. | Growth Rate | Height | Planter Size* | Comments |
|---|---|---|---|---|---|
| Cercis canadensis<br>*Eastern Redbud* | Deciduous | Moderate | 35' | 6' | |
| Lagerstroemia indica<br>*Crape Myrtle* | Deciduous | Slow | 25' | 4' | Need full sun, flowers |
| Maytenus boaria<br>*Mayten Tree* | Evergreen | Slow-Mod. | 30' | 4' | Weeping, well-drained soils |
| Prunus cerasifera 'Krauter Vesuvius'<br>*Flowering Plum* | Deciduous | Moderate | 25' | 6' | Colored foliage, flowers |
| Pyrus calleryana 'Bradford'<br>*Bradford Pear* | Deciduous | Slow-Mod. | 50' | 6' | Fall color,flowers |

# APPENDIX 10.7

## BUS SHELTER