

DEL WEBB SPECIFIC PLAN

City of Roseville, California



Approved
December 15, 1993

DEL WEBB SPECIFIC PLAN

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1

Introduction

1.1 PLAN OVERVIEW AND LOCATION

The Del Webb Specific Plan proposes a 3,500 dwelling unit active adult community within the City of Roseville, on approximately 1,200 acres. In addition to the 3,500 dwelling units, the plan includes 27 holes of golf, recreation centers, commercial uses, parks, park preserves and public uses.

The City of Roseville is located along the Interstate 80 corridor, approximately midway between the cities of Sacramento and Auburn as shown in Figure 1-1. The plan area is approximately 2.5 miles west of the Blue Oaks Boulevard interchange on Highway 65. Northern and southern edges of the plan are defined by planned extensions of Blue Oaks Boulevard and Pleasant Grove Boulevard respectively. The western edge of the plan area is bounded by Fiddymont Road as shown in Figure 1-2.

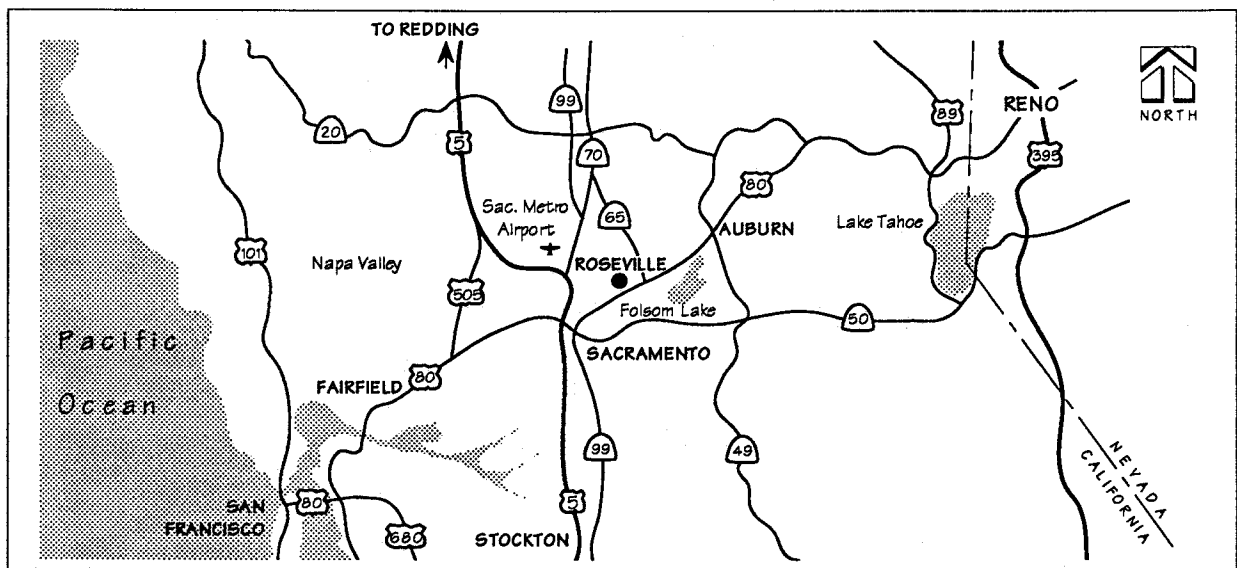


FIGURE 1-1
REGIONAL LOCATION MAP

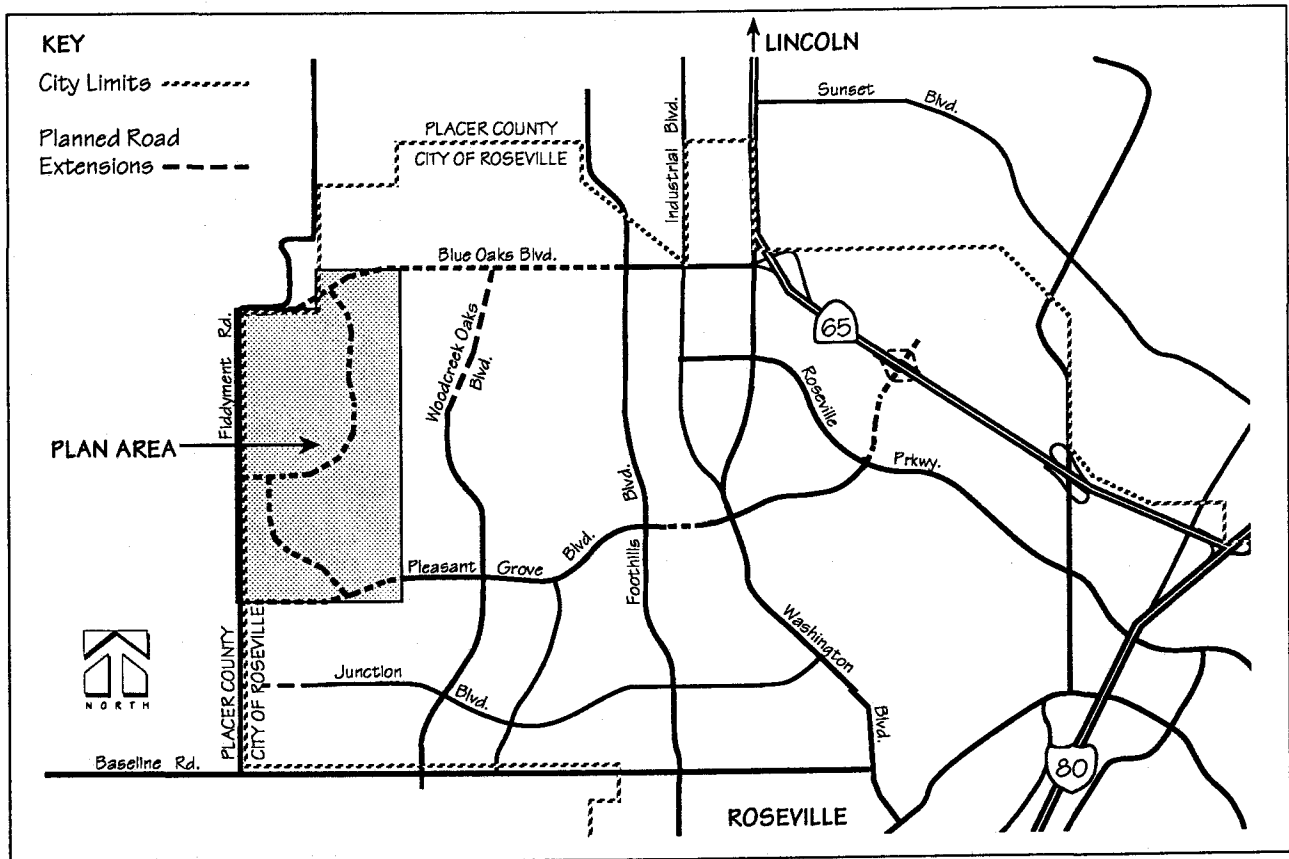


FIGURE 1-2
LOCAL AREA MAP

1.2 THE SPECIFIC PLAN

The Del Webb Specific Plan sets forth regulations, conditions and programs which will implement the goals, objectives and policies of the City of Roseville General Plan. The specific plan process provides the opportunity to plan, coordinate, and implement development over a large area in a comprehensive manner.

The specific plan combines the elements of a general plan, zoning ordinance and capital improvements program into a single document tailored to the Del Webb plan area. The specific plan provides for orderly and systematic development consistent with the policies of the City of Roseville and the natural characteristics of the site.

1.3 PLAN CONTENT AND FORMAT

The Del Webb Specific Plan document is composed of eight elements and sections, with related policies, graphics and exhibits, which address the following specific subject areas:

Section 1. Introduction

The Introduction provides an overview of the structure and concept of the specific plan, legal authority and general plan consistency.

Section 2. Land Use Element

The Land Use Element describes the basic concept, distribution and permitted uses of the land uses proposed in the plan area.

Section 3. Housing Element

The Housing Element addresses the concern of providing a housing mix that will meet the needs of the growing segment of the active adult population, as well as housing affordability issues.

Section 4. Circulation Element

The Circulation Element summarizes the circulation facilities, including roadway, pedestrian, golf cart, and bicycle systems, public transit and transportation system management measures.

Section 5. Resource Management Element

The Resource Management Element describes the natural features in the plan area and the manner in which they are protected and incorporated into the proposed urban pattern.

Section 6. Community Open Space and Recreation Facilities Element

The Community Open Space and Recreation Facilities Element summarizes the parks, park preserves, golf course facilities, recreation centers, and other amenities and facilities in the Del Webb plan area.

Section 7. Public Facilities and Services Element

The Public Facilities and Services Element summarizes the basic infrastructure, utilities, and other facilities and services, required for the residents.

Section 8. Phasing and Implementation Section

The Phasing and Implementation section briefly outlines public and private land use regulations, proposed methods of maintaining certain public and private areas, infrastructure and development sequencing, and a description of proposed public facility and infrastructure financing mechanisms.

1.4 LEGAL AUTHORITY

The City of Roseville, as a charter city, adopts this specific plan by a procedure which is generally consistent with the provisions of Article 8, Sections 65450 through 65457 of Title 7 Planning and Land Use Law, California Government Code. It is required that all subsequent projects including subdivisions, public works projects and zoning regulations be consistent with the specific plan.

1.5 CITY OF ROSEVILLE GENERAL PLAN CONSISTENCY

The Growth Management component of the City of Roseville General Plan 2010 (adopted November 18, 1992 and updated with adoption of this specific plan) addresses the future need for urban uses in the northern and western edges of the city. To ensure the city's goal of comprehensively planning future growth areas, the Growth Management component of the City of Roseville General Plan sets forth performance standards. The performance standards provide the criteria for planning and managing growth by requiring the mitigation of growth impacts and the provision of both tangible and intangible benefits to the community.

The Del Webb Specific Plan is consistent with the goals, policies and objectives of the City of Roseville General Plan.

1.6 RELATED DOCUMENTS

The Del Webb Specific Plan is implemented by the City of Roseville by a number of measures including the supporting documents listed below. These documents are to be used in conjunction with the specific plan to ensure full implementation of City of Roseville General Plan goals and policies.

Development Guidelines and Standards

The Development Guidelines and Standards implement the planning concepts and philosophy of the specific plan and are structured to conform to the entitlements and agreement

prescribed in the project development agreement. The Development Guidelines and Standards establish design criteria and standards for all uses in the plan area. Under the regulations of the specific plan (SP) combining zone district, the Development Guidelines and Standards supersede regulations of the zone where differences occur, and serves as the basis for site review, subdivision approval and other required approvals and permits.

Development Agreement

The property owners, subject to the provisions of the Del Webb Specific Plan, have executed a project development agreement in accordance with City of Roseville Ordinance Number 802. The project development agreement sets forth needed infrastructure improvements, the timing and method for financing improvements and other specific performance obligations of the property owners and the City of Roseville as it relates to the development of the plan area.

Environmental Impact Report

The Specific Plan Environmental Impact Report (EIR) was certified concurrent with the adoption of the specific plan. The EIR examines the environmental impacts of the proposed plan and focuses on changes in the environment that would result from implementation of the plan. The EIR examines all phases of the project including planning, construction and operation. Additional environmental analysis may need be prepared if subsequent changes to the plan are proposed, or other circumstances change, which create impacts not considered in the original environmental analysis.

2

Land Use Element

2.1 LAND USE CONCEPT

Active adults are in, or nearing, retirement yet are healthy and capable of enjoying an active lifestyle. Active adults desire to live near friends and family in familiar surroundings in a community that provides a strong sense of personal security and offers many specialized recreational and social activities. The Del Webb Specific Plan is designed to meet the particular needs of active adults through a combination of residential, recreational, social and open space land uses.

The land use design provides a setting for active adults to support and utilize the extensive network of social and recreational activities, clubs and volunteer programs offered in the community.

Residential villages are defined and identified by parks, park preserves, golf courses, recreation centers, commercial uses, and arterial and collector streets as shown in Figure 2-1. Table 2-1 shows the distribution of acreages by parcel for the plan area.

The existing natural features of the site are preserved where feasible. The plan also incorporates resources to restore certain plant communities and related bird and small animal habitat lost to earlier grazing activity and proposed project development.

Existing conditions within and surrounding the plan area are considered a primary determinant in the land use pattern, and are specifically addressed through policies in the Del Webb Development Guidelines and Standards and the Resource Management Element (Section 5).

Key features influencing the land use pattern include:

- The primary vehicular circulation system, including the locations of Fiddymont Road and Pleasant Grove Boulevard and the proposed connection point for Blue Oaks Boulevard;

Del Webb Land Use Summary

GENERAL PLAN LAND USE (Specific Plan Land Use)	ACRES	% OF TOTAL ACRES	UNITS	% OF TOTAL UNITS
<i>RESIDENTIAL</i>				
LDR (Residential)	654.79	54.47%	3,110	96.88%
HDR (Residential)	4.00	0.33%	100	3.12%
<i>Subtotal</i>	658.79	54.80%	3,210	100.00%
<i>SERVICE AND EMPLOYMENT</i>				
CC (Commercial)	12.72	1.06%	0	0.00%
<i>Subtotal</i>	12.72	1.06%	0	0.00%
<i>OPEN SPACE AND PUBLIC</i>				
OS (Blue Oaks North Preserve)	17.61	1.46%	0	0.00%
OS (Blue Oaks South Preserve)	10.33	0.86%	0	0.00%
OS (Central Park Preserve)	69.77	5.80%	0	0.00%
PR (City-Wide Park)	14.45	1.20%	0	0.00%
PR (Golf Course)	315.08	26.21%	0	0.00%
PR (Maintenance Area)	1.70	0.14%	0	0.00%
PR (Outdoor Recreation)	8.95	0.74%	0	0.00%
PR (Recreation Centers)	17.57	1.46%	0	0.00%
PR (School House Park)	8.69	0.72%	0	0.00%
PR (Satellite Recreation Center)	3.46	0.29%	0	0.00%
PR (Veteran's Memorial Park)	7.89	0.66%	0	0.00%
PQP (Religious Facility)	3.01	0.25%	0	0.00%
PQP (Fire Station)	1.01	0.08%	0	0.00%
PQP (Lift Station)	0.44	0.04%	0	0.00%
ROW (Right of Way)	50.69	4.22%	0	0.00%
<i>Subtotal</i>	530.64	44.14%	0	0.00%
Total	1,202.16	100.0%	3,210	100.0%

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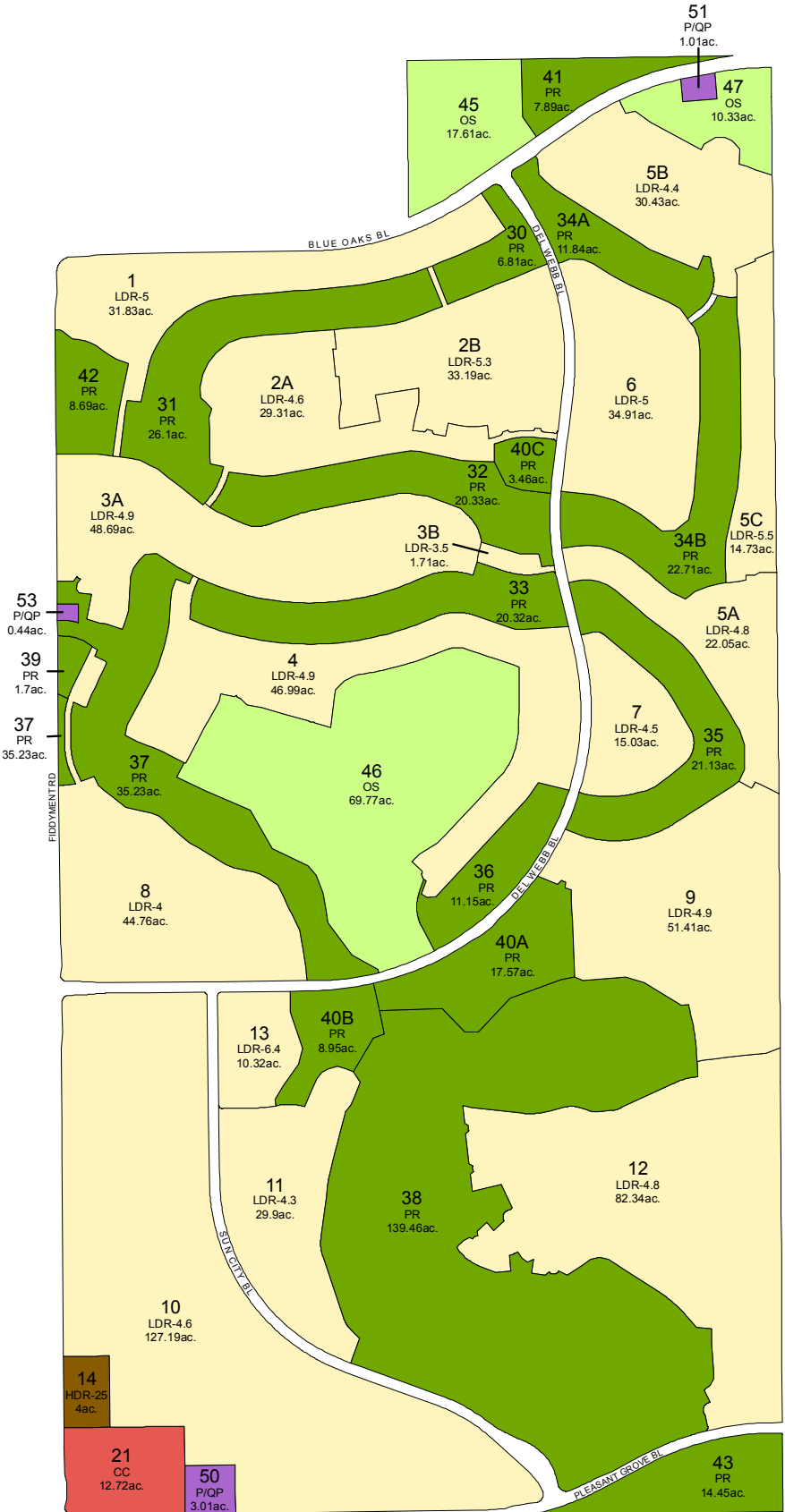
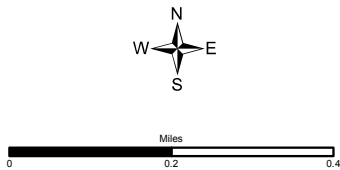
DEL WEBB LAND USE PLAN

Figure 2-1

Land Use Designation		Acres
LDR	Residential	654.79
HDR	Residential	4.00
CC	Commercial	12.72
OS	Blue Oaks North Preserve	17.61
	Blue Oaks South Preserve	10.33
	Central Park Preserve	69.77
PR	City-Wide Park	14.45
	Golf Course	315.08
	Maintenance Area	1.70
	Outdoor Recreation	8.95
	Recreation Centers	17.57
	Satellite Recreation Center	3.46
	School House Park	8.69
	Veteran's Memorial Park	7.89
	Fire Station	1.01
P/QP	Lift Station	0.44
	Religious Facility	3.01
ROW	Right of Way	50.69

*See Land Use By Parcel table for Unit totals

Totals: 1,202.16



Del Webb Land Use by Parcel Number

Parcel	General Plan Land Use (Specific Plan Land Use)	Zoning	Acres	Allocated Units	Finalized Units	Available Units	Density
1	LDR (Residential)	RMU/SA-DW	31.83	159	159	0	5.0
2A	LDR (Residential)	RMU/SA-DW	29.31	134	134	0	4.6
2B	LDR (Residential)	RMU/SA-DW	33.19	175	175	0	5.3
3A	LDR (Residential)	RMU/SA-DW	48.69	240	240	0	4.9
3B	LDR (Residential)	RMU/SA-DW	1.71	6	6	0	3.5
4	LDR (Residential)	RMU/SA-DW	46.99	231	231	0	4.9
5A	LDR (Residential)	RMU/SA-DW	22.05	106	106	0	4.8
5B	LDR (Residential)	RMU/SA-DW	30.43	135	135	0	4.4
5C	LDR (Residential)	RMU/SA-DW	14.73	81	81	0	5.5
6	LDR (Residential)	RMU/SA-DW	34.91	175	175	0	5.0
7	LDR (Residential)	RMU/SA-DW	15.03	67	67	0	4.5
8	LDR (Residential)	RMU/SA-DW	44.76	178	178	0	4.0
9	LDR (Residential)	RMU/SA-DW	51.41	254	254	0	4.9
10	LDR (Residential)	RMU/SA-DW	127.19	579	579	0	4.6
11	LDR (Residential)	RMU/SA-DW	29.90	129	129	0	4.3
12	LDR (Residential)	RMU/SA-DW	82.34	395	395	0	4.8
13	LDR (Residential)	RMU/SA-DW	10.32	66	66	0	6.4
14	HDR (Residential)	R3/DS-DW	4.00	100	100	0	25.0
21	CC (Commercial)	CC/SA-DW	12.72				
30	PR (Golf Course)	RMU/SA-DW	6.81				
31	PR (Golf Course)	RMU/SA-DW	26.10				
32	PR (Golf Course)	RMU/SA-DW	20.33				
33	PR (Golf Course)	RMU/SA-DW	20.32				
34A	PR (Golf Course)	RMU/SA-DW	11.84				
34B	PR (Golf Course)	RMU/SA-DW	22.71				
35	PR (Golf Course)	RMU/SA-DW	21.13				
36	PR (Golf Course)	RMU/SA-DW	11.15				
37	PR (Golf Course)	RMU/SA-DW	35.23				
38	PR (Golf Course)	RMU/SA-DW	139.46				
39	PR (Maintenance Area)	RMU/SA-DW	1.70				
40A	PR (Recreation Centers)	RMU/SA-DW	17.57				
40B	PR (Outdoor Recreation)	RMU/SA-DW	8.95				
40C	PR (Satellite Recreation Center)	RMU/SA-DW	3.46				
41	PR (Veteran's Memorial Park)	PR	7.89				
42	PR (School House Park)	PR	8.69				
43	PR (City-Wide Park)	PR	14.45				
45	OS (Blue Oaks North Preserve)	OS	17.61				
46	OS (Central Park Preserve)	OS	69.77				
47	OS (Blue Oaks South Preserve)	OS	10.33				
50	PQP (Religious Facility)	RMU/SA-DW	3.01				
51	PQP (Fire Station)	P/QP	1.01				
53	PQP (Lift Station)	P/QP	0.44				
ROW	ROW (Right of Way)	ROW	50.69				
Total			1,202.16	3,210	3,210	0	

Notes:

- Finalized Units: Number of units recorded with the final subdivision map (for planning areas that are built out, this is the total number of units)
- Available Units: Units available for transfer after the subdivision map has recorded
- A total of 327 units were unallocated with the original project. On June 4, 1997 the City Council (Council Communication No. 1583, File 0401-02-07 & 0501-06-06) directed staff to transfer 150 unallocated units from DWSP to be used in other plan areas.
- A verification study conducted in December of 2006 resulted in minor adjustments to the acreage and number of dwelling units. The remaining 177 unallocated units reverted back to the City's unit pool.

Last Updated: December 10, 2014

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- Regional access afforded by the connection to Highway 65 and Interstate 80;
 - Adjacent land uses, both existing and designated;
 - Natural land features, including drainage patterns and topography; and
 - Native vegetation and other natural features of special character including oak trees and wetlands.

Views to the open space, oak woodlands and golf course will be preserved and will be one of the most notable features of the community. Generally, solid walls and fences will be located only along the perimeter arterials and interior collector streets adjacent to single family homes along Del Webb Boulevard and Sun City Boulevard. Some rear yard fencing will be provided in designated areas based on market demand. Views of the oak woodlands and golf courses will be preserved along all streets, including Pleasant Grove Boulevard, Fiddymont Road and Blue Oaks Boulevard. Fencing is also discussed in the Development Guidelines and Standards.

Residents will be able to live and pursue leisure activities without relying solely on their automobile. The individual villages are designed to facilitate pedestrian, bicycle and golf cart access to parks, park preserves, the golf courses, recreation centers and commercial centers. Specific details describing these linkages and the interfaces between uses are described in the Development Guidelines and Standards.

2.2 LAND USE GOALS

The Del Webb Specific Plan is intended to create an active adult community in the City of Roseville while achieving the following goals:

1. Establish a community which can provide for the special social, recreational and housing needs for active adults who share common interests and lifestyles.
2. Enhance living spaces by integrating the natural and built environments to minimize disruption of natural features, and to the extent practicable, blend with the landforms, trees and water courses of the site.
3. Maximize the potential for energy conservation through building and landscape designs and orientations which recognize the climatic conditions in the area.

-
4. Provide space for retail and professional services necessary to serve the plan area residents and the general public.
 5. Include a mix of housing types and densities which reflect the needs of the active adult marketplace including dwellings affordable to households in the very low, low, and middle income categories.
 6. Establish residential villages that are safe for residents and buffered from noise and other nuisance factors in accordance with city requirements.
 7. Integrate residential and non-residential land uses and provide a golf cart, pedestrian and bicycle path system such that residents are encouraged to minimize auto use for shopping, services and leisure activities.
 8. Set a high standard of design for both architecture and landscaping with guidelines that will assure quality and compatibility throughout the plan area.
 9. 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.

2.3 LAND USE SUMMARY

The conceptual land use plan, Figure 2-1, encompasses a total of 1,200.3 acres. The dominant land uses are open space and recreation and single family detached residential villages. A total of 3,500 dwelling units are proposed at an average density of 5.3 and a gross density of 2.9 units per acre. Based on a projected 1.8 people per household, the plan area is expected to accommodate 6,300 residents. The land use allocation is summarized on Table 2-2, and illustrated in Figure 2-2.

TABLE 2-2
LAND USE SUMMARY

<u>Residential Land Use</u>	<u>Acres</u>	<u>Dwelling Units</u>
Low Density Residential (0.5-6.9 units per gross acre)	654.1	3,079 ¹
High Density Residential (13.0+ units per gross acre)	<u>4.0</u>	<u>100²</u>
Subtotal	658.1	3,179
Unallocated Units		<u>321³</u>
Total Specific Plan Units		3,500
<u>Parks and Recreation/Open Space Land Uses</u>		
Recreation Centers	29.9	
Golf Courses	316.9	
Parks	31.3	
Park Preserves	<u>97.5</u>	
Subtotal	475.6	
<u>Other Land Use</u>		
Community Commercial	12.1	
Religious Facilities	3.0	
Fire Station	1.0 ⁴	
Electric Substation	0.6	
Lift Station	0.4	
Right-of-Way	<u>49.5</u>	
Subtotal	66.6	
PLAN TOTAL	1,200.3	3,500

¹ Single family dwellings will be the dominant dwelling unit type. Up to twenty percent (20%) of the overall single family dwellings in the plan area may be cluster (attached or detached) or halfplex units depending on market demand. These units may be located within the LDR land use category villages as long as the overall density within any of the designated individual villages does not exceed 6.9 units per acre.

² High density dwellings will be allocated in a four (4) acre site for very low income senior households.

³ Unallocated units are described in Section 2.5 of this element.

⁴ The fire station site may require slightly more than one (1) acre to accommodate specific site design.

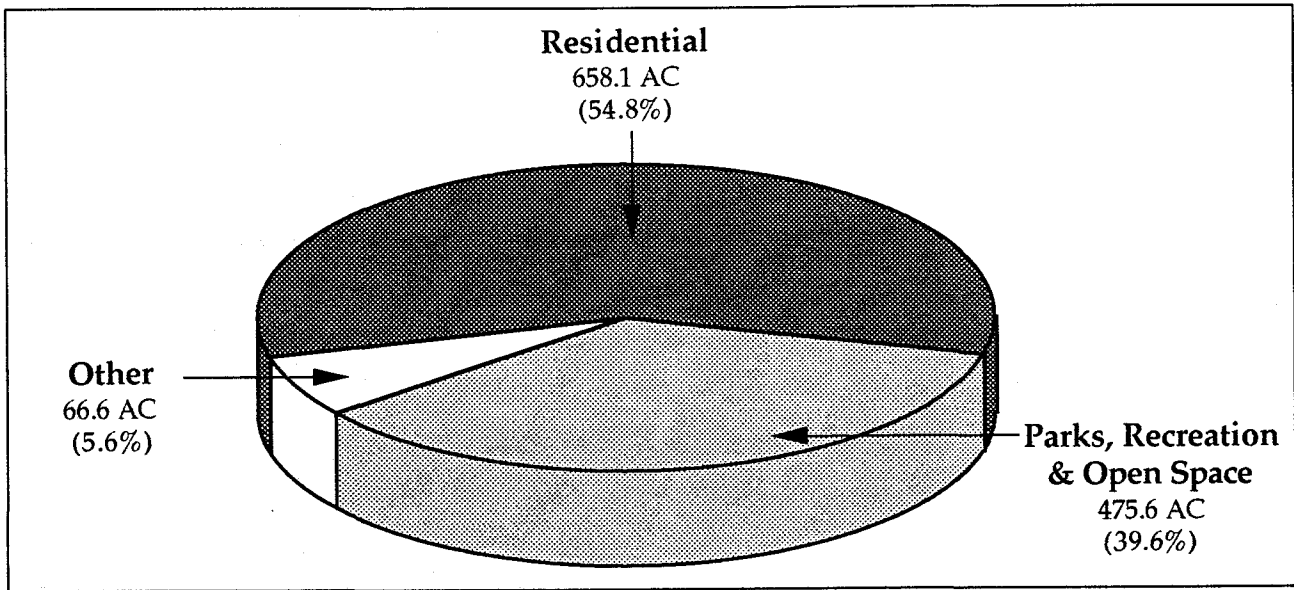


FIGURE 2-2
LAND USE BY CATEGORY

2.4 LAND USE TYPES

To implement the stated concepts and goals of this element, land uses within the plan area have been grouped into three general land use types. The land use types correspond to the overlying zoning district designations and consist of Residential Mixed Use (RMU-SA), High Density Residential (R-4-SA) and Community Commercial (C-2-SA) as shown in Figure 2-3. A description of the general land use types, permitted uses and primary components is included below.

2.4.1 Residential Mixed Use

A majority of the plan area, approximately 1,187.2 acres or 98.9%, has been designated as residential mixed use. This land use type incorporates the single family villages and vacation villas, as well as related uses including the golf courses and associated facilities, recreation centers, parks, fire station, religious facility and sales pavilion.

The intent of residential mixed use 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. The residential mixed use area establishes an integrated mix of uses to create desirable and cohesive single family residential villages.

The precise uses permitted within the residential mixed use are those permitted in the RMU District of the City of Roseville Zoning Ordinance with the exception of the following prohibited uses:

- Boarding House
- Neighborhood Retail
- Hospitals
- Hotels/Motels
- Bed and Breakfast
- Professional Offices
- Mortuaries

Development standards and specific uses for each component of the residential mixed use type are as specified in the Development Guidelines and Standards.

The primary components of residential mixed use type are briefly summarized below.

2.4.1.1 Single Family Housing

Single family housing within the Del Webb Specific Plan area includes detached, halfplex, cluster and vacation villa units. The majority of the plan area is highly suitable for single family development due to the relatively gentle terrain and good quality soils for urban uses. The plan area contains 13 single family residential villages identified as villages 1 through 13 in accordance with the parcel numbers contained in Figure 2-1.

Each of the single family villages will contain a mix of housing lot sizes and types, intermingled as the market and site conditions require. Residential lots will have a consistent minimum depth, but a diversity of lot widths will be found along the street frontage. Density averaging will be utilized to meet the average village density and to allow flexibility in selecting a mix of dwelling unit types as specified in Section 2.5 of this element.

Single Family Detached

Conventional single family detached homes are the predominant dwelling units in the plan area. These are designated as estate, premier and classic residential based on the size of the lot and corresponding unit.

The general size characteristics and the estimated percent of the total lots of each single family type is summarized on Table 2-3. Specific characteristics of each unit type are set forth in the Development Guidelines and Standards.

TABLE 2-3
SINGLE FAMILY DWELLING
GENERAL SIZE CHARACTERISTICS

<u>Unit</u>	Typical Lot Size (Sq. Ft.)	Typical Halfplex Lot Size (Sq. Ft.)	Typical Unit Size (Sq. Ft.)	Approximate Percent of Total Lots
Estate	7,000-8,000	N/A	2,000-2,700	15%
Premier	6,000-7,000	5,800	1,550-2,000	44%
Classic	5,000-6,000	4,500	950-1,475	39%
Vacation Units/ Villas	4,000-5,000	N/A	800-1,300	2%

Halfplexes

Premier and classic homes may be paired in any combination to form halfplexes. Halfplexes are generally utilized in groupings of 40 to 70 lots. Individual halfplex lots are generally narrower than standard lots for premier and classic homes due to the elimination of the paired side yard.

Cluster Housing

Cluster housing may be utilized in any of the residential villages in-lieu of conventional lots. Clusters may take the form of townhomes, zero-lot-line homes (patio, zippered, etc.), or other detached or attached small lot home variety (wide and shallow, courtyard, etc.) on public or private streets utilizing non-conventional lots. For consistency of appearance, cluster housing products will be integrated within villages and be compatible with the rest of the village.

Similar to halfplexes, cluster homes will occur in groupings of approximately 40 to 70 units to facilitate efficient maintenance and management of private yard space through the Homeowners Association (HOA). Up to twenty percent (20%) of the overall single-family dwelling 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.

Vacation Units / Villas

Sixty-six (66) units of small lot single family residential dwellings will serve as vacation villas. The site design for the vacation units/villas will utilize a small lot residential lotting pattern. Vacation units may be utilized on Classic lots, assuming they meet the Classic lot standards and setbacks.

The vacation villas differ from other residential product types in that they will be rented by prospective homebuyers who want to experience the community. Typically, visitors will stay at the vacation villas for three to seven days. The vacation villas will include a visitors center which will house a manager to oversee the day-to-day operations of the rentals. Units will be sold when no longer needed for the marketing program. These units may help fulfill housing affordability goals for low and middle income households as discussed in the Housing Element (Section 4).

2.4.1.2 Recreation Centers

The plan area includes two recreation centers: the main recreation center and the "satellite" recreation center. The main recreation center (Parcels 40a and 40b) will form the nucleus or "focal point" of the plan area. It is centrally located on approximately 26.3 highly visible acres along Del Webb Boulevard, and is expected to contain over 50,000 square feet of building floor area. The main recreation center will be linked to the entire plan area through pedestrian, bicycle and golf cart path connections. This recreation center serves as the "community center" for the plan area by housing many social and recreational activities. Included will be both outdoor and indoor facilities such as arts and crafts rooms, a ballroom, restaurants and other social facilities, exercise rooms and other recreational facilities such as pools, tennis courts and lawn activity areas.

The satellite recreation center (Parcel 40c) is located on 1.8 acres adjacent to the 9-hole golf course clubhouse. This center serves to adjust the mix of facilities within the overall recreational system of the plan area and may provide meeting and card rooms, a kitchen, restrooms, lockers and showers, and a porch and ramada in a small building of approximately 10,000 square feet. Actual uses will be based on resident need and demands on existing facilities.

Both recreation centers are designed around open spaces, with building design emphasis placed on combining indoor and outdoor spaces. The recreation centers will be operated by the HOA for the use of HOA members and guests. The recreation centers and associated facilities are further discussed in the Community Open Space & Recreation Facilities Element (Section 6).

2.4.1.3 Golf Courses and Related Facilities

Two golf courses, an 18-hole championship course and a 9-hole course, totalling 316.9 acres, wind around the groves of oaks and wetlands allowing preservation of many natural amenities. The 18-hole course is divided into the southern nine, or "Oak Golf Course", and the middle nine, or "Lake Golf Course". The northern 9-hole course has been designated as the "Pine Golf Course". Golf courses are a vital part of the active adult community concept, providing a major recreational opportunity for both the residents of the plan area and the Roseville community.

In addition to the 27 holes of golf, the golf course facilities within the plan area include a driving range, practice putting greens, a main clubhouse facility combined with the main recreation center to serve the 18-hole course, a smaller secondary clubhouse adjacent to the satellite recreation center to serve the 9-hole recreation course, and a 1.7 acre maintenance area (Parcel 39). The golf course and associated facilities are further discussed in the Community Open Space & Recreation Facilities Element (Section 6).

2.4.1.4 Public Parks and Park Preserves

The plan area includes three (3) public parks totalling 31.3 acres, and three (3) park preserves totalling 97.5 acres. The parks and park preserves provide active and passive recreational opportunities for both plan area residents and Roseville citizens in general, and preserve significant oak woodland and wetland resources. Parks and park preserves are discussed in greater detail in the Open Space & Recreation Facilities Element (Section 6).

2.4.1.5 Religious Facilities

A three-acre religious facility (Parcel 50) is located on Pleasant Grove Boulevard adjacent to the southern commercial use. The site is located to serve residents of the greater Roseville community as well as residents of the plan area.

2.4.1.6 Fire Station

A one-acre fire station (Parcel 51) is located on the south side of Blue Oaks Boulevard to serve the plan area as well as neighboring areas of Roseville. The fire station is discussed in the Public Facilities & Services Element (Section 7).

2.4.1.7 Sales Pavilion

A single sales pavilion and model home complex is intended to serve the entire plan area and is located in Village 11 adjacent to the golf course and recreation center. This location is generally reflected on the Land Use Plan, Figure 2-1. The pavilion is part of a complex encompassing the main sales building, model homes, landscaping, and supporting parking. The sales pavilion building includes approximately 16,000 square feet and provides space for sales displays, presentation rooms, offices, interior design consultation and storage. Ultimately, the sales pavilion, parking area and temporary access road may be redeveloped into a residential village.

2.4.2 High Density Residential

A four (4) acre site (Parcel 14), located immediately adjacent to the southern commercial site at the corner of Fiddyment Road and Pleasant Grove Boulevard, is designated for 100 age-restricted multi units. The location of the high density residential provides direct access to the adjacent commercial site, is within easy walking distance of a proposed bus stop location on Fiddyment Road and is in close proximity to the facilities and services to be offered at the City-Wide Park to the east. Pedestrian access to the remainder of the plan area will be provided through the adjacent commercial use.

The high density residential is to be developed as an affordable complex for very low income households. The site is not required to be a part of the HOA to help maintain affordability. As a result, residents will not have access to HOA operated facilities and programs.

Uses permitted within high density residential include apartments, condominiums and institutional uses as permitted in the R-4 (Apartment) District of the City of Roseville Zoning Ordinance. All other uses identified within the R-4 District are prohibited.

Development standards are as specified in the Development Guidelines and Standards.

2.4.3 Community Commercial

The Land Use Plan (Figure 2-1) designates the location of one commercial center. The site, Parcel 21, encompasses 12.1 acres. The community commercial land use is intended to provide a concentration and mix of shops and offices to meet the daily shopping and service needs of the residents and employees in the plan area.

Parcel 21 is adjacent to the high density residential, religious facility site and single family residences. A portion of this site may be used for administrative buildings during the early stages of plan area development. An electric substation (Parcel 52) of approximately 0.6 acres is located in the northwest corner of Parcel 21. This substation is discussed in greater detail in the Public Facilities & Services Element (Section 7).

Uses permitted in the commercial centers are those normally permitted in the C-2 District, with the exception of bars and video arcades. Additional primary permitted uses in the C-2 District include:

- Gas Stations
- Golf Cart Sales and Service conducted entirely within a building

Development standards are as specified in the Development Guidelines and Standards.

Office uses are included in the commercial centers to provide convenient access to professional services such as accounting, real estate, banking, attorneys and other services which residents may require. Office uses may also include medical services such as clinics, doctors, dentists, physical therapy and other medical specialties. Office uses may account for up to forty percent (40%) of the gross floor area of each commercial center. Location of uses on each site will consider the compatibility of different types of use, however, a mix of uses is encouraged to facilitate activity throughout the center during business hours.

Care is to be taken in the siting of buildings, the ease of public access, and the physical interface with adjacent land uses, to ensure that community commercial land uses are successfully integrated at the edge of a village. Parcel 21 will be designed to provide safe and convenient pedestrian, bicycle and golf cart access from the surrounding uses. This will be partially achieved by providing dedicated pathway systems, which will be gated and locked at night, from the interior of the adjacent residential villages to the stores. The location of the access points are described in the Circulation Element and Development

Guidelines and Standards. In addition, designated golf cart parking areas and clear pedestrian pathways from adjacent roadways will be provided.

2.5 DWELLING UNIT ALLOCATION

A total of 3,500 dwelling units are allocated to the plan area and analyzed in the project EIR. As reflected in Figure 2-1 and on Table 2-1, a total of 3,079 single family units and 100 high density units have been designated on the land use map resulting in 321 "unallocated" units.

It is the intent of the specific plan to permit flexibility in adjusting the unit mix to reflect market demand, and to allow the 321 "unallocated" units to potentially be absorbed within the plan area. To further this intent, the number of units within any single family village may be permitted to increase or decrease by up to ten percent (10%) between the tentative and final residential lot subdivision maps. Any increase or decrease in units is subject to approval of a minor tentative subdivision map modification, and may not result in the plan area exceeding 3,500 units.

In addition, the increase or decrease must:

- be consistent with the goals, policies and requirements of the City of Roseville General Plan, the Del Webb Specific Plan, Development Guidelines and Standards, and project development agreement;
- not modify street configurations or lot depths to the extent that they are no longer in substantial compliance with the approved tentative map, or result in modification to any lot lines conditioned to remain fixed by the tentative map;
- not result in an overcrowding of lots or impacts beyond those identified in the project EIR;
- not result in modification to conditions of the approved tentative map or applicable tree permit(s); and
- not result in an average density in excess of 6.9 dwelling units per acre within any individual residential village.

The precise restrictions relating to increases and decreases of dwelling units is specified in the Development Guidelines and Standards and the project development agreement.

2.6 DESIGN

Design is a critical component of the Del Webb Specific Plan area. The Development Guidelines and Standards implement the planning concepts and philosophy contained in this specific plan and establish specific design criteria for:

- Village Form
- Single Family Residential
- Multi Family Residential
- Sales Pavilion and Model Homes
- Recreation Center
- Golf Course Facilities
- Community Commercial and Religious Facilities

In addition, the Development Guidelines and Standards include landscape design guidelines which incorporate design criteria for:

- Streetscapes
- Specialized landscape areas
- Landscape components
- Signage

The Development Guidelines and Standards are intended to identify a common character throughout all built elements of the community and to establish a broad architectural theme that will be the basis for growth. These themes are reflective of the natural setting of the plan area and the desire to incorporate traditional forms, styles and materials.

2.7 LAND USE POLICIES

1. All land uses are to be regulated, designed and developed consistent with this specific plan, the Zoning District Regulations, the City of Roseville General Plan, the project EIR, the project development agreement and the Development Guidelines and Standards. In addition, all uses shall be subject to the approval and conditions associated with required subdivision maps, site reviews, tree permits and other entitlements and permits.

-
2. To implement the "active adult" concept of the specific plan, the age of residents within the plan area shall be restricted. Residency shall be in accordance with Civil Code Section 51.3 and require that at least one (1) resident of each dwelling unit shall be fifty-five (55) years of age or older.
 3. Up to twenty percent (20%) of the overall single-family dwelling 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.
 4. The total number of units within any of the individual residential villages may be permitted to increase or decrease between the tentative and final residential lot subdivision maps, subject to approval of a minor tentative subdivision map modification. Approval or denial of any requested increase or decrease in units shall be based on requirements of the Roseville Municipal Code as well as all of the following restrictions:
 - 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 City of Roseville General Plan, the Del Webb Specific Plan, Development Guidelines and Standards and project development agreement.
 - c. The increase or decrease does not modify street configuration or lot depths to the extent that they are no longer in substantial compliance with the approved tentative map or result in modification to any 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 EIR.
 - 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.

Unused units shall not be retained or transferred 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, supplemental environmental analysis in accordance with the California Environmental Quality Act, and other applicable entitlements as required by the city.

- 5. Uses, infrastructure and related services and facilities shall be phased in accordance with the Phasing & Implementation Section, the project development agreement and any applicable subdivision map. The intent is to ensure that adequate services and facilities, including parks and recreation, are provided prior to, or concurrent with, the development of adjacent residential uses.



3

Housing Element

3.1 HOUSING CONCEPT

The Del Webb Specific Plan provides ownership housing targeted to be affordable to a range of household incomes and appropriately designed for the needs of active adults. The Housing Element of the City of Roseville General Plan establishes a goal to, "maximize efforts to meet affordable housing needs by requiring ten percent (10%) of new housing units to be affordable to very low, low and middle income residents." Consistent with this goal, a segment of housing will also be reserved for purchase by households in the low and middle income categories, and a site is designated for the construction of very low income age restricted rental housing.

3.2 HOUSING GOALS

Housing within the specific plan area is designed to achieve the following goals:

1. Provide a mix of housing, recreation and community services appropriate to household incomes and lifestyle needs of an age-restricted active adult community in Roseville.
2. Comply with the City of Roseville General Plan ten percent (10%) affordable housing goal, by providing a total of 350 dwelling units that meet pricing criteria for very low, low and middle income households.

3.3 HOUSING AFFORDABILITY CRITERIA

Housing affordability is based on definition of income categories defined by the U.S. Department of Housing and Urban Development (HUD). The standard measure is the median household income for a household of a certain size, (typically one to four persons in each household). A distinct household income is calculated for each region in the country and all jurisdictions within that region utilize the same basic income calculations

irrespective of the actual income level distribution in that community. City of Roseville household income levels reflect income levels of the Sacramento region.

The City of Roseville General Plan recognizes the following income categories.

TABLE 3-1
HOUSEHOLD INCOME AS PERCENTAGE OF REGIONAL MEDIAN INCOME

Income Category

Very Low Income	less than 50% of median
Low Income	50% to 80% of median
Middle Income	80% to 100% of median
Moderate Income	100% to 120% of median
Above Moderate Income	120%+ of median

Income levels used to establish housing affordability fluctuate over time and are reported periodically by HUD. The median household income for the metropolitan Sacramento region translates to the household income to be used as the standard for housing affordability. The household income by category and household size for the median income in May 1993, is summarized in Table 3-2. As the average household size for Del Webb community residents is 1.8 persons per unit, the most relevant household size is two persons.

TABLE 3-2
AFFORDABILITY GUIDELINES FOR METROPOLITAN SACRAMENTO

	Income Eligibility (1993)	
	Household Size	
	<u>1 Person</u>	<u>2 Persons</u>
Very Low Income	\$ 14,900	\$ 17,050
Low Income	\$ 23,840	\$ 27,280
Middle Income	\$ 29,800	\$ 34,100
Moderate Income	\$ 35,760	\$ 40,920
Above Moderate Income	\$ 35,760+	\$ 40,920+

Source: U.S. Department of Housing and Urban Development 1993, City of Roseville Housing and Redevelopment Department.

Households in the above income ranges can afford to purchase housing in the corresponding price ranges summarized on Table 3-3. These affordable prices are an example of conditions as of the preparation of this specific plan and may fluctuate over time.

TABLE 3-3
AFFORDABLE PURCHASE PRICES (1993)

	Assume 8% Interest Rate	
	Family Size	
	<u>1 person</u>	<u>2 persons</u>
Low Income	\$ 75,000	\$ 85,500
Middle Income	\$ 93,500	\$ 106,500

Household income translates to a housing purchase price in accordance with several assumptions regarding the percent of household income that should be spent for housing, the percentage of purchase price required as a down payment, the current mortgage interest rate and other factors.

The City of Roseville assumes that low and very low income households should not have to spend more than thirty percent (30%) of their monthly gross income on rental housing costs, defined as rent and utilities. Maximum affordable rents for middle income households are calculated using thirty-five percent (35%) of the monthly household income. Home purchase prices are not calculated for very low income households assuming they could not afford to purchase a home. Home purchase prices for low, middle and moderate households are calculated using thirty percent (30%) of gross income based on lender's allowable lending ratios. Housing costs for purchase housing includes principal, interest, taxes and insurance.

Additional assumptions include:

- 1) Down payments of 10% were utilized.
- 2) Mortgages were calculated using 8% fixed rate and a 30-year amortization.
- 3) Property taxes were calculated at 1.25% of the purchase price minus Homeowners Exemption of \$7,000.
- 4) Hazard insurance was calculated at .55% of the mortgage amount.
- 5) A maximum of 30% of monthly gross income is utilized.

3.3.1 Effect of Interest Rates

Mortgage interest rates are one of the key factors in determining the affordability of a home. For a given household income, a reduction in the interest rate results in a lower monthly housing payment. For a given amount of dollar resources available for monthly housing expenditure, a household can afford a more expensive house at a lower interest rate. The interest rates

available to the home buyer fluctuate over time. As an example, a general effect of interest rates on the purchasing power of a middle income household is illustrated in Figure 3-1.

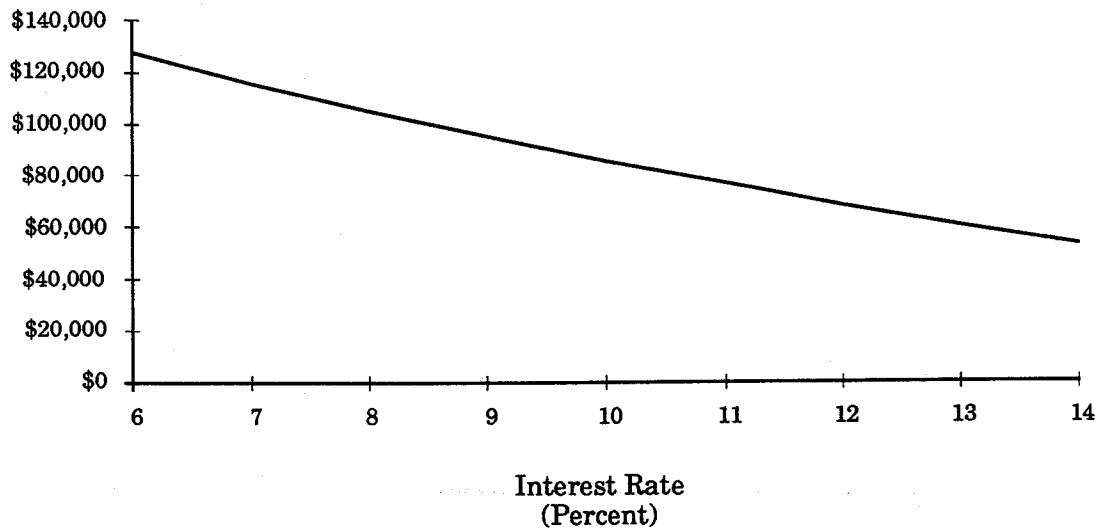


FIGURE 3-1
EFFECT OF INTEREST RATE ON HOME PURCHASING
POWER OF MIDDLE INCOME HOUSEHOLDS

3.3.2 Effect of Household Assets on Income Category

A second key consideration is the level of down payment a home buyer may apply. Homeowners who have lived in one home for many years will have created a substantial equity in their homes which may be applied to the down payment and effectively reduce the monthly housing cost to a level that is affordable at a reduced monthly income. The "maturity market" for housing is unique in its combined low level of earned income with a moderate amount of assets.

Households that have a relatively low annual income may have substantial assets that enable them to make a large down payment and purchase housing more expensive than their annual income would indicate. To ensure the goal of affordable housing truly reflects the income level of individual households, the assets of the household are considered in determining which income category applies. For purposes of meeting the affordable housing goals in this specific plan a household would be classified as low income if they earn fifty to eighty percent (50% to 80%) of the median household income (\$27,280 as of May, 1993 for a two person household), and their total assets do not exceed

\$50,000 after making the down payment on a home. The amount of assets that can be allocated to the down payment is not restricted.

A household will be classified as middle income if they earn eighty to one hundred percent (80% to 100%) of the median household income (\$34,100 as of May, 1993 for a two person household), and their total assets do not exceed \$100,000 after making the down payment on a home.

3.4 AFFORDABLE HOUSING PROGRAM

The plan allocates 350 dwelling units affordable to very low, low and middle income households. If the actual number of dwelling units constructed in the entire plan is less than 3500, the allocation of low and middle income units will be proportionally reduced to maintain the goal of ten percent (10%) affordable units.

The Del Webb Specific Plan will meet the goal of housing affordability through the following measures.

3.4.1 Purchase Housing Affordable to Low and Middle Income Households

Of the total 3500 units within the plan area, one hundred sixty-two (162) single family purchase units, or forty-six percent (46%) of the total affordable units, will be designated for purchase by low income households. Of these 162 units, the landowner will provide the entire subsidy necessary to construct one-half (81) of these units, subject to the subsidy limitations set forth in the project development agreement. The city will be responsible for providing the subsidy necessary for construction of the remaining one-half (81) of these affordable units. If the city is unable to provide the subsidy necessary to construct the remaining one-half (81) of these affordable units, or any portion thereof, such units will be offered for sale by Del Webb as market price units to middle income purchasers pursuant to terms contained in the project development agreement.

Eighty-eight (88) single family purchase units, or twenty-five percent (25%) of the total affordable units, will be designated for purchase by middle income households. The city is not responsible for any subsidies relating to the sale of middle income purchase units.

Purchase dwellings will be distributed proportionally throughout each phase of the phases and villages in the plan area except that all or part of the vacation villas may be utilized as

affordable purchase units. The precise distribution of individual lots that are candidate locations for low or middle income purchase units will be designated prior to the approval of the final map for each phase or portion of a phase through execution of an Affordable Housing Development Agreement for low income purchase units or an Affordable Purchase Housing Implementation Agreement for middle income purchase units.

Affordable units will typically include one or two bedroom detached or attached models ranging from 750 to 1100 square feet. The affordable purchase dwellings will be compatible with surrounding market rate purchase units in terms of style and external finishes.

The Development Guidelines and Standards provide direction for the style and materials to be applied and provide a variety of methods for configuring dwellings to achieve both economy and aesthetic community design.

For example, the landowner may elect to set aside a portion or portions of any village to create cluster housing consistent with the limitations identified in the Land Use Element (Section 2). Clusters could take the form of halfplexes (utilizing Classic or Premier floor plans), townhomes, zero-lot-line homes (patio, zippered, etc.), or other detached or attached small lot home variety (wide and shallow, courtyard, etc.) on public or private streets. Affordable homes are to be designed in a manner to reduce construction costs, yet allow them to appear architecturally compatible with surrounding market rate homes. Cost reduction examples include, but are not limited to, simplified exterior finishes and construction techniques, smaller floor plans, down-scaled interior finishes, materials and specifications, and provision of one-car garages.

Precise conditions for providing the low and middle income affordable housing are defined in the project development agreement.

3.4.2 Multi-Unit Housing Affordable to Very Low/Low Income Households

A four-acre site (Parcel 14) is designated for an age-restricted, multi unit use to accommodate 100 rental housing units affordable to very low income households. Specific methods and obligations for implementing the housing program will be defined through execution of a subsequent Affordable Housing Development Agreement. Such methods may include, but are not limited to:

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- participation with a non-profit foundation;
 - participation in bond funding programs;
 - contribution to fees or other development costs;
 - contribution to land acquisition;
 - acquisition of tax credits in assisted financing program; and/or
 - participation in other federal/state programs such as HOME, Section 202, etc.

For very low/low income households (50% - 80% of regional median household income or less) the monthly rent should not exceed thirty percent (30%) of their gross monthly income. Thus, the monthly rent should not exceed \$372 for a single person very low income up to \$682 for a two person low household under 1993 HUD regional guidelines.

To help maintain affordability, the high density residential site is not required to be part of the HOA. As a result, residents will not have access to HOA operated facilities and programs.

If the city and landowner agree that benefit to the city and the individuals needing very low income housing would result from the development of an off-site multi unit affordable residential development, such development may occur in-lieu of Parcel 14. Benefits to the city and individuals requiring the affordable housing may include, among other things:

- a reduction in the necessary city subsidy;
- greater availability of subsidies;
- earlier construction and availability of affordable units; and
- a greater number of affordable units.

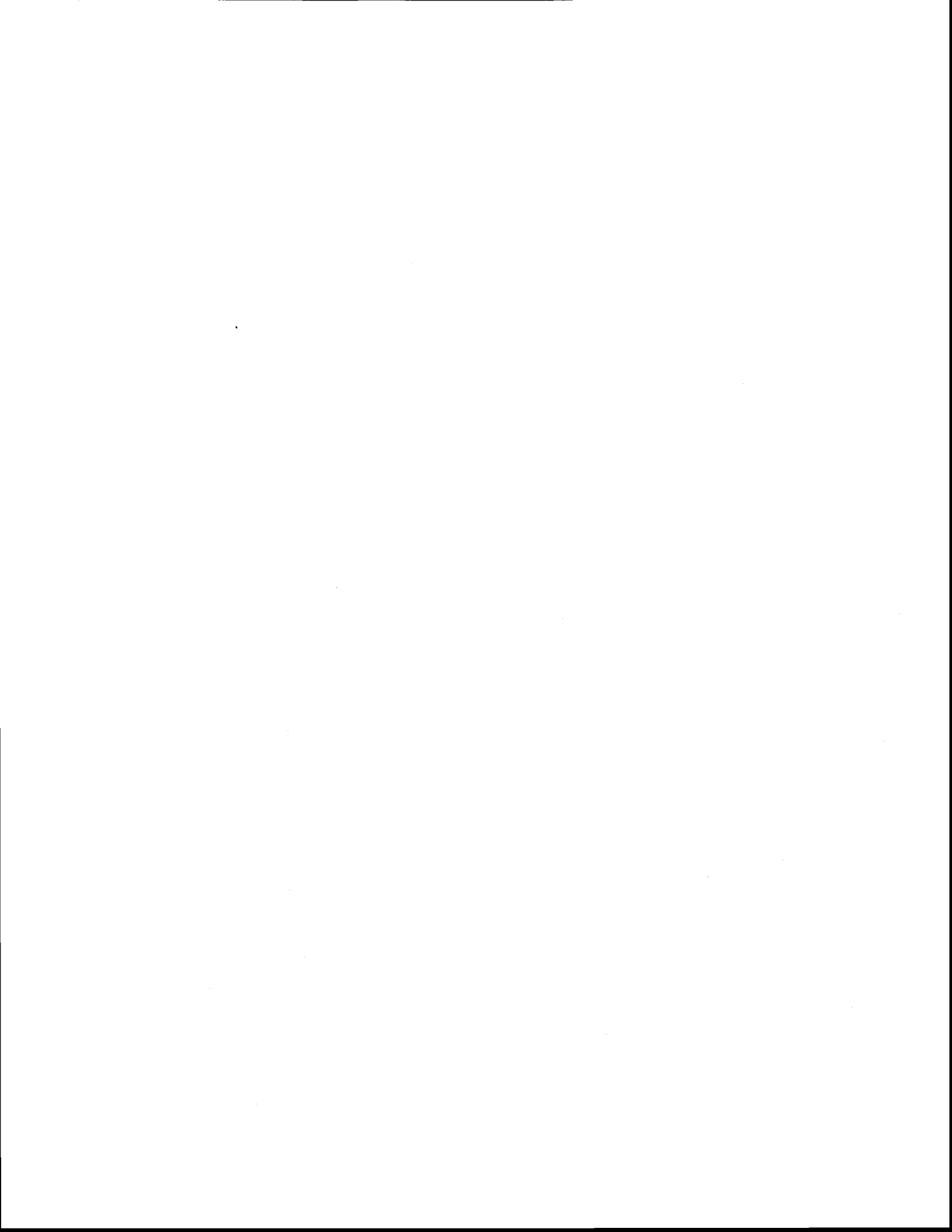
In the event that the affordable multi units are moved off-site, and provided all approvals have been secured with the relocation of the affordable units, Parcel 14 shall be developed as a market rate project and residents shall be members of the HOA.

3.5 HOUSING POLICIES

1. For the purposes of the specific plan the following income categories shall apply:
 - a. Very low income rental: less than fifty percent (50%) of the regional median income.
 - b. Low income purchase: fifty to eighty percent (50-80%) of the regional median income with total assets not to exceed \$50,000 after making the down payment on a home.

-
- c. Middle income purchase: eighty to one hundred percent (80-100%) of the regional median income with total assets not to exceed \$100,000 after making the down payment on a home.
 2. The landowner shall provide for the development of 162 purchase units affordable to low income households. The landowner shall provide the entire subsidy for one-half (81) of the low income purchase units, and the city shall provide the entire subsidy for the remaining one-half (81) units. If the city is unable to provide the subsidy necessary to construct the remaining one-half (81) of these affordable units, or any portion thereof, such units will be offered for sale by landowner as market price units to middle income purchasers pursuant to terms contained in the project development agreement.
 3. The landowner shall provide for the development of 88 purchase units affordable to middle income households. The city shall not be responsible for subsidies relating to the sale of any middle income purchase units.
 4. Purchase dwelling units affordable to low and middle income households shall be distributed proportionally throughout each of the phases and villages in the plan area, except that all or part of the vacation villas (Parcel 13) may be utilized as affordable purchase units. The affordable purchase units shall be designed to be compatible with adjacent market rate units. The exact locations and obligations relating to the affordable purchase units shall be specified prior to approval of each residential lot final map through execution of an Affordable Housing Development Agreement for low income purchase units or an Affordable Purchase Housing Agreement for middle income purchase units.
 5. The landowner shall designate a four-acre site (Parcel 14) for the development of 100 units of multi unit housing affordable to very low/low income age-restricted households. Prior to the approval of any residential lot final map, city and landowner shall enter into an Affordable Housing Development Agreement specifying obligations relating to the units. Parcel 14 is not required to pay a homeowners association fee, nor will the residents have access to the HOA private recreation facilities. Landowner shall rough grade Parcel 14 and stub all utilities to it as specified in the project development agreement.

-
6. If the city and landowner agree that benefit to the city and the individuals needing very low income housing would result from the development of an off-site multi unit affordable residential development, such development may occur in-lieu of Parcel 14. In the event that the affordable multi units are moved off-site, and provided all approvals have been secured with the relocation of the affordable units, Parcel 14 shall be developed as a market rate project and residents shall be members of the HOA.



4

Circulation Element

4.1 CIRCULATION CONCEPT

Residents in an active adult community typically drive less than their counterparts in a conventional community. Many active adults are retired and thus don't generate commuting trips and there are no small children requiring trips to school and recreation activities. In addition, active adults have time to walk or ride a bike for short range shopping and leisure needs. As a result, it is projected that the Del Webb Specific Plan area will generate approximately one-third the traffic of a conventional residential project.

The comprehensive circulation system in the Del Webb Specific Plan area is designed to provide for a range of effective and proven techniques to promote non-automotive transportation for the safe and efficient movement of people. The circulation system includes public streets for autos, bicycles and golf carts, golf cart paths, pedestrian paths, bikeways, and transit services discussed within this specific plan. Convenient pedestrian, cyclist and golf cart connections are provided to allow area residents alternative opportunities for access throughout the plan area. The system of pathways, which meander through many of the plan's natural areas, also serve a recreational purpose.

4.2 CIRCULATION GOALS

The circulation system is designed to achieve the following goals:

1. Construct a safe and efficient circulation system.
2. Provide convenient and safe pedestrian, cyclist and golf cart routes to all land uses.
3. Furnish an aesthetic environment for public circulation.
4. Maintain Level of Service (LOS) "C" for all roadway linkages and intersections.
5. Minimize impact on regional air quality.

6. Facilitate proven alternatives to automobile transportation.
7. Accommodate future public transit services.

4.3 STREETS

The plan area is served by a network of public arterials, collectors and local streets which tie into the overall regional roadway network as reflected in Figure 4-1. The ultimate street system for the plan area is illustrated in Figure 4-2 and summarized on Table 4-1. All roadways within the plan area are to be constructed in accordance with the provisions of the Phasing & Implementation Section and the project development agreement.

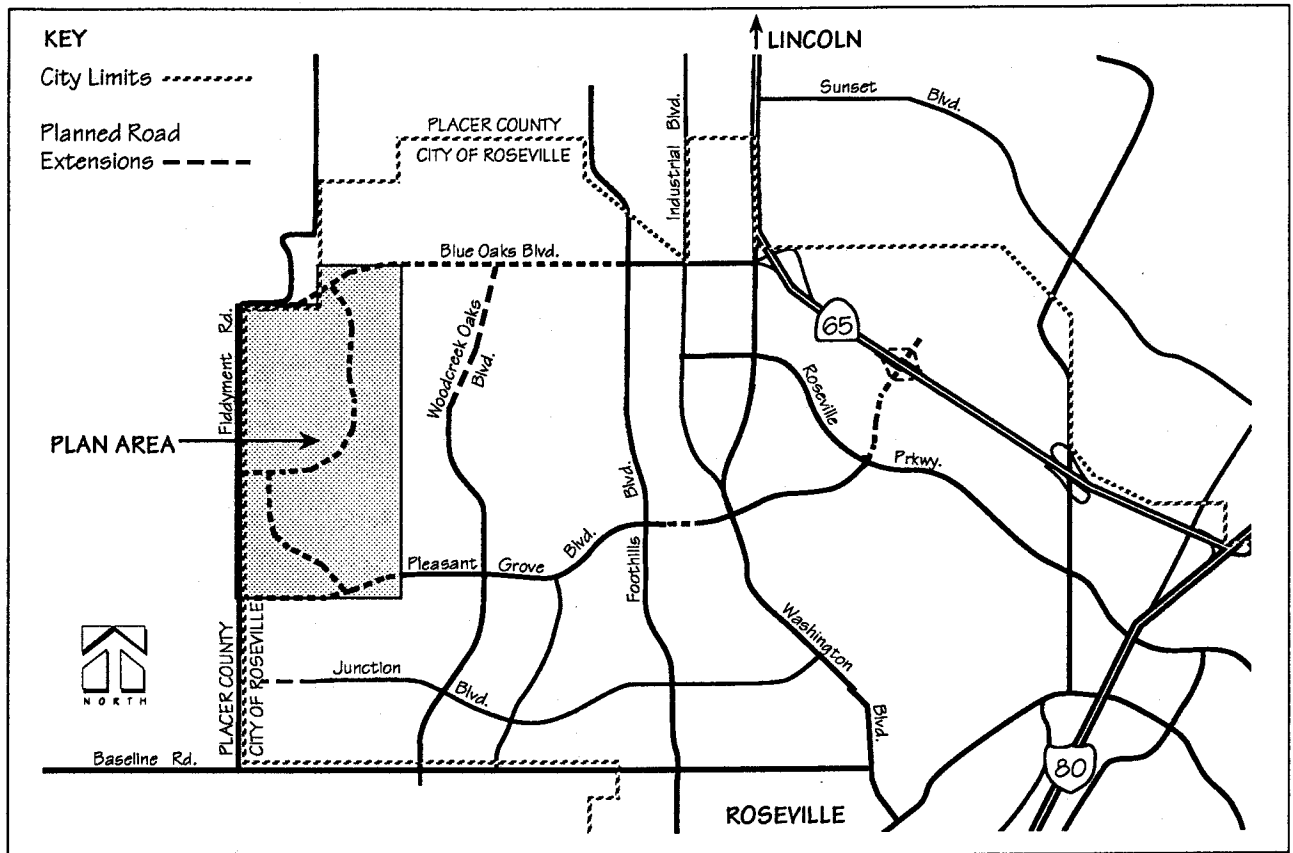









FIGURE 4-1
REGIONAL CIRCULATION SYSTEM

KEY

- Proposed Bus Turnout Locations 
- 100' ROW/ 50' Landscape Corridor & PUE 
- 76' ROW/ 35' Landscape Corridor & PUE 
- 100' ROW/ 30' Landscape Corridor & PUE 
- 76' ROW/ 25' Landscape Corridor & PUE 
- Bridge Crossing 
- Culvert Crossing 

Fiddymert Road, Blue Oaks Boulevard and Pleasant Grove Boulevard will initially be constructed as a reduced section as outlined on Table 4-2.



Conceptual • No Scale

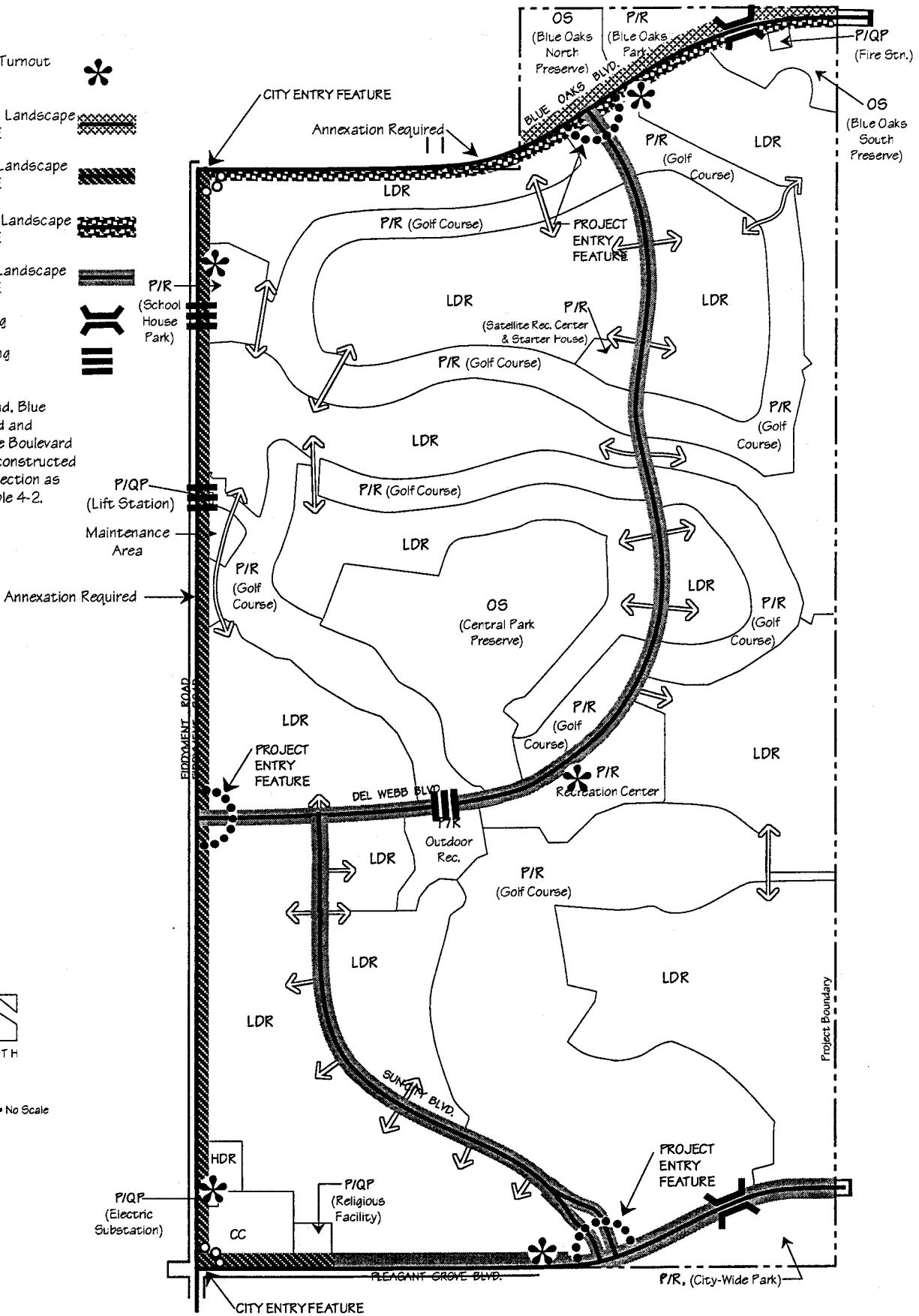


FIGURE 4-2
CIRCULATION MASTER PLAN - ULTIMATE SYSTEM

Table 4-1
SUMMARY OF VEHICLE LANES AND
LANDSCAPE CORRIDORS

	Ultimate Lane Capacity	ROW	Landscape Corridors ¹	
			Adjacent to LDR	Adjacent to Other Uses
<u>Arterials</u>				
Blue Oaks Blvd. ²	6	100'	30'	50'
Pleasant Grove Blvd.	4	76'	25'	35'
Fiddymment Road ²	4	76'	35'	35'
<u>Collector</u>				
Sun City Blvd.	4	76'	25'	25'
Del Webb Blvd.	4	76'	25'	25'
<u>Residential</u>				
Residential Streets Primary Residential Streets	2	42'	-	-
	2	46'	-	-

¹ Landscape corridors are measured from the back of ultimate curb. All landscape corridors, except those adjacent to public uses, exist as a public use easement over adjacent private lands. Bus turnouts and right turn lanes will be contained within landscape corridors. Landscape treatment within the landscape corridors, including identified project and city entries, is governed by the Development Guidelines and Standards. All landscape corridors within the plan area will be maintained by the Del Webb Homeowners Association (HOA). Landscape corridors adjacent to religious facilities, commercial, multi unit and the substation will originally be constructed and maintained by landowner at the same width as adjacent landscape corridors along single family uses. Ultimate users of these parcels, upon development, will be responsible for widening, where applicable, and maintenance of landscape corridors.

² Annexation is required to accommodate these rights-of-way as discussed in the Phasing & Implementation Section.

Street classification within the plan area is divided into three categories; arterial, collector and residential streets, based on their function.

4.3.1 Arterial Streets

The primary function of the arterial streets is to move traffic to and from the plan area. Blue Oaks Boulevard and Pleasant Grove Boulevard will provide access to Highway 65 to the east of the plan area. Fiddymment Road connects to Baseline Road, a major east-west arterial in the plan area vicinity.

On all arterial roadways on-street parking will be prohibited and access will be limited to those points approved by the Public Works Director. The initial configurations of arterial streets will be reduced to reflect initial lower traffic volumes. The initial arterial improvements to be constructed by the landowner to service the plan area are identified on Table 4-2.

Table 4-2
INITIAL ARTERIAL ROADWAY IMPROVEMENTS

<u>Roadway</u>	<u>Segment</u>	<u>Improvement Required</u>
Blue Oaks Blvd.	Foothills Blvd. to eastern edge of plan area	2 travel lanes, 2 bike lanes and gravel shoulders in the existing ROW
	Eastern edge of plan area to approximately 800 feet west of intersection with Del Webb Blvd.	Southern half section of the ultimate 6-lane arterial and entire 14' landscaped median
	800 feet west of intersection with Del Webb Blvd. to Fiddymment Road	Southern half section of the ultimate 6-lane arterial and 1/2 of the ultimate 14' landscaped median
Fiddymment Road	Blue Oaks Blvd. to Pleasant Grove Blvd.	2 travel lanes, 2 bike lanes and gravel shoulder in the eastern portion of ROW

Pleasant Grove Blvd.

Eastern edge of plan area to Sun City Blvd.

Northern half section of the ultimate 4-lane arterial and entire 14' landscaped median

Sun City Blvd. to Fiddymont Road

Northern half section of the ultimate 4-lane arterial and 1/2 of the ultimate 14' landscaped median

Median from Woodcreek Oaks Boulevard to eastern edge of plan area

Landscape existing median

NOTE: The above requirements are to be constructed by the landowner to service the plan area. Any potential reimbursements or city participation shall be as identified in the project development agreement.

4.3.1.1 Blue Oaks Boulevard

Blue Oaks Boulevard will ultimately be an arterial street with a one hundred foot (100') right-of-way that incorporates six (6) travel lanes, on-street bike lanes, a landscape median, landscape corridors and vertical curb and gutter as illustrated in Figure 4-3. Approximately 5.3 acres for the planned Blue Oaks Boulevard right-of-way is currently outside the city limits and will be annexed to the City of Roseville.

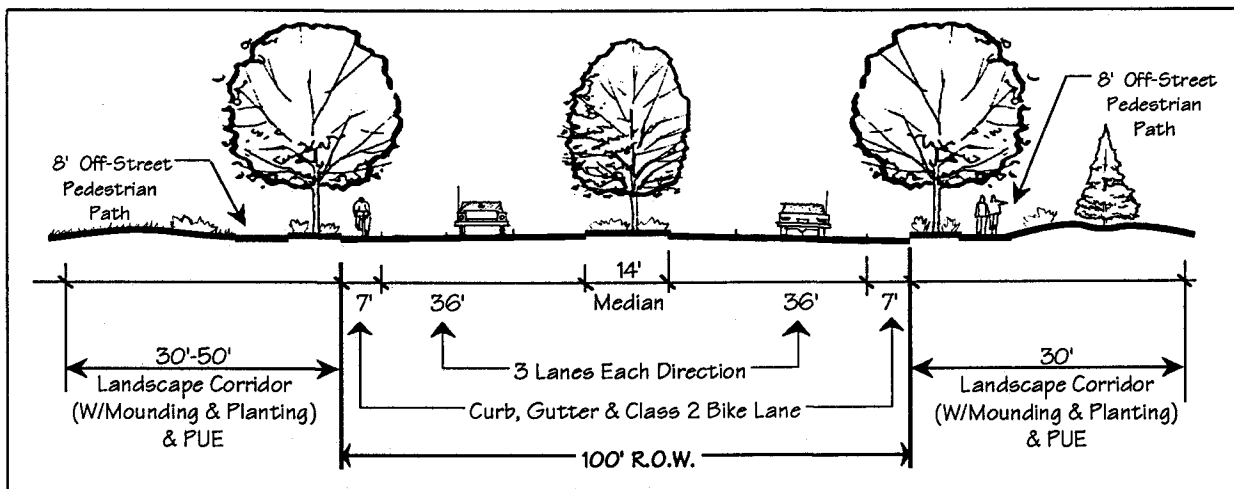


FIGURE 4-3
BLUE OAKS BOULEVARD ULTIMATE CONFIGURATION

4.3.1.2 Pleasant Grove Boulevard

Pleasant Grove Boulevard will ultimately have a seventy-six foot (76') right-of-way that incorporates four (4) travel lanes, on-street bike lanes, a fourteen foot (14') wide landscape median, landscape corridor and vertical curb and gutter, as illustrated in Figure 4-4.

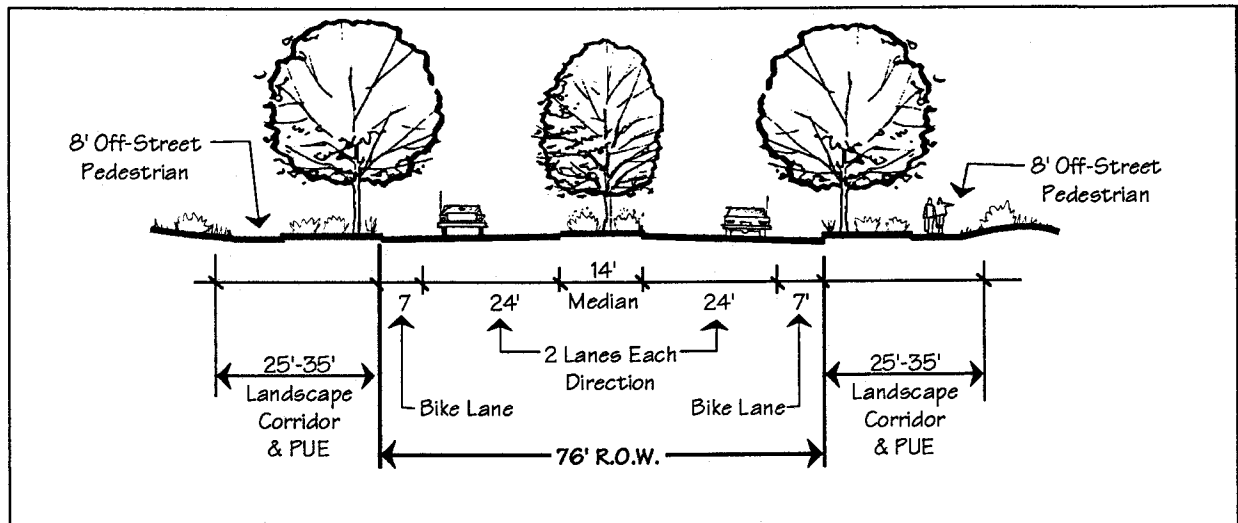


FIGURE 4-4
PLEASANT GROVE BOULEVARD ULTIMATE CONFIGURATION

4.3.1.3 Fiddymment Road

Fiddymment Road will ultimately have a seventy-six foot (76') right-of-way that incorporates four (4) travel lanes, a fourteen foot (14') wide landscape median, a thirty-five foot (35') landscape corridor and vertical curb and gutter as illustrated in Figure 4-5. Approximately 10.0 acres for the planned Fiddymment Road right-of-way is currently outside the city limits and will be annexed to the City of Roseville.

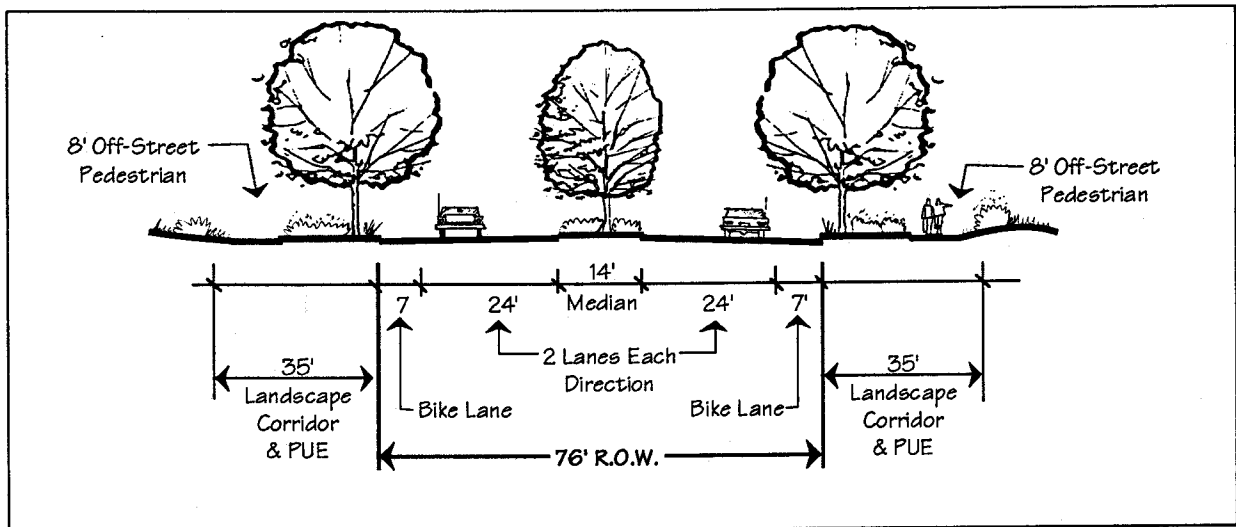


FIGURE 4-5
FIDDYMENT ROAD ULTIMATE CONFIGURATION

4.3.2 Collector Streets

Collector streets provide access from local residential streets and interior plan area uses to the adjacent arterial roadway network. Two collector roadways are proposed with the plan area, Del Webb Boulevard and Sun City Boulevard. Both collectors will be constructed with four (4) travel lanes and a fourteen foot (14') median within a seventy-six foot (76') right-of-way as reflected in Figure 4-6. Although constructed to the same standard as the perimeter arterial streets which carry regional traffic, the collector streets will have lower traffic volumes and will carry primarily localized traffic. The collector streets will be constructed to their ultimate configurations by the landowner in accordance with the Phasing & Implementation Section and project development agreement. On-street parking will be prohibited on collector streets.

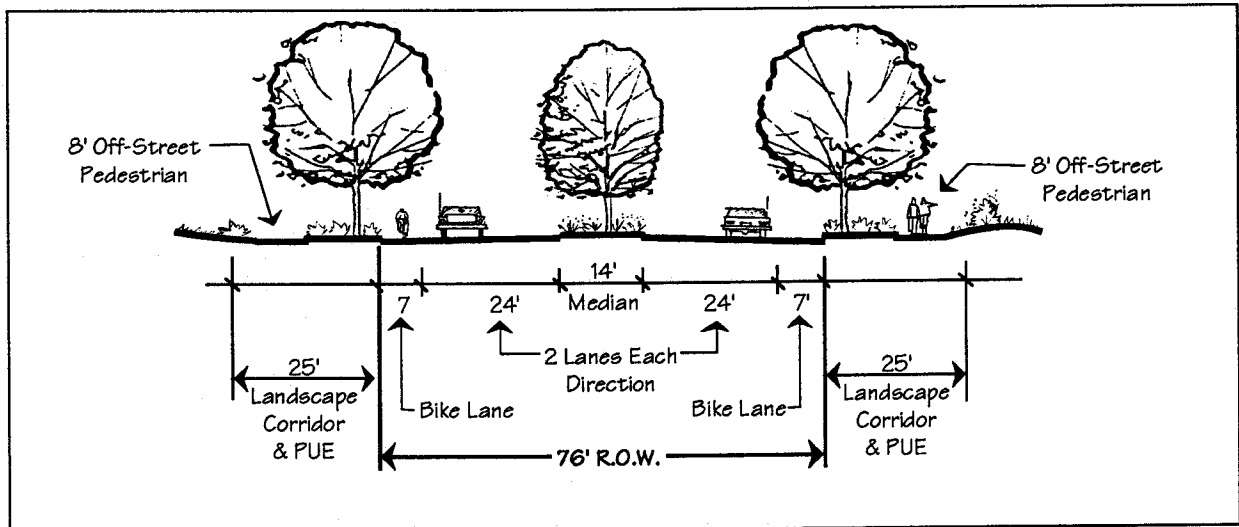


FIGURE 4-6
DEL WEBB BOULEVARD AND SUN CITY BOULEVARD

4.3.3 Residential Streets

Residential streets provide direct access from collector streets to residential villages. Minor residential streets will have a forty-two foot (42') right-of-way and an improved section which provides two (2) travel lanes, a parking lane as well as a four foot (4') sidewalk on both sides. This roadway configuration is illustrated in Figure 4-7. In areas where more than 350 dwelling units are accessed from a residential street, a wider forty-six foot (46') ROW primary residential street will be used as illustrated in Figure 4-8. All residential streets may be utilized informally for bicycle and golf cart travel. The residential streets will be constructed by the landowner in accordance with approved corresponding subdivision maps.

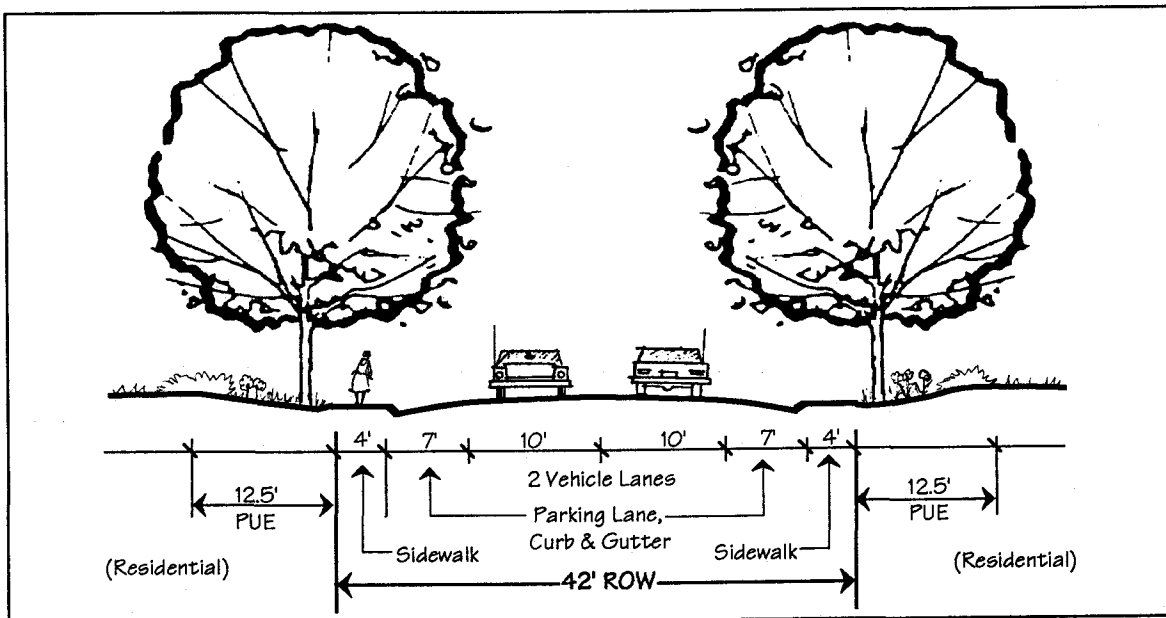


FIGURE 4-7
TYPICAL MINOR RESIDENTIAL STREET (42') RIGHT-OF-WAY

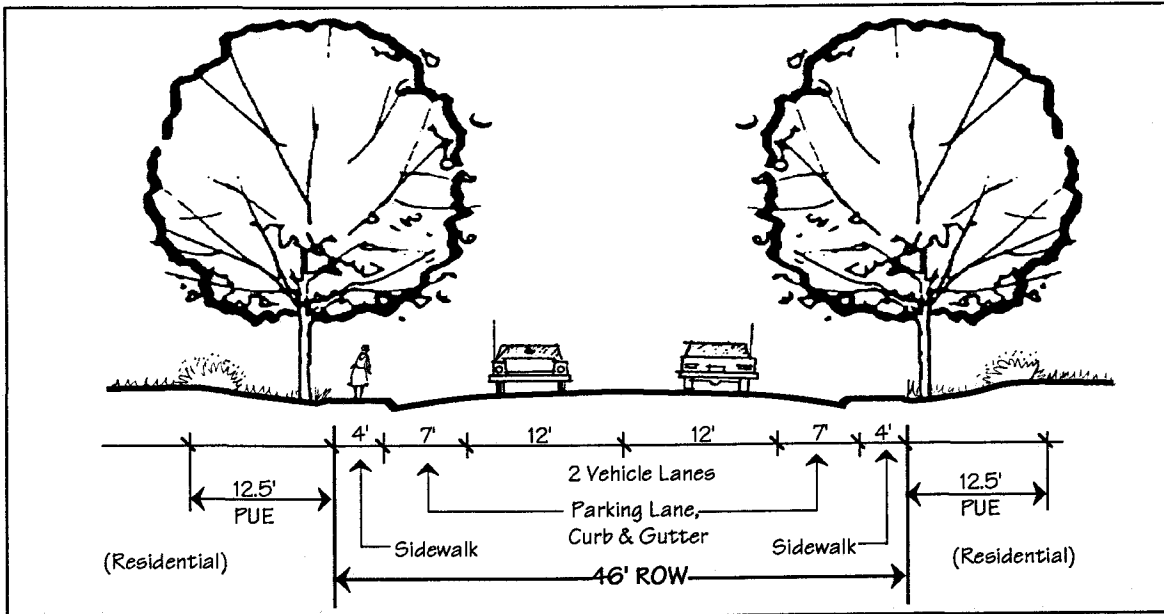


FIGURE 4-8
TYPICAL PRIMARY RESIDENTIAL STREET (46') RIGHT-OF-WAY

4.4 INTERSECTIONS

The capacity of intersections to carry traffic quickly and safely is a matter of public policy in the City of Roseville. All intersections within the plan area, and those affected by the development of the plan area, must be capable of operating at a level of service (LOS) "C", or better, at all times.

Intersections within, and affected by, the Del Webb Specific Plan are projected to operate at LOS "C" or better as a result of the following measures:

1. Plan area roadways and intersections improved to optimize the flow of traffic.
2. Inclusion of facilities to encourage the use of alternative transportation modes such as walking or golf carts.
3. Participation in Roseville's roadway Capital Improvement Program (CIP).

Traffic conditions in the plan area at intersections and on major arterial streets will be monitored periodically by the City Public Works Department. As an intersection approaches level of

service (LOS) "C", the capital improvements required to maintain LOS "C" shall be identified for funding in the city-wide traffic system improvements program. The city will update its transportation CIP to include the specific plan area and certain off-site roadway improvements as identified in the project EIR.

To facilitate visibility and a sense of openness, landscaping will be restricted at the intersection of streets as specified in the Development Guidelines and Standards.

4.4.1 Signalization

The plan area will ultimately require construction of traffic signals at all arterial and arterial/collector intersections as shown in Figure 4-9. Additional intersections within and adjacent to the plan area may require signalization as warranted by the City of Roseville. The timing of traffic signal construction shall be as specified in the Phasing & Implementation Section and project development agreement.

4.5 GOLF CARTS

A proven alternative to automobile travel within active adult communities is golf carts. In existing adult communities the golf cart has become a significant mode of transportation. Golf carts are used not only for recreation on the golf courses, but are also used for virtually all types of trips within the community, such as convenience shopping, trips to the recreation center, and trips to visit friends. Golf carts are a convenient, safe form of travel, tailored to the needs of an age-restricted community. Use of golf carts reduces the amount of emissions generated from vehicles within the plan area and reduces the number of automobile trips on collectors and residential streets. Golf cart routes within the plan area are shown in Figure 4-10.

Due to low overall travel speeds and reduced traffic volumes, golf carts and automobiles can be safely mixed on residential streets interior to the plan area. As a result, golf carts are permitted on all residential streets, to the extent permitted by state law.

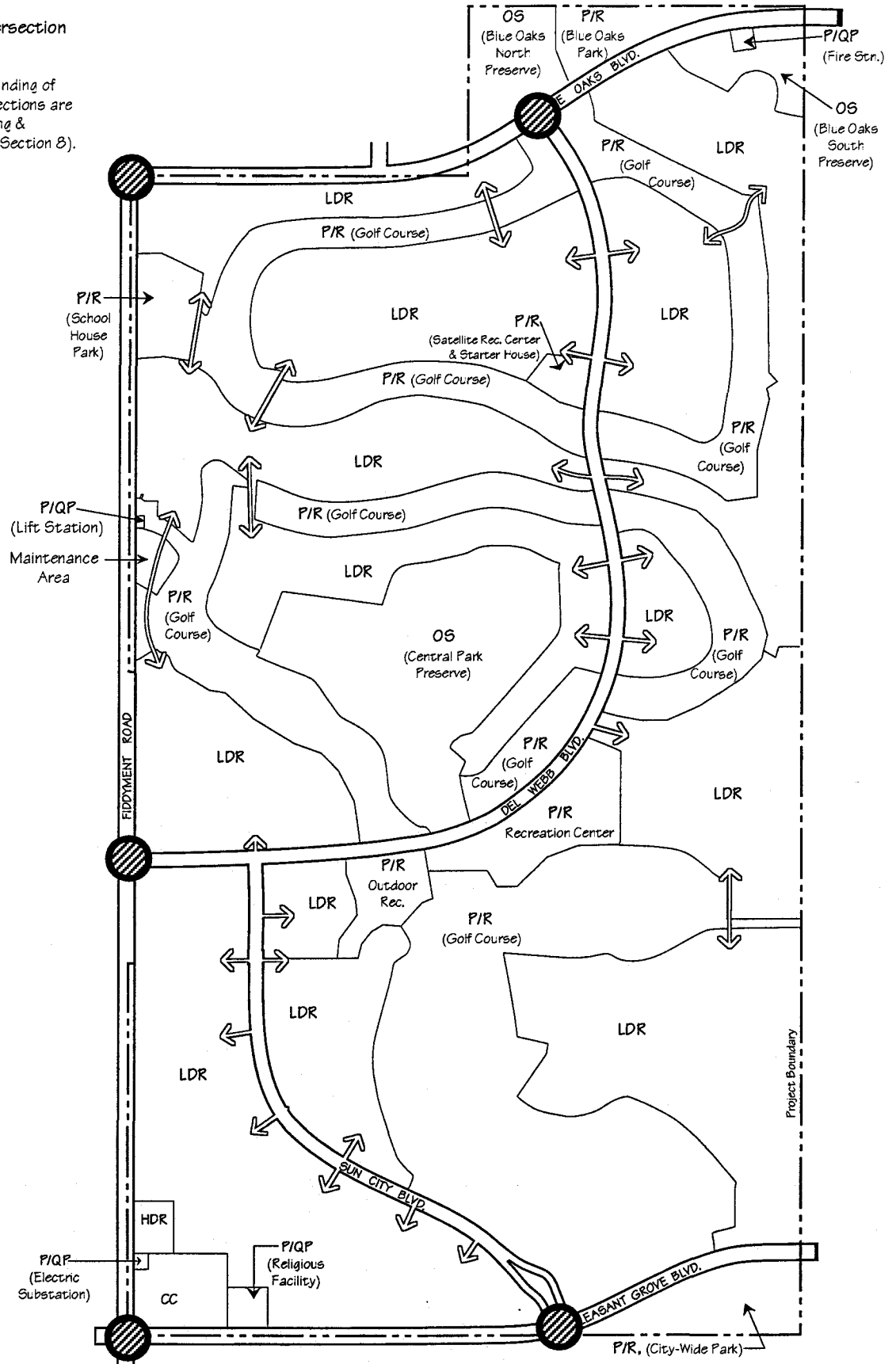
To ensure the interconnection of the cart system, a number of crossings have been included across the plan area collector roadways. Crossings of Sun City Boulevard and Del Webb Boulevard associated with the golf course will be highlighted by striping on the pavement, signs, and a "rumble strip" on the travel lanes. The enhanced crossing detail is illustrated in Figure 4-11. Golf cart crossings of residential streets will be striped. Golf carts are only permitted on collector roadways at designated crossing areas.

KEY



Signalized Intersection

The timing and funding of signalized intersections are outlined in Phasing & Implementation (Section 8).



NORTH

Conceptual • No Scale

FIGURE 4-9
FUTURE TRAFFIC SIGNAL LOCATIONS

KEY

Access Route



Golf Course Circulation



Proposed Enhanced Golf Cart Crossing



Golf Cart Crossing Location



Golf Cart Undercrossing



Creek Crossing



Golf Cart Access Point



Only the golf cart crossings associated with the golf course will require special treatment as illustrated in Figure 4-14.

Access routes shown within residential villages are included to show connections of the overall golf cart system. Golf carts are allowed on all residential streets and residential collectors in the plan area.



NORTH

Conceptual • No Scale

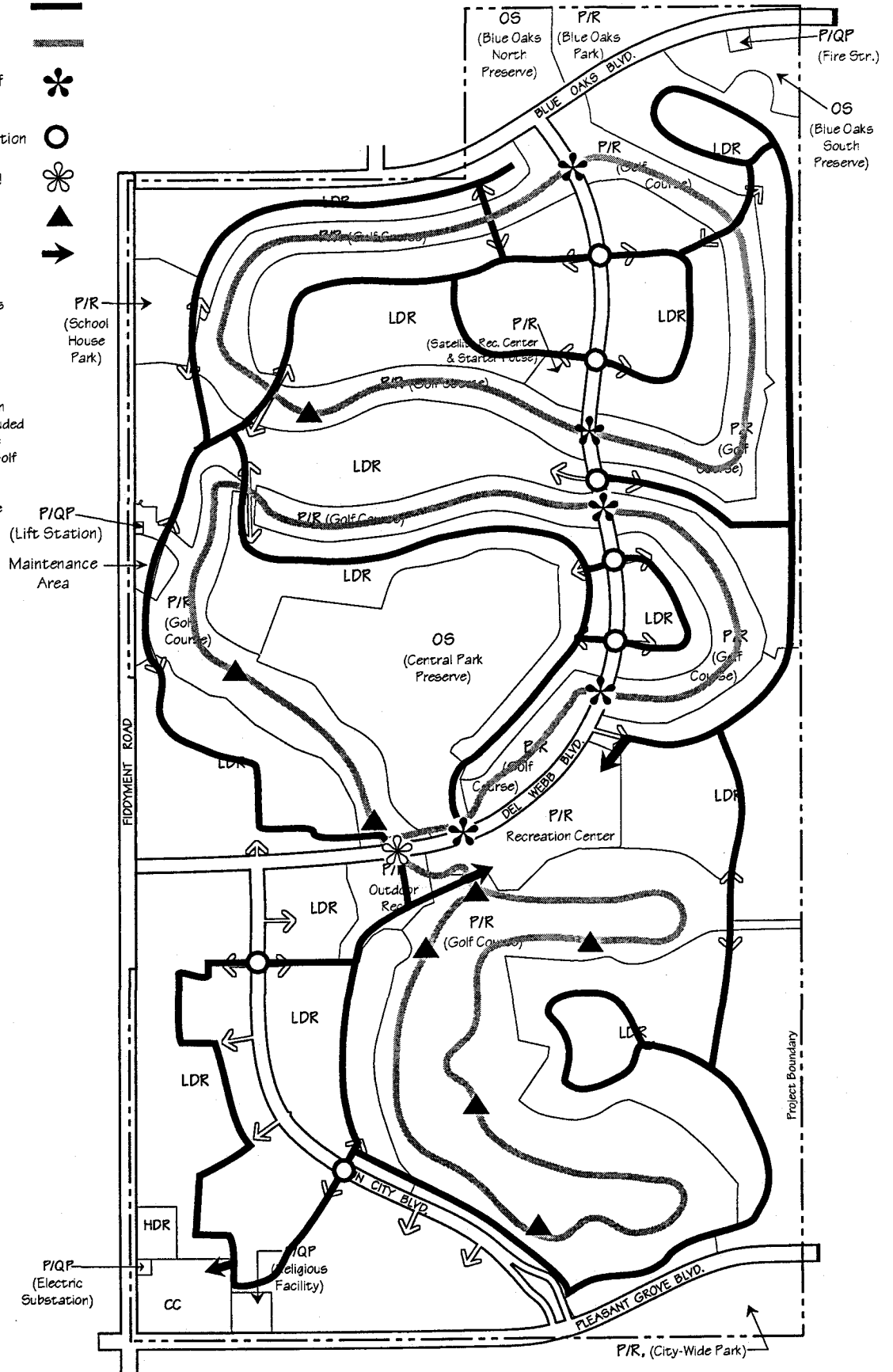


FIGURE 4-10
CONCEPTUAL GOLF CART ROUTES

Use of golf carts for alternative transportation is emphasized in the community and residential design. All homes have the option of a dedicated power outlet available for the garage to recharge electric golf carts. Many homes are designed with a separate garage bay specifically sized for golf carts adjacent to the dedicated electrical outlet. Golf carts are given preferential parking at all common facilities including the recreation centers and clubhouse. Preferential parking will be provided at the commercial centers on the perimeter of the community. Detailed crossing design, access points and parking standards are included in the Development Guidelines and Standards.

Appropriate signage shall be provided at the entrances to the plan area to advise non-residents that golf carts are in use in the plan area.

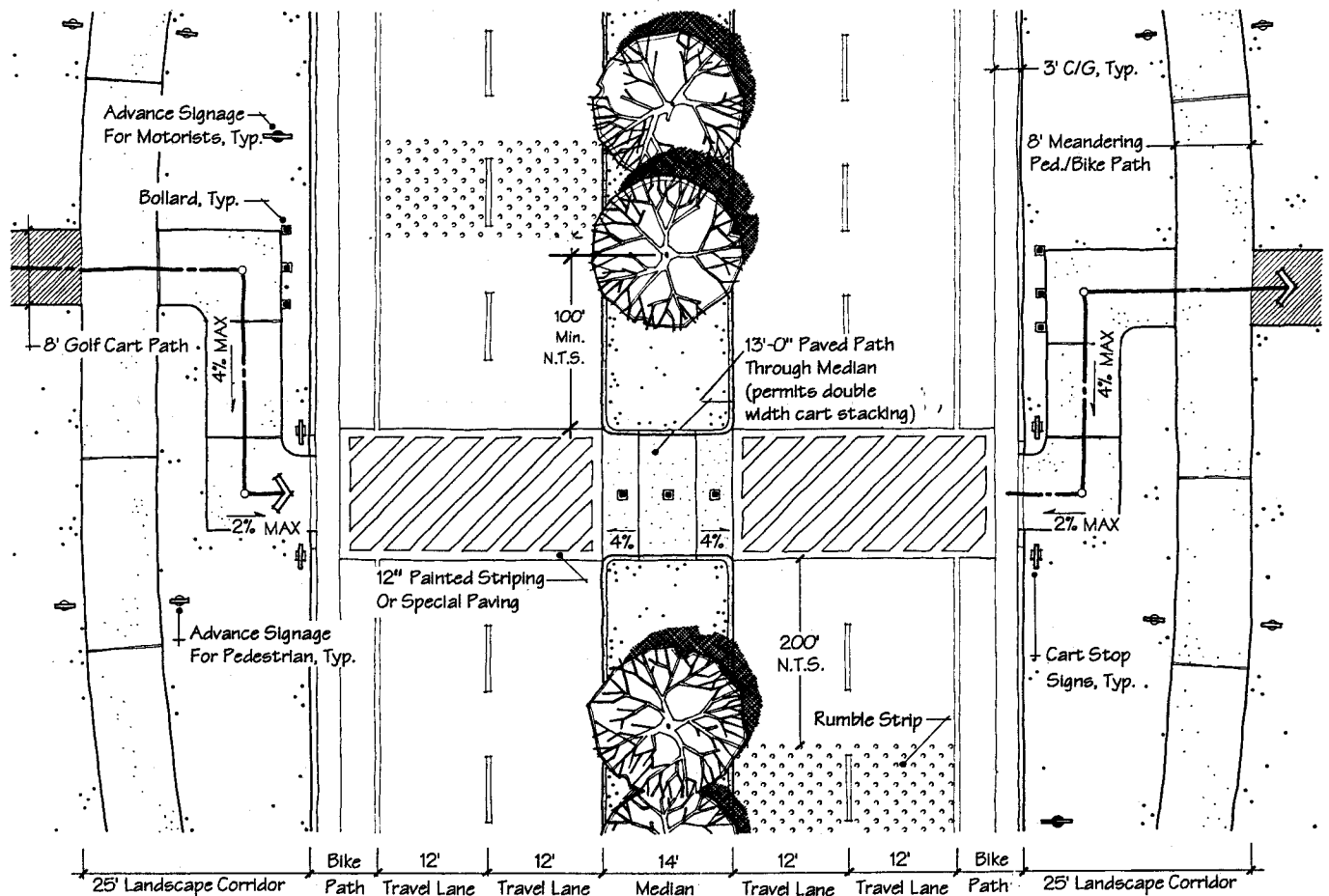


FIGURE 4-11
ENHANCED GOLF CART CROSSING

Although the plan area commercial complex is aligned with direct access from the perimeter arterials in the southwest corner of the plan area, a special access point from the adjacent residential village will be included. Access will include a path sufficient to allow pedestrians, bicycles and golf carts access from within the plan area without venturing on to the perimeter arterials. The portal from the interior residential street to the commercial site is shown in Figure 4-12. No golf cart access or crossings will be permitted on any arterial roadways.

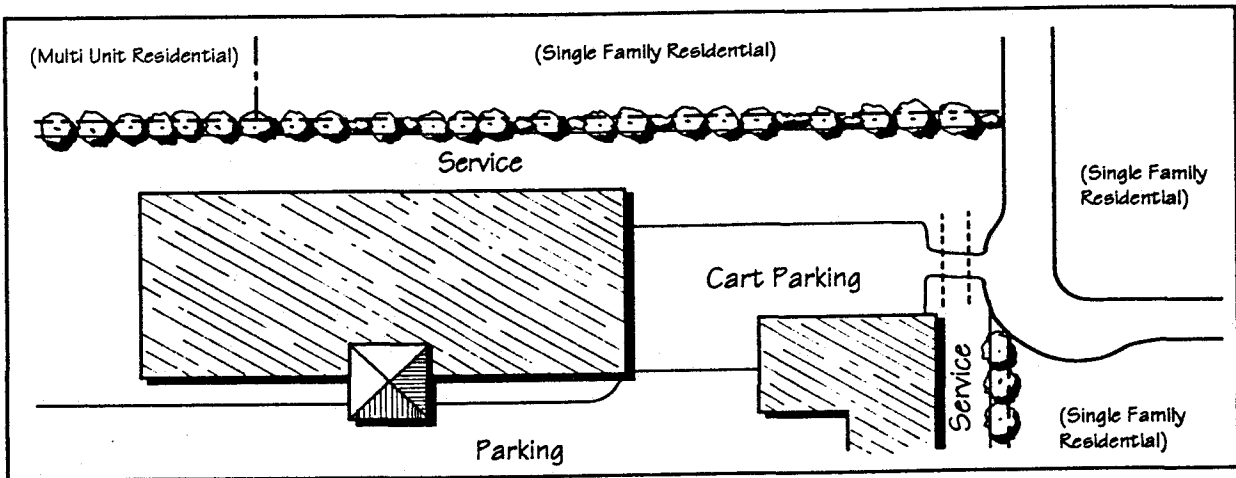


FIGURE 4-12
ACCESS TO SOUTHERN COMMERCIAL CENTER (PARCEL 21)

4.6 BIKEWAYS/PEDESTRIAN PATHWAYS

Walking and bicycling are important recreational experiences in an active adult community. In addition, they provide alternatives to driving that people may use regularly for short trips if they can proceed in relative safety. The use of bicycles and walking is strongly encouraged in the plan area by ensuring convenient access to open space and services and by providing an overall network of walking and cycling paths.

The system consists of pedestrian sidewalks, trails, and the bicycle network along each street and within parks and park preserves. These elements are organized to allow residents to travel from their front doors to each community component, without the use of an automobile.

In addition to the commercial access point described in Section 4.5, direct connections will be provided from residential villages to collector and arterial pathway systems. A typical access point configuration is illustrated in Figure 4-13, and the general location of access points and network of pathways is shown in Figure 4-14.

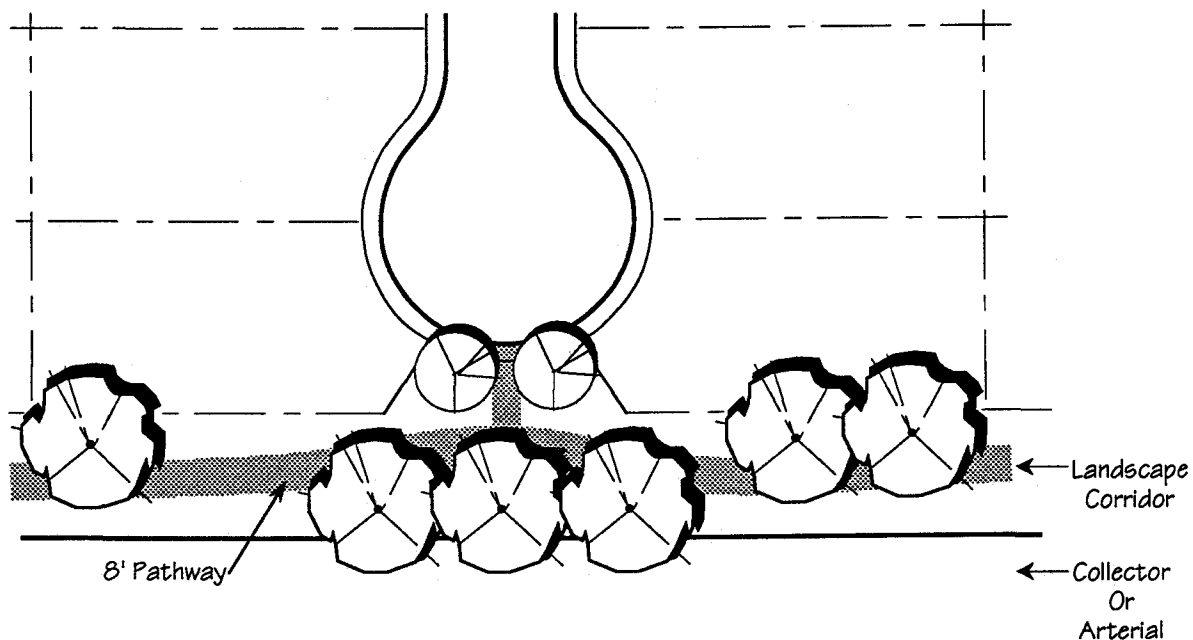


FIGURE 4-13
CONCEPTUAL ACCESS POINT

- KEY**
- 10' City-wide Bike Trail
 - ▬ 8' Off-street Pathway
 - ▬ 6' Pedestrian Path
 - ➔ Access Points
 - * Undercrossing

All residential streets provide for informal bicycle travel and include a 4' wide sidewalk. Additional bike trails will be provided within park sites.



Conceptual • No Scale

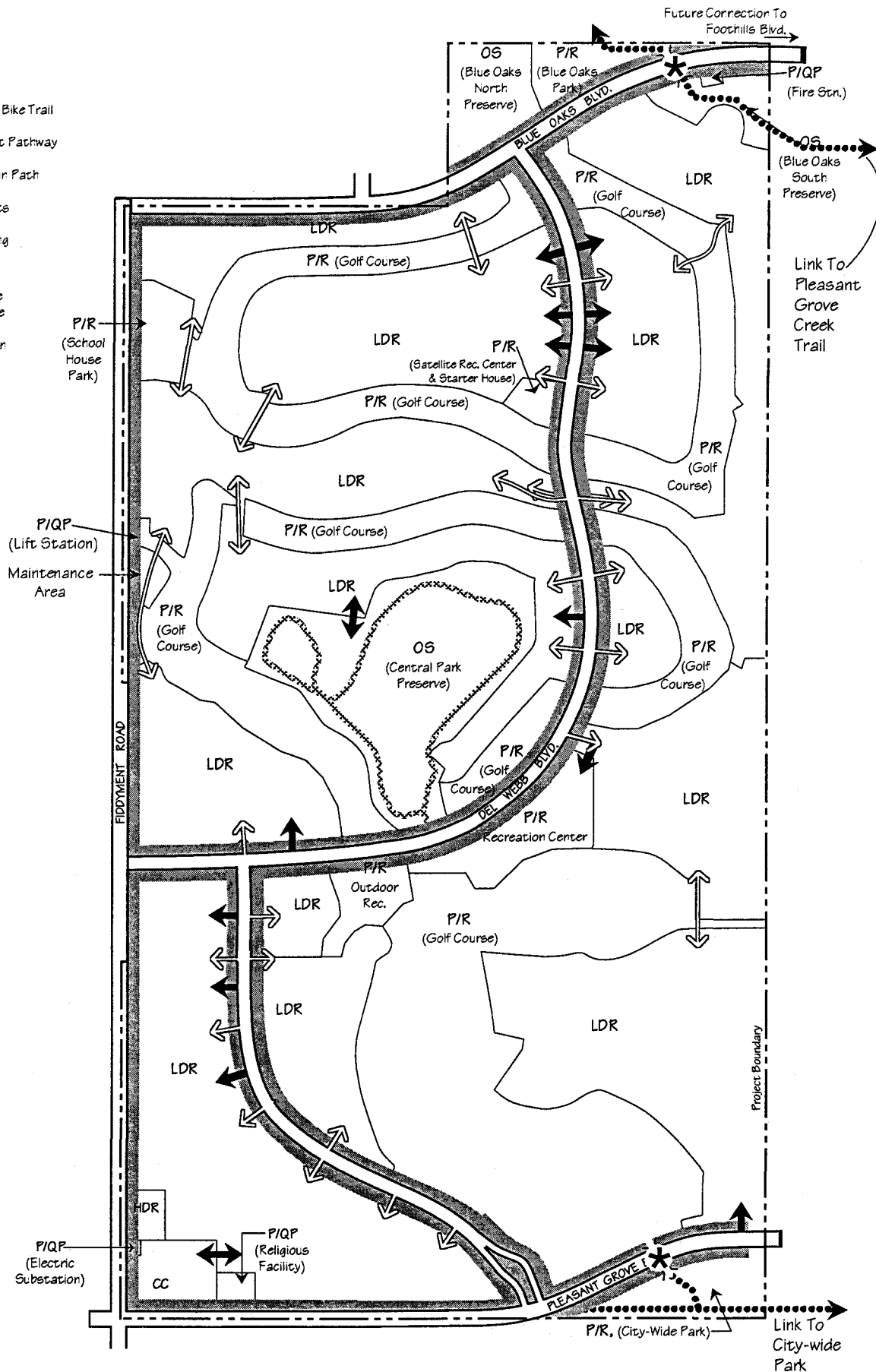


FIGURE 4-14
PEDESTRIAN AND BIKEWAY TRAIL SYSTEM

The plan area bikeway/pedestrian pathway system can generally be categorized into three trail types: primary, secondary and tertiary.

4.6.1 Primary Pathway System

The primary pathway system consists of walkways in the landscape corridors along arterial and collector streets and the trails within parks and park preserves. In the landscape corridors, the path will be an eight foot (8') wide concrete sidewalk, and within parks the path will be eight or ten feet (8 or 10') wide and constructed of concrete or asphalt. The trail within the park preserve areas will be six foot (6') wide constructed of decomposed granite and lined with trail edge markers, as illustrated in Figure 4-15. The precise location of trail edge markers shall ensure adequate space for the access of emergency vehicles.

Alignment of pathways will consider topography, landscaping, existing trees and wetlands, street lighting, and adjacent land uses.

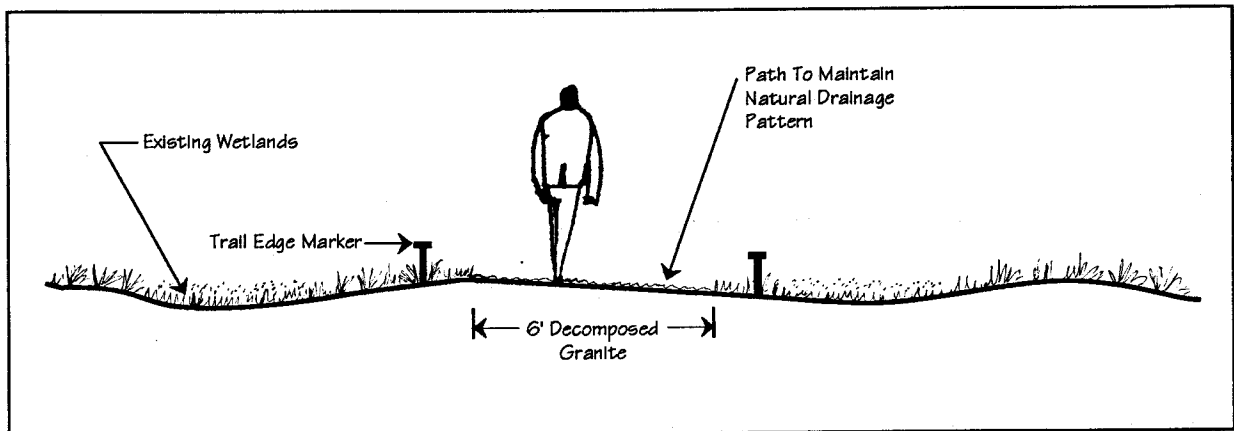


FIGURE 4-15
PATHWAY THROUGH PARK PRESERVE

4.6.2 Secondary Bikeway System

A Class II bike lane system will extend throughout the plan area within the right-of-way of all arterial and collector streets. The bike lanes will be adjacent to the travel lanes with signage and a painted stripe on the pavement marking the edge of the lane. The standard bikeway within the Del Webb Specific Plan is seven feet (7') wide.

4.6.3 Tertiary Bikeway System

Due to low traffic volumes, all residential streets can accommodate bicycles on the roadways. These local streets will also include a four foot (4') sidewalk system which is adjacent to back of curb. This system will connect to the secondary system through direct local street connections with collectors.

4.6.4 Connection to City-Wide Trail System

Bike trails within the plan area provide two primary opportunities to link with a future city-wide bike trail system. The first trail, near the intersection of Sun City Boulevard and Pleasant Grove Boulevard, would link to the adjacent City-Wide Park and associated trail system.

The second trail, near the intersection of Del Webb Boulevard and Blue Oaks Boulevard, would connect to a future leg of the city-wide bike trail that would follow the South Branch of Pleasant Grove Creek. A city park (Blue Oaks Park) is planned along Blue Oaks Boulevard to serve as the point of entry to the trail system.

Undercrossings will be provided to facilitate the pedestrian and bicycle trail system where Blue Oaks Boulevard crosses Pleasant Grove Creek and where Pleasant Grove Boulevard crosses Kaseberg Creek.

4.7 PUBLIC TRANSPORTATION

Bus service is the only form of public transit in the near term that can reasonably be expected to be extended directly to the Del Webb Specific Plan area. Roseville Urban Shuttle (RUSH) provides regularly scheduled fixed route service, and Roseville Area Dial-A-Ride (RADAR) provides on-call service throughout the city. The RUSH and RADAR systems will be expanded to the plan area as demand for these services occurs and funds are available as determined by the city. Pending City of Roseville approval, locations for bus turnouts include the main recreation center and commercial site as shown in Figure 4-2 and at all major intersections as specified by the City Improvement Standards. The locations will provide residents convenient access to bus routes.

A commuter bus system is also available in the City of Roseville. Four trips each in the morning and afternoon are provided between Roseville and Sacramento during commute times.

The City of Roseville's General Plan requires development of a Transit Opportunity Plan and a Light Rail Funding Plan. Should a fee on new development be identified by the city as a result of these studies, the plan area will be subject to such fees.

4.8 RESIDENT VAN SHUTTLE

A transit vehicle will be provided by landowner and run by the HOA to serve as a resident shuttle. The shuttle routes will be based on plan area resident demand and includes destinations both inside and outside the plan area.

4.9 PARK AND RIDE

Because many of the plan area residents will be retired, the need for park and ride shifts from commuter car pooling to ridesharing for a variety of trips. Park and ride accommodations are included in the recreation center. Although not designated for the exclusive use for park and ride, the recreation center parking facilities will be sized to be adequate to accommodate park and ride needs as well as other parking requirements.

4.10 TRANSPORTATION SYSTEM MANAGEMENT (TSM)

Traffic impacts on Roseville streets can be reduced through TSM measures which encourage employees and residents to rideshare and to travel at times outside the normal peak travel periods. Since residents of active adult communities typically travel during off-peak periods, congestion will be minimized during peak periods.

The City of Roseville adopted an ordinance implementing TSM in January, 1991. The ordinance is directed at companies with 50 or more employees and promoting more efficient use of streets, highways, parking facilities, public transit and bikeways. TSM incorporates the use of services such as public transit and in-house carpool matching. The commercial centers in the plan area will be subject to the city's TSM ordinance.

The specific plan provides an unusual opportunity to implement a variety of trip reduction measures in a residential community. Organized bus trips for shopping, recreation and leisure is a typical service offered through the recreation center. Volunteers working through the HOA and other community groups would be able to coordinate car pooling and other services to assist residents in finding convenient alternatives to the use of single occupancy automobiles. Other trip reduction measures include preferential parking for golf carts at the recreation center, clubhouse and commercial center, and designated bicycle parking areas.

4.11 NOISE

Vehicular traffic is anticipated to be the principle source of noise within the plan area. In keeping with the conventional method of vehicle noise attenuation, a combination of landscape corridors and walls will be used to ensure compliance with the interior and exterior noise level requirements established in the Roseville General Plan. However, given the intent to provide open space views to the golf courses and oak woodlands, walls will be used only where required, such as between single family uses and arterials and collectors. Specifics relating to wall locations and design are included in the Development Guidelines and Standards.

Noise will also be generated on a temporary basis by construction activity. The plan area will be required to comply with the city's noise ordinance which restricts hours of construction.

4.12 CIRCULATION POLICIES

4.12.1 Street System Design and Layout

1. The city shall update its transportation CIP to include the off-site improvements as identified in the project EIR. Such improvements include widening Fiddymment Road at its intersection with Baseline Road, providing a second northbound left turn lane at the intersection of Washington Boulevard and Pleasant Grove Boulevard, and providing for the extension of Junction Boulevard to either Baseline Road or Fiddymment Road.
2. All roadway design, construction, right-of-way requirements, annexations, phasing, landscape corridors pathways, and other circulation improvements shall be as specified in this specific plan, the Development Guidelines and Standards, and the project development agreement.
3. All plan area landscape corridors, except those adjacent to public uses, will exist as a public use easements. All landscape corridors and medians are to be landscaped consistent with the Development Guidelines and Standards.
4. Vehicular access along arterial streets shall be limited to points approved by the Public Works Director.

-
5. On-street parking will be permitted on all residential streets, however, parking durations will be limited by CC&Rs. Parking on all arterial and collector streets shall be prohibited by posting.

4.12.2 Intersections

1. Signalization shall be provided at intersections as reflected in Figure 4-9 and as specified in the project development agreement.
2. All intersections shall be designed, phased and monitored to ensure consistency with the Roseville General Plan level of service requirements.
3. City entry features shall be accommodated in accordance with locations identified in Figure 4-2 and per requirements of Development Guidelines and Standards.

4.12.3 Golf Carts

1. Golf cart access on public roadways will be permitted to the extent allowed under state law and any subsequent rules and regulations adopted by the city. In general, cart travel will be permitted along all residential streets and designated path systems. Access on collector streets shall be limited to designated crossings. No access or at grade crossings shall be permitted on arterial roadways.
2. All cart paths shall be designed and constructed consistent with the project EIR and City of Roseville Tree Ordinance.
3. Appropriate signage shall be provided at entrances to the plan area to advise non-residents that golf carts are in use in the plan area.

4.12.4 Bikeways/Pedestrian Pathways

1. Bicycle and pedestrian circulation systems shall be designed to minimize conflicts with the vehicle circulation system.
2. Access connections shall be provided from residential villages to commercial uses and along arterials and collectors as shown in Figures 4-12 and 4-13. The special access points from the residential villages to each of the commercial complexes shall be limited to pedestrian, bicycle and golf cart access only. Automobiles are prohibited from

using these specialized transportation corridors. All access points shall be designed in accordance with the Development Guidelines and Standards.

3. Pathway routes should be carefully chosen along natural grades to protect native vegetation and reduce grading. All pathways, including golf course cart paths, shall be designed in accordance with applicable tree permits and mitigation measures identified in the EIR.
4. All pathways within parks and park preserves shall be designed to the specifications of the City of Roseville Parks and Recreation Department.
5. The foot trail included in the central park preserve will be lined with trail edge markers to discourage trail users from entering and potentially damaging the protected habitats. Marker locations shall provide adequate space for emergency vehicle access as determined by the Parks and Recreation Director and Fire Chief.
6. Pathways adjacent to wetland areas shall be placed so as not to interfere with the natural hydrology of these areas. Pathways should be located near the south or west edge of drainageways when possible so that landscaping from adjacent uses may provide intermittent shading. Specific design of the system may be subject to the provisions of the U.S. Army Corps of Engineers 404 permit and other applicable permitting requirements.
7. On-street, Class II bikeways shall be provided on both sides of arterial and collector streets with proper signage and striping as specified in the Development Guidelines and Standards. The section of Pleasant Grove Boulevard from Sun City Boulevard to Fiddyment Road shall not be subject to this provision until it is constructed to its ultimate configuration.
8. All pedestrian sidewalks shall be handicap accessible with curb cuts at all intersections and shall comply with all American's with Disabilities Act (ADA) requirements.
9. Safety, security and visibility shall be critical parameters in the design of all pathways.
10. Bridges, on Pleasant Grove Boulevard over Kaseberg Creek and Blue Oaks Boulevard over Pleasant Grove Creek, shall be designed to accommodate safe and convenient pedestrian and bicycle access beneath them.

4.12.5 Public Transportation

1. Alternatives to the automobile as the primary means of transportation shall be encouraged. Public transportation services, such as those provided by Placer Mini-bus, Roseville Urban Shuttle (RUSH) and by Roseville Area Dial-A-Ride (RADAR) shall be accommodated. RUSH and RADAR systems will be expanded to the plan area as demand for these services occurs and as funds are available as determined by the city.
2. Bus turnouts and shelters shall be located consistent with the City Improvement Standards as approved by the Public Works Director.
3. The plan area shall participate should the city establish a financing mechanism for the extension and operation costs of light rail to Roseville.

4.12.6 Resident Van Shuttle

1. A resident van shuttle service shall be established and operated by the HOA.

4.12.7 Transportation System Management (TSM)

1. Employers within the plan area shall be required to comply with the City's TSM.
2. Park and ride accommodations including signage shall be provided at the recreation center.

4.12.8 Noise

1. Masonry walls and landscaping, as specified in the Development Guidelines and Standards and other measures as necessary, shall be provided along arterial and collector streets adjacent to single family residential villages to assure compliance with the noise requirements contained in the City or Roseville General Plan.
2. All construction activity shall comply with the City of Roseville Noise Ordinance.

5

Resource Management Element

5.1 RESOURCE MANAGEMENT CONCEPT

The Del Webb Specific Plan has been designed to satisfy the goals of the Roseville General Plan Open Space and Conservation Element and accompanying city policies.






Resources addressed in the Resource Management Element include:

- Wetlands
- Grasslands
- Riparian Corridor and Oak Woodlands
- Sensitive Species
- Soils and Grading
- Groundwater Recharge
- Water Quality
- Water Conservation
- Energy Conservation
- Air Quality
- Historical and Cultural Resources

The non-developed characteristics of the plan area are typical to that of the surrounding region. The plan area has historically been utilized for livestock grazing with limited dry farming. This use has eliminated or reduced native grassland and understory species, and has limited the regeneration of native oaks. The site is generally composed of relatively flat rolling topography, primarily covered by grasslands. Kaseberg Creek and the South Branch of Pleasant Grove Creek, both seasonal creeks, cross the property. Stands of native oaks generally follow the creek corridors, with the most extensive stand along the southern portions of Kaseberg Creek. Seasonal wetlands, including vernal pools, are scattered across the plan area with the greatest concentration found in the central portion of the site. Site characteristics are reflected in Figure 5-1.

The specific plan is based on an integrated resources management concept. The essence of this approach is to combine the various man-made and natural elements of the site in a comprehensive management strategy that will enhance and

KEY

-  Existing Trees
-  Streams
-  Roseville City Limit Line
-  Location of Existing Structures
-  General Areas of Wetland Concentrations

Zoned Agriculture,
Placer County



Conceptual • No Scale

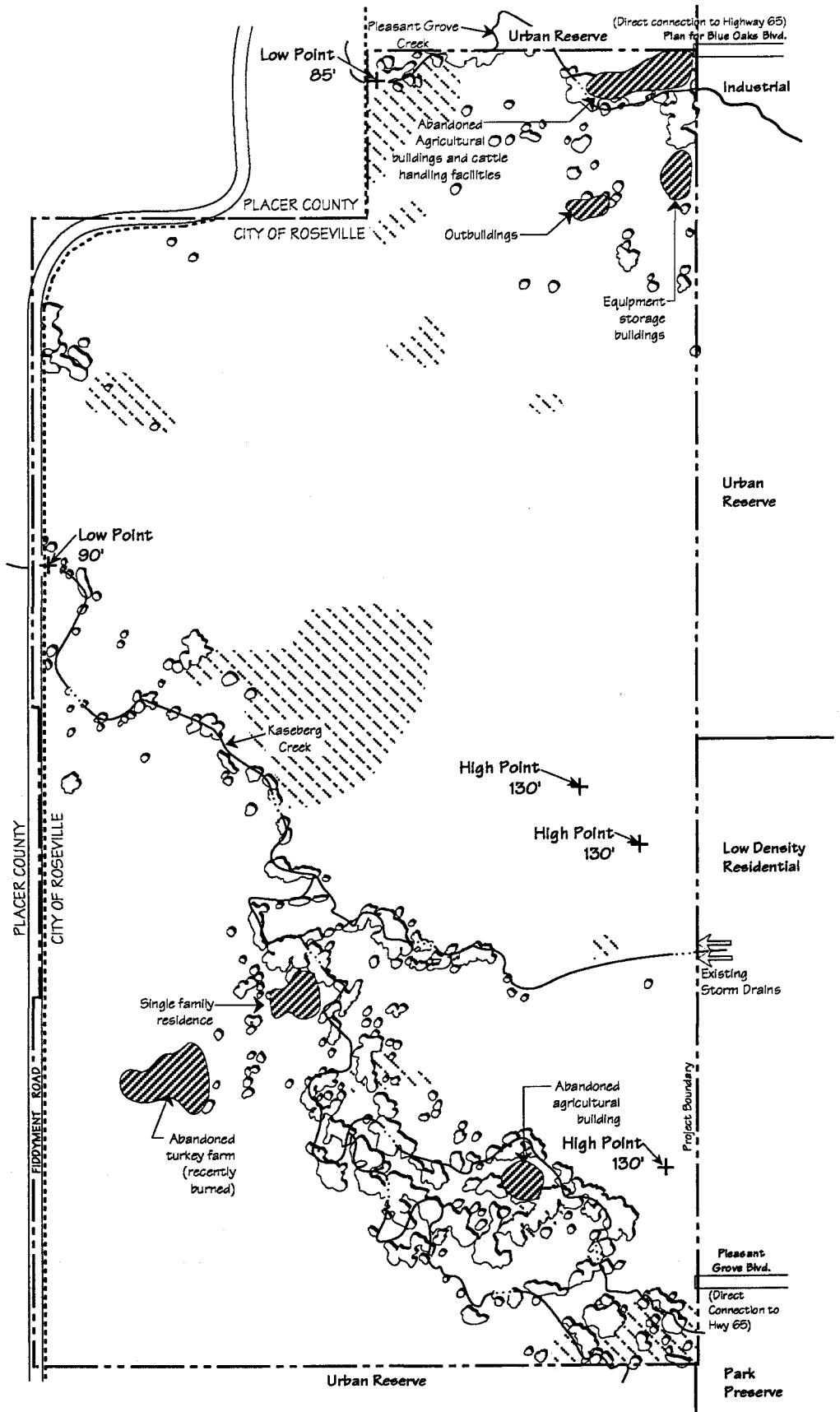


FIGURE 5-1
SITE CHARACTERISTICS

benefit each element. These elements include the oak woodland, the woodland understory and the golf course edges, the golf courses, the wetland resources and surface water quality. The mitigation program includes improvement and creation of riparian, wetland, oak woodland, and native grassland habitats; compatible landscaping in the golf course built environment; and other measures to enhance wildlife and open space values.

5.2 RESOURCE MANAGEMENT GOAL

It is the goal of the Resource Management Element to preserve and enhance the natural character of the overall site by comprehensively planning, enhancing and monitoring open space resources. This goal is sought through the application of the following four fundamental resource management guidelines.

Resource Avoidance and Enhancement

Avoid and enhance resources including the preservation, recreation and enhancement of wetland resources; preservation and replanting of oak trees and woodlands; and the re-establishment of native grassland and understory species.

Contiguous Open Space

Provide contiguous open space corridors to provide for wildlife migration. Reduce impacts of fragmentation by preserving and enhancing existing corridors and linking recreated or replanted mitigation areas.

Diversity of Species

Promote the diversity of species through habitat enhancement, preservation and creation of contiguous corridors, and re-establishment of native grassland and understory species.

Reduction of Edge Effects

Reduce the impact of edge effects on interior spaces through the development of transitional or buffer areas between open space resources and urban development.

5.3 WETLANDS

5.3.1 Wetland Types

There are four types of wetlands found within the Del Webb Specific Plan area. These are defined in accordance with the parameters of the U.S. Army Corps of Engineers and are mapped

in the Wetland Mitigation Plan, Sun City - Roseville, Placer County, California; Laurence P. Stromberg, Ph.D., Wetlands Consultant, July, 1993. Types and distribution of existing wetlands and compensation areas are shown in Figure 5-2 and are listed on Table 5-1.

TABLE 5-1
WETLAND PRESERVATION AND COMPENSATION IN ACRES

	<u>Vernal Pools</u>	<u>Seasonal Wetlands</u>	<u>Defined Drainages</u>	<u>Swales</u>	<u>Total</u>
Existing Acreage	11.46	6.55	8.92	4.46	31.39
Fill & Indirect Impact	4.84	4.45	1.31	3.78	14.38
Avoidance	6.62	2.10	7.61	0.68	17.01
Compensation	6.56	12.60	0.00	0.00	19.16
Percent Fill	42%	68%	15%	85%	46%
Mitigation Ratio	1.36:1	1.21:1	0	0	1.33:1

The greatest concentration of wetlands occurs in an area of annual grassland which slopes very slightly to the north and west in the central section of the plan area site. Elsewhere, the vernal pools and seasonal freshwater wetlands occur as isolated wetlands or as features along the swales where there has been an increase in width and/or depth, where the gradient is reduced, and where the swales form confluences.

The network of swales and defined drainages is representative of that typically found in rolling, low-terrace terrain in terms of density, gradient, and width of associated wetlands. However, the wetlands within the plan area occur at a much lower density and percent of total area covered than those to the east on the Mehrten Formation mudflows.

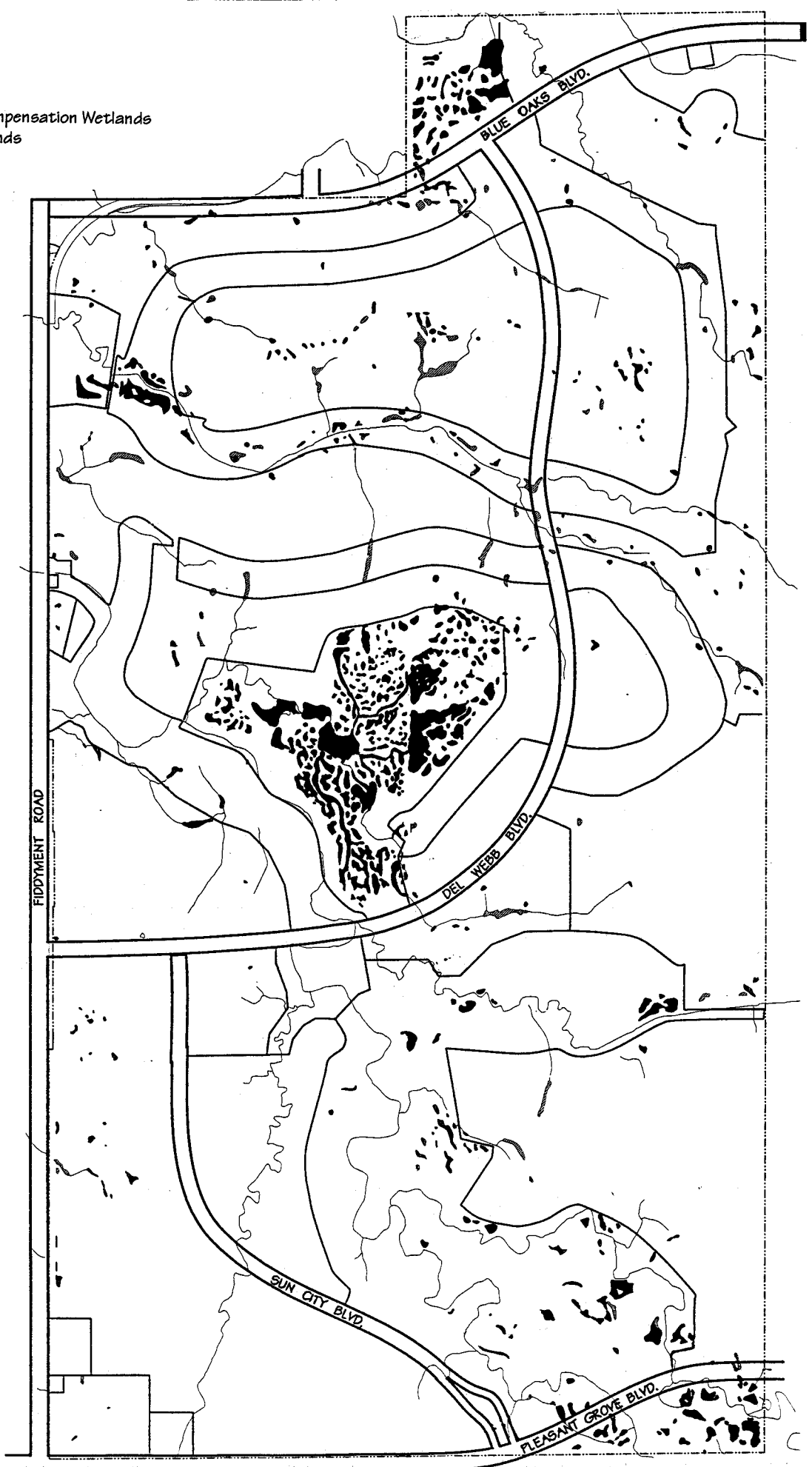
The four wetland types found in the plan area are summarized below:

1. Defined Drainages

Principal defined drainages include Kaseberg Creek flowing from southeast to the northwest across the site, and the South Branch of Pleasant Grove Creek flowing across the north edge of the site. These creeks carry water primarily during the winter months, with some irrigation runoff during the summer. Defined drainages total 8.92 acres of wetlands.

KEY

-  Preserved & Compensation Wetlands
-  Impacted Wetlands
-  Defined Channel



Conceptual • No Scale

FIGURE 5-2
WETLANDS

2. Swales

Swales on the plan area site are vegetated, similar to seasonal freshwater wetlands, but the distinction is made in linear segments to emphasize the drainage function of the swale. Swales carry little flow during any rainfall event of light to moderate precipitation, but flows estimated at three feet (3') wide and two (2") inches deep are carried during prolonged rainfall. Swales occupy approximately 4.46 acres of on-site wetlands.

3. Seasonal Wetlands

Seasonal freshwater wetlands are classified within a broad class of wetlands which are wet seasonally, typically between the beginning of November and the beginning of June. They are characterized by soil saturation and/or ponding or flooding, and the periods related to their landscape position, depth, and features which, within the context of a continuum, represent the dry end of wetlands and the wet end of upland annual grasslands. This type of wetland comprises approximately 6.55 acres of the site's delineated wetlands.

4. Vernal Pools

Vernal pools are a subcategory of seasonal freshwater wetlands. Vernal pools on the plan area site have been distinguished from other seasonal freshwater wetlands in that they exhibit unique and well-defined topographic boundaries and/or significant increases in width. The quality of vernal pools has been assessed based on the plant species composition, size, depth, density and aerial coverage, and hydrologic connectedness. Vernal pools occupy approximately 11.46 acres of the total wetlands on the plan area site.

5.3.2 Wetland Mitigation Plan

The Wetland Mitigation Plan for the Del Webb Specific Plan consists of three (3) primary components: wetland avoidance and preservation, wetland enhancement and compensation, and wetland maintenance and monitoring.

5.3.2.1 Wetlands Avoidance and Preservation


The land use pattern proposed in the Del Webb Specific Plan reflects an evaluation of practicable land use alternatives and proposes extensive avoidance of vernal pools and other wetlands. Table 5-1 presents the estimated acreage of wetlands preserved and wetlands impacted as a result of implementation of the specific plan. Approximately 17.01 acres, or fifty-four percent (54%) of the total area of wetlands would be avoided.

Due to the scattered distribution of vernal pools and other seasonal wetlands, all wetlands in the Del Webb Specific Plan area cannot realistically be avoided with development of the plan area. Consequently, a permit to fill a portion of the wetlands pursuant to Section 404 of the Federal Clean Water Act will be required under a separate permitting process. The permit, commonly referred to as the "404 permit" is issued by the U.S. Army Corps of Engineers (ACOE). On the basis of the wetland delineation, the land use plan has been developed to avoid wetlands to the extent "practicable" according to guidelines established by the Environmental Protection Agency (EPA), ACOE, U.S. Fish and Wildlife Service (USFWS), and the California Department of Fish and Game (CDFG).

The specific plan designates wetland preserve areas which include enhancement and preservation of various wetland types. These areas incorporate many of the highest quality wetlands in the vicinity. All preserve areas have been designed to incorporate buffer areas adequate to protect the wetland resources from the impacts of adjacent development. Locations of wetland preserve and mitigation areas are shown in Figure 5-3 and are summarized below:

1. A 69.9-acre park preserve (Parcel 46) has been established in the center of the plan area adjacent to residential uses and portions of the golf course. The location of this park preserve will protect wetlands of greatest long-term value and includes extensive areas of wetland mitigation. This preserve is the primary area of avoidance and compensation in the plan area.
2. A 17.6-acre parcel (Parcel 45) located north of Blue Oaks Boulevard adjacent to Blue Oaks Park will also be preserved. This park preserve contains natural wetlands and upland habitat, and will also be used to create new mitigation wetlands to off-set impacts.
3. The 14.5-acre City-Wide Park (Parcel 43) has been established in the southeastern corner of the plan area. This park will contain the preservation of wetlands and upland habitat, and include areas of wetland mitigation.
4. The 8.7-acre School House Park (Parcel 42) has been established along the western boundary of the plan area, incorporating remnants of an old school. This park features preservation of wetlands and dense upland habitat and includes a wetland compensation area.

KEY

 Wetland Compensation & Preserve Areas

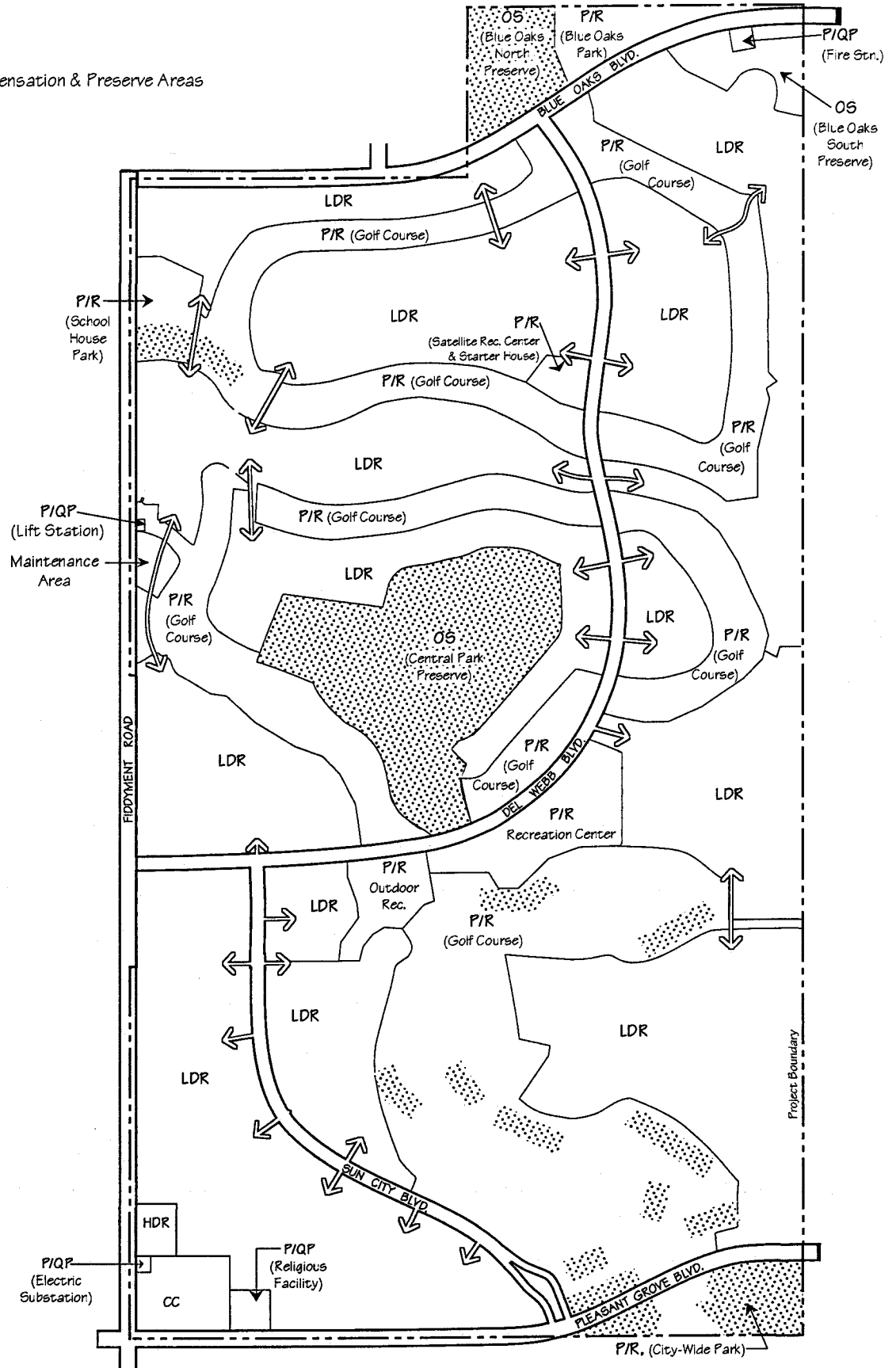


FIGURE 5-3
WETLAND COMPENSATION AREAS

-
5. Wetland mitigation is proposed on the golf course through oak woodlands in the southern part of the plan area (Parcel 38). Golf course wetland preserve areas will feature vernal pool and seasonal wetland compensation.

5.3.2.2 Wetlands Enhancement and Compensation

The Wetland Mitigation Plan defines a wetlands enhancement and compensation program designed to achieve a no-net loss policy in the Del Webb Specific Plan area consistent with the City of Roseville General Plan policies. Overall, the plan area would affect approximately forty-six percent (46%) of the total jurisdictional wetland habitat. Approximately 19.16 acres of vernal pools and wetland areas will be created, supplementing the 17.01 acres of avoided wetlands (Figure 5-3).

Where wetlands are impacted, compensation will be achieved "on-site" and "in-kind" wherever possible and practicable in accordance with U.S. Fish and Wildlife Service mitigation policy and Corps of Engineers expectations. In-kind compensation is expected for vernal pools because of their unusual values and functions. Vernal pool compensation will take place through construction of vernal pools and enlargement and enhancement of small existing pools. It is proposed that seed material, collected from pools which would otherwise be lost, be introduced into newly created man-made pools within the designated preserves.

In some instances drainages can be realigned, also an in-kind compensation. "Out-of-kind" compensation is recommended for drainages which cannot be realigned. Because seasonal wetlands would most closely reproduce drainage-related wetland values, seasonal wetlands would be constructed as compensation.

5.3.2.3 Wetlands Maintenance and Monitoring

Associated with designation of wetland preserves and compensation areas are measures incorporated to minimize impacts on areas from adjoining properties and uses. A monitoring system will be established pursuant to the 404 permit. The wetland monitoring program features annual reports which include data needed to establish success criteria and information necessary to ensure successful compensation and to eliminate indirect effects on both existing and constructed wetlands. Annual reports will be required for a minimum of five years or until the provisions of the 404 permit have been met. Short term and long term monitoring and maintenance responsibilities for the various preserve sites are identified in the project development agreement.

5.4 GRASSLANDS

Grassland is the most prevalent natural community in the plan area, with introduced Mediterranean grasses and forbs predominating throughout the site, as shown in Figure 5-4, Grassland and Woodland Habitat. These introduced, aggressive species have replaced most of the native perennial bunchgrasses and annuals. Replacement has occurred primarily through the conversion and subsequent abandonment of grasslands for farming, and through a century of livestock grazing. A majority of the grassland is within the areas designated for development.

A grassland management program will be implemented as described in the Oak Woodland Mitigation Plan (Hart, 1993). Grassland management will include application of nitrogen fertilizers, spring mowings, supplemental irrigation and weed control.

5.5 RIPARIAN CORRIDOR AND OAK WOODLANDS

Dense, mature riparian woodland, consisting mostly of large blue oaks (*Quercus douglasii*) lines the main corridors of Kaseberg Creek, South Fork of Pleasant Grove Creek and their tributaries. The valley oak is most common in the northern portions of the riparian woodland, while interior live oak is mixed throughout. These stately, mature trees do not appear to be regenerating sufficiently to sustain the riparian zone as it presently exists. This is due primarily to livestock and other animals grazing on the seedlings, and to livestock trampling and eroding the creek banks.

Pleasant Grove Creek and Kaseberg Creek contain virtually no woody understory vegetation. Shrub cover and tree reproduction are negligible. The understory is dominated by a few species of exotic grasses and forbs, such as ripgut (*Bromus diandrus*) and milk thistle (*Silybum marianum*).

Density of the riparian woodland decreases as one moves away from the creeks, yielding to the blue oak savannah. This savannah occupies a small portion of the plan area along the margins of the creek-lined woodland and in isolated clusters within the non-native grassland. Although its delineation along the riparian corridor may be somewhat arbitrary, it is distinguished by its more open canopy and exclusive dominance of blue oak. Blue oak savannah supports the same dominant understory of introduced grasses and forbs as the oak riparian woodland.

- KEY
- Grasslands
 - Oak Woodlands
 - Oracle Oaks
 - Potential Oak Reforestation Areas

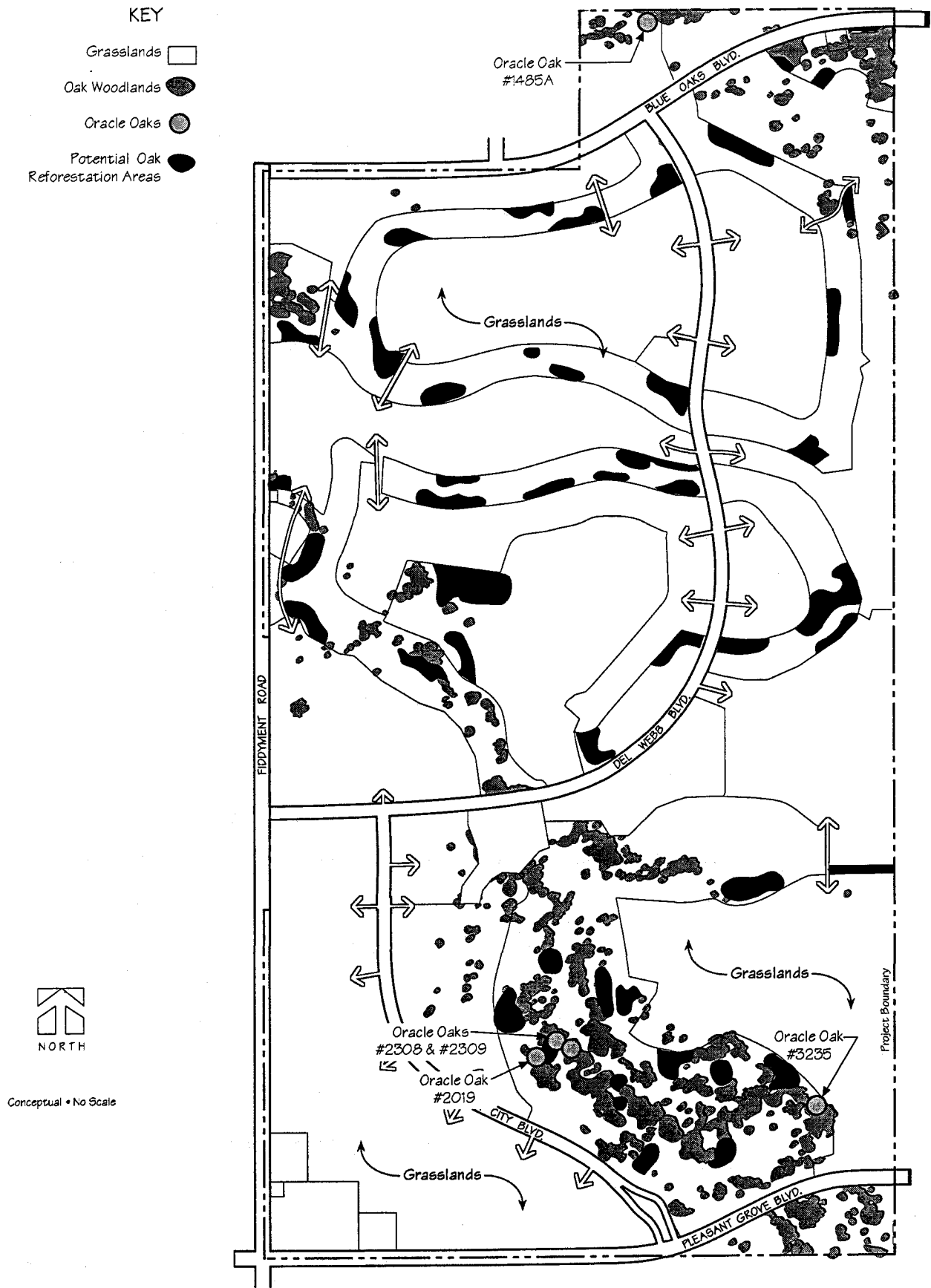


FIGURE 5-4
GRASSLAND AND WOODLAND HABITAT

Five oracle oak trees (*Quercus morehus*) were identified on the plan area site during a tree survey (Carroll) in spring 1989. An oracle oak is a cross between black oak and interior live oak and are considered a sensitive plant species.

The Del Webb Specific Plan land uses have been configured to retain a majority of the existing oak woodlands on site including the oracle oaks. These woodland areas are included in park and recreation areas, and are incorporated into the golf course areas. Of the approximate 3,161 native oaks identified in the project arborist's report, approximately ninety percent (90%) are slated for preservation.

The Del Webb Specific Plan is subject to the policies and procedures of the City of Roseville Tree Ordinance. As a result, regulated activities within the protected zones of native oaks and trees proposed for removal are subject to approval of a tree permit by the city. The Tree Ordinance requires that trees approved for removal be compensated on an inch for inch basis. A minimum of fifty percent (50%) of this compensation must be with native oak species.

The Del Webb Specific Plan addresses the requirements of the Tree Ordinance through establishment of a comprehensive regeneration program. The objective of the Del Webb oak regeneration program is to retain and enhance the natural resource values of the oak woodland environment. As a major element of a larger mitigation strategy to offset the loss of oaks, the plantings are designed to expand or improve the continuity of the existing stand, to provide a diversity of stand characteristics affecting habitat values, and to provide temporal continuity of woodland by replacing trees in the older age classes.

The reforestation program includes three basic planting conditions consisting of the forestation of open areas, interplanting and streamside plantings, and afforestation of grasslands. Reforestation will occur through the planting of acorns, saplings and larger trees. Plantings of acorns and saplings are proposed to provide for approximately 3,930 inches of compensation. In compliance with the Tree Ordinance, the remainder of the mitigation requirement will occur through planting of both native and non-native species within developed landscape areas. The primary reforestation areas are reflected in Figure 5-4.

5.6 SENSITIVE SPECIES

The plan area site provides marginal habitat diversity due to the extensive impacts of grazing and therefore limited species diversity.

A California Natural Diversity Data Base (CNDDDB) species report indicates no known sightings of rare or threatened wildlife species; however, there are listings on the plan area site and the surrounding area for vernal pool natural communities and plant species. Field surveys identified three sensitive wildlife species and two sensitive plant species within the plan area including vernal pool fairy shrimp, western spadefoot toad larvae, black shouldered hawk, dwarf downingia and oracle oaks. The specific plan provides for the avoidance and compensation of sensitive species. Sensitive species, their locations, status and mitigation/compensation are listed on Table 5-2.

5.7 SOILS AND GRADING

There are relatively consistent soil conditions across the plan area. The soil is generally classified as being of the Cometa-Fiddymont complex. This soil type is a well-drained soil with a very slow permeability and few development constraints. All grading in the specific plan area will be subject to City of Roseville grading and erosion control requirements.

A master grading plan should be developed for the plan area designed to minimize disruption of natural features and existing topography. In addition, a full scale geotechnical investigation of the plan area should be completed prior to commencement of any earth work.

Historic agricultural activities on the property may have resulted in some localized soil contamination. Soils around any storage containers, existing or abandoned septic tanks or other questionable areas should be sampled and analyzed.

5.8 GROUNDWATER RECHARGE

Groundwater supplies are recharged by rainwater that reaches the subsurface saturated zone of the soil. The rate and quantity of water reaching the saturation zone depends on factors that include the amount and duration of precipitation, soil type, moisture content of the soil and vertical permeability of the unsaturated zone. Urbanization can affect groundwater recharge through reduction in permeable surface, which in turn limits the percolation process. This, combined with pumping for agricultural and urban uses, can impact groundwater levels.

TABLE 5-2
SENSITIVE SPECIES

<u>Species</u>	<u>Location in Plan</u>	<u>Status</u>	<u>Avoidance/ Compensation</u>
Vernal pool fairy shrimp (<i>Branchinecta lynchi</i>)	Five vernal pools during spring 1992. (Stromberg and Entomological Consulting Services, Ltd.).	Candidate for federal listing (Category 2: taxa for which existing information may for which warrant listing, but substantial biological information to support a proposed rule is lacking). Not listed as a threatened or endangered species by either state or federal Endangered Species Acts.	Preserve/relocate populations in other vernal pools. Provide buffer area around wetlands and riparian areas. Two populations will be preserved in central park preserve.
Western spadefoot toad larvae (<i>Scaphiopus hammondi</i>)	In one of the deepest vernal pools during a survey in spring 1992. (Stromberg and Biosearch Wildlife Surveys).	Listed by the California Department of Fish and Game "Species of Special Concern," and since August 1991 has been a Category 2 candidate for listing by the federal government.	Vernal pool containing spadefoot larvae will be preserved in central park preserve.
Black shouldered hawk (<i>Elanus leucurus</i>)	In plan area during a site survey in spring 1989. (Melanson). Pair of hawks observed hunting over the grasslands on the northern portion of the plan area site on one occasion.	Species of Special Concern by the California Department of Fish and Game due to habitat destruction and human disturbance at or near nesting sites.	Replace and enhance grassland raptor habitat. Replace and enhance oak woodland habitat. for raptor nesting and roosting.
Dwarf downingia (<i>Downingia humilis</i>)	In three (3) vernal pools during survey in spring 1989 (Fiedler). Found in populations of fewer than ten individuals.	Listed on California Native Plant Society (CNPS) watch list.	One population of dwarf downingia will be preserved in a vernal pool in the central park preserve.
Oracle oak (<i>Quercus morehus</i>)	Five oracle oaks identified in plan area during arborist survey in spring 1989 (Carroll).	Rare tree but is the best known California hybrid. It is a cross between black oak and interior live oak.	All plan area oracle oaks will be preserved.

Recharge opportunities within the specific plan area are primarily limited to the creek corridors. These corridors are generally left undisturbed, facilitating recharge potential. Reclaimed water will be used on the golf courses and in landscape easements thereby contributing to the recharge system and reducing the demand on the potable water system.

Design of the Del Webb plan area aids in reducing the effect of urbanization on groundwater recharge through the designation of approximately 454.3 acres, or 37.8% of the site, as open space areas. The specific plan includes one groundwater well. The groundwater well is intended for use in emergency situations only. The well is discussed with other water facilities in the Public Facilities & Services Element (Section 7).

Three (3) wells are known to exist on the property. These wells will be legally abandoned.

5.9 WATER QUALITY

The Environmental Protection Agency (EPA) has promulgated final rules on stormwater discharge for construction activities and new uses pursuant to the National Pollutant and Discharge Elimination System (NPDES). The EPA's new rules result in an additional step in the processing of applications as well as new requirements for site grading and design.

The Stormwater Management Program for the specific plan area generally retains primary drainage patterns. This program will implement both non-structural and structural Best Management Practices (BMP) to assure effective water quality control. Structural measures include procedures such as perimeter controls, diversion channels, sedimentation collection systems, and soil stabilization. Non-structural measures include practices such as grading control and dust control. Stormwater treatment facilities are shown on Figure 5-5.

Development of urban uses within the Del Webb Specific Plan area will increase impervious surfaces where soil permeability is naturally very slow. Rate of storm run-off will increase as a result of the increase in impervious surface area; however, storm drainage will be conveyed to natural stream channels by a master storm drainage system. Water quality is of concern in areas where urban run-off is allowed to enter natural drainage courses from either rainfall or landscape irrigation.

This specific plan establishes guidelines for both management of urban run-off, and control of erosion and sedimentation through design of drainage systems and land use regulations.

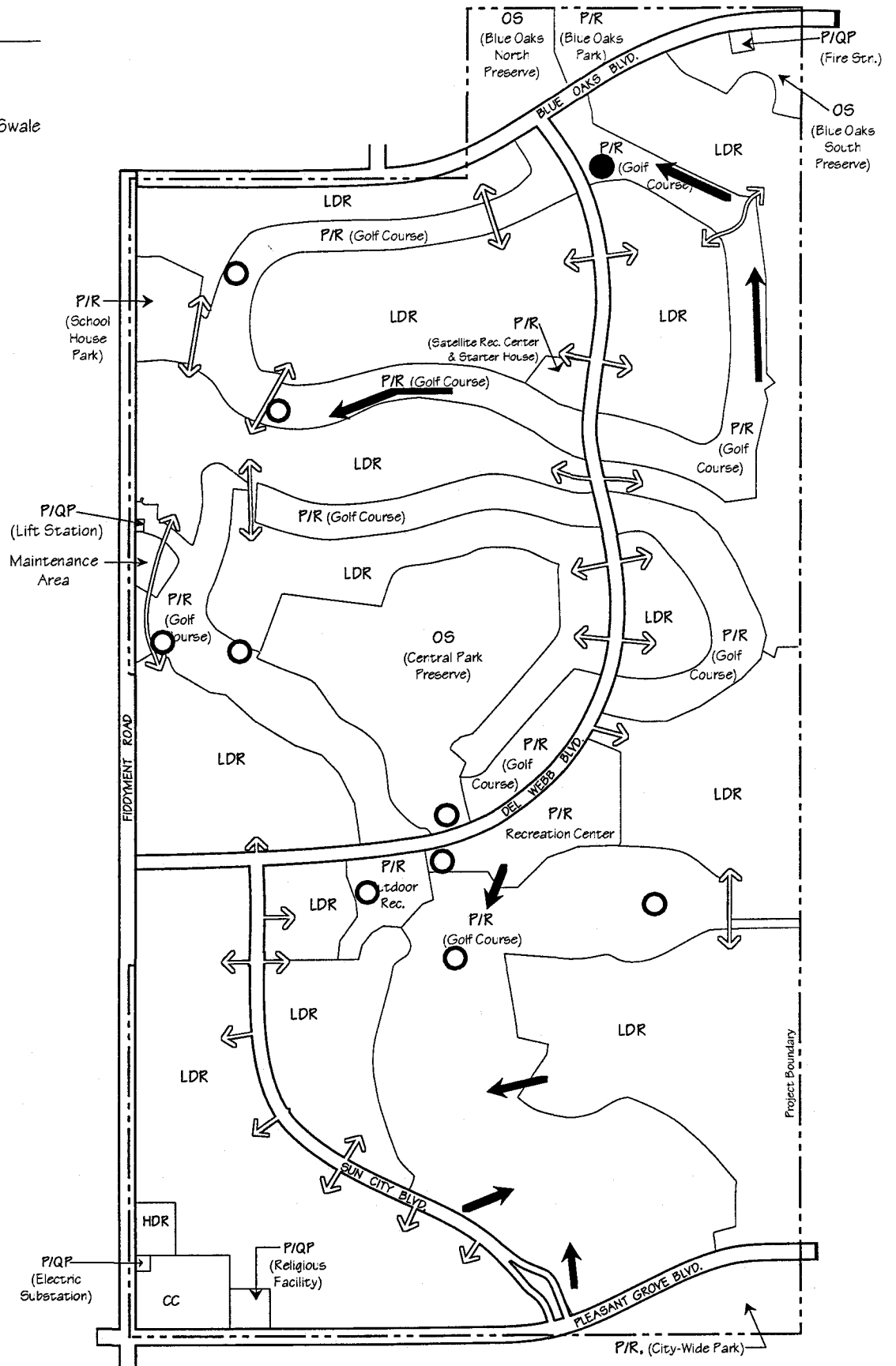
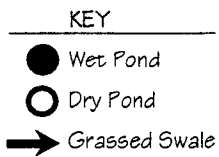


FIGURE 5-5
STORMWATER TREATMENT FACILITIES

Development of the plan area will incorporate a system to control post construction stormwater pollution. The primary approach will be to reduce the size of developed watersheds by incorporating additional curb inlets, which will reduce the total pollutant loads of the first flush. This practice will maximize the use of source controls such as grassed swales. Grassed swales will convey run-off, at non-erosive locations, to either a stabilized channel, or directly into another BMP facility (i.e. detention pond, constructed wetland).

Concurrently with the construction of any improvements, the landowner will prepare and implement a Stormwater Pollution Prevention and Monitoring Plan (SWP3), and shall construct and maintain BMPs in accordance with the SWP3 as approved by the Regional Water Quality Control Board.

5.10 Water Conservation

A dual water distribution system will reduce dependence on potable water for irrigation. The Del Webb plan area will be developed with both a potable and a non-potable water system. The non-potable system will use treated wastewater to irrigate the golf course, landscape medians, parks, and other public areas. One well will provide emergency back-up service to the potable system.

The Del Webb Specific Plan area will comply with the City of Roseville Water Conservation and Drought Mitigation Ordinance and the Water Efficient Landscape Ordinance.

5.11 Energy Conservation

Electrical efficiency measures are provided which include all air conditioning units having a Seasonal Energy Efficiency Ratio (SEER) of two points above the minimums defined in federal requirements, marketing of other electric efficiency options or equivalent measures. In addition, the Development Guidelines and Standards include landscape provisions to reduce solar gain in summer and allow solar gain in winter.

Residential energy conservation will be promoted by increased Seasonal Energy Efficiency Rates (SEER) above California Energy Commission Title 24 requirements. An alternative may be approved by the City of Roseville Electric Department which provides for an improvement to peak summer demand energy use.

5.12 Air Quality

Air quality in the Sacramento Valley is recognized as a significant environmental concern which influences the quality of life for all residents. Vehicle trips are a major factor in the deterioration of air quality, and new urbanization can influence the degree to which air quality impacts the region. The location of new residential and employment areas, and the spatial layout of communities can play a role in the effectiveness of efforts to maintain air quality over a period of many years.

As described in the Circulation Element (Section 4), the Del Webb Specific Plan provides a number of opportunities for alternative transportation modes. These include the use of bicycles, transit, golf carts and walking. These facilities, combined with the make-up of an active-adult community, result in vehicle trip rates approximately one-third that of conventional residential projects. This lower vehicle trip rate translates into lower long-term air quality impact. The specific plan is subject to the goals and policies of the City of Roseville Air Quality Element and the Placer County Air Pollution Control District Air Quality Attainment Plan.

5.13 Historical and Cultural Resources

A cultural reconnaissance survey of the entire plan area identified three locations of potential historical significance. These consist of:

- bedrock milling station consisting of two to three shallow mortar cups;
- rock formations which possibly functioned as the cornerstones of the Old Pleasant Grove School house; and
- grave site adjacent to the old school house.

Significant historical and cultural resources are avoided and incorporated into plan area design for preservation. For example, the milling station is incorporated into open space adjacent to the golf course. The school house foundation will be set aside in School House Park and protected as a historic site. Facilities will include an interpretive center with walking trails and interpretive signage relating to the historic character of the park site. A barrier will be constructed around the grave site within School House Park.

No Indian campsites or apparent exploitation of vernal pool biota were discovered during the field surveys of the plan area.

5.14 RESOURCE MANAGEMENT POLICIES

5.14.1 General Policies

1. All resource management shall occur in compliance with this specific plan, the project EIR the project development agreement, and the conditions of any permits required by federal, state or local agencies.
2. In sensitive resource areas, minimize construction during the spring and early summer breeding season and restrict construction activities to daylight hours. Orient all construction workers regarding wildlife and habitat sensitivities. Use temporary fencing, flagging, signs and other marking devices as necessary to define sensitive resource areas.
3. Lighting in areas adjacent to open space areas should be designed to minimize glare to such areas to reduce impacts on nighttime wildlife activities. Nighttime maintenance activities, with the exception of watering, should be kept to a minimum.
4. A comprehensive mitigation plan shall be developed for the plan area as identified in the project EIR, which coordinates the various mitigation plans and actions. The mitigation plan should contain long-term monitoring and establish success criteria for habitat creation and compensation.

5.14.2 Wetlands

1. No net loss of wetlands shall be permitted. All jurisdictional wetlands will be subject to review by the Corps of Engineers and other responsible federal and state agencies, and approval of a 404 permit, streambed alteration agreement and other applicable permits, prior to any development activity on any portion of the plan area site. Preservation of wetland areas shall occur in compliance with the required permits and the project EIR.
2. Implement the Wetland Mitigation Plan (Stromberg, 1992) prepared for the specific plan area.
3. Compensation wetland areas shall be monitored for a minimum of five (5) years or until the provisions of the 404 permit have been met. Enhancement/compensation responsibilities are detailed in the project development agreement.

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4. Wetland preservation areas within the 17.6-acre park Blue Oaks North Preserve (Parcel 45), 8.7-acre School House Park (Parcel 42), the 14.5-acre City-Wide Park (Parcel 43), and the 69.9 acre central park preserve (Parcel 46) shall be dedicated to the city in accordance with the requirements of the project development agreement.
 5. Direct access to the central park preserve from adjacent residential lots shall be restricted to designated pathway areas.
 6. Buffer zones shall be provided around all existing and created wetlands. Development adjacent to preserve sites shall ensure that no run-off water flows into or through any part of the contributing area of any existing or constructed wetland unless suitably treated through BMP methods as defined by the 404 permit. Land uses adjacent to wetland areas shall be designed with consideration of the recommendations of a consulting wetland specialist and requirements of the EIR and 404 permit.
 7. Where required, periphery fuel breaks shall be mowed and maintained in a manner to ensure no damage to the wetlands.
 8. Wetland preserve areas shall be limited to passive recreation activities compatible with the natural communities. Motorcycles, hunting, dumping or any other activities which could be detrimental to the ecosystems are prohibited.
 9. A low or open permanent fence, or other barrier that is visually appealing and compatible with surrounding features, shall be constructed around park preserve and mitigation areas. Fencing should be compatible with wildlife movement and signage should be provided identifying the sensitivity of the area. The fence and pedestrian entry points shall be designed to prevent access by dirt bikes and other motorized vehicles. All fencing and landscaping adjacent to wetland areas shall occur in accordance with the Development Guidelines and Standards.
 10. If permanent fencing has not yet been installed, a chain link fence, or other fencing material approved by the city, shall be installed along the boundary of any wetland preserve and adjacent construction site prior to construction, grading, the movement of material or

machinery onto site, approval of improvement plans, or the issuance of any permits (excluding wetland mitigation). Written release from the Planning Department must be received prior to the removal of any fencing. No activity of any type, except for that approved by the city, shall occur within the preserve areas.

11. A minimum 12" X 12" sign shall be erected during the construction period along every one hundred feet (100') of fencing or portion thereof. The sign shall indicate that the area is a protected wetland preserve and that trespassing is prohibited.
12. A minimum \$10,000 bond or other security deemed appropriate by the Planning Commission, and in a form approved by the City Attorney, shall be posted to ensure the preservation of adjacent wetlands during construction. Each occurrence of violation in any condition regarding wetland preservation shall result in forfeiture of the security.

5.14.3 Grasslands

1. A grassland management program shall be implemented as described in the Oak Woodland Mitigation Plan (Hart, 1993). The plan includes enhancement and restoration through nitrogen fertilizers, spring mowings, supplemental irrigation and weed control.

5.14.4 Riparian Corridor and Oak Woodlands

1. It is the intent of the specific plan to ensure that all plan area design, grading, construction and landscaping give the highest priority to the preservation of native oak trees. The location and preservation of native trees shall be a primary factor in site design.
2. Implement the Oak Woodland Mitigation Plan (Hart, 1993) and Oak Generation Plan (Wade, 1993) for the plan area.
3. The preservation, removal and regeneration of native oaks, as well as any regulated activities with the protective zones of native oaks, shall occur in compliance with the City of Roseville Tree Ordinance and the project EIR.
4. Tree conservation and site development policies set forth herein shall be incorporated into Covenants, Conditions and Restrictions (CC&Rs) for the plan area.

5.14.5 Sensitive Species

1. Within designated preserve areas, pools known to contain vernal pool fairy shrimp and/or dwarf downingia shall be avoided. Fairy shrimp outside the preserve areas which were identified during earlier surveys shall be compensated through movement of eggs into preserved vernal pools within the preserve area. Dwarf downingia seeds shall be moved to existing pools with similar periods of inundation and soil saturation. All avoidance and compensation efforts shall occur in accordance with the 404 permit and project EIR.
2. The vernal pool containing the known population of western spadefoot toad larvae shall be left undisturbed in accordance with the 404 permit.
3. If an active raptor nest is located in any tree slated for removal, a qualified biologist shall be consulted. It shall be determined by the biologist whether the nest can be recreated in a nearby tree not slated for removal, or whether removal should be canceled or postponed until the young have "fledged" and the nest is determined by the biologist to be inactive.
4. All oracle oak trees identified within the specific plan area shall be preserved in accordance with the City of Roseville Tree Ordinance.

5.14.6 Soil Protection

1. A master grading plan should be developed for the plan area. All grading activity shall occur in conformance with the City of Roseville grading regulations. All development plans submitted for city review and approval shall provide an erosion and sediment control plan. Specific erosion control measures shall be adopted for all development plans to protect area waterways from erosion and debris during construction.
2. Site grading for structures and streets shall preserve natural land forms to the maximum extent possible. Construction techniques including, but not limited to, stepped footings and retaining walls are encouraged as a means of preserving native topography.
3. Grading shall minimize disruption to existing natural features such as trees and other vegetation, water courses,

and views. Slopes shall be rounded and tapered to blend with existing topography, contours on adjacent sites, and roadways.

4. Areas that present potential structural limitations such as expansive soils, high shrink-swell potential and limited load-bearing strength soils shall require site specific geotechnical evaluation as part of the development review process per the determination of the Public Works Director.
5. Soils around storage containers, existing or abandoned septic tanks or other questionable areas should be sampled and analyzed. Additional available sources relating to hazardous waste sites should be reviewed prior to construction activities.

5.14.7 Groundwater Recharge

1. Impervious surfaces shall be kept to a minimum, particularly near watercourses and wetlands.
2. The well facility within the specific plan area shall be used for emergency back-up water purposes only.
3. All existing wells in the plan area shall be legally abandoned.

5.14.8 Water Quality

1. The specific plan stormwater management plan shall comply with the standards and requirements of NPDES, the City of Roseville's grading, erosion control and improvement standards and the project EIR.
2. Paved parking areas will be designed to provide the minimum amount of paving area necessary to meet required parking standards.
3. All grading plans submitted for city review and approval shall provide an erosion and sediment control plan. Specific erosion control measures shall be adopted for all plans to protect area waterways from erosion and debris during construction.
4. Drainage problems resulting from poor soil permeability shall be reduced through creation of gravel subdrains,

swales and channels to convey run-off. Such drains shall be designed with consideration of impacts to wetland areas, both existing and created.

5. The landowner shall prepare and implement a stormwater Pollution Prevention and Monitoring Plan (SWP3), and shall construct and maintain Best Management Practices in accordance with the SWP3 as approved the Regional Water Quality Control Board concurrently with the construction of any improvements.
6. Construction of stream crossings or other improvements in the South Branch of Pleasant Grove Creek or the Kaseberg Creek corridors shall be kept to the absolute minimum necessary to provide reasonable access to developed areas adjacent to either corridor. Department of Fish and Game Stream Alteration Agreements will be obtained prior to commencement of any such construction of proposed stream crossings in the specific plan area. In general:
 - a. Areas adjacent to the finished improvements in Kaseberg Creek and Pleasant Grove Creek which were disturbed during construction will be hydroseeded and revegetated to reduce erosion potential. All disturbed areas that are not actively being developed shall be planted, mulched or otherwise protected by an acceptable means for the duration of the winter. In no case shall activity be permitted within the creek or flooding channels or shall disturbed areas be left exposed between October 15 and March 15.
 - b. Grading plans shall be designed so as to minimize the area of disturbance. A specific schedule of inspection and maintenance of construction sites shall be identified by the city to ensure erosion control measures are operative through the winter period.
 - c. Construction roads across creek systems shall be kept to a minimum. Such roads shall have culverts if they are required to remain through the winter season.
 - d. All permanent roadway stream crossings (excluding golf cart crossings) shall be designed at a minimum for a 100-year event. Golf cart crossings will span creek channels.

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- e. Stream crossings shall be designed such that approaches are as close to a right angle as possible. Crossings should be designed to reduce erosion and stream degradation by the proposed placement of such structures.
 7. Rock energy dissipaters or other methods shall be used at the outflow points of any culverts.
 8. A conservation habitat preservation, flow and maintenance easement shall be dedicated to the city over all portions of the plan area within the 100-year "future" flood plain as determined by the Public Works Director. Such easement shall include areas required for access and preservation of associated open space habitat corridors.

5.14.9 Water Conservation

1. The specific plan shall comply with the City of Roseville Water Conservation and Water Efficient Landscape Ordinances and the Urban Water Management Plan.
2. Use of low water consumptive plant materials and irrigation systems shall be encouraged. All non-turf areas shall be irrigated by bubblers, irrigated by other approved low flow systems, or irrigated by hand. Landscaping in improved common areas should be of drought-resistant varieties where practicable. The Del Webb Development Guidelines and Standards include landscaping guidelines.
3. All potable water use shall have water meters.
4. Reclaimed water shall be used to irrigate public landscaping, parks and the golf course as specified in the Public Facilities & Services Element (Section 7).
5. Use of currently available water conservation devices shall be encouraged in all inhabitable structures.

5.14.10 Energy Conservation

1. The specific plan shall comply with the City of Roseville General Plan energy conservation goals and policies.
2. Where feasible, and given physical constraints of the plan area, the community shall be designed to facilitate passive solar use as a means of reducing total energy consumption.

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3. Trees shall be planted in all non-residential parking areas such that, within fifteen (15) years of planting, at least fifty percent (50%) of the parking area is shaded at mid-day during the summer season in order to reduce solar gain. Deciduous trees shall be used where feasible to aid summer cooling and allow solar gain for winter heating. All landscaping shall be consistent with the provisions of the Development Guidelines and Standards.
 4. Electrical efficiency measures shall be implemented including all air conditioning units having a Seasonal Energy Efficiency Ratio (SEER) of two points above the minimums defined by federal requirements, marketing of other electrical efficiency options or equivalent measures. Precise measures to achieve this policy shall be as specified in the specific plan development agreement.

5.14.11 Air Quality

1. The specific plan shall comply with the goals and policies of the Roseville Air Quality Element and the Placer County Air Pollution Control District Air Quality Attainment Plan.
2. Short term air quality impacts associated with construction activities shall be reduced through compliance with requirements of grading permits and Placer County Air Pollution Control District.

5.14.12 Historical and Cultural Resources

1. Development of park and golf course areas shall be designed to result in no impact to the identified cultural resources. A barrier should be constructed around the grave site within School House Park.
2. In the event any previously unidentified historic surface or subsurface archaeological features or deposits are uncovered during construction, work in that immediate vicinity will halt immediately and a qualified archaeologist will be contacted for determination of resource significance. In addition, the State Office of Historic Preservation shall be notified.

6

Community Open Space & Recreation Facilities Element

6.1 COMMUNITY OPEN SPACE AND RECREATION FACILITIES CONCEPT

The recreation needs of an active adult community differ from those of a conventional community. In conventional communities residents of all ages require a wide selection of facilities to meet the park and recreational requirements of the population. The demand for active recreation uses (athletic fields, multi-use turf areas, hard courts and playground equipment) tend to outweigh demand for passive uses (natural feature preserve areas, nature viewing areas, interpretive signage, and pathways).

In an active adult community, access, safety, comfort and negotiability are key aspects of recreational activities and spaces, resulting in a greater need for passive facilities and non-traditional active recreation facilities. Instead of the athletic field-orientation of active recreational facilities in conventional communities, the active adult community places a higher recreational priority on smaller-scale facilities that are aesthetically pleasing and promote leisure and fitness tailored to that age group.

Recreational opportunities in the plan area include active and passive parks, park preserves, golf courses and recreation centers. Activities may include jogging, walking, cycling, nature appreciation, picnicking, golfing, tennis, croquet, bocci, swimming and other hobbies and activities. Many of the recreational opportunities in the plan area will be available only to area residents and guests through participation in the Homeowners Association (HOA). The HOA operated golf course and recreation centers will be the focus of activities.

The City of Roseville General Plan's Park and Recreation Element recognizes that there is diversity among various components of the city population, and the need to provide facilities that match the particular characteristics of the residents to be served.

In addition, it is recognized that all components of the community need to contribute to the recreation needs of the overall city. The specific plan includes the designation of three (3) public parks including a contribution towards expansion of the adjacent City-Wide Park and three (3) park preserves. The facilities will serve not only plan area residents, but the larger population of the city.

6.2 COMMUNITY OPEN SPACE AND RECREATION FACILITIES GOALS

1. Provide adequate recreational facilities and programs for the residents of the plan area.
2. Provide both active and passive recreational opportunities.
3. Contribute towards city-wide recreational opportunities and needs.

6.3 CITY OF ROSEVILLE PARK AND RECREATION REQUIREMENTS

The plan area provides for a variety of recreation facilities, park land and open space to comply with the fundamental policy of the City Parks and Recreation Element.

Roseville General Plan Parks and Recreation Policy 1

The City shall ensure the provision of 9 acres of park land per 1,000 residents.

The 3,500 dwelling units in the plan area will generate an estimated population of 6,300 residents based on the average household size of 1.8 residents. As summarized on Table 6-1, Summary of General Plan Park Area Requirements, a total of 56.7 acres of park land is required to satisfy the nine acres per 1,000 residents standard.

TABLE 6-1
SUMMARY OF GENERAL PLAN PARK AREA REQUIREMENTS

<u>Park Type Required</u>	<u>Service Area</u>	<u>Acres/1000 Population</u>	<u>Population</u>	<u>Total Acres</u>
Neighborhood	1/4 - 1/2 mile	2.5	6,300	15.75
Community	1-2 miles	1.5	6,300	9.45
City-Wide	city-wide	<u>5.0</u>	<u>6,300</u>	<u>31.50</u>
TOTAL		9.0	6,300	56.70

6.4 PARK LAND AREA

The specific plan provides a total of 475.4 acres, thirty-nine percent (39%) of the plan area, for recreational activities. The plan area recreational facilities are shown in Figure 6-1.

Credit towards meeting the general plan park dedication requirement may only be granted to public lands providing access to the general public. In addition, only a partial credit of 1:5 to 1:10 (1 acre of credit granted for every 5 to 10 acres dedicated) may be granted to non-traditional or passive recreational facilities. Table 6-2 summarizes the recreational facilities in the plan area along with the corresponding park credit.

TABLE 6-2
PARK AND RECREATION ALLOCATION

<u>Park Type</u>	<u>Actual Acres</u>	<u>Allowance</u>	<u>Park Credit</u>
<u>Active Parks</u>			
School House Park (Parcel 42)	8.7	1:1	8.70
Blue Oaks Park (Parcel 41)	8.1	1:1	8.10
City-Wide Park (Parcel 43)	<u>14.5</u>	<u>1:1</u>	<u>14.50</u>
	31.3		31.30
<u>Park Preserves</u>			
Blue Oaks South Preserve (Parcel 47)	10.0	1:10	1.00
Blue Oaks North Preserve (Parcel 45)	17.6	1:10	1.76
Central Preserve (Parcel 46)	<u>69.9</u>	<u>1:10</u>	<u>6.99</u>
	97.5		9.75
<u>Public Access (HOA)</u>			
Golf Courses (Parcels 30-39)	<u>316.9</u>	0	<u>0.00</u>
	316.9		0.00
<u>Private (HOA)</u>			
Recreation Centers (Parcels 40a, 40b, 40c)	<u>29.9</u>	0	<u>0.00</u>
	29.9		0.00
<u>Equivalent In-Lieu Fees¹</u>			<u>18.80</u>
TOTAL	475.6		59.85

¹ In-lieu fees are equivalent to the cost of purchasing 18.8 acres of park land.

KEY

-  Recreation Centers
-  Parks
-  Park Preserves
-  Golf Course

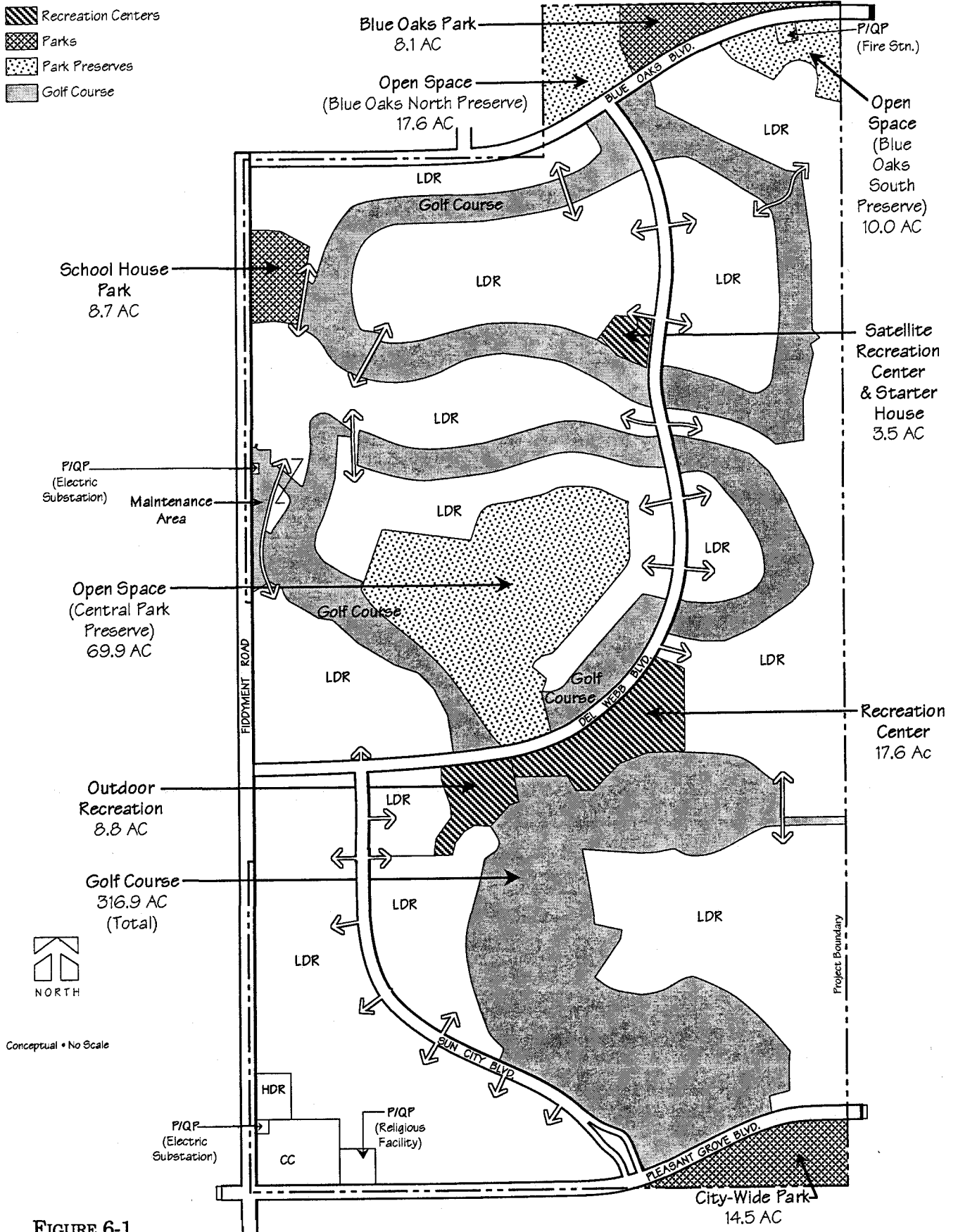


FIGURE 6-1
PARK AND RECREATION FACILITIES

6.5 PUBLIC PARK AND RECREATION FACILITIES

The following public parks and park preserves will be dedicated to the City of Roseville for access by all city residents. Facilities shown in the figures are schematic only. All wetland mitigation within city parks and park preserves shall be designed to permit development of the improvements identified in the conceptual park and park preserve plans. Final facilities are subject to approval by the City of Roseville.

6.5.1 Blue Oaks Park, Blue Oaks North Preserve and Blue Oaks South Preserve

Blue Oaks Park, and the two neighboring preserves, are located in the northeast corner of the plan area, north and south of Blue Oaks Boulevard and are connected by a pedestrian/bikeway undercrossing. This open space area, totalling 35.6 acres, will be connected to the regional bike trail system traversing the South Branch of Pleasant Grove Creek. Depending on the desires of the Roseville Parks and Recreation Department parking may be provided on both the north and south sides of Blue Oaks Boulevard. The site will take advantage of the oak woodland environment and will provide a buffer between residential areas and future urban uses to the north and east. Proposed facilities for this area may include: softball, volleyball, basketball court, open turf areas, tot lot, picnic areas, and parking areas. Blue Oaks Park and the neighboring park preserves are conceptually illustrated in Figure 6-2.

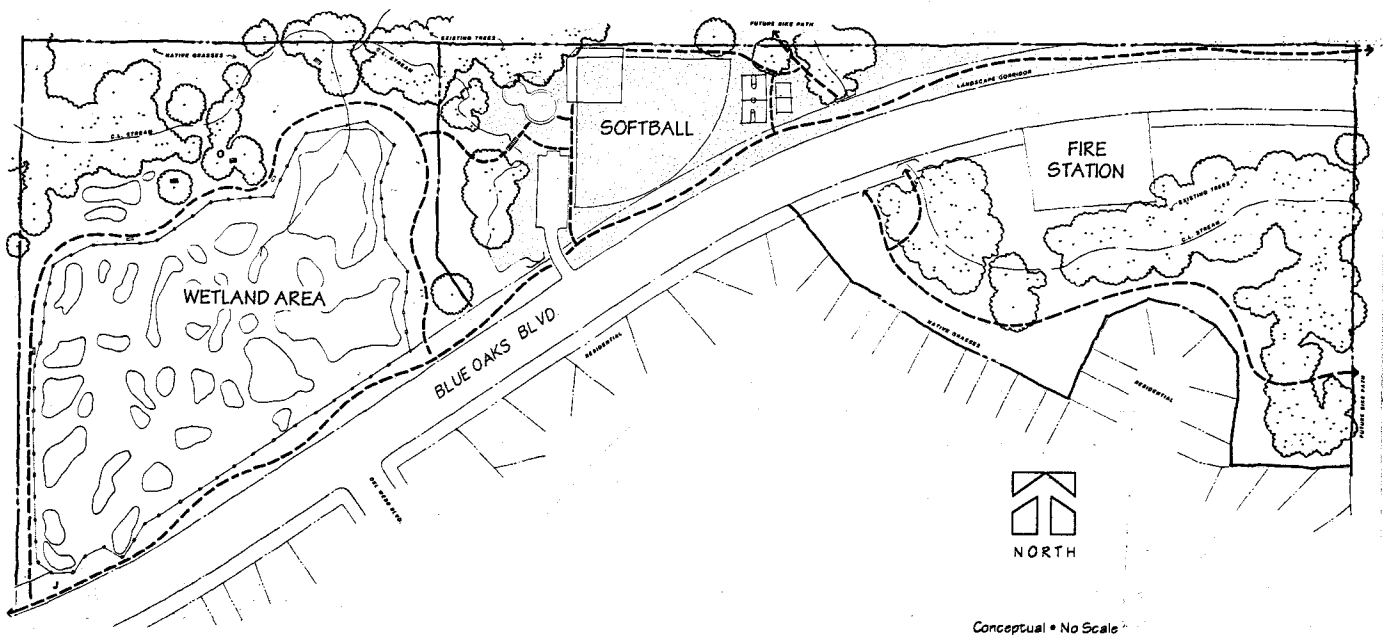


FIGURE 6-2
BLUE OAKS PARK AND PARK PRESERVES CONCEPTUAL PLAN

6.5.2 School House Park

The 8.7-acre School House neighborhood park is located on the western edge of the community, along Fiddymment Road near its intersection with Blue Oaks Boulevard. The park encompasses the site of the Pleasant Grove School that served the community in the late 1800s. Foundation stones of the old school house, along with an adjacent grave site, will be set aside in a protected area as an historical site. The facilities in the park may include a small interpretive center, outdoor classroom, walking trails with interpretive signage relating to the historical character of the park site and picnic area as conceptually illustrated in Figure 6-3.

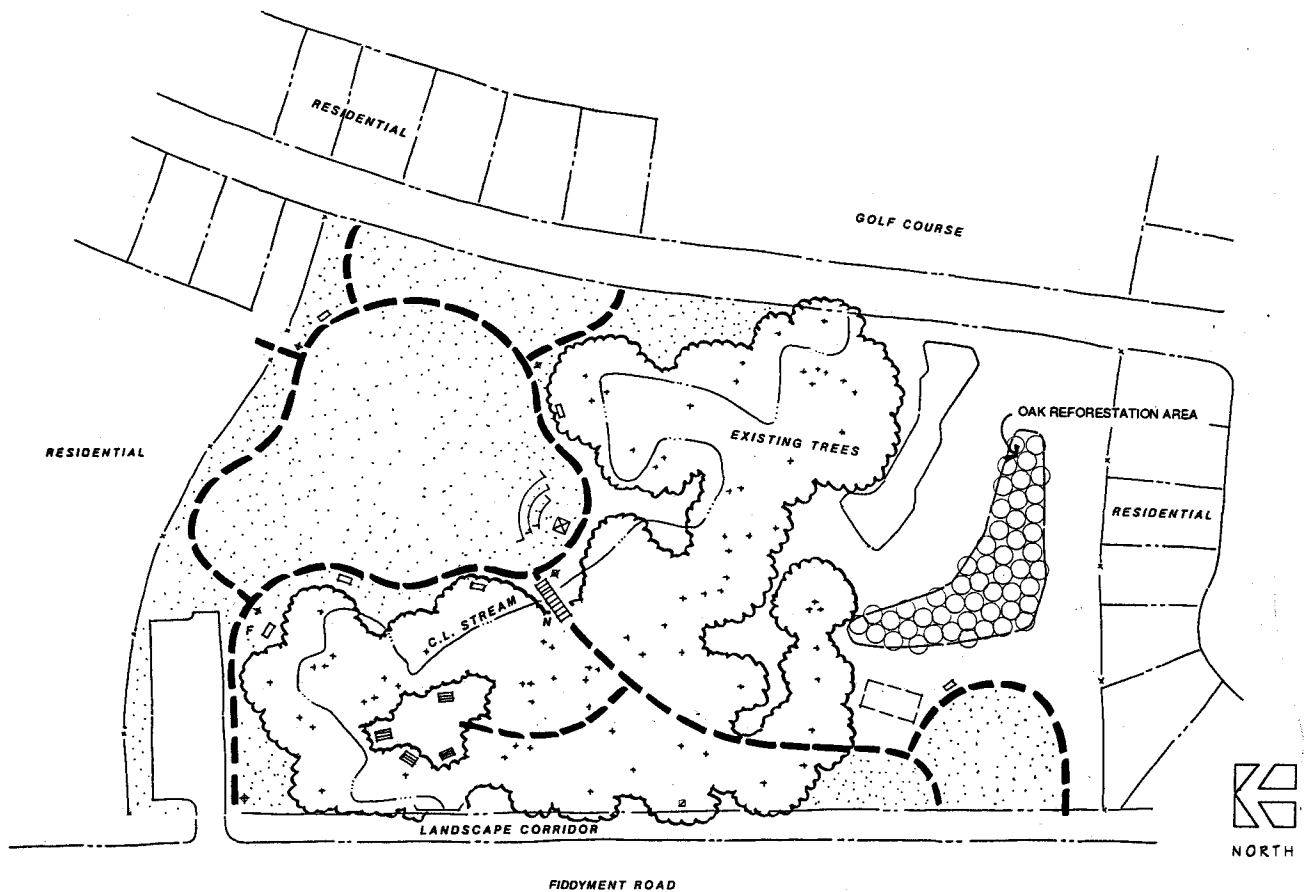


FIGURE 6-3
SCHOOL HOUSE PARK CONCEPTUAL PLAN

6.5.3 City-Wide Park

In the southeastern corner of the plan area, 14.5 acres are provided as an extension of the City-Wide Park located south of Pleasant Grove Boulevard. The in-lieu fees paid by the landowner will be used to purchase an 18.8 acre parcel between the plan area and Mahany Park creating one large contiguous City-Wide Park totalling 85.3 acres as shown in Figure 6-4.

The city will be responsible for preparing the master plan for the City-Wide Park and will provide for preservation of the wetlands and oak trees. The landowner shall provide the city with information submitted to the COE regarding required improvements, wetland creation and monitoring obligations to aid in the design. Facilities for this park may include a little league baseball complex, a library, a community center with senior programs, an interpretive center, viewing platform, picnic areas and parking.

An undercrossing for Pleasant Grove Boulevard will link the plan area to the City-Wide Park and will provide a connection for the Roseville bikeway system as described in the Circulation Element (Section 4).

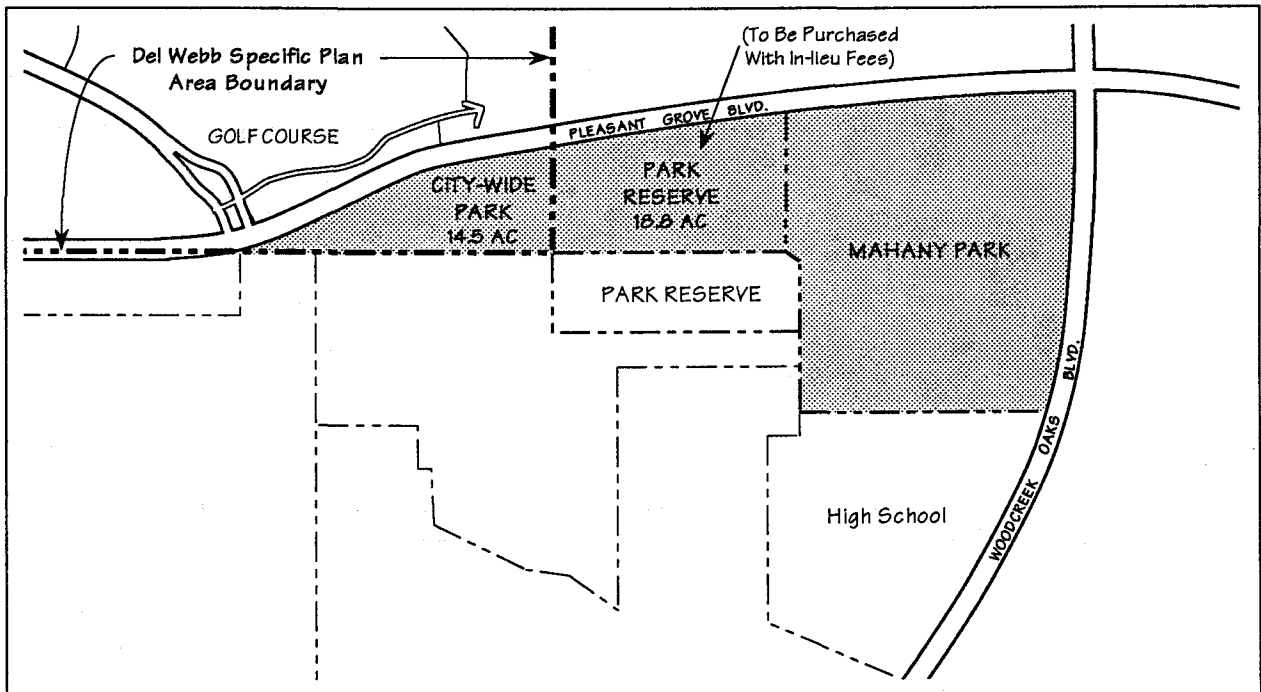


FIGURE 6-4
CITY-WIDE PARK CONFIGURATION

6.5.4 Central Park Preserve

The 69.6 acre central park preserve is located in the center of the plan area and is surrounded by residential villages and the golf course as shown in Figure 6-5.

The park preserve includes large areas for wetland preservation and mitigation. A landscape buffer, which is generally fifty feet (50') wide, is provided adjacent to residential uses to help protect wetland resources. A trail network serves as a passive recreational facility as it provides access and exposure to the natural habitats and open spaces. The pathway provides recreational opportunities such as walking, jogging, bird watching and other forms of nature appreciation. Golf cart trails will not be extended into the central park preserve.

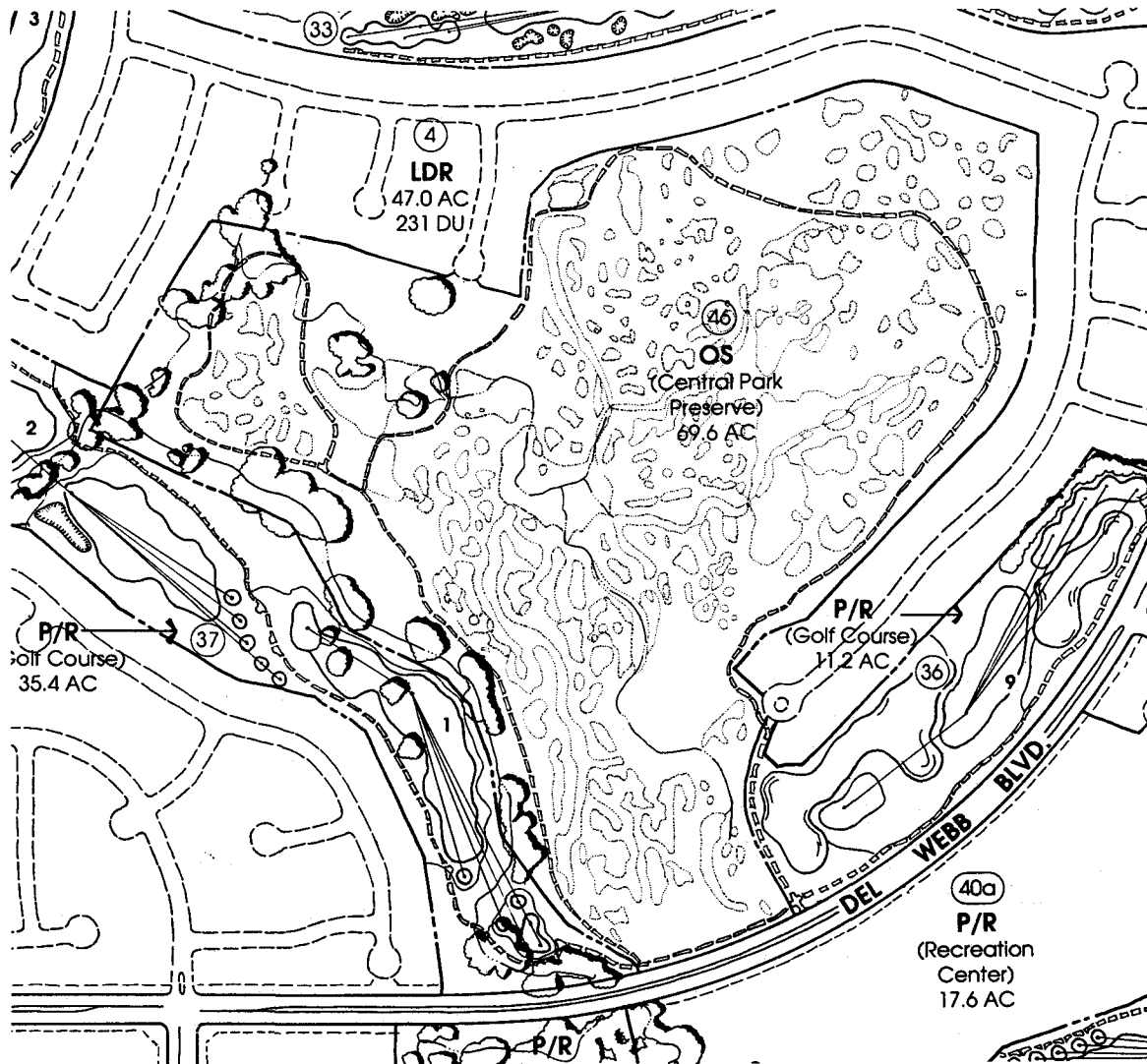


FIGURE 6-5
CENTRAL PARK PRESERVE CONCEPTUAL PLAN

6.6 HOMEOWNERS ASSOCIATION RECREATION FACILITIES

The Del Webb community will provide recreational facilities that will be privately owned and operated by the HOA. Fees for maintenance of these facilities will be the responsibility of the HOA. The general public will have access to the golf course on a time available basis and will have access to the driving range. Access to the recreation center will be limited to HOA members and guests.

6.6.1 Golf Course Complex

A total of approximately 312.1 acres are utilized for two golf courses, and provide a focal element and theme within the plan area. An 18-hole signature, championship golf course is in the central-southern portion of the plan area along Kaseberg Creek, other unnamed minor natural drainage courses and existing oak woodlands. This course is divided into the southern nine, or "Oak Golf Course", and the middle nine, or "Lake Golf Course". An additional 9-hole golf course, the "Pine Golf Course", has been provided in the northern portion of the plan area. The golf courses include a driving range and practice putting greens as shown conceptually in Figure 6-6.

There are two separate golf course clubhouse complexes. The main golf course complex is generally oriented to serve the 18-hole course and will include a pro shop, grill/lounge and rest area integrated with the main recreation center building. Another starter house will be included for the northern 9-hole golf course and will be located in Parcel 40c with the satellite recreation facilities. A maintenance facility (Parcel 39) will also be included on the west side of the plan area along Fiddyment Road. This facility will be adequately screened by landscaping and fencing from nearby residential and open space areas.

The golf courses are subject to approval of a tree permit by the City. The clubhouses and maintenance facility are subject to site review approval and all facilities are to be designed in accordance with the Development Guidelines and Standards.

Each parcel within the plan area will, by means of the plan area CC&Rs, be subject to a golfball easement which expressly grants an easement permitting golf balls to enter onto each parcel from golf course play.

Reclaimed water, when available, will be used to irrigate the golf course, driving range, landscape corridors, medians, parks, and possibly other landscaped common areas as discussed in the Public Facilities & Services Element.


NORTH
Conceptual • No Scale

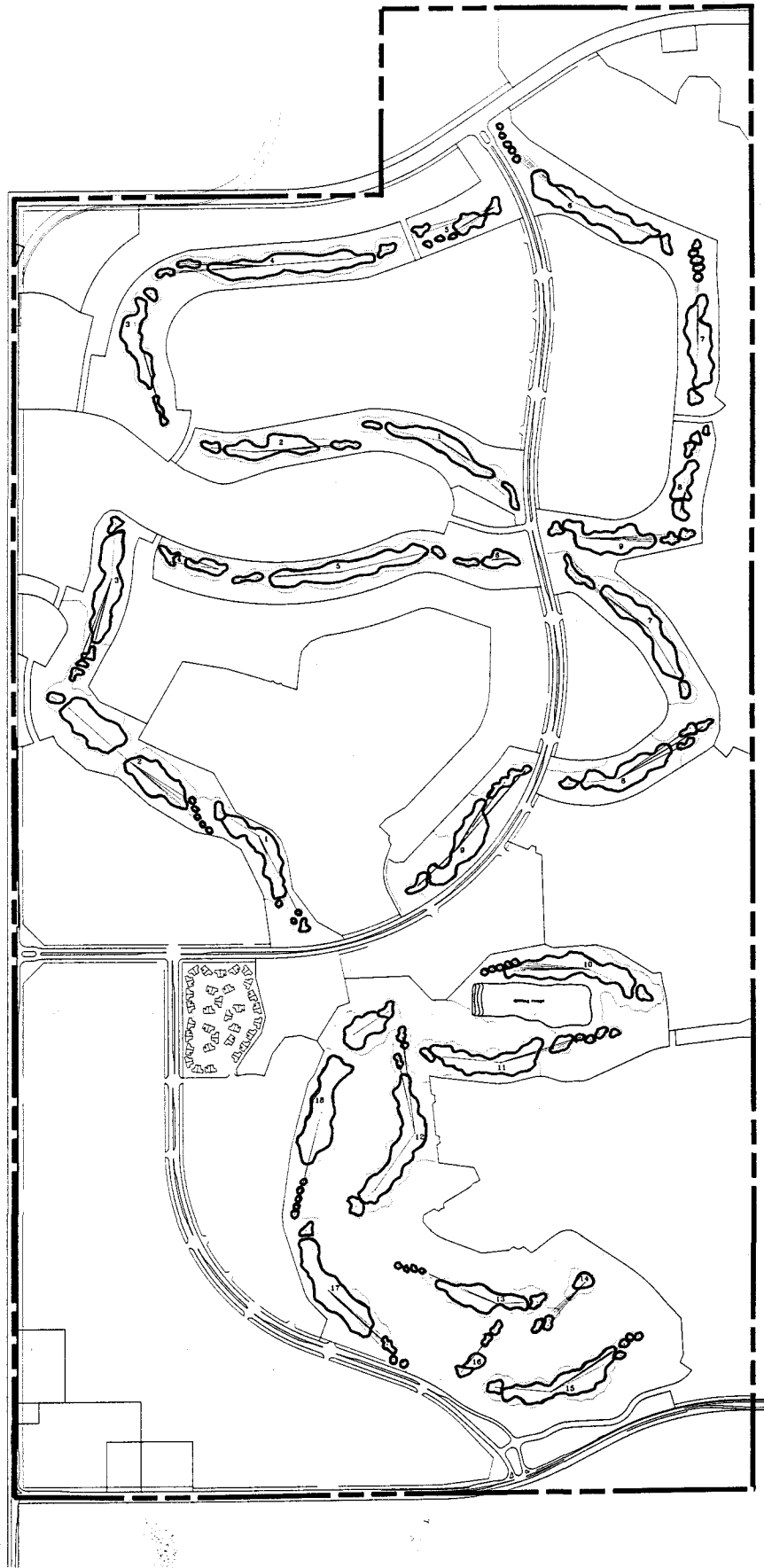


Figure 6-6
CONCEPTUAL GOLF COURSE ROUTING

6.6.2 Main Recreation Center

A 26.3-acre main recreation center (Parcels 40a & 40b) is located centrally within the plan area along Del Webb Boulevard south of the 69.6-acre park preserve. This center will serve as the hub of activity for plan area residents and will include several recreational components suited to the needs and interests of active adults. A 17.6-acre portion of the recreation center (Parcel 40a) will contain active uses such as indoor and outdoor swimming pools, tennis courts, and fitness facilities as well as meeting rooms, public restaurant with outdoor dining and cocktail lounge and an auditorium as shown in Figures 6-7 and 6-8. Recreation and craft facilities such as woodcarving, ceramics, needlecrafts, painting and stained glass will be included. This complex will also be suitable for large resident social events and meetings.

The facility will be made available for a City of Roseville services annex where residents may pay utility bills, and obtain information about seniors activities, educational programming, local transit, and other city programs and local events. In addition, a centralized recycling drop off center will be provided within the main recreation center site.

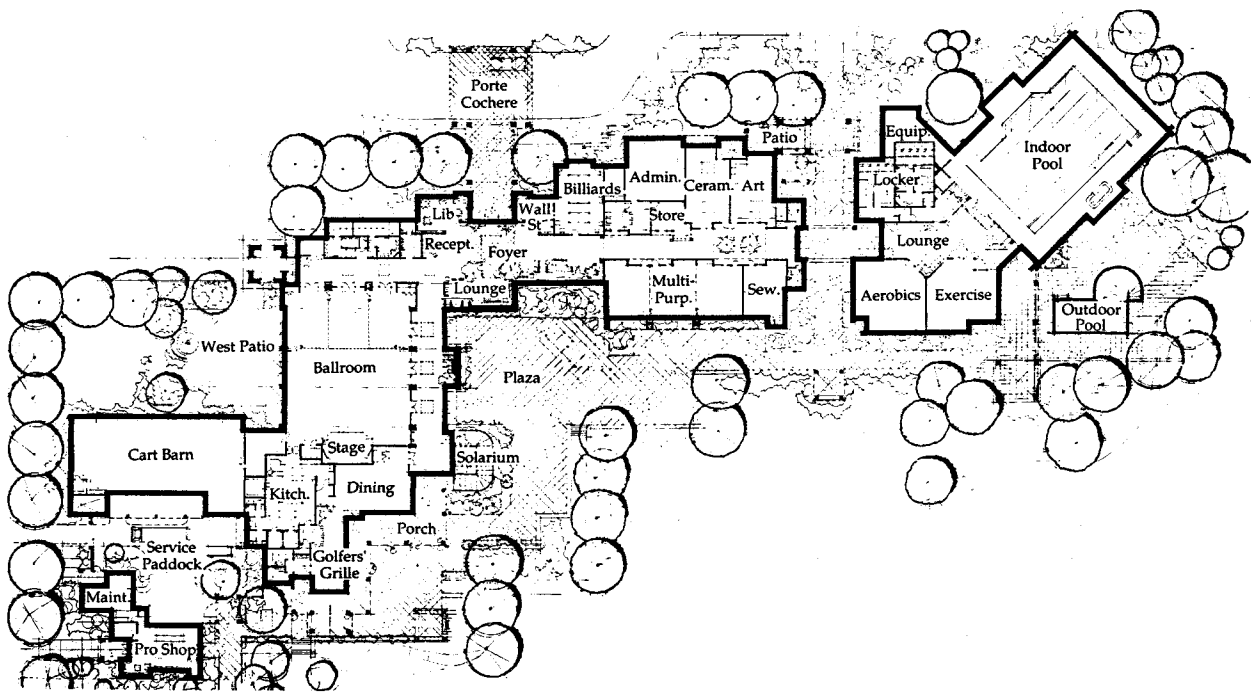


FIGURE 6-7
CONCEPTUAL RECREATION CENTER FLOORPLAN

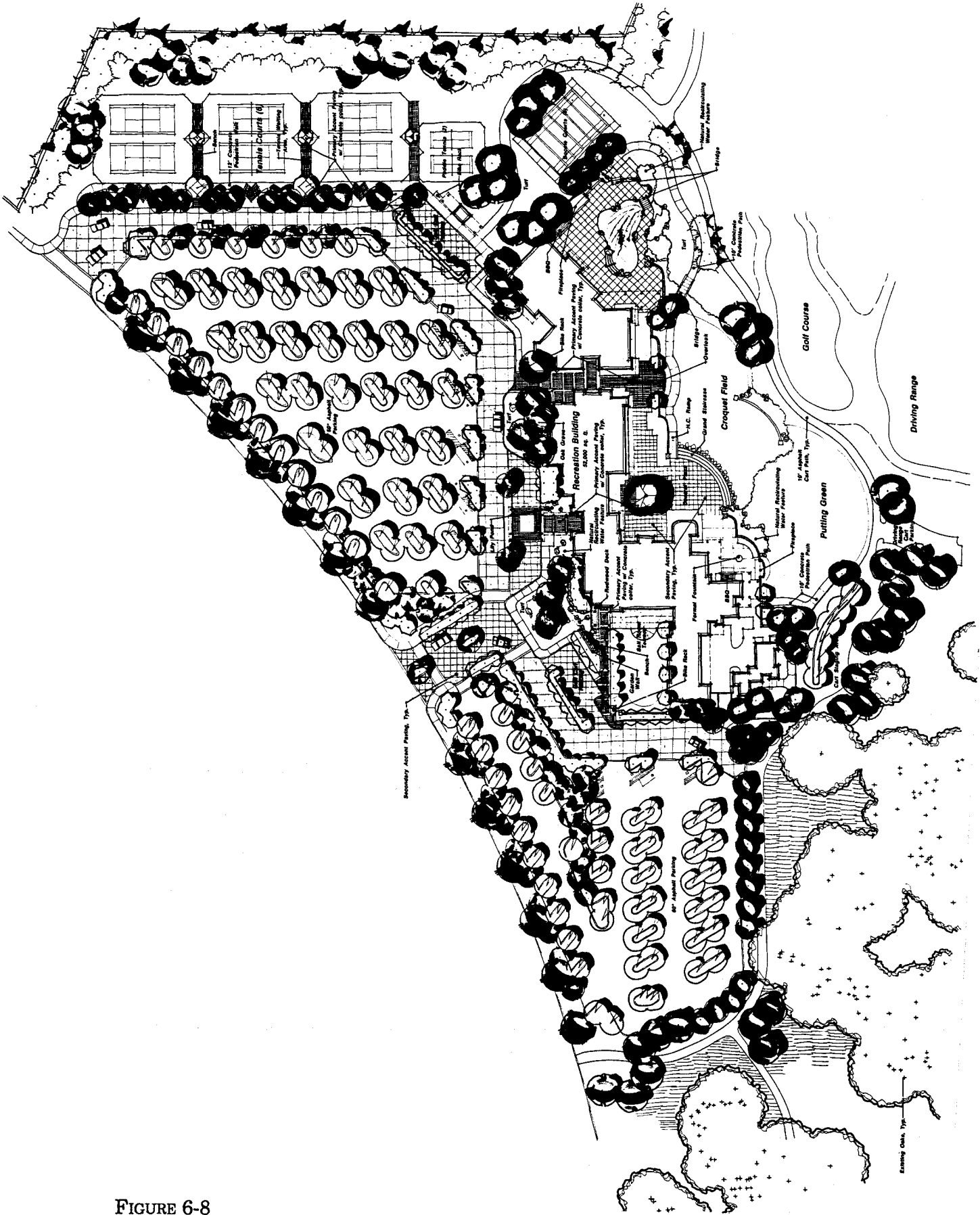


FIGURE 6-8
RECREATION CENTER CONCEPTUAL SITE PLAN

The main recreation center also encompasses an adjacent 8.7-acre site (Parcel 40b) along Kaseberg Creek that will consist of a blend of natural landscaping and small active use areas. The design of this area will be sensitive to the existing oak trees through implementation of the policies contained in the Resource Management Element (Section 5). Facilities envisioned for this portion of the center will provide passive and active recreational opportunities and may include:

- horseshoe pits
- nature center
- pathways
- barbecue/picnic areas
- outdoor "classrooms"
- seating areas
- putting course

The main recreation center is accessible by automobile or by golf cart, foot or bicycle using road and pathway networks within the plan area. Adequate parking facilities for autos, golf carts and bicycles will be provided on site. The outdoor recreation center will be subject to a tree permit.

6.6.3 Satellite Recreation Center

A satellite recreation center (Parcel 40c) is located along Del Webb Boulevard adjacent to hole #1 of the northern 9-hole golf course. It will be developed, as buildout of the community occurs, to meet specific recreational needs of the community when the main recreation center reaches full utilization. The satellite recreation center will serve to adjust the mix of facilities within the overall recreational system of the plan area. The facility may include a building with multi-purpose rooms and lockers and showers. Additional facilities may also include an outdoor pool, tennis courts and a half-basketball court. Actual uses will be determined based on resident need and demand on existing facilities.

Both the main and satellite recreation centers are subject to site review approval by the city and will be designed consistent with the Development Guidelines and Standards.

6.7 COMMUNITY OPEN SPACE AND RECREATION FACILITIES OWNERSHIP, MAINTENANCE AND CONSTRUCTION

The various elements composing the open spaces and recreation facilities within the plan area are either owned and/or maintained by the City of Roseville or the (HOA). Table 6-3 summarizes the responsibilities of ownership and maintenance and construction. These responsibilities are further described in the project development agreement. The construction of park and recreation facilities is to occur at the same time as the construction of other public improvements in the phase of the project in which the parks are located.

TABLE 6-3
OWNERSHIP AND MAINTENANCE
OPEN SPACE AND RECREATION RESPONSIBILITIES

<u>Use</u>	<u>Ownership</u>	<u>Construction</u> ^{1,2,3}	<u>Maintenance</u> ⁴
<u>Active Parks</u>			
School House Park	City	Landowner	City
Blue Oaks Park	City	Landowner	City
City-Wide Park	City	City ⁶	City
<u>Park Preserves</u>			
Blue Oaks North Preserve	City	Landowner	City
Blue Oaks South Preserve	City	City ⁷	City
Central Park Preserve	City	Landowner	HOA
<u>Limited Public Access</u>			
Golf Courses	HOA ⁵	Landowner	HOA ⁵
Driving Range	HOA	Landowner	HOA
<u>HOA</u>			
Recreation Center	HOA	Landowner	HOA

1. Construction of facilities by landowner on city lands shall occur in accordance with city approved plans.
2. Landowner is responsible for construction and monitoring of all 404 permit requirements.
3. In recognition of the landowner constructing all neighborhood parks within the plan area, city waves all neighborhood park fees and the residential construction tax.
4. All 404 permit wetland mitigation shall be permanently maintained by the HOA or other acceptable maintenance program.
5. Conservation/Maintenance easement to be provided to city within golf course areas.
6. Landowner will pay the City-Wide Park fee adjusted to reflect the lower person per household yield of the plan area.
7. The landowner will construct bike trail in Blue Oaks South Preserve.

6.8 PARK AND RECREATION/OPEN SPACE POLICIES

1. All park and recreation facilities in the plan area shall be dedicated, maintained and constructed in accordance with this specific plan, the project development agreement and the Development Guidelines and Standards.
2. The design of all city-owned park facilities is subject to approval by the City of Roseville and shall generally include the facilities reflected on the conceptual plans in this element. All HOA facilities are subject to approval of appropriate site review and tree permit requirements by the city.
3. The dedication and timing of all park and recreation improvements shall be the same as the construction of other public improvements in the phase of the project in which the parks are located as specified in the Phasing & Implementation Section (Section 8) and the project development agreement.
4. All parks and recreation facilities shall be designed to minimize maintenance requirements and to facilitate surveillance by security services and police.
5. All park and recreation facilities shall provide pedestrian connections to the plan area trail network.
6. The park preserve trail networks will include trail edge markers separating the trail area from the habitats to be protected within this area as specified in the Development Guidelines and Standards. Such trail edge markers shall provide adequate space to allow the access of emergency vehicles as determined by the Parks and Recreation Director and Fire Chief. All preserves shall contain interpretive signage describing the surrounding natural features.
7. Parks shall be of an appropriate size, and shall contain apparatus and features consistent with the recreation needs of all residents of the City of Roseville.
8. All HOA and public park and recreation facilities including park preserve areas shall be properly equipped for wheelchair and handicapped access per the Americans with Disabilities Act (ADA).

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9. The golf course maintenance facility is to be adequately screened by berms, landscaping or fences from nearby residences and open space areas per the Development Guidelines and Standards. Sewer and water shall be provided to the facility in accordance with the Phasing & Implementation Section.
 10. Each residential lot shall, by means of the project Covenants, Conditions and Restrictions (CC&Rs), be subject to a golf ball easement which expressly grants an easement permitting golf balls to enter onto each such lot from golf course play.
 11. An equipped kiosk or counter location shall be provided within the main recreation center as a city annex at which plan area residents may drop off utility payments and which the city may utilize to distribute information.
 12. All wetland mitigation within city park preserves and park sites shall be designed to permit development of the improvements identified in the conceptual park and park preserve plans. Such mitigation shall be coordinated with the Parks and Recreation Director.
 13. The landowner, directly through the HOA, is responsible for constructing and monitoring all 404 permit requirements.
 14. In recognition of the landowner constructing all neighborhood parks within the plan area, city waives all neighborhood park fees and the residential construction tax.
 15. The landowner shall pay the City-Wide Park fee adjusted to reflect the lower person per household yield of the plan area as specified in the project development agreement.
 16. The landowner shall pay an in-lieu fee to the city to enable the city to purchase 18.8 acres of park property adjacent to the specific plan area which will increase the size of existing Mahany Park. The payment of the in-lieu fee, in combination with the dedication of park lands identified in this element and the project development agreement, shall satisfy the City of Roseville General Plan park dedication requirements for the plan area.

7

Public Facilities & Services Element

7.1 PUBLIC FACILITIES & SERVICES CONCEPT

The Del Webb Specific Plan includes a variety of public facilities and services intended to support and serve the needs of plan area residents. Given the lower person per household average associated with an age-restricted community, the plan area is anticipated to require fewer infrastructure and service demands when compared with a conventional community. Services include: water, sewer, storm drainage, solid waste disposal, fire and police protection, schools, library, and utilities. Parks and recreation facilities are addressed in detail in the Community Open Space & Recreation Facilities Element (Section 6). Phasing of facilities is discussed in the Phasing & Implementation Section. Table 7-1 summarizes service providers to the Del Webb Specific Plan.

TABLE 7-1
SERVICE PROVIDERS

<u>Service</u>	<u>Provider</u>
Water	City of Roseville
Reclaimed Water	City of Roseville
Sewer	City of Roseville
Drainage	City of Roseville
Solid Waste Disposal	City of Roseville
Fire Protection	City of Roseville
Police Protection	City of Roseville
Schools	Roseville Joint Union High School District Roseville City School District Dry Creek Joint Elementary School District
Library	City of Roseville
Electric Service	Roseville Electric Utility
Natural Gas	Pacific Gas & Electric
Telephone	Roseville Telephone Company
Cable	Jones Intercable

7.2 PUBLIC FACILITIES & SERVICES GOAL

It is the goal of the Del Webb Specific Plan to provide public services at levels of service defined by the City of Roseville General Plan and coordinated with the timing of development.

7.3 WATER

The City of Roseville has water rights to 32,000 acre feet per year (AF/Y) from Folsom Lake under a contract with the Federal Bureau of Reclamation. The city also has contractual agreements with the Placer County Water Agency (PCWA) for an additional 20,000 acre feet per year. The current city-wide usage is approximately 11,000-16,500 (AF/Y) for the existing population of approximately 50,000 residents. The capacity of the city water treatment plant has recently been expanded from 24 million gallons per day (mgd) to 48 mgd. Present peak usage is about 7 mgd during winter periods and 30 mgd during peak summer usage.

Expected water demand for Del Webb is approximately 2,500 gallons per minute (gpm) for domestic use and 3,000 gpm for fire flow. The landowner will participate to the extent of its fair share in city-wide mechanisms adopted to finance the distribution of additional water to the city to meet the needs of the project and buildout of the city's general plan.

On-site water improvements include a sixteen inch (16") water main on Sun City Boulevard and a twenty-one inch (20") water main on Del Webb Boulevard, both of which will be located within the rights-of-way of the streets. Distribution water lines will be installed at the time the streets are constructed. Figure 7-1 outlines on-site water improvements.

Off-site water improvements shall include a thirty inch (24") line constructed in Blue Oaks Boulevard from the plan area to an existing twenty-four inch (24") line in Foothills Boulevard. Lines ranging in size from sixteen inches (16") to twenty-one inches (20") will loop through the site from Blue Oaks Boulevard and tie into a twenty-four inch (24") line in Pleasant Grove Boulevard. All off-site water improvements and major on-site facilities will be constructed by the landowner consistent with provisions of the project development agreement.

Three locations in the plan area have been identified for a water well, as shown in Figure 7-1. On-site groundwater will be used only as an emergency supplement to the city water supply.

KEY

— Waterlines

▨ Reclaimed Waterlines

● Potential locations of well for emergency backup water supply.

Note: Waterlines in residential areas are schematic and will follow the ultimate alignments of residential streets.

Waterlines will be stubbed by landowner to commercial sites, religious facility, electric substation, parks, multi-unit residential uses and other non-residential uses. Future water lines shall be constructed when required to serve commercial sites.

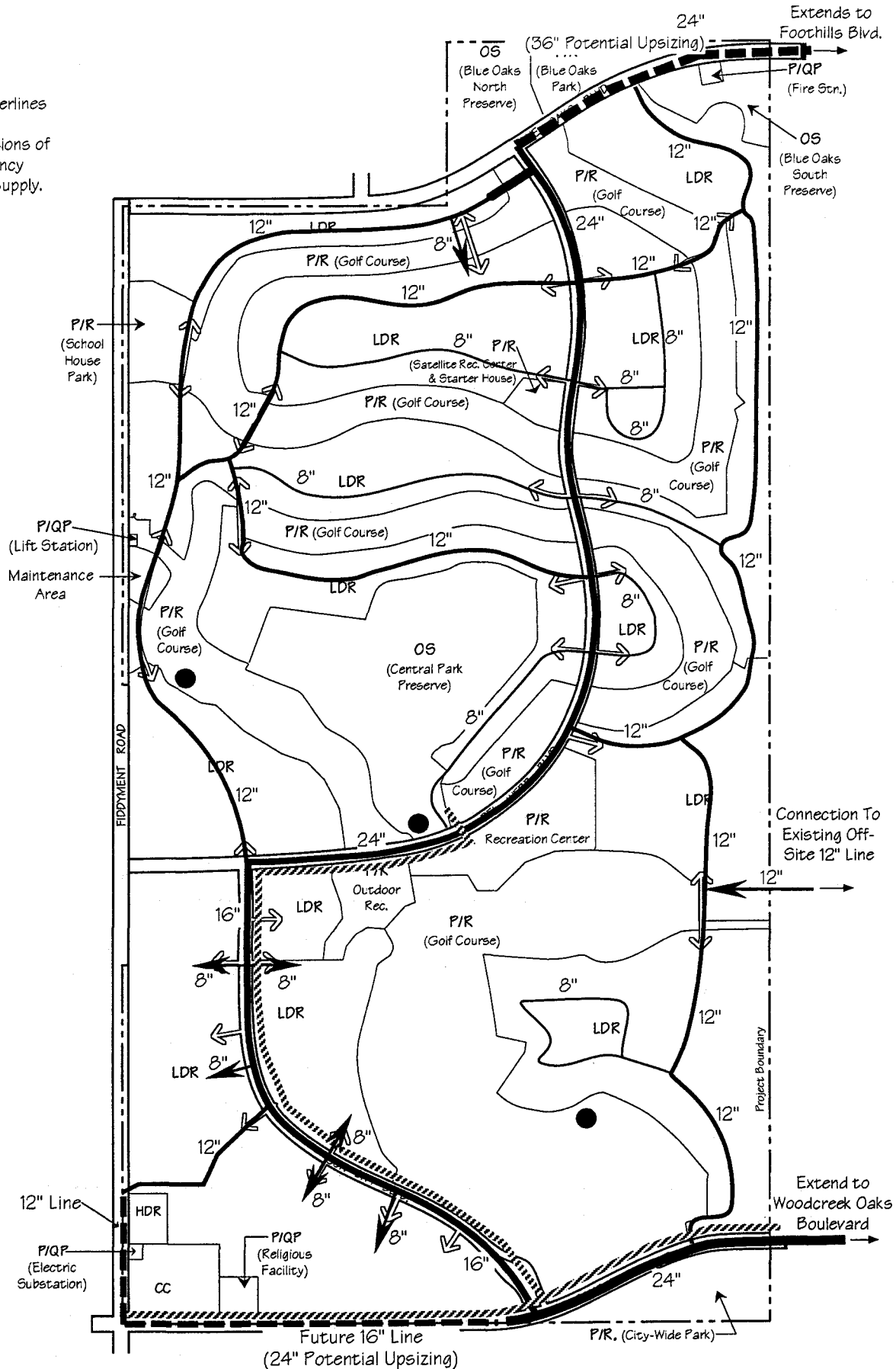


FIGURE 7-1
ON-SITE WATER IMPROVEMENTS

Water conservation is a major long term consideration for all jurisdictions in the Sacramento region, including Roseville. As discussed in the Resource Management Element (Section 5), residents of an active adult community inherently tend to use less water due to smaller household size and lifestyle. Conservation efforts include moderation of individual use and limitations on public use. The Homeowners Association (HOA) will also post or distribute educational information on water conservation. Plan policies on landscaping recommend the use of drought tolerant plant materials and efficient irrigation systems. The Development Guidelines and Standards include appropriate water conserving plant lists for the plan area.

7.4 RECLAIMED WATER

Reclaimed water will be used to irrigate golf courses, landscape corridors and medians, parks, and other common area landscaping which will require approximately 2.0 mgd of irrigation water during the peak summer watering season. Reclaimed water will be piped to the plan area via an eighteen inch (18") reclaimed pressurized water line that will serve the Woodcreek Oaks Municipal Golf Course in the Northwest Roseville Specific Plan area. Tertiary treated effluent from the Roseville Regional Wastewater Treatment Plant will be piped to the plan area golf courses.

Existing eighteen and twenty inch (18 and 20") force mains will become the reclaimed water line between lift station 2 and the plant, once construction of a new thirty inch (30") force main is complete. A sixteen inch (16") stub from near sanitary sewer lift station 3 will serve the proposed city park on Pleasant Grove Boulevard and the golf courses.

Use of reclaimed water for the plan area golf courses, parks and public landscape areas is favored by the City of Roseville because it reduces reliance on limited supplies of domestic water and does not aggravate the present problem of falling groundwater tables. Reclaimed water irrigation diverts effluent presently discharged into Dry Creek. If reclaimed water is not available upon completion of the golf courses and landscape areas, potable water will be used during the interim to irrigate the courses. Use of reclaimed water is required once the required connections to the wastewater treatment plant have been completed.

Permits for land application discharge must be obtained from the State Regional Water Quality Control Board and the Placer County Department of Health Services and are the responsibility of the landowner.

7.5 SEWER

The plan area will be served by the Roseville Regional Wastewater Treatment Plant on Dry Creek at the end of Booth Road until a future treatment plant is constructed by the city on Pleasant Grove Creek. The plant has a capacity of 11.75 mgd, and recently was expanded to 18 mgd. Flows to the plant average 9 mgd. The Del Webb Specific Plan lies adjacent to the North Roseville Rocklin Sewer Assessment District which presently provides pump stations and force mains to convey sewage from parts of Roseville to the Regional Treatment Plant.

Most of the specific plan lies within the Kaseberg Creek gravity sewer shed and may be served by a gravity collection system. On-site lines will be sized from six to fifteen inches (6-15") discharging to a thirty-six inch (36") trunk gravity line in Del Webb Boulevard and Fiddymont Road to a proposed lift station. From the proposed lift station, flows will be pumped through twelve inch (12") and fourteen inch (14") force mains to near lift station No. 2.

The extreme northeast corner of the plan area lies in the gravity drainage shed of the South Branch of Pleasant Grove Creek, in which no trunk sewers are presently planned. Flows from this small area of the plan area will be pumped from a proposed lift station near the creek to on-site gravity lines via a four inch (4") force main. On-site sewer improvements are shown in Figure 7-2.

Oversizing of lines is provided to allow the city the option of removing three sewer lift stations in the future if a regional sewer treatment plant on Pleasant Grove Creek is constructed. All sewer improvements are required to be consistent with the upcoming Regional Wastewater Master Plan. The potential conversion of the Northwest Roseville sewer lift stations will result in a more reliable gravity sewer system for the city and reduced energy consumption for the city due to using a gravity system in lieu of electrical pumping.

7.6 DRAINAGE AND FLOOD CONTROL

The plan area is part of the Pleasant Grove Creek watershed. A majority of the site drains to Pleasant Grove Creek via Kaseberg Creek. The northeast portion of the plan area drains to the South Branch of Pleasant Grove Creek. The Pleasant Grove Creek drainage originates in Rocklin.

Storm drainage within the plan area will incorporate both underground culverts and open, natural channels. In an effort to preserve and enhance the natural features of the site, the plan generally utilizes the natural drainage features of existing creeks and swales for major drainage. The Kaseberg Creek natural channel will serve as the main drainage floodway through the Del Webb plan area. A significant amount of drainage runoff from the adjacent Northwest Specific Plan will pass through the site to Pleasant Grove Creek by way of the on-site drainage system and the Kaseberg Creek channel. On-site drainage improvements are shown in Figure 7-3.

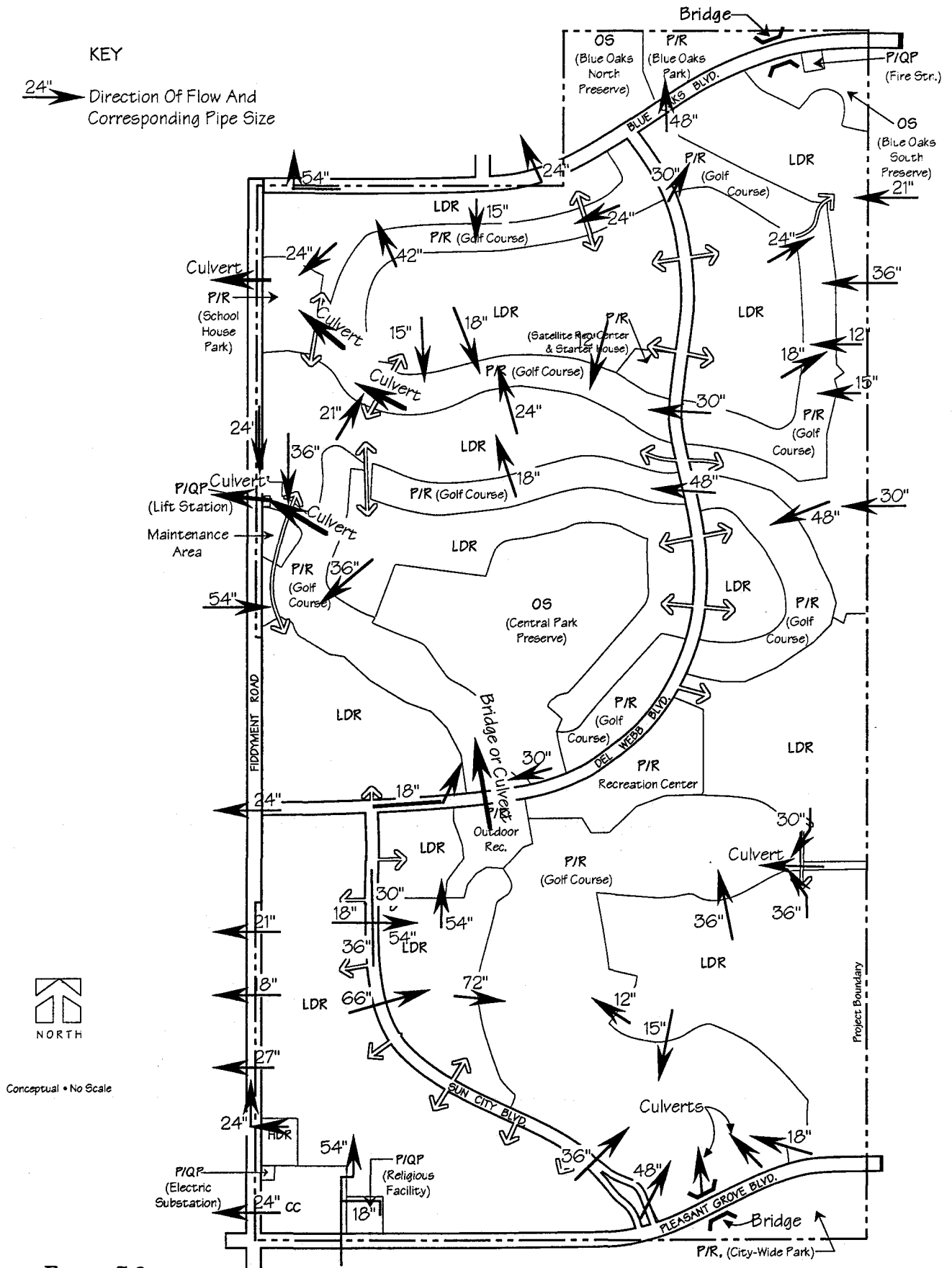
The current Federal Emergency Management Agency (FEMA) floodplain panels do not include the Kaseberg Creek area. The Kaseberg Creek 100-year floodplain has an average width of one to two hundred feet (100-200'). A conservation, flow and maintenance easement over the 100-year future floodplain will be granted to preserve open space habitat corridors and to allow emergency city access to remove flood hazards. All other maintenance necessary to maintain flood-carrying capacity will be performed by the HOA. Floodplain areas of the specific plan are shown in Figure 7-4, Floodplains. This figure reflects both the pre-development floodplain, that will result from development of the plan area, and post-development floodplain.

Specific plan improvements to the drainage system include rechannelization of minor tributaries, construction of pipe conveyance systems, construction of facilities to detain peak flows, construction of culverts and bridges, and the development of stormwater quality treatment facilities.

The purpose of these improvements include both conveyance of stormwater and detaining peak flows to pre-development levels. Plan area development reduces peak run-off off-site through detention in the golf course. The portion of the golf course along Kaseberg Creek functions as a linear detention feature. In an extreme rainfall event, portions of the golf course fairway will store floodwater, which mitigates additional run-off created throughout the plan area.

The project drainage pipe system conveys stormwater to four tributary branches of Kaseberg Creek. On each tributary, detention of peak stormwater is accomplished by restricting the flow. The complex system of detention facilities actually reduces the 100-year event peak flow leaving the site at Fiddymont Road. It also lowers the water surface at the eastern boundary where off-site drainage enters the project site through open channels.

KEY
 24" → Direction Of Flow And Corresponding Pipe Size



Conceptual • No Scale

FIGURE 7-3
 ON-SITE DRAINAGE IMPROVEMENTS

Key

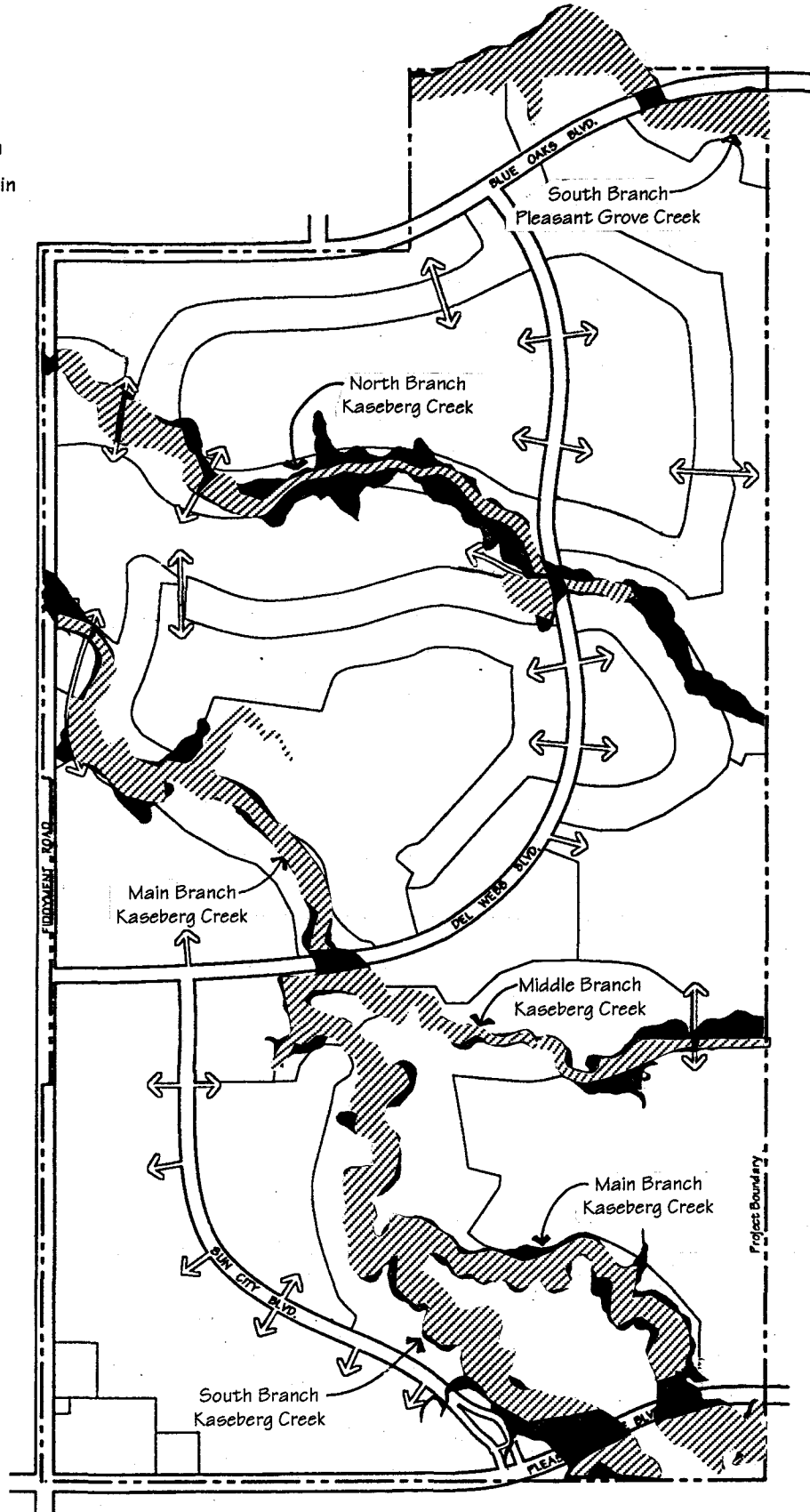
- Pre-development Floodplain
- Post-development Floodplain

Note: North Branch of Kaseberg Creek not regulated as floodplain per definition contained in city proposed general plan clarification.



Conceptual • No Scale

FIGURE 7-4
FLOODPLAINS



The drainage system, through culvert, bridge, detention facilities, and rechannelization improvements, will restrict peak run-off flow from leaving the site, while prohibiting increased flood levels on upstream properties. To offset additional volume of run-off received downstream, the Del Webb Specific Plan will contribute fees to a regional storage facility planned by Placer County along Pleasant Grove Creek.

The North Branch of Kaseberg Creek is proposed to be rechannelized and enhanced as an amenity in the northern nine holes of the golf course. This tributary does not meet the General Plan definition for a floodplain and, in accordance with city policy, has been approved for rechannelization given its less than significant tree, wetland, habitat, visual, recreation and other open space values. The rechannelization accomplishes a portion of the detention necessary for the plan area.

The Middle Branch of Kaseberg Creek reaches the floodplain definition at the eastern boundary. This branch has been modified upstream in the Northwest Specific Plan area by placing drainage in twin sixty inch (60") pipelines. This drainage discharges at the plan area's eastern boundary into the Middle Branch of Kaseberg Creek creating an average one hundred eighty-five foot (185') wide floodplain. Project improvements will enlarge the existing channel reducing the floodplain width to one hundred feet (100').

The Southern and Main Branch of Kaseberg Creek flow in a northerly and westerly direction through the southern portion of the golf course. The majority of the peak flow detention occurs along these reaches by sizing culverts crossing both Del Webb Boulevard and a residential street in Village 8 and placing an obstruction in a channel within the golf course. The channel obstruction consists of a small diameter of drainage pipe and an earthen fill across the main portion of the creek.

Implementation of a Master Drainage Plan which identifies drainage facilities designed to reduce peak flows to pre-development levels and accommodate ultimate flow is required and shall be approved by the City Public Works Department.

7.7 SOLID WASTE DISPOSAL

The City of Roseville will provide disposal service to the plan area. Solid waste will be transported and disposed of at the Western Regional Landfill Authority facility located north of the plan area at Fiddymont Road and Athens Road. The landfill is a Class III facility, accepting all refuse except hazardous and infectious wastes. This site has a remaining collection expectancy of about twenty-five (25) years.

Recycling of household materials including aluminum, glass, plastics, newspapers and cardboard is encouraged. Recycling collection centers are permitted in all non-residential zones with the operation of such facilities to be in compliance with the City Zoning Ordinance. A recycling collection facility will be located in the service paddock of the main recreation center in the central portion of the plan area and will be permanently run by the HOA. State and/or private operated recycling facilities will be permitted within the recycling facility. In addition, localized collection facilities are permitted within Parcel 14 for the use of the multi-family residents.

7.8 FIRE PROTECTION

Fire protection is provided throughout the city by the Roseville Fire Department. Each of the four existing, fully-staffed fire stations provides first response protection to designated sub-area of the city.

City of Roseville Station #2, located at 1398 Junction Boulevard, currently is the station nearest to the plan area, approximately three (3) miles from the Baseline and Fiddymont Road intersection. Until another fire station is built to serve West Roseville, the city will staff additional personnel at this station. The Del Webb Specific Plan is within three miles of the Dry Creek Volunteer Fire District Station at Cook Riolo Road and Vineyard Road in Placer County.

The Roseville Fire Department has a cooperative agreement with the Dry Creek District to respond to small structure fires and grassland fires within the city if department personnel are responding to other calls. Although its response time is not as efficient as the city's department, the volunteer department contributes additional fire protection during high demand periods.

In order to provide fire protection services for the Del Webb Specific Plan area as well as existing residential development in the vicinity of the plan area, an interim fire facility will be constructed on Pleasant Grove Boulevard within the future maintenance area for Mahany Park. The interim fire facility will be constructed by the landowner within three (3) years from the date of issuing the first building permit in any phase of the project, or prior to issuance of the first 1,500 building permits, whichever comes first.

A permanent fire station may be developed along Blue Oaks Boulevard on Parcel 51. Prior to the issuance of any building permits for Phase III, six (6) years from the issuance of the first

building permit in any phase of the plan, or the issuance of the 3,000th building permit of all phases of the plan taken together, whichever comes first, the landowner will construct the infrastructure necessary for the development of the permanent station. Such infrastructure includes the extension of Blue Oaks Boulevard from Foothills Boulevard to Del Webb Boulevard, the extension of Del Webb Boulevard through the plan area to Blue Oaks Boulevard, and all required utility connections.

The city may determine to locate the permanent fire station outside the plan area. In this case, Parcel 51 will be dedicated to the city for park and open space use.

Locations of fire facilities including Station #2, the interim fire facility in Mahany Park and the permanent fire facility on Blue Oaks Boulevard, are shown in Figure 7-5.

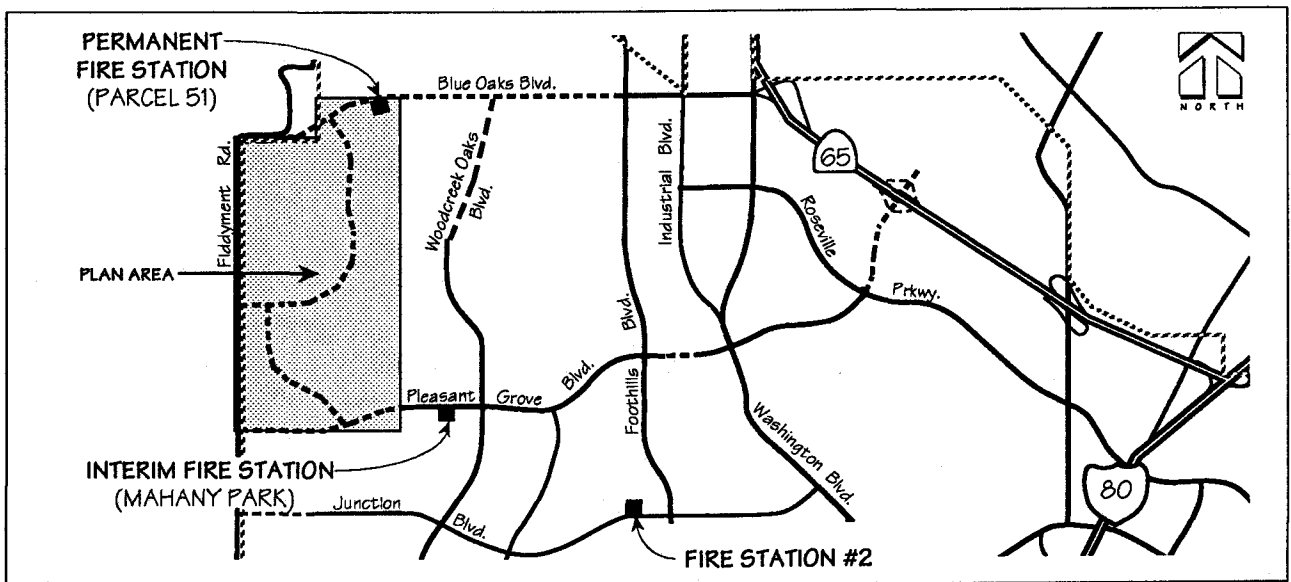


FIGURE 7-5
FIRE FACILITIES

7.9 POLICE PROTECTION

The Del Webb Specific Plan area will be served by the Roseville Police Department. The police department provides all operations and patrols out of a central station located at 401 Oak Street, six (6) miles from the Del Webb Specific Plan area. Roseville Police Department's overall service ratio is 1 to 1.3 officers per 1,000 residents, and one (1) patrol officer per 1,200 residents.

The Del Webb community is designed to comply with the City of Roseville's Building Security Ordinance and enhance the safety and security of residents. The Development Guidelines and Standards identify a number of safety related details such as orienting the front door so that it is easily seen from the street, eliminating landscaping in areas where intruders can hide, providing pedestrian and bicycle pathways adjacent to streets where residents can be seen and restricting walls and fences to those areas that require screening. Within the plan area, the HOA will implement a volunteer Neighborhood Watch Program and a Resident Safety Patrol. In addition, on-site private security patrols are required during all phases of project construction.

7.10 MEDICAL FACILITIES

Roseville Community Hospital is currently the closest medical facility to the Del Webb Specific Plan area. The facility is located approximately eight (8) miles from the plan area. Kaiser Permanente, a health-maintenance organization, operates an outpatient clinic on Cirby Way at Riverside Avenue. Kaiser also operates a smaller outpatient satellite facility on Sierra Gardens Drive north of Douglas Boulevard and is constructing a hospital at the northwest corner of Douglas Boulevard and Eureka Road.

Other medical facilities which serve Roseville residents include American River Hospital and Mercy San Juan Hospital in Carmichael, Mercy Hospital of Sacramento, Sutter General and Sutter Memorial Hospitals in Sacramento, and the University of California Davis Medical Center and Teaching Hospital in Sacramento. UC Davis Medical Center is the region's certified trauma center.

The Roseville Fire Department responds to all basic and advanced life support assistance requests within the city by providing emergency medical technician trained staff. Ambulance service is provided by private ambulance companies.

7.11 SCHOOLS AND ADULT EDUCATION

As an age-restricted community, there will be no school-age children residing in the Del Webb Specific Plan. Therefore, school impact fees and property taxes collected from Del Webb will provide revenues to the school districts without creating a demand for school services.

The Del Webb plan area is entirely within the Roseville Joint Union High School District, but is split by two elementary districts. The north portion of the plan area lies within the Roseville City School

District and the south portion lies in the Dry Creek Joint Elementary School District, as shown in Figure 7-6.

In the Roseville area, two schools, Roseville Adult School and Sierra Community College, provide programs of interest for residents of the Del Webb Specific Plan. The Roseville Adult School offers daytime courses in local convalescent hospitals including such subjects as current events, arts and crafts and exercise. Evening courses at Roseville Adult School are held at Roseville High School. These classes include the opportunity to work on the general equivalency diploma for high school, business, computers, wood shop and auto shop.

Sierra College, located on Sierra College Boulevard east of Interstate 80 is south Placer County's two-year school. The college offers two-year career certificate programs as well as recreational and leisure courses.

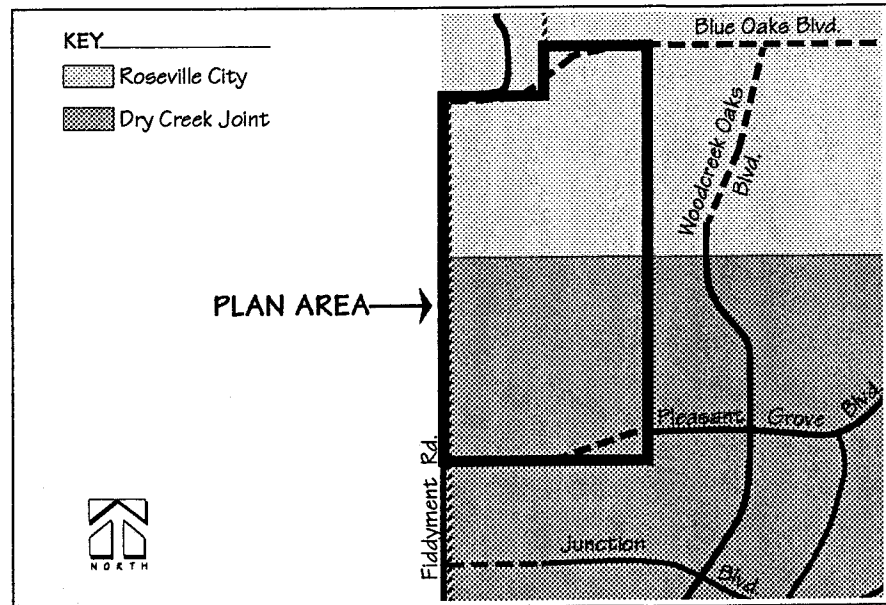


FIGURE 7-6
ELEMENTARY SCHOOL DISTRICTS

7.12 LIBRARY

The City of Roseville operates a public library system which includes the main library at 225 Taylor Street, approximately six (6) miles from the Del Webb Specific Plan, and the Maidu Branch at the Maidu Regional Park. A city branch library will be located adjacent to the plan area within Mahany Park. If established by the city, Del Webb will participate in a city-wide funding mechanism for future library facilities.

The specific plan main recreation center will include a small library operated by the HOA. The HOA library will be linked by computer to the City of Roseville library. This link will allow plan area residents to access the city's on-line library services.

7.13 POST OFFICE

The United States Post Office main Roseville branch is located at 324 Vernon Street with satellite service stations throughout the city.

7.14 UTILITIES

7.14.1 Electric

The Roseville Electric Utility Department will supply electricity in the plan area. Roseville purchases electricity from the Western Area Power Administration (WAPA), a federal agency. The city contracts for additional electricity from the Northern California Power Agency (NCPA).

Though there are presently no Roseville Electric facilities in the specific plan area, the Roseville Electric Master Plan calls for construction of a pair of 60kV lines located within Woodcreek Oaks Boulevard and on the east side of Fiddymment Road. An alternative route to the 60kV lines on the east side of Fiddymment Road has been identified along the west side of Fiddymment. Actual location of the line will be determined by Roseville Electric Department when construction of the line is necessary. At a future date, 60kV lines may be constructed along Blue Oaks Boulevard to the east and west of the plan area.

An electrical substation will be located on a 0.60-acre site (Parcel 52) in the northwest corner of the southern commercial site. The 60kV transmission lines will serve the plan area substation. A receiving station planned south of the plan area along Fiddymment Road will provide for additional public power purchases to serve the plan area and other new development in West Roseville. The primary electric facilities are shown in Figure 7-7.

On-site electric distribution facilities servicing individual plan area residents and uses will be constructed by the landowner concurrently with the construction of adjacent roadways. The landowner will remove existing PG&E service lines and cause the relinquishment of any PG&E franchise rights on the property.

KEY

- Junction Box
- Circuit
- Electric Substation
- ▣ Receiving Station

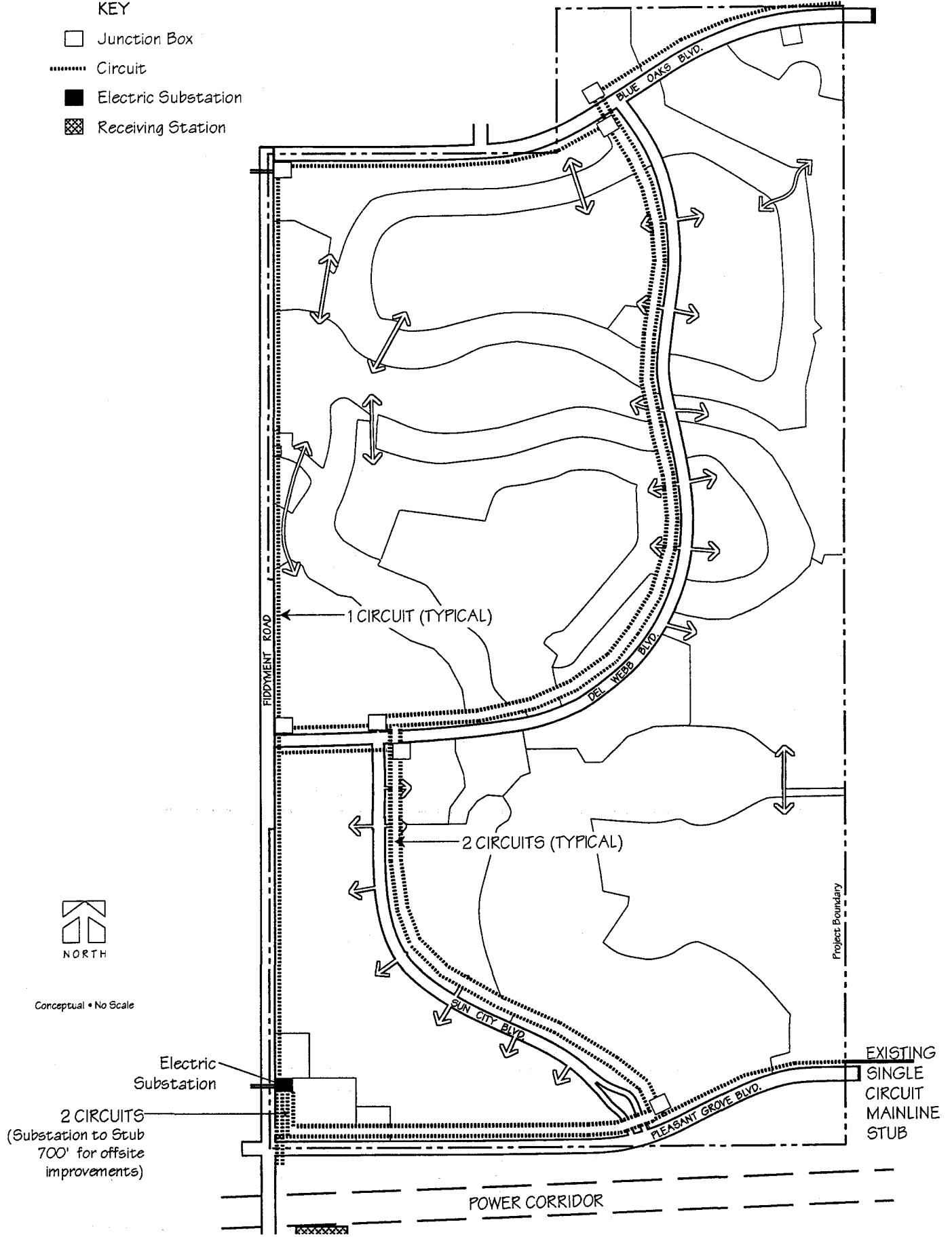


FIGURE 7-7
ELECTRIC FACILITIES

7.14.2 Street Lighting

Street lighting will be provided along all roadways in the plan area at intervals in accordance with city policy. Residential street lighting will generally occur at intersections and at one hundred fifty foot (150') intervals on opposite sides of the street. Energy-efficient systems will be employed and cut-off type luminaries will be used to reduce light spillage and glare impacts on private property.

7.14.3 Natural Gas

Natural gas will be provided by Pacific Gas and Electric Company (PG&E) on request and in accordance with the rules and tariffs of the California Public Utilities Commission. Although PG&E's long-range plans provide for availability of gas service to accommodate increased demand, delivery of gas service to any particular subdivision will need to be reviewed by PG&E at the time of proposal. Growth envisioned in the specific plan area will place significant demands on existing transmission and distribution systems. New uses will have a cumulative impact on PG&E's system and rights-of-way outside the specific plan boundaries.

7.14.4 Communication

The Del Webb plan area will be served by Roseville Telephone Company. Roseville Telephone currently has overhead feeder lines along Fiddymont Road. These facilities will be relocated outside of road right-of-way in conjunction with road improvements at the landowner's expense. Roseville Telephone will extend its underground feeder cable from the Northwest Roseville Specific Plan via Pleasant Grove Boulevard to initially serve the Del Webb plan. At a non-specific date in the future, Roseville Telephone will place one or two Controlled Environment Vaults (CEVs) within the Del Webb Specific Plan to provide telephone feeder service to the plan.

Distribution lines to individual tracts will occur as buildout takes place. The builder will dig trenches and provide one-inch (1") PVC conduit from each unit to the service box at the property line, as required. All lines for communication will be installed underground. Appurtenant facilities may be installed at grade level, per existing utility construction standards.

7.14.5 Cable Television

Jones Intercable will provide cable television service to the Del Webb Specific Plan. Cable lines will be extended from the Northwest Roseville Specific Plan area via Pleasant Grove Boulevard. Appurtenant facilities may be installed at grade level, per existing utility construction standards.

7.15 PUBLIC FACILITIES AND SERVICES POLICIES

7.15.1 General Policies

1. All public facilities shall be constructed, dedicated and easements provided, consistent with this specific plan, City of Roseville General Plan service requirements, provisions of the project development agreement, environmental impact report, associated tree permits, and other required entitlements and permits.
2. All public and institutional uses shall be designed and landscaped in a manner that complements adjacent non-public uses and shall incorporate landscaping, setbacks and siting standards similar to those required in adjacent land uses. All such uses shall be designed in accordance with the Development Guidelines and Standards. In general:
 - a. All electrical, gas, telephone, and cable services shall be placed underground. Exceptions are overhead 60kV lines and electrical substation lines, and appurtenant facilities, per existing utility construction standards.
 - b. Public utilities, such as transformers, terminal boxes, meters, fire risers, backflow preventers and other similar facilities, shall be screened and oriented away from public view to the extent feasible.
3. Water, sewer and utilities shall be stubbed to serve park sites, commercial sites, electric substation, religious facility and the multi-family residential site and other non-residential uses at the same time as primary infrastructure is constructed.

7.15.2 Water/Reclaimed Water/Sewer

1. One on-site water well will be constructed by the landowner as emergency back-up to the city's water supply.

-
2. Once available from the city, reclaimed water will be used for irrigation of parks, golf courses, landscape corridors, median strips and possibly other common landscape areas.
 3. Landowner will participate, to the extent of its fair share, in city-wide mechanisms adopted to finance the distribution of additional water to the city, to meet the needs of the plan area and with buildout of the City of Roseville General Plan.
 4. All areas of the plan shall at all times be supplied by a loop water system with the exception of cul-de-sacs.
 5. All sewer improvements shall be consistent with the requirements of the Regional Wastewater Master Plan. Required sewer pipe sizing will be such as to make possible the elimination of city pump stations #2, 3 and 4 and the Woodcreek Oaks pump station.
 6. Landowner shall construct and dedicate the Fiddymont Road and Blue Oaks Boulevard sewer pump stations.

7.15.3 Drainage and Flood Control

1. Drainage areas will be treated and landscaped in accordance with the Development Guidelines and Standards.
2. The plan area shall participate in the Pleasant Grove Drainage Fee Program.
3. Prior to approval of improvement plans for the project, landowner shall prepare a master drainage plan to the satisfaction of the Public Works Director. Prior to approval of the Master Drainage Plan, or issuance of any building or grading permit, landowner shall obtain permits and agreements as required by other agencies, including but not limited to the California Department of Fish and Game, the Regional Water Quality Control Board and the U.S. Army Corps of Engineers.
4. A conservation, flow and maintenance easement shall be dedicated to the city over all portions of the plan area within the 100-year future floodplain as determined by the Public Works Director. Such easement shall include areas required for access and preservation of associated open space habitat corridors.

-
5. A stream bank reinforcement plan should be developed for those stream segments identified by a qualified geologist or soils engineer as being sensitive to an increase in stream flow velocities. Sediment zone monitoring should occur for all areas where stream velocities may decrease, resulting in potential sedimentation.
 6. Storm sewer piping and drainage swales should be designed to promote plug flow through proposed "wet" treatment ponds to prevent "short circuiting" caused by inflow lines located near the outlet end of the pond.

7.15.4 Solid Waste

1. The landowner shall provide a recycling collection facility to be located within the service paddock of the main recreation center in the central portion of the plan area, to be permanently run by the HOA. Operation of recycling facilities will be coordinated with state and privately operated recycling programs and with the City of Roseville.

7.15.5 Fire and Police Protection

1. Within three (3) years from the issuance of the first building permit in any phase of the plan, or the issuance of the 1,500th building permit in all phases of the plan taken together, whichever comes first, the landowner shall construct the temporary fire station along Pleasant Grove Boulevard within Mahany Park.
2. Prior to the issuance of any building permits for Phase III of the plan, six (6) years from the issuance of the first building permit in any phase of the project, or the issuance of the 3,000th building permit in all phases of the plan taken together, whichever comes first, the landowner shall construct the infrastructure necessary to develop the permanent fire station. Such infrastructure will include the extension of Blue Oaks Boulevard from Foothills Boulevard to Del Webb Boulevard, the extension of Del Webb Boulevard through the plan area to Blue Oaks Boulevard, and all required utility extensions.
3. The city may determine to locate the permanent fire station outside the plan area. If this is the case, Parcel 51 shall be dedicated to the city for park and open space uses.

-
4. The specific plan area shall comply with the City of Roseville's Building Security Ordinance. The HOA shall implement a volunteer Neighborhood Watch Program and Resident Safety Patrol. In addition, landowner shall provide a private on-site security patrol during all phases of project construction.

7.15.6 Schools and Libraries

1. Landowner will enter into school impact mitigation agreements with Roseville City Elementary School District, Dry Creek Joint Elementary School District and Roseville Joint Union High School District.
2. The HOA library will provide the hardware necessary to link by computer to the City of Roseville on-line library services.
3. If established by the city, landowner will participate in a city-wide financing mechanism for future library facilities.

7.15.7 Utilities

1. A 0.6-acre site (Parcel 52), along with required access easements, will be dedicated to the City of Roseville for an electrical substation. Construction of the substation is the responsibility of the city. The substation shall be designed consistent with the provisions of the Development Guidelines and Standards.
2. Concurrently with the construction of the adjacent roadways, the landowner shall construct or finance construction of all electric distribution facilities and street lights. No streets shall be opened to the public unless street lights have been installed.
3. Joint public utility/landscape easements for public utility and landscape setback purposes shall be dedicated along all arterial and collector roadways within the plan area. Additional easements will be required as specified in the project development agreement.
4. All subsequent improvement plans and projects will be reviewed by appropriate utilities and city departments to ensure compliance with all utility requirements.

-
5. All electric services to the plan area shall be provided by the City of Roseville.
 6. Water and energy conservation measures shall be implemented in accordance with the policies of the Resource Management Element (Section 5).

8

Phasing & Implementation Section

The Phasing & Implementation Section addresses the phasing of development, roadways and infrastructure and describes the primary mechanisms that will be utilized to ensure implementation of the specific plan.




8.1 PHASING

The Del Webb Specific Plan will be developed in three major phases. Each major phase consists of several subphases. The phases are assigned to generally direct construction of infrastructure. Three plan area phases are shown in Figure 8-1.

8.1.1 Phase I

Most of the Del Webb Specific Plan common facilities will be constructed during Phase I. Phase I consists of three (3) subphases. Infrastructure phasing within Phase I is shown in Figure 8-2. Phase I consists of residential development, construction of Del Webb Homeowners Association (HOA) facilities, roadways and public facilities, as listed on Table 8-1.

KEY

- Phase 1 
- Phase 2 
- Phase 3 

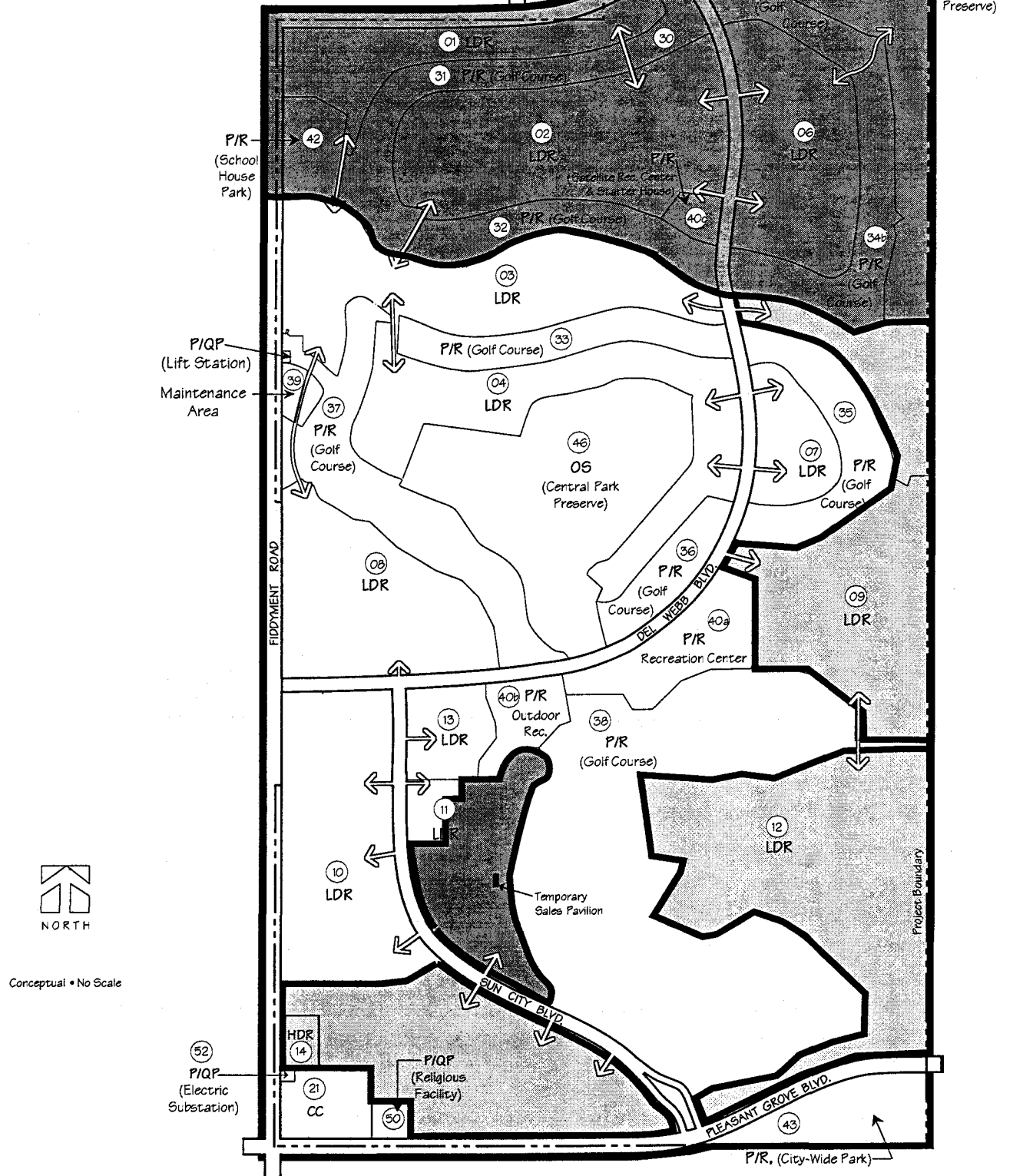


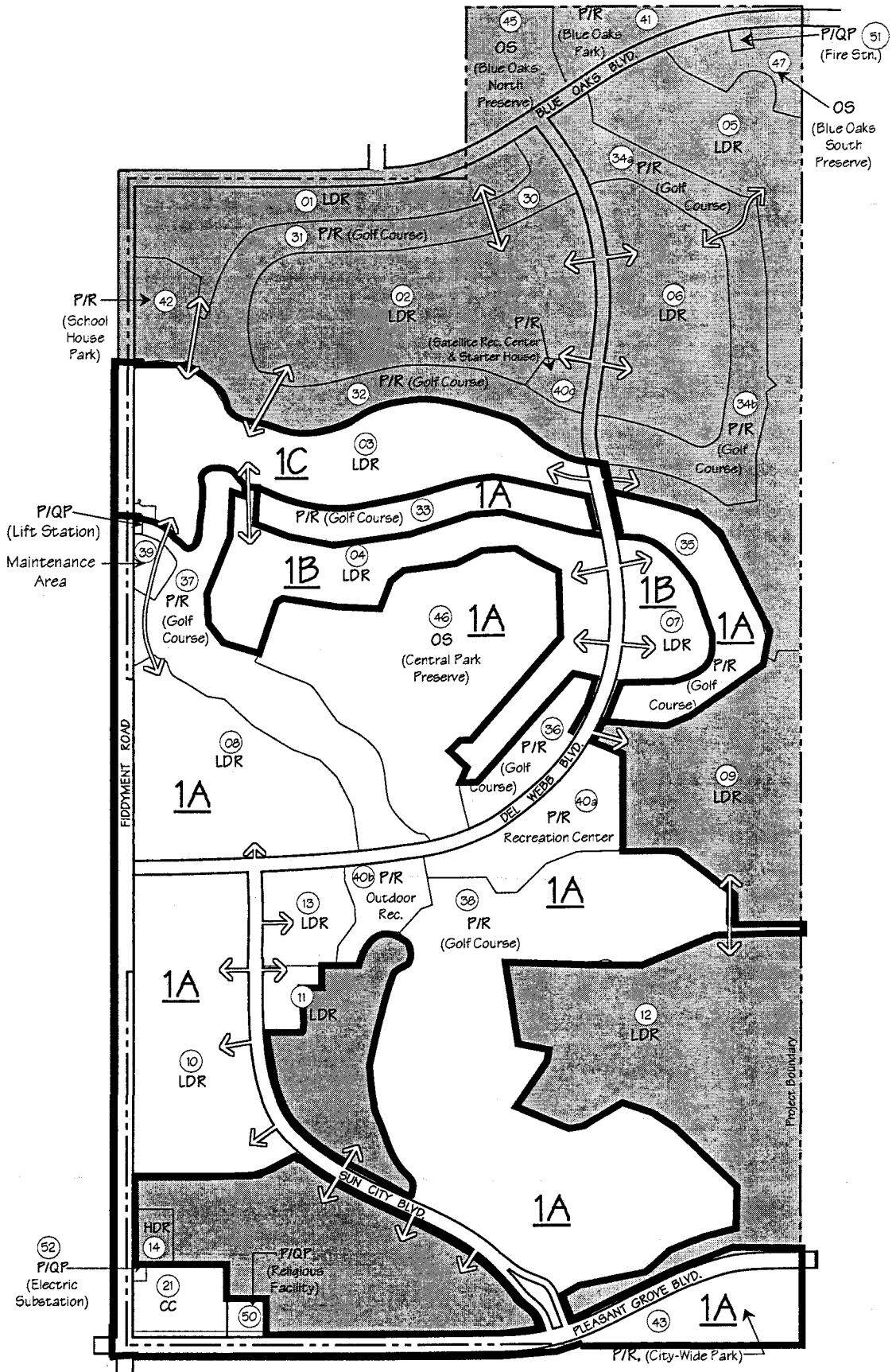


FIGURE 8-1
PHASING PLAN

KEY

Phase 1 
 Subphase 



Conceptual • No Scale

FIGURE 8-2
 PHASE I

TABLE 8-1
PHASE I IMPROVEMENTS

<u>Sub-Phase</u>	<u>Parcel</u>	<u>Improvement</u>	<u>Acres</u>	<u>Units</u>
<u>Residential Development</u>				
1A	8	Village 8	45.0	177
1A	13	Village 13	10.4	64
1A	10	Village 10 (portion)	39.8	186
1B	4	Village 4	47.0	231
1B	7	Village 7	15.0	67
1C	3	Village 3	<u>49.0</u>	<u>242</u>
Total			206.2	967
<u>Facilities</u>				
1A	21	Community Commercial site		
1A	50	Religious Facility		
1A	46	Park Preserve	69.6	
1A	40a,40b	Main recreation center and golf course clubhouse	26.3	
1A	33,35,36, 37,38	18-hole golf course		
1A		Sales pavilion and models (Village 11)		
1A	39	Golf course maintenance area	1.7	
1C		Interim fire facilities (off-site Mahany Park) [Precise timing as identified in Public Facilities & Services Element]		
<u>Circulation Improvements</u>				
1A		Two lanes of Pleasant Grove Boulevard from eastern boundary to Fiddymment Road		
1A		Two lanes of Fiddymment Road reconstructed from Pleasant Grove Boulevard to north boundary of Phase 1A		
1A		Del Webb Boulevard from Fiddymment Road to north boundary of Phase 1A		
1A		Sun City Boulevard		
1A		Signals at Del Webb Boulevard/Fiddymment Road and Pleasant Grove Boulevard/Sun City Boulevard		
1A		Landscape existing Pleasant Grove median from east project boundary to Woodcreek Oaks Boulevard		
1A,1B,1C		Residential streets for villages in Phase 1		
1C		Two lanes of Fiddymment Road reconstructed from north boundary of Phase 1A to north boundary of Phase 1C		

		<u>Public Facilities</u>
1A	52	Electric substation
1A		Water transmission in Pleasant Grove Boulevard, Sun City Boulevard and Del Webb Boulevard to north boundary of Phase 1
1A		Water transmission main extended through Village 9 to tie in to Woodcreek Oaks 9
1A		Off-site water transmission main in Pleasant Grove Boulevard from eastern project boundary to Woodcreek Oaks Boulevard
1A		Reclaimed water supply line from Woodcreek Oaks Boulevard along Pleasant Grove Boulevard, Sun City Boulevard and Del Webb Boulevard to the lake adjacent to golf hole 9
1A		Sanitary sewer trunk in Pleasant Grove Boulevard, Sun City Boulevard, Del Webb Boulevard and Fiddymment Road to golf maintenance area
1A		12" force main in Fiddymment Road, Blue Oaks Boulevard and in easement to near lift station #2
1A		Electric transmission line adjacent to off-site Blue Oaks Boulevard right-of-way to eastern boundary
1A		Off-site electrical distribution facilities along Foothills Boulevard City-Wide Park
1A		Golf course and Blue Oaks sewer pump lift stations
1A		Trunk sewer from golf course to the eastern boundary near Woodcreek Oaks lift station


8.1.2 Phase II


Phase II of the Del Webb Specific Plan consists of six subphases. Infrastructure phasing for Phase II is shown in Figure 8-3. Table 8-2 summarizes development in Phase II.

TABLE 8-2
PHASE II IMPROVEMENTS

<u>Sub-Phase</u>	<u>Parcel</u>	<u>Improvement</u>	<u>Acres</u>	<u>Units</u>
<u>Residential Development</u>				
2A	9	Village 9	51.3	265
2B	5	Village 5 (portion)	19.4	88
2C,2D	10	Village 10 (portions)	87.6	409
2C	14	Village 14	4.0	100
2E,2F	12	Village 12	<u>83.5</u>	<u>436</u>
Total			245.8	1,298
<u>Facilities</u>				
none				
<u>Circulation Improvements</u>				
2A,2B,2C,2D,2E		Residential streets for villages in Phase II		

KEY

Phase 2 

Subphase 



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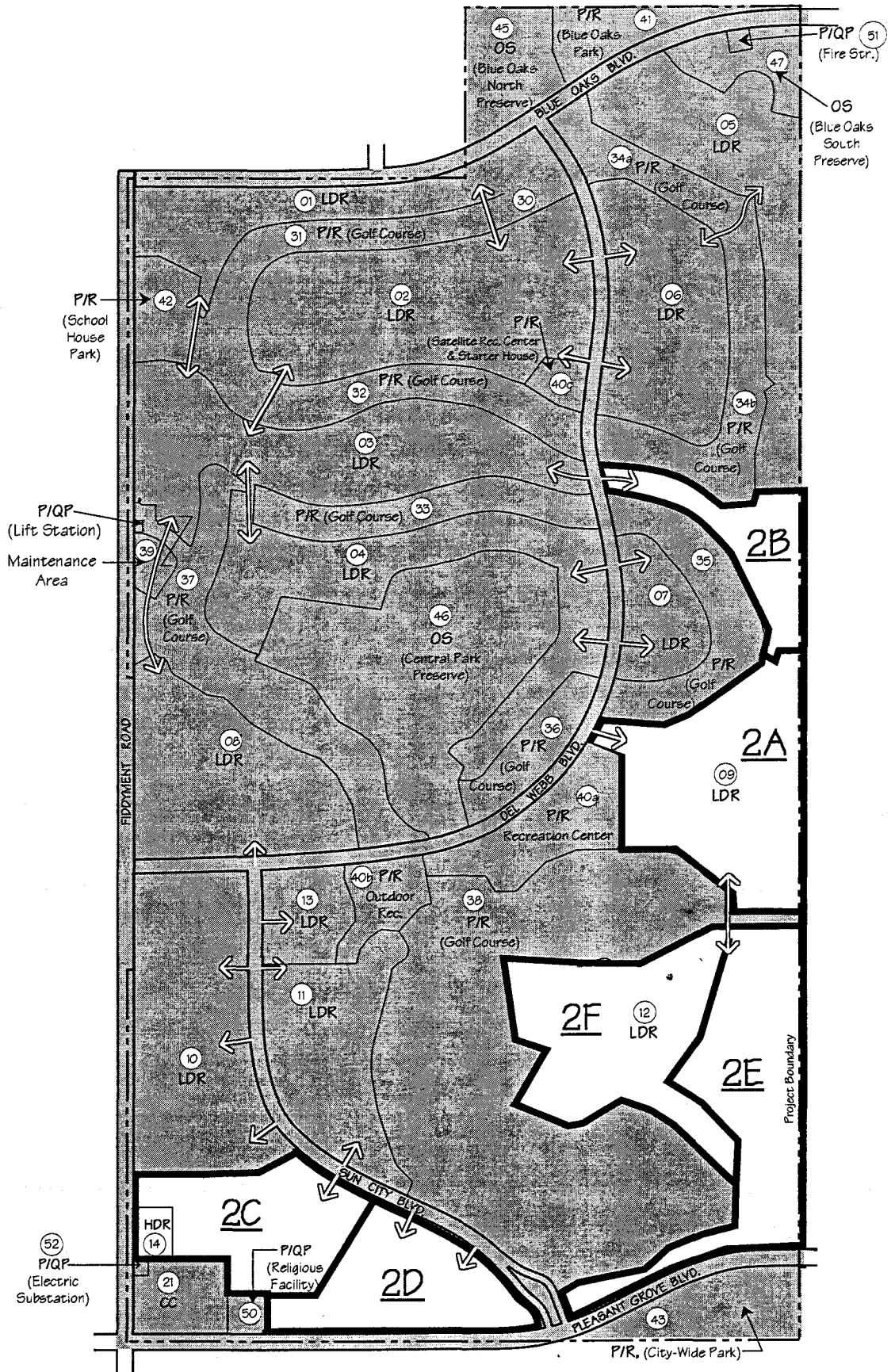


FIGURE 8-3
PHASE II

Public Facilities

2E,2F

Additional 14" force main from sewer lift station in Fiddymment Road, Blue Oaks Boulevard and in easement to near lift station #2

8.1.3 Phase III

Phase III of the Del Webb Specific Plan consists of six subphases, as shown in Figure 8-4 and listed on Table 8-3. Infrastructure phasing for Phase II is shown in Figure 8-4. Table 8-3 summarizes Phase III development.

TABLE 8-3
PHASE III IMPROVEMENTS

<u>Sub-Phase</u>	<u>Parcel</u>	<u>Improvement</u>	<u>Acres</u>	<u>Units</u>
<u>Residential Development</u>				
3B	2	Village 2	62.5	315
3C	6	Village 6	35.2	169
3D	1	Village 1	32.1	146
3E	5	Village 5 (portion)	45.3	204
3F	11	Village 11(portion)	<u>26.7</u>	<u>107</u>
		Total	201.8	941
<u>Facilities</u>				
3A	30,31,32, 34	Northern 9-hole golf course		
3A	40c	Satellite Recreation Center	3.5	
<u>Circulation Improvements</u>				
3B		Three southern lanes of Blue Oaks Boulevard from Del Webb Boulevard to eastern boundary ¹		
3B		Del Webb Boulevard from entrance to Village 3 to Blue Oaks Boulevard ¹		
3B		Two lanes of Blue Oaks Boulevard from eastern boundary to Foothills Boulevard ¹		
3D		Two lanes of Fiddymment Road between north boundary of Phase 1C and Blue Oaks Boulevard		
3D		Three southern lanes of Blue Oaks Boulevard from Del Webb Boulevard west to Fiddymment Road		
3A,3B,3C,3D,3E,3F		Residential streets for villages in Phase III		

1. Precise timing of the roadways may be accelerated in accordance with the timing of the permanent fire station as specified in the Public Facilities & Services Element and the project development agreement.

KEY

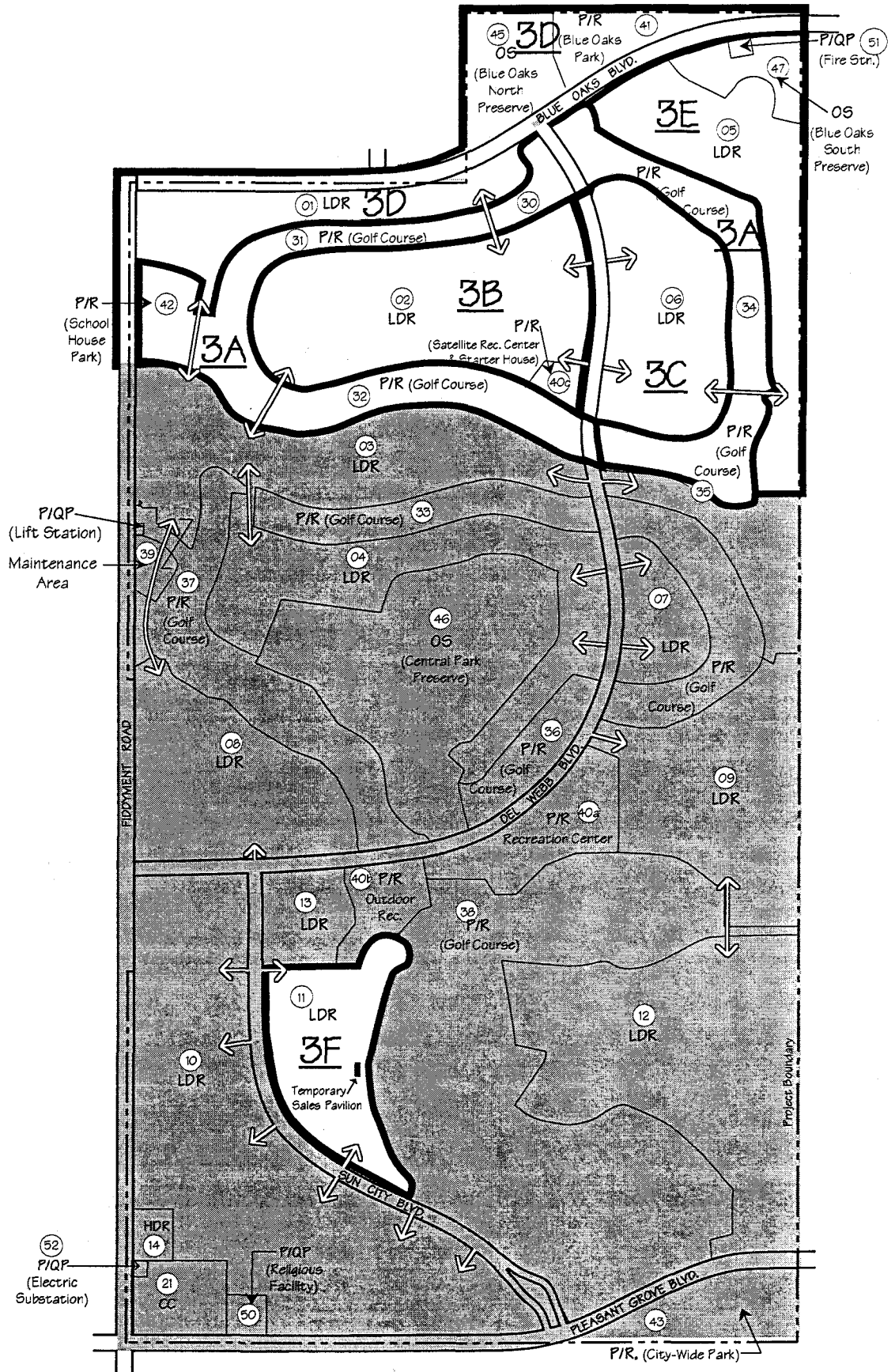
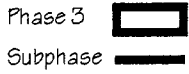


FIGURE 8-4
PHASE III

Public Facilities

3A	42	School House Park	8.7
3B		Water transmission in Del Webb Boulevard from north boundary of Phase I to Blue Oaks Boulevard	
3B		Off-site water transmission line in Blue Oaks Boulevard from Del Webb Boulevard to Foothills Boulevard	
3	51	Fire station (precise timing as identified in the Public Facilities & Services Element and project development agreement)	
3D	41	Blue Oaks Park	8.1
3D	45	Blue Oaks North Preserve	17.6
3D	47	Blue Oaks South Preserve	10.0

8.2 IMPLEMENTATION

8.2.1 Development Agreement

The City and landowner, subject to the provisions of this specific plan, executed a project development agreement in accordance with City of Roseville Zoning Ordinance No. 802. The project development agreement is the primary implementation tool relating to the specific plan. The agreement is a binding contract between the city and landowner which sets the terms, conditions, rules, regulations, entitlements, vested rights and other provisions relating to development of the plan area. Included are provisions relating to infrastructure improvements, public dedication requirements, landscaping amenities and other obligations of parties. The project development agreement has a twenty (20) year term, runs with the property, and may only be modified by mutual consent of the City and landowner.

8.2.2 Zoning

All lands within the Del Webb Specific Plan are zoned consistent with the zoning classifications of the Roseville Zoning Ordinance.

Three (3) zoning districts have been applied to the plan area. Residential Mixed Use (RMU), General Apartment District (R-4) and Central Business District (C-2). All three districts have been overlaid with the Special Area Combining Zone (SA). The combining zone allows the uses and regulations of the standard zoning districts to be modified to meet the needs of the specific plan area. The three (3) zone districts applied to the plan area are briefly described below, with general locations identified in Figure 2-3 of the Land Use Element.

- RMU-SA: The purpose of the RMU-SA district 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 zone district incorporates the single family villages, vacation villas, golf courses and associated facilities, recreation centers, parks, fire station, religious facility and sales pavilion.

- R-4-SA: The R-4-SA district is intended for general apartment use and is applied to the multiple family site (Parcel 14).
- C2-SA: The C2-SA district is intended to provide a concentration and mix of shops and offices to meet the daily shopping and service needs of the residents and employees in the plan area. This district will be applied to the commercial site (Parcel 20) in the plan area, and includes the electric substation site (Parcel 52).

The precise uses permitted in each zone district shall be consistent with the provisions of the Land Use Element. Development regulations for the uses are identified in the Development Guidelines and Standards.

8.2.3 Subsequent Entitlements

Development within the specific plan area is subject to approval of subsequent entitlements by the city in accordance with the Zoning Ordinance and Roseville Municipal Code. Subsequent approvals may include subdivision maps, tree permits and site reviews.

A mitigation monitoring program consistent with the Public Resources Code 21081.6 has been adopted with the Final EIR. The purpose of the mitigation monitoring program is to ensure implementation of mitigation measures included in the EIR.

8.2.4 Covenants, Conditions & Restrictions (CC&Rs)

Prior to the approval of any final subdivision map, the landowner shall record a Declaration of Covenants, Conditions and Restrictions in a form approved by the city.

8.2.5 Homeowners Association (HOA)

Concurrently with the recordation of the plan area CC&Rs, the landowner shall form the homeowners association. The HOA, or other mechanism approved by the city, shall be responsible for the landscape, wetland and other maintenance and responsibilities as defined by the project development agreement.

8.2.6 Dedications

All property to be conveyed to the city shall be free of any liens, encumbrances, special taxes, hazardous materials or assessments not approved by the city, and the city's interest shall be excluded from the application of the project CC&Rs.

8.3 ANNEXATIONS

Annexation of lands to the City of Roseville is required for complete development of the Del Webb Specific Plan. Approximately 5.3 acres, within the planned Blue Oaks Boulevard right-of-way and 10.0 acres in the ultimate Fiddymment Road right-of-way, will be annexed to the City of Roseville. Extension of the City of Roseville Sphere of Influence is necessary for the Blue Oaks and Fiddymment annexations. The Blue Oaks Boulevard and Fiddymment Road annexation areas are shown in Figure 8-5.

All annexations are subject to the approval of the Placer County LAFCo which may approve, deny or condition the annexation. Should LAFCo deny or condition the annexation to make it impossible or impracticable, the landowner will use its best efforts to construct the roadway improvements in the county. If this is not possible, the specific plan will be modified such that all improvements are constructed in the city.

8.4 SPECIFIC PLAN AMENDMENT PROCEDURES

The specific plan may be amended by resolution through the same procedures by which it was adopted. Such amendments require review by the Roseville Planning Commission and Roseville City Council. Each amendment shall include all sections or portions of the specific plan that are affected by the change to ensure internal consistency. All amendments are required to be consistent with the City of Roseville General Plan.

KEY

- Roseville City Limits
- Existing Roseville Sphere Of Influence
- Proposed Roseville Sphere Of Influence
- Annexation Area

Sphere Of Influence Expansion

Annexation of Ultimate ROW for Blue Oaks Blvd.

Annexation for Half of Ultimate ROW for Fiddymnt Rd.

Annexation and Sphere of Influence for 20' West of Centerline for Ultimate ROW for Fiddymnt Rd.



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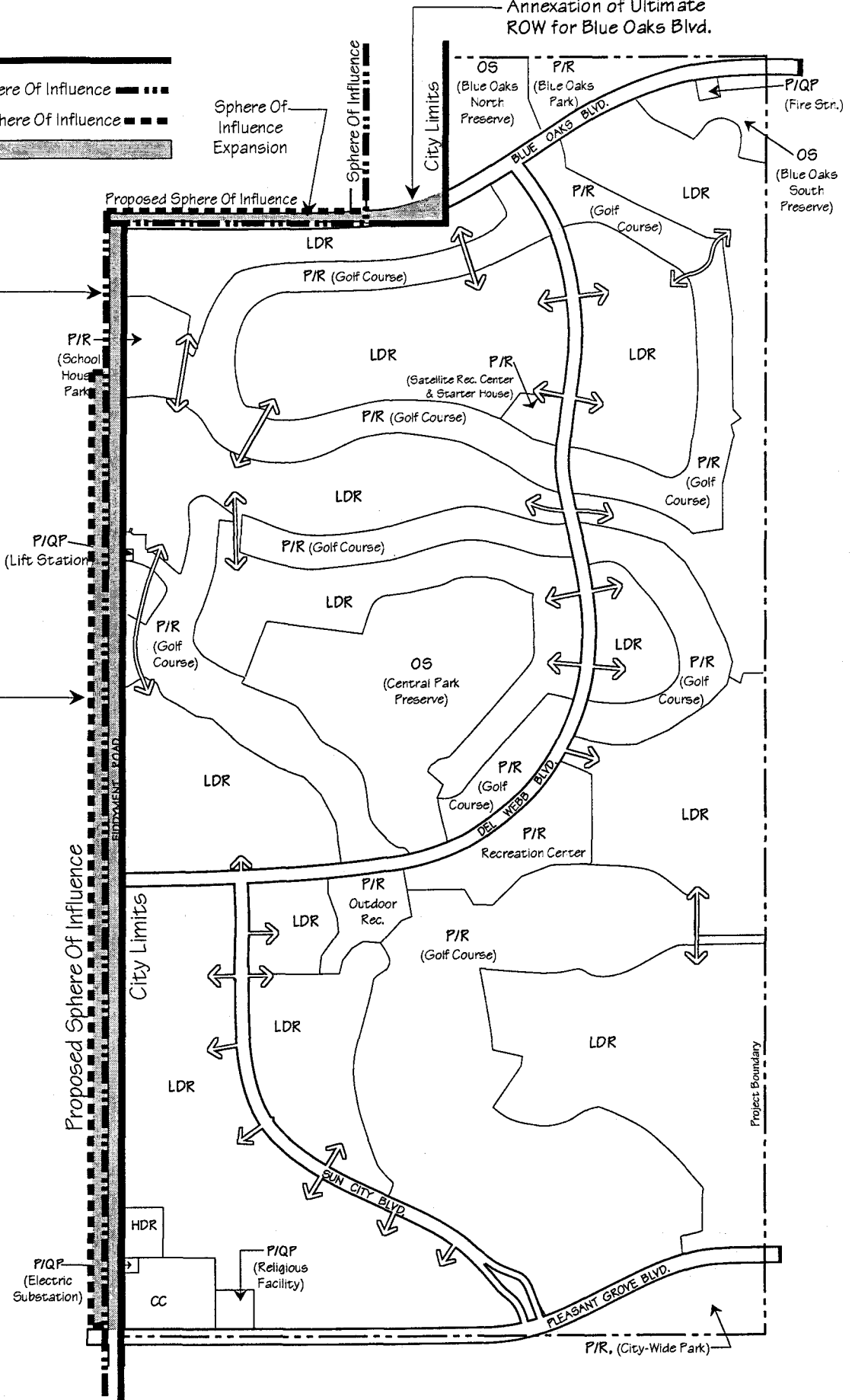


FIGURE 8-5
ANNEXATION AREAS