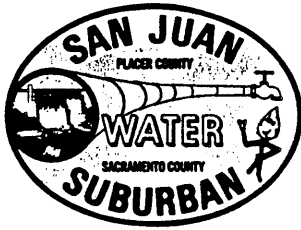


**APPENDIX**



**PROJECT CORRESPONDENCE**





# San Juan Suburban Water District

P.O. BOX 2157 • ROSEVILLE, CALIFORNIA 95746 • (916) 969-2279  
9935 AUBURN FOLSOM ROAD, ROSEVILLE, CALIF. 95661 • (916) 791-0115

Jack B. Hansen  
General Manager and Secretary

Zane Vorhes  
Attorney

Dr. Frank B. Clendenen  
Consulting Engineer

## DIRECTORS

Clois W. Snyder, Jr.  
President

Mark E. Verke  
Vice President

Robert R. Sullivan

Glenn A. Miller

Albert C. Ricksecker

August 10, 1987

Mr. Richard Fuller  
R. C. Fuller & Associates  
5908 Fair Oaks Boulevard  
Carmichael, CA 95608

Re: SOUTHEAST ROSEVILLE PACIFIC PLAN ENVIRONMENTAL IMPACT  
REPORT

Dear Mr. Fuller,

Please be advised that San Juan Suburban Water District and the City of Roseville have agreed to Sierra College Boulevard being the boundary line for water service between the two agencies. San Juan Suburban Water District will provide water service to the future Broken Spur development to be developed by the Coker Ewing Company.

The Broken Spur service area will be broken into two sections. The most Southerly section, near the Sacramento County line, will be provided water by gravity flow from pipelines off Golden Gate Avenue extending North on Excelsior Avenue and Peerless Avenue. The most Northerly portion of the Development will be provided water service from a 24-inch pipeline to be constructed by the District extending through Treelake Village development. Hook-up fees paid by the Broken Spur development will be used to extend these pipelines. A portion of the District's present service line on Eureka Road will need to be upgraded and the Developer will be required to installed the normal on-site pipeline system within the Development.

The San Juan Suburban Water District has an adequate supply of water and water treatment plant capacity to serve this project.

Sincerely,

JACK B. HANSEN  
General Manager & Secretary

JBH:dll  
cc: Bill Cramer, Coker Ewing



## CITY OF ROSEVILLE

316 VERNON STREET • ROSEVILLE, CALIFORNIA 95678 • PHONE (916) 781-0200

August 6, 1987

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

### WATER SERVICE, SOUTHEAST ROSEVILLE SPECIFIC PLAN EXTENSION

Dear Mr. Fuller:

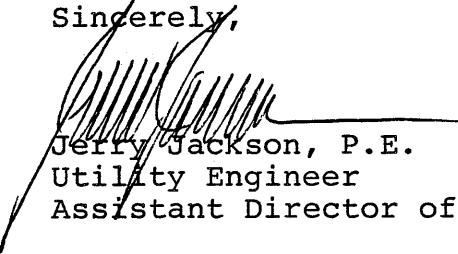
Mr. William Cramer has requested statements from City staff regarding water service to Broken Spur, a proposed extension to the Southeast Roseville Specific Plan.

In general, City and San Juan Suburban Water District staff consider Sierra College Boulevard as the boundary between districts. The City, with few exceptions, will serve areas on the west of Sierra College and San Juan, without exceptions, will serve areas on the east side. This arrangement has practical advantages in that new pressure zones can be avoided and both agencies can better loop water systems. This arrangement was reaffirmed during a meeting between City and San Juan staff on August 5, 1987.

Regarding the transfer of approximately 700 dwelling units from the west side of Sierra College to the extended Southeast Roseville Specific Plan (Broken Spur) on the east side, City staff neither supports nor opposes the proposal as it relates to water service. Water saved by this transfer can be utilized for other developments in the City.

Please call if you need additional comments regarding water service to the Broken Spur area.

Sincerely,

  
Jerry Jackson, P.E.  
Utility Engineer  
Assistant Director of Public Works

cc: Mr. William Cramer, Coker-Ewing  
Mr. Jack Hansen, San Juan Suburban Water District  
City of Roseville Planning Department

js



ROSEVILLE TELEPHONE COMPANY

P.O. BOX 969 • ROSEVILLE, CALIFORNIA 95661  
TELEPHONE 786-6141 • AREA CODE 916

ROBERT L. DOYLE  
PRESIDENT, MANAGER  
THOMAS E. DOYLE  
SECRETARY

June 10, 1987

Ms. Joan Levy  
R. C. Fuller Associates  
5908 Fair Oaks Blvd.  
Carmichael, Ca. 95608

Re: Southeast Roseville Specific Plan (E.I.R. request)

Dear Ms. Levy:

Telephone/Communication Facilities

Roseville Telephone Company will provide service to this geographical area in accordance with our filed tariffs. Telephone facilities will be constructed in conjunction with development. There could be line extension charges associated with this proposal, depending upon actual developmental phasing. Public utility easements will be required to serve this specific plan. Additional right-of-way may also be required for installation of telephone equipment. The above requirements will be identified as development occurs.

Impacts

No unusual problems are anticipated in providing telephone service to this geographical area.

If I can be of any further assistance to you regarding this plan, please feel free to contact me at (916)786-1209.

Sincerely,

Terry L. Saliger  
Senior Engineer

TLS/dag



DEPARTMENT OF THE ARMY  
SACRAMENTO DISTRICT, CORPS OF ENGINEERS  
650 CAPITOL MALL  
SACRAMENTO, CALIFORNIA 95814-4794

REPLY TO  
ATTENTION OF

June 8, 1987

Sacramento Basin Branch

RECEIVED  
JUN 09 1987

PLANNING DEPARTMENT

Mr. Daniel E. Dameron  
Associate Planner  
City of Roseville Planning Department  
316 Vernon Street  
Roseville, California 95678

Dear Mr. Dameron:

We have reviewed the Notice of Preparation (NOP) of a Draft Environmental Impact Report on the revised Southeast Roseville Specific Plan. Our comment: The first floor of all homes should be at least one foot above the 100-year flood level.

Thank you for the opportunity to provide review comments on your document.

Sincerely,

*Daryl Sallalaya*

for Walter Yep  
Chief, Planning Division



June 1, 1987

RECEIVED JUN - 4 1987

Dr. Ronald L. Feist  
District Superintendent  
Eureka Union School District  
5477 Eureka Road  
Roseville, California 95661

Dear Dr. Feist:

This is in response to your request for clarification of school site approval procedures and the School Facilities Planning Division's position regarding electric power transmission lines on or near proposed school sites.

The responsibilities of the State Department of Education regarding school sites are addressed in Education Code Sections 39000, et. seq., and 39101, and California Administration Code, Title V, Section 14010. In brief, the State Department of Education is required to review and approve all new school sites and additions to school sites for all school districts. More specifically, the Department shall provide a local district with a ranking of approved locations in the order of their educational merit relative to established site approval criteria.

The Office of Local Assistance indicates that at least three sites should be considered and evaluated in the site selection process. The State Department of Education does not limit a district to three sites but, in the interest of expediency, encourages the local site selection committee to reduce the number of alternatives in preliminary screening prior to the state consultant's on-site review.

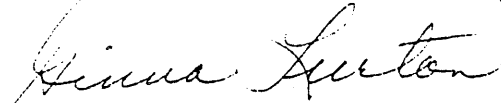
Current research findings support a cautious approach to site approval with regard to overhead transmission lines. Citing a publication of the Institute of Electrical and Electronics Engineers (IEEE) Power Engineering Society entitled Corona and Field Effects of A.C. Overhead Transmission Lines, Information for Decision Makers, "Electric and magnetic fields near ground level . . . may cause shocks or other interactions with people, plants, and animals." On the issue of long-term health effects, this publication states, "Decades of experience have not revealed any health hazards associated with exposure of humans to the electric and magnetic fields around high-voltage a.c. transmission lines. However, since meaningful scientific studies have only recently begun, it is possible that effects resulting from long-term exposure of humans to these fields could have escaped detection".

In an educational environment, it is felt the data warrant adoption of guidelines protective of student well-being. The stated policy of the School Facilities Planning Division begins with a strong recommendation to adhere to a minimum of 400 feet from the boundaries of any school site to any power company easement for overhead transmission lines. However, in conjunction with other site characteristics, each site is evaluated according to its individual hazard potential and feasible amelioration.

I trust this information will meet your needs. If you have any further questions or concerns, please contact your regional consultant, Ginna Lurton, etc.

Sincerely,

Duwayne L. Brooks, Interim Director  
School Facilities Planning Division



Ginna Lurton, Consultant  
School Facilities Planning Division  
(916) 445-8546

MEMORANDUM

April 29, 1987

TO: DANIEL DAMERON  
ASSOCIATE PLANNER

FROM: DAVID DOCKHAM *David Dockham*  
ASST. ELECTRIC UTILITY DIRECTOR

RE: SOUTHEAST ROSEVILLE E.I.R.

The Electric Department has reviewed the preliminary E.I.R. and would like to request that construction of an electric subtransmission line within a 25 foot easement, as shown on the proposed specific plan area map, is addressed in the E.I.R. This will allow us to fulfill environmental requirements under CEQA for construction of the pole line.

If you have any questions or need any further information, please give me a call.

cc: K. Weisel

RECEIVED  
MAY 01 1987

PLANNING DEPARTMENT

## DEPARTMENT OF TRANSPORTATION

DISTRICT 3

P.O. BOX 911, MARYSVILLE 95901

Telephone (916) 741-4498



April 27, 1987

03-Pla-80  
P. M. 1.8  
SE Roseville  
Specific Plan  
SCH 87040605Mr. Steve Dillon  
City of Roseville  
316 Vernon Street  
Roseville, CA 95678

Dear Mr. Dillon:

Thank you for the opportunity to review the notice of preparation of a draft EIR for the Southeast Roseville Specific Plan Amendment. The proposal would add 359 acres to the plan area, which is located east of Interstate 80 and south of Douglas Boulevard.

The scope of transportation studies appears to address Caltrans' concerns. Specifically, the study should identify impacts to Interstate 80 and the interchanges in the project area. The Sacramento Beltway Corridor would lie in this vicinity and should be included in the evaluation. For additional information, we refer the City to the District 3 Route Concept Reports for Interstate 80 and the Beltway as well as the System Management Plan. These documents are available upon request.

If you have any questions, please contact Mrs. Jeannie Baker, telephone (916) 741-4498.

Sincerely,

A handwritten signature in cursive script that reads "Brian J. Smith".

Brian J. Smith  
Chief, Environmental Branch

cc Peggy Osborn, SCH

RECEIVED  
APR 28 1987

PLANNING DEPARTMENT



## CITY OF ROSEVILLE

316 VERNON STREET • ROSEVILLE, CALIFORNIA 95678 • PHONE (916) 781-0200

April 15, 1987

To: Daniel E. Dameron, Associate Planner  
From: Michael E. Leana, Senior Planner *MEL*  
Subject: My Comments on the Notice of Preparation for the  
Southeast Roseville Specific Plan

1. Commercial land use at the southeast corner of Sierra College Boulevard and Eureka Road (15.77 acre site).

Doesn't adhere to locational criteria in Land Use Element:

- a. larger than ten (10) acres;
- b. is not surrounded by non-residential uses.

Its size is similar to a community shopping center -- Roseville Square, Douglas Plaza, Placer Center Plaza. With Albertsons developing at the southeast corner of Douglas and Sierra College Boulevard, do we need another commercial center so close?

Also, land use impacts of a center backing up to single-family residential could be a potential problem. Would be different if surrounding area was proposed for multiple residential. That would make it consistent with the Land Use Element.

2. The transfer out and in of residential units is removing the higher densities in the adopted plan which were approved so that affordable housing could be produced. The proposed new land use is of a density that is too low to provide additional affordable units. I believe that we were using a threshold of 16 dwelling units per acre in order to produce affordable units.

MEL:ns

# Town Of Loomis

P. O. Box 1327  
Loomis, CA 95650  
(916) 652-9204

April 14, 1987

RECEIVED  
APR 15 1987

PLANNING DEPARTMENT

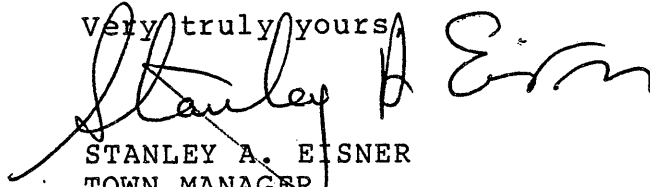
Mr. Daniel E. Dameron  
Associate Planner  
City of Roseville  
316 Vernon Street  
Roseville, CA 95678

RE: Draft Environmental Impact Report  
Notice of Preparation  
Southeast Roseville Specific Plan

Dear Mr. Dameron:

Thank you for providing the Town of Loomis with an opportunity to respond to the above-referenced Plan; however, the Town has no comment at this time.

Very truly yours,



STANLEY A. EISNER  
TOWN MANAGER

SAE:p

## OFFICE OF PLANNING AND RESEARCH

400 TENTH STREET  
SACRAMENTO, CA 95814RECEIVED  
APR 10 1987

PLANNING DEPARTMENT

DATE: April 9, 1987

TO: Reviewing Agencies

RE: The City of Roseville's NOP for  
Southeast Roseville Specific Plan 1987 Amendment  
SCH# 87040605

Attached for your comment is the City of Roseville's Notice of Preparation of a draft Environmental Impact Report (EIR) for Southeast Roseville Specific Plan 1987 Amendment.

Responsible agencies must transmit their concerns and comments on the scope and content of the EIR, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of this notice. We encourage commenting agencies to respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Steve Dillon, Planning Director  
The City of Roseville  
316 Vernon Street  
Roseville, CA 95678

with a copy to the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the review process, call Peggy Osborn at 916/445-0613.

Sincerely,

A handwritten signature in cursive script that reads "John B. Ohanian".

John B. Ohanian  
Chief Deputy Director

Attachments

cc: Steve Dillon

**COUNTY OF SACRAMENTO**  
Department of Public Works  
Water Quality Division Memorandum

April 29, 1987  
G400.450

To: Anne DeStefano

From: Pat Gaffney



Subject: NOTICE OF PREPARATION OF DRAFT EIR - REVISED SOUTHEAST  
ROSEVILLE SPECIFIC PLAN

The area included in the subject plan will receive sanitary sewer service from the Southeast Placer Trunk Sewer System and this Division is therefore not impacted. It should, however, be noted that an August, 1964, agreement between the Northeast Sacramento County Sanitation District and Placer County obligated the former to provide service to an area in Placer County in the vicinity of the subject plan. This obligation was superseded in June, 1986, by an agreement with Placer County that limited the service area for which County Sanitation District No. 1 and the Sacramento Regional County Sanitation District are responsible, in the vicinity of the subject plan, to a 43-lot subdivision located on the west side of Sierra College Boulevard, contiguous to the County Line. Since, per that 1986 agreement, this responsibility terminates on January 1, 1988, there is no anticipated impact on either of the aforementioned Districts as earlier stated.

JPG:mm

cc: F. I. Hodgkins  
V. F. Scotti

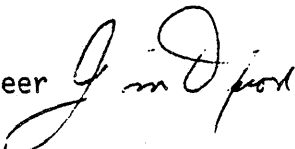
# COUNTY OF SACRAMENTO

## *Inter-Department Correspondence*

**RECEIVED**  
APR 22 1987  
Administrative Analysis  
Department of Public Works

April 17, 1987

To: Anne De Stefano  
Administrative Analysis Section  
Department of Public Works

From: Jim Dixon, Flood Control Engineer   
Water Resources Division

Subject: **NOTICE OF PREPARATION OF DRAFT EIR- SOUTH EAST ROSEVILLE SPECIFIC PLAN**

The Water Resources Division has reviewed the subject Draft EIR and offers the following comments:

1. Layout and design of the on-site drainage system must meet standards of the appropriate jurisdiction and conform to other requirements noted in the final EIR.
2. The subject plan will result in changes to both quantity and quality of runoff from the proposed plans and will impact downstream areas. The report should include potential improvements and for maintenance cost to existing drainage facilities within the County of Sacramento which will be impacted by the proposed development.
3. Most of the increased runoffs will eventually enter Dry Creek channel, thus putting more strain on the already overloaded drainage downstream. It is our understanding that communities along, and especially downstream of Dry Creek in Sacramento County are considering forming a flood control district. Contact and/or coordination with these communities are strongly suggested to find a workable solution for a basin-wide problem.

If you have any questions, please contact Duong Nguyen (Winn) at 440-6851

JD:mj  
108/03  
wrđ/522

# COUNTY OF SACRAMENTO

## *Inter-Department Correspondence*

Date April 30, 1987

To : Anne De Stefano  
Adminstrative Services

From : R. W. Foust *Randy*  
Highways & Bridges Division

Subject: N.O.P. OF D.E.I.R. - SOUTHEAST ROSEVILLE SPECIFIC PLAN

I have reviewed the subject document and offer the following comments:

This project will result in significant traffic impacts to the major roadway network in the City of Roseville, the County of Placer, and the County of Sacramento. As such, a comprehensive traffic analysis report should be prepared to identify the resulting traffic impacts and necessary mitigation of those impacts.

In addition, the project as proposed in the subject document provides no consideration to the Beltway connector between I-80 and U.S. Highway 50. The preferred alignment alternative for the Beltway connector, as outlined in the Routes 65/148 Beltway Alternatives Study - Final Report, December, 1986, traverses the subject property. This should be fully acknowledged in the environmental document and the subsequent planning process.

If you have any questions, please call.

Thanks.

RWF:mmm



# COUNTY OF SACRAMENTO

## DEPARTMENT OF PUBLIC WORKS

COUNTY ADMINISTRATION BUILDING • ROOM 304 • 827 SEVENTH STREET  
SACRAMENTO, CALIFORNIA 95814 TELEPHONE: (916) 440-6581

May 4, 1987

City of Roseville  
Daniel E. Dameron  
Roseville Planning Department  
316 Vernon Street  
Roseville, CA 95678

RE: Notice of Preparation of Draft EIR  
on Revised Southeast Roseville Specific Plan

Dear Mr. Dameron:

Staff from our department have reviewed the above subject report. Responses from the Water Quality, Water Resources and Highways and Bridges Divisions are attached.

Should you need any further information, please contact Anne DeStefano at 440-6575.

Thank you.

Sincerely,

A handwritten signature in cursive script, appearing to read "Douglas M. Fraleigh".

Douglas M. Fraleigh, Director  
Department of Public Works

AD:mp

RECEIVED  
MAY 03 1987

PLANNING DEPARTMENT

To: Roseville Planning Dept  
 c/o Daniel E Dameron, Associate Planner

FROM: Ed Mahany, Director Parks + Recreation

SUBJ: Review Comments on Notice of Propagation (NOP)  
of Draft Environmental Impact Report on the  
Revised Southeast Roseville Specific Plan

5/4/87

ROSEVILLE GEN PLAN STANDARDS	NEIGHBORHOOD PARK	COMMUNITY PARK	REGIONAL PARK	TOTAL
	2.5 ACRES Per 1000 pop	1.5 ACRES per 1000 pop	5.0 ACRES per 1000 pop	9.0 ACRES per 1000 pop
REQUIREMENT FOR S/E PLAN	10,309 pop X 2.5 AC  25.772 ACRES Need per 1000	10,309 pop X 1.5 AC  15.463 ACRES Needed per 1000	10,309 pop X 5.0 AC  51.545 ACRES Need Per 1000	10,309 pop X 9.0 AC  92,781 AC Need for 1000
CREDIT 1985	Dedicated to Maidu Reg Park - 9.04 AC Dedicated to Maidu Reg Park - 14.40 AC <u>TOTAL CREDIT - DEDICATED = 23.44</u>			
TOTAL ACRES STILL NEEDED FOR S/E PLAN AREA	25.772 AC	15.463 AC	28.10 AC	69.33 AC

RECEIVED

MAY 04 1987

PLANNING DEPARTMENT

# DISTRIBUTION OF 69.33 ACRES

SITE (A) = COMMUNITY PARK 15.46 AC  
REGIONAL PARK 28.10 AC  

---

43.56 AC

SITE (B) = NEIGHBORHOOD PARK 8.77 AC

SITE (C) = NEIGHBORHOOD PARK 9.00 AC

SITE (D) = NEIGHBORHOOD PARK 7.00 AC

This includes amount of park related acreage on the 18.5 7/8 grade school site. (Note: Eureka School officials say the State Dept of Education does not like site 28 on page 4 of initial study.

SITE (E) = SPECIAL PARK 1.00 AC

This includes amount of park related acreage on the 6.25 K-3 site #24 on page 4 of initial study.

See next page for above site locations for parks.



# PARK STANDARDS

COMPONENTS	NEIGHBORHOOD PARK	COMMUNITY PARK	CITY-WIDE PARK
Minimum Acreage per 1,000 population	2.5 acres	1.5 acres	5 acres
Desired size for best results	5-7 acres	30-40 acres	100+ acres
Age Group Served	Primarily youngsters 15 years or younger	Primarily youngsters 15 year or older, adults and family groups	All
Population Served	2,000-3,000	20,000-25,000	50,000+
Service Radius	1/4 - 1/2 mile	1-2 miles	Total City
Facilities that may be included	Apparatus area, paved area for court games, turf area, picnic area, landscaping, play lot for preschoolers, restroom, parking	Field for sports, paved area for court games, family and group picnic, area for special events, off-street parking, night lighting, indoor center, natural area	Large picnic area, boating, swimming, athletic fields, museum, zoo, play area, parking, trails
General Location considerations	Central to service area, preferably in conjunction with school, accessible without crossing major street, railroad	Central to service area on secondary arterials	Convenient to arterials

NOT - SERSP EIR 5/5

DAN,

I HAVEN'T HAD TIME TO GIVE ~~THE~~ THIS A HARD LOOK, BUT THE FOLLOWING SHOULD BE ADDRESSED:

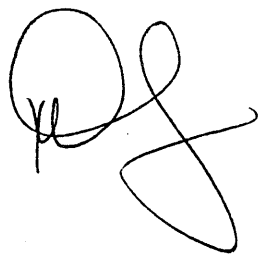
① RELATIONSHIP TO DEV. AGREEMENT

② AFFORDABLE HOUSING -

TOTAL UNITS - 162 ( 82 Low → Very Low  
80 Low → MODERATE

THESE UNITS CAN ONLY BE LOCATED ON PARCELS 8, 22, OR 28 (E. OF RABUET CURB) ACCORDING TO DEF. IN ~~THE~~ THE DEV AGREEMENT. HOW WILL PROPOSED CHANGE AFFECT THIS?

③ NATURAL FEATURES E. OF SIERRA COLLEGE. NEEDLESS TO SAY, WE'RE DEALING W/ A VERY SIGNIFICANT OAK "FOREST" LAND USE TYPE, PATTERNS, ROADWAY ALIGNMENT MUST BE LOOKED @ CAREFULLY.



RONALD L. FEIST, Ed.D.  
District Superintendent  
District Office — 791-4939

JANET A. SCHIMPF  
Principal  
Cavitt — 791-4152

RONALD G. WALKER  
Principal  
Eureka — 791-1115

DAVID R. FREEMAN  
Principal  
Greenhills — 791-4230

# EUREKA UNION SCHOOL DISTRICT

5477 EUREKA ROAD  
ROSEVILLE, CALIFORNIA 95661  
PLACER COUNTY

TRUSTEES

LYNDA L. LEITNER  
President

WILLIAM R. MURCHISON  
Clerk

GARRY G. GENZLINGER

JOHN TANNER

REVÉ TAYLOR

April 30, 1987

RECEIVED  
MAY 04 1987

Mr. Daniel E. Dameron  
Associate Planner  
City of Roseville  
316 Vernon Street  
Roseville, California 95678

PLANNING DEPARTMENT

Subject: Southeast Roseville Specific Plan (S.E.R.S.P.)

Dear Mr. Dameron:

Thank you for the opportunity to respond to the draft E.I.R. on the revised Southeast Roseville Specific Plan. The purpose of this letter is to discuss the key issues of school sites for the Eureka Union Elementary School District.

We have been working with the Coker-Ewing firm and the State Department of Education in trying to pin down school sites as they relate to the revision of the Plan. We've run into a major hurdle because the State of California has become resistant to approve a school site in and around high tension power lines. Over the next few weeks, we will be working with them to see what options we have available. Thus, on the revised map, the 7th/8th grade school site as proposed by the developer could be in serious trouble.

- 1) The School Site ESD #1 in Maidu Park - to our best knowledge, this is in good shape with the State approval process.
- 2) ESD School Site #2, the K-3 school site - There is a good possibility that this is favorable in the State's eyes, or the other option is to take a school site North of Douglas Boulevard in the Northeast Roseville Specific Plan. The State has not told us which of these options is best. Additional meetings are necessary.
- 3) Junior High Site - As we stated above, whether it remains where it was on the old Southeast Plan, or we move it to the new proposed site, both options are in trouble with the State approval process because they have changed their policies. The State, on April 29, 1987, directed the Eureka District to develop additional junior high site options for their consideration. We will start working with all parties to explore options.

Mr. Daniel E. Dameron  
Page Two  
April 30, 1987

Southeast Roseville Specific Plan

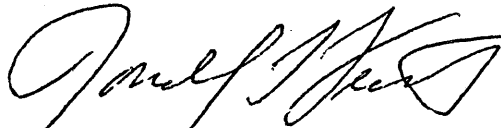
The purpose of this letter is to make you aware of our dilemma. We will certainly keep you posted as we get additional information from the State.

It is highly important that throughout the revision of the Southeast Roseville Specific Plan and the approval process of the Northeast Roseville Specific Plan, that the Eureka School District ends up with three workable school sites. We will be working with all parties involved in this endeavor. -

If you have any questions or need more clarification, please do not hesitate to give me a call, or let's set up a meeting.

Sincerely,

EUREKA UNION SCHOOL DISTRICT



Dr. Ronald L. Feist  
District Superintendent

RLF:lrt

cc: Board of Trustees  
Mr. Bob Coker - Coker-Ewing  
Mr. Sam Miller - River West (AKT)

RECEIVED  
MAY 08 1987

PLANNING DEPARTMENT

MEMORANDUM

TO: Roseville Planning Department

FROM: Noel A. Bonderson, Placer County *NB*  
Air Pollution Control District

DATE: May 7, 1987

SUBJECT: Southeast Roseville Specific Plan 1987 -  
Amendment Initial Study

---

We are submitting the following comments on the Southeast Roseville Specific Plan:

1. The air quality "scope of work" should include emission estimates from woodburning devices at full residential build-out.
2. An accurate emissions estimate from all mobile and stationary sources, with appropriate suggested mitigations, is important due to the ozone nonattainment status of South Placer County.

NAB:sm



**Sacramento Area  
Council of Governments**

106 "K" Street, Suite 200  
Sacramento, California 95814  
(916) 441-5930

Mailing Address:  
P.O. Box 808  
Sacramento, California 95804

**Directors**

GEORGE DEVERAUX  
(Chairman)  
Chairman  
Yuba County

ROSS AINSWORTH  
Vice Mayor  
City of Rocklin

GEORGE P. DeMARS  
Chairman  
Yolo County

GUY GIBSON, JR.  
Vice Mayor  
City of Folsom

LAWRENCE MARK  
Vice Mayor  
City of Yuba City

DAVID NOFZIGER  
Vice Mayor  
City of Woodland

TOM PFEFFER  
Supervisor  
Sutter County

LYNN ROBIE  
Councilwoman  
City of Sacramento

DAVID E. ROLOFF  
Vice Mayor  
City of Marysville

JIM STRENG  
Vice Chairman  
Sacramento County

JAMES E. WILLIAMS  
(Executive Director)

**Members**

- City of Lincoln
- City of Rocklin
- City of Roseville
- Sacramento County
- City of Folsom
- City of Galt
- City of Isleton
- City of Sacramento
- Sutter County
- City of Live Oak
- City of Yuba City
- Yolo County
- City of Davis
- City of Winters
- City of Woodland
- Yuba County
- City of Marysville
- City of Wheatland

April 21, 1987

Mr. Daniel E. Dameron  
Assistant Planner  
City of Roseville  
316 Vernon Street  
Roseville, CA 95678

RE: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT  
REPORT ON THE REVISED SOUTHEAST ROSEVILLE SPECIFIC PLAN

Dear Mr. Dameron:

Thank you for the opportunity to comment on the subject Notice. We are concerned that the existing roadway network in the plan area may be insufficient to accommodate the planned residential and commercial developments. We note that the Traffic and Circulation Element of the EIR will identify roadway improvements currently planned for the area, and the need for additional improvements. This should include a discussion of coordination of development phasing and roadway improvements. Cost of proposed improvements, responsibility for implementation and method of financing should be described as well.

Please send us a copy of the EIR when it is prepared.

Sincerely,

MICHAEL HOFFACKER  
Director of Planning

MH:bb

**RECEIVED**  
APR 23 1987

PLANNING DEPARTMENT

DEPARTMENT OF WATER RESOURCES  
THE RECLAMATION BOARD1416 - 9th Street, Room 455-6  
Sacramento, CA 95814  
(916) 445-9454

APR 22 1987

Mr. Steve Dillon  
Planning Director  
City of Roseville  
316 Vernon Street  
Roseville, CA 95678

Dear Mr. Dillon:

Staff for The Reclamation Board has reviewed the Notice of Preparation of a Draft Environmental Impact Report (DEIR) and Initial Study of Southeast Roseville Specific Plan 1987 Amendment (SCH 87040605), and has the following comments.

The Initial Study states that development according to the Specific Plan will result in changes to both the quantity and quality of runoff from the area and will impact downstream areas. Although the Board has no jurisdiction over Specific Plans, it exercises encroachment control over certain areas downstream. These areas include the official floodplains of Dry and Linda Creeks in the City of Roseville, the Dry Creek Designated Floodway, and the levees and channels of the East Natomas Main Drainage Canal, the American River and the Sacramento River which are part of the Sacramento River Flood Control Project. Under certain conditions of high water, water is unable to drain into the American River and backs up through the system. This can cause flooding downstream of the Specific Plan area. Increased runoff from development will exacerbate this problem. The DEIR should discuss the effects of increased runoff on downstream areas and suitable measures to mitigate adverse effects. The DEIR should also discuss potential effects of additional runoff on the flood control project's capacity and structural integrity especially during flood conditions. The Corps of Engineers, together with other nonfederal agencies, currently is undertaking a series of studies within the metropolitan Sacramento area, and the adjacent areas. The DEIR should recognize these studies.

For more information, please contact Mr. Edward C. Greiner at the above address or call (916) 324-3889. Thank you for the opportunity to comment.

Sincerely,

A handwritten signature in black ink, appearing to read "Raymond E. Barsch".

RAYMOND E. BARSCH  
General Manager

cc: See attached list

RECEIVED  
APR 23 1987

PLANNING DEPARTMENT

cc: Peggy Osborn  
Office of Planning and Research  
1400 Tenth Street  
Sacramento, CA 95814



# REGIONAL TRANSIT

P.O. BOX 2110 • 1400 29TH STREET • SACRAMENTO, CA 95810-2110 • (916) 321-2800

May 11, 1987

RECEIVED  
MAY 13 1987

PLANNING DEPARTMENT

Mr. Daniel E. Dameron  
City of Roseville  
Planning Department  
316 Vernon Street  
Roseville, California 95678

NAME OF DEVELOPMENT: Southeast Roseville Specific Plan

CONTROL NUMBER: N/A

TYPE OF DOCUMENT: Notice of Preparation of a Draft Environmental Impact Report

DATE RECEIVED AT RT: April 6, 1987

STAFF COMMENTS: The magnitude of the Southeast Specific Plan combined with the Northcentral and Northwest Specific Plans, and their consequent transportation related impacts to the City of Roseville, create a strong potential need for transit service to the project areas. Although Regional Transit presently provides service to Roseville only on a contract basis, because of the extent of this potential need and the inclusion of Roseville in the Sacramento Regional Transit District, we wish to submit the following comments to the Notice of Preparation for a Draft Environmental Impact Report for the Southeast Roseville Specific Plan.

Regional Transit suggests that transit service to and from the Southeast Specific Plan area be analyzed from three perspectives in the DEIR:

- Providing additional peak hour express bus service feeding to the existing RT Metro starter line at the Watt/I-80 station.
- Extending RT Metro to Antelope Road.
- Providing intra-community shuttle service.

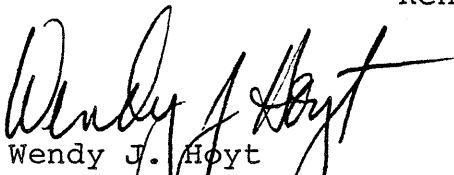
Mr. Daniel E. Dameron  
Page 2  
May 7, 1987

RT further suggests that various transit mitigation measures be explored as conditions of development approval. These could include park-and-ride facilities; alternative work schedules, employer subsidized transit passes as an employee benefit, and express feeder bus service. Pedestrian use of potential bus service should be encouraged through the minimization of circuitous routing of street patterns, placement of building entrances close to transit facilities, and provision of transit amenities such as bus shelters, benches and turnouts.

Considering the magnitude of the Southeast Roseville Specific Plan Area, we recommend that the traffic analysis include transit and the cumulative impacts of the projects previously mentioned. This step is crucial in determining the potential person trip demand generated by the development and is important to RT (or other transit providers) in considering the size of facilities, type, and phasing of service to be provided.

My staff can provide the City of Roseville, upon request, detailed service proposals for this development.

CONTACT PERSON(S): David Melko, Associate Planner - 732-2262  
Ken DeCrescenzo, Assistant Planner - 732-2254

  
Wendy J. Hoyt  
Assistant General Manager  
Planning & Marketing

c: Pilka Robinson, Planning Manager, Regional Transit

## DEPARTMENT OF FISH AND GAME

REGION 2

1701 NIMBUS ROAD, SUITE A  
RANCHO CORDOVA, CALIFORNIA 95670  
(916) 355-7020

MAY 12 1987

RECEIVED  
MAY 13 1987

PLANNING DEPARTMENT

Mr. Steve Dillon  
Planning Director  
City of Roseville  
316 Vernon Street  
Roseville, CA 95678

Dear Mr. Dillon:

The Department of Fish and Game has reviewed the Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the revised Southeast Roseville Specific Plan 1987 Amendment (SCH 8704065). This report is to serve as a planning document for 865 acres to be developed for residential and commercial uses. The project is located southeast of the City of Roseville, Placer County.

Strap Ravine and the North Branch of Linda Creek which are intermittent streams, flow through the study area. Both streams possess significant riparian wetlands (i.e., willow, alder, and cottonwood trees) that provides essential habitat for a wide variety of wildlife. The streams also support a warmwater fishery (i.e., sunfish, black bass). The project not only has the potential to reduce riparian habitat, but could also adversely affect the water quality of both streams through increased runoff of pollutants (i.e., oils, fertilizers) from proposed adjacent development. The substantial increase in impervious surfaces may result in increased peak flood flows that may cause erosion and subsequent sedimentation problems downstream.

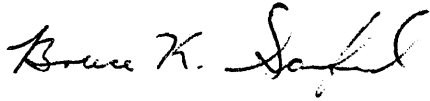
The Department recommends the fish and wildlife values of these streams and the project's potential impact upon these resources be discussed in the DEIR. The report should also include the following mitigation measures to protect these sensitive resources:

1. Strap Ravine and the North Branch of Linda Creek be protected from disturbances by creating a 50-foot nondevelopment setback buffer along each side of both streams. The setback buffers should be large enough to protect all riparian wetland plant communities that are associated with the stream zone.

2. The setback buffers should be designated in the Specific Plan as "Open Space" and be delineated as such on all proposed Tentative Subdivision Maps.

The Department appreciates the opportunity to provide comments on the NOP and looks forward to reviewing the DEIR. If we can be of further assistance, please contact Jerry Mensch, Environmental Services Supervisor, telephone (916) 355-7030.

Sincerely,



*for* James D. Messersmith  
Regional Manager

**SOUTHEAST ROSEVILLE SPECIFIC PLAN 1987 AMENDMENT**



Southeast  
Roseville  
Specific Plan  
1 9 8 7 A m e n d m e n t

June 18, 1987

**WADE ASSOCIATES**  
PLANNING • DESIGN • ECONOMICS



PROPONENT DRAFT

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## SECTION I INTRODUCTION

### A. Geographical Area of Application

The Southeast Roseville Specific Plan applies to 1004 acres in the southeast section of the city of Roseville. The Plan Area is bounded on the north by Douglas Boulevard, on the east by the Roseville city boundary, on the south by portions of the Annabelle Tract, Huntington Oaks Subdivision and the City limits and Placer County line and on the west by Rocky Ridge Drive. The regional setting and Plan Area location are depicted in Figures 1 and 2.

The Southeast Roseville Specific Plan incorporates two major subareas. To the east of Sierra College Boulevard the land is relatively undeveloped. To the west of Sierra College Boulevard substantial improvements in streets and utilities, site preparation and new office construction have occurred pursuant to adoption of the initial Southeast Roseville Specific Plan in February, 1985.

### B. Purpose and Content of the Specific Plan

This Specific Plan amends the Southeast Roseville Specific Plan adopted by the City Council on February 20, 1985. The primary purpose of this amendment is to incorporate into the adopted plan an additional area of approximately 359 acres east of Sierra College Boulevard and to redistribute land use to this new area from certain parcels within the original Plan Area. The overall number of residential units within the Plan Area has not changed. This plan transfers 783 units from the original Plan Area to the new Plan Area. The reallocation of dwelling units within the Plan Area is described in Section II, the Specific Plan Summary.

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

The purpose of the Specific Plan is to provide for the orderly and systematic development of the Plan Area in a manner consistent with the policies of the city of Roseville and the characteristics and limitations of the land. The Specific Plan represents a refinement and expansion of the broader policies set forth in the Roseville General Plan and provides a transition between those policies and the

implementation regulations contained in the Zoning Ordinance and Subdivision Ordinance.

The Plan consists of text and diagrams which specify the following:

#### Section II- Specific Plan Summary

This section provides a brief overview of the Plan concept and briefly describes the contents of each of the Plan Elements, described in greater detail in Section III.

#### Section III- Specific Plan Elements

This section provides a detailed description of the location and extent of all land use included within the Plan Area as well as the location and extent of major components of public infrastructure and services required to support the proposed land uses. Standards and criteria to which development is subject is also specified.

#### Section IV- Implementation Plan

This section describes how the various elements of the Plan will be implemented. Included is a description of both public and private land use regulations, proposed methods of maintaining certain public and private areas, proposed development phasing and a breakdown of anticipated costs associated with Plan Area public improvements.

#### Section V- Appendices

Included in the appendix are the Development Standards and a discussion of consistency relative to adopted City policies.

#### C. Enabling Legislation

The specific plan document and process is described in Article 8, Sections 65450 through 65457 of Title 7 Planning and Land Use Law, California Government Code. This statute mandates that the specific plan must be consistent with the adopted general plan of the jurisdiction in which the plan area is located. It further states that all subdivision and development, all public works projects and zoning regulations must be consistent with the specific plan.

The Southeast Roseville Specific Plan is intended to be consistent with the Roseville General Plan. Consistency with individual elements of the General Plan is described in Appendix B.

#### D. Plan Area Setting

##### Plan Area Environment and Regional Context

The land within the Plan Area is primarily vacant, although development of business/professional offices is occurring along Douglas Blvd. between Rocky Ridge Drive and East Roseville Parkway. The majority of the area consists of gently rolling grassland with native oak, pine and brush. Slopes throughout the majority of the Plan Area are 15 percent or less. No major bodies of water exist in the area. Approximately 160 single family homes exist in Johnson Ranch #1 pursuant to plans adopted prior to the original 1985 Southeast Roseville Specific Plan.

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

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

##### Surrounding Land Uses

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

To the west is the City's Maidu Regional Park and Johnson Ranch Units 1 and 2. The existing and proposed Annabelle and Huntington Oaks residential subdivisions are located to the south. Beyond the City limits, west of Sierra College Boulevard and south of Old Auburn

Road is the Woodbridge Ranch subdivision which extends into Sacramento County.

East of and contiguous with the City limits and the Plan Area boundary, within unincorporated Placer County, is Tree Lake Village, a recently approved 1100 dwelling unit development. The Tree Lake Village project lies within the Granite Bay Plan Area, recently adopted by the Placer County. Residential densities in this area are presently 2.5 to 5.0 acres per dwelling and are likely to remain at approximately this density with adoption of the Granite Bay Plan. (Source: Conversation with D. Mirtoni, Placer Co. Planning Dept.) Folsom Lake is located approximately 4 miles to the east.

South of Eureka Road, east of the City limits, are the sites of two proposed schools: a new high school within the Roseville Joint Union High School District and a combined K-3/4-6 facility within the Eureka School District. North of Eureka Road and east of Sierra College Boulevard is the site of a currently developing commercial area in Placer County jurisdiction.

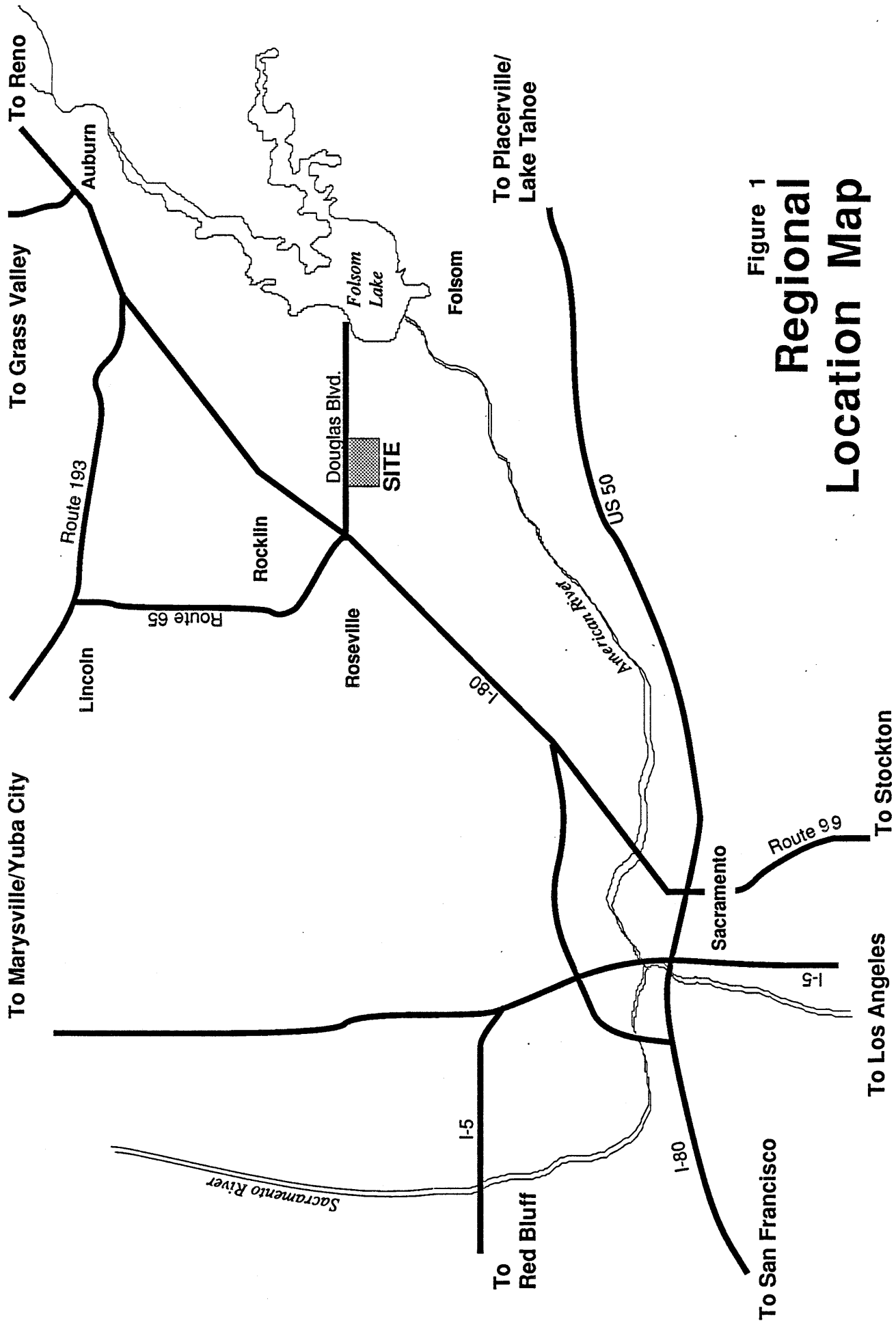


Figure 1  
**Regional  
 Location Map**

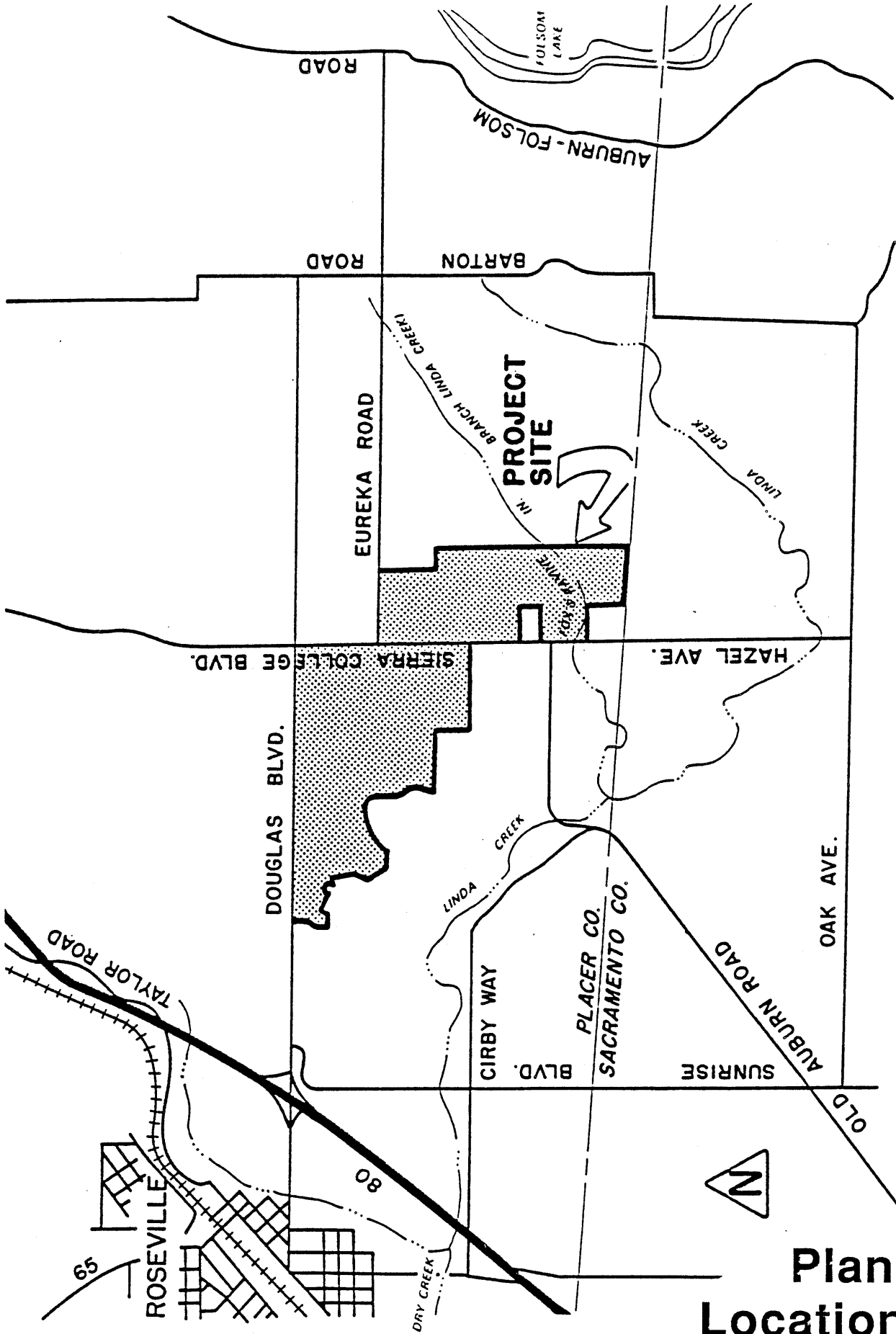


Figure 2  
**Plan Area  
 Location Map**

## SECTION II SPECIFIC PLAN SUMMARY

### A. Overview of the Specific Plan Concept

The Southeast Roseville Specific Plan provides for the development of 1004 acres in a variety of land uses and intensities. Included are single and multi-family residential, retail commercial and business/professional uses. The primary purpose of the Plan is the creation of a balanced residential environment with a full range of supporting retail and public facilities and the creation of a business/professional employment center. The Plan Area includes comprehensive arterial street and infrastructure systems to support the resident population and labor force.

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

The Specific Plan land use is allocated in response to topography, traffic access and adjacent land use in the surrounding community. The most intense land uses, commercial and business/professional, are arrayed along Douglas Boulevard at the north side of the Plan Area, adjacent to similar uses in the Northeast Plan Area. Residential density is highest adjacent to these non-residential uses and decreases to the south and west, towards existing neighborhoods. The residential density is designed to be compatible with the existing or planned adjacent neighborhoods.

The density and residential land use is diminished to some degree from the original Southeast Plan Area by the reallocation of dwelling units to the area east of Sierra College Boulevard. In this expansion area the residential density decreases from north to south to respect topography.

Table 1 describes land uses contained within the Plan Area. The Specific Plan diagram is shown in Figure 3.

## B. Land Use and Density

### Residential

The Specific Plan Area contains 581.9 acres intended for residential land use. The 3,965 dwelling units allocated within the Plan Area range in density from 3 to 20 dwelling units per acre (du/ac). Approximately 40 percent of these units will be in low/moderate density categories which includes detached units and related housing types at average densities of 3 to 6 du/ac. Ten percent of the units will be in the moderate density category which includes duplexes, apartment and townhouse units at densities averaging from 6 to 10 du/ac. Fifty percent of the units will be in the high density category which includes apartment and condominium units constructed at densities ranging from 10 to 20 du/ac. The average density of all land devoted to residential uses is 6.8 du/ac.

A total of 783 dwelling units are transferred from the original Plan Area to the added Plan Area, as shown in Table 2.

### Commercial

Commercial sites are designated for retail goods and services, a daycare center, a retail/wholesale nursery and a racquet club.

A total of four sites on 43 acres are designated for retail commercial use. All of these sites are designed to be neighborhood commercial sites that will primarily serve the residents of the Plan Area. The largest of these sites is 13.8 acres. Parcels 1 and 2 are a combined site; therefore, the smallest in size is 6.6 acres at Sierra College Boulevard and East Roseville Parkway. Each is located at arterial street intersections to facilitate convenient access.

### Business/Professional

The Douglas Boulevard corridor in Roseville is establishing an identity as a significant business/professional center in the northeast quadrant of the Sacramento metropolitan area. The business/professional land use established in the Southeast Roseville Specific Plan has generated attractive new office construction both for multi-tenant users and major primary users, such as Adventist Health Systems. The Specific Plan, as amended in 1987, does not affect the original allocation of 102 acres of Business/Professional use. The improvements contemplated in the original plan to provide

access and the appropriate setting for a business park environment are substantially complete. These include the widening and landscaping of Douglas Boulevard and the construction of East Roseville Parkway, Eureka Road and Professional Drive. Site preparation and basic utility improvements have also been completed.

### C. Circulation

A comprehensive circulation system for both vehicular and pedestrian users is included in the Specific Plan. Included are new arterial and collector streets, pedestrian paths and bikeways, plus provisions for widening Douglas Boulevard and Sierra College Boulevard to a total width of six lanes. Plan Area street construction and improvements to existing streets are intended over the long range to maintain a level of service (LOS) of "C" throughout the Plan Area. Local streets, not graphically depicted within various parcels shown on the Plan, will provide access to residential neighborhoods. Access points to arterial streets will be limited in order to improve circulation efficiency and safety.

Also addressed and graphically depicted in the Plan are traffic signal and public transit (bus turn-out) locations on the major arterial streets.

### D. Open Space

The Plan Area contains two principal types of open space: parks and stream courses (particularly Strap Ravine). Secondary forms of open space are provided by the powerline easement area, school playfields and by common open areas within the various residential villages (planned unit developments).

Approximately 100 acres of land are contained within the powerline easement and will not be developed with structures. Portions will be contained within developed areas as parking, while other portions will be utilized as parkland and undeveloped open space. Portions of the easement will be used as an outdoor growing area and a display area for a retail/wholesale plant nursery. A tennis/recreational club exists on 11.86 acres within the powerline easement.

### E. Public Facilities and Services

A variety of public facilities and services are provided in the Plan Area to serve the needs of Plan Area residents and enhance the quality of life. Included are three school sites, a fire station and an electrical substation site. At Maidu Park, dedication of a 7 acre site for school use and 23.4 acres for additional park development has been accomplished pursuant to the 1985 Southeast Specific Plan.

The Amendment provides that the 18.5 acre intermediate school site shown in the original Plan be relocated from the south side to the north side of Eureka Road, with the same acreage.

### F. Public Infrastructure

In addition to the major streets described in the Circulation Element, public infrastructure addressed in the Plan includes sewer, water, storm drainage, street lighting and utilities.

PARCEL #	ACRES°	UNITS	DU/AC	LAND USE
1	6.5			Commercial
2	4.5			Commercial
3	9.3			Business/Professional
4	2.5			Business/Professional
5	12.3			Business/Professional
6	8.7	37	4.3	Low Density Residential
7°	41.6			Business/Professional
8a	12.7	234	18.4	High Density Residential
8b*	9.5	174	18.4	High Density Residential
9	19.6	400	20.4	High Density Elderly Housing
9b	1.1			Daycare Center
10	1.8			Fire Station
13	18.0	114	6.3	Medium Density Residential
16	11.9	114	9.5	Medium Density Residential
17	10.0	80	8.0	Medium Density Residential
18	21.5	106	4.9	Low Density Residential
19	30.7	138	4.5	Low Density Residential
20	12.1			Commercial
21°	11.1			Business/Professional
22°	16.7	306	18.4	High Density Residential
23	0.7			K-3 School Site
24	5.5			K-3 School Site
25	9.5	76	8.0	Medium Density Residential
26	2.1			Electrical Substation
27°	11.9			Racquet Club
28°	18.5			7-8 School Site
29°	38.6	612	15.9	High Density Residential
30°	25.4			Business/Professional
31	12.7	165	13.0	High Density Residential
32	5.5	110	20.0	High Density Residential
34	20.5	82	4.0	Low Density Residential
35	19.7	78	4.0	Low Density Residential
37°	6.6			Commercial
40	13.8			Commercial
41	102.0	383	3.8	Low Density Residential
42	76.3	248	3.3	Low Density Residential
43	47.3	145	3.1	Low Density Residential
44	3.3	10	3.0	Low Density Residential
45°	47.7			Park
46	45.0	164	3.6	Low Density Residential
47°	9.0			Park
48°	16.0			Wholesale/Retail Nursery
49	42.2	189	4.5	Low Density Residential
50	9.1			Park
51	14.4			Park
52	7.0			4-6 School Site
Misc.	75.7			Floodway/Open Space
Misc.	56.3			Roads
<b>TOTALS</b>	<b>1004.4</b>	<b>3965</b>		

\* Floodway/Open Space & Roadway acreage included in 'Misc.'

\* Parcel includes powerline easement

Table 1

## Land Use Summary

PROPOSER DRAFT

Table 2  
Parcels Changed by 1987 Amendment

Parcel Number	Existing Planned Units	Proposed or Approved	Parcels Transferring		Parcels Receiving Units In	Existing Land Use	Proposed Land Use
			Units Out	Units In			
6	52	37	15	0	L.D.	L.D.	
13	124	114	10	0	L.D.	L.D.	
16	123	114	9	0	M.D.	M.D.	
17	0	80	0	80	Commercial	M.D.	
18	111	106	5	0	L.D.	L.D.	
19	314	137	177	0	M.D.	L.D.	
25	126	76	50	0	H.D.	M.D.	
26 / 27	25	0	25	0	-----	Racquet Club and Elec. Sub.	
28	386	0	386	0	H.D.	School Site	
29	474	612	0	138	H.D.	H.D.	
35	158	78	80	0	M.D.	L.D.	
40	0	0	0	0	-----	Commercial	
41	50	383	0	173	Rural Density	L.D.	
42	51	248	0	160	Rural Density	L.D.	
43	33	145	0	239	Rural Density	L.D.	
44	3	10	0	75	Rural Density	L.D.	
46	30	164	0	136	Rural Density	L.D.	
49	434	190	244	0	Rural Density	L.D.	
Totals	2494	2494	1001	1001	-----	-----	

## SECTION III SPECIFIC PLAN ELEMENTS

### LAND USE ELEMENT

#### Residential Land Use

The Specific Plan provides for 3,965 dwelling units in a wide variety of types. Residential development in the Plan Area is envisioned as a series of village-oriented residential neighborhoods all of which are in close proximity to supporting commercial and public services. Residences will not front on major arterial streets but, rather, will have convenient access to such streets by means of local and collector streets. Residential neighborhoods will be designed in such a manner that non-local traffic does not travel through the neighborhood.

Through careful site development and standards each neighborhood will have an identity distinct from that of others in the Plan Area.

The diversity in residential types provided by the Plan is intended to serve a variety of housing needs and lifestyles. Roughly 40 percent of the total dwelling units fall within the low/moderate density residential category. This includes single family detached dwellings and related housing types at average densities ranging from 3 to 6 units per acre.

Approximately 10 percent of the total units fall within the moderate density multiple family category which includes duplex and townhouse units averaging 6 to 10 units per acre.

Fifty (50) percent of the units will be high density multi-family dwelling units. These apartment and condominium units (including senior housing) will be constructed at densities of 10 to 20 units per acre. Following is a summary of the residential density allocation;

	<u>Dwelling Units</u>	<u>%</u>
Low Density (R-3 to 6)	1,580	40
Medium Density (R-6 to 10)	384	10
High Density (R-10 to 20)	2,001	50
	<u><u>3,965</u></u>	<u><u>100%</u></u>

The average density of all land devoted to residential use is 6.8 du/ac. On the basis of the current City-wide average of 2.6 persons per household, and including currently occupied dwelling units, a total population of 10,309 will ultimately be accommodated within the Plan Area. The number of dwelling units and projected population is consistent with that approved in the original Southeast Roseville Specific Plan, including an additional 167 previously allocated dwelling units associated with the 359 acres being incorporated into the Specific Plan.

#### Single Family Development

It is anticipated that approximately 40 percent, or some 1580 dwelling units in the low density (3-6 du/ac) category will be constructed within single-family detached subdivisions. In certain instances zero-lot line construction and clustering will be employed as a means of maximizing land use efficiency.

#### Townhouse and Related Development

Ten (10) percent, or 384 dwellings units, within the medium density (6-10 du/ac) residential category are allocated to multi-family townhouses, duplexes and similar development such as cluster housing. This type of housing can be expected to provide a viable lifestyle alternative for people not wishing or able to purchase conventional detached homes.

Townhouse and similar development in the moderate density residential areas will generally be located between high density and low density areas or adjacent to more intense uses such as the regional park.

#### Apartment Development

Roughly 50 percent, or approximately 2001, of all housing units assigned to the Plan Area fall into the high density (10 to 20 du/ac) multiple family classification. The dwelling units will typically be in the form of conventional and garden apartments. Some townhouse-type development can also be expected. The multi-family uses are intentionally clustered near employment centers and retail areas, and along major arterial streets. In particular, the elderly housing land use designation, which provides for 400 dwelling units on Eureka Road is sited to take advantage of nearby shopping on

Douglas Blvd., the public transportation system and the regional park.

### Affordable Housing

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

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

### Specific Plan Policies

1. Subdivisions shall be designed as "neighborhood villages" with distinct boundaries defined by open space corridors, arterial streets and landscaped buffers, including boundary fences, where appropriate.
2. Provision shall be made for pedestrian travel within and beyond all residential subdivisions.
3. Townhouse and apartment developments shall be compatible with and positively relate to existing or proposed developments on surrounding parcels.
4. Buildings within a neighborhood grouping shall include a variety of forms and sizes to achieve visual interest, yet architectural style shall be consistent within each village.

5. Lots and buildings shall be sited according to topography, vegetation and other physical features of each project parcel.
6. Removal of oak trees and other large native trees with a trunk diameter of 24 inches and/or circumference of 75 inches at 4.5 feet above grade shall be held to a minimum. Grading shall not be permitted within the canopy area of such trees.
7. Use of indigenous plant species shall be encouraged as specified in the Landscape Design Guidelines (Addendum-Exhibit A) and the Development Standards (Appendix A) adopted as part of this Plan.

## Commercial Land Use

A total of four retail sites on 43 acres within the Specific Plan are designated for retail commercial use. Commercial uses are intended primarily to serve the needs of Plan Area residents through the provision of retail goods and services. The commercial uses within the Plan Area are intended to be neighborhood or specialty retail and service centers oriented to the Plan Area residents. As such, uses to be included in these areas include but are not necessarily limited to:

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

Certain uses including, but not limited to, automobile sales and service are not contemplated.

Other commercial sites within the Plan are provided for a day care center, a racquet club and a retail/wholesale nursery. The 16 acre nursery site will include a 3,000 square foot building, 6 acres of display area and 10 acres of growing area. The 1.14 acre day care center site is expected to be developed in 1987 and is located in convenient proximity to the business/professional areas and Maidu Park.

### Specific Plan Policies

1. Commercial sites that abut residential areas shall provide landscaped buffers of not less than 10 feet in width. Landscaped buffers shall be as described in the Landscape Design Guidelines (Addendum-Exhibit A) and the Development Standards (Appendix A) made a part of this Plan.
2. Commercial sites abutting open space areas shall incorporate the open space into the site design where feasible.
3. Each commercial area shall be accessible from at least one major collector or arterial street with sufficient design capacity to

accommodate traffic generated by the businesses as well as other local traffic. Driveway connections with streets shall not cause traffic conditions to fall below level of service (LOS) "C".

4. Commercial areas shall be directly accessible by public transportation, pedestrian and bicycle routes.
5. Trees shall be planted and maintained throughout surfaced parking lots to ensure that, within 15 years after planting, at least 40 percent of the parking area will be shaded. (See Landscape Design Guidelines)
6. Buildings shall be designed and sited in proper proportion and manner to be compatible with the architectural design and siting of existing and proposed buildings in surrounding residential areas.

#### Business/Professional Land Use

The business/professional areas, all of which are located on or near Douglas Blvd., are intended to provide space for professional offices which will serve the needs of Plan Area residents, and of equal importance, provide employment opportunities for Roseville residents in general.

The lands adjacent to Douglas Boulevard, planned for development of business/professional office uses, are intended to provide space for corporate and regional headquarters, professional services, service centers (such as computer billing services) and similar business activities. The business/professional uses will provide a new professional employment center for the City of Roseville and will provide employment opportunities for a diverse range of professional, managerial, service, communications and clerical workers. The diverse range of residential dwelling types included in the Plan Area is intended to contribute to a balance of jobs and housing.

The business/professional development is envisioned as well landscaped low-rise office buildings two to three stories in height. Natural drainage courses within open space corridors will provide a significant visual element within the business/professional areas. In addition to performing the primary function of conveying storm drainage, these open space corridors will provide space for landscaped rest areas, jogging trails, par courses, pedestrian

walkways as well as passive recreational activities, all within a park-like setting.

#### Specific Plan Policies

1. Buildings shall be of an architectural design and character similar to that currently existing in the Specific Plan Area in order to provide the quality image desired by corporate and professional users.
2. The building setback from Douglas Blvd. shall vary in order to enhance the aesthetic impact of the buildings and maintain visual interest along the boulevard.
3. Driveway access to Douglas Blvd. shall be limited in order to maintain visual continuity of the frontage landscaping, minimize traffic conflicts and maintain Level of Service (LOS) "C".
4. All buildings, structures, paved areas, building materials, color schemes and landscape elements shall be designed and constructed to create a desirable environment for the intended use and to relate harmoniously to other business/professional buildings and adjacent residential neighborhoods.
5. Landscaped buffers shall be provided as described in the Landscape Design Guidelines (Addendum-Exhibit A) and the Development Standards (Appendix A) made a part of this Plan.

## CIRCULATION ELEMENT

The Specific Plan includes a comprehensive circulation system for both vehicular and non-vehicular users designed to provide a range of transportation options for safe and efficient movement of people throughout Southeast Roseville and improved circulation on Douglas Boulevard. Included are streets, pedestrian paths and provision for public transit.

### Streets

Streets within the Plan Area can be classified into one of three broad categories based on function and width: Local, Collector and Major Arterial. The locations of major arterial and collector streets are shown on the Specific Plan Land Use Map. Local streets are not designated in the Specific Plan. Right of way standards are shown in Figures 4, 5 and 6.

Major Arterial Streets. The primary function of the major arterial streets is to move large volumes of vehicular traffic through the Plan Area to other sections of the City and beyond. Major arterials in the Plan Area will generally include landscaping within parkway medians and along the right-of-way edge as depicted in Figures 12 and 13. Major arterial streets include: Douglas Boulevard, East Roseville Parkway, Sierra College Boulevard and Eureka Road.

Douglas Boulevard is planned as a six lane street with a 100 foot nominal right-of-way and will be connected with the Harding Boulevard overcrossing, the Atlantic Street interchange and, eventually, the Highway 65 Bypass interchange. The north-south connector, to be known as East Roseville Parkway, is planned as a six lane street with a 100 foot nominal right- of-way. Sierra College Boulevard is planned to be widened to a six-lane arterial. The major east-west connector is a westerly extension of Eureka Road to Douglas Boulevard which will be a four lane street with a 100 foot nominal right-of-way with potential for expansion to six lanes west of East Roseville Parkway.

Collector Streets. The main function of collector streets in the Plan Area is to carry traffic from residential streets to major arterials. These streets will have a variable paved width (36 foot minimum) and will include two travel lanes within a right-of-way width of 60 feet as shown in Figure 6. Specific alignments and widths of the

collector streets other than those indicated on the Specific Plan Land Use Map will be evaluated as specific development proposals in the Plan Area are submitted.

Professional Drive is a collector street designed to provide access to the business/profesional uses that have frontage along that street. It connects Rocky Ridge Drive, Eureka Road and Douglas Boulevard.

Local Streets. The primary purpose of local or residential streets is to provide access to homesites abutting them. Commonly located within residential neighborhoods, these streets are purposely not designed or designated in the Specific Plan in order to provide the land developer with design flexibility. The design of residential streets will be evaluated at the time of tentative subdivision or planned development map submittal for each project.

### Signalization

The major arterial streets within and adjacent to the Plan Area will require signalization of intersections in accordance with the plan depicted in Figure 7. Installation of these signals will be in accordance with the Phasing Plan described in Section IV of this Plan.

### Pedestrian Paths and Bikeways

The Plan Area includes a system of pedestrian paths and bikeways intended for recreational purposes and to facilitate and encourage non-vehicular travel for commuting as well as other non-recreational purposes. Such paths will be provided along major arterials and within drainage and open space easements.

Off-street paths are proposed along major stream courses. Improvement of these facilities will primarily be the responsibility of the adjoining property owner. Additional connecting off-street paths are encouraged within projects developed in the planned unit development concept.

### Public transit

Bus turnouts will be provided at locations as indicated in Figure 7 to accommodate future bus service in the Plan Area. Figure 7 also contains an illustration of the character of the typical bus shelter

design intended to be located at the bus turnouts. Also depicted are dimensions of the typical bus turnout and road improvements.

#### Specific Plan Policies

1. Local streets shall be designed in a manner which is compatible with the proposed collector and major arterial street system. Intersections of local streets with major arterial streets shall be kept to a minimum in order to avoid through traffic in neighborhoods.
2. Local streets shall not intersect collector streets closer than 150 feet from intersections of collectors and arterials.
3. Street trees shall be planted along all major arterials to provide shade, soften the appearance of the hard streetscape and create a canopy "ceiling" to help define pedestrian scale. All right-of-way landscaping shall be consistent with the Landscape Design Guidelines and the Development Standards made a part of this Plan.
4. A six-foot solid wood fence or masonry wall shall be provided between all major arterials and residential areas to provide a visual and acoustical barrier. The design, color and material shall be consistent throughout the Plan Area and shall be in accordance with the Landscape Design Guidelines and the Development Standards.
5. Pedestrian paths and bikeways within easements shall be designed to provide an enjoyable experience for the user while minimizing intrusion upon private property.
6. Whenever possible, pedestrian paths within street rights-of-way shall meander relative to the street curb. Landscaping and grade changes shall be employed as a means of separating pedestrian paths from streets.
7. Design of all pedestrian paths and bikeways shall be in accordance with the Landscape Design Guidelines and the Development Standards.

## OPEN SPACE ELEMENT

Provision of open space is an important element of land use in the Plan Area. Open space provides for certain active and passive recreation needs and provides a sense of relief from the confinement of the developed areas.

The two principal types of open space are provided in the Plan Area are natural stream courses and open space within the powerline easement. Secondary forms of open space are provided by school playfields and by common open areas within planned developments.

"Parkland" is described in the Public Facilities and Services Element.

### Stream courses

The principal means of storm drainage in the Plan Area will be through the use of natural surface stream courses. In most instances existing stream courses will be utilized in an unaltered condition. In certain instances minor channelization may be required; however, the intent is to provide for efficient movement of storm drainage in as natural appearing a channel as possible. The easements provided for these facilities will be sufficiently wide and left in a natural condition to create a greenbelt buffer. In certain instances pedestrian paths and bikeways will be constructed within these easements. This concept is graphically illustrated in the Landscape Design Guidelines. These open space corridors will be retained in private ownership and incorporated into the site design of adjoining uses.

Additional information relative to drainage is contained in the Public Infrastructure Element.

### Powerline Easement

A 475 foot wide electrical powerline easement bisecting the Plan Area contains approximately 100 acres is precluded from development with structures. Approximately 16 acres in Parcel 48, at the corner of East Roseville Parkway and Sierra College Boulevard, will be devoted to a plant nursery. Portions of this easement will be left in a relatively natural condition and will function as greenbelt or open space buffer, but most of it will be developed with City park facilities. In instances where the easement traverses commercial developments this area will typically be devoted to parking or

landscaping. A 12 acre racquet club is being developed within the easement at Eureka Road and East Roseville Parkway. The majority of the easement area east of Sierra College Blvd. will be developed with City recreational facilities.

### School Playfields

A portion of the 24.75 acres designated for school facilities will contain turf-covered playfield areas for active recreation. While intended primarily for use by school children, non-schooltime use by surrounding residents is anticipated. In addition to providing space for recreation, school sites contribute a sense of openness in areas of higher residential density particularly if the school buildings are substantially set back from the road frontages.

### Specific Plan Policies

1. Open spaces shall be linked visually and physically to the maximum extent possible.
2. The powerline easement area, not developed with formal recreation facilities, or nursery, or incorporated as landscape corridor, parking area or on-site landscaping, shall contain only passive recreational amenities such as trails and small picnic areas. Further, only compatible activities shall be allowed in areas with wildlife habitat or environmentally sensitive features.
3. Commerical, business/professional and planned development residential projects adjacent to open space shall incorporate open space into the site design to avoid creation of distinct boundaries where feasible.

## PUBLIC FACILITIES AND SERVICES ELEMENT

The Specific Plan includes a variety of public services and facilities to serve the needs of area residents and improve the quality of life. Facilities to be included within the Plan Area include schools, fire station and parkland. In addition, a racquet club will serve certain recreation needs in the Specific Plan Area and will have the effect of reducing demand for certain public recreation facilities.

### Schools

The Specific Plan Area is within the Eureka School District which provides education for kindergarden through eighth grade students. The Eureka District currently operates three schools of which the nearest is the Eureka School, a K-3 facility located approximately one-half mile east of the eastern boundary of the Plan Area along Eureka Road.

The need for school facilities is determined by factors such as population trends, residential densities, physical features, proximity and size of existing school facilities, school standards and projected enrollment. It is projected that the Eureka School District will require up to three additional school sites to meet the enrollment demand from the Specific Plan Area and surrounding community.

Elementary Schools. Two elementary schools are recommended to serve southeast Roseville upon full development. Each school site should consist of approximately 5 acres for grades K-3 and 8 acres for grades 4-6 and should have capacity to serve 350 to 400 students each.

The Plan designates two school sites. Parcels 23 and 24, with a combined acreage of 6.25 acres, located on Eureka Road, west of East Roseville Parkway. While located on an arterial street, a landscaped berm and grade separation should provide an adequate buffer to vehicular traffic. An open space drainage easement is contiguous to the rear of the school. The pedestrian path proposed within the drainage easement will allow nature study and hikes.

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

Junior High (Middle) School. An 18.5 acre site has been designated in the Plan Area on Eureka Road, east of East Roseville Parkway. This site will accommodate 600 to 900 students from the Northeast Plan Area, the Southeast Plan Area and unincorporated areas to the south and east. This site is adjacent to the proposed private racquet club and the powerline easement open space area. It is also contiguous to the open space greenbelt described in the Open Space Element.

High School. Roseville High School District currently operates two high school facilities and both are at or beyond capacity. The anticipated high school enrollment generated by development of the Southeast Roseville area will contribute to the cumulative student load in the District. No high school facilities are proposed in the Plan; however, the District has designated a site just east of the Specific Plan Area. This new high school is slated to begin construction in the near future and will serve the high school students in the Specific Plan Area as well as those residing further east.

#### Parkland

Approximately 57 acres of the powerline easement will be developed with park facilities. A 9 acre site is located just south of Eureka Road and an approximately 48 acre site extends from the intersection of Sierra College Boulevard and East Roseville Parkway to the southeast boundary of the Plan Area.

The Specific Plan, as previously adopted, added an additional 23.5 acres to Maidu Park (exclusive of land dedicated for school use). This land was dedicated to the City pursuant to Section 2B.1 of the original development agreement between the City and Southfork Partnership.

#### Fire Station

Fire protection to the Plan Area is currently provided by a fire station located on Cirby Way, east of Sunrise Ave. This station will not provide adequate protection for the southeast Roseville area once urbanization occurs.

The Specific Plan designates a 1.82 acre fire station site on Eureka Road. With a response time of less than 5 minutes, this facility will offer adequate fire protection to all of the Plan Area and the eastern

with Section 2.B (2) of the original development agreement between the City and the Southfork Partnership.

### Specific Plan Policies

#### General

1. Institutional uses shall be located on collector streets and major arterials so that associated vehicle traffic does not disrupt residential areas.
2. All institutional uses should be of a design and scale compatible with neighboring residential uses.
3. Pedestrian paths shall be designed and constructed to facilitate non-vehicular access to all public facilities.

#### Schools

1. Schools shall be linked to the pedestrian path system.
2. School sites shall be located for easy access.
3. When possible, school sites shall be located adjacent to open space and parks.
4. Substantial setbacks and landscape buffering shall be provided within school sites abutting other land uses unless such adjoining uses provide such buffers. Sites shall be designed to facilitate surveillance by adjoining residents, security services and police.

#### Parks

1. Playfield areas and playgrounds shall be located in relatively flat areas. Grading may be required to achieve this condition in certain instances.
2. Parks shall be of a size and contain facilities and play apparatus consistent with the recreation needs of Plan Area residents.
3. Parks shall be designed to minimize maintenance requirements and facilitate surveillance by adjoining residents, security services and police.

## PUBLIC INFRASTRUCTURE ELEMENT

The Specific Plan includes a description of all infrastructure required to adequately serve all development envisioned in the Plan. Infrastructure described in this element includes domestic water supply, sanitary sewer, storm drainage, street lighting and utilities such as electricity and gas. Only the major segments of each system are described herein.

Contained within this element are written and conceptual graphic descriptions of each infrastructure system. The Implementation section of this plan contains a description of infrastructure installation phasing and various funding alternatives which may be employed.

Street infrastructure is described separately in the Circulation Element.

### Water System

Water for Plan Area development is obtained by the City of Roseville from Folsom Lake through agreements with the U.S. Bureau of Reclamation. As shown in Figure 8, water system construction within the Plan Area includes local serving pipelines as well as an oversized major trunkline which will provide domestic water to areas north and west of the Plan Area.

As shown in Figure 8, a major trunkline measuring 36-48 inches diameter traverses the Plan Area diagonally. This pipeline is to be installed within the street rights-of-way of East Roseville Parkway and Eureka Road from the eastern Plan Area boundary. The pipeline crosses Douglas Boulevard; at this point it will continue in a northwest direction beyond the Plan Area.

Domestic water service to all Plan Area development will be obtained from the major trunkline described above. A system of water lines ranging from 8-16 inches in diameter will be installed within the street rights-of-way of each major arterial.

Certain water facilities have already been installed within developed portions of the Plan Area. All new water facilities within the Plan Area will be constructed in accordance with requirements and specifications of the city of Roseville.

## Sewer System

Sewage is conveyed by a system of gravity pipelines and forcemains to processing facilities operated by the city of Roseville. As depicted in Figure 9, the sanitary sewer system for Plan Area development includes the major trunkline, Southeast Placer Trunkline System, as well as local pipelines.

The 21 inch diameter Rollingwood Interceptor traverses the Plan Area in an east to west direction. This pipeline is oversized to accommodate Plan Area development as well as development beyond. This pipeline is located within an easement in Strap Ravine.

Connecting to the interceptor is a system of trunklines and forcemains ranging from 6-15 inches in diameter. The majority of the trunklines are gravity-fed and are generally located within street rights-of-way. Two lift stations are located near the south end of the Plan Area.

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

## Storm Drainage

Construction of streets, buildings, parking areas and other features will increase impervious surface coverage and result in higher volumes of storm run-off during peak periods. In addition, development will, in certain instances, interfere with or result in the alteration of various natural stream courses. As a result, a system of drainage culverts and catch basins is provided by the Plan to efficiently convey storm drainage within and beyond the Plan Area.

As shown in Figure 10, Plan Area storm drainage will be accomplished by a combination of on-street, sub-surface culverts and natural stream courses. No major concentration of water is intended; generally, water will be allowed to follow natural drainage basin alignments.

Major storm drainage will be conveyed within natural, existing channels such as the south branch of Cirby Creek, Strap Ravine and the north branch of Linda Creek. Figure 10, the Drainage Map shows

these stream courses extending easterly from the west boundaries of the Plan Area.

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

### Street Lighting

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

### Utilities

Electricity Electricity is available to the Specific Plan Area from the City's Electrical Utility Department which obtains energy from the Northern California Power Authority. High voltage PG & E/SMUD transmission lines cross the Plan Area and are contained within the 475 foot wide easement shown on the Specific Plan Land Use Map (Figure 3).

Plan Area development will require development of an electrical substation with transformers and primary transmission lines contained within a 25 foot wide powerline easement adjacent to the P G and E/SMUD corridor. Parcel 26, near the intersection of East Roseville Parkway and Eureka Road has been designated as the site for an electrical substation and has been dedicated to the City pursuant to terms of the development agreement between the property owners and the City.

Feeder transformers and transmission lines will generally be located within public rights-of-way or within public utility easements. All feeder transmission lines will be installed underground. Appurtenances may be installed at grade.

Electrical facilities will be installed in accordance with requirements and specifications of the City.

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

## SECTION IV IMPLEMENTATION PLAN

### A. Land Use Regulation

#### Private

Covenants, Conditions and Restrictions (C C &Rs). It is the intent of this plan that effective land use regulations be established which do not necessitate City administration and enforcement. The purpose of creating private land use regulations or conditions, covenants and restrictions (C C & Rs) is not to add another layer of bureaucracy to the development and use of land but, rather, to ensure orderly initial development and subsequent use without the creation of financial burden upon the City. The C C & Rs will require that maintenance of roads within some subdivisions be performed and financed by individual homeowner associations. This internal maintenance will result in significant savings to the City. Further, private restrictions allow more attention to be afforded to matters of use and design than would typically occur through enforcement by City regulations alone. C C & Rs do not contradict or negate City ordinances; in a given situation, the more restrictive of the public or private regulation shall prevail.

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

The landscape maintenance obligations shall be enforceable by the City, at the City's discretion, in the event a private regulation is not properly administered by a homeowner's association.

#### Public

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

In some cases land development may occur as a planned unit development. This method, generally applied to larger parcels of land, allows greater flexibility in the design of residential and

commercial developments than would otherwise be possible through application of conventional zoning regulations. It is the intent of planned unit developments, in residential zones, to encourage the design of well-planned projects which offer a variety of housing types using innovative site design which may include features such as clustered buildings with common open space, common recreation facilities and other amenities. Commercial areas may also be developed as planned unit developments as a means of achieving greater innovation in design.

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

Development Agreements. The property owners within the Plan Area will execute a revised development agreement, in accordance with Ordinance No. 802. Such agreement will set forth, with specificity, the infrastructure improvements, public dedication requirements, landscaping amenities and other contributions to be made by property owners in return for guarantees by the City that certain land uses and densities in effect at the time of agreement execution will be allowed at a later time.

Assessment Districts. Assessments districts are generally formed in order to provide specific improvements or services to a particular area. Sewer trunkline improvements within the Plan Area have been funded by land owner participation in the Southeast Placer Sewer Assessment District #A-90 which has capacity for the projected development.

Additional assessment districts may be formed for other required facilities.

#### B. Maintenance

##### Private Areas

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

## Public Areas

It is a goal of this Plan that public areas be properly maintained as a means of enhancing the Plan Area environment. Therefore, maintenance of landscaping within public rights-of-way will initially be the responsibility of the developer and subsequently the responsibility of the homeowner's associations. The details of maintenance responsibilities shall be included within the development agreement.

## C. Phasing

The Specific Plan is to be developed in seven discrete phases that delineate land use, circulation, public facility and infrastructure improvements described in this Specific Plan and required by the Development Agreement. The Phasing Plan is illustrated in Figure 11, and is more fully described in the Development Agreement between the City of Roseville and the Southfork Partnership. Development cannot proceed until development agreements are executed between the City and the developer.

#### D. Public Facilities Financing

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

Land Dedication. Land for streets, a fire station site and parkland will be dedicated to the City. School sites will be acquired by the districts through provisions of the Stirling Act.

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

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

## SECTION V APPENDICES

### APPENDIX A- DEVELOPMENT STANDARDS

The following Development Standards are a part of the Southeast Roseville Specific Plan and are intended to provide a framework for the orderly development of the Plan Area. These standards provide a unified approach to the design of various land uses in the Plan.

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

#### A. Landscaping

1. Trash areas in multi-family residential developments and commercial areas shall be enclosed and designed to minimize visibility from the community.
2. Loading and storage areas shall be screened and landscaped where possible.
3. In business/professional areas a minimum of 25 percent and in commercial areas a minimum of 20 percent of the site shall be landscaped.
4. Trees shall be planted and maintained throughout surfaced parking areas to ensure that, within fifteen years of establishment of the parking lot, at least 40 percent of the parking area is shaded at noon on August 21st.
5. Vegetation selection and placement shall be consistent with the Landscape Design Guidelines approved by the City and made a part of the development agreement and C C & Rs.

#### B. Fences

1. Fencing, where used to separate commercial areas from residential neighborhoods, shall be of a design, materials and color consistent with that used along major arterial streets.

2. A six foot high fence constructed of masonry or wood (or a design combining these materials) shall be constructed between all major arterial streets and residential areas to provide for privacy and to reduce vehicle noise. These fences shall be of a consistent design throughout the Plan Area.

3. Fences shall be constructed of wood, stone or masonry utilizing natural earthtone colors.

#### C. Pedestrian Paths and Bikeways

1. Pedestrian paths shall be a minimum width of 5 feet. Such paths shall be constructed of concrete, asphalt or other suitable all-weather surface. Paths intended for pedestrians as well as bicyclists shall conform to Cal Trans Class 1 bikeways standards and shall be paved.

2. Pedestrian circulation shall be separated from vehicular circulation as much as possible. This may be accomplished by means of low, open rail fencing, shrubbery, horizontal and vertical separation or a combination of these.

#### D. Right-of-Way Standards

##### 1. Street Furniture

All street furniture including trash receptacles, benches, bus shelters, signage and lighting shall utilize a common design theme. Bus shelters shall be located and designed in accordance with Figure 7 of the Specific Plan.

##### 2. Electrical Facilities

All electrical, telephone and cable services shall be placed underground. Appurtenant facilities such as transformers, meters and terminal cabinets may be installed at grade. Street lighting fixtures may be pole-mounted.

Cut-off type light fixtures shall be employed to minimize light spillage. A consistent style of lighting fixtures shall be employed throughout the Plan Area.

### 3. Landscaping

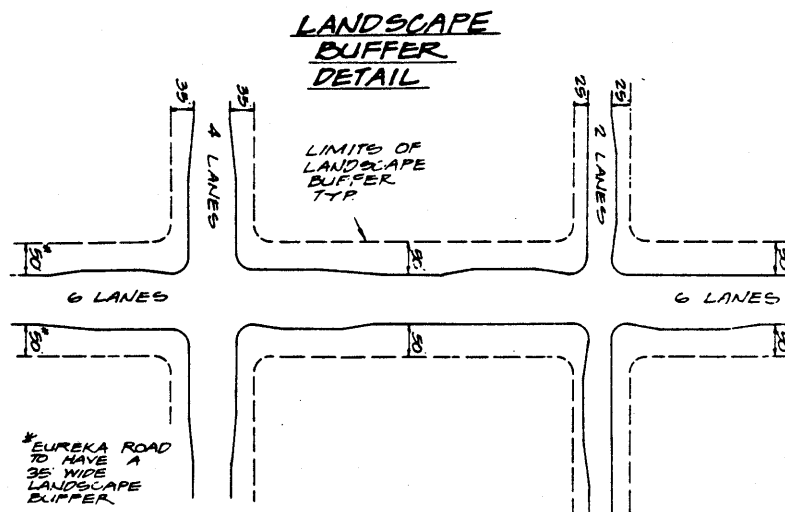
Landscape setbacks shall be created along arterial streets. The width shall vary in accordance with the ultimate number of traffic lanes and right-of-way width as follows:

6 lane, 100 foot R-O-W: Douglas, Sierra College, East Roseville Parkway shall be 50 feet.

4 lane, 100 foot R-O-W: Eureka Rd. shall be 35 feet.

54 and 60 foot R-O-W: Johnson Ranch, McClaren, Park Hill, Old Auburn Road and Professional Drive shall be 25 feet buffer with pedestrian path on one side. A bike path shall be provided on the opposite side.

Landscape setback treatment is described in the figure below and in Figures 12 and 13.



Landscape materials shall be consistent with the Landscape Design Guidelines made a part of this Plan.

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

#### 4. Entry Signs

Entry points into residential developments may be marked by monument identification signage. Such signage shall be the minimum necessary to serve the intended purpose. Use of wood, brick and stone materials is encouraged. Metal lettering will be allowed. Indirect lighting of signs shall be permitted.

#### E. Outdoor Lighting

Outdoor lighting in public rights-of-way and on private property, in both residential and non-residential locations, shall be the minimum to serve its intended purpose. On private property, light sources shall be oriented downward and fixtures shall be selected which minimize light spillage to areas not intended to be lit. Generally, the light source shall be shielded so as not to be visible off the premises.

High pressure sodium lamps will be used to the maximum extent possible. Mercury vapor lamps will not be permitted.

#### F. Parking

Adequate off-street parking shall be provided to accommodate all employee and visitor in retail commercial and business/professional areas, except that in business/professional areas internal circulation street may be used for parking where impediment to vehicle movement does not occur.

Commercial parking requirements shall be as set forth in the Zoning Ordinance. Business/professional parking shall be provided on the basis of one space for each 250 square feet of leaseable floor space. A maximum of 30 percent of the spaces may be for compact vehicles. Inclusion of Transportation System Management (TSM) measures may reduce parking requirements.

## APPENDIX B- CONSISTENCY WITH ADOPTED POLICIES

The Roseville General Plan establishes policy for the development of all land within the City's jurisdiction. State law requires that specific plans be consistent with the adopted general plan. Following is a list of policies from the General Plan that most directly pertain to the Southeast Roseville Specific Plan area. Each is followed by a description of the degree of consistency the Specific Plan achieves with these General Plan policies.

### HOUSING ELEMENT

Policy No. 1: Roseville will work to accommodate the housing needs of its current and future residents by providing a range of purchase and rental units affordable to all income groups and to guarantee affordability over time by the adoption of policies in the pending Affordable Housing Implementation Program of the Housing Element.

Consistency: The Specific Plan proposes a variety of residential densities which will provide a range of housing opportunities. An existing requirement for 82 units for very low/ low income households and 84 low to moderate income households will be met by commitments specified in the original Development Agreement between the City of Roseville and Southfork Partnership. In addition, property within the Plan Area shall be required to conform to and be bound by policies to be adopted in the Affordable Housing Implementation Program.

### Policy No. 4:

- A. Provide adequate housing at affordable costs for existing and future residents from all income groups by establishing a minimum number of housing units needed each year, broken down by unit type and targeted to specific income groups.
- B. Encourage the production of high density multi-family units, both rental and purchase, to meet the needs of very low, low and moderate income groups.
- C. Establish a monitoring program to determine whether the City is making progress toward meeting its Housing Element goals.

Consistency: High-density residential has been proposed as a part of the Specific Plan as a mechanism that will facilitate affordable housing as defined in the Housing Element. Property owners will conform to and be bound by policies and the action plan set forth in the Affordable Housing Implementation Plan.

Policy No. 7: Encourage the construction of 3+ bedroom units in multi-family rental complexes to help meet the housing needs of the low-income large families.

Consistency: Specification of unit size and number of bedrooms need not be determined at the specific plan stage, but rather on a project-by-project basis. However, if a desired number of 3+ bedroom multi-family rental units can be quantified then it can be made a part of the specific plan.

Policy No. 14:

A. Upon adoption of the Growth Management Plan and Circulation Element, the City will begin investigating the feasibility of reclassifying suitable sites to high-density residential land use.

B. While surveying potential sites for rezoning to higher densities, staff will insure a mix of housing types and costs in order that one or more selected areas do not receive the vast majority of multi-family units.

Consistency: The Specific Plan accomplishes the intent of both parts of this policy.

Policy No. 23:

A. Encourage land holders to open their properties up to residential construction, particularly higher density, multi-family units.

B. Allow the use of higher densities through Programs No. 1 and No. 2 listed in Table No. 5 on multi-family projects to encourage the production of affordable housing.

Consistency: The Specific Plan provides for a significant number of high density, multi-family dwelling units.

## GROWTH MANAGEMENT ELEMENT

Policy No. 1: Potential population growth in Roseville must be based on the long-term carrying capacities and limits of the roadway system, calculated by Level of Service "C", sewer and water treatment facilities, and electrical utility service, as defined in the Circulation Element and the Public Services and Facilities Element.

Policy No. 2: For the purposes of land use allocation, the potential population of Roseville, based on infrastructure limits, must not exceed 92,000 people.

Consistency: The proposed Plan is consistent in both respects: road systems and ultimate total traffic lanes will allow for maintenance of Level of Service "C" and the total number of residential units proposed will not, on a cumulative basis, result in a population level in excess of 92,000.

Policy No. 3: Growth and development must occur at a rate commensurate with the availability of desired facilities capacity and the attainment of desired level of service for public activities as defined in the Public Services and Facilities Element.

Policy No. 4: Growth must occur in a manner that makes efficient use of the land, but recognizes the need to preserve environmentally sensitive areas.

Consistency: From a density and intensity perspective, the plan is much more efficient than surrounding areas. Geologic constraints on the northerly portion of the plan necessitate either high-density residential uses or non-residential uses. Location next to a major arterial also dictates that low density, single family residential should be located further to the south. Environmentally sensitive areas within the specific plan boundaries have been addressed by adding land to the Maidu Regional Park and designating all drainage and stream systems as open space.

Policy No. 5: Growth must provide a strong diversified economic base and a balance between new employment and affordable housing opportunities.

Consistency: The proposed high-density residential land use provides for more housing diversity in the East area where single

family (82%) development predominates at this time. The developing and proposed business/professional land uses are complementary to other employment-generating land uses and provide diversity from high-technology/light industrial activities occurring in other parts of the City.

Policy No. 6: Growth and development must occur on the basis that projected revenues shall be sufficient to meet public costs.

Consistency: Property tax revenues from both business/professional and commercial uses are expected to meet or exceed the costs of providing services to the Plan Area residents. Many of the residential subdivisions in the Plan Area will maintain their roadways thus significantly reducing the City's street maintenance burden. In addition, dedication of lands for public purposes will reduce public land acquisition costs.

Policy No. 7: Because of common concerns and problems, growth and development must be viewed in a regional perspective by coordinating activities with adjacent jurisdictions.

Consistency: Build-out capacity for the City is based on acceptable circulation limits and circulation limits have taken into account adopted land use in adjacent jurisdictions that affect the City's circulation system.

#### LAND USE ELEMENT

Policy No. 1: To provide sufficient residential land use at densities that will accommodate affordable housing in conjunction with anticipated employment, the allocation of an additional 12,000 dwelling units, city-wide, shall be at an average density of not less than 6 dwelling units per acre or not to exceed a maximum of an additional 2,000 acres of residential land use.

Policy No. 2: In order to provide the basic commercial goods and services for an ultimate population of 92,000, a maximum of 2,000 acres shall be allocated for commercial/business office land use.

Policy No. 2-a: Establish a separate land use category for business and professional office land use, and establish a profile of the type and intensity of uses to be permitted.

Consistency: The proposed specific plan will not, on a City-wide, cumulative basis, allow for the limits established in these general plan policies to be exceeded.

Policy No. 4: The allocation of land use shall not occur unless public facility needs have been thoroughly calculated and the mechanism for implementation of such facilities has been determined. However, the City may grant land use to a property owner or owners if it is determined to be the public interest and if such land used commitment is contingent upon the property owners guaranteeing to provide a fair and equitable share of public facilities costs that is yet to be determined.

Consistency: Land for public facilities and implementation of public facilities is included in the specific plan and associated development agreements which, upon adoption by the City of Roseville constitute provision of a "fair and equitable share of public facilities costs".

Policy No. 5: The method of guaranteeing land use in return for some public improvement shall be done by either formal development agreement at the time land use is adopted, as part of the adoption of a specific plan, or as conditional action on adopting land use that requires a formal development agreement prior to adoption of zoning.

Consistency: This current process incorporates both specific plan and development agreement concepts.

Policy No. 6: Urban land use on the Mehrten formations shall be limited to non-residential activities or high-density residential where normal landscaping amenities can be provided.

Consistency: The specific plan has located non-residential uses and higher-density residential uses on the Mehrten formations.

Policy No. 9: Preliminary allocation of additional residential units, according to development area, shall be as follows:

North area	5,000 units
West area	500 units
Central area	500 units
East area	5,000 units

One thousand units will be held in reserve for future density bonuses allocation.

Adjustments to this allocation scheme may occur when the Land Use Plan is considered and after review of the General Plan Environmental Impact Report.

Policy No. 10: Preliminary allocation of additional residential units by density average, according to development area, shall be as follows:

North area: Average of 10 dwelling units per acre; Minimum 3,000 units. Average of 15 dwelling units per acre; Minimum 2,000 units.

West area and Central area: Average of 6 dwelling units per acre; Maximum 1,000 units.

East area: Average of 3 dwelling units per acre; Maximum 1,000 units. Average of 10 dwelling units per acres; Minimum 2,000 units. Average of 15 dwelling units per acre; Minimum 2,000 units. 1,000 units will be held in reserve for future density bonuses allocation City-wide.

Policy No. 11: For the purposes of allocating residential land use, total allowable dwelling units shall not exceed 34,700 or 12,000 above the current adopted Land Use Plan (1977).

Consistency: The specific plan is consistent with the allocation amounts referenced in Policies 9, 10 and 11.

Policy No. 13: Residential land use in the density range 0-5 dwelling units per acre shall be located in accordance with the following general criteria:

1. not adjacent to heavy industrial uses;
2. not adjacent to intensive commercial development unless appropriately buffered;
3. not adjacent to freeways or railroads;

4. not adjacent to arterial roadway unless appropriate noise attenuation can be implemented.

Consistency: The Specific Plan follows the criteria of this policy with one exception: one 20+ acre parcel that is located adjacent to East Roseville Parkway. However, the policy allows for such location if sound attenuation is referenced when development occurs. The Parkway will include a 50 foot wide landscaped corridor that includes a sound attenuation wall as described in the Landscape Design Guidelines.

Policy No. 14: Residential land use in the density range of 6-9 dwelling units per acre shall be located in accordance with the following general criteria:

1. adjacent to or as part of a low-density mixed development if in a predominately undeveloped area:
2. not in a predominately established single-family residential area unless as an infill project adjacent to a major arterial roadway:
3. adjacent to higher-density developments, serving as a transition from lower-density projects:
4. not adjacent to arterial roadways unless appropriate noise attenuation can be implemented:
5. adjacent to non-residential uses serving as a buffer for single-family development providing sufficient buffers are provided adjacent to the non-residential uses.

Consistency: The Specific Plan incorporates densities referenced in this policy, primarily as transition and buffer areas between lower-density residential and more dense and intense land uses. The Specific Plan is consistent with this policy with the noted qualification that there are several properties that will have to incorporate sound attenuation measures.

Policy No. 15: Residential land use in the density range of 10+ dwelling units per acre shall be located in accordance with the following general criteria:

1. only along arterial roadways providing appropriate sound attenuation can be implemented;
2. adjacent to commercial areas, where possible;
3. adjacent to residential density range of 6-9 dwelling units per acre or as a part of a mixed development or specific plan that is preplanned;
4. not adjacent to single-family residential unless appropriate design controls are associated with the zoning.

Consistency: The specific plan is consistent with this policy with the notable exception that one multiple area is adjacent to a future single-family area. However, this multiple area has been designated as an elderly housing complex, which by its very nature, presents few compatibility conflicts.

Policy No. 16: Commercial land uses shall consist primarily of those activities that involve retail trade and services, and secondarily business professional office uses.

Consistency: Language in this Specific Plan indicates that commercial uses will be of a retail and service nature. Except for service-related office uses, other business/professional activities will be located in those specifically designated for business/professional uses.

Policy No. 17: Commercial land uses shall be located in accordance with the following general criteria:

1. adjacent to arterial roadways, and, if possible, adjacent to intersections of arterial roadways or at the intersection of an arterial roadway and collector street;
2. commercial land uses located in predominately residential areas or in close proximity to residential areas shall consist primarily of retail activities;
3. commercial land use sites located in predominately residential areas shall be a minimum of 10 acres in size and shall, when possible, include a retail food market;

4. intensive commercial uses, serving other than local residential neighborhoods, shall be located in sites of over 10 acres where surrounding land use is predominately non-residential (except for high-density residential);

5. continuous commercial development along arterial roadway (where development does not currently exist) shall be prohibited unless such development is part of a specific development plan that coordinates use and design with adjacent properties; minimizes access to arterial roadways; and maintains aesthetic standards of the Scenic Highways Element.

Consistency: The proposed Specific Plan adheres to the criteria in this policy except relating to desirable parcel size. It would be appropriate, and necessary, therefore, to modify the land use map to expand the commercial site to at least 10 acres. This has been accomplished on all commercial sites other than a 6.63 acre site located on the southwest corner of the intersection of East Roseville Parkway and Sierra College Boulevard. Non-retail uses include a daycare facility and a recreation facility, both of which are compatible with surrounding residential uses.

Policy No. 21: The number and location of public elementary and secondary school facilities shall be in accordance with the following general criteria:

A. Elementary schools shall be located to serve neighborhoods and secondary schools shall be centralized to serve a larger population.

B. Elementary school sites, under this criteria of site selection, should be ten (10) net acres and planned cooperatively with the City Parks and Recreation Department. The actual school site may be less than ten (10) acres when the total school/park site equals or exceeds ten (10) acres.

C. Secondary school sites would be fifteen to twenty (15 to 20) net acres depending upon educational programs and planned cooperatively with the City Parks and Recreation Department. The actual school site may be less than fifteen (15) acres when the total school/park site equals or exceeds fifteen (15) acres. High school sites should be 40 to 45 net acres.

- D. Schools should be located in an area that is safe and easily accessible away from major street arterials.
- E. Elementary schools should be master planned to accommodate approximately 400 to 600 students, depending upon the educational program.
- F. Secondary schools should be master planned to accommodate approximately 600 to 850 students depending upon the educational program.
- G. The Board of Education will utilize State, Local and mitigation funds in the development of appropriate educational facilities and related educational standards and criteria as adopted by local Boards of Education. The major thrust of the mitigation fund program is for the development of sites and facilities on the sites.
- H. Special and community use of facilities shall be considered and provided for the extent approved by the governing Board.
- I. Size, capacity and number of buildings for initial construction shall be determined by each individual district's enrollments, both current and anticipated. Changes and/or additions may result from district revisions regarding pupil/teacher ratios and other related variables.

Consistency: The proposed Specific Plan is consistent with the policy with the exception of the suggested guideline not to locate school facilities on major street arterials. Two school sites are proposed on an arterial street. The 7-8 school site is located along an arterial at the request of the Eureka School District. The K-3 site will be separated from the arterial street by landscaping and a separation of elevation. This Plan is in compliance with the schools component adopted in December 1986.

Policy No. 22: Because of acreage required, the number of new school sites needed at the high school level, specific site location and standards shall be determined through the coordination of the City and Roseville High School District as part of the present and ongoing planning and approval process.

Consistency: The School District has tentatively selected three alternative sites, none of which are in the Specific Plan Area but all of which are convenient to Plan Area residents.

Policy No. 23: A land use category shall be created for designating areas as open space where development cannot or shall not occur because of physical, cultural or historical qualities. Use of such property may be public or private.

Consistency: The only open space use not indicated on the land use plan relates to blue oak woodland. The Plan contains policies which precludes development in these areas.

### CIRCULATION ELEMENT

Policy No. 1: For the City of Roseville, the Level of Service "C" shall be used in determining the roadway capacities and intersection delays for all freeway, arterial and collector streets. For long-range development, Level of Service "C" need not be strictly maintained if other policies and action plans indicate that a lesser (sic) level of service may be acceptable on a short-term basis providing there are sufficient overriding considerations.

Consistency: As previously stated, the Southeast Roseville Specific Plan is consistent with this policy.

Policy No. 2: If an ultimate population of 92,000 is to be allowed in the City of Roseville, then the incremental growth of 22,000 to 27,000 additional people should be allocated in association with projected employment in both the northwest and eastern sectors of the city.

Consistency: As previously stated, the Southeast Roseville Specific Plan is consistent with this policy.

Policy No. 3: In order to meet the projected travel demands, major additional highway capacity (expressed as screenlines that are a composite of individual roadways within a corridor) that will be needed city-wide includes:

- Eight highway lanes east of I-80, running in an east/west direction, to supplement existing capacity on Douglas and Cirby;

- Twelve additional lanes across I-80;
- Six to eight lanes across the railroad tracks in the central area of Roseville;
- Major improvements in highway capacity between I-80/Riverside and subway undercrossing of the railroad;
- Eight to twelve lanes in a north/south direction to supplement existing highway lanes in the northwest of the City on the existing Route 65 corridor between Baseline and Blue Oaks;
- Six to eight lanes in an arc across the northern side of the City from Douglas/Rocky Ridge to Highway 65;
- Four additional highway lanes on the east side of the City in a north/south direction;
- An east/west arterial system in the northwest of the city.

Consistency: The portion of this policy that refers to the number of roadway lanes needed in the east area is being implemented as a part of the Southeast Roseville Specific Plan.

Policy No. 4: In order to meet projected travel demands in the eastern area of the City, the following improvements need to be implemented:

- Douglas to six lane arterial;
- Rocky Ridge to four lane arterial;
- Sierra College to four lane arterial;
- Possible need for improvements to Sunrise Avenue;
- Old Auburn Road as four lane arterial;
- New two lane roadway running north and/or west from Rocky Ridge/Douglas to connect across I-80 to north of the City.

Consistency: Proposed roadway improvements in the Southeast Roseville Specific Plan include the ultimate width of Douglas Boulevard as six lanes and Sierra College as six lanes. Current projections of traffic volumes on Sierra College Blvd. require a greater capacity than that contemplated at the time of adoption of the Circulation Element of the General Plan. In addition, Eureka Road and East Roseville Parkway are aligned to allow them to serve as the extension of the road lanes needed to connect Douglas Boulevard across I-80 to north of the City.

Policy No. 7: Based on the amount, location and timing of future growth in Roseville, specific roadway improvements should be implemented as indicated in the Circulation Element.

Consistency: The widening of Douglas Boulevard adjacent to properties in the Southeast Roseville Specific Plan from two lanes to six lanes is to be completed between 1985 and 1995. The extension of East Roseville Parkway to Sierra College is also planned to be implemented in the same time frame. If the Specific Plan area builds out by 1995, then all necessary road improvements would have been implemented. If development of the Specific Plan area does not occur prior to the need to complete these road improvements, then an assessment district process to implement such improvements may be necessary.

The specific improvements required to accommodate additional traffic generated by new growth is planned in relation to the development of land use in the Specific Plan. Figure 11 illustrates the phasing of required circulation improvements relative to the development of specific areas in the Specific Plan.