



Stoneridge Specific Plan

**and
Design Guidelines**

**FINAL
March 18, 1998**

Stoneridge Specific Plan

**Adopted March 18, 1998
Resolution #98-53**

Amended:

April 7, 1999; Resolution #99-112
April 19, 2000; Resolution #00-135
August 2, 2000; Resolution #00-361
November 15, 2000; Resolution #00-497
February 19, 2003; Resolution #03-90
September 7, 2005; Resolution #05-477
January 18, 2006; Resolution #06-44
March 28, 2007; Resolution #07-143
December 4, 2013; Resolution #13-472

STONERIDGE SPECIFIC PLAN

City of Roseville, California
March 18, 1998



Resolution #98-53
E.I.R. State Clearinghouse #97032058

City Council

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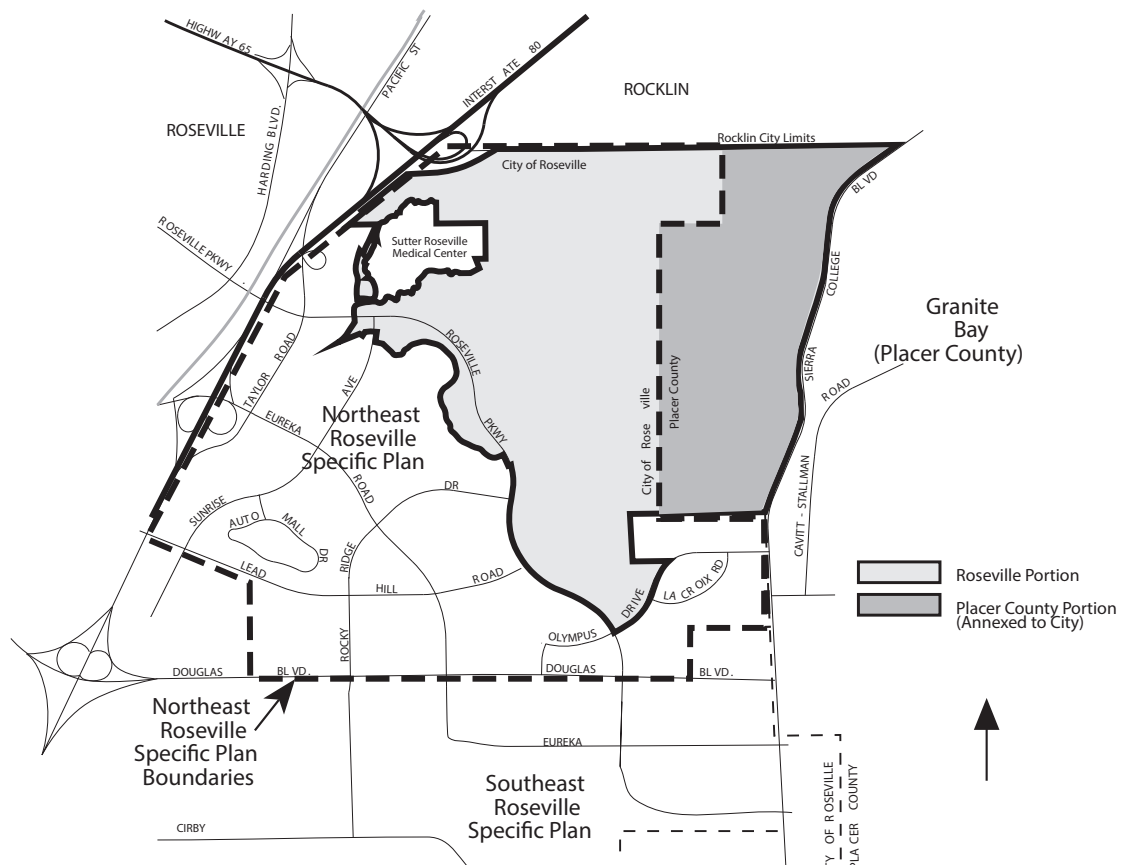
SECTION 1: INTRODUCTION

1 PLAN OVERVIEW AND LOCATION

The Stoneridge Specific Plan Area consists of approximately 1,088 acres of undeveloped land located northeast of the center of the City of Roseville. The Plan Area is bounded on the north by the City of Rocklin, on the west by Interstate 80, Secret Ravine and Roseville Parkway, on the south by Olympus Drive and on the east by Sierra College Boulevard as shown in Exhibit 1-1.

The Stoneridge Specific Plan proposes a mix of land uses which will extend development to the north and east of the existing urbanized portion of the City of Roseville. The Specific Plan establishes a development framework for the area and addresses land use, affordable housing, circulation, resource management, public facilities and services, infrastructure and land use sequencing, and design.

At the time of Plan approval, approximately 699 acres of the Plan Area was located within the area previously identified by the Northeast Roseville Specific Plan as urban reserve, open space and park. The remaining 390 acres located west of Sierra College Boulevard was located in the unincorporated area of Placer County. The eastern portion of the Plan Area was required to be annexed to the City of Roseville subsequent to the adoption of this Specific Plan.



1.2 PROJECT CONCEPT

The Stoneridge Specific Plan provides an opportunity for a new and distinct residential area for the City of Roseville. The Specific Plan proposes a mix of residential neighborhoods, commercial and business-professional employment areas, parks, open space and a variety of public and quasi-public land uses. A total of 2,861 dwelling units are proposed, which include both single and multi-family dwellings.

The Plan provides a balance of land uses and will provide housing for the growing work force in the I-80 and Highway 65 corridors. The Plan also provides employment uses to complement the job base established in the Northeast Roseville Specific Plan and the Sutter Roseville Medical Center.

A key feature of the land use plan is the preservation of three major drainageways. Miners, False, and Secret Ravines have been linked together as part of a comprehensive open space system. Development is proposed on the plateaus above the ravines, providing the neighborhoods and employment areas with views and access to the open space system. Additional key concepts which provide the framework for the land use plan are:

- Utilization and extension of existing or planned infrastructure in place on three sides of the Plan Area, allowing orderly and efficient development.
- Designation of land area to provide for a major detention facility within the Plan Area on Miner's Ravine east of Roseville Parkway. This facility is identified as an element within the Placer County Flood Control District Regional Storm Water Management Plan.
- Completion of Roseville Parkway from Rocky Ridge Drive to North Sunrise Avenue, and provision of an east-west roadway known as Stoneridge Drive, from Sierra College Boulevard to Roseville Parkway.
- Location of office and commercial uses to complement the adjacent Sutter Roseville Medical Center and Northeast Roseville Specific Plan (NERSP).
- Creation of low density neighborhoods oriented towards local parks and linked by an open space trail system.
- Implementation of a comprehensive park plan including two community-sized parks (Parcels 3 and 29) with traditional active facilities such as softball and soccer as well as a possible small lake in the park on Parcel 29. Parcel 3 was dedicated as part of the Northeast Roseville Specific Plan.
- Preservation of open space and view corridors along Sierra College Boulevard to maintain distant views.
- Provision of a centrally-located "super" elementary school site, which contains two full campuses and provides a neighborhood focus.

1.3 RELATED DOCUMENTS

The Stoneridge Specific Plan is a policy and regulatory planning document. The Specific Plan will be further implemented by the City of Roseville utilizing a number of measures including the supporting documents listed below. These documents are to be used in conjunction with the Specific Plan to ensure full implementation of City of Roseville General Plan goals and policies.

1.3.1 Development Agreements

The property owners, subject to the provisions of the Stoneridge Specific Plan, have executed Development Agreements in accordance with Article V, Chapter 19.84 of the Roseville Zoning Ordinance. The project development agreements set forth needed infrastructure improvements, the timing and method for financing improvements and other specific performance obligations of the property owners and the City of Roseville as it relates to the development of the Plan Area. The Development Agreements serve as legal and binding contracts between the City of Roseville and the developers of this plan, and provide vested rights to develop this property.

1.3.2 Environmental Impact Report

The Stoneridge Specific Plan Environmental Impact Report (EIR) was certified concurrently with the adoption of the Specific Plan as required by the California Environmental Quality Act (CEQA). The EIR examines the environmental impacts of the proposed plan and focuses on changes in the environment that would result from implementation of the plan. The EIR has been reviewed by the Roseville City Council and certified as adequately addressing all pertinent environmental issues. CEQA requires identification of mitigation measures that may be incorporated into the approval of the project to lessen or eliminate significant environmental effects. When such measures are adopted as part of a project approval, CEQA requires the adoption of a mitigation monitoring program to assess the effectiveness of the mitigation measures. Such a program has been established for the Stoneridge Specific Plan. The Stoneridge EIR is the basis for subsequent development approvals within and in compliance with the Specific Plan.

1.4 CONSISTENCY WITH ROSEVILLE GENERAL PLAN

The Growth Management component of the City of Roseville General Plan 2010 addresses the future potential for urban uses in the northern and eastern edges of the City. The General Plan was amended to allocate additional residential units for the Stoneridge project. To ensure the City's goal of comprehensively planning future growth areas, the Growth Management component of the City of Roseville General Plan sets forth performance standards. The performance standards provide the criteria for planning and managing growth by requiring the mitigation of growth impacts and the provision of both tangible and intangible benefits to the community. The Stoneridge Specific Plan is consistent with the goals, policies and objectives of the City of Roseville General Plan.

1.5 LEGAL AUTHORITY

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

SECTION 2: LAND USE ELEMENT

2.1 PURPOSE AND INTENT

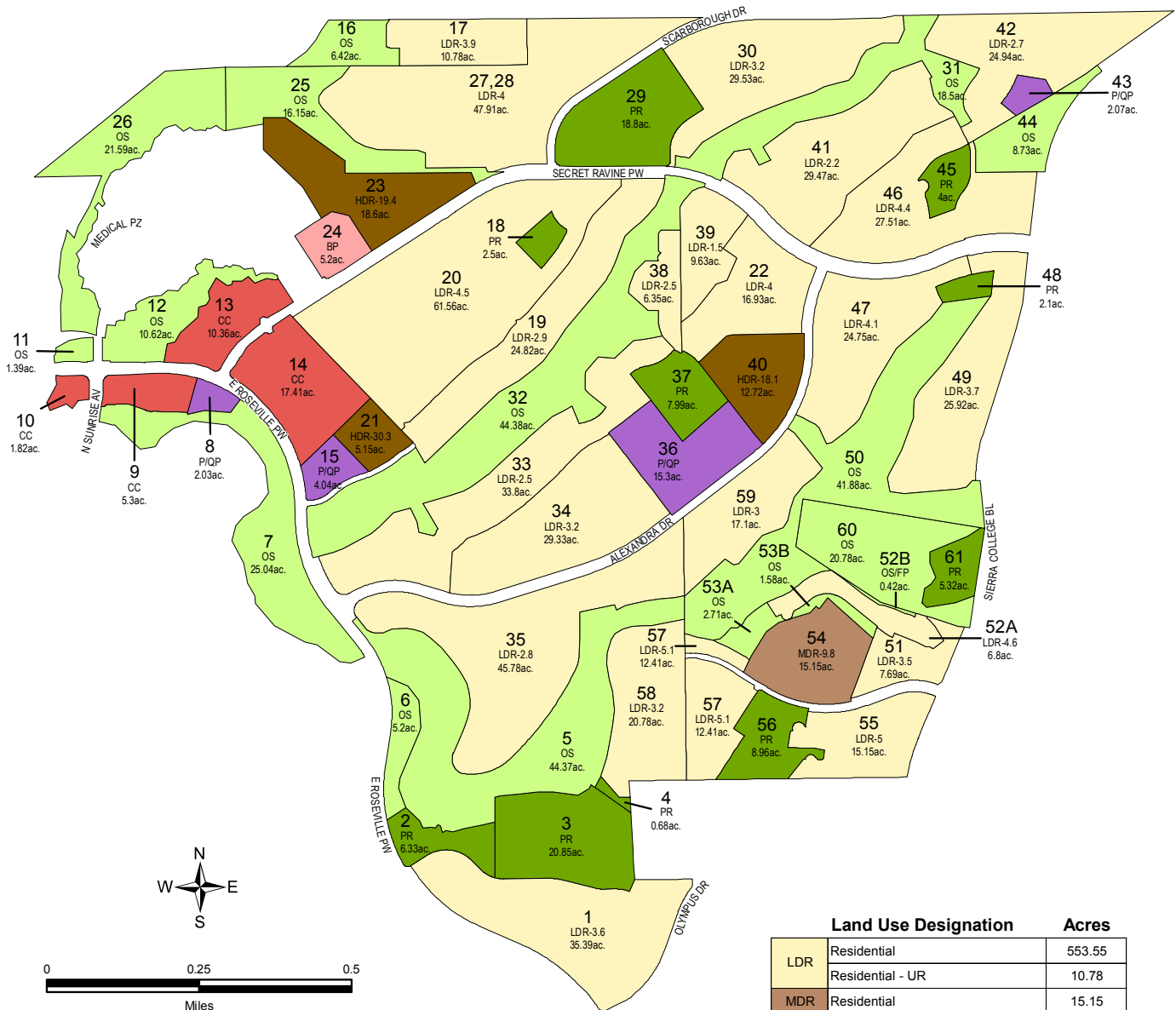
The Land Use Element defines the land use pattern by establishing boundaries, designations and densities. The intent and form of the individual land uses are further implemented through the Roseville Zoning Ordinance and the Stoneridge Design Guidelines, which are contained in Appendix A. A land use sequencing plan is detailed in Section 7 of this Specific Plan.

The Stoneridge Specific Plan is intended to create a unique and distinctive community within the City of Roseville. The Plan is designed to achieve the following goals and objectives:

- Establish a comprehensive land use plan for the eastern portion of the City of Roseville including sphere expansion and reorganization of an unincorporated portion of Placer County.
- Establish a Plan Area which incorporates logical boundaries based on topography, ability to provide public services and infrastructure, and to complete the circulation pattern within and adjacent to the eastern portion of the City of Roseville.
- Provide a range of housing types and densities to meet the City's housing goals, with an emphasis on move-up opportunities.
- Provide for school, parks and community commercial uses in locations which readily serve the population of the Plan Area.
- Create a land use plan which provides for a level of development which will support financing mechanisms for implementation of Plan Area infrastructure.
- Provide a housing supply near the employment centers in the northeast area of the City to minimize trip length for employees living in the Plan Area.
- Preserve Miner's, False and Secret Ravines and protect other significant natural resources, view corridors and open spaces.
- Accomodate the siting of a regional flood control detention facility.

STONERIDGE LAND USE PLAN

Exhibit 2-1



Land Use Designation		Acres
LDR	Residential	553.55
	Residential - UR	10.78
MDR	Residential	15.15
	Residential - Senior	5.15
CC	Commercial	34.89
BP	Business Professional	5.20
OS	Open Space	229.54
	Open Space - Private	4.29
	Open Space - UR	27.20
	OS/Wetland Preserve/View Corr.	8.73
PR	Park	72.21
	Park - UR	5.32
P/QP	Church	4.04
	Fire Station	2.03
	School	15.30
	Water Tank	2.07
ROW	Right of Way	89.93

*See Land Use By Parcel table for Unit totals

Totals: 1,116.70

2.2 LAND USE SUMMARY

The Stoneridge Specific Plan incorporates residential neighborhoods of varying densities, business-professional and commercial uses oriented to both local and regional needs, as well as providing parks, schools, open space and land for public facilities, as shown in Exhibit 2-1, Land Use Plan. Plan Area land uses are further detailed in the following tables:

- Table 2-1 Provides an overall land use summary by land use category
- Table 2-2 Identifies corresponding land use categories and zoning districts
- Table 2-3 Provides land use and zoning by parcel number

Table 2-1: Land Use Summary

GENERAL PLAN LAND USE (Specific Plan Land Use)	ACRES_	% OF TOTAL ACRES	UNITS	% OF TOTAL UNITS
RESIDENTIAL				
LDR (Residential)	553.55	49.54%	1,924	67.25%
LDR (Residential - UR)	10.78	0.96%	42	1.47%
MDR (Residential)	15.15	1.36%	149	5.21%
HDR (Residential)	31.32	2.80%	590	20.62%
HDR (Residential - Senior)	5.15	0.46%	156	5.45%
Subtotal	615.95	55.13%	2,861	100.00%
SERVICE AND EMPLOYMENT				
CC (Commercial)	34.89	3.12%	0	0.00%
BP (Business Professional)	5.20	0.47%	0	0.00%
Subtotal	40.09	3.59%	0	0.00%
OPEN SPACE AND PUBLIC				
OS (Open Space)	229.54	20.54%	0	0.00%
OS (Open Space - Private)	4.29	0.38%	0	0.00%
OS (Open Space - UR)	27.20	2.43%	0	0.00%
OS (OS/Wetland Preserve/View Corr.)	8.73	0.78%	0	0.00%

**Table 2-2
Specific Plan /Zoning Consistency**

Specific Plan/General Plan Designation		Implementing Zoning District	
LDR	Low Density Residential	R1, R1/DS and RS/DS	Single Family Residential, Single Family Residential/ Development Standard Overlay and Small Lot Residential/ Development Standard Overlay
MDR	Medium Density Residential	PD	Planned Development
HDR	High Density Residential	R3	Attached Housing
CC	Community Commercial	CC and CC/SA	Community Commercial and Community Commercial/ Special Area
BP	Business/Professional	BP/SA	Business-Professional/Special Area
PQP	Public/Quasi Public	P/QP	Public/Quasi Public
OS	Open Space	OS	Open Space District
PR	Park & Recreation	PR	Park & Recreation District

Table 2.3: Stoneridge Land Use by Parcel

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	FINALED UNITS	AVAILABLE UNITS	DENSITY
1	LDR (Residential)	RS/DS	35.39	127	127	0	3.6
2	PR (Park)	PR	6.33				
3	PR (Park)	PR	20.85				
4	PR (Park)	PR	0.68				
5	OS (Open Space)	OS	44.37				
6	OS (Open Space)	OS	5.20				
7	OS (Open Space)	OS	25.04				
8	PQP (Fire Station)	P/QP	2.03				
9	CC (Commercial)	CC/SA	5.30				
10	CC (Commercial)	CC/SA	1.82				
11	OS (Open Space)	OS	1.39				
12	OS (Open Space)	OS	10.62				
13	CC (Commercial)	CC	10.36				
14	CC (Commercial)	CC	17.41				
15	PQP (Church)	P/QP	4.04				
16	OS (Open Space - UR)	OS	6.42				
17	LDR (Residential - UR)	RS/DS-SR	10.78	42	42	0	3.9
18	PR (Park)	PR	2.50				
19	LDR (Residential)	R1	24.82	72	72	0	2.9
20	LDR (Residential)	RS/DS	61.56	274	274	0	4.5
21	HDR (Residential - Senior)	R3	5.15	156	156	0	30.3
22	LDR (Residential)	RS/DS	16.93	67	67	0	4.0
23	HDR (Residential)	R3	18.60	360	322	38	19.4
24	BP (Business Professional)	BP/SA	5.20				
25	OS (Open Space)	OS	16.15				
26	OS (Open Space)	OS	21.59				
27,28	LDR (Residential)	R1	47.91	193	193	0	4.0
29	PR (Park)	PR	18.80				
30	LDR (Residential)	R1	29.53	95	83	0	3.2
31	OS (Open Space)	OS	18.50				
32	OS (Open Space)	OS	44.38				
33	LDR (Residential)	R1	33.80	83	83	0	2.5
34	LDR (Residential)	R1/DS	29.33	94	94	0	3.2
35	LDR (Residential)	R1/DS	45.78	126	126	0	2.8
36	PQP (School)	P/QP	15.30				
37	PR (Park)	PR	7.99				
38	LDR (Residential)	R1	6.35	16	16	0	2.5
39	LDR (Residential)	R1	9.63	14	14	0	1.5
40	HDR (Residential)	R3	12.72	230	230	0	18.1
41	LDR (Residential)	R1	29.47	64	64	0	2.2
42	LDR (Residential)	R1	24.94	68	68	0	2.7
43	PQP (Water Tank)	P/QP	2.07				
44	OS (OS/Wetland Preserve/View Corr.)	OS	8.73				
45	PR (Park)	PR	4.00				
46	LDR (Residential)	RS/DS	27.51	120	120	0	4.4
47	LDR (Residential)	RS/DS	24.75	102	102	0	4.1
48	PR (Park)	PR	2.10				
49	LDR (Residential)	R1	25.92	95	0	0	3.7
50	OS (Open Space)	OS	41.88				
51	LDR (Residential)	RS/DS	7.69	27	0	0	3.5
52A	LDR (Residential)	R1	6.80	31	0	0	4.6
52B	OS (Open Space)	OS	0.42				
53A	OS (Open Space - Private)	OS	2.71				
53B	OS (Open Space - Private)	OS	1.58				
54	MDR (Residential)	PD/SR	15.15	149	0	0	9.8
55	LDR (Residential)	RS/DS	15.15	75	0	0	5.0
56	PR (Park)	PR	8.96				
57	LDR (Residential)	RS/DS	12.41	63	0	0	5.1
58	LDR (Residential)	R1	20.78	67	61	6	3.2
59	LDR (Residential)	R1	17.10	51	37	0	3.0
60	OS (Open Space - UR)	UR	20.78				
61	PR (Park - UR)	UR	5.32				
ROW	ROW (Right of Way)	ROW	90.53				
Total			1,116.70	2,861	2,351	44	

Notes: -Finaled Units: Number of units recorded with the final subdivision map (For planning areas that are built out, this is the total number of units)

-Available Units: Units available for transfer after the subdivision map has recorded (does not equal the difference between Allocated Units and Finaled Units)

-A verification study conducted in December of 2006 resulted in minor adjustments to the acreage and number of dwelling units. Last Updated: December 10, 2014

2.3 LAND USE CONCEPT

The Land Use Plan is comprised of a series of neighborhoods which provides for primarily low density single-family dwellings with locations for high density townhomes, apartments and senior housing. Residential neighborhoods are generally delineated by arterial streets, collector streets and open space. Residential neighborhoods are oriented away from arterial streets in order to foster a sense of community identity and privacy while improving traffic circulation and safety.

Non-residential uses are generally clustered in the western portion of the Plan near Sutter Roseville Medical Center and adjacent to major arterials. Commercial sites are located in the Plan Area for the convenience of local residents and employees, as well as to be convenient for those passing through the Plan Area. In addition, business professional uses are located for resident convenience and to provide for a local employment base to complement the Medical Center and other non-residential uses in the adjacent NERSP.

A key component of the Specific Plan is the integration of the natural and built environments. This includes the unique resources and views provided by the creeks, topography and woodlands along Miner's, False and Secret Ravines, and the nearby ridgeline areas. The Specific Plan sets aside over 285⁽¹⁾ acres in park and open space uses. The ravines will be preserved in public open space with access provided through an extensive bike trail system linked to the existing system in Miner's Ravine. Adjacent development will integrate with and minimize impacts upon the open space areas. Public spaces and roadways have been oriented to preserve views of the ravines, as well as preserve long-range views of Roseville and the Sacramento Area.

2.4 PERMITTED USES

The Stoneridge Specific Plan land uses shall be implemented by the application of the permitted, conditionally permitted and administratively permitted uses as designated by the zoning applied to each parcel.

Generally, the permitted uses and development standards for each land use category are as specified by the Roseville Zoning Ordinance. The Stoneridge Specific Plan provides for the following overlay zone exceptions:

1. The development standards for the Small Lot Residential (RS) zone district are modified from the zoning ordinance with the provision of the Development Standards (DS) Overlay Zone to allow half-plexes on corner lots.
2. The development standards for the Single Family Residential (R-1) zone district are modified from the zoning ordinance with this provision of the Development Standards (DS) overlay zone to: A) Allow lots which back onto open space within LDR Parcels 35 and 58 to encroach up to 20-feet into the adjacent open space and to require rear yard setbacks for such lots to be measured from the zone boundary rather than from the property line and, B) to limit the heights of buildings on a portion of LDR Parcel 46.

(1) Does not include Parcel 3 and portion of Parcel 5 dedicated as part of the NERSP

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3. The permitted uses on Parcels 9 and 10 of the Community Commercial district are modified from the Zoning Ordinance with the provision of a Special Area (SA) overlay district to limit the permitted uses allowed on this site.
 4. The permitted uses on Parcel 24 of the Business-Professional district are modified from the Zoning Ordinance with the provision of the Special Area (SA) overlay district. The addition of the SA for this parcel will permit a long term care facility as a principally permitted use.

All referenced development requirements are supplemented by the City of Roseville Community Design Guidelines and the Stoneridge Specific Plan Design Guidelines, Appendix A.

2.4.1 Residential Land Use

The mix of residential opportunities provided within the Plan Area will meet the needs of a broad range of people on the socio-economic scale. The types of housing include single-family detached homes, half-plexes, multi-family apartments and a variety of housing options for senior citizens.

A. Low Density Residential (1.0 to 6.9 du/acre)

General Plan Land Use Designation: Low Density Residential (LDR)

Implementing Zoning Districts: Single Family Residential (R-1),
Single Family Residential-Development
Standard Overlay (R1-DS)
Small Lot Residential-Development Standard
Overlay (RS-DS)

Intent: Low density residential land uses account for the majority of the Plan Area units, as shown in Table 2.1. Dwelling types in this category may include attached or detached single-family or two-family dwellings such as half-plexes on corner lots in RS/DS districts. Due to the varied topography of the site, the types of lots range from ungraded custom lots, conventional lots, small single family lots and half-plex lots.

Parcels 35 and 58 are unique in that upon review of tentative maps for these two parcels, the maps may be designed to allow up to a 20-foot encroachment into the open space. The treed and sloped portions of Miner's Ravine and the associated views are considered a significant resource, as such development standards have been established to prohibit primary and accessory structures from extending into the open space.

Permitted Uses and Development Standards: Each LDR parcel has been designated one of the zones as shown above. Permitted uses for the R-1 and RS zones districts shall be as allowed by the Roseville Zoning Ordinance, Section 19.10.020. General development standards for the R-1 zone shall also be as specified by the Roseville Zoning Ordinance, Section 19.10.030.

Half-plexes are permitted on corner lots in the RS/DS zones. Development standards for halfplexes in the RS/DS zones are as specified in Table 2-4. The development standards for all non half-plex lots in the RS/DS zones are as specified by the Roseville Zoning Ordinance, RS District, Section 19.10.030.

Table 2-4**Development Standards for Halfplexes in the RS/DS Districts:**

Development Feature	Half-plexes in RS/DS District
Area, interior	3,500 sq.ft.
Area, corner lot	4,500 sq.ft.
Lot width, interior	35 ft.
Lot width, corner	45 ft.
Residential Density	1 dwelling
Setback-Front	15 ft. Front 20 ft. minimum driveway depth ⁽¹⁾
Setback-Sides	0 ft. interior (between 2 half-plex units) 5 ft. exterior side 12.5 ft. street side
Setback-Rear	15 ft. minimum with minimum useable open space provided ⁽²⁾
Site Coverage	None see ⁽²⁾
Height Limits	35 ft.
Parking	1 garage space/unit

Notes:

(1) Minimum driveway depth of 18-feet may be allowed with a roll-up garage door.

(2) Minimum useable open space shall be 1,000 square feet for the first two bedrooms plus 200 square feet for each additional bedroom with a minimum depth of 15-feet for the useable open space.

Single family lots within Parcels 35 and 58 may be permitted to extend up to 20-feet into the open space land use. The extent of such encroachment, if any, will be determined on a case by case basis through the review of the tentative subdivision map(s) creating such lots. To permit encroachment of lots into the open space, a finding must be made that the encroachment does not create a significant negative affect on native oak trees due to changes in slope and grades or have a significant negative affect on aesthetics and views. To ensure that the primary and accessory structures do not extend into the open space, specific development standards for lots which back to the open space are provided for Parcels 35 and 58. The development standard modifies where the rear yard setbacks are measured from and provides prescriptive standards for rear yard fencing. All other development features shall conform to the standards of the R-1 and RS Zones. The typical R-1 and RS rear yard setbacks shall apply, however, the setbacks shall be measured from the open space and residential boundary rather than from the property line. Exhibit 2-2 depicts a typical cross section to define the location of open space and residential boundary. All rear yard fencing and all side fencing within the open space shall be open view fencing as delineated within the Stoneridge Design Guidelines.

Table 2-5 specifies the development standards for lots within a portion of LDR Parcel 46 which lies with the view corridor from Sierra College Boulevard as shown in Exhibit 2.3. The development standard for Parcel 46 restricts building heights to ensure that views are retained and not obstructed by parcel development. All other development features shall conform to the standards of the R-1 Zone.

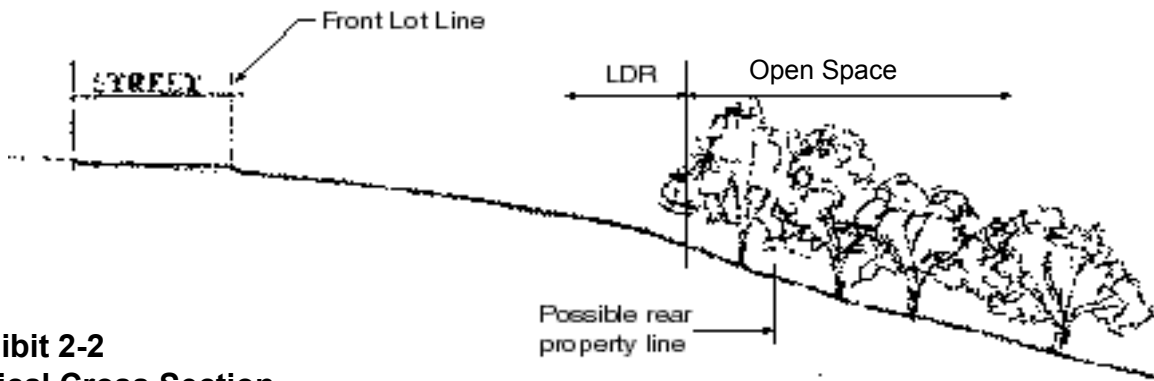


Exhibit 2-2
Typical Cross Section

Table 2-5
Development Standards for Parcel 46:

Development Feature	Units within area identified in Exhibit 2-3
Height Limits	Height of buildings shall not exceed 435-feet above mean sea level (msl), nor shall they exceed 35-feet in height.

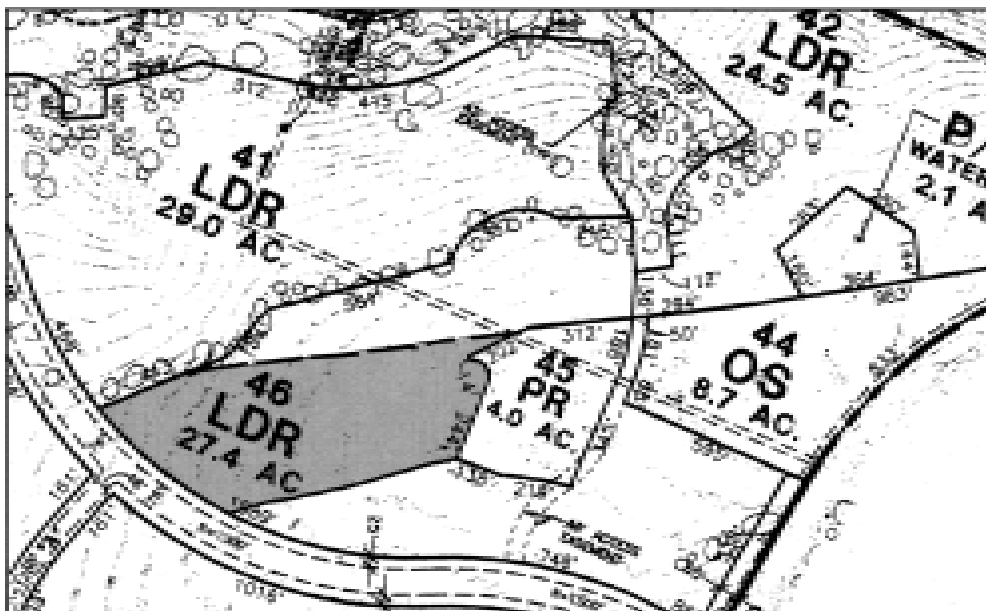


Exhibit 2-3
Parcel 46 Height Limitation Area

B. Medium Density Residential (7.0 to 12.9 du/acre)

General Plan Land Use Designation: Medium Density Residential (MDR)

Implementing Zoning District: Planned Development (PD)

Intent: The medium density residential land use is intended for a single family clustered, attached or detached development with private streets and on-site recreation areas. A higher density, more compact single family development is envisioned in this land use category. One parcel, Parcel 54, is designated for medium density residential land use totaling 149 dwelling units as shown in Table 2-1. The adjacent open space, Parcel 53, shall be retained as private open space and be incorporated into the design of Parcel 54.

Permitted Uses and Development Standards: Primary uses are permitted in Parcel 54 as designated below:

- A. Principally permitted use designated as "P";
- B. Administratively permitted use, designated as "A".

Use Types (as defined by R.M.C. Title 19)

Single Family Dwellings	P
Family Day Care Homes, Small	P
Residential Recreation Facilities	A

Development standards and architectural design guidelines are contained in the Residential Design Guidelines approved with the Planned Development (PD) Ordinance (Ordinance # _____). Development of Parcel 54 will require approval of a Design Review Permit where a project will be evaluated for consistency with the standards and guidelines of the PD district.

C. High Density Residential (13.0 and higher du/acre)

General Plan Land Use Designation: High Density Residential (HDR)

Implementing Zoning District: Attached Housing (R-3)

Intent: High density residential land uses represent a total of 740 dwelling units, as shown in Table 2-1. Dwelling types in this category include apartments, townhouses and independent living complexes for senior citizens. Two of the HDR sites (Parcels 21 & 23) are located in close proximity to the commercial and employment areas to allow for convenient pedestrian use and access to transit, with Parcel 21 designated for senior housing. The HDR site located in the eastern portion of the Plan Area (Parcel 40) is located in close proximity to the elementary school site and adjacent park.

Permitted Uses and Development Standards: Each HDR parcel has been designated as an R-3 zone. Permitted uses and development standards shall be as specified for the R-3 zone district of the Roseville Zoning Ordinance, Sections 19.10.020 and 19.10.030.

**Exhibit 2-4 Parcel 54 Cluster Concept
deleted by SPA-000009 on January 18, 2006 (Resolution 06-44)**

**Exhibit 2-5 Parcel 54 Private Street Section
deleted by SPA-000009 on January 18, 2006 (Resolution 06-44)**

2.4.2 Community Commercial

General Plan Land Use Designation: Community Commercial (CC)
Implementing Zoning District: Community Commercial (CC)
Community Commercial/Special Area (CC/SA)

Intent: Commercial uses are located in the western portion of the Plan Area along Roseville Parkway. The commercial land uses are envisioned to provide a sufficiently large concentration and mix of services to sustain the needs of local residents and employees of the Plan Area. The sites are located along a major arterial and in close proximity to two high density residential sites, thus allowing opportunities for pedestrian access as well as convenience shopping for residents while traveling home. The community commercial sites are intended to be both pedestrian and auto oriented. Parcel 14 is intended to serve as the primary neighborhood center with uses including a grocery/drug store and other neighborhood oriented uses.

Permitted Uses and Development Standards: Parcel 9 is designated as CC (SA) to limit the permitted uses due to parcel size, configuration and access. Permitted uses for Parcel 9 shall be as specified for the CC zone district by the Roseville Zoning Ordinance Section 19.12.020, with the exception of the following uses which are not permitted:

Special Area Modifications for Parcel 9

- | | |
|------------------------------|--------------------------------|
| 1) Community Assembly | 6) Laundries, Commercial |
| 2) Automotive Repairs | 7) Antennas and Communications |
| 3) Automotive Sales | Facilities (Undeveloped Lot) |
| 4) Building Material Stores | 8) Heliport |
| 5) Personal Storage Facility | 9) Intermodal Facilities |

Permitted Uses and Development Standards: Parcel 10 is designated as CC(SA) to limit the permitted uses due to parcel size, configuration, tree cover and access limitations. Permitted uses for Parcel 10 shall be as specified for the CC zone district by the Roseville Zoning Ordinance, Sections 19.12.020, with the exception of the following uses which are not permitted:

Special Area Modifications for Parcel 10

- | | |
|-----------------------------------|-----------------------------------|
| 1) Community Assembly | 9) Automotive Sales |
| 2) Public Parking Services | 10) Building Material Stores |
| 3) Gasoline Sales | 11) Personal Storage Facility |
| 4) Antennas and Communications | 12) Laundries, Commercial |
| Facilities (Undeveloped Lot) | 13) Car Wash & Detailing |
| 5) Heliport | 14) Veterinary Hospital |
| 6) Intermodal Facilities | 15) Maintenance & Repair Facility |
| 7) Funeral and Interment Services | 16) Fast Food with Drive Through |
| 8) Automotive Repair | |

Permitted uses for CC zones (Parcels 13 and 14) shall be as specified for the CC Zone District of the Roseville Zoning Ordinance Section 19.12.020. Development standards for CC and CC(SA) parcels shall be as specified for the CC zone district of the Roseville Zoning Ordinance Section 19.12.030.

2.4.3 Business-Professional

General Plan Land Use Designation: Business Professional (BP)

Implementing Zoning District: Business Professional/Special Area (BP/SA)

Intent: The business-professional land uses within the Plan Area is intended to complement and support the adjacent hospital, provide regional employment and business-professional opportunities, and serve the needs of the local residents. The business-professional site (Parcels 24) is located in the northwestern portion of the Plan Area, near the major transportation corridors of Roseville Parkway, Sunrise Avenue and Interstate 80. The provision of this land use helps meet the goal of providing a balance of housing and employment opportunities in close proximity within the northeastern area of the City of Roseville.

Special Area Modifications for Parcel 24

Parcel 24 is designated as BP (SA) to allow for long term care as a principally permitted use in addition to the permitted uses as specified in the BP zone district of the Roseville Zoning Ordinance Section 19.12.030. Development standards for Parcel 24 shall be as specified for the BP zone district of the Roseville Zoning Ordinance Section 19.12.030. Development standards for a long term care use shall be specified in the Commercial Element of the City of Roseville Community Design Guidelines.

2.4.4 Public/Quasi-Public

General Plan Land Use Designation: Public /Quasi-Public (P/QP)

Implementing Zoning District: Public/Quasi-Public (P/QP)

Intent: The public/quasi public category is utilized for the planned fire station, water tank site, church and elementary school. With the exception of the church site, all P/QP sites are intended to be transferred to a specific public entity subject to Development Agreements or other mechanism. These sites are discussed in more detail in the Public Facilities and Services Element of the Specific Plan. The specific use for each parcel is identified below:

Parcel	Use	Intended User
8	Fire Station	City of Roseville
15	Church	To Be Determined
36	Elementary School	Roseville City School District
43	Water Tank	City of Roseville

Permitted Uses and Development Standards: As specified for the P/QP zone district by the Roseville Zoning Ordinance, Sections 19.16.020 and 19.16.030.

2.4.5 Parks and Recreation

General Plan Land Use Designation: Park and Recreation (PR)

Implementing Zoning District: Park and Recreation (PR)

Intent: The parks and recreation designation is utilized to identify sites that will be dedicated as public recreation facilities for use by the Plan Area residents and residents of the City of Roseville. The parks and recreation designation encompasses primarily active recreation with ball fields, hard courts, picnic and barbecue areas as well as passive facilities such as trail staging areas, oak tree preserves and trails. Park sites are discussed in more detail in the Public Facilities and Services Element of the Specific Plan.

Permitted Uses and Development Standards: As specified for the PR zone district by the Roseville Zoning Ordinance, Sections 19.16.020 and 19.16.030.

2.4.6 Open Space

General Plan Land Use Designation: Open Space (OS)

Implementing Zoning District: Open Space (OS)

Intent: The open space designation is utilized to identify the natural open space areas to be maintained as resource preserves and for passive reaction uses such as bicycle trails. The open space areas are generally within the three ravines; Miner's, Secret and False Ravines. Special areas such as a wetland/preserve/view corridor and isolated areas for oak tree preservation adjacent to development areas have also been designated as open space. The resources associated with the open space areas are discussed in more detail in the Resources Management Element of this Specific Plan.

Permitted Uses and Development Standards: As specified for the OS zone district by the Roseville Zoning Ordinance, Sections 19.16.020 and 19.16.030.

2.4.7 (UR) Urban Reserve

Intent: Two parcels within the Specific Plan have been designated with (UR) Urban Reserve zoning: Parcels 60 and 61 referred to as the Dowling Property. Parcel 61 for private recreation and Parcel 60 for open space. Each landowner of these parcels is required to enter into a development agreement with the City prior to being granted corresponding zoning for the parcels.

2.5 MINOR DENSITY ADJUSTMENTS WITHIN THE PLAN AREA

It is the intent of Stoneridge Specific Plan to permit flexibility in adjusting the number of residential units allocated to any LDR or MDR large lot parcel in response to market demand and subdivision design considerations, including but not limited to transfers which do not result in additional impacts to oak trees or other natural resources. To further this intent, units may be transferred between any large lot LDR or MDR parcels provided:

-
- a) The transfer and receiving parcels are within the Stoneridge Specific Plan Area and are covered by the same development agreement.
 - b) The cumulative increase or decrease in units resulting from the minor density adjustment does not change by more than twenty-percent (20%) the number of pre-transfer units allocated to either the transfer or receiving parcel as established by the Specific Plan.
 - c) The transfer and receiving parcels have existing General Plan land use designations of LDR or MDR and the density adjustments do not result in densities on either parcel above the LDR or MDR designations.
 - d) The transfer does not result in increased impacts on oak trees and does not preclude the ability of the parcels to conform to the Stoneridge Design Guidelines.
 - e) The transfer does not result in increased impacts upon the transfer and receiving parcels beyond those identified in the Stoneridge EIR.
 - f) The adjustments in density do not adversely impact planned infrastructure, roadways, schools, other public facilities or Plan Area assessment districts.

Such minor density adjustments, if consistent with the above criteria, are contemplated by and within the intent of this Specific Plan and the Stoneridge EIR and will not require an amendment to the Specific Plan or the City General Plan.

To request a minor density adjustment, the owner or owners of both the transfer and receiving parcels shall submit to the Planning Director a Notice of Minor Density Adjustment, identifying the impacted parcels, designating the number of units being transferred and providing other documentation as required by the Planning Director to determine compliance with the above unit transfer criteria. Applicant shall also provide a revised Specific Plan Table 2-3 "Land Use by Parcel" reflecting the adjusted unit counts and densities. The revised table will be the official record tracking unit allocations to each large lot LDR or MDR residential parcel.

If the Planning Director determines that the minor density adjustment is not consistent with the above criteria, the minor density adjustment shall be denied or may be referred or appealed to the Planning Commission for resolution. Any determination of consistency may, at the discretion of the Planning Director, be forwarded to the Planning Commission for review. Applicant may request density adjustments that do not comply with the above criteria. Such requests shall require an amendment to the Specific Plan.

All unused units must be transferred prior to approval by the Roseville City Council of the last small lot final map for any LDR large lot parcel. Any units designated by the Specific Plan to a large lot parcel which are not used by a tentative map or are not approved for transfer shall revert to the City unit pool and landowners shall have no subsequent claim to such units.

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SECTION 3: HOUSING ELEMENT

3.1 HOUSING CONCEPT

A primary goal of this Specific Plan is to provide a range of housing opportunities for a variety of household incomes. The Plan Area provides housing in a desirable setting which is in close proximity to employment opportunities. The mix of housing types and anticipated prices reflect the location and terrain of the Plan Area. A key component of the housing program is the provision of affordable housing. One objective of the Specific Plan is to satisfy the General Plan goal that ten-percent (10%) of new housing be affordable to very low, low and middle income residents.

3.2 HOUSING AFFORDABILITY

Housing affordability is based on household income categories defined by the U.S. Department of Housing and Urban Development (HUD). The standard measure is the median household income for households of one to four persons. The median household income is calculated for the Sacramento Metropolitan Statistical Area (MSA). All jurisdictions within the MSA, including Roseville, utilize the same basic income calculations irrespective of the actual income level distribution in that community. The City of Roseville General Plan recognizes the income categories shown in Table 3-1.

Table 3-1

Household Income as a Percentage of Regional Median Income	
Income Category	Percentage of Median Income
Very low Income	Less than 50% of Median
Low Income	51% to 80% of Median
Middle Income	81% to 100% of Median
Moderate Income	101% to 120% of Median
Above Moderate Income	121% + of Median

It is recognized that income categories and other factors change with time. It is also recognized that numerous assumptions are required to translate household income to housing purchase price. For planning purposes, the City of Roseville assumes that low and very low income households should not spend more than thirty-percent (30%) of their monthly gross income on housing costs, including utilities. For middle income households, thirty-five-percent (35%) of monthly gross income is the threshold. Housing costs for purchase housing includes principal, interest, taxes and insurance.

Housing affordability policy is related, to a certain extent, to residential densities. In general, it is presumed that higher residential densities, notably multi-family housing, equate to housing prices which may be affordable to households in the lower end of the of the income range. The lower prices can be attributed to small dwellings and lower land costs per unit associated with higher densities. Consequently, a mix of housing densities is considered to be a factor in assuming housing affordability for the full range of household income groups.

3.3 STONERIDGE AFFORDABLE HOUSING PROGRAM

The Stoneridge Specific Plan complies with the General Plan Housing Element by designating ten-percent (10%) of the total Plan Area dwelling units to be affordable to very low, low, and middle incomes. This will be accomplished by offering purchase housing which is affordable to low and middle income levels and rental housing including senior housing, which is affordable to low and very low incomes. The goal is to designate approximately twenty-five percent (25%) of the total affordable units in the middle income purchase program and seventy-five percent (75%) of the units in the low income rental program. The affordable housing allocations by parcel are shown in Table 3-2.

Table 3-2
Affordable Housing Goal and Allocations

Affordable Housing Goal			
Total Dwelling Units	2861 units*		
10% Affordable Goal	286 units		
Middle Income Goal	73 units	(25.5%)	
Low/Very Low Income Goal	213 units	(74.5%)	
Middle Income Purchase Allocation:			
	<u>Total Units</u>	<u>Affordable Units</u>	<u>% of Project as Affordable for Middle Income</u>
Parcel 17 (LDR)	42	4	10%
Parcel 54 (LDR)	140	69	46%
Total Middle Income Purchase Units:		73 Units	
Low Income Rental Allocation:			
	<u>Total Units</u>	<u>Affordable Units</u>	<u>% of Project as Affordable for Low Income</u>
Parcel 21(HDR-Senior Housing)	150	150	100%
Parcel 23 (HDR)	360	63	17.5%
Total Low Income Rental Units:		213 Units	
Total Low and Middle Income			
Affordable Housing Unit Allocation:		286 Units	

3.3.1 Purchase Housing Affordable to Low and Middle Income Households

The Stoneridge land use plan makes provision for 73 middle income units which are designated for participation in the Roseville's Housing Affordability Program. These affordable units have been allocated to specific parcels as set forth in Table 3-2 and are required to be made available at prices affordable to low and middle income households at the time of sale.

The developer for each of the designated parcels will be required to provide affordable housing pursuant to the term of the Development Agreements implementing this Specific Plan and no subsidy will be required from the City. The single family home builders, as successors to the project Development Agreements, shall use their best efforts to sell the affordable units only to those buyers who qualify under the low or middle income category. The long term affordability of the designated units will be insured by a subsequent Affordable Purchase Housing Development Agreement or other form as required by the City, recorded concurrently with each final small lot subdivision map.

With the consent of the City's Housing and Redevelopment Manager ("HRM"), the affordable low and middle income purchase allocations set forth in Table 3-2 on a parcel specific basis may be transferred between any low density residential parcels within the Stoneridge Specific Plan. Such a transfer may be accomplished without amending this Specific Plan. A key consideration regarding the potential transfer of affordable units is the extent to which such a transfer improves the ability for producing the affordable units.

To the extent that the number of affordable units produced on a low density residential parcel exceeds the number of affordable units allocated to that parcel, the excess units shall be credited towards the affordable allocation assigned to another low density residential parcel or parcels within the Stoneridge Specific Plan.

3.3.2 Rental Housing Affordable to Low and Very Low Income Household

The Stoneridge Specific Plan designates rental units for participation in the low income component of Roseville's Housing Affordability Program. These low income affordable units have been allocated to specific parcels as set forth in Table 3-2. Parcel 21 shall be designated exclusively for senior affordable housing. These units will be made available at rents that are affordable to low and very low income households for a period of 30+ years pursuant to a supplemental Affordable Rental Housing Development Agreement or other form as required by the City.

The supplemental Affordable Rental Housing Development Agreements will specify the number of units to be reserved, the number of years the units are to be reserved, and the amount and type of compensation to be provided by the City. The supplemental Affordable Rental Housing Development Agreements will also set the initial rent for low income households, establish the criteria and basis for annual rent increases and provide the City with a method to monitor the rents paid by low-income households. The agreements also establish the basis and terms for refunding to the City a portion of the compensation provided for the purpose of subsidizing the affordable units if such units are not rented by qualified low income households. Additional details related to compensation, assembly of subsidies and marketing are contained in the Stoneridge Specific Plan Development Agreements.

To the extent that the number of affordable units produced on any of the three multi-family parcels in the Plan Area exceeds the number of affordable units allocated to that parcel, the excess units shall be credited towards the affordable allocation assigned to another Stoneridge multi-family parcel or parcels.

3.4 DENSITY BONUS

The City may, in accordance with Chapter 19.28 of the Roseville Zoning Ordinance (the Density Bonus Ordinance), assign additional residential units to projects in the Stoneridge Specific Plan Area. The additional dwelling units would be assigned for the purpose of achieving the affordable housing goal by providing a "density bonus" and, thereby, reducing the average development cost of the individual units. Such density bonus units would be assigned by a supplemental Affordable Housing Development Agreement or other form as required by the City to individual projects on a case-by-case basis, and may constitute a portion of the compensation for the provision of units affordable to low income households.

3.5 IN-LIEU AFFORDABLE HOUSING FEE

To the extent an in-lieu affordable housing fee is adopted on a city-wide basis, the Stoneridge Specific Plan landowners may be allowed to satisfy a portion of their affordable housing obligations through this means.

AGREEMENT 4.3.2 Affordable Housing Program

The Stoneridge Specific Plan allocates ten percent (10%) or 243 dwelling units to be affordable to very low, low and middle level incomes. This will be accomplished by offering purchase housing which is affordable to the middle income levels, as well as multi-family housing which will be affordable to the low income levels.

4.3.3 Purchase Housing Affordable to Middle Income Households

Of the total 2,426 units within the Plan Area, sixty (60) single family purchase units, or twenty five percent (25%) of the total affordable units, will be designated for purchase by middle income households.

Purchase dwellings will be located on MDR parcels. The precise distribution of individual lots which are candidate locations for middle income purchase units will be designated prior to the approval of the final map for each parcel or portion of the parcel through execution of an Affordable Housing Development Agreement for middle income purchase units.

Affordable purchase units will typically be detached units, half plex units or townhouses. The affordable purchase dwellings will be compatible with surrounding market rate purchase units in terms of style and external finishes. Precise conditions for providing the middle income affordable housing are defined in the project development agreement.

4.3.4 Multi-Family Housing Affordable to Very Low/Low Income Households

Two sites, Parcels 34 and 38 are designated for multi family use to accommodate 183 rental units affordable to low income households. All of the 83 units on Parcel 34 and 100 of the 230 units on Parcel 38 shall be obligated as affordable units . Specific methods and obligations for implementing the housing program will be defined through execution of a subsequent Affordable Housing Development Agreement. Such methods may include, but are not limited to:

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

For very low/low income households (50% - 80% of regional median household income or less) the monthly rent should not exceed thirty percent (30%) of gross monthly income.

4.3.5 Housing Policies

1. The landowner shall provide for the development of 60 purchase units affordable to middle income households. The city shall not be responsible for subsidies relating to the sale of any middle income purchase units.
2. Purchase dwelling units affordable to middle income households shall be designed to be compatible with adjacent market rate units. The exact locations and obligations relating to the affordable purchase units shall be specified prior to approval of each residential lot final map through execution of an Affordable Housing Development Agreement for middle income purchase units.
3. The landowner shall designate all of Parcel 34 (83 units) and 100 of the units on Parcel 38 for the development of 183 units of multi unit housing affordable to very low/low income households. Prior to the approval of any final map which includes these two parcels, city and landowner shall enter into an Affordable Housing Development Agreement specifying obligations relating to the units.
4. If the actual number of dwelling units constructed in the entire Plan Area is less than 2,426, the allocation of affordable units will be proportionally reduced to maintain the goal of 10% affordable units.

SECTION 4: CIRCULATION ELEMENT

4.1 CIRCULATION CONCEPT

The circulation system for the Stoneridge Specific Plan Area provides a coordinated system of streets which allow for efficient vehicular travel, public transit, bikeways and pedestrian paths. The Plan Area is served by Sierra College Boulevard on the east, Olympus Drive on the south, and a portion of Roseville Parkway on the west. With development, Stoneridge will play a key role in completing the circulation network planned for this quadrant of the City.

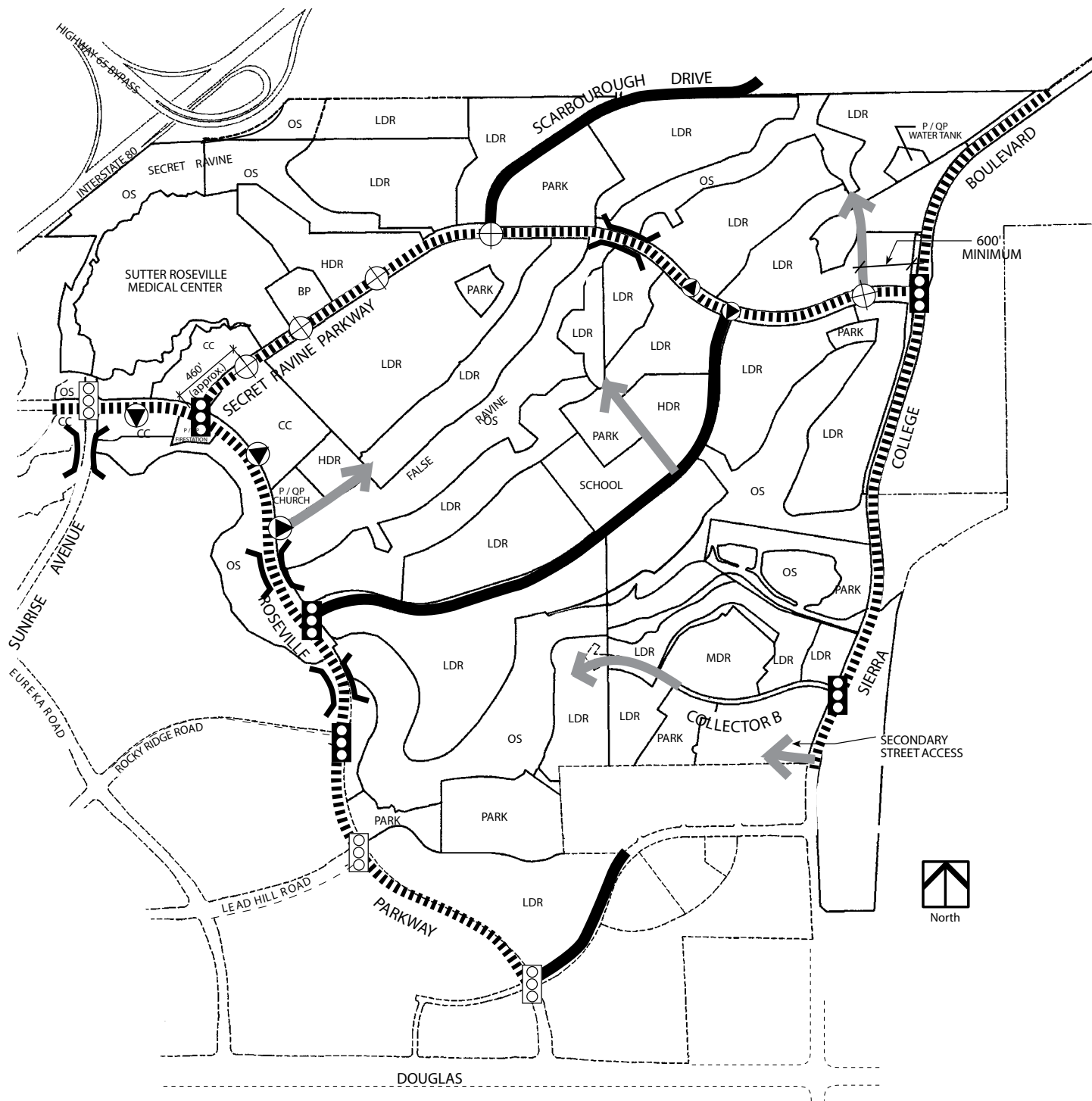
The street system is organized in a hierarchy of roadways with one major arterial (Roseville Parkway) and two minor arterials (Sierra College Boulevard and Stoneridge Drive) carrying traffic to and through the Plan Area. Stoneridge Drive will provide an east-west connection from Sierra College Boulevard to Roseville Parkway, thereby providing an alternative for traffic that would otherwise utilize Douglas Boulevard. Residential collector streets will provide access into individual neighborhoods. Local streets will be designed in conjunction with each individual development.

The Stoneridge Plan Area also includes an extensive pedestrian trail and bikeway system. Trails are located within the open space corridors which form a loop through the Plan Area. Sidewalks are adjacent to all public streets within landscaped corridors, and Class II bike lanes are provided along all arterial and collector streets. Landscape corridors are included in street right-of-way where adjacent to LDR parcels. This system of sidewalks and trails creates linkages through the Plan Area, providing a viable alternative to driving. In addition, it is anticipated that public transit will ultimately be extended to the Plan Area.

Sequencing of circulation improvements is detailed in Section 7 of this Specific Plan, Land Use and Infrastructure Sequencing.

4.2 STREETS

Exhibit 4-1, the Circulation Master Plan illustrates the hierarchy of roadways, depicts the intersections which will require signalization, and provides locations for appropriate turning movements on arterial streets. To facilitate through travel, and to minimize breaks in landscape medians, 4-way access and left turn access points on arterials are limited to those locations reflected on Exhibit 4-1. Right turn access and turning movements for collector streets shall be determined with submittal of detailed maps. Turn movements are subject to providing adequate sight distance and all turning movements shown are subject to approval by the City and conformance with City Improvement Standards.



ACCESS:

-  4-WAY ACCESS
-  LEFT TURN ACCESS
-  2 LANE COLLECTOR STREETS
(ACCESS TO BE DETERMINED)
-  LOCAL STREETS
(ALIGNMENT TO BE DETERMINED)
-  BRIDGE CROSSING

-  EXISTING SIGNAL
-  PLANNED SIGNAL
-  ARTERIAL STREETS

Exhibit 4-1
Circulation Master Plan

Note: Larger scale map on file with City.

Table 4-1 provides a summary of required street improvements. These improvements are illustrated by the following street section exhibits. Details relating to landscape corridor/PUE and median improvements are included in Appendix A, Design Guidelines.

Table 4-1
Summary of Street Improvements

Street Type	R.O.W. ⁽⁵⁾	(Travel Lanes) Width	Landscape Median	Sidewalk Width	Landscape Corridor/PUE ⁽⁶⁾
Arterial Streets:					
Roseville Parkway	100'	(6) 12'	14'	8'	25' - 50' ⁽¹⁾
Sierra College Boulevard	76'	(4) 12'	14'	8'	50' - 65' ⁽²⁾
Secret Ravine Parkway	76'	(4) 12' ⁽⁸⁾	14'	8'	25' - 35' ⁽⁷⁾
Collector Streets:					
Olympus Drive ⁽⁴⁾	76'	(4) 12'	---	5'	25'
Scarborough Dr./Other Collectors	48'	(2) 17'	---	5'	25'
Local Streets:					
Primary Residential	46'	(2) 12'	---	4'	25' ⁽³⁾
Minor Residential	42'	(2) 10'	---	4'	25' ⁽³⁾

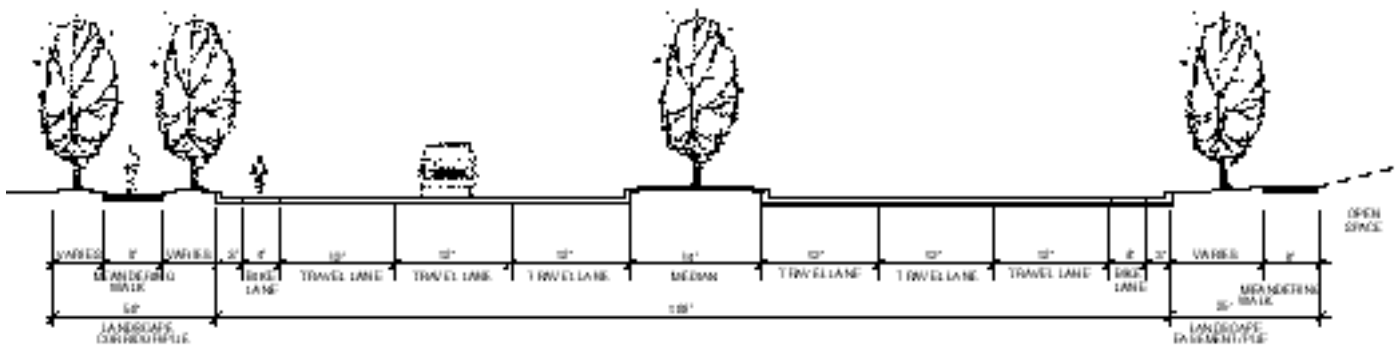
Note: Additional street width may be required at intersections to allow for double left turn pockets, "free" right turns or bus turn-outs. Final design will be determined with submittal of roadway improvement plans.

- (1) A 25' landscape corridor/PUE to be provided adjacent to open space, 50' adjacent to all other land uses.
- (2) A 65' wide landscape corridor/PUE to be provided north of intersection of Secret Ravine Parkway on west side of roadway only. 50' wide landscape setback south of intersection of Secret Ravine Parkway on west side of roadway only, expanding to 65' wide in the area just south of Stoneridge Drive intersection to allow for community entry signage, tapering to 50-feet.
- (3) Residential lots will typically front-on or side-on to local streets. In such cases, standard front and side yard setbacks will apply. Where local streets are adjacent to the rear of residential lots or to uses other than single-family residential, the 25' landscape corridor/PUE shall apply.
- (4) At the time of Specific Plan approval, North Sunrise Avenue and Olympus Drive have been constructed to their ultimate R.O.W. configurations.
- (5) Street right-of-way shall reflect back-of-curb to back-of-curb dimensions for collector and arterial roadways. Right-of-way to be expanded to include landscape corridors/PUE when adjacent to single family residential.
- (6) Width of landscape corridor/PUE may be reduced for bus turnouts, turn lanes and merge lanes. Landscape corridor width shall not be reduced to less than 20-feet for such purposes, except for right turn curb flares.
- (7) A 35' wide landscape corridor/PUE to be provided along both sides of Secret Ravine Parkway with a 10' wide landscaped median provided, in addition to turn pockets, from the intersection of Sierra College Boulevard to the first 4-way intersection approximately 600-feet. 25' wide corridor to be provided adjacent to Parcels 13 and 23. Remainder of landscape corridor/PUE along Secret Ravine Parkway to be 30' wide, with a 14' wide landscaped median.
- (8) The intersection at Roseville Parkway will be expanded to 6 lanes to allow for an additional left turn lane.

4.2.1 Arterial Streets

A. Roseville Parkway (Major Arterial)

Roseville Parkway will provide a 100-foot right-of-way from curb to curb with ultimately six 12-foot travel lanes, a 14-foot landscaped median, and a 4-foot Class II bike lane adjacent to the 3-foot vertical curb and gutter (See Exhibit 4-2). An 8-foot separated meandering sidewalk will be provided within a landscape corridor/PUE that varies from 25 to 50-feet. In some cases, the sidewalk may be adjacent to the curb depending on topography and roadway design (eg. sections with bridges or adjacent to steep slopes).



B. Sierra College Boulevard (Major Arterial)

Sierra College Boulevard will be expanded from a two and three-lane undivided facility to a four-lane divided roadway along the eastern edge of the Plan Area. Sierra College Boulevard will provide a 76-foot right-of-way from curb to curb with four 12-foot travel lanes, a 4-foot Class II bike lane adjacent to the 3-foot vertical curb and gutter and a landscape median where topography permits (See Exhibit 4-3). An 8-foot separated meandering sidewalk will be provided within a landscape corridor/PUE that varies from 50 to 65-feet. Adjacent to LDR Parcel 49, the existing embankment will be graded to stabilize the slope. A retaining wall up to a maximum height of 5-feet will be utilized to retain the bank and allow for an 8-foot sidewalk located at back of curb. See Exhibit A-7 in the Design Guidelines for additional detail.

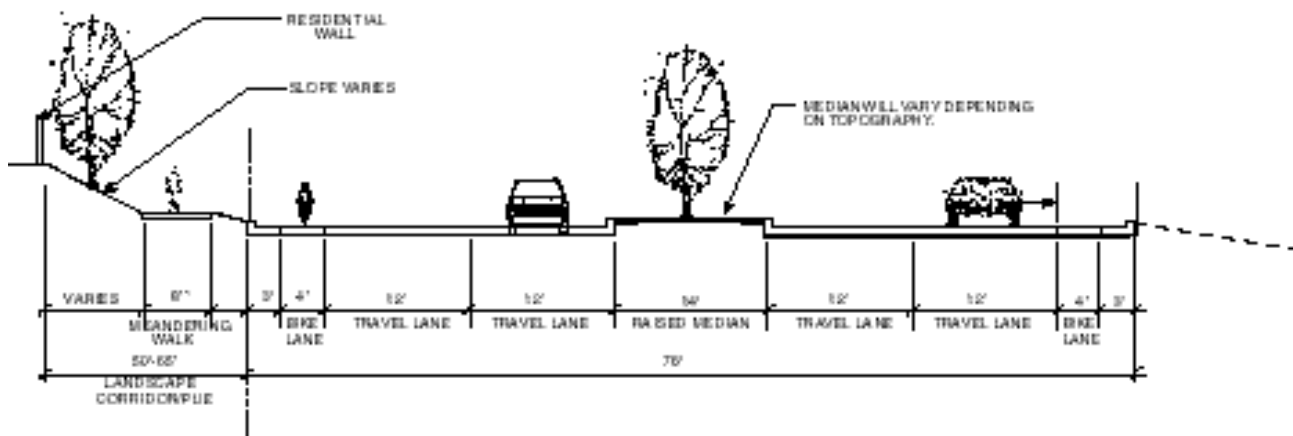


EXHIBIT 4-3 SECTION SIERRA COLLEGE BOULEVARD

C. Secret Ravine Parkway (Minor Arterial)

Secret Ravine Parkway will provide a 76-foot right-of-way with four 12-foot travel lanes, a 14-foot landscaped median, and a 4-foot Class II bike lane adjacent to the 3-foot vertical curb and gutter (See Exhibit 4-4). An 8-foot separated meandering sidewalk will be provided within the landscape corridor/PUE. A 25-foot wide landscape corridor will be provided adjacent to Parcels 13 and 14. A 35-foot wide landscape corridor/PUE with a 10' wide landscape median in addition to left turn pockets, will be provided on Secret Ravine Parkway from the intersection at Sierra College Boulevard to the first 4-way intersection shown on Exhibit 4-1.

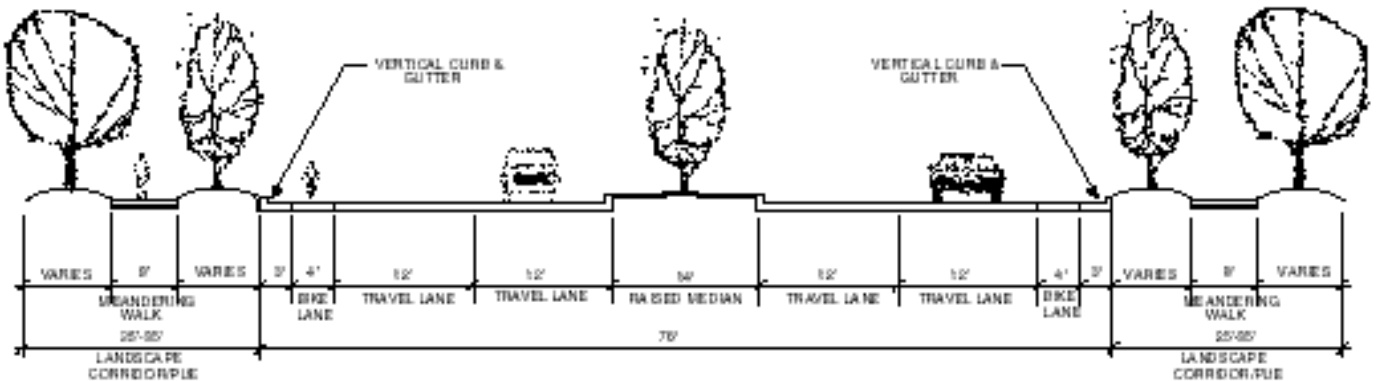


Exhibit 4-4 Section Secret Ravine Parkway

4.2.2 Residential Collector Streets

Three residential collector streets are included in the Specific Plan Area as illustrated by Exhibit 4-1, Circulation Master Plan. These collector streets will provide a 48-foot right-of-way with two 17-foot travel lanes, and a 4-foot Class II bike lane adjacent to the 3-foot vertical curb and gutter (See Exhibit 4-5). A 5-foot separated sidewalk will be provided within a 25-foot landscape corridor. The sidewalk will be setback a minimum of 8-feet from the curb.

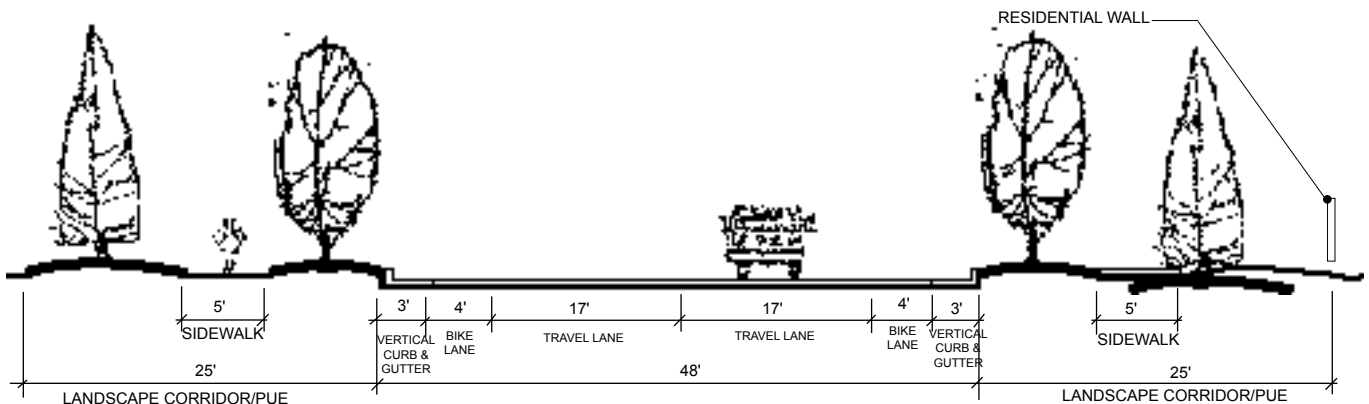


Exhibit 4-5 Section Residential Collector Street

4.2.3 Local Residential Streets

The local residential streets provide access to homes within residential projects and will be designed through the subdivision map and design review process for individual projects. The pattern of local streets will be designed to facilitate access within neighborhoods to parks and schools.

In accordance with City Improvement Standards, local residential streets will provide a 46 or 42-foot right-of-way with two 12 or 10-foot travel lanes, a 7-foot parking lane at curbside, and 4-foot sidewalks (See Exhibit 4-6 and 4-7). A rolled curb and gutter will allow flexibility in locating driveways to individual residences. Residential lots will typically front-on or side-on to local streets. When adjacent to other land uses, a 25' wide landscape corridor shall be provided.

Landscaped medians and a wider street section will be provided at key intersections with collector or arterial streets as part of the entry statement for a particular village. (See Appendix A Design Guidelines).

Private streets may deviate from the local residential street section standards. Private street sections shall be reviewed and approved at the tentative map stage.

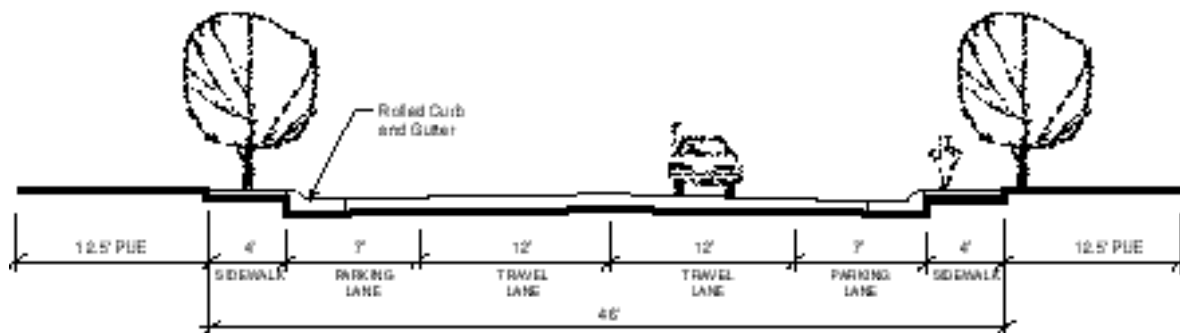


Exhibit 4-6 Section Primary Residential Street Section

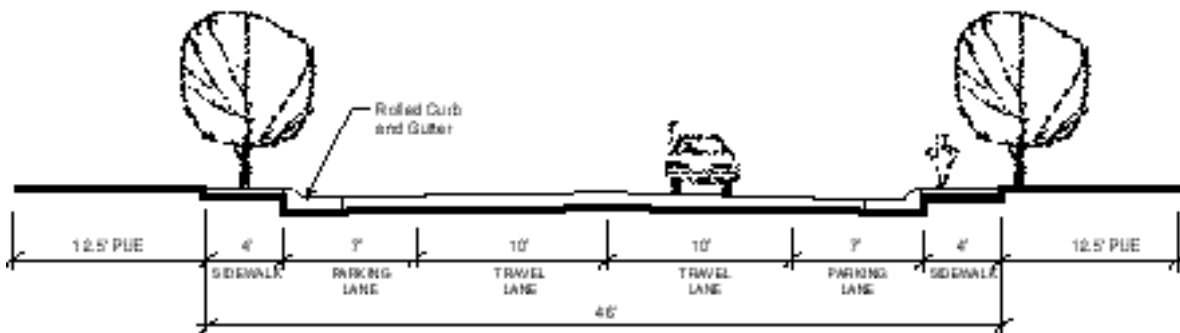


Exhibit 4-7 Section Minor Residential Street Section

4.3 PUBLIC TRANSPORTATION/TRANSIT SHELTERS

The City of Roseville currently operates and is served by the Roseville Transit Fixed Route, the Roseville Transit Commuter Service, and the Roseville Area Dial-a-Ride (RADAR). The fixed route and commuter system operate on regularly scheduled routes that may be extended into the Plan Area as demand warrants and funds are available. RADAR provides reservation, curb-to-curb service throughout the City and will be available to plan area residents with initial development. Roseville Fixed Route passengers can transfer to Placer County Transit (PCT), and to Sacramento Regional Transit (RT) at transfer points in Roseville.

Bus turnouts and shelters shall be located and constructed in accordance with the City's Improvement Standards as required by the Public Works Director.

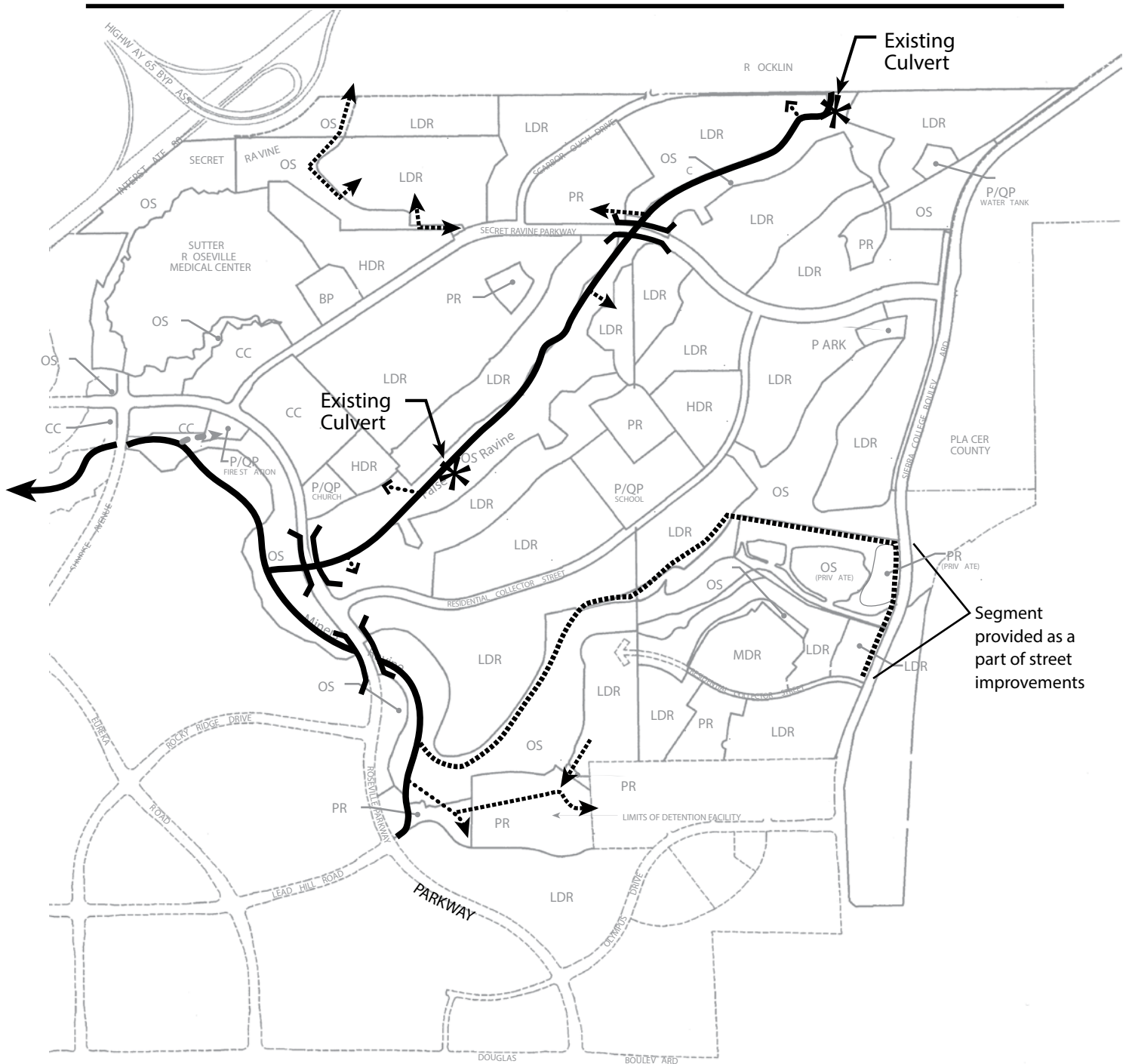
Although not currently served, Sacramento Regional Transit (RT) has planned a light rail extension to Roseville. The Roseville General Plan discusses the potential for several crosstown light rail corridors contingent on funding and ridership constraints. Within the Stoneridge Plan Area, the 50-foot wide landscape setback along the north side of East Roseville Parkway reserves the opportunity to accommodate the potential light rail line.

4.4 TRANSPORTATION SYSTEMS MANAGEMENT (TSM)

Any project site, common work location or employer with 10 or more employees within the Plan Area is required to comply with the provisions of the Roseville Transportation System Management (TSM) ordinance and shall incorporate TSM measures to the degree required by the ordinance. The ordinance is directed at reducing the number and length of home-to-work commuting trips through a variety of methods such as ridesharing and flexible work hours to improve traffic operations and air quality.

4.5 BICYCLE AND PEDESTRIAN PATHWAY SYSTEM

The bicycle and pedestrian circulation system is a key element of the Stoneridge Specific Plan. This system provides a variety of opportunities to encourage people to walk or bicycle between land uses and can be traveled by Plan Area residents and the public at-large. The Class I Bicycle Trail System is shown on Exhibit 4-8.



- Existing Class 1 Trail
- Future Class 1 Trail
- - - - - Emergency Access Only



- Trail Crossing Under Road
- Trail Crossing of Creek via Culvert



Exhibit 4-8 Class I Bikeway Master Plan

Note:
All trail access points to adjacent land uses shall be provided in accordance with the Stoneridge Design Guidelines, Appendix A.

The bicycle and pedestrian system within the Stoneridge Plan Area is comprised of the following components:

- Approximately 3.7 miles of Class I or paved off-street bike trails are provided through the natural open space corridors of Miner's, False and Secret Ravines. All Class I trails shall provide 10-feet of pavement, striped to Cal Trans standard, and 2-foot decomposed granite/gravel shoulders provided on each side, for a total of 14-feet. Bike trails will pass under major arterials or cross at the street when near intersections. These open space trails will allow for the unimpeded flow of bicycle traffic and are wide enough to accommodate pedestrian traffic as well as emergency and maintenance vehicles.
- Approximately 6 miles of Class II or designated on-street bike lanes will be provided along all arterial and collector roadways within the Plan Area. The standard bike lane will provide 4-feet on the paved road section and an additional 2.5-feet in the standard vertical curb and gutter section. Bike lanes will be designated with signage and a painted stripe.
- Bicycle traffic is allowed along all local streets. In some cases routes may be designated in accordance with Class III standards.
- Eight-foot meandering pedestrian walkways will be located within the landscape corridor along arterial streets.
- A 5-foot separated sidewalk will be provided within the landscape corridors along all collector streets.
- A 4-foot sidewalk will be provided along all local residential streets.
- A 10' wide class I bike trail shall be provided along the west side of Sierra College Boulevard located within the landscape setback. This trail shall extend from the point of connection with the Miners Ravine bike trail at the north east corner of Parcel 60 to Collector B.

SECTION 5: RESOURCES MANAGEMENT ELEMENT

5.1 RESOURCE MANAGEMENT CONCEPT

The Stoneridge Specific Plan is designed to conserve natural resources and mitigate, to the extent feasible, the impacts associated with the development of the Plan Area. The land use plan establishes open space corridors to protect sensitive habitat areas and preserve natural drainageways. A majority of the resources along Miner's, False and Secret Ravine are located within designated open space. In addition, the Specific Plan includes design guidelines to address issues such as landscape transitions between development and open space.

The Stoneridge Specific Plan is a complex site characterized by rolling foothill terrain with flat, grassy bluffs and intervening ravines or drainages. Several types of wetlands exist on-site including perennial and intermittent streams located in the ravines, and vernal pools which are located on blufftop areas. Stands of native oaks generally follow the creek corridors of Secret, Miner's and False Ravines. The four areas of resource management which warrant particular attention are viewsheds and grasslands, wetlands and woodlands. The potential impacts on other resources such as water and air quality, geology and soils, energy, historic and cultural resources have been evaluated in the Stoneridge EIR.

5.2 VIEWSHEDS/GRASSLANDS

Annual grasslands dominate the plateau areas within Stoneridge. Few trees are supported in this grassland habitat due to the hardness of soils, lack of moisture, predominance of shallow hardpan and past grazing activities. The plateau grassland areas allow for both short and long range views. In particular the northeast portion of the Plan Area along Sierra College Boulevard provides regional views of the South Placer and Sacramento area to the south. There are also on-site views into the open space corridors and the riparian woodland.

The majority of grassland areas will be impacted by proposed development, however one area is specifically identified as a preserve. Parcel 44 is intended to provide a preserve area for vernal pools and annual grasslands, while also creating a "view window" into and over the project from Sierra College Boulevard. This parcel is located along the prime view corridor from Sierra College Boulevard and has been configured to retain a portion of the view looking south from the roadway. The topography of the site drops away from Sierra College Boulevard, allowing views to be preserved over the top of future development. Details relating to the treatment of this view corridor and other views in the Plan Area are included in Appendix A, Design Guidelines. Exhibit A-8 in Appendix A provides a detail of Parcel 44 treatment.

5.3 WETLANDS

Several types of wetlands are located within the Stoneridge Specific Plan Area. Development which directly impacts wetlands is subject to a permit issued by the U.S. Army Corps of Engineers (USACOE) under Section 404 of the 1972 Clean Water Act, as well as the jurisdiction of other federal and state agencies.

Due to the scattered distribution of vernal pools and other seasonal wetlands, all wetlands in the Stoneridge Specific Plan Area cannot be avoided if development is to occur. Generally, wetlands are assumed to be impacted in all areas where the land use is other than open space. Exhibit 5-1 superimposes the distribution of existing wetlands over the Land Use Plan. Table 5-1 summarizes the amount of existing wetland acreage, areas to be impacted and compensated for, and the remaining wetland acreage to be preserved on-site. The location and degree of wetlands is subject to change pending field verification and permitting.

Each landowner within the Stoneridge Specific Plan is required to secure the necessary wetland permits prior to development activity. Each landowner shall implement an approved wetland preservation and compensation program per the requirements of the wetland permit. Such permits will incorporate all properties within the Plan Area including parks and other properties to be conveyed to the City. As specified in the Roseville General Plan, a Wetland Mitigation Plan shall be prepared to *"regulate the preservation, mitigation, monitoring and maintenance of wetland areas in coordination with the California Department of Fish and Game, U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service and U.S. Environmental Protection Agency"*. Wetland impacts shall be analyzed and a suitable compensation wetland type shall be used which mitigates for the functions and values of the impacted wetlands to ensure no net loss of wetlands. Mitigation ratios will be negotiated with the appropriate permitting agencies.

Table 5-1
Summary of Wetland Acreage and Impacts

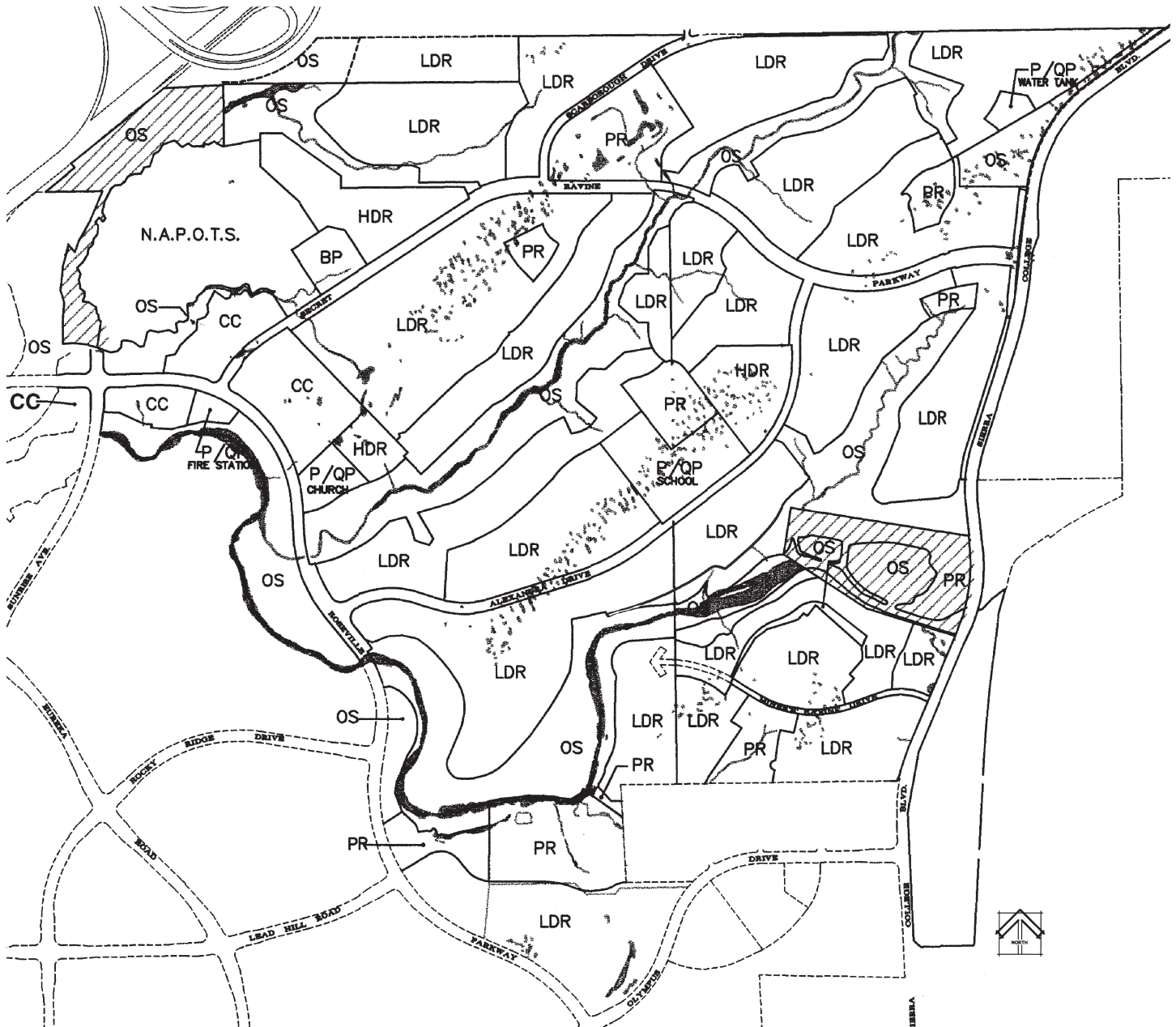
Wetland Type	Existing Acres ⁽¹⁾	Amount of	Total
		Impact Acres (Compensation)	Remaining Acres (Preserved)
Vernal Pool ⁽²⁾	4.48	4.20	0.28 ⁽²⁾
Seasonal Wetland	4.88	1.41	3.47
Drainage Swale	0.29	0.28	0.01
Intermittent Drainage	3.48	0.52	2.96
Perennial	2.30	0.00	2.30
Riparian Woodland	0.87	0.02	0.87
Seep	0.03	0.00	0.03
Constructed Wetland	0.05	0.00	0.05
Total	16.38	6.41(39%)	9.97(61%)

Source: Sugnet & Associates, Foothill Associates, July 1997

(1) Acreage does not include potential wetland areas on Parcels 16, 17, 26, 60 and 61. Parcel 26 is designated OS and no activity is proposed. Parcels 16, 17, 60 & 61 are designated UR and will be required to secure necessary wetland permits once zoning is granted.

(All acreage subject to change pending field verification and permitting of comprehensive mitigation plan for the Specific Plan).

(2) Vernal pools preserved on Parcel 20 are not included in the preserved acreage calculation. Amount of preserved acres including Parcel 20 is 0.68. This preserve will remain until the appropriate jurisdictional agencies have approved acceptable off-site mitigation.



 Areas Not Delineated

 Delineated Wetland ⁽¹⁾
(including Vernal Pool, Seasonal Wetland, Drainage Swale, Intermittent drainage, Perennial Stream, Riparian Woodland, and Seep)

(1) Subject to change pending field verification and permitting of a comprehensive mitigation plan for the specific plan.

Exhibit 5-1 Wetland Distribution

A majority of the existing wetlands within open space parcels are proposed to be preserved on-site. Wetlands on land designated for all land uses except open space are proposed to be impacted and require mitigation. Off-site mitigation will be the primary wetland mitigation strategy for the Stoneridge Plan Area. Off-site mitigation will occur at an agency approved mitigation bank or at another agency approved location. Mitigation credits will be purchased from an agency approved mitigation bank, or the applicant will purchase land at an off-site location and construct the compensation wetlands. Parcel 44 is designated as open space and will preserve existing wetlands.

Based upon habitats identified within the Plan Area, special-status species may exist. For federally-or-state-listed species, determinate surveys must be conducted as part of the wetland permitting and mitigation programs to verify existing habitat and species types within Plan Area properties prior to development.

5.4 OAK AND RIPARIAN WOODLANDS

The Stoneridge Specific Plan is subject to the policies and procedures of the City of Roseville Tree Preservation Ordinance. As a result, any tree removal, development activity or construction of infrastructure within the protected zone of native oaks will require a tree permit from the city. The Tree Preservation Ordinance requires that oak trees approved for removal be compensated on an inch-for-inch basis. A minimum of fifty-percent (50%) of this compensation must be with native oak species.

The oak and riparian woodlands along Miner's, Secret and False Ravines are important as plant and animal habitats. Extensive mixed oak woodlands are found within and along the upland edges of the ravines. The oak woodlands are comprised of sparse to dense stands of blue oak and interior live oaks, with a grassland understory. The oak woodlands in the ravines transition to riparian woodland in and along drainageways and streams. Secret Ravine and False Ravine support a dense, continuous overstory of valley oaks, cottonwood and other species. Miner's Ravine supports a sparser riparian overstory than along Secret Ravine, and is dominated by interior live oak, willow and ash.

Impacts to oak and riparian woodlands in the Stoneridge Specific Plan Area cannot realistically be avoided if development is to occur. The Land Use Plan avoids these woodlands, to the extent practical, by designating the ravines and drainageways as open space. The summary of estimated impacts and preservation of oak and riparian woodlands is shown in Table 5-2. Of the estimated 352 acres of oak woodland within the Plan Area, 210 acres or approximately sixty-percent (60%) are within open space areas or parks. To the extent feasible, native oaks located outside of the open space areas will be preserved through project design. Any oak tree proposed to be impacted by development or approved for removal shall be mitigated in conformance with the Roseville Tree Ordinance and the project EIR.

Table 5-2

Summary of Oak and Riparian Woodlands

Acres lost to primary roads and infrastructure	10.0± (3%)
Acres within development areas	132.0± (37%)
Acres preserved in open space and parks	210.1± (60%)



 Oak Woodland and Riparian Woodland

Exhibit 5-2 Oak and Riparian Woodlands

SECTION 6: PUBLIC FACILITIES AND SERVICES ELEMENT

6.1 PUBLIC FACILITIES AND SERVICES CONCEPT

The Stoneridge Specific Plan will provide the infrastructure necessary to serve the needs of the Plan Area residents and will provide some infrastructure which benefits the greater City of Roseville area. Services to be provided include water, sewer, storm drainage, solid waste disposal, fire and police protection, schools, library, utilities, parks and open space. Phasing of facilities is discussed in the Land Use and Infrastructure Sequencing Element, Section 7. Details relating to infrastructure improvement obligations are included in the Stoneridge Development Agreements. Table 6-1 summarizes the service providers to the Stoneridge Specific Plan.

While the Stoneridge Specific Plan Area encompasses 1,089 acres of vacant land, existing infrastructure was in place around the perimeter and within the Plan Area to facilitate development. The following sections provide an overview of the existing infrastructure, identify the "backbone" infrastructure that will be required to adequately serve the Plan Area and discuss how these facilities will be developed.

Table 6-1
Service Providers

Service	Provider
Water	City of Roseville and P.C.W.A.
Sewer	City of Roseville
Drainage/Flood Control	City of Roseville
Solid Waste Disposal	City of Roseville
Fire Protection	City of Roseville
Police Protection	City of Roseville
Schools	Roseville Joint Union High School District Roseville City School District and Eureka Unified School District
Library	City of Roseville
Electric Service	Roseville Electric Utility
Natural Gas	Pacific Gas and Electric
Telephone	Roseville Telephone Company
Cable	Jones Intercable/Starstream Cable
Parks & Recreation	City of Roseville

All public facilities shall be constructed, dedicated and easements provided, consistent with this Specific Plan, City of Roseville General Plan requirements and the provisions of the project development agreements, environmental impact report, capital improvement projects, associated tree permits, and other required entitlements and permits.

6.2 WATER

The Plan Area lies within water Pressure Zones 2 and 3. The City of Roseville will serve the Plan Area with water in Pressure Zone 2. Pressure Zone 3 will be served by the Placer County Water Agency (PCWA). The City of Roseville obtains its water supply from Folsom Lake under a contract with the Federal Bureau of Reclamation and from PCWA.

6.2.1 Existing Water Facilities

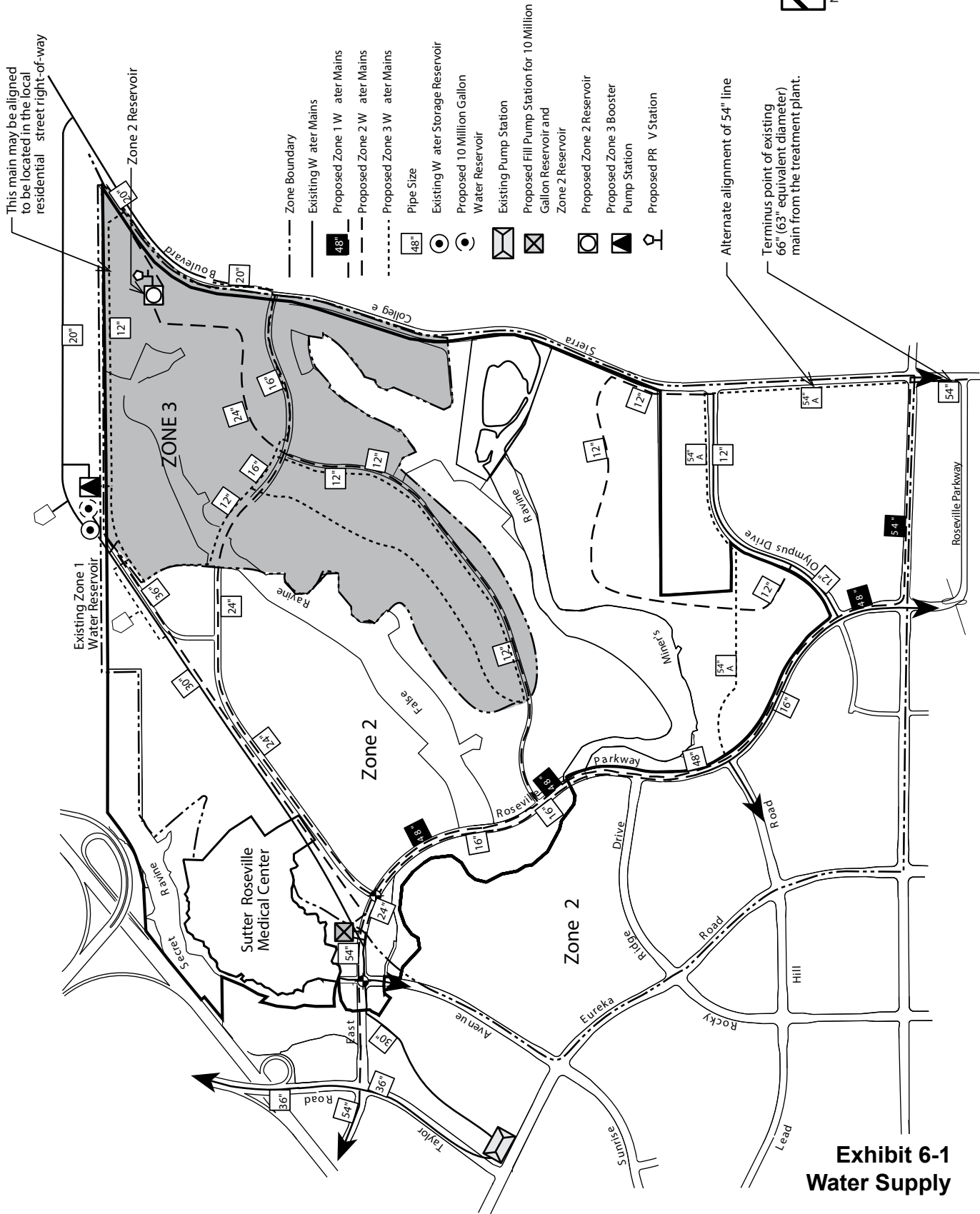
The existing City transmission system draws its major water supply from the Roseville Treatment Plant located on Barton Road in Placer County. The City has two parallel transmission mains, (63-inch equivalent diameter and 48-inch diameter) from the treatment plant to the intersection of Roseville Parkway and Sierra College Boulevard. The City also has a Pressure Zone 1 reservoir fill pump station at Taylor and Eureka Roads. This pump station is connected to a City of Roseville water reservoir via a 30-inch feed/fill waterline which runs through the Plan Area to the tank located on the northern boundary of Stoneridge. The existing water facilities are shown on Exhibit 6-1.

6.2.2 Planned Water Facilities

In the northeast portion of the Plan Area, the natural topography rises in elevation above the limits of the Pressure Zone 2. Therefore, in order to serve this area, a Pressure Zone 3 will be established above Pressure Zone 2. PCWA will extend a 20-inch transmission main through the Highlands development in Rocklin to the Pressure Zone 1 reservoir located north of the Plan Area. This will be achieved by extending the existing PCWA 20-inch service line in Sierra College Boulevard to the Pressure Zone 3 service area. In addition to the 20-inch line, a Pressure Zone 3 booster pump station will be constructed at the Pressure Zone 1 reservoir. This booster pump station will serve as a secondary supply source for the Pressure Zone 3 service area as well as augmenting peak daily flows to the service area.

The City of Roseville has identified the following improvements to increase water treatment, storage and transmission capacity, which benefit the Plan Area and areas outside of Stoneridge:

- A water treatment plant expansion to 60 MGD (completion in 2001).
- A new 10-million gallon water storage reservoir (completion in 1999) at the City of Roseville's water tank facility located north of the Plan Area.
- A dual purpose pump station to fill the storage reservoirs and to boost pressures in Zone 2 (completion in 1999).
- A 54/48-inch transmission main from the intersection of Roseville Parkway and Sierra College Boulevard to the intersection of North Sunrise and Roseville Parkway.
- A new 54-inch diameter pipeline from the dual purpose pump station to the intersection of East Roseville Parkway and Harding Boulevard (completion in 1999).
- A new 36-inch diameter water storage reservoir feed/fill pipeline (completion in 1998).
- A 60-inch raw waterline from Folsom Dam to the water treatment plant (completion in 2000).



**Exhibit 6-1
Water Supply**

The planned water distribution system for the Plan Area is shown on Exhibit 6-1. The specific on-site transmission and distribution systems will consist of 12, 16 and 24-inch transmission mains within the major road system. Eight and 12-inch lines will provide service within the local street network. All water mains will be installed within the public rights of way or public utility easements.

6.3 SANITARY SEWER

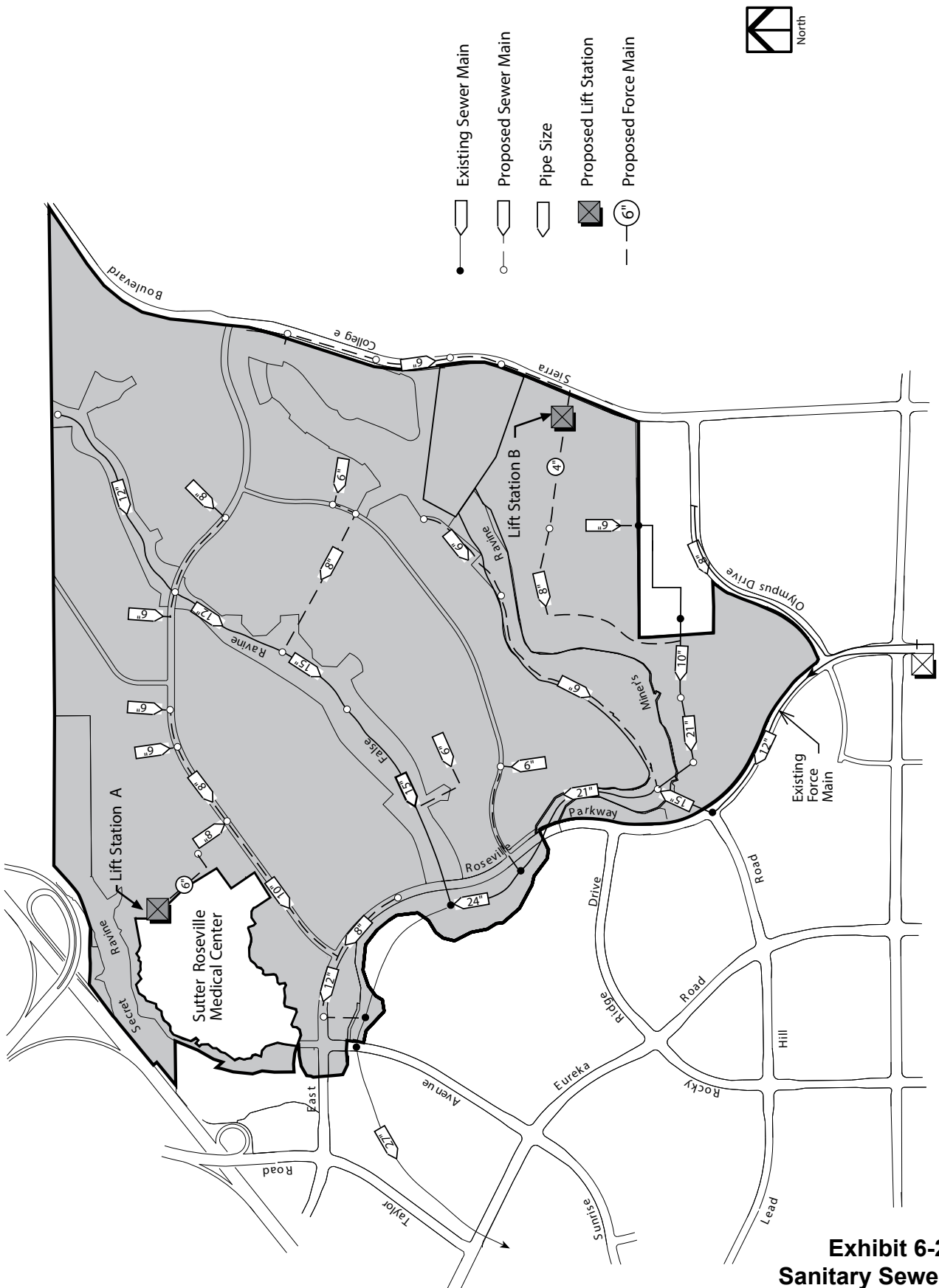
Sanitary sewer service is provided to the Plan Area by the Roseville Regional Wastewater Treatment Plant located on Booth Road adjacent to Dry Creek. The Stoneridge Plan Area was included in the sizing requirements for the recent plant expansion and interceptor extensions. Wastewater will be conveyed from the Plan Area through the existing Miner's Ravine interceptor and the Dry Creek interceptor to the treatment plant.

6.3.1 Existing Sewer Facilities

In 1989, the City of Roseville administered the construction of a 66-inch interceptor through the City of Roseville and up Dry Creek to Miner's Ravine. The Miner's Ravine interceptor varies in size from 21 to 36-inches, located within Miner's Ravine from Harding Boulevard to the intersection of Roseville Parkway and Lead Hill Road. In 1997, the False Ravine interceptor was constructed, which will serve a portion of the City of Rocklin and the Plan Area. A 15 and 12-inch line was extended from the confluence of False and Miner's Ravine up to Secret Ravine Parkway, and a 12-inch line extends from this point to the north boundary of the Plan Area and extends north to serve development outside of the Plan Area. The existing sewer facilities are shown on Exhibit 6-2.

6.3.2 Proposed Sewer Facilities

The development of sanitary sewer service for the Plan Area will extend sanitary sewer lines from the existing trunk lines in Miner's and False Ravines as well as in local and collector streets. An 8" to 6" line will be extended from the terminus of the existing line in Miner's Ravine near Lead Hill Drive, up Miner's Ravine to Parcel 59. The alignment of the sanitary sewer up Miner's Ravine will be aligned to maintain the manhole rims above the 100-year flood plain. Sanitary sewer pipe materials will be required to minimize potential infiltration during periods of basin inundation. Two sanitary sewer lift stations will be required to serve the Plan Area. One sanitary sewer lift station, lift station A will be required to serve Parcels 17, 24 23 and 27. The station will serve a portion of the apartment site (Parcel 23) and 133 single family lots (Parcels 17 and 27). The station will be located at the northwest corner of Parcel 23. Lift station A will have a peak flow of 0.20 MGD. The second sanitary sewer lift station, lift Station B will be located near the intersection of Sierra College Boulevard and Collector B Street. This station will serve 365 single family lots in Parcels 49, 51, 52, 54 and 55. The station will have a peak flow of 0.31 MGD. The initial locations and sizes of the collection system are shown on Exhibit 6-2.



6.4 DRAINAGE AND FLOOD CONTROL

The City of Roseville will service the drainage and flood control facilities for the Plan Area. The Plan Area consists of several ravines which drain into Miner's Ravine, the major tributary traversing the site.

6.4.1 Existing Conditions

The northern portion of the Plan Area drains into Secret Ravine which merges with Miner's Ravine near the intersection of Roseville Parkway and Sunrise Boulevard. The central portion of the Plan Area drains into False Ravine which merges with Miner's Ravine near East Roseville Parkway. The southern portion of the Plan Area drains directly into Miner's Ravine. Miner's Ravine is a major creek and drainageway which originates in the Granite Bay area and flows through the Plan Area and under Interstate 80 where it merges with Antelope Creek to become Dry Creek. The natural sloped terrain and shallow soil depths with underlying rock result in a high percentage of natural runoff. However, even with the natural runoff conditions, the ravines drain quickly after rainfall occurs.

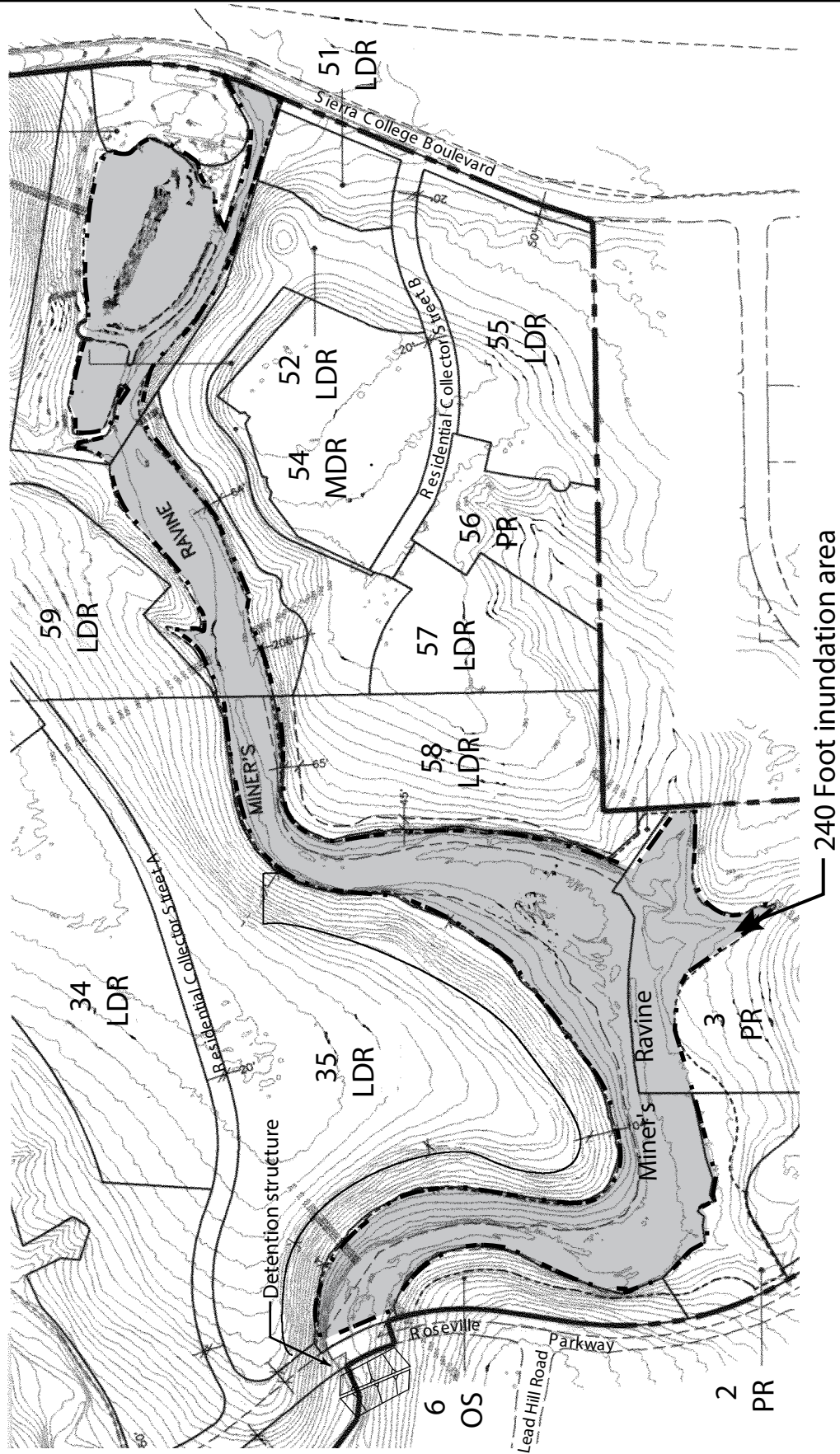
6.4.2 Proposed Drainage Facilities

The development of the Plan Area drainage facilities will be designed in conformance with the Roseville General Plan and the Master Drainage Plan prepared by Montgomery Waston for the Placer County Flood Control Agency. In accordance with the Montgomery Waston report, the Plan Area is one of several areas within the lower portions of the watershed that have been scheduled to release all local on-site flows. This drainage system management will prevent the combining of onsite and upstream flows which would result in increased peak flows downstream. The detention of Plan Area flows would increase rather than decrease downstream peak flows. Therefore, the specific plan drainage facilities are designed to minimize detention of Plan Area flows.

The Dry Creek Watershed Flood Control Plan, prepared by Montgomery Watson, identified a site for a regional detention basin on Miner's Ravine within the Plan Area. This site is one of eleven potential detention sites within the Dry Creek Watershed needed to help mitigate flood control problems along Dry Creek. The detention site proposed within the Stoneridge Plan Area is of significant interest because this site will provide fifty percent of the overall proposed regional detention volume. This detention facility is not a requirement for development of the Plan Area, however the Specific Plan Area will accommodate the facility and will facilitate its construction by assisting in funding the facility construction, identifying the structural envelope and providing fill material if timing of onsite development matches the timing of the detention structure construction.

The proposed detention storage area will cover approximately 74 surface acres and have a proposed storage volume of approximately 811 acre feet. The proposed detention structure will pond storm drainage up to an elevation of 240 feet, inundating the Miner's Ravine drainageway as shown on Exhibit 6-4. The land use plan accommodates the physical constraints of the proposed detention facility by designating the area as open space. Structures will be prohibited in the proposed inundation area. The design of Roseville Parkway will be coordinated to accommodate the addition of the detention structure.

**Exhibit 6-4
Detention Limit**



Since, at the time of Plan approval, the final design for the detention facility had not been developed and the environmental certification process has not been initiated, the land use is designed to work with or without the detention facility. Without the detention structure, less of the open space areas would be inundated during a 100-year event. A separate permitting and environmental review process will be required for the regional detention facility to determine its final configuration and impact to Miner's Ravine.

6.5 SOLID WASTE DISPOSAL

The City of Roseville will provide disposal service to the Plan Area. Solid waste will be transferred and disposed at the Western Placer Waste Management Authority facility located northwest of the City. A material recovery facility (MRF) is in operation at the landfill site. The MRF facility receives, separates, processes and markets recyclable materials removed from the waste stream.

6.6 FIRE AND POLICE PROTECTION

Fire protection, suppression, emergency medical services and hazardous materials management are provided throughout the City by the Roseville Fire Department. Each of the City's fully-staffed fire stations provides first response protection to their respective designated subarea of the City. The southeast corner of Roseville Parkway and Sunrise Avenue was designated for a fire station as part of the approved NERSP. As part of the Stoneridge Specific Plan, this site has been shifted to the east to Parcel 8. The new location provides for improved access in and out of the station. This fire station will provide first response to the majority of the Stoneridge Plan Area and the adjacent Northeast Area. The area north of Olympus Heights and west of Sierra College Boulevard will be provided first response by fire station (Station #4) located at 1900 Eureka Road in Johnson Ranch.

The Roseville Police Department will serve the Plan Area. The police department provides all operations and patrols out of a central station located at 401 Oak Street, approximately 3 miles from the Plan Area.

6.7 SCHOOLS

The Stoneridge Plan Area is entirely within the Roseville Joint Union High School District, but at the time of approval was covered by three elementary districts; the Roseville City, Eureka Union and Rocklin Unified School Districts. District boundaries are adjusted to correspond to Plan Area and City boundaries. With these boundaries adjustments, the majority of the Plan Area will be served by Roseville City School District, as shown in Exhibit 6-5. One single family residential neighborhood, Parcel 1, located in the southeast corner of the Plan Area, will be served by Eureka Union School District. The Rocklin Unified School District will not include any of the Plan Area.

A 15.4 acre elementary school site is designated on Parcel 38 to serve the Plan Area K-6 students within the Roseville City School District. This site is configured to accommodate separate K-3 and 4-6 campuses. Additional capacity is available in the Parcel 38 elementary school site to accommodate students from outside of the Plan Area. The Parcel 38 school site will be reserved for purchase and development by the Roseville City School District in accordance with the provisions of the project Development Agreement. Plan Area intermediate school students within the Roseville City School District will attend Warren T. Eich Junior High School located south of Douglas Boulevard. The K-8 students within Parcel 1 will attend existing schools in the Eureka Union School District. High school students will attend either Woodcreek Oaks High School or Roseville High School.

The anticipated student generation for each school district serving the Plan Area is shown in Tables 6-2 through 6-4. With Parcel 21 designated for senior housing, the student generation will be less than shown in Table 6-2 and Table 6-4. The Stoneridge Specific Plan is required to fully mitigate school impacts in accordance with the Specific Plan development agreements and funding agreements with the respective school districts.

Table 6-2

K-8 Student Generation-Roseville City School District

Land Use	Units ⁽¹⁾	Yield Rates	Students	Schools Required
K-6:				
Single Family	1995	.4039	806	
Multi-Family	695	.1456	102	
Total	2,690	.5495	908	1.5±
7-8				
Single Family	1995	.1106	221	
Multi-Family	695	.0395	28	
Total	2,690	.1501	249	0.3±

SOURCE: Dave Kingsbury Roseville City School District, July 1997.

Table 6-3

K-8 Student Generation-Eureka Union School District

Land Use	Units	Yield Rates	K-8 Students	Schools Required
Single Family	120	.5183	62	
Total	120	-	62	0.1+

Table 6-4

9-12 Student Generation-Roseville Joint Union High School District

Land Use	Units ⁽¹⁾	Yield Rates	Students	Schools Required
Single Family	2115	.2362	500	
Multi-Family	695	.0445	31	
Total	2,810	-	531	0.4±

Note: (1) Includes 34 du on Parcel 17, Guntert Property.

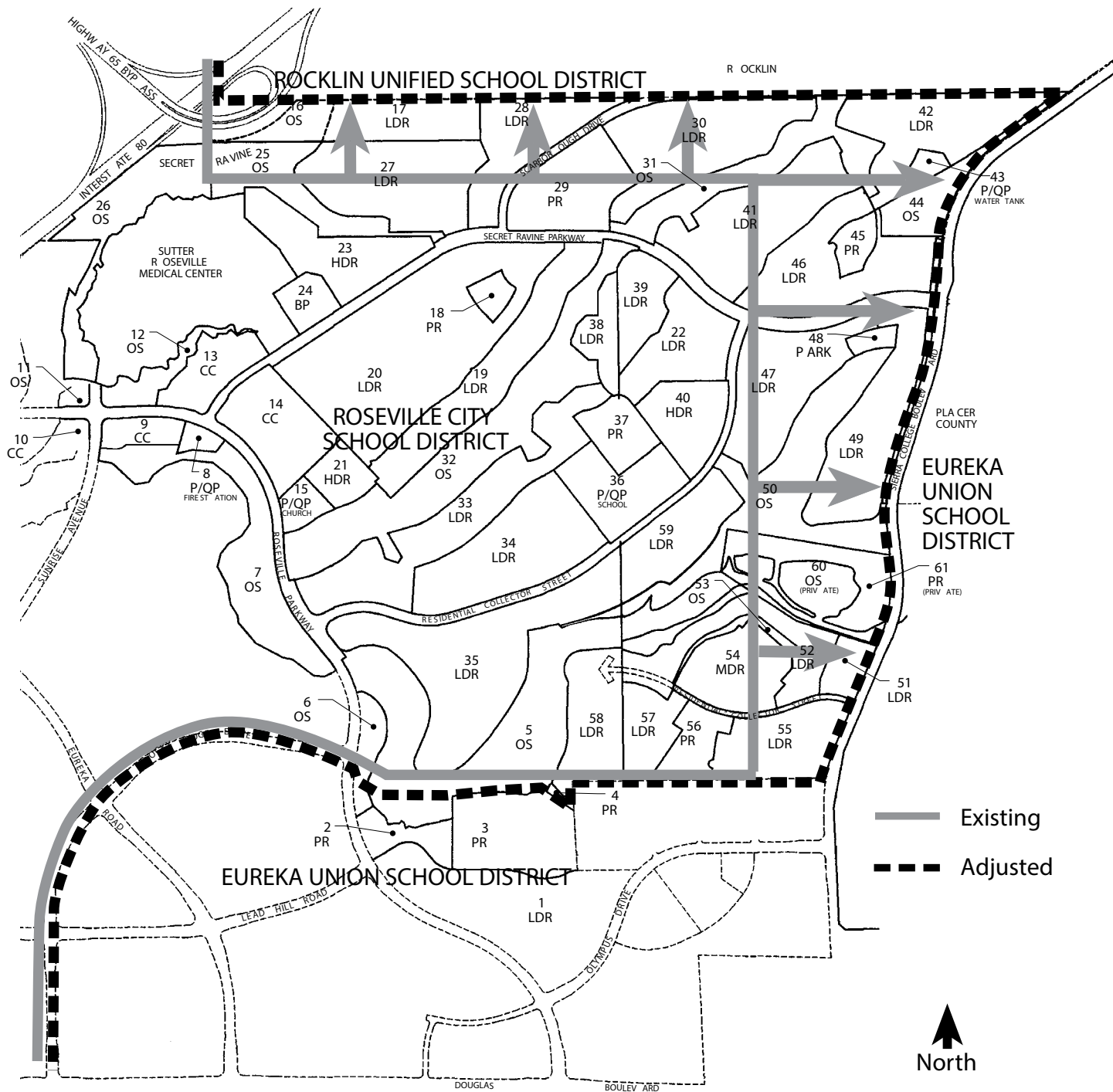


Exhibit 6-5
School District Boundaries

6.8 LIBRARY

The City of Roseville operates a public library system which includes the main library at 225 Taylor Street, approximately 3 miles from the Plan Area, the Maidu Branch located approximately 2 miles south of the Plan Area at Maidu Regional Park, and a planned branch located approximately 2 miles west of the Plan Area in the NCRSP. These existing and planned facilities will be adequate to service Plan Area residents in accordance with City General Plan standards.

6.9 PUBLIC/QUASI PUBLIC UTILITIES

6.9.1 Electricity

The Roseville Electric Department will supply electricity in the Plan Area. The Hardrock Substation within the NERSP will serve the Plan Area. An underground conduit system will be extended along Rocky Ridge Drive from Eureka Road to Roseville Parkway to serve the Plan Area. Once in the Plan Area, underground electrical distribution will be extended to individual projects in conjunction with roadway improvements. If Roseville Parkway is not in place when Phase 2A of construction is started, the Plan Area developers will be responsible to fund the installation of a temporary pole line extension to the service area. The temporary pole line will be designed to provide a looped circuit to the initial development. All electric facilities will be constructed to the current City's Standards.

6.9.2 Street Lighting

Street lighting will be provided along all public streets at intervals in accordance with City standards, and will be financed and constructed as part of the roadway frontage improvements. The height and intensity of street lighting will correspond to the function of the street.

6.9.3 Natural Gas

Natural gas will be provided by Pacific Gas & Electric Company (PG&E), on request and in accordance with the rules and tariffs of the California Public Utilities Commission. PG&E's long-range plans provide for availability of gas service to accommodate increased demand. Delivery of gas service to any particular development within the Plan Area will be extended from existing infrastructure adjacent to the Plan Area. In addition, PG&E will review each development as it is proposed.

6.9.4 Communications

The Plan Area is serviced by Roseville Telephone Company. Cable television will be provided by one or more private cable companies. Distribution lines to individual parcels will be extended from existing infrastructure adjacent to the Plan Area and will occur as development takes place. Delivery of telephone service to any particular development within the Plan Area will be reviewed by the Roseville Telephone company. Delivery of cable service will be reviewed by the appropriate cable provider.

6.10 PARKS AND OPEN SPACE PROGRAM

The Stoneridge Specific Plan Parks and Open Space Program provides a full range of recreational opportunities including active and passive parks, as well as natural open space corridors. This program is structured in response to the unique terrain of the Plan Area and is based on the City of Roseville's "Park Visions 2010" Master Plan.

The Stoneridge Parks and Open Space Program includes seven public park sites designed to provide park facilities for city-wide, community and neighborhood needs. The active park sites have been located in conjunction with the significant natural open space corridors which follow Secret Ravine, Miner's Ravine and False Ravine. This concept creates an interconnected open space system providing pedestrian and bicycle access throughout the Plan Area and allows connections to areas outside the Plan Area. The open space corridors serve to protect natural resources such as wetlands and oak trees, provide land use buffers, and encourage non-vehicular modes of transportation. Two of the active park sites include land which at the time of plan approval were already owned by the City of Roseville (Parcels 3 and 29). Additional land adjacent to the City-owned properties will be dedicated to create larger sites to accommodate the facilities necessary to serve Plan Area park needs.

6.10.1 City of Roseville Park and Recreation Requirements

The Specific Plan provides for a variety of recreation facilities, park land and open space to comply with the fundamental policies of the City Parks and Recreation Element. Policy 1 of the Roseville General Plan Parks and Recreation Element states, "*The City shall ensure the provision of 9 acres of park land per 1,000 residents*". The 2,810 dwelling units in the Plan Area will generate an estimated population of 7,138 residents based on an average household size of 2.54. Average household size generation rates are based on the City of Roseville 2010 General Plan. A total of 64.2 credited acres of park land is required to satisfy the nine acres per 1,000 residents requirement, 42.8 acres which is for active park and 21.4 acres for open space.

The Guntert property (Parcel 17) is to remain zoned urban reserve until the landowner enters into a development agreement with the City. At that time the property owner will meet its fair-share portion of park requirement separately. With the 34 units allocated to the Guntert property excluded from the park dedication calculation, the Plan Area is required to provide 63.5 credited acres of park land.

6.10.2 Parkland Area Provided

The Stoneridge Specific Plan designates 75.9 acres of park, and 263.0 acres of open space area for a total of 339.2 acres or thirty-one-percent (31%) of the total Plan Area. This total includes 25.0 acres of open space and private recreation proposed on Parcels 60 and 61, the Dowling property, 4.5 acres of open space on Parcel 16, Guntert property, and 57.2 acres of City owned property. These properties are to remain zoned urban reserve and, therefore, are not considered for the purposes of meeting the parkland dedication requirements. Each acre set aside for active park

use is credited as a full acre. Partial credit is granted for passive open space which preserves natural features and provides passive recreation opportunities. The park and open space summary is shown on Table 6-5. An illustrative of the overall park and recreation concept is shown in Exhibit 6-6, Parks and Open Space Plan.

Table 6-5 Summary of Park and Open Space Land Provided

Parcel #	Type	Acreage	Credit Ratio	Credited Acreage
Credited Acreage				
Active Parks:				
2,4 ⁽¹⁾	Community	7.0	1:1	7.0
18	Neighborhood	3.0	1:1	3.0
29	Community	4.9	1:1	4.9
37	Neighborhood	8.0	1:1	8.0
45	Neighborhood	4.0	1:1	4.0
48	Mini	2.1	1:1	2.1
56	Neighborhood	7.6	1:1	7.6
	Subtotal	36.6		36.6
Credited Acreage Open Space:				
5 (portion), 7, 50	Miner's Ravine	91.8	1:5	18.35
31, 32	False Ravine	62.5	1:5	12.35
25	Secret Ravine	16.2	1:10	1.62
44	View Corridor	8.7	1:5	1.74
6, 11, 12	Other	12.9	1:10	1.29
26	Secret Ravine	21.2	1:10	2.12
	Subtotal	213.3		37.63
Non-Credited Acreage				
Guntert Open Space:				
16	Secret Ravine	4.5	0 ⁽²⁾	0
Dowling Open Space:				
60	Miner's Ravine	20.2	0 ⁽²⁾	0
Private Recreation/Open Space:				
53	Elliott	2.3	0 ⁽³⁾	0
61	Dowling	4.8	0 ⁽³⁾	0
City Property:				
3	NERSP	20.6	0 ⁽³⁾	0
5 (portion)	Miner's Ravine	22.7	0 ⁽⁴⁾	0
29	Old Reservoir Site	13.9	0 ⁽⁴⁾	0
	Subtotal	89.0		
Total		338.9		
Total Credited Acreage Provided				74.23 acres
Total Credited Acreage Required ⁽⁵⁾				63.5 acres

- Notes:
- (1) Addition to NERSP Park Parcel 3.
 - (2) The Guntert and Dowling properties are zoned urban reserve and will not be granted other zoning until the landowners enter into development agreements with the City. At such time, acreage may be credited to the parcels listed.
 - (3) In accordance with the City's General Plan, private property may not be granted park credits.
 - (4) Property designated in the NERSP and/or already owned by City.
 - (5) Does not include the 34 units assigned to the Guntert property. At the time this property is zoned and a development agreement entered in to landowner will need to comply with City park dedication requirements.

6.10.3 Park Site Concept Plans

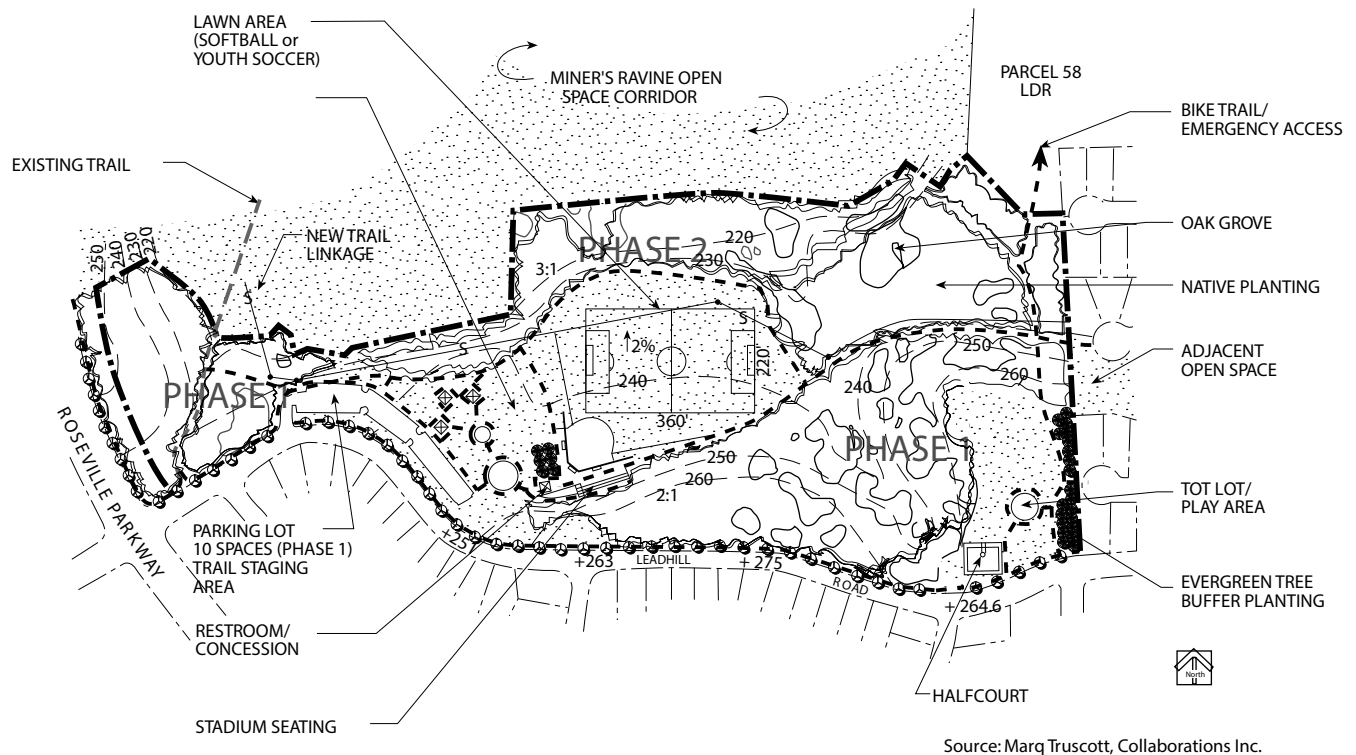
The Plan provides conceptual park designs to illustrate conformance with facilities requirements based on the Facility Standards Chapter VI of the Park Vision 2010 Master Plan. The Plan Area parks provide the necessary facilities as required by the Master Plan. Concept plans may be modified with the preparation of detailed construction drawings to include community gardens or other facilities which match the needs of nearby residents. The final facilities plan modified for each park is subject to review and approval by the City.

6.10.4 Open Space Corridors/Passive Parkland

Open space corridors are designated to preserve natural features and provide trail systems that will allow public access for pedestrians and bicyclists throughout the Plan Area. Recreational activities may include jogging, bicycling, walking and bird watching. Facilities may include trails, picnic areas, rest stops, overlooks and habitat interpretation areas. In some cases wetland preserve areas or sensitive stands of oak trees may be fenced off with a rural-looking fence (e.g. post and cable) to discourage intrusion and to allow establishment of replanting. The locations and design standards for trails are discussed in Section 4, Circulation Element.

Exhibit 6-7

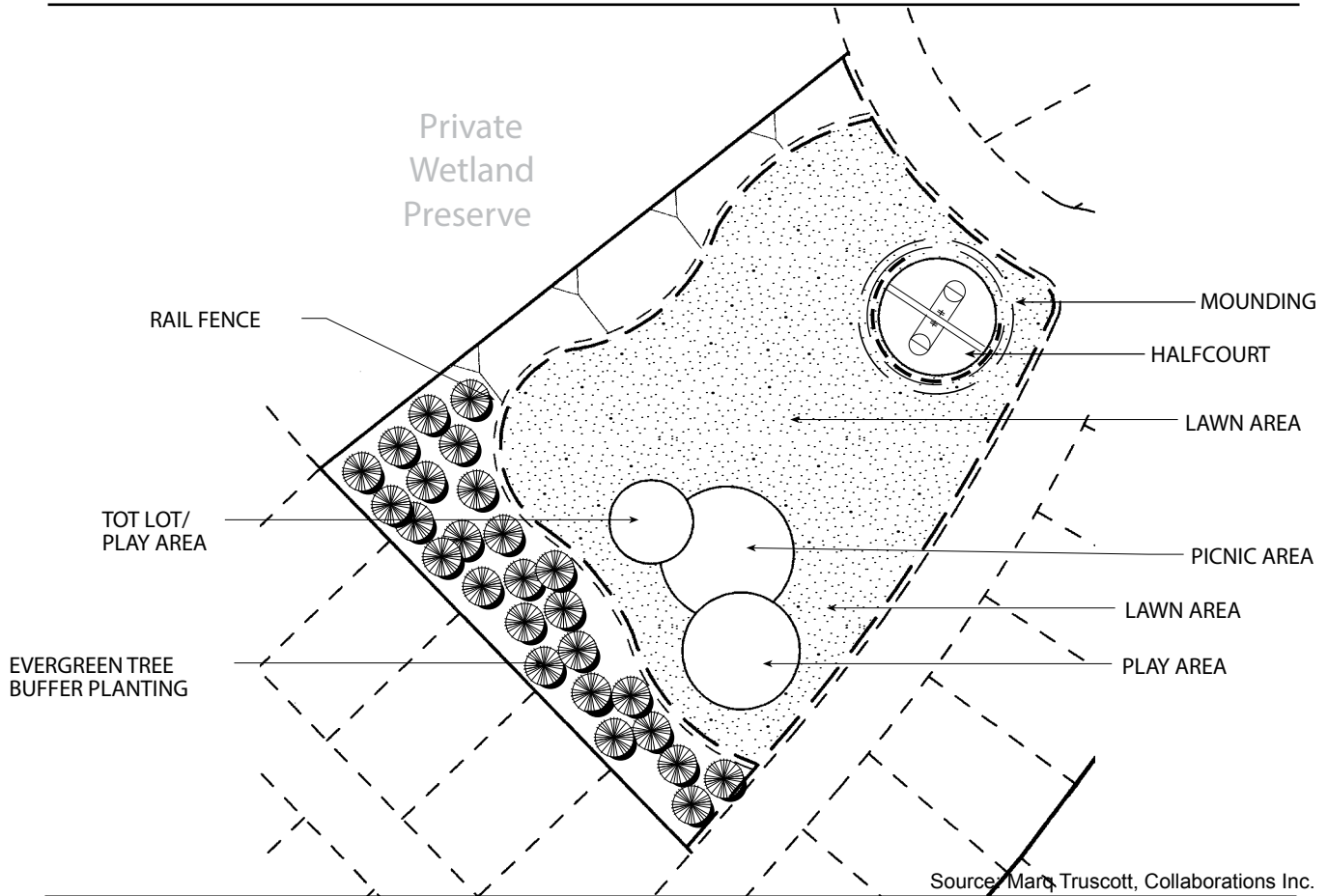
Parcels 2, 3 and 4-Community Park



Parcels 2, 3 and 4 comprise a 27.6± acre park to meet the needs of the Plan Area. The park site is located mostly on the 20.6± acre Parcel 3 designated through the NERSP. Parcels 2 and 4 are designated to increase the size and function of this park. Considered in conjunction with the adjacent Miner's Ravine open space corridor, it provides a significant facility of city-wide interest.

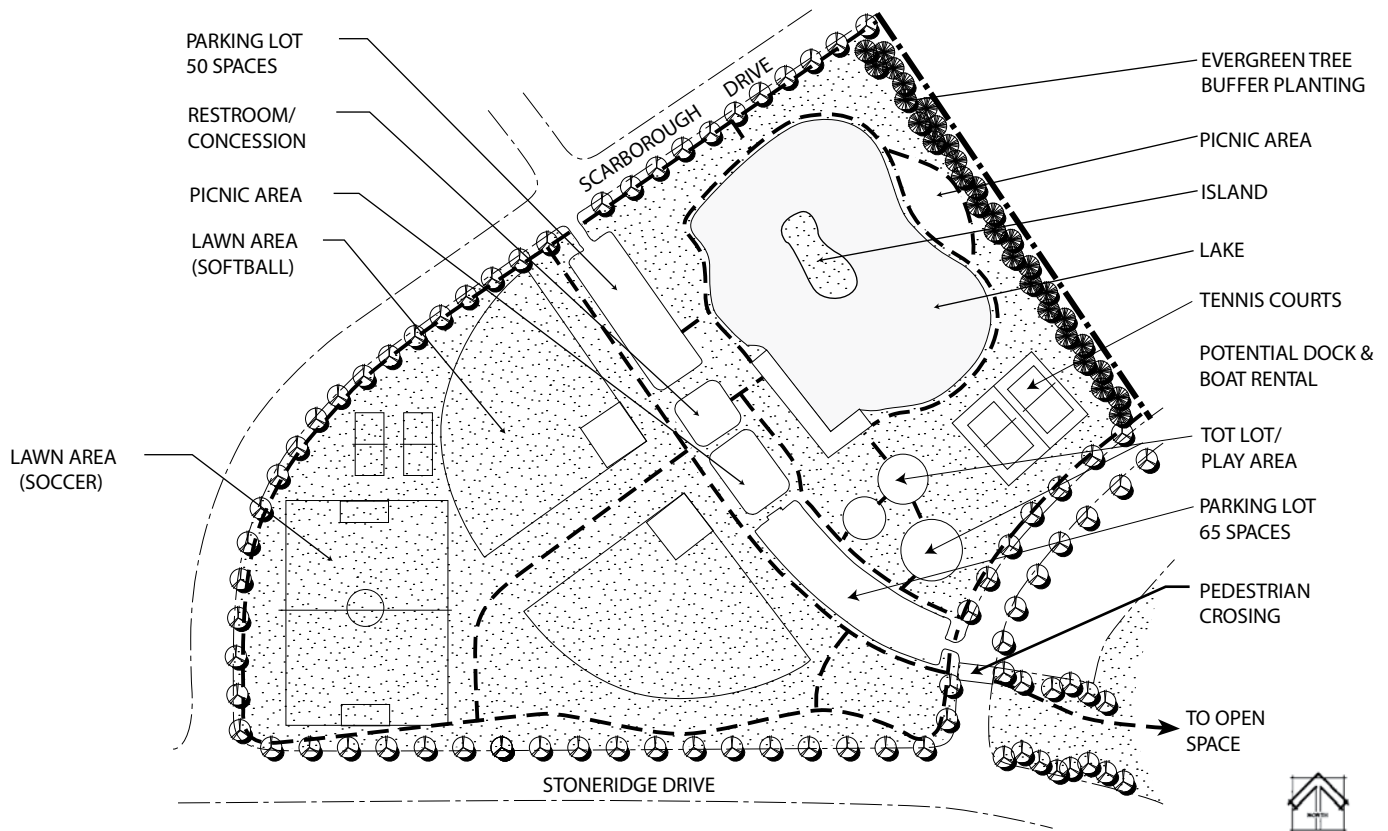
The conceptual design of the park responds to the rolling terrain, existing oak trees and the adjacent residential neighborhood. Facilities in this park may include a baseball field or soccer field, restroom/concession building, a staging area for access to biking and hiking trails, hard courts or tennis courts, tot lot, parking lots and picnic and barbecue areas. This site will likely be developed in phases.

Exhibit 6-8
Parcel 18-Neighborhood Park



The 3.0± acre neighborhood park on Parcel 18 is located in the center of a single family residential area south of Stoneridge Drive. The park will be located adjacent to a private 4.5 acre wetland preserve. If the wetland preserve is maintained, the park will be developed as a 2.5 acre park. Should the private wetland preserve be removed, the park shall be enlarged to 3 acres. Facilities in this park may include a hard court, tot lot, open lawn area, picnic area and other active use facilities to serve local residents. The park is within convenient walking distance of surrounding residential homes.

Exhibit 6-9 Parcel 29-Community Park



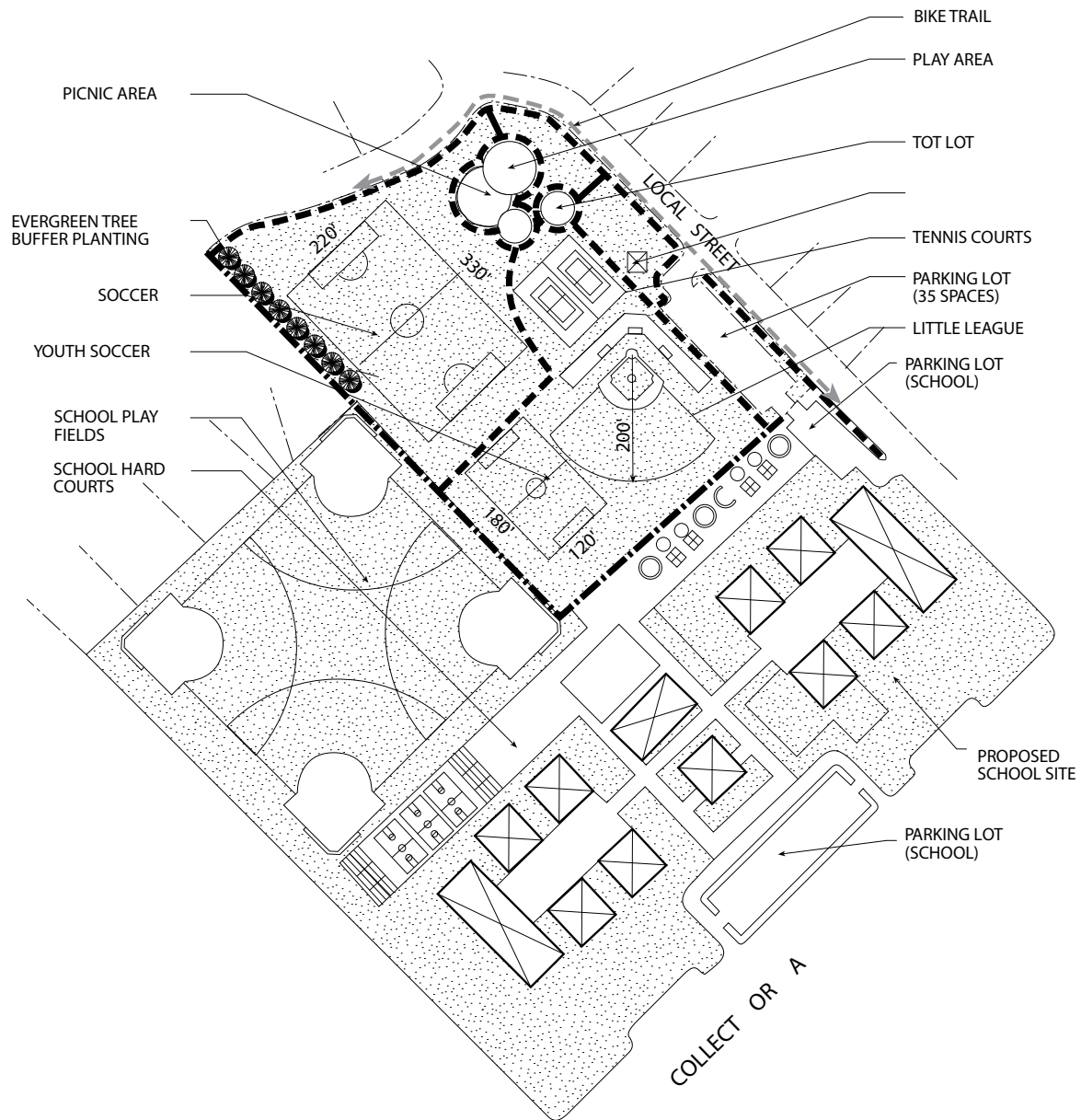
Source: Craig Park Associates

The 18.8 acre community park on Parcel 29 provides a facility to meet the needs of the Plan Area and the surrounding community. This park site is located primarily on the 13.9± acre old reservoir property owned by the City of Roseville. This park is positioned within the overall Land Use Plan to allow an open space trail connection between the False Ravine and Secret Ravine tributaries, thereby completing an interconnected system of natural open space corridors.

Facilities in this park may include two lighted softball fields, a soccer field (possibly lighted), tennis courts, restroom/concession building, tot lot, parking lots, picnic and barbecue areas. A portion of the old reservoir site is envisioned for conversion to a fishing lake and/or duck pond and will provide a buffer between the active uses of the park and the adjacent residential neighborhood. Should the lake be determined infeasible or cost prohibitive by the City, this portion of the park will be developed with other active recreation facilities.

Exhibit 6-10

Parcel 37-Neighborhood Park

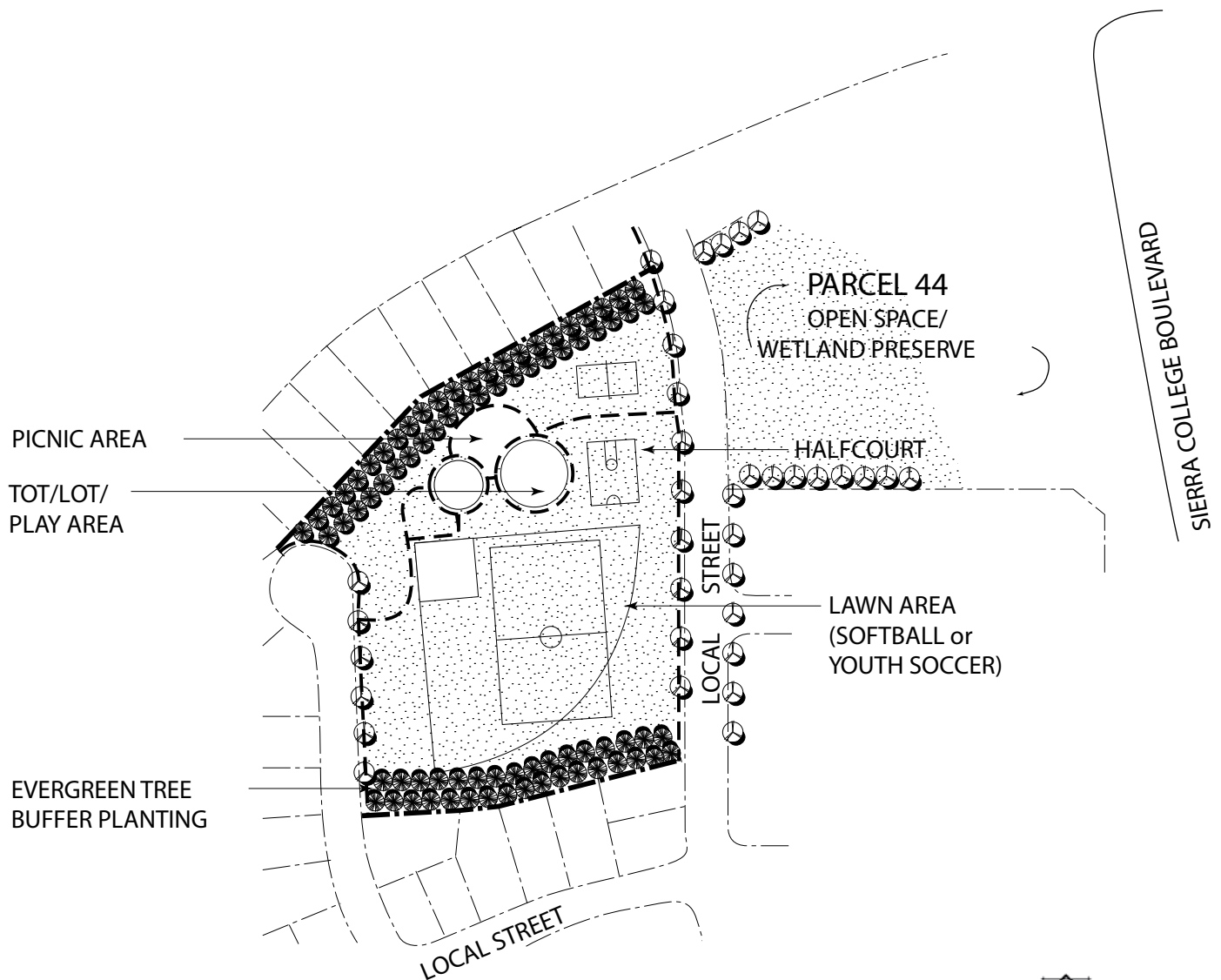


Source: Marq Truscott, Collaborations Inc.

The 8.0± acre neighborhood park on Parcel 37 is located to provide joint use with the adjacent 15.3 acre elementary school and oriented to allow non-vehicular access for a majority of residents in adjacent neighborhoods.

Facilities in this park may include an adult soccer field, a youth soccer field, a little league field, a tot lot, play area, parking lot, barbecue and picnic areas.

Exhibit 6-11
Parcel 45-Neighborhood Park

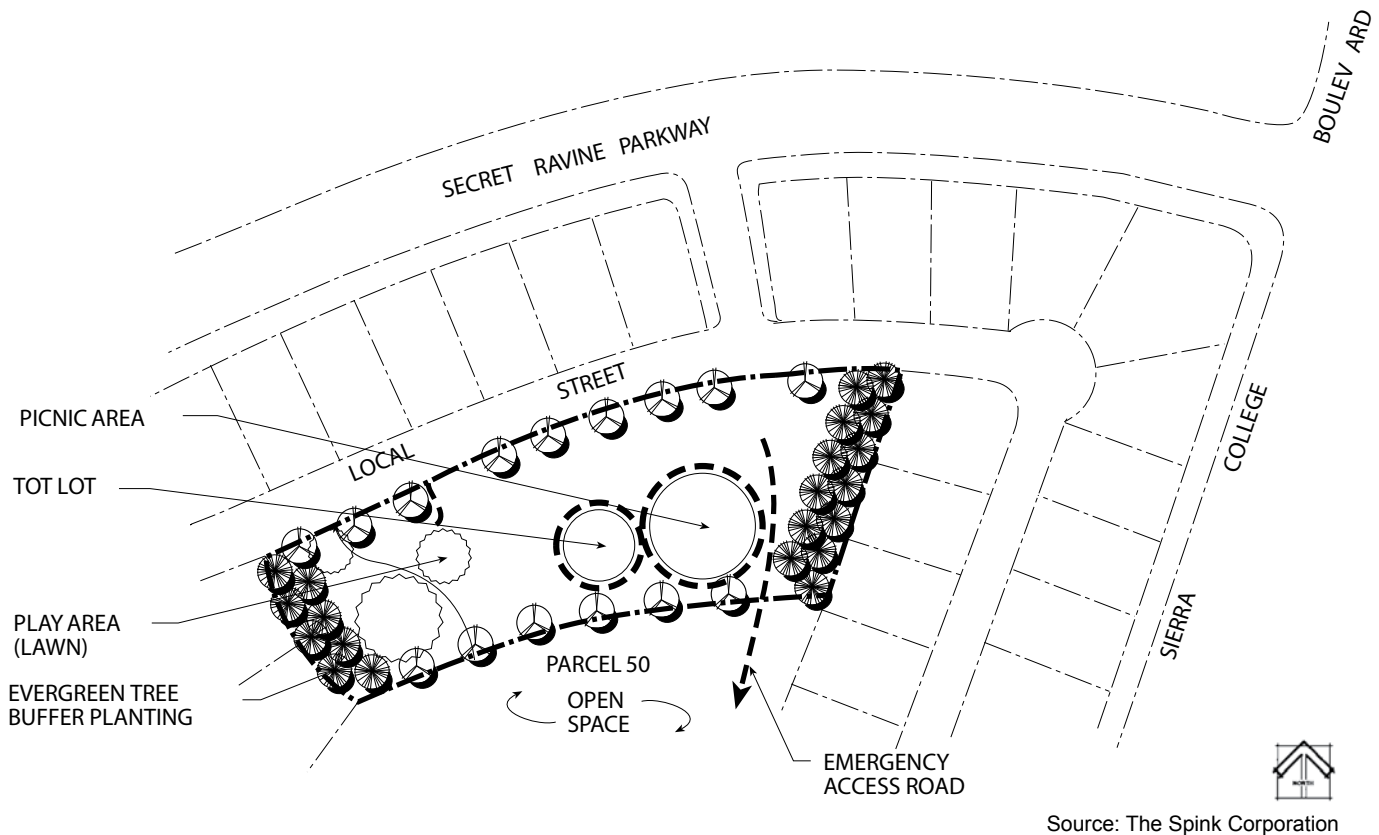


Source: Craig Park Associates

The 4.0± acre neighborhood park on Parcel 45 is located adjacent to the open space/wetland preserve on Parcel 44. Together they provide a “view window” into the Plan Area from Sierra College Boulevard. The park is also situated to allow pedestrian access for a majority of residents in the adjacent neighborhoods.

Facilities in this park may include a softball field or youth soccer field, hard court, tot lot and play area, barbecue and picnic areas.

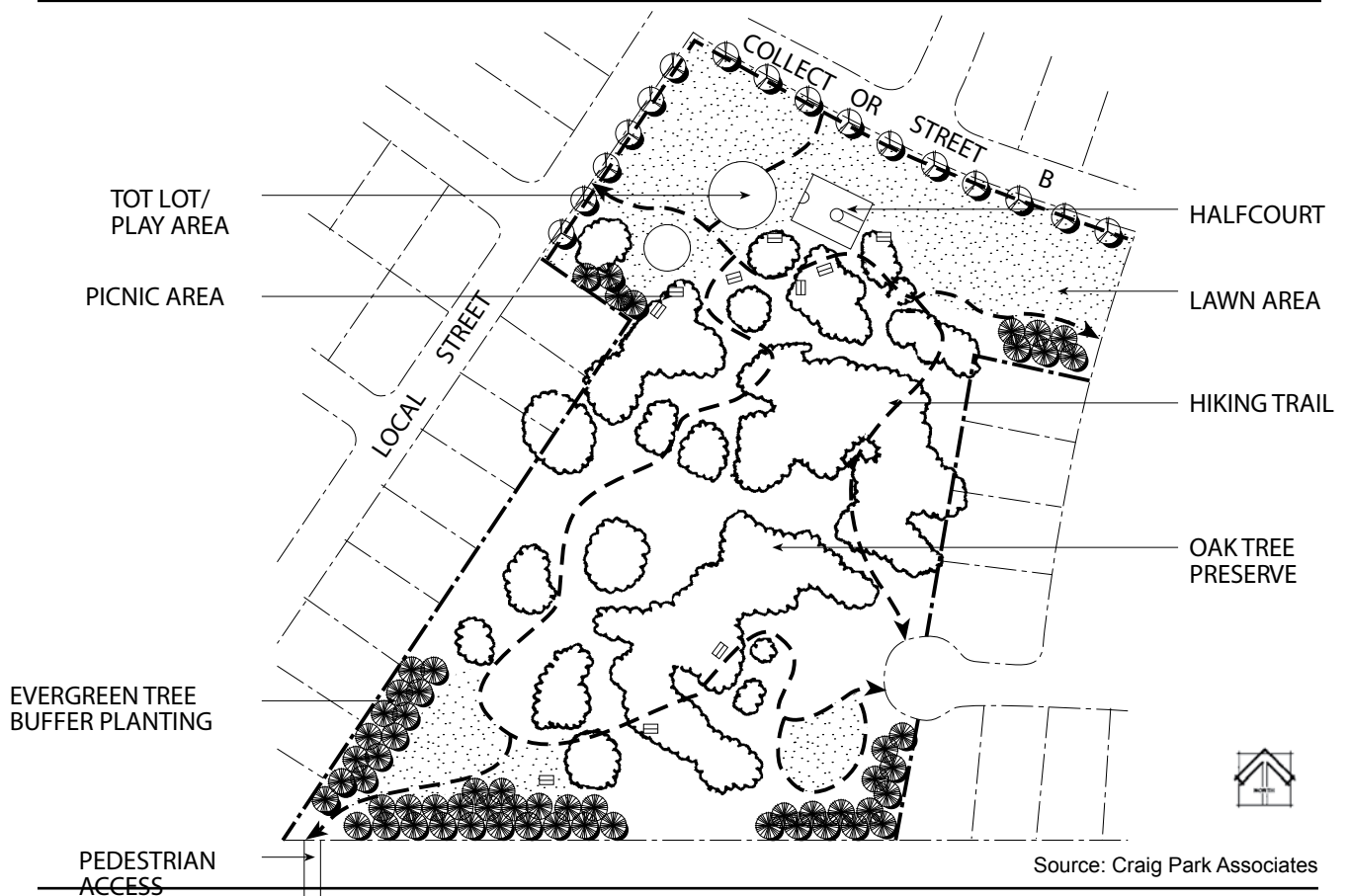
Exhibit 6-12
Parcel 48-Mini Park



The 2.1± acre mini-park on Parcel 48 provides a local park for nearby residents and provides a focal point for the adjacent residential neighborhood.

The facilities in this park may include an open, grassy play area for the practice of active sports, a tot lot and picnic area.

Exhibit 6-13
Parcel 56-Neighborhood Park



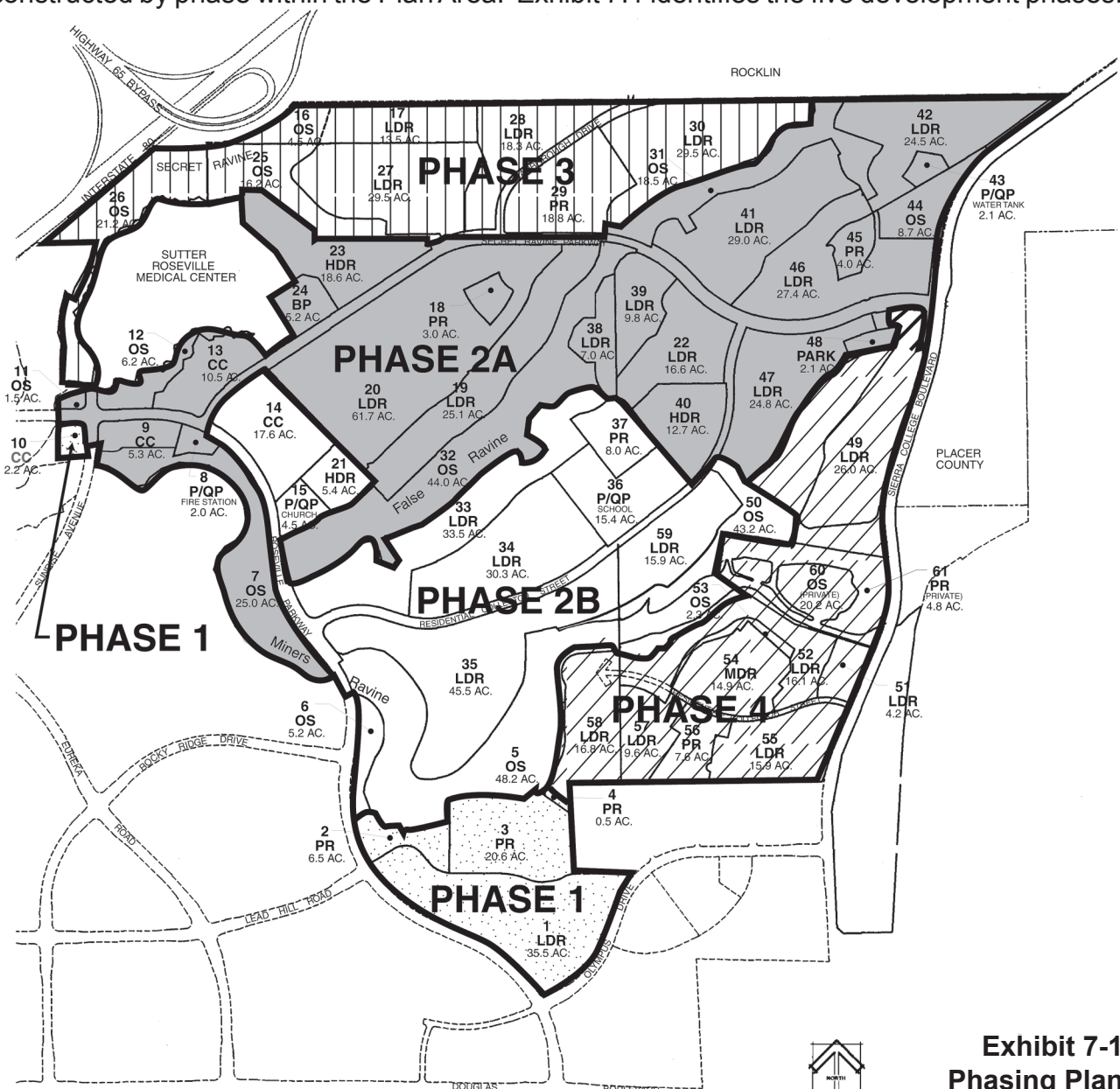
The 7.6± acre neighborhood park on Parcel 56 is designed to preserve the existing oak trees while providing active facilities for the adjacent neighborhood.

Facilities in this park may include an open lawn area for active use, a hard court, tot lot, trails and picnic and barbecue area. A trail connection to the existing neighborhood to the south is incorporated in the conceptual design.

SECTION 7: INFRASTRUCTURE AND LAND USE SEQUENCING

7.1 INFRASTRUCTURE AND LAND USE SEQUENCING

It is anticipated that the installation of infrastructure necessary to serve the Stoneridge Plan Area will occur in phases. The Plan Area is currently surrounded by existing infrastructure on three sides. The Plan Area will be developed in five sequential phases with each previous phase providing support for the next sequential phase. Section 4 (Circulation) and Section 6 (Public Facilities and Services) describe the overall public facilities required to serve the Plan Area. The following section provides a detailed listing of the infrastructure requirements to be constructed by phase within the Plan Area. Exhibit 7.1 identifies the five development phases.



**Exhibit 7-1
Phasing Plan**

7.2 INFRASTRUCTURE PHASING

The infrastructure requirements for each phase of development include all on-site backbone infrastructure and off-site facilities necessary for each phase to proceed in a sequential order. The Plan Area is broken up into five phases for development. Development will occur sequentially in numerical order. However, once Stoneridge Drive and Roseville Parkway are constructed, the opportunity exists for Phases 3 and 4 to move forward out of sequence with their associated infrastructure improvements. Alternatives to the proposed phasing sequence may be permitted subject to provision of adequate circulation, looped water facilities and other necessary infrastructure to the satisfaction of the City of Roseville. Once development is initiated, some phases may have a reduced infrastructure requirement due to improvements provided by phases which will have developed earlier.

All in-tract sewer, storm drain, water, phone, gas and electric facilities will be installed as part of the local subdivision street improvements. An exhibit of each phase is provided with a list of the roads, sewer, water, storm drain, electric and recreation facilities to be constructed. Phasing of trail facilities is shown on Exhibit 7-7. The following general requirements apply to all phases:

- All roads listed shall include adjacent landscape corridors and medians as defined in Circulation Section 4.0 and the Design Guidelines.
- Storm drainage has not been included as an infrastructure improvement. All phases will be subject to City Improvement Standards and no plan wide infrastructure is required other than contribution to the Miner's Ravine detention basin.
- All peripheral bike trail connections from specific parcels to primary trails are to be constructed with parcel development.
- Frontage improvements, sidewalks and landscaping within open space parcels where adjacent to roadways shall be installed in conjunction with the road improvements and/or adjacent subdivision improvements in each individual phase.

7.2.1 PHASE 1

Phase 1 encompasses Parcels 1-4 and 10 as illustrated on Exhibit 7-2. Streets and infrastructure presently exist along the parcel frontages. Phase 1 may occur independent to any other phases and is not required for subsequent phases. Parcel 10 does not require any additional infrastructure improvements to proceed with development. The following infrastructure facilities will be constructed to serve Phase 1:

- Roads:
 - Install traffic signal on the fourth leg of the intersection of Leadhill Road and Roseville Parkway.
- Sewer:
 - None required, sewer service exists to the site.
- Water:
 - Install 12-inch water line loop through Parcels 1, 3 and 4 to serve Phase 4.
- Electric:
 - Electric service exists, no additional infrastructure required.
- Recreation:
 - Rough grading and hydroseeding of Parcels 2, 3 and 4.
 - Phase I mini park within Parcel 3 and connection to Miner's Ravine bike trail.

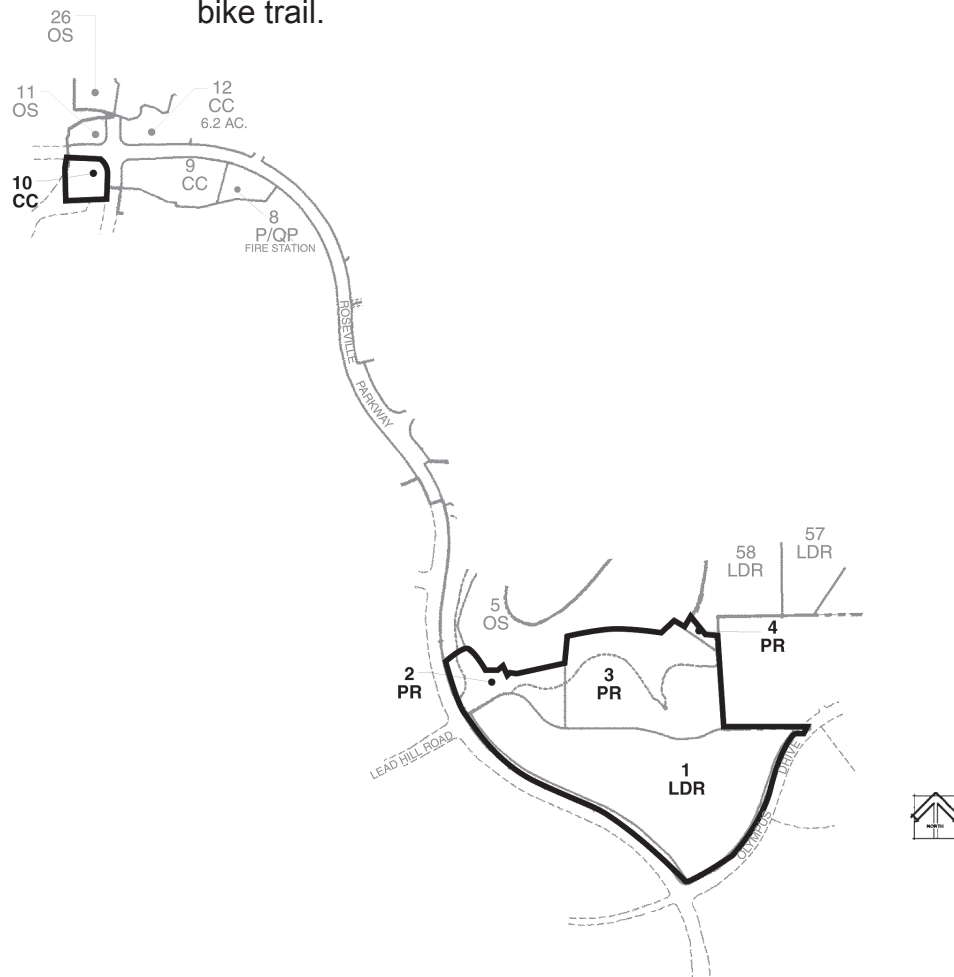


Exhibit 7-2
Phase 1

7.2.2 PHASE 2A

The Phase 2A area encompasses Parcels 7-9,11-13,18-20, 22-24,23, 32, and 38-48 as illustrated on Exhibit 7-3. The following infrastructure facilities will be constructed to serve Phase 2A:

Roads:

- Construct Roseville Parkway; six lanes with frontage improvements, landscaped median, street lights, joint trench and all in street utilities from Sunrise Avenue to Secret Ravine Parkway.
- Construct Secret Ravine Parkway; four lanes with frontage improvements, landscape median, street lights, joint trench and all in street utilities from Roseville Parkway to Sierra College Boulevard, center median to provide gaps where median cuts are reserved, and four lane bridge over False Ravine.
- Construct Sierra College Boulevard to ; City standards for a full roadway section, with curb and gutter, landscaped center median, street lights, joint trench and all in-street utilities with sidewalk adjacent to open space from Secret Ravine Parkway to northern city limit.
- Construct signal improvements at Secret Ravine Parkway and Sierra College Boulevard and at Roseville Parkway and Secret Ravine Parkway.
- Reconstruct existing signal at Sunrise Avenue and Roseville Parkway.
- Construct Collector A; two lanes with frontage improvements, all in-street utilities from Secret Ravine Parkway to south boundary of Parcel 40.

Sewer:

- Construct 8-inch and 10-inch sewer lines within Secret Ravine Parkway.
- Construct 12-inch sewer outfall in Roseville Parkway.
- Construct 6-inch and 8-inch False Ravine sewer connections.
- Construct 8-inch sewer line from Parcel 19 through Parcels 21 and 15 then along Roseville Parkway to False Ravine
- Construct 6-inch sewer in Collector A from south boundary of Parcel 47 to north boundary of Parcel 36 and 8-inch along north boundary of Parcels 36 and 37 to False Ravine.
- Construct sewer lift station, 8-inch sewer and force main along the west boundary of Parcel 23 and sewer lift station on Parcel 23. Dedicate lift station site to City.

Water: Pressure Zone 1 Improvements:

- Construct 48-inch water line in Roseville Parkway from the dual purpose pump station to Rocky Ridge Drive.
- Construct 36-inch water line from the dual purpose pump station to the new 10-million gallon reservoir along Secret Ravine Parkway and within alignment of Scarborough Drive.

Pressure Zone 2 Improvements:

- Construct 24-inch water line from the dual purpose pump station to the Pressure Zone 2 reservoir tank site.

-
- Rough grade Parcel 43 (tank site)
 - Construct 12-inch water line in Collector A from Secret Ravine Parkway to the southern boundary of Parcel 40.
 - Construct PCWA intertie between Pressure Zone 2 and 3 at the Pressure Zone 2 storage tank.

Pressure Zone 3 Improvements:

- Construct Pressure Zone 3 booster pump station at the City's NE reservoir site.
- Construct 20-inch water line from existing PCWA 20-inch line in Sierra College Boulevard to Secret Ravine Parkway.
- Construct 16-inch water line in Secret Ravine Parkway from the southeast corner of Parcel 29 to Sierra College Boulevard.
- Construct 12-inch water lines in Collector A from Secret Ravine Parkway to the southern boundary of Parcel 40.
- Construct 12-inch water line along the northern boundary of Plan Area from Pressure Zone 3 booster pump station to Sierra College Boulevard.
- Construct 20-inch PCWA supply main through The Highlands project in Rocklin to the NE reservoir site if not already constructed by others.

Electric:

- Extend electric facilities from City's Hardrock Substation to Roseville Parkway.
- Construct joint trench and street lights on all required streets within phase.
- Construct temporary overhead 12KV line from intersection of Rocky Ridge Drive and Roseville Parkway to the intersection of Secret Ravine Parkway and Roseville Parkway.
- Construct temporary overhead 12KV line from intersection of Rocky Ridge Drive and Roseville Parkway to the south boundary of Parcel 40 in Collector A.

Recreation:

- Pave False Ravine trail from existing trail in Miner's Ravine to the Roseville/Rocklin border, including undercrossing of Secret Ravine Parkway bridge over False Ravine.
- Construct bike trail connection to primary residential street adjacent to Parcels 15 & 21.
- Construct improvements to Parcel 44.
- Park Parcels 18, 45 and 48.
- Construct bridge approaches on existing Miner's Ravine bike trail.
- Construct parcel specific bike trail improvements to Parcel 38.

Fire:

- Rough grade Parcel 8 in conjunction with grading of Parcels 14, 15 and 21 and adjacent roadway improvements.
- Construct emergency access fire road from Parcel 8 to existing Miner's Ravine Trail.

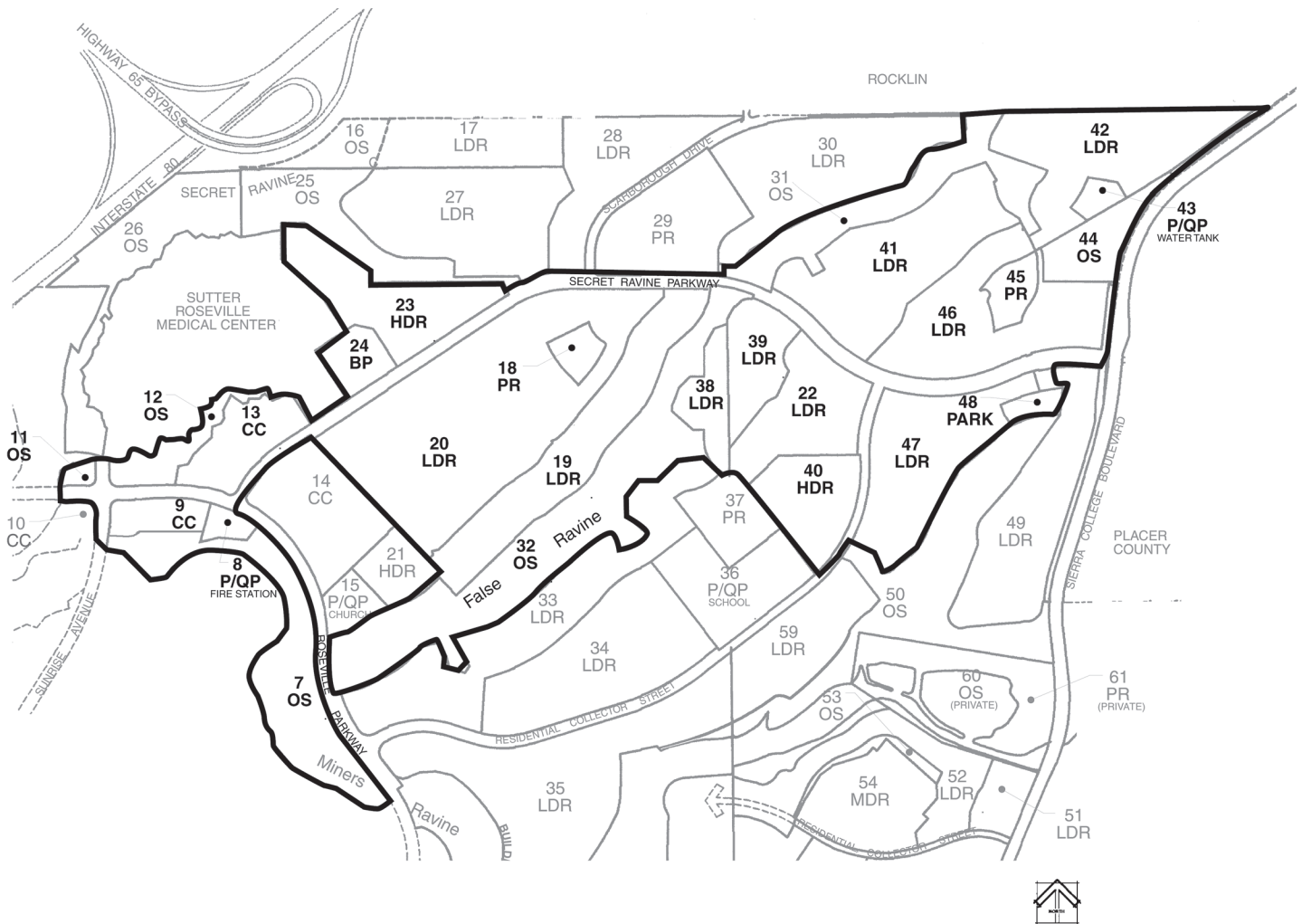


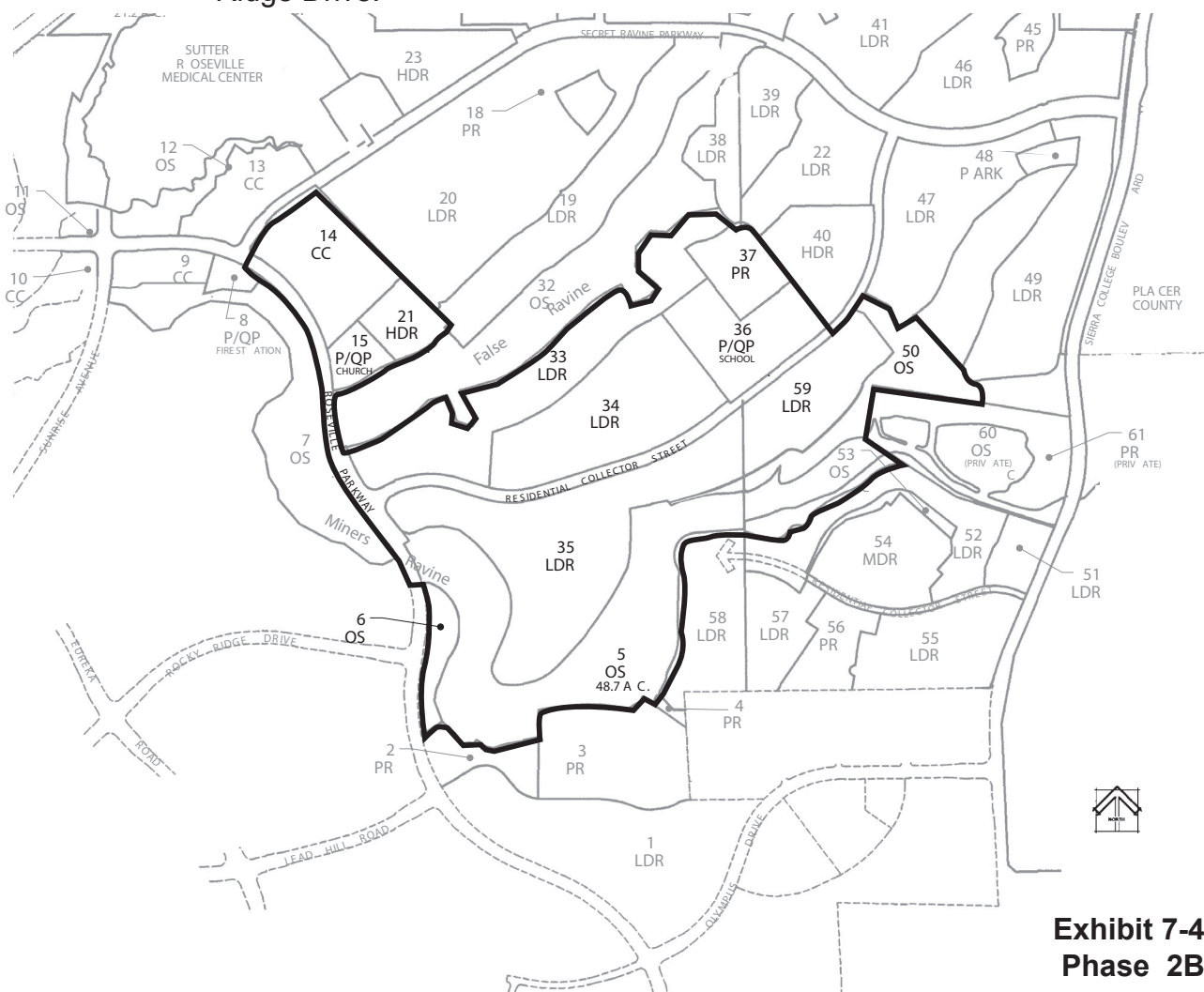
Exhibit 7-3 Phase 2A

7.2.3 PHASE 2B

Phase 2B is located in the middle of the Plan Area and includes Parcels 5, 6, 14, 15, 21, 33-37, 59 and a portion of Parcel 50, as illustrated on Exhibit 7-4. The following infrastructure facilities will be constructed to serve Phase 2B:

Roads:

- Construct Roseville Parkway; six lanes with frontage improvements, landscaped median, street lights and all in-street utilities from Secret Ravine Parkway to Rocky Ridge Drive inclusive of Miner's Ravine and False Ravine bridges.
- Construct Collector A; full street section, frontage improvements and all in-street utilities from south boundary of Parcel 40 to Roseville Parkway.
- Construct signal improvements at Roseville Parkway and Collector A and balance of signal improvements at Roseville Parkway and Secret Ravine Parkway.
- Reconstruct existing signal improvements at Roseville Parkway and Rocky Ridge Drive.



**Exhibit 7-4
Phase 2B**

Water: Pressure Zone 2 Improvements:

- Construct 16-inch water line in Roseville Parkway from Secret Ravine Parkway to Rocky Ridge Drive.
- Construct 12-inch water line in Collector A from southern boundary of Parcel 40 to Roseville Parkway.
- Construct 12-inch water line loop for Parcel 33.

Pressure Zone 3 Improvements:

- Construct 12-inch water line in Collector A from southern boundary of Parcel 40 to southern boundary of Parcel 34.
- Loop Zone 3 water lines to Phase 2A with first phase of construction.
- Construct 12-inch water line from Secret Ravine Parkway through Parcels 30 and 31 and in Scarborough Drive to Pressure Zone 3 booster pump station to complete Pressure Zone 3 water loop.

Sewer:

- Construct 6-inch and 8-inch lines in Miner's Ravine to Parcel 59.
- Construct 6-inch sewer within Collector A and Roseville Parkway.

Electric:

- Construct joint trench and street lights on all required streets within phase.

Recreation:

- Park Parcel 37.
- Pave Miner's Ravine bike trail on sewer maintenance road from the existing Miner's Ravine trail to the eastern edge of Parcel 59, including vehicle turn-around at trail terminous.
- Construct parcel specific bike trail connection to Parcel 33.

School:

- Site preparation as negotiated with Roseville City School District.

7.2.4 PHASE 3

The Phase 3 area includes Parcels 25-30 as illustrated on Exhibit 7-5. Parcels 16 and 17 are owned by a non-participating property owner and may be added to Phase 3 when zoning is granted. The following infrastructure facilities will be constructed to serve Phase 3:

Roads:

- Construct Scarborough Drive; full street section, frontage improvements and all in-street utilities from Secret Ravine Parkway to connection with Scarborough Drive in Rocklin.

Water: Pressure Zone 2 Improvements:

- Construct 12-inch water line and pressure reducing valve in Scarborough Drive from Secret Ravine Parkway to new 10-million gallon reservoir.
- Construct 12-inch water line loop from Scarborough Drive to serve Parcels 23, 24, 25, 27 and 28.
- Construct water stubs to create loop on Parcel 17.

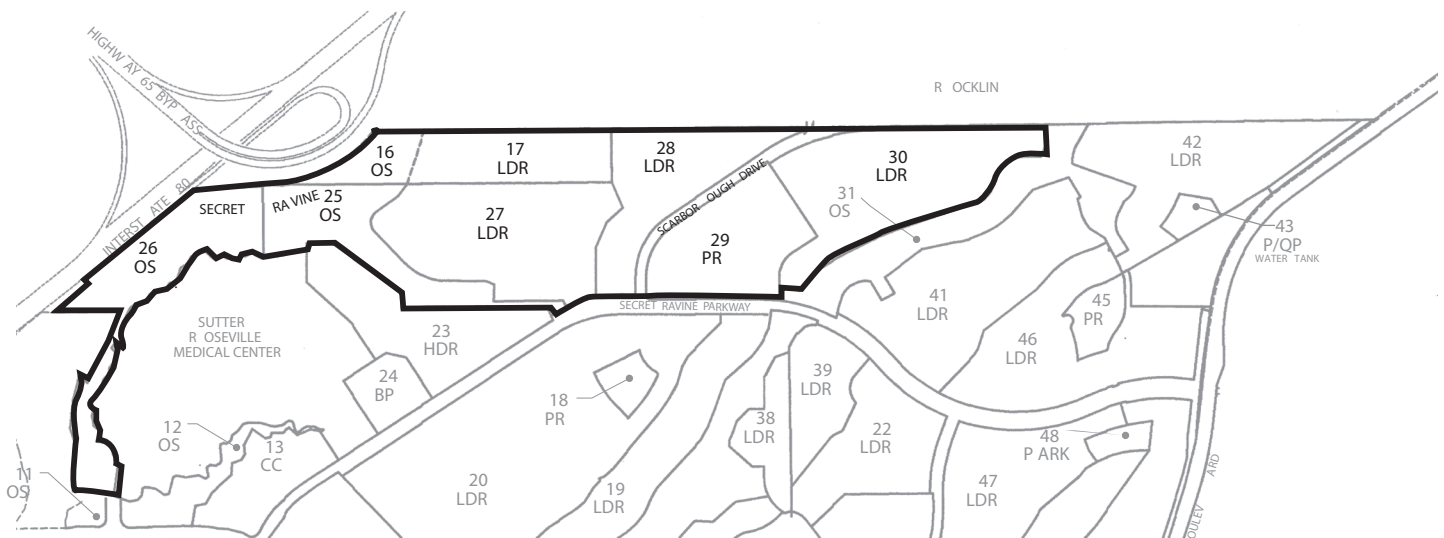


Exhibit 7-5
Phase 3

Electric:

- Construct joint trench and street lights on all required streets within phase.

Recreation:

- Construct bike trail connection from Secret Ravine Parkway through Parcel 25 and Parcel 27 to north boundary of Parcel 25, inking through a subdivision street in Parcel 27.
- Construct bike trail connection from False Ravine trail to Park Parcel 29.
- Construct parcel specific bike trail connection to Parcel 30 from False Ravine trail.
- Rough grade park Parcel 29 and demolish existing reservoir.
- Park Parcel 29.

Miscellaneous Improvements:

- Construct connection and all water conveyance facilities from the Boardman Canal to Park Parcel 29 and conveyance facilities for outfall to False Ravine.

7.2.5 PHASE 4

Phase 4 is oriented toward Sierra College Boulevard and includes Parcels 49, a portion of 50, and Parcels 51-58,60-61 as illustrated on Exhibit 7-6. The following infrastructure facilities will be constructed to serve Phase 4:

Roads:

- Construct Sierra College Boulevard; to City standards for a full roadway section, with curb and gutter, landscaped center median, street lights, joint trench and all in-street utilities with sidewalk adjacent to Open Space and Parcel 61 County standards from south boundary of Parcel 55 north to Secret Ravine Parkway.
- Construct Collector B; full street section, frontage improvements and all in-street utilities to west boundary of Parcel 54 (Large Lot Map will need to convey 46' ROW for a primary residential street to Parcel 58).
- Construct signal improvements at Sierra College Boulevard and Collector B.

Sewer:

- Construct 8-inch sewer line in Collector B and outfall sewer to the sewer line in Parcel 3.
- Construct 6-inch sewer line in Sierra College Boulevard from Parcel 49 to Collector B.
- Construct sanitary sewer lift station near the intersection of Sierra College Boulevard and Collector B.

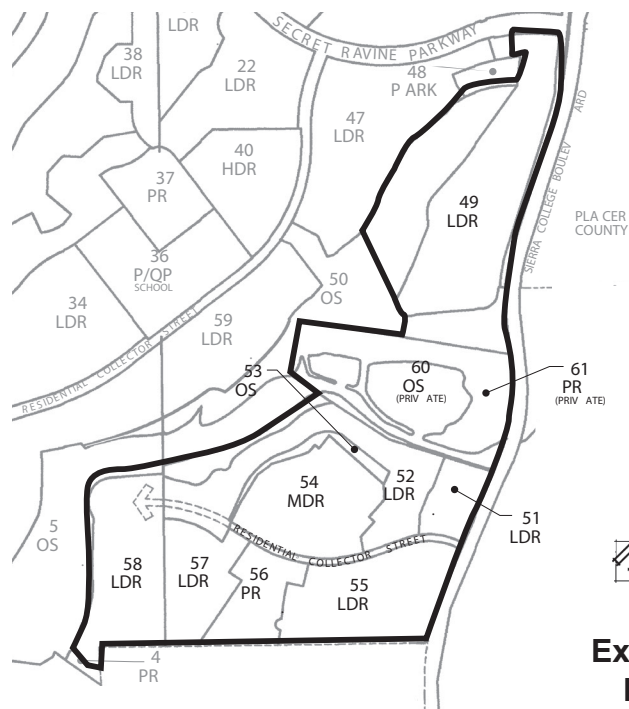


Exhibit 7-6
Phase 4

Water: Pressure Zone 2 Improvements

- Construct 12-inch water line in Sierra College Boulevard from Olympus Drive to Collector B.
- Construct 12-inch water line within Collector B with loop to Phase 1.

Pressure Zone 3 Improvements

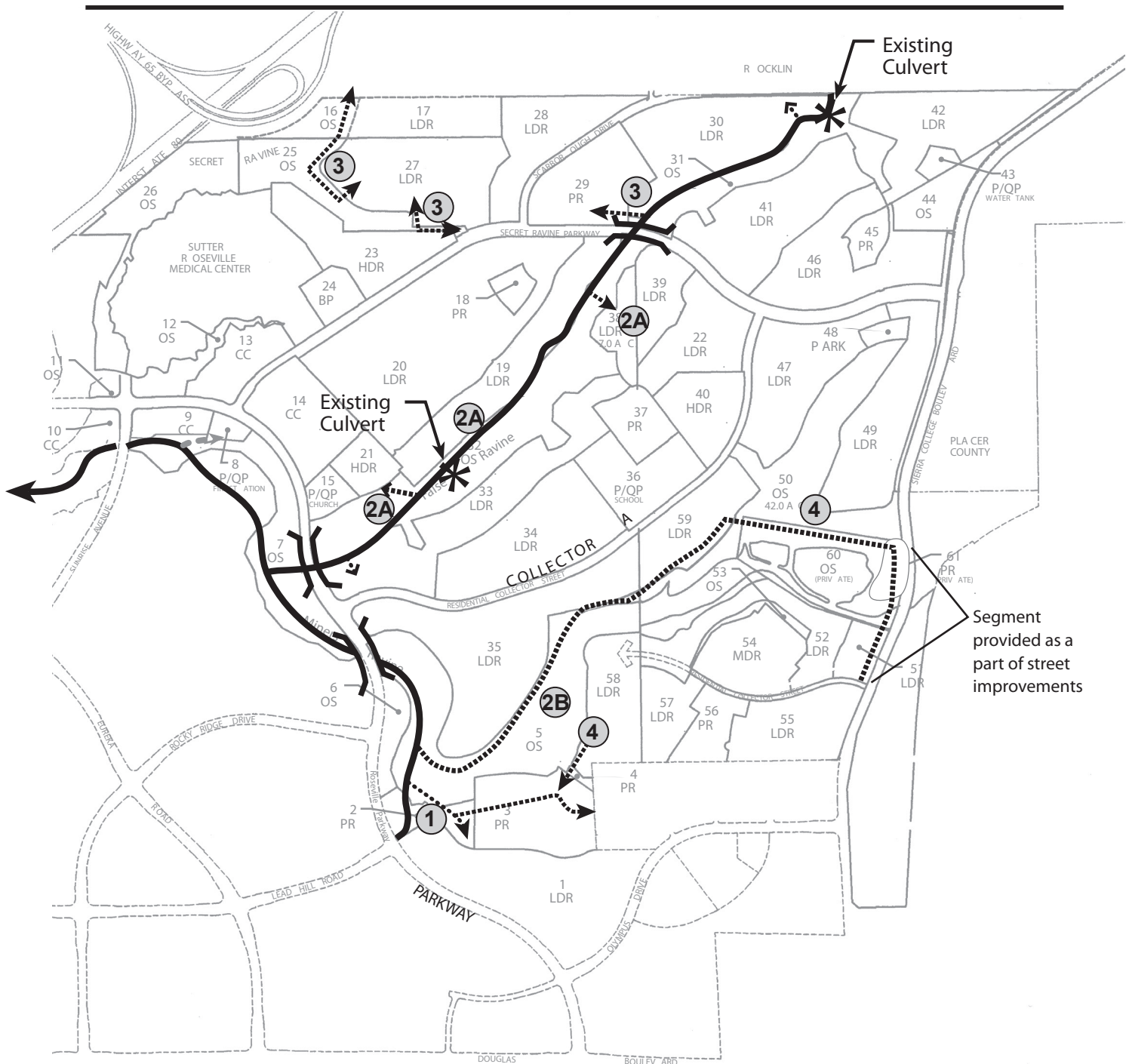
- Construct 12-inch water line loop through Parcel 49.

Electric:

- Construct joint trench and street lights on all required streets within phase.

Recreation:

- Construct bike trail connections from park on Parcels 2, 3 and 4 to Parcel 58 (emergency vehicle accessible).
- Construct bicycle of trail through Parcel 50, 60 and 61 to Sierra College Boulevard.
- Construct 10-foot sidewalk on westside of Sierra College Boulevard from northeast corner of Parcel 60 to Collector B as part of street improvements.
- Park Parcel 56.



①

Phase of trail improvement



Existing Class 1 Trail



Future Class 1 Trail



Parcel Specific Trail



Trail Crossing Under Road



Trail Crossing of Creek Via Culvert



Emergency Access Only

Note: Parcels 30, 33 and 38 shall provide connections to adjacent primary trail in conjunction with subdivision improvements.



North

Exhibit 7-7
Bike Trail Phasing Plan

SECTION 8: IMPLEMENTATION ELEMENT

8.1 IMPLEMENTATION ELEMENT

This section of the Specific Plan summarizes the implementation program necessary to realize the land uses detailed in the plan. The implementation program contains a number of procedural and administrative elements. In general, the Specific Plan is to be implemented consistent with all City rules, regulations and policies.

According to Government Code 65451 of the California Planning Law, specific plans shall include a program for implementation including regulations, conditions, programs and additional measures as necessary to carry out the plan. In response to these requirements, the Implementation Program for the Stoneridge Specific Plan comprises the following measures:

- General Plan Amendment and Rezoning
- Design Guidelines
- Development Agreements
- Reorganization
- Mitigation Monitoring
- Subsequent Entitlements

8.2 GENERAL PLAN AMENDMENT AND REZONING

The various land uses and regulations of the Stoneridge Specific Plan must be compatible with the objectives, policies, general uses and programs specified in the City's General Plan (CGC 65860(a)). A general plan amendment has been processed concurrently with the approval of this Specific Plan to establish consistency between the Specific Plan and the Roseville General Plan. Zone Districts applied to the Plan Area shall be implemented in accordance with the City of Roseville Zoning Ordinance.

8.3 DESIGN GUIDELINES

The Stoneridge Design Guidelines are included as an Appendix to this Specific Plan. The Design Guidelines supplement the City's Community Design Guidelines and provide additional criteria for the design and review of proposed projects. The Design Guidelines specify policies governing site planning, hillside grading, streetscapes, community identity, subdivision design, walls, fences and landscaping. The standards will help ensure a unified development character for the Plan Area while providing flexibility and guidance for individual projects.

8.4 DEVELOPMENT AGREEMENTS

The City and landowners, subject to the provisions of this specific plan, have prepared project development agreements in accordance with the City of Roseville Zoning Ordinance. The project development agreements are a key implementation tool relating to the specific plan. The agreements are binding contracts between the city and landowners which set the terms, conditions, rules, regulations, entitlements, vested rights and other provisions relating to development of the Plan Area. Included are provisions relating to infrastructure improvements, public dedication requirements, landscaping amenities and other obligations of the parties involved. The project development agreements have 20-year terms which, run with the property, and may only be modified by mutual consent of the City and landowners.

8.5 REORGANIZATION

Reorganization of lands to the City of Roseville is required for complete development of the Stoneridge Specific Plan. At the time of plan approval, the northeastern portion of the site, approximately 390 acres, was outside of the City limits within the jurisdiction of Placer County. All sphere expansions, annexations and service district boundary adjustments are subject to the approval of the Placer County LAFCO which may approve, deny or condition the reorganization.

8.6 MITIGATION MONITORING

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

8.7 SUBSEQUENT ENTITLEMENTS

Development within the Specific Plan Area is subject to approval of subsequent entitlements by the City in accordance with the Roseville Zoning Ordinance, Roseville Municipal Code and/or the Stoneridge Development Agreements. Subsequent approvals may include, but not limited subdivision maps, tree permits, conditional use permits and design review permits.



Appendix A

Design Guidelines

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APPENDIX A: DESIGN GUIDELINES

1.0 DESIGN INTENT

The intent of the Stoneridge Design Guidelines is to provide the framework for the proper physical development of the Plan Area. The design guidelines address and intergrade existing physical elements into the developed Plan Area and define relationships between land uses. These guidelines discuss only those elements and special conditions which are unique to Stoneridge and may not be addressed in the City of Roseville Community Design Guidelines and other City standards.

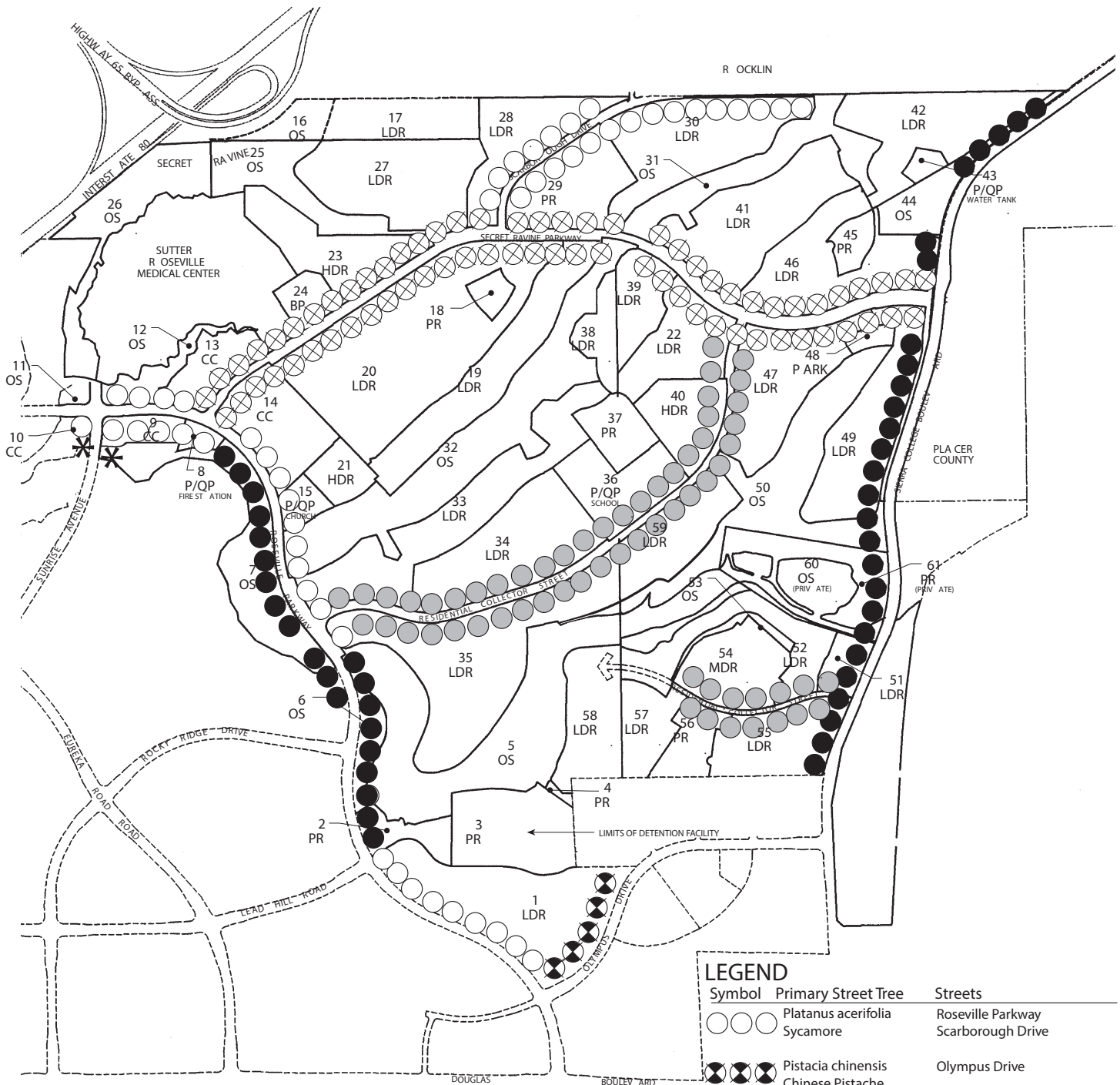
2.0 STREET CORRIDORS

This section establishes the general landscape concepts for streets within the Stoneridge Plan Area. The streetscape in Stoneridge is intended to continue the established streetscapes from the adjacent NERSP by utilizing similar design concepts and plant materials. The streetscapes will also emphasize the importance of the ravine and open space areas by providing views into the corridors from the streets and incorporating native oaks in the corridor landscaping. Exhibit A-1, Street Tree Master Plan, provides the overall theme of the primary street trees. Due to the hilly topography and the numerous open space areas abutting the major streets, many different landscaping conditions occur along the streetscapes. A key map is provided in Exhibit A-2 which identifies the locations of the street cross-sections which depict the design conditions for each street within the Plan Area. All street landscaping shall be consistent with the concepts provided in Exhibits A-3 through A-14.

2.1 General Street Corridor Notes

Trees:

- Street trees, subordinate trees and median trees shall be installed as specified for each streetscape. Should a particular tree species be found to be incompatible due to soil type, disease or other natural constraint, a similar species in form and characteristics may be substituted upon approval of the City.
- Street trees are to be located adjacent to the street between the curb and the walk, and are to be set back a minimum of 5-feet from back of curb.
- Subordinate trees for each street include a selection for canopy, accent and screening use. Generally, the canopy tree is the primary subordinate tree. A mix of seventy-percent (70%) evergreen and thirty-percent (30%) deciduous subordinate trees shall be provided. Native oaks may substitute for up to 50% of the subordinate canopy and screen trees along any street.
- Median trees are to be planted 30' on center near the centerline of median. Median openings along arterial streets are to be limited to those locations identified on Exhibit 4-1 of the Specific Plan.



Note: Groupings of *Quercus lobata*, Valley Oaks, shall be substituted for the street tree where streets are adjacent to open space parcels associated with Miner's and False Ravines in order to provide an informal appearance of the natural corridors.

Exhibit A-1 Street Tree Locations

-
- Accent trees should be utilized to define entrances, median ends, add variety in form and color, and to highlight focal points. Screen trees are used adjacent to residential walls and other areas where screening is desired.
 - Groupings of *Quercus lobata*, Valley Oaks, shall be substituted for the street tree where streets are adjacent to open space parcels associated with Miner's and False Ravines in order to provide an informal appearance of the natural corridors.
 - Plant material container sizes for all street trees, median trees and subordinate trees is 15-gallon or larger.

Shrubs and Groundcovers:

- Low and medium shrubs are used to accent and delineate vehicular and pedestrian ways, and to provide screening of cars in parking lots. Tall shrubs are used to provide scale, and to provide screening of soundwalls and fences.
- Shrub plantings shall consider pedestrian and vehicular sight lines and security issues.
- All shrubs shall be planted from minimum 1-gallon containers.
- Groundcovers are utilized to fill in the groundplane, control erosion and provide colorful accent as entry delineators. Low water use varieties are preferred.
- Turf is the preferred groundcover between the back of the curb and walkways, and in areas of high activity. Alternate groundcover and shrubs are preferred behind back of walk and in medians. No turf is permitted within medians.
- Turf and groundcover areas shall be delineated by a concrete mow strip.
- Inorganic groundcovers such as boulders, river rock and mulch may be used. Mulch shall be fire resistant and subject to approval of the Fire Department.

Other:

- Plant material for slopes greater than 3:1 shall be selected from Table A-1, Recommended Plant List for Steep Slopes.
- All plantings and irrigation shall conform with the City water-efficient landscape requirements.
- All walkways to be constructed of concrete. Minimum separation from back of curb may be reduced where slope or other conditions warrant.
- Width of landscape corridors/PUE's may be reduced for bus turnouts and shelters, turn lanes, merge lanes and other typical variations. In no case may a landscape corridor width be reduced to less than 20-feet for such purpose.

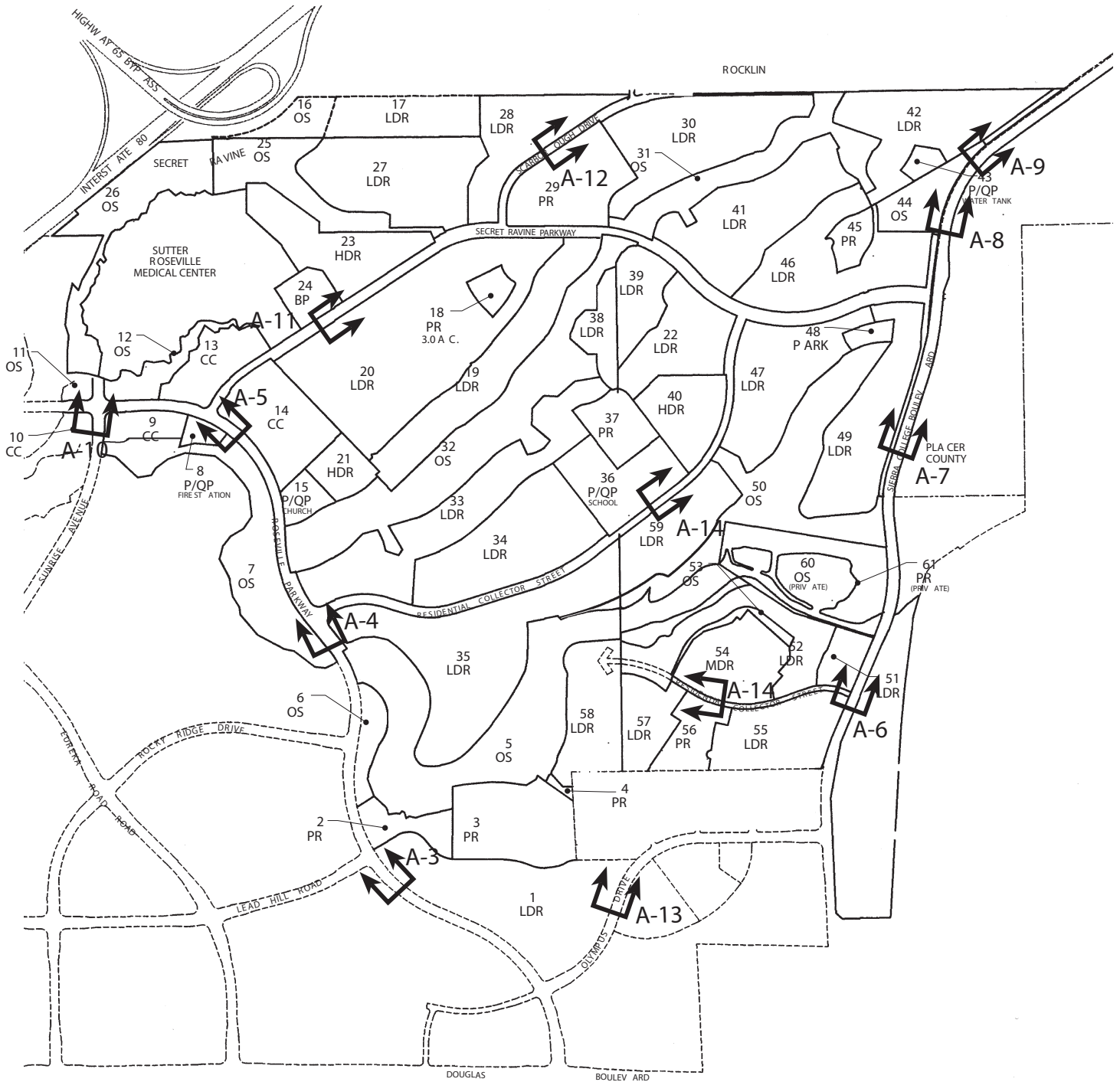
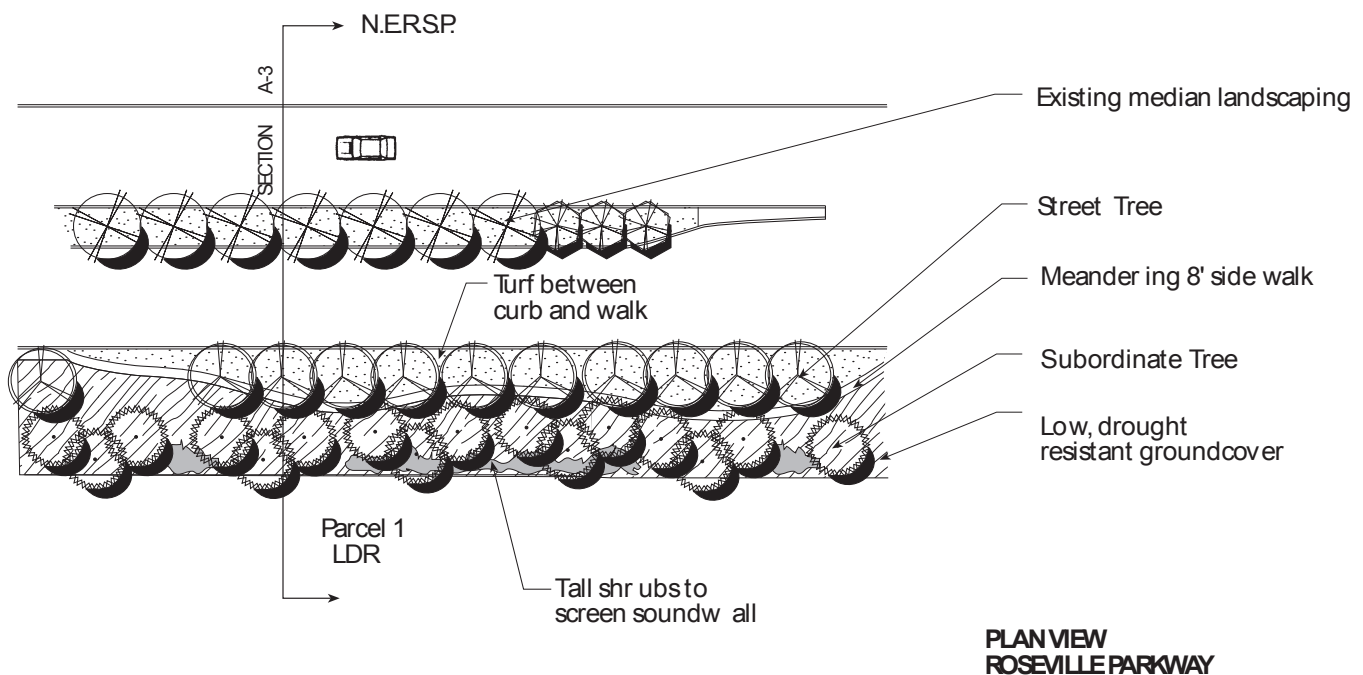
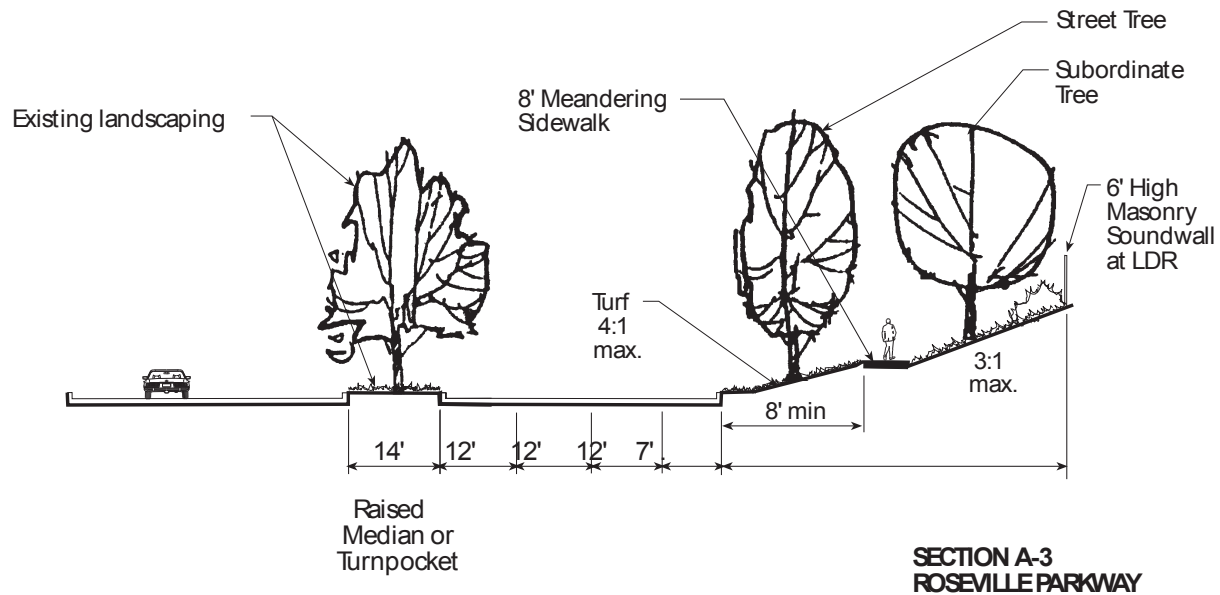


Exhibit A-2
Key Map



Road section: 100-feet, varies adjacent to LDR

Landscape corridor: 50-feet

Street tree:

Platanus acerifolia 'Bloodgood' - Bloodgood Sycamore, 35'o.c.

Median tree:

Quercus lobata - Valley Oak
Pinus halepensis - Aleppo Pine

Subordinate trees:

Canopy: *Quercus lobata* - Valley Oak
Accent: *Pyrus kawakamii* - Evergreen Pear
Screen: *Quercus wislizenii* - Interior Live Oak
Pinus halepensis - Aleppo Pine

Shrubs: Medium and low shrubs to accent pedestrian/vehicular entries. Tall shrubs to provide screening of walls.

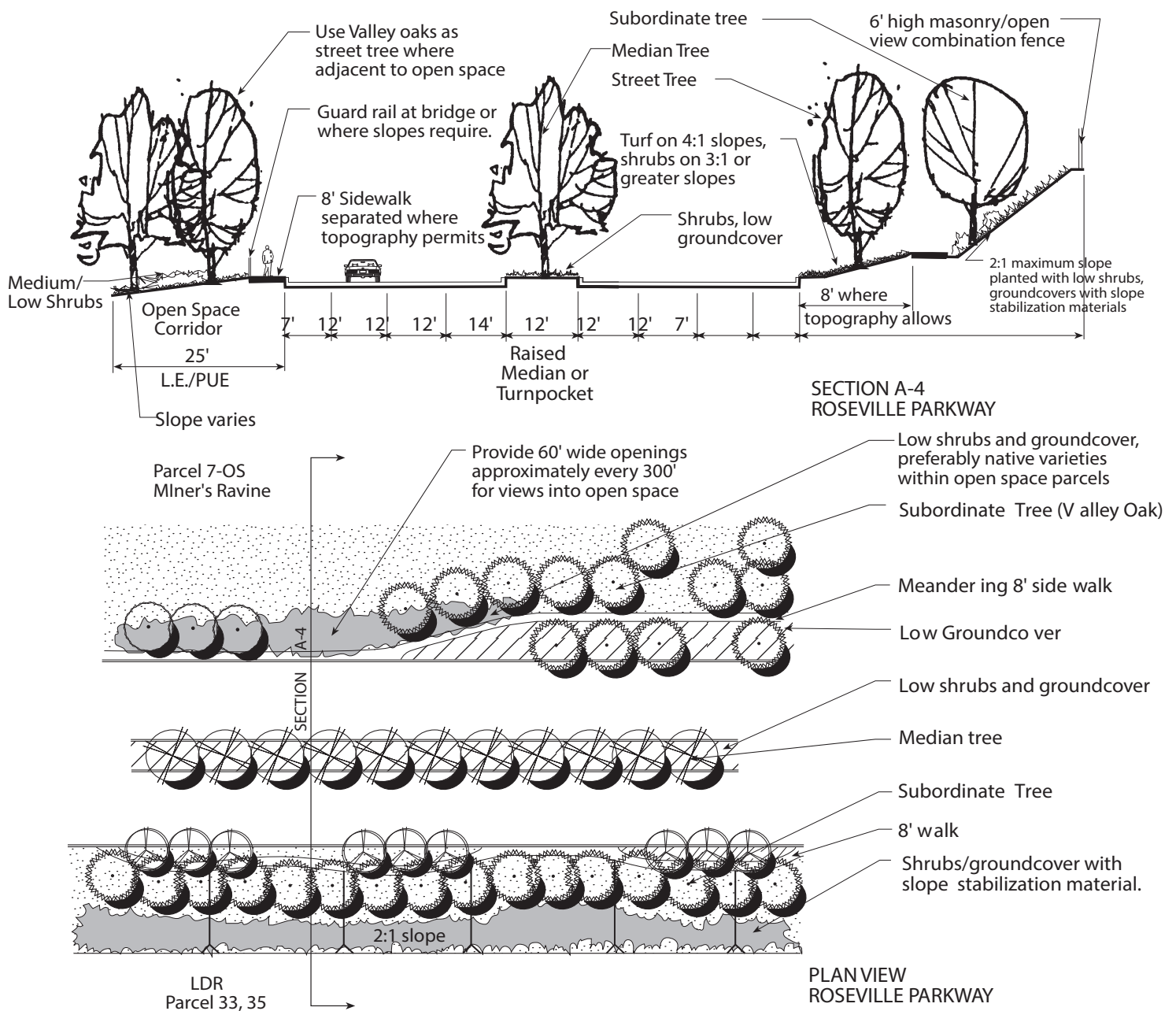
Groundcover: Low, drought resistant varieties.

Pedestrian/Bicycle Path: 8' w/ 8' minimum separation from back of curb.

Soundwalls/Fences: Minimum 6' high masonry at LDR

Special considerations: Select shrubs and groundcovers to match existing landscaping on west side of street. Corner clip to be provided on Parcel 1 at Olympus Drive and Roseville Parkway intersection.

**Exhibit A-3
Roseville Parkway**



Road Section: 100-feet, varies adjacent to LDR

Landscape corridor: 50' typical
25' along OS parcel

Street tree:
Platanus acerifolia 'Bloodgood' - Bloodgood Sycamore, 35'o.c.

Median tree:
Quercus lobata - Valley Oak
Pinus halepensis - Aleppo Pine

Subordinate trees:
Canopy: Quercus lobata - Valley Oak
Accent: Pyrus kawakamii - Evergreen Pear
Screen: Quercus wislizenii - Interior Live Oak
Pinus halepensis - Aleppo Pine

Shrubs: Low shrubs for median, medium and tall shrubs to cover base of slope.

Groundcover: Low, drought resistant varieties.

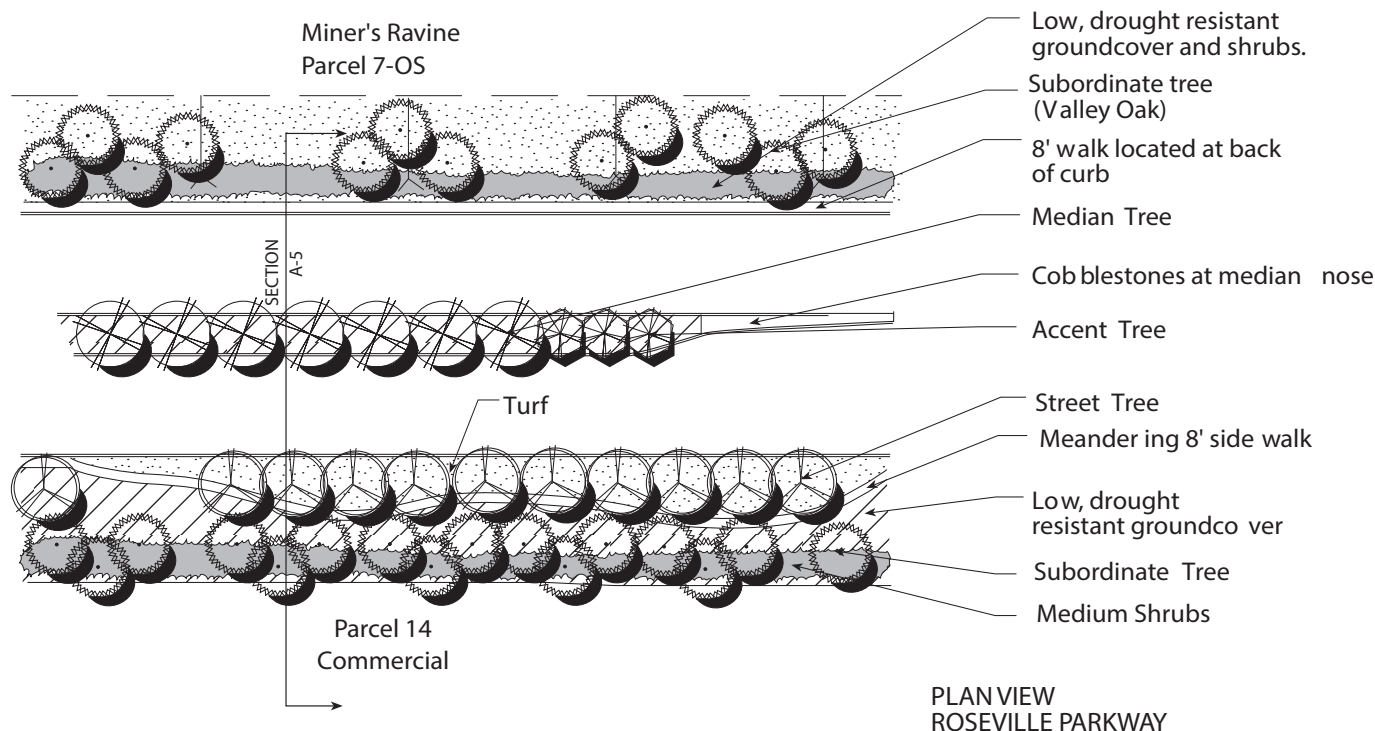
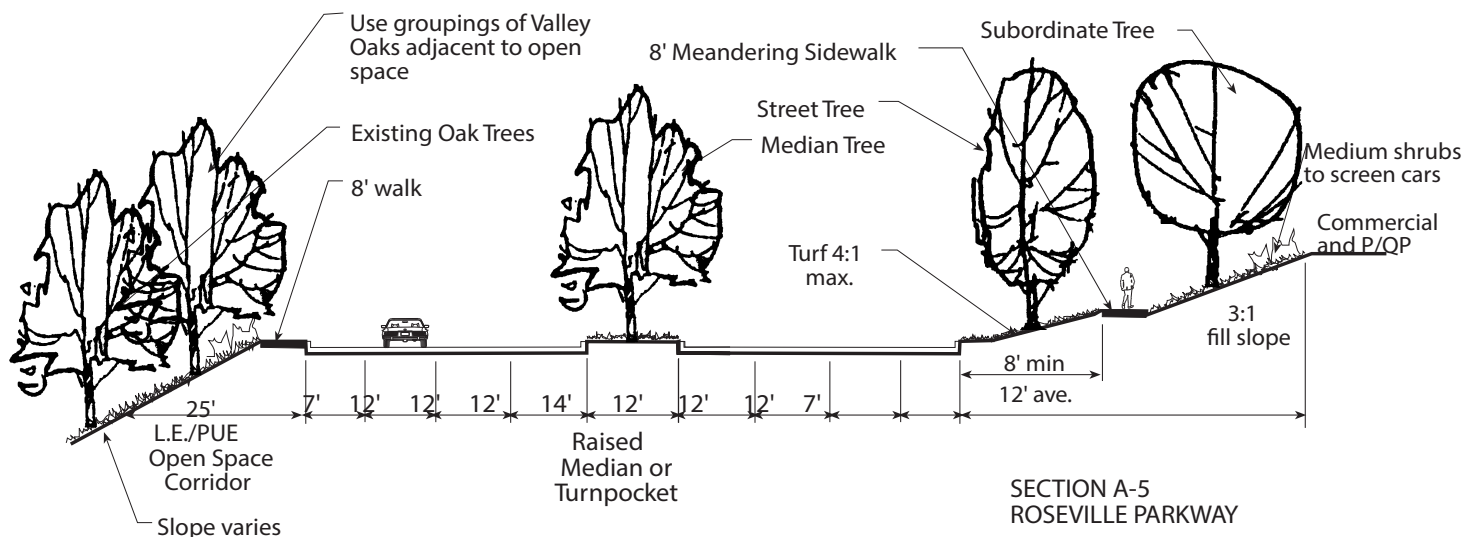
Pedestrian/Bicycle Path: 8' separated path on both sides, located at back of curb at Parcels 5 and 32 (bridge crossings), Parcel 7 and Parcel 35, and where topography requires.

Soundwalls/Fences: Minimum 6' masonry at LDR.

Special considerations: Retaining wall shall be used for slopes greater than 2:1. See Section 4.0 for slope stabilization & soil treatment. See Table A-1 for steep slope plant list.

Provide groupings of Valley Oaks in place of street trees where adjacent to open space, considering existing trees and desirable views.

Exhibit A-4
Roseville Parkway



Road section: 100-feet, varies adjacent to LDR

Landscape corridor: 50' easement at commercial
25' easement at OS

Street tree:
Platanus acerifolia 'Bloodgood' - Bloodgood Sycamore, 35'o.c.

Median tree:
Quercus lobata - Valley Oak
Pinus halepensis - Aleppo Pine

Subordinate trees:
Canopy: Quercus lobata - Valley Oak
Accent: Pyrus kawakamii - Evergreen Pear
Screen: Quercus wislizenii - Interior Live Oak
Pinus halepensis - Aleppo Pine

Shrubs: Medium size at commercial to screen cars.
Low and medium size in median.

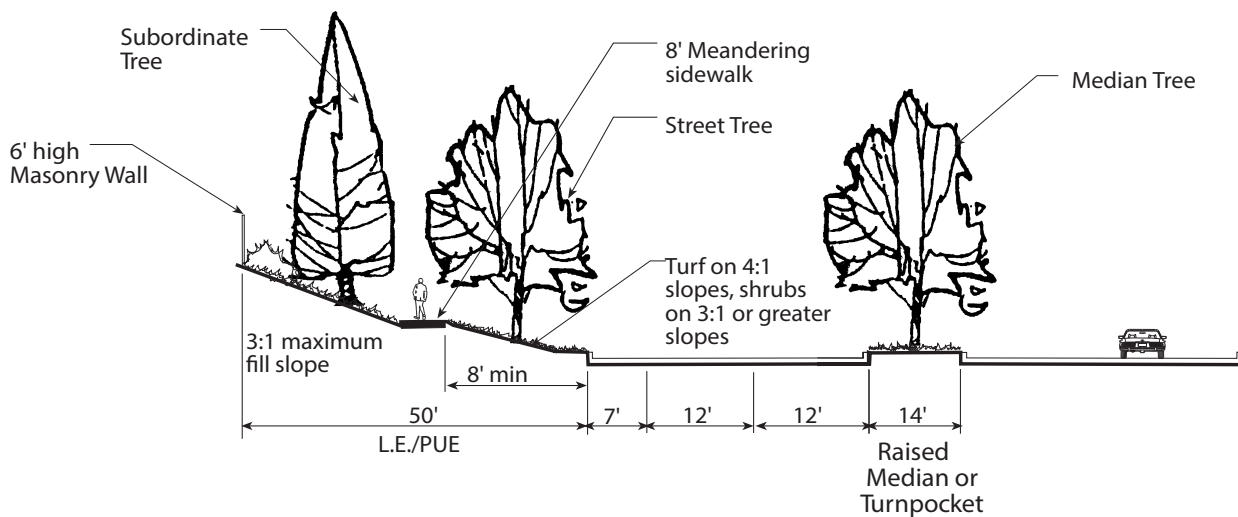
Groundcover: Low drought resistant varieties in median
Low medium flowering varieties at commercial.

Pedestrian/Bicycle Path: 8' with 8' minimum separation
from back of curb, 8' at back of curb along open space
due to topography constraints.

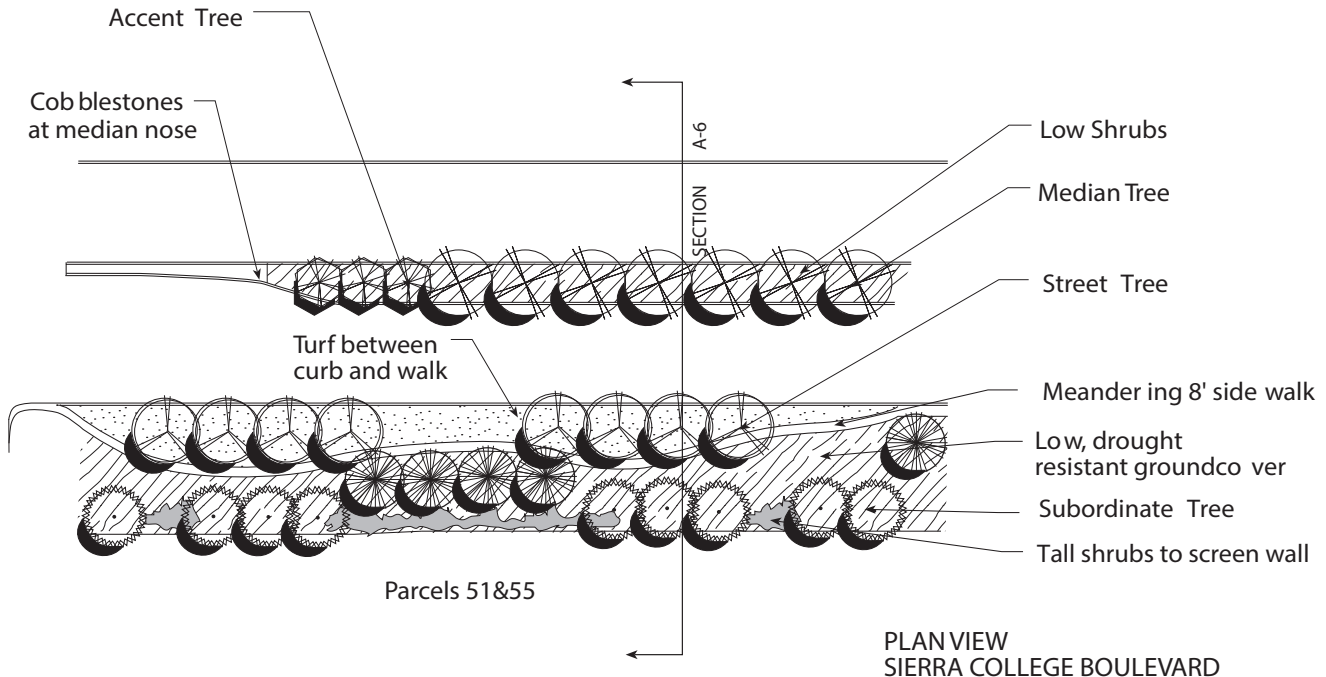
Soundwalls/Fences: None at commercial or P/QP

Special considerations: Provide groupings of Valley Oaks as
street trees where adjacent to Parcel 7, Miner's Ravine
open space. Use accent trees as entry delineators.

Exhibit A-5
Roseville Parkway



SECTION A-6
SIERRA COLLEGE BOULEVARD



PLAN VIEW
SIERRA COLLEGE BOULEVARD

Road section: 100-feet, varies adjacent to LDR

Landscape corridor: 50-feet

Street tree:

Quercus lobata - Valley Oak, 35' o.c.
Sequoia sempervirens 'Santa Cruz' - Redwood (secondary)

Median tree:

Crataegus phaenopyrum - Washington hawthorn

Subordinate trees:

Canopy: Koeleruteria paniculata - Golden Rain Tree
Accent: Malus 'Robinson' - Crabapple
Screen: Acacia melanoxylon - Black Acacia
Pinus pinea - Italian Stone Pine

Shrubs: Low shrubs at median, to accent pedestrian/vehicular entries. Tall shrubs to provide screening of wall.

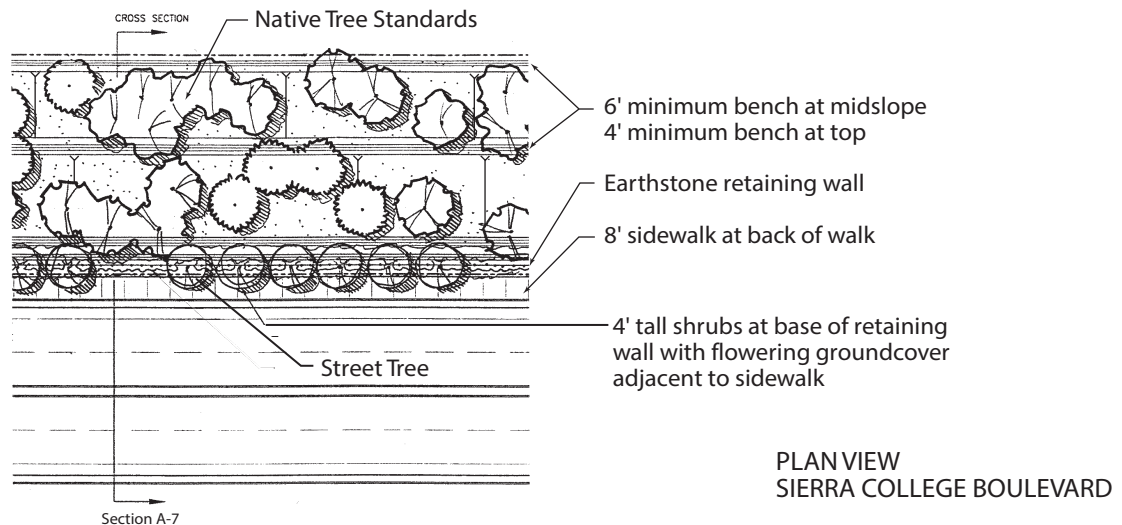
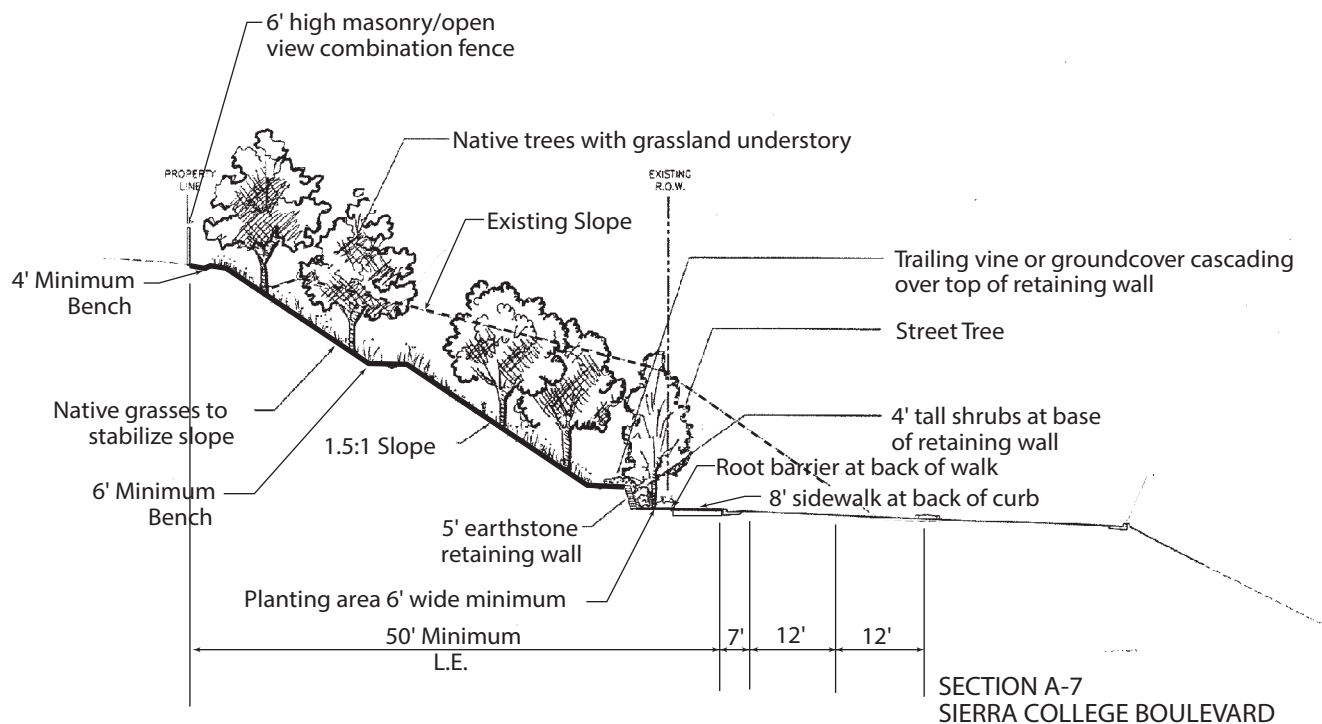
Groundcover: Low, drought resistant varieties.

Pedestrian/Bicycle Path: 8' path with 8' min. separation from back of curb.

Soundwalls/Fences: Minimum 6' masonry at LDR. None at OS and Park.

Special considerations: Select shrubs and groundcovers to blend with existing landscaping on adjacent subdivision to south. Corner clip to be provided at northeast corner of Parcel 51. Landscape median to extend from Parcel 51 to Parcel 55.

Exhibit A-6
Sierra College Boulevard



Road section: 100-feet, varies adjacent to LDR

Landscape corridor: 50'-65'

Street tree: To be determined by landscape architect and approved by the City

Median Tree:
None

Subordinate tree:
Stands of *Quercus wislizenii*, Interior Live Oak
Quercus douglasii, Blue Oak
Aesculus californicus, Buckeye

Shrubs: Medium shrubs at base of retaining wall.

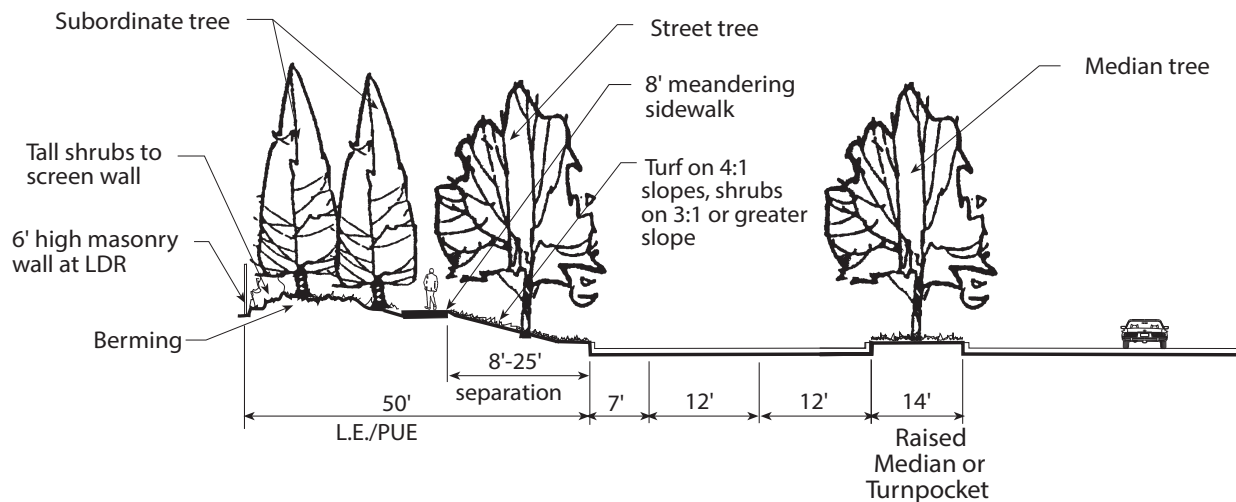
Groundcover: Low, drought resistant varieties between curb and walk.

Pedestrian/Bicycle Path: 8' at back of curb.

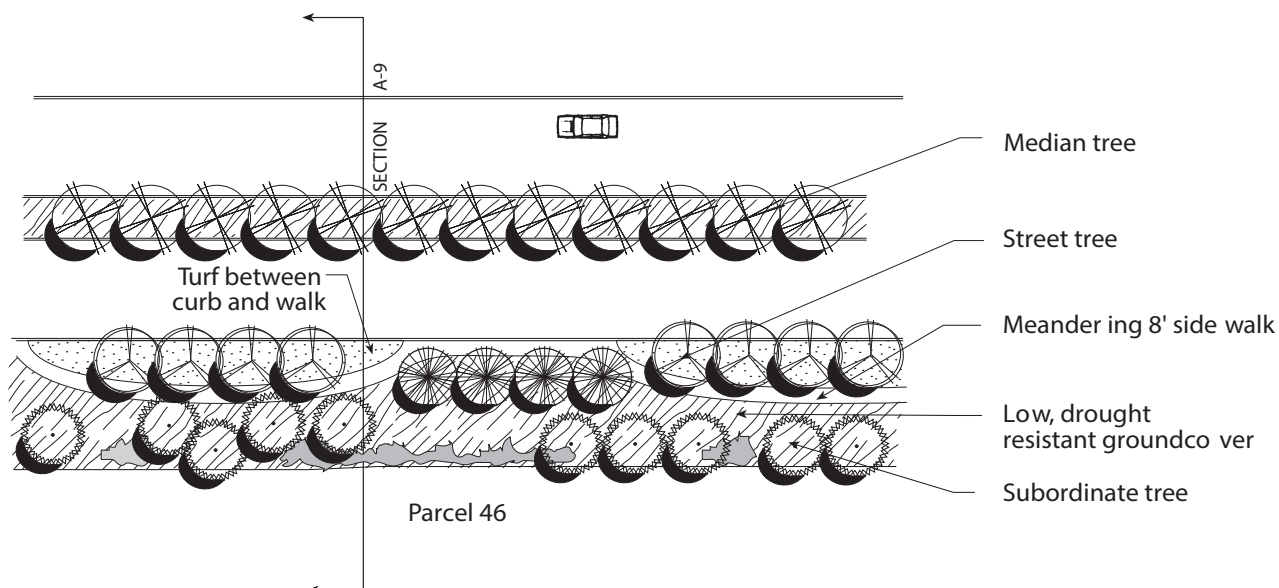
Soundwalls/Fences: 6' masonry at LDR where noise study requires, combination fence where possible.

Special considerations: Subordinate trees to be planted from seedlings or larger size in sparse to dense stands with grassland understory for slope stabilization. Street tree species to be determined by landscape architect to meet specific site conditions and shall be approved by the City. Root barrier to be installed at back of sidewalk. See Section 4.0 for slope and soil treatment. Community entry to be provided at northeast corner of Parcel 49. Temporary irrigation of the trees planted along the slope bank shall be approved by a Geo-technical Engineer. Exhibit A-7

Sierra College Boulevard



SECTION A-9
SIERRA COLLEGE BOULEVARD



PLAN VIEW
SIERRA COLLEGE BOULEVARD

Road section: 100-feet, varies adjacent to LDR

Landscape corridor: 65-feet

Street tree:

Quercus lobata - Valley Oak, 35'o.c.
Sequoia sempervirens 'Santa Cruz' - Redwood (secondary)

Median tree:

Crataegus phaenopyrum - Washington hawthorn

Subordinate trees:

Canopy: *Koeleruteria paniculata* - Golden Rain Tree
Accent: *Malus* 'Robinson' - Crabapple
Screen: *Acacia melanoxylon* - Black Acacia

Shrubs: Low shrubs at median, to accent pedestrian/vehicular entries. Tall shrubs to provide screening of wall.

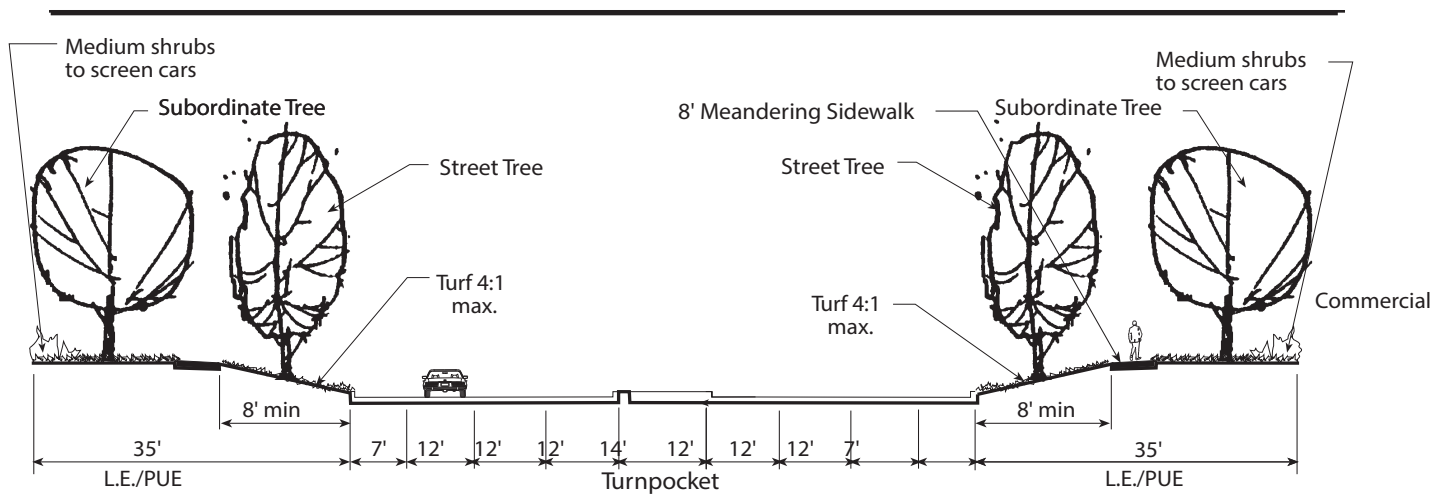
Groundcover: Low, drought resistant varieties.

Pedestrian/Bicycle Path: 8' w/ 8' minimum separation from back of curb.

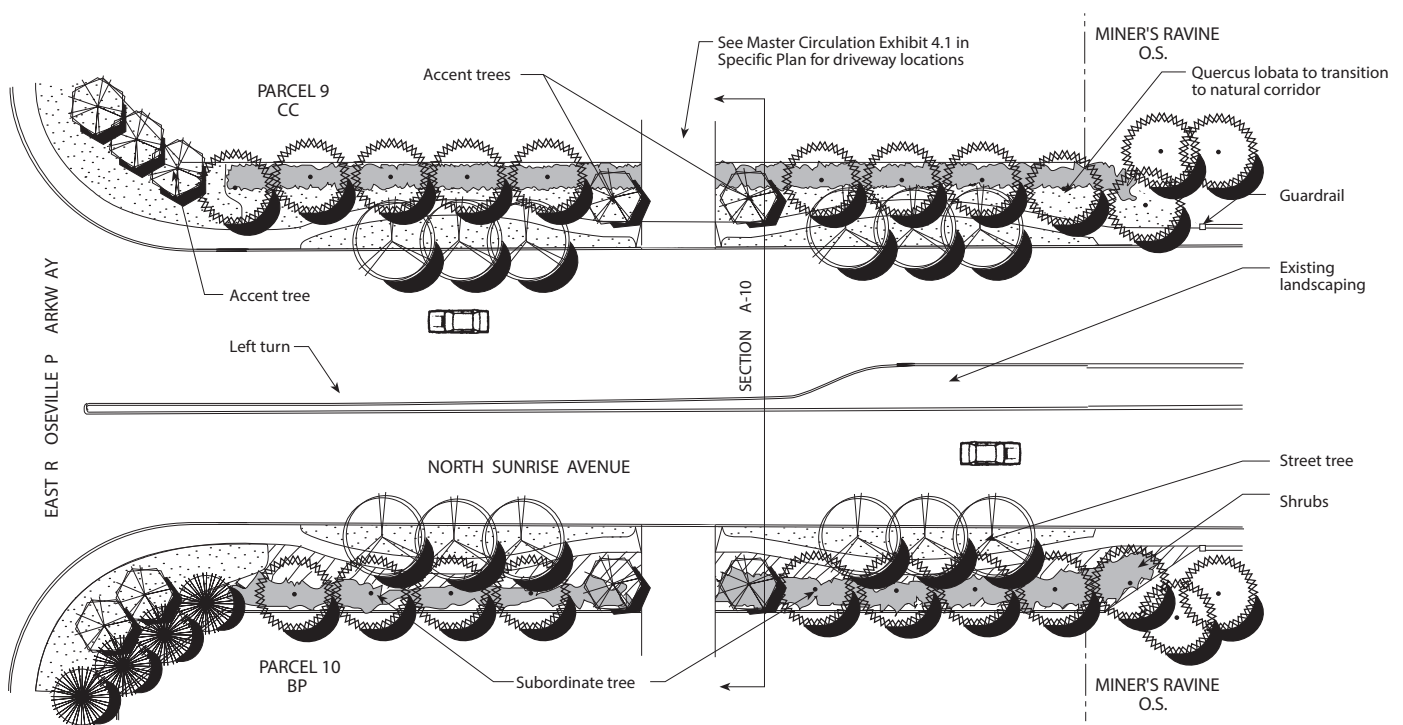
Soundwalls/Fences: Minimum 6' masonry at LDR.

Special considerations: Landscape median to be provided from Stoneridge Drive to north boundary of Plan Area (Rocklin City limits). City entry to be provided in landscape corridor near the northeast corner of Parcel 42.

Exhibit A-9
Sierra College Boulevard



SECTION A-10
NORTH SUNRISE AVENUE



PLAN VIEW
NORTH SUNRISE AVENUE

Road section: 100-feet

Landscape corridor: 35-foot easement at commercial
25-foot easement at OS

Street tree:
Ulmus parvifolia - Chinese Elm, 30'o.c.

Median tree:
None

Subordinate trees:
Canopy: Quercus lobata - Valley Oak
Accent: Malus Robinson - Crabapple
Screen: Quercus wislizenii - Interior Live Oak

Shrubs:
Medium size at commercial to screen cars.

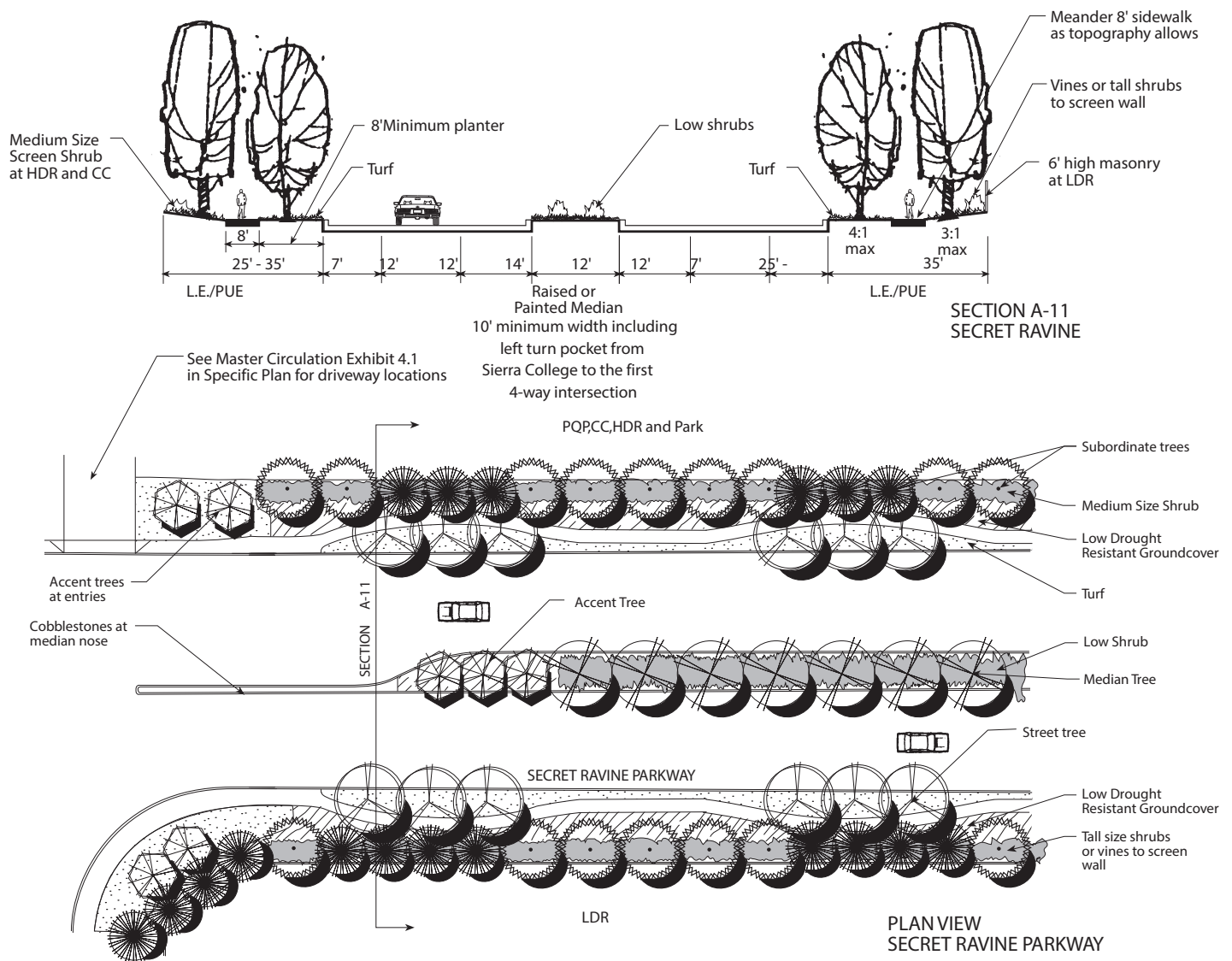
Groundcover: Low medium flowering varieties.

Pedestrian/Bicycle Path: 8' with 8' minimum separation from
back of curb, 8' back of curb along open space.

Soundwalls/Fences: None at commercial.

Special considerations: Use same accent trees and groundcover
treatments at Parcels 9 & 10 as entry delineators. Provide 20'
corner clips at Parcel 9 & 10.

Exhibit A-10
North Sunrise Avenue



Road section: 76-feet, varies adjacent to LDR

Landscape corridor: 30-feet typical, 35' throat at Sierra College Boulevard intersection. 35' adjacent to Parcels 46 & 49, 25' adjacent to Parcels 13 & 23.

Street tree:
Quercus rubra - Red Oak

Median tree:
Quercus lobata - Valley Oak
Gleditsia triacanthos - Honey Locust

Subordinate trees:
Canopy: Tilia cordata - Little Leaf Linden
Accent: Pyrus kawakamii - Ornamental Pear
Sequoia sempervirens - Coast Redwood
Calocedrus decurrens - Incense Cedar
Screen: Laurus nobilis - Sweet Bay

Shrubs: Medium to screen cars at CC&HDR, tall to screen soundwalls at LDR&PQP and low in median.

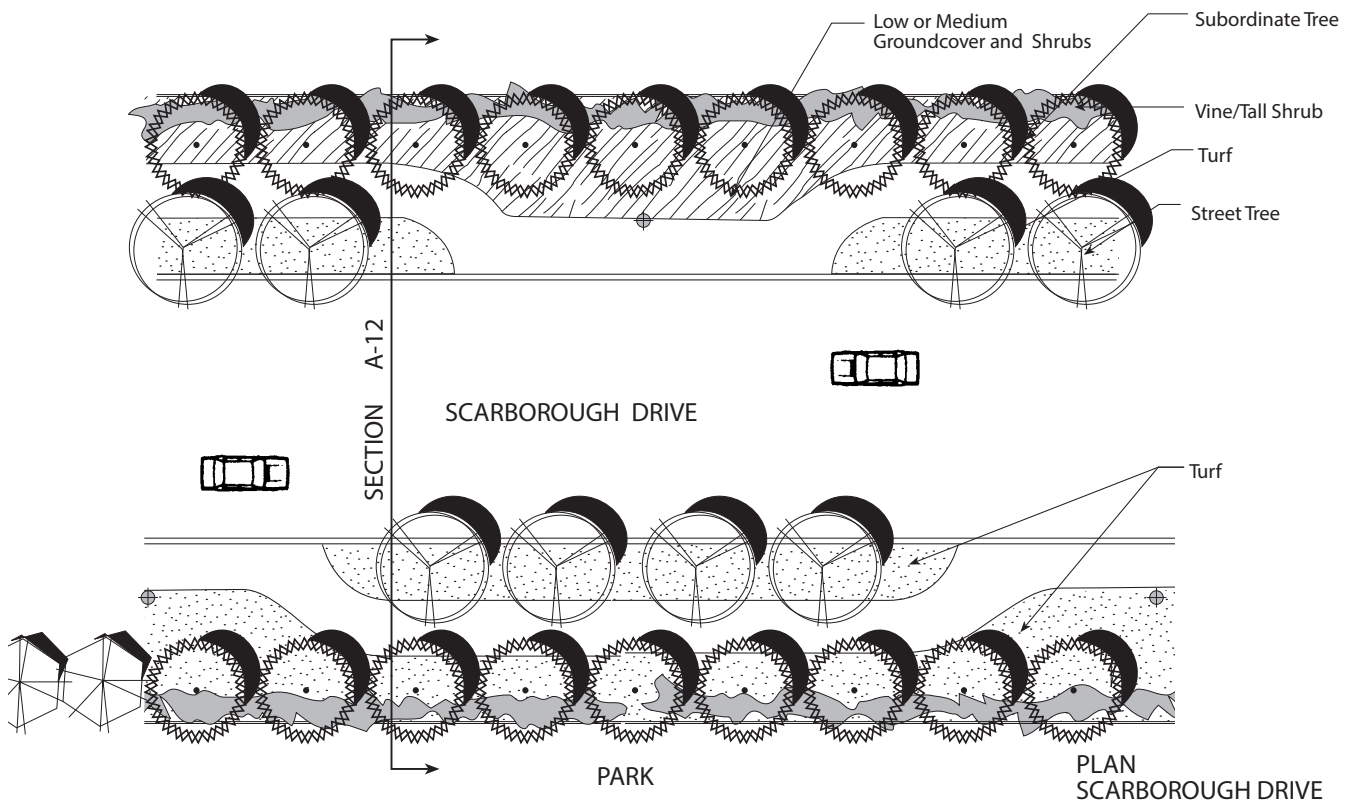
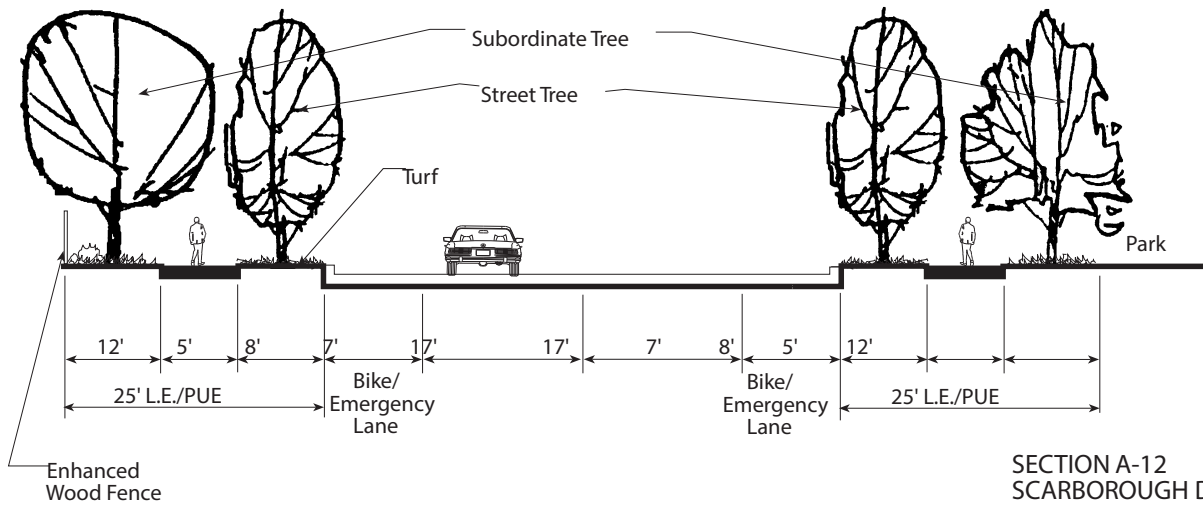
Groundcover: Low, drought resistant varieties, colorful varieties as accent delineators.

Pedestrian/Bicycle Path: 8' on each side, 8' minimum separation from back of curb. Walk located at back of curb in conjunction with False Ravine crossing.

Soundwalls/Fences: 6' high masonry soundwall at LDR, possibly at HDR None at CC and Park.

Special considerations: Provide groupings of Valley Oaks as street trees where adjacent to False Ravine open space. Provide 20-foot corner clips on Parcels 13 & 14 at intersection with Roseville Parkway. An existing water line is located near the center of the landscape corridor along Parcels 13, 23 and 27. Street trees shall be located to maintain a minimum of 5-feet of separation from each side of the pipe. See page 4.3, footnote #7 for landscape corridor widths.

Exhibit A-11
Secret Ravine Parkway



Road section: 48-feet, varies adjacent to LDR

Landscape corridor: 25-feet

Street tree:

Platanus acerifolia 'Bloodgood' - Bloodgood Sycamore, 35'o.c.

Median tree:

None

Subordinate trees:

Canopy: *Quercus lobata* - Valley Oak

Accent: *Prunus serrulata* 'Kwanzan' - Japanese Flowering Cherry

Screen: *Sequoia sempervirens* 'Santa Cruz' - Redwood

Quercus agrifolia - Coast Live Oak

Shrubs: Low to medium shrubs behind sidewalk.
Tall shrubs/vines to screen soundwalls.

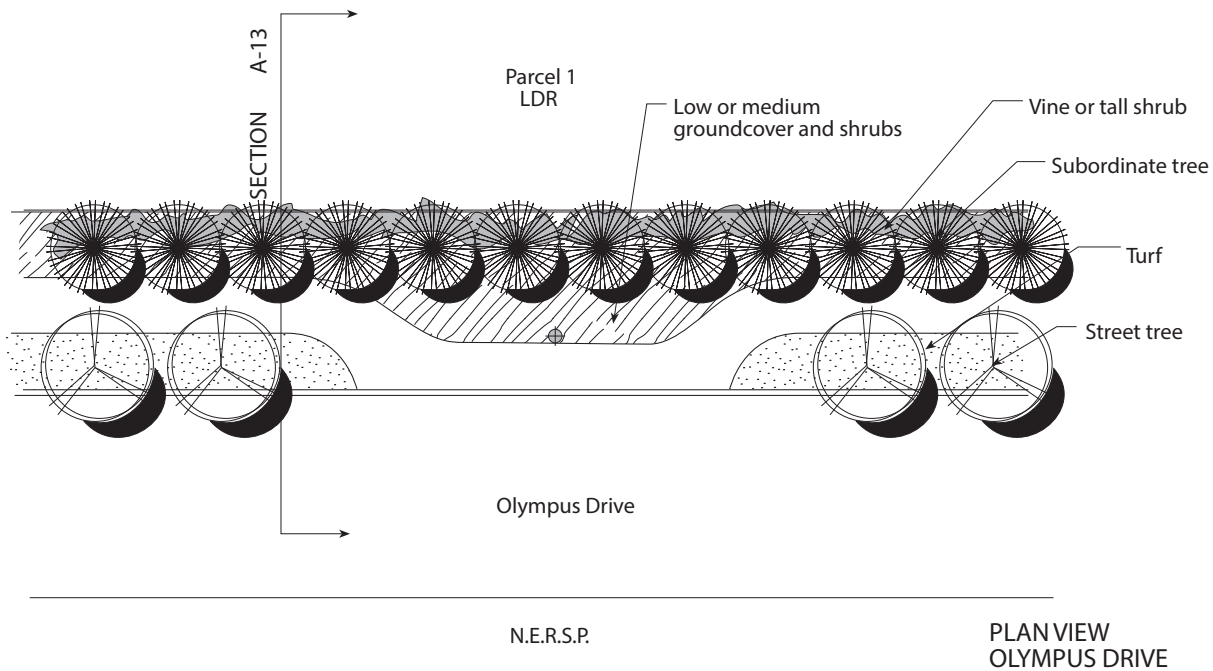
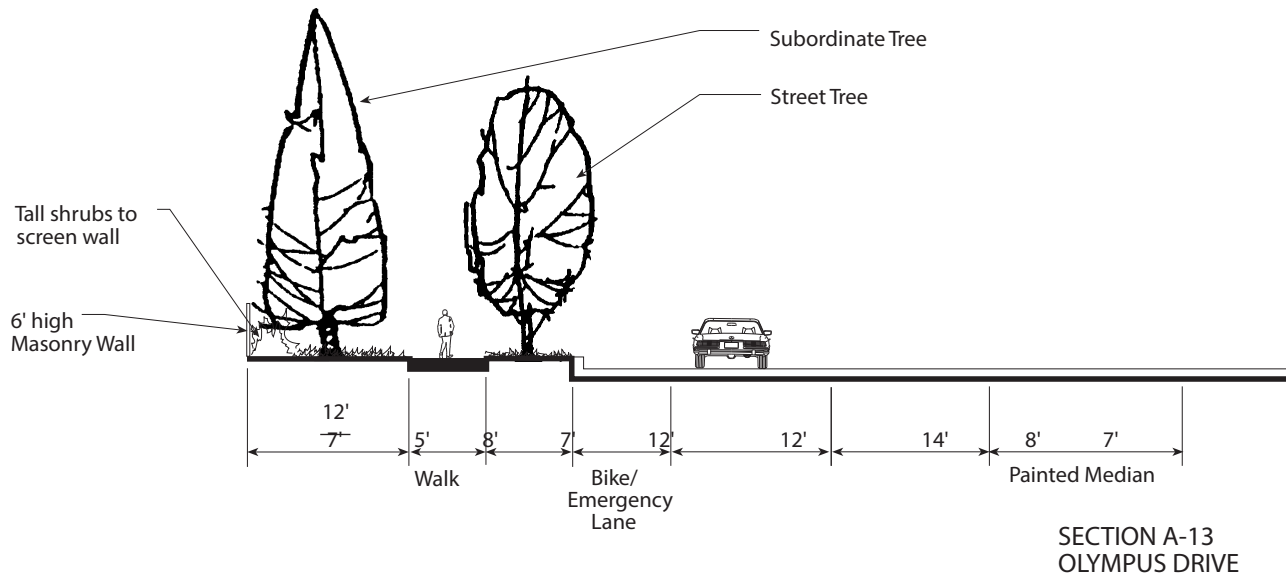
Groundcover: Low, drought resistant varieties.

Pedestrian/Bicycle Path: 5' with 8' minimum separation from curb.

Soundwalls/Fences: 6' enhanced wood fence at LDR, none at Park.

Special considerations: Provide city entry in landscape corridor adjacent to Parcel 28 & 30.

Exhibit A-12
Scarborough Drive



Road section: 76-feet, varies adjacent to LDR

Landscape corridor: 25-feet

Street tree:

Pistacia chinensis - Chinese Pistache, 35'o.c.

Median tree:

None

Subordinate trees:

Canopy: *Quercus lobata* - Valley Oak

Accent: *Pyrus calleryana* - Ornamental Pear

Screen: *Sequoia sempervirens* - Redwood
Quercus agrifolia - Coast Live Oak

Shrubs: Medium and low shrubs to accent pedestrian vehicular entries. Tall shrubs to provide screening of walls.

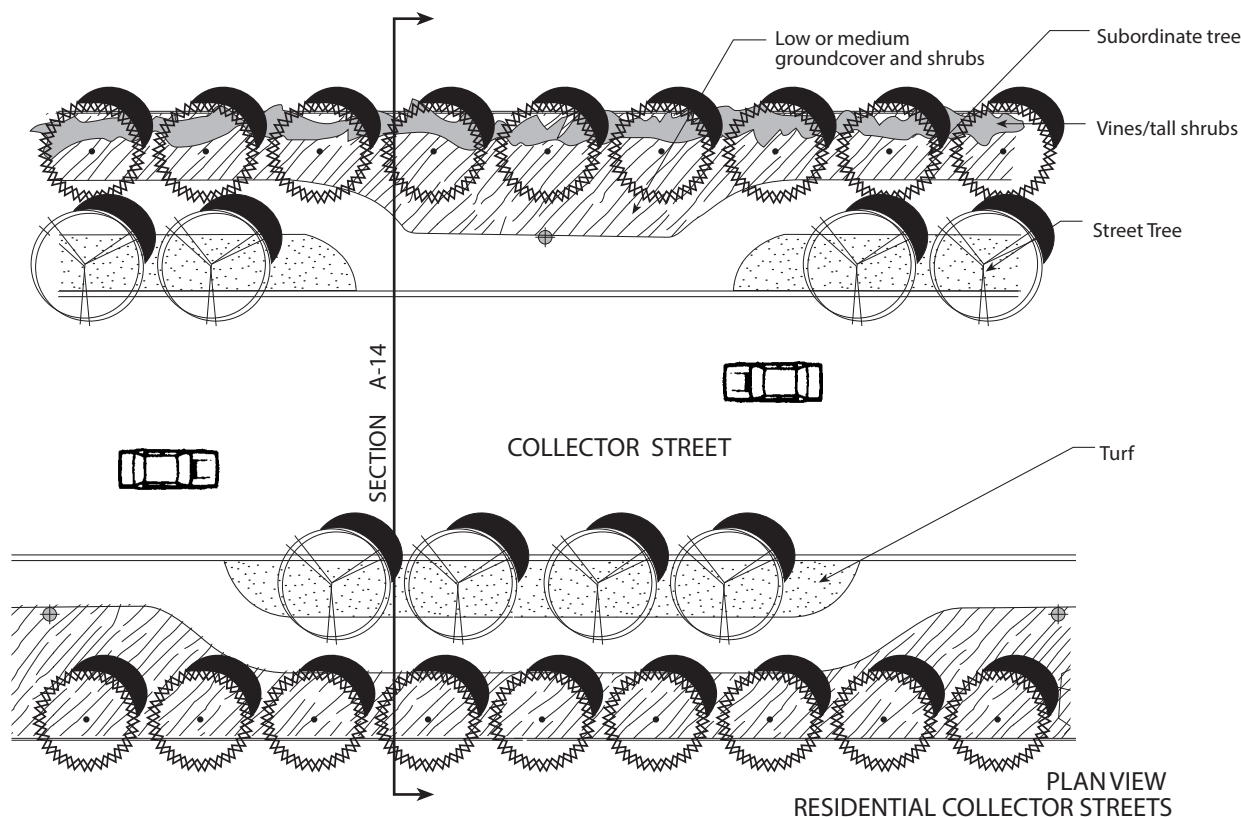
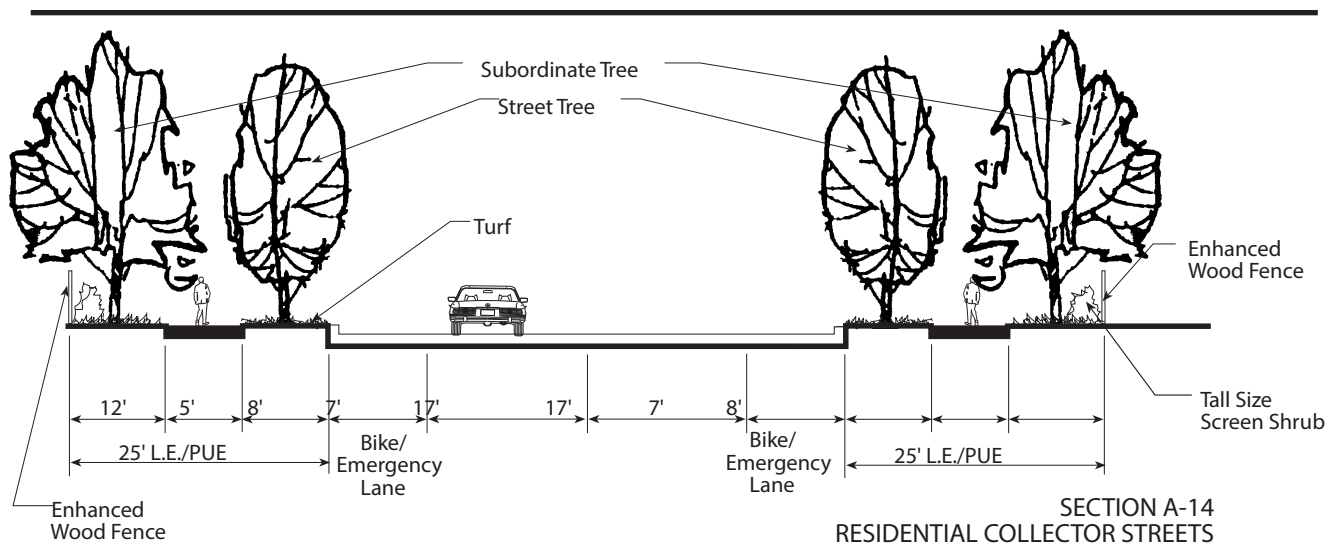
Groundcover: Low, drought resistant varieties.

Pedestrian/Bicycle Path: Meandering 5' with 8' separation from curb.

Soundwalls/Fences: Minimum 6' masonry at LDR

Special considerations: Select shrubs and groundcover to match existing landscaping with adjacent subdivision to the east. 35-foot corner clip to be provided on Parcel 1 at Olympus Drive and Roseville Parkway intersection.

Exhibit A-13
Olympus Drive



Road section: 48-feet, varies adjacent to LDR

Landscape corridor: 25-feet

Street tree:

Sapium sebiferum - Chinese Tallow Tree, 35'o.c.

Median tree:

None

Subordinate trees:

Canopy: *Celtis sinensis* - Chinese Hackberry

Accent: *Arbutus unedo* 'Marina' - Strawberry Tree

Screen: *Quercus wislizenii* - Interior Live Oak

Shrubs: Low to medium shrubs behind sidewalk.
Tall shrubs to screen fences.

Groundcover: Low, drought resistant varieties.

Pedestrian/Bicycle Path: Meandering 5' with 8' minimum separation from curb.

Soundwalls/Fences: 6' enhanced wood fence at LDR. None at Park, school and OS.

Special considerations: Neighborhood entries to be provided at Collectors A and B.

Exhibit A-14
Residential Collector Streets

3.0 ENTRY STATEMENTS

Three types of project entries are required within the Stoneridge Plan Area; city entries, community entries and neighborhood entries. The city entries consist of enhanced landscaping along two streets which enter from Rocklin. The community and neighborhood entries include enhanced landscaping and generally include signs which will be located outside of the street right-of-ways. All other signs related to commercial, office, multi-family use, temporary construction and marketing and sales are unregulated by the Specific Plan and subject to City of Roseville Sign Ordinance.

3.1 City Entries

Entrances to the City from Rocklin to the north of the Plan Area will be delineated by city entry features. City entry features will be located within the landscape corridors on both sides of Scarborough Drive and on the west side of Sierra College Boulevard, as shown in Exhibit A-15. The Sierra College entry will include a monument sign specifying 'City of Roseville'. The following guidelines shall be applied to the sign:

- Sign shall be approximately 4-feet high and 15-feet in length.
- Design shall be consistent with the community entry signs.
- Monument sign shall be installed by developer of Parcel 42.

The city entry feature will consist of enhanced landscaping as shown in Exhibit A-16.

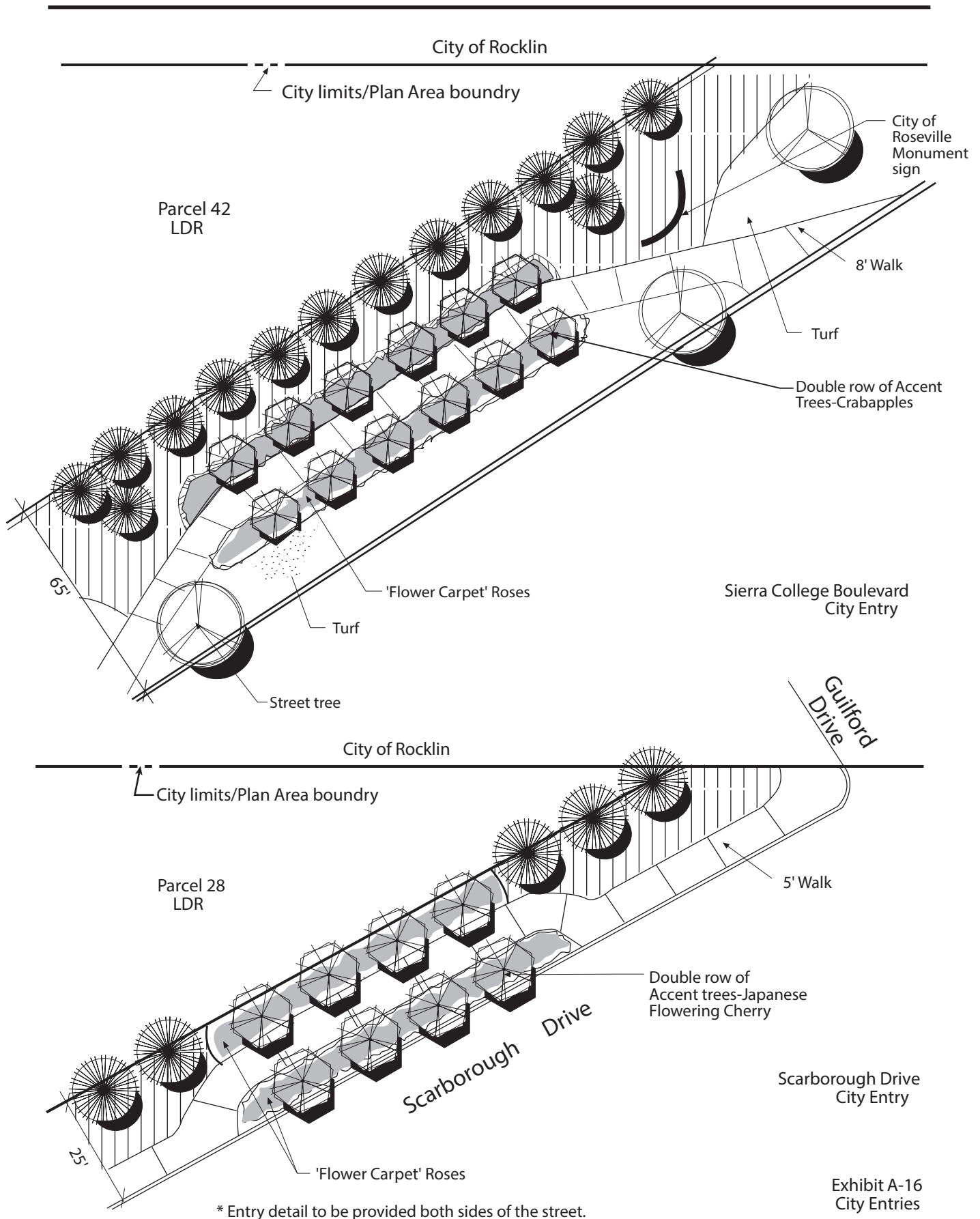
3.2 Community Entries

Two key intersections are designated to include community entry monuments; Stoneridge Drive at Roseville Parkway and Stoneridge Drive at Sierra College Boulevard. Exhibit A-17 illustrates the typical community entry which shall be provided on each corner of the two locations as shown on Exhibit A-15. The following guidelines shall be applied:

- Each community entry sign is to specify only the Stoneridge project name and logo.
- Community entry signs at Roseville Parkway and Stoneridge Drive to be placed in the landscape easement, at least 15-feet from back of curb and outside of vehicular sight lines and right-of-way as shown in Exhibit A-18. Signs at Sierra College Boulevard and Stoneridge must be within corner clip area outside of right-of-way and landscape corridor as shown in Exhibit A-19.
- Maximum letter height is 3-feet and lettering envelope shall be a maximum of 75 square feet.
- Signs may be lighted. Light sources are to be ground mounted and screened or shielded from traffic and nearby homes.
- The community entries are to be constructed with the development of the parcel on which the signs reside. The construction of the sign is the responsibility of the landowner.



Exhibit A-15
Entry Statements



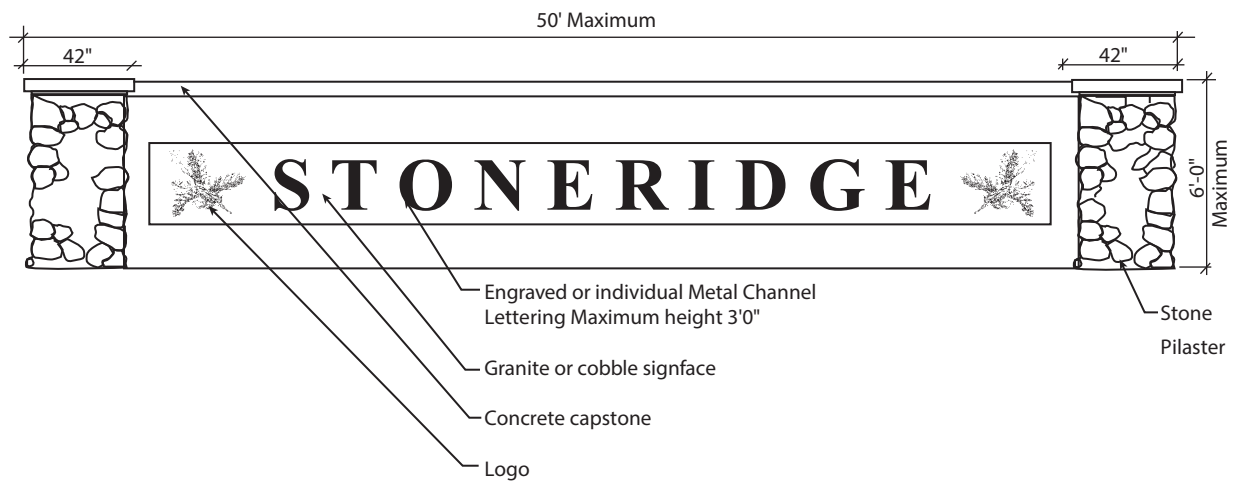


Exhibit A-17
Community Sign Elevation

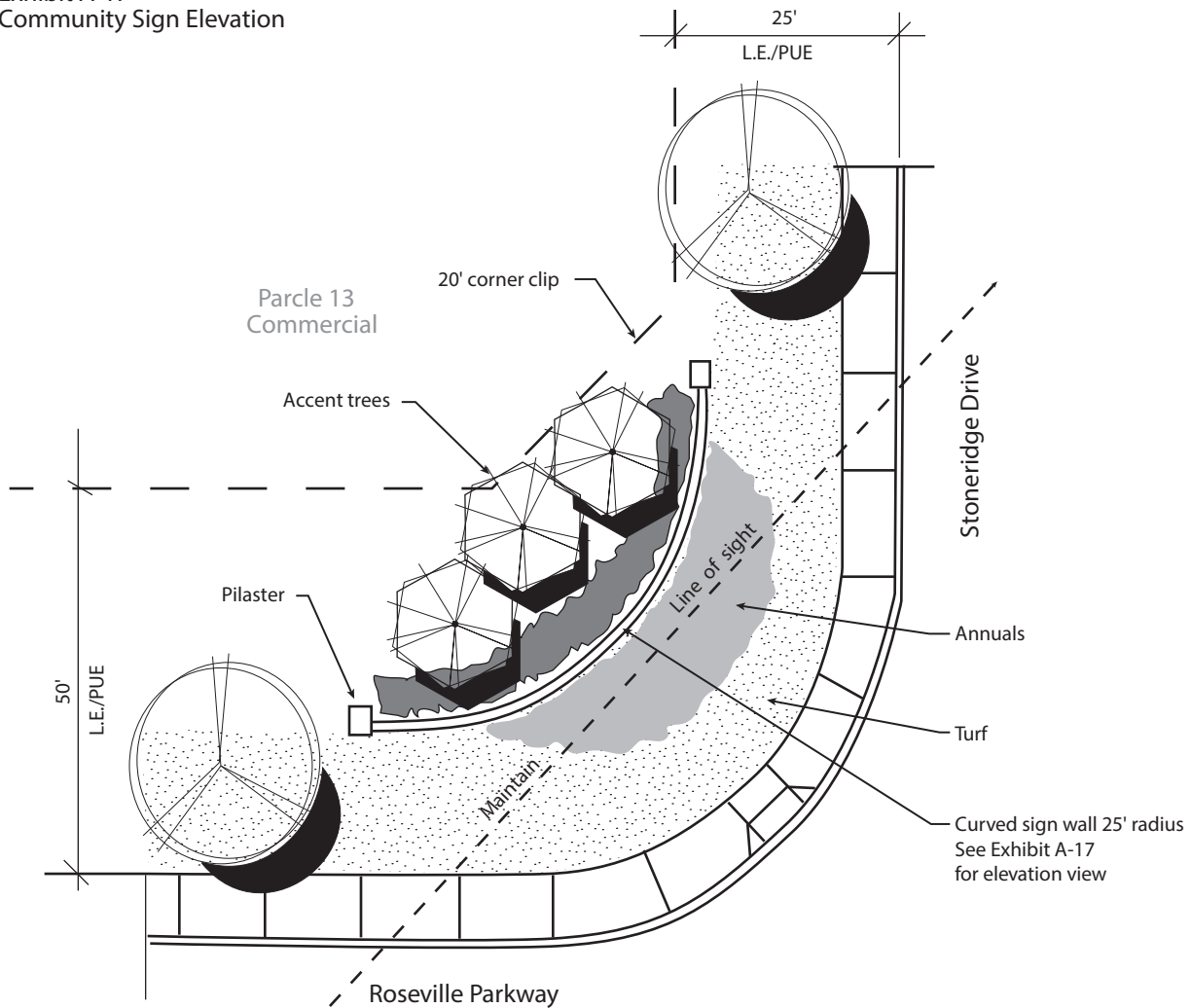


Exhibit A-18
Community Entry A

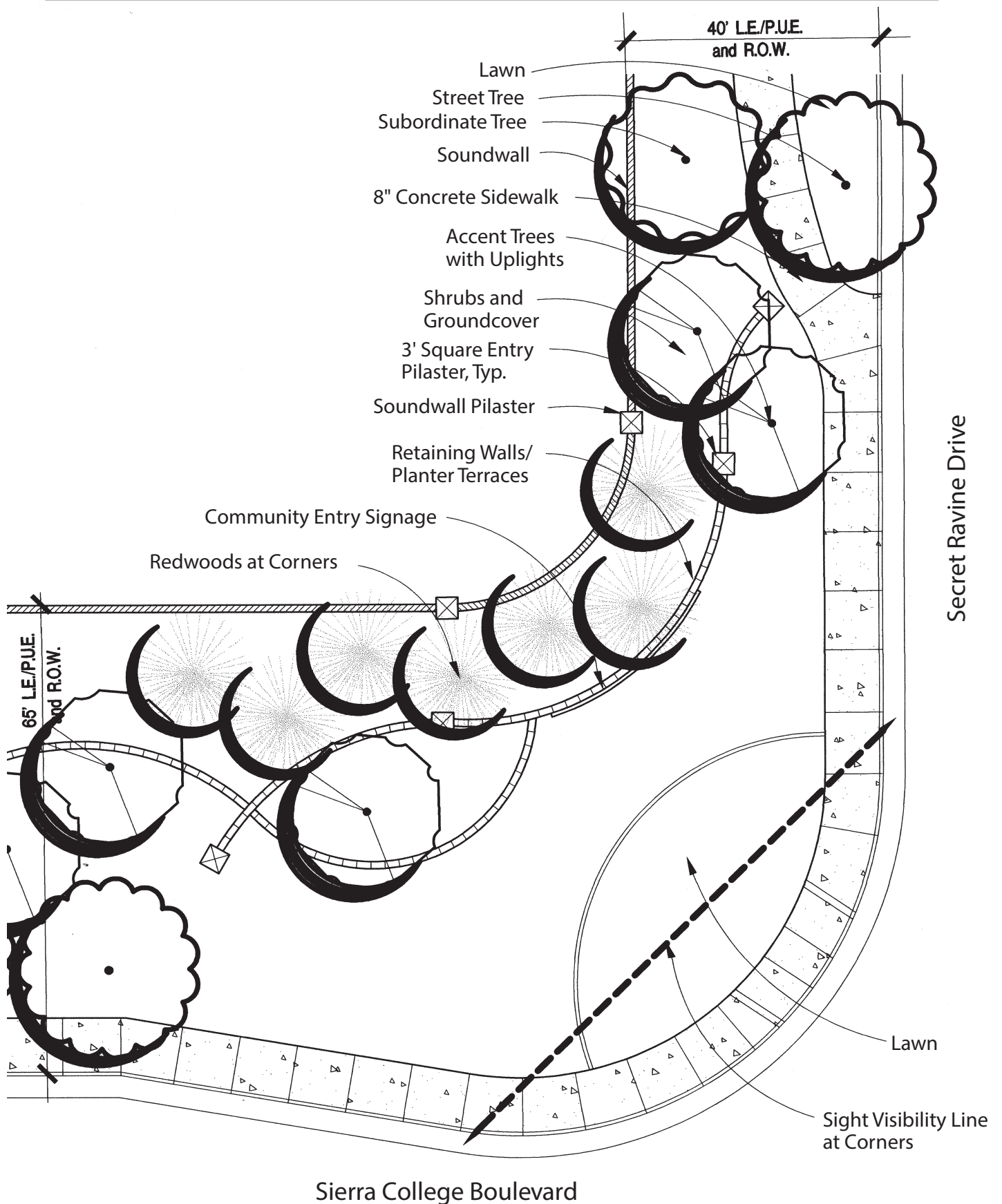


Exhibit A-19
Community Entry B

3.3 Neighborhood Entries

Neighborhood entries are enlarged landscape areas added to the landscape corridor at visible street intersections and neighborhood entry points. Neighborhood entries may include signage as specified below. Neighborhood entries include the landscape corridor and an additional triangular area known as a corner clip, where provided, as shown in Exhibit A-20. Neighborhood entries may provide signage on entry walls as shown in Exhibit A-21. The following guidelines shall be applied:

- Neighborhood entries may include signage at developer's discretion. Subdivision signs shall conform to the City's sign ordinance regulations for on-site subdivisions and for signs within the public right of way.
- Neighborhood entry signs are to be integrated with entrance design and are to be compatible in design with community entry signs. Entry signs are to be located on the wall of the corner clip as shown in Exhibits A-20 or on the wall perpendicular to the entry streets as shown in Exhibit A-21.
- All local street intersections with Stoneridge Drive (except for Parcels 39 and 41) and at Parcel 15 along Roseville Parkway shall provide a neighborhood entry with a corner clip. Signage is optional at these locations.
- Only one neighborhood entry sign should be permitted on each side of entry street and may only specify the name of the subdivision.
- Signs may be lighted. Light sources are to be ground mounted and screened or shielded from traffic and nearby homes.
- Islands may be provided on neighborhood entry streets as shown in Exhibit A-22.

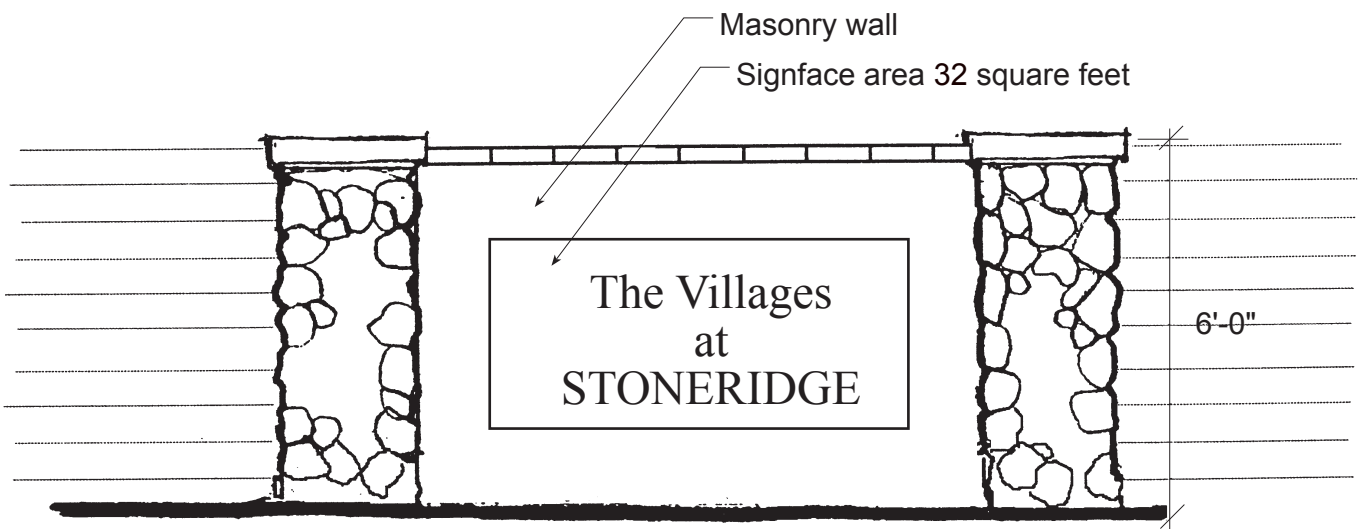
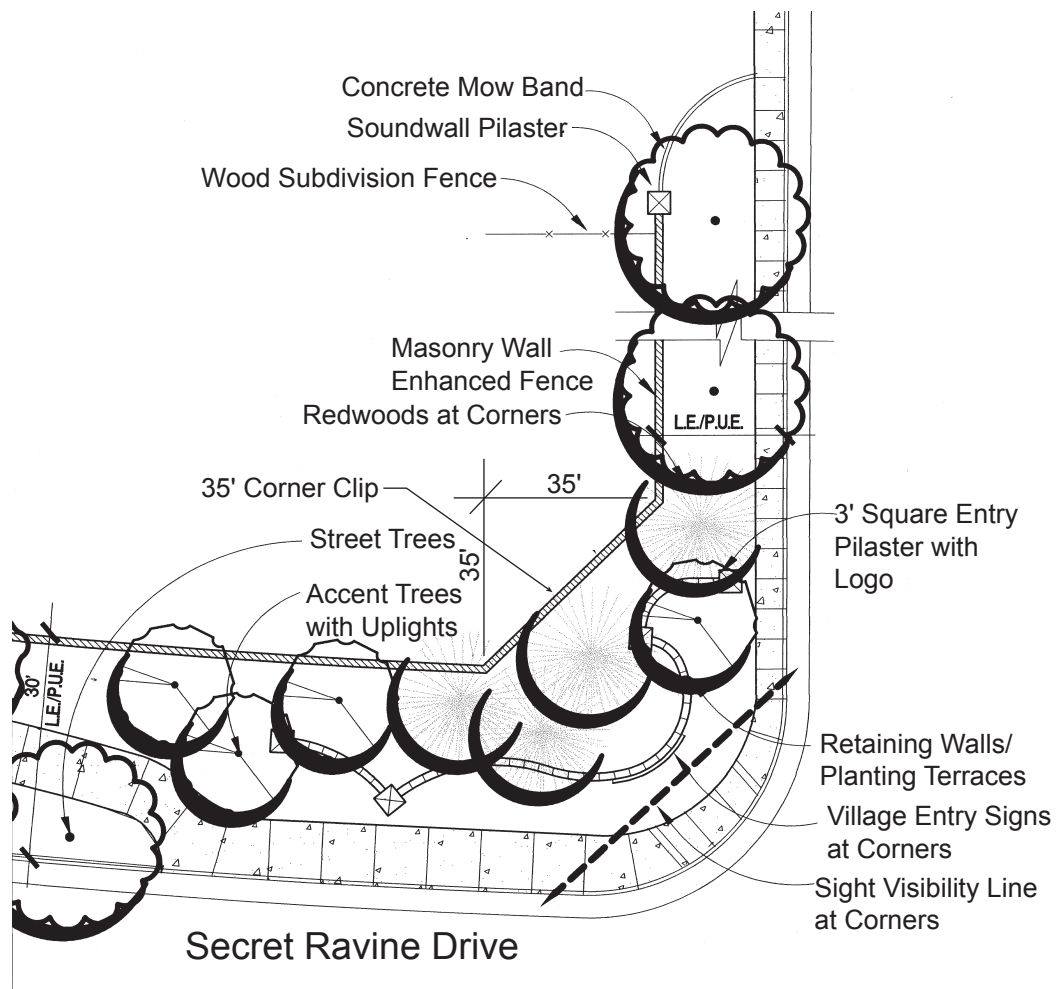


Exhibit A-20
Neighborhood Entry at Corner Clip

4.0 WALLS AND FENCES

Walls and fences will provide privacy, security, noise attenuation and serve as a unifying theme throughout the Plan Area. As a result, it is intended that wall and fence design be consistent throughout the Plan Area. The general location of walls and fences is depicted in Exhibit A-23.

4.1 Masonry Walls

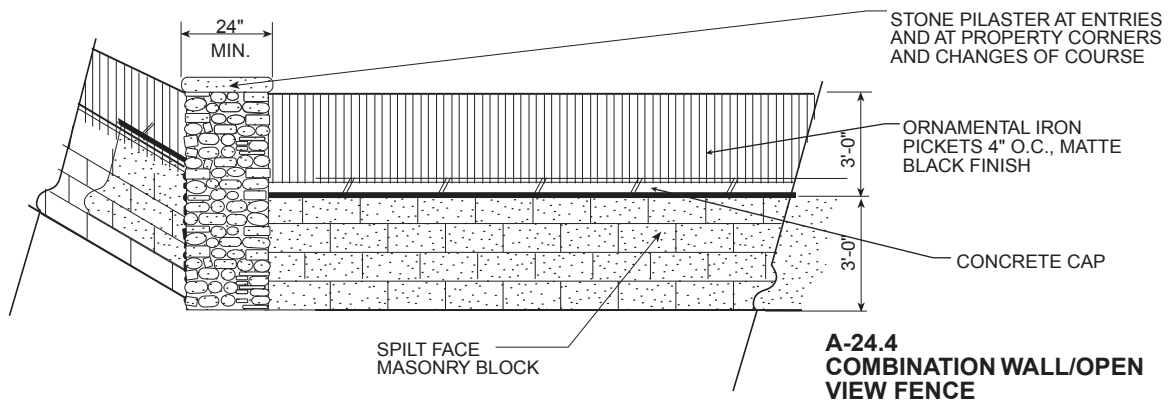
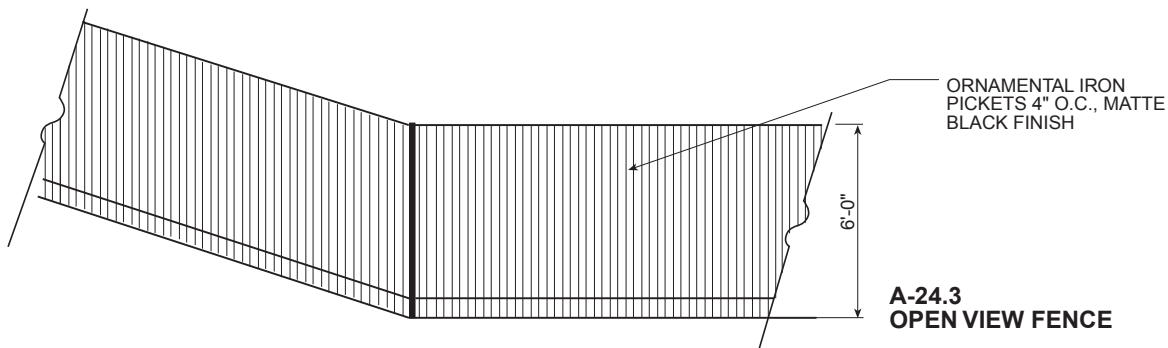
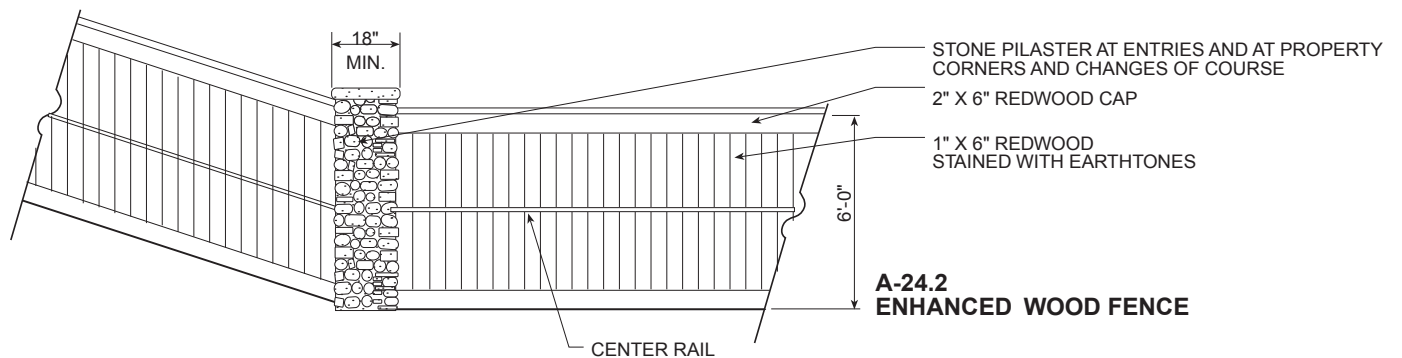
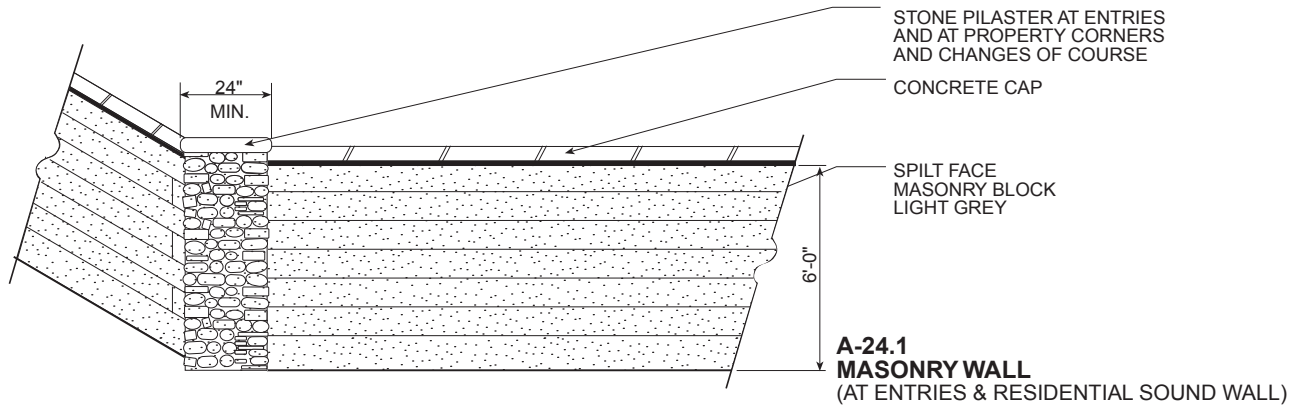
- Masonry walls are to be constructed at the back of landscape corridors along arterial streets adjacent to LDR parcels and at other locations as shown on Exhibit A-23. See Exhibit A-24.1 for conceptual design of masonry walls.
- Minimum masonry wall height is 6-feet, higher walls may be required based on site specific noise analysis. Wall may step down at intersections and pedestrian access ways to allow visibility.
- Masonry walls along Parcel 1 shall be compatible with the existing wall in the adjacent subdivision to the north and directly across Olympus Drive.
- Masonry walls along Sierra College Boulevard adjacent to Parcels 51 and 55 shall match the light grey color and type of masonry block utilized in the adjacent subdivision to the south, however the wall design may provide some variation.
- Decorative stone pilasters should be located at regular intervals, corresponding to property corners, entries, and changes of course.

4.2 Enhanced Wood Fence

- Enhanced wood fences will be constructed in lieu of masonry walls along LDR parcels adjacent to residential collector streets and other locations as shown on Exhibit A-23. See Exhibit A-24.2 for conceptual design of enhanced wood fences.
- Decorative stone pilaster's should be located at regular intervals, corresponding to property corners, entries, and changes of course. Pilaster design is to be consistent throughout the Plan Area, although pilaster dimensions may vary depending on location.

4.3 Open View Fences/Combination Fence

- All residential lots adjacent to open space may shall use open view fencing or along the boundary with the open space parcels. Exhibit A-24.3 provides a conceptual design of open view fence to be consistent through out the Plan Area. The open view fencing shall have a solid top rail and shall not have pickets which extend above the top rail. The pickets shall be spaced a maximum of 4 inches on center or as required by the current Uniform Building Code.
- Combination fences may be used in areas of transition from masonry to open view fencing or along portions of arterial streets where greater seperation is desired. Exhibit A-24.4 provides a conceptual design of a combination fence. The combination fence shall have a solid top rail and shall not have pickets which extend above the top rail. The pickets shall be spaced a maximum of 4 inches on center or as required by the current Uniform Building Code.
- Combination fences shall provide decorative stone pilasters and should be located at regular intervals, corresponding to property corners, entries, and changes of course. Pilasters are not required for open fences.
- Post and cable fencing will be used adjacent to open space parcels where limited access is desired. Bollards may be placed at trailheads to control vehicular access.



**Exhibit A-24
Fences & Wall Designs**

5.0 STREET FURNISHINGS

- Street furnishings (including benches, trash receptacles, bollards, planters, transit shelters, trellises, entry signage and other similar amenities) are permitted within landscaped corridors provided placement does not interfere with clear vision standards for street intersections.
- The design of street furnishings should match or complement the design of surrounding elements including other furnishings, walls and fences as well as building architecture. Lighted features including but not limited to lighted bollards, lighted shelters, backlighted planters, accent lighted wall surfaces and signs, are permitted provided light sources are low level and screened from adjacent streets, walkways and homes.
- Transit shelters shall be located and designed consistent with the City's Improvement Standards and as approved by the Public Works Director. The design of transit shelters should be consistent with Exhibit A-25 and conform to the guidelines for all street furnishings contained in this section. Shelters must be ADA accessible.

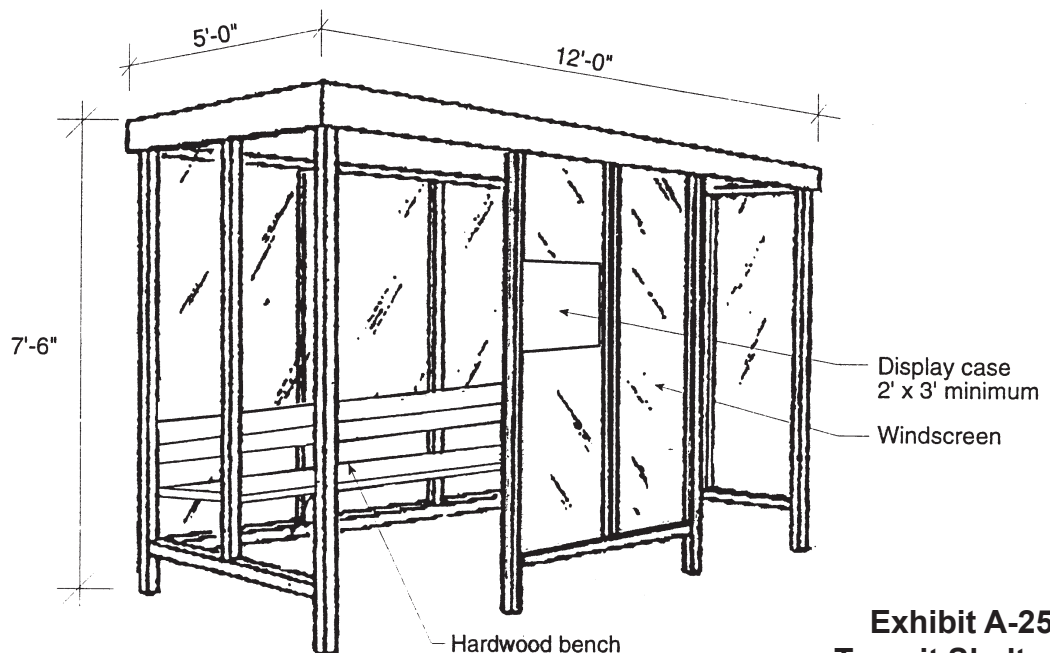


Exhibit A-25
Transit Shelter

6.0 STREET LIGHTING

Planting shall be restricted within the zone of light for street lights as shown in Exhibit A-26 and in conformance with the following standards of the Electric Department:

- "Zone of light" is defined as a triangular area with two points located at 100-feet from both sides of a lighting fixture (not the light post) and 10-feet out from the top back of curb and one point at the lighting fixture.
- No planting of shrubs or trees which grow to a height greater than 4-feet at maturity are to be planted within the zone of light.
- Trees planted outside of the clear area should not have more than twenty-percent (20%) of their canopy encroach within the zone of light, based on the expected size of the trees at maturity.
- Sidewalk shall be located at the back of curb when adjacent to a street light, as shown in Exhibit A-26.
- Street lights which reduce night sky impacts and which are in conformance with the Electrical Department standards should be considered.

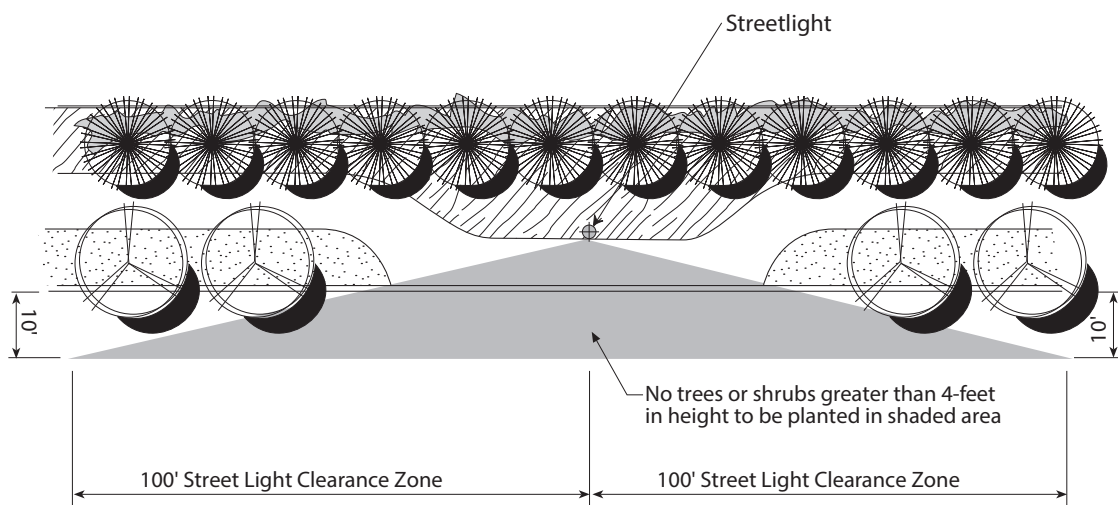


Exhibit A-26
Street Light Zone

7.0 SLOPE AND SOIL TREATMENT

Due to the hilly terrain and Mehrten soils, special consideration should be given to stabilization and planting of slopes within the Plan Area.

7.1 Slope Stabilization

- Slopebanks should be rounded to blend to natural terrain. The detailed design of manufactured slopebanks is to be determined with final improvement plans.
- Slopebanks in rocky soils may be over-excavated, reconstructed and covered with soil that matches the characteristics of adjacent natural soils, as required by parcel specific geotechnical reports.
- Slopebanks associated with roadways may encroach into adjacent landscape corridors adjacent to roadways. During construction, all exposed slopebanks adjacent to roadways shall be hydroseeded with a native grass mix to blend with adjacent natural slopes. Slopebanks should be planted immediately upon completion of roadway improvements.
- Maximum slopes shall be 2:1. Slopes may exceed 2:1 to match existing slopes, based upon a geotechnical report which indicates slope stability and approval by the Public Works Director.
- Landscaped slopes greater than 3:1 should utilize a straw coconut matting, jute netting or other slope stabilization material.
- Crib block or other retaining walls may be used to stabilize slopebanks of 3:1 slope or greater. Tree wells should be used in conjunction with crib block walls for all trees planted in slopebanks to prevent hillside runoff.

7.2 Special Planting Considerations and Procedures

- Additional soil and drainage improvements may be necessary for Merhten soil areas. This may be achieved through soil ripping, soil import and use of sub-surface drains.
- Plant material selection should consider the minimum soil depth required when planting in Mehrten or rocky soils.
- Import soil may be required in areas where soil depth is not adequate for landscaping. Import soils should be compatible with the existing native topsoil and be easily drained.

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- Table A-1 provides a list of shrubs, vines, groundcovers and grasses which are appropriate for steep slopes of 3:1 or greater.
 - Subdivision grading should follow the natural topography of the land as closely as possible.

8.0 OPEN SPACE INTERFACE WITH HDR AND NON-RESIDENTIAL PARCELS

The intent of the following guidelines is to ensure maximum preservation of the natural features found within open space parcels while integrating development in a safe and sensitive manner. The following guidelines shall be applied to the portion of any non-open space parcel (except for LDR) which has an interface with an open space parcel. Guidelines for open space interface with single family residential (LDR) is addressed in Section 10.

8.1 Grading

- Grading of parcels directly adjacent to an open space parcel should conform to existing topography as much as feasible to provide an appropriate transition.
- Cut and fill slopes adjacent to open space parcels shall be a maximum of 3:1 or may be greater to match existing slopes.
- Maximum height of retaining walls adjacent to open space parcels is 6-feet. Crib-block walls with planting are allowed up to 10-feet in height. Terraced walls with landscaping should be used for retaining wall heights higher than 6-feet. Where a physical hardship exists, retaining walls higher than 6-feet may be approved through the Design Review Permit or tentative map process.

8.2 Drainage and Water Quality

- The design of paved parking areas should provide the minimum amount of paving necessary to meet required parking standard. Use of permeable paving surfaces should be considered where feasible.
- Drainage design for parcels adjacent to open space should consider utilizing surface drainage treatment such as grassy swales, grass blocks or other methods.
- Rock energy dissipaters or other methods shall be used at the outfall points of storm drainage to the open space areas.

8.3 Landscaping

- Landscape material located adjacent to open space parcels should transition and blend with the natural vegetation by incorporating native species.

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- Use of rock, such as cobbles, should be used to act as a fire barrier between formal landscaping and the adjacent open space.
 - Irrigated, fire-retardant plant materials should be utilized along all boundaries with open space.
 - All parcels except Park shall incorporate a landscape buffer area where adjacent to open space. The minimum buffer shall be 20-feet to buildings and 10-feet to parking areas or drive aisles.
 - All graded slopes shall be rounded and groomed. Slopes in excess of 3:1 should be planted with species selected from Table A-1, Recommended Plant List for Steep Slopes.

8.4 Lighting

- Lighting on developed parcels should avoid light overspill into open space parcels. However, where streets cross open space parcels, lighting may be directed to open space for security.
- Height of site light fixtures on parcels located within 100-feet of an open space parcel shall be limited to 20-feet in height.
- Lighting should emphasize ground, low level and uplighting to complement the adjacent open space and preserve night time views into the distance.

8.5 Fencing

- Open view fencing should be utilized in areas where security or restricted access is desired along the boundaries with open space. Combination walls with solid fencing below and open view fencing along the top are encouraged where privacy is also desired.
- Fencing details are provided in Section 4.0.

8.6 Access

- Bollards or other acceptable barriers should be placed at all pedestrian/bicycle and emergency/maintenance access points to open space parcels. Groupings of large boulders with narrow openings between are acceptable barriers at pedestrian and/or bicycle access points and at other areas which may be accessible to vehicles.
- Connections to adjacent bike trails are encouraged and will be a requirement of design review where it is determined to be feasible.

8.7 Site and Architectural Design

- Buildings should be located adjacent to and oriented toward open space parcels to maximize views and provide pedestrian and bicycle access.
- Pedestrian spaces such as plazas, walkways and seating areas should be incorporated adjacent to open space.
- Design of buildings should consider use of terraces or balconies oriented to open space.
- Building elevations adjacent to and/or visible from open space parcels should incorporate similar building elements and materials on all sides of structure.
- Loading and unloading areas should be oriented away from open space parcels where feasible.

9.0 SPECIAL PARCEL CONDITIONS

The Plan Area includes a number of special situations which require specific guidelines and considerations. The following guidelines shall be applied to the identified parcels and are to be implemented in conjunction with the overall guidelines contained herein.

9.1 Parcel 9 (CC/SA)

- Site and architectural design shall consider the interface with the adjacent open space and proximity of site within the primary entry to the Plan Area.
- Design of gas stations or fast-food restaurants shall be given special consideration to ensure architectural compatibility with the balance of the center. Architectural treatment should de-emphasize trademark buildings and reflect the primary architecture of the center.

9.2 Parcel 10 (BP/SA)

- To the extent feasible, site design of Parcel 10 should locate buildings in a manner to avoid impact to trees.
- Multi-story buildings and terraced parking lots may be utilized to minimize tree impacts.
- Site and architectural design should consider the interface with the adjacent open space and proximity of site within the primary entry to the Plan Area.

9.3 Parcel 12 (OS)

- A portion of Parcel 12 will accommodate a water pump station. A 6-foot high masonry wall should be required around the boundary of the pump station site. The masonry wall should be screened with evergreen plantings.

9.4 Parcel 14 (CC)

- Parcel 14 shall provide a 30-foot wide landscape buffer with masonry wall along the common boundary with LDR Parcel 20. The 30-foot wide landscape buffer will accommodate the anticipated 10-foot difference in elevation between the parcels at a maximum 3:1 slope.
- A minimum 20-foot wide landscape buffer shall be provided along the boundary with HDR Parcel 21.

Two bullet points were removed by Resolution 13-472, December 4, 2013.

- Masonry walls are to be constructed on boundaries adjacent to LDR parcels and provided by the non-residential developer. Wall material and colors are to be compatible with non-residential buildings.

9.5 Parcel 20 (LDR)

- A 4.5± acre portion of Parcel 20 includes a wetland preserve as shown in Exhibit A-27. The precise configuration of the preserve and adjacent park shall be determined with the tentative subdivision map. If the wetland preserve is maintained, the park will be developed as a 2.5 acre park. Should the private wetland preserve be removed, the park shall be enlarged to 3 acres.
- A masonry wall shall be constructed on the boundaries between LDR lots and the wetland preserve and provided by the residential developer.
- A masonry wall is not required along north side of wetland preserve adjacent to Secret Ravine Parkway. A concrete mow strip shall be constructed to define the boundary between the landscape corridor and the wetland preserve.

9.6 Parcel 43 (P/QP)

- Parcel 43 is designated to accommodate a water storage tank. A 10-foot wide landscape buffer and a minimum 6-foot high masonry wall should be provided within Parcel 43 along the boundaries with LDR Parcel 42. Evergreen plant materials should be utilized in the landscape buffer to screen unsightly views of the tank.

9.7 Parcel 44 (OS)

- Parcel 44 is designated as open space to allow for views from Sierra College Boulevard and to serve as a wetland preserve/compensation area. Street trees should not be installed along Sierra College Boulevard adjacent to Parcel 44 in order to maintain views. Exhibit A-8 illustrates the planting concept for this area. Adjacent fences or walls and screen trees along boundaries with Parcels 42 & 46 shall be provided by adjacent subdivision improvements. All access to Parcel 44 shall be controlled by post and cable fencing.

10.0 RESIDENTIAL SUBDIVISION DESIGN

The City of Roseville Community Design Guidelines do not include standards for single family residential development. The following guidelines shall apply to development of LDR parcels.

10.1 Street Design/Lotting Pattern

- Local residential street design should utilize curvilinear street patterns or grid design to reduce vehicular speed through the neighborhoods.
- Local residential street patterns within neighborhoods should be designed to avoid "short cuts" or "sneak" routes through neighborhoods.
- Lotting design adjacent to open space parcels should allow views of the open space corridor and connections to trails by utilizing a combination of single loaded streets, cul-de-sacs openings, view corridors between lots and looped "u" shaped streets, as shown in Exhibit A-28.
- Roadways should be designed to allow for convenient access to schools, parks, and open space corridors.
- Lots are to back-on or side-on to landscape corridors provided along arterial and collector streets. Lots are to front-on local residential streets interior to the neighborhoods.
- Vehicular entrances into neighborhoods should be provided at intervals of approximately 800 - 1,000-feet to diffuse traffic flows. Neighborhood entrances should be encouraged along collector streets and minimized along arterial streets.
- All parcels shall provide a minimum of two points of access to a residential collector or larger street. Exceptions are parcels with a single cul-de-sac which meets the City of Roseville improvements standards.

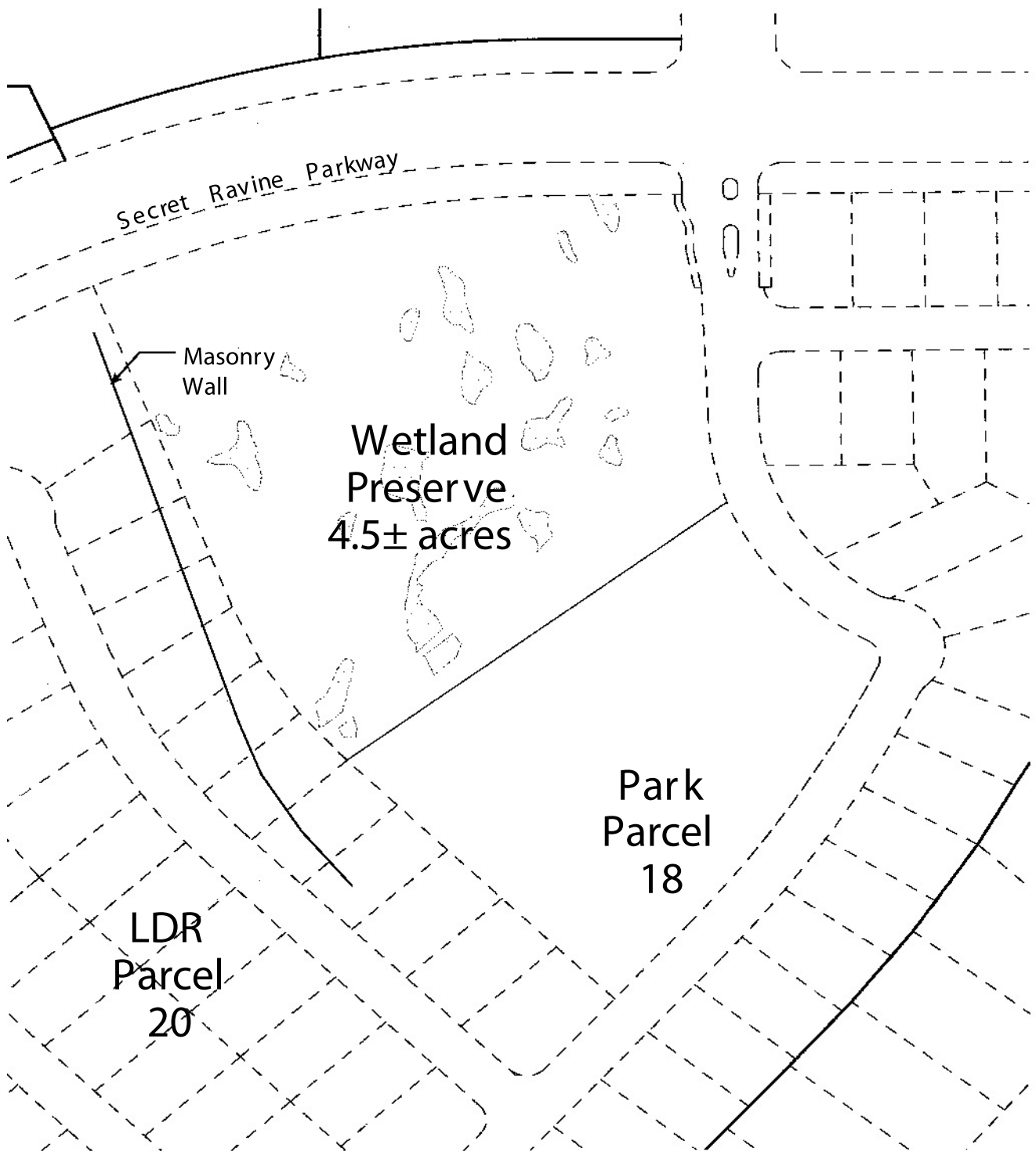
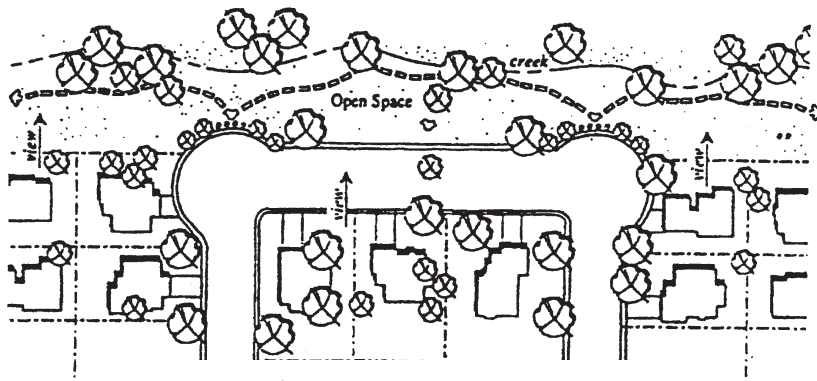
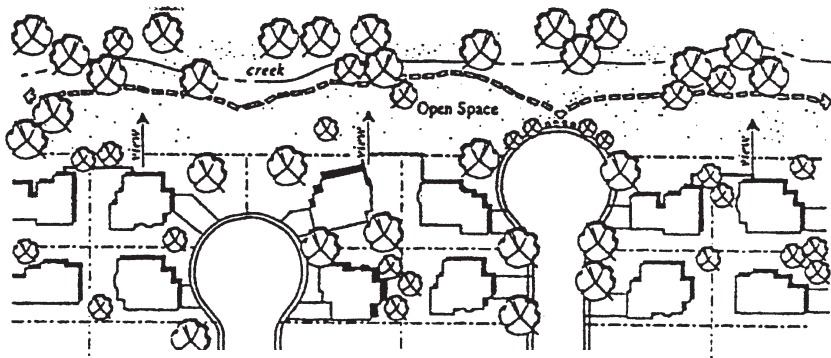


Exhibit A-27
Wetland Preserve

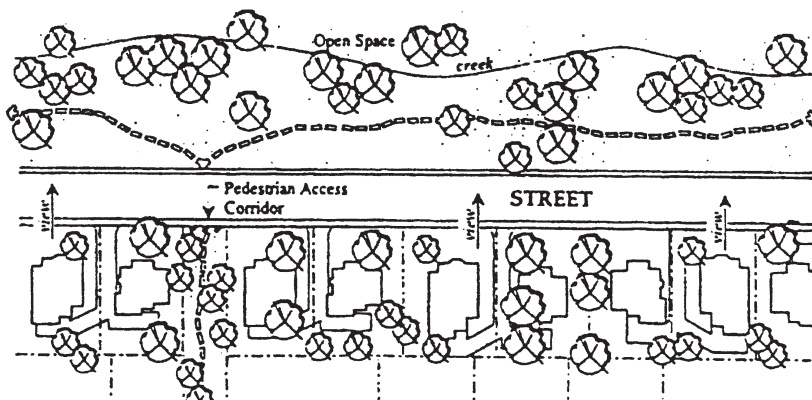
April 7, 1999



Combination of Backup Lots and Street Frontage
Adjacent to Open Space



Cul-de-sac Adjacent to Open Space



Single-Loaded Street Adjacent to Open Space

Exhibit A-28 Lotting Pattern Adjacent to Open Space

10.2 Subdivision Grading Design

- Residential lots which contain oak trees and are located directly adjacent to open space corridors should be limited to ungraded lots (e.g. grading limited to garage foundations, raised foundation footings and driveways.).
- Subdivision grading should follow the natural topography of the land as closely as possible.
- In hillside or sloping areas, street and lot placement shall be designed to follow existing contours.
- Retaining heights should be approximately 4-feet in height or less. Actual heights of retaining walls will be determined at tentative subdivision map.

10.3 Drainage

- Class A drainage with lots draining completely to the street is the preferred drainage approach.
- Lots which back-on to open space and custom lots will likely be drained towards the open space, utilizing Class B or C drainage. Consideration for open space impacts should be considered in the subdivision design where rear lot drainage is provided.

10.4 Pedestrian and Bicycle Connections

- Pedestrian and bicycle connections should be provided to Secret Ravine Parkway and all collector streets at an average of every 1,000-feet. These connections may be accomplished at neighborhood street intersections, pedestrian paseos or by providing access to open space parcels which provide access to streets.
- Class I trails are located through the Plan Area with linkages to the neighborhoods as shown on Exhibit 4-8 of the Specific Plan. Additional connections may be required through the subdivision review. The pedestrian and bicycle connections from the neighborhoods to the trail system should be located in accessible areas such as along single loaded streets adjacent to open space or at the ends of cul-de-sacs which open onto the trail area.
- Trailhead and pedestrian paseos access points from neighborhoods are to be designed consistent with Exhibit A-29. Trail connection to Parcel 58 shall also serve as an emergency access and shall be designed to the satisfaction of the fire department.

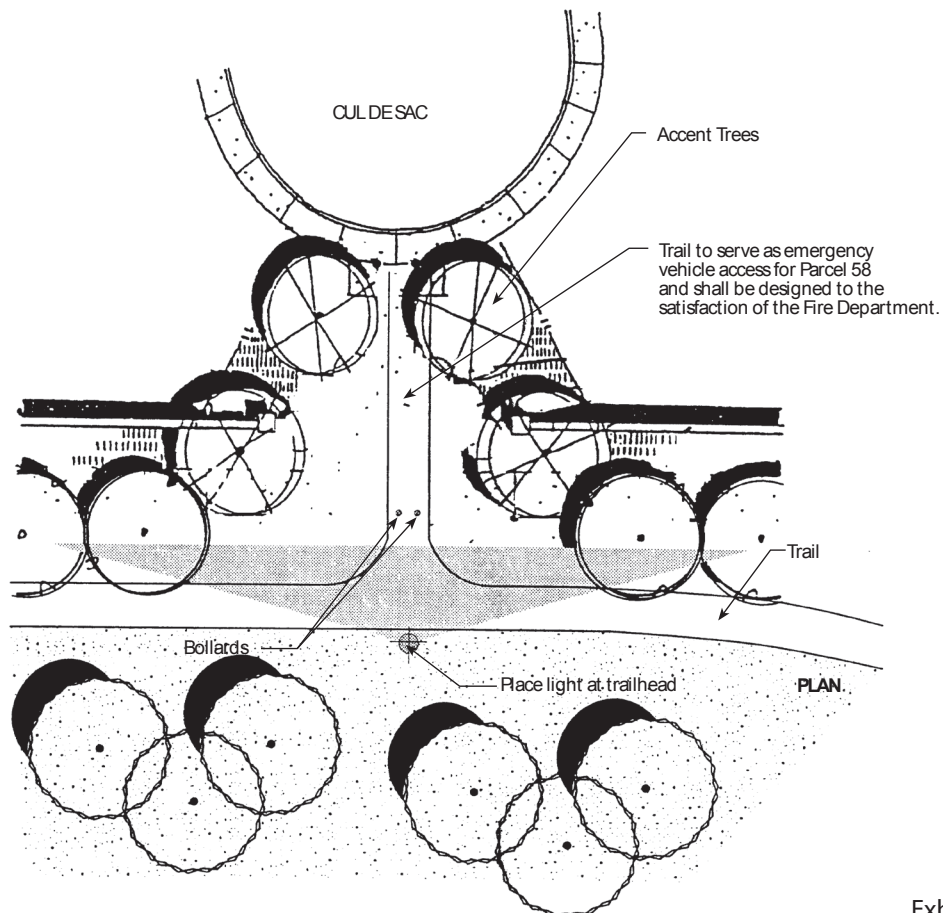
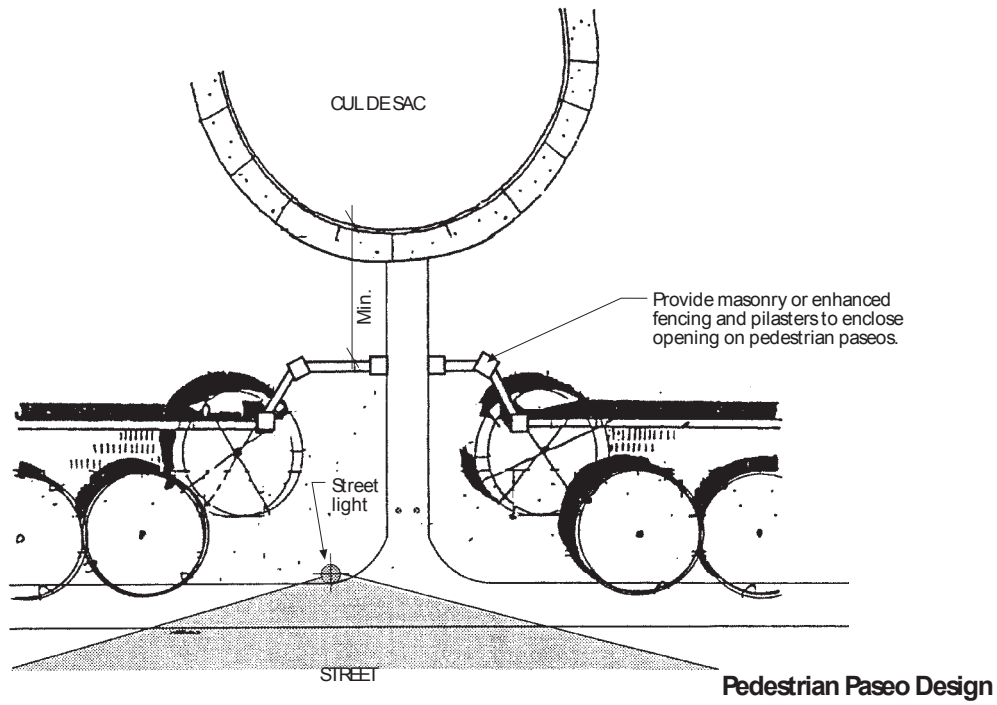


Exhibit A-29
Trailhead Design

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- If pedestrian and bicycle connections are made between lots, minimum width is 15-feet. Fencing along such connections between lots shall be an enhanced wood fence.
 - Lighting for pedestrian/bicycle trail connections and trailheads shall be low and placed to avoid impact to adjacent homes.

10.5 Areas with Oak Trees

- Lot width, lot depth and grading shall provide the space necessary to accommodate oak trees and a single family dwelling, where feasible.
- Lot lines should be placed to contain the canopies of existing oak trees or tree grouping on individual lots. This approach will allow proper fencing alignment related to oak trees within yard areas.
- Ungraded or partially graded lots should be utilized in areas with numerous trees to maximize preservation.

10.6 Special Conditions

- Parcel 17: Two points of vehicular access shall be provided to Parcel 17 through Parcels 27 and/or Parcel 28.
- Parcel 53: This area shall be retained as private natural open space incorporated into the future subdivision of Parcels 54. Existing topographic features and trees should be retained to the extent feasible and should be landscaped with additional drought resistant and low maintenance plant materials. The area may be retained as a separate parcel or incorporated into the rear lots of Parcel 54 and preserved in an open space conservation easement.
- A site specific noise analysis shall be provided for all subdivisions adjacent to arterial roadways and within the 60 dBA noise contour of Interstate 80.
- A local residential street may be allowed across False Ravine at Parcel 30 to connect Parcels 19 and 38. Such access shall be considered at the tentative subdivision map stage.
- Parcel 49: An emergency access road shall be provided along the western boundary connecting through Park Parcel 48 to the adjacent subdivision street.

Table A-1
RECOMMENDED PLANT LIST FOR STEEP SLOPES
(3:1 or Greater)

Botanical Name	Common Name	Remarks		
		WATER USE	ORIGIN	HABIT
		<u>L</u> ow <u>M</u> edium	<u>N</u> ative to California	<u>E</u> vergreen <u>D</u> eciduous
<u>Tall Shrubs:</u>				
Arbutus unedo	Strawberry Tree	L		E
Dodonaea viscosa	Hopbush	L		E
Elaeagnus pungens	Silverberry	L		E
Escallonia species	Escallonia	L		E
Fremontodendron californicum	Flannel Bush	L	N	E
Heteromeles arbutifolia	Toyon	L	N	E
Osmanthus species	Osmanthus	L		E
Photinia fraseri	Photinia	M		E
Xylosma congestum	Shiny Xylosma	L		E
<u>Medium & Low Shrubs:</u>				
Arctostaphylos species	Manzanita	L	N	E
Calluna vulgaris	Scotch Heather	M		E
Ceratostigma plumbaginoides	Dwarf Plumbago	M		E
Cistus hybridus	Rockrose	L		E
Coreopsis species	Coreopsis	L		E
Dietes vegeta	Fortnight Lily	L		E
Erica darleyensis	Heath	M		E
Escallonia compacta	Escallonia	M		E

Botanical Name	Common Name	Remarks		
		WATER USE	ORIGIN	HABIT
		<u>L</u> ow <u>M</u> edium	<u>N</u> ative to California	<u>E</u> vergreen <u>D</u> eciduous
Grevillea noellii	Grevillea	M		E
Lavendula species	Lavender	L		E
Myrtus species	Myrtle	L		E
Raphiolepis species	India Hawthorn	L		E
Rosmarinus species	Rosemary	L		E
<u>Groundcovers:</u>				
Acacia redolens	Acacia	L		E
Arctostaphylos 'Emerald Carpet' and 'Uva-Ursi'	Manzanita	L	N	E
Baccharis pilularis	Coyote Brush	L	N	E
Coprosma kirkii	Coprosma	L		E
Juniperus horizontalis	Creeping Juniper	M		E
Myoporum parvifolium	Myoporum	L		E
Pyracantha 'Santa Cruz'	Firethorne	L		E
Trachelospermum jasminoides	Star Jasmine	M		E
Vinca minor	Periwinkle	M		E
<u>Perennials:</u>				
Gazania rigens	Gazania	L		E
Helianthemum nummularium	Sunrose	L		E
Hemerocallis hybrids	Daylily	M		E & D

Botanical Name	Common Name	Remarks		
		WATER USE	ORIGIN	HABIT
		<u>L</u> ow <u>M</u> edium	<u>N</u> ative to California	<u>E</u> vergreen <u>D</u> eciduous
Lantana montevidensis	Lantana	L		E
Lobularia maritima	Sweet Alyssum	L		
<u>Vines:</u>				
Clytostoma callistegoides	Violet Trumpet Vine	M		E
Ficus pumila	Creeping Fig	M		E
Macfadyena unguis-cati	Cat's Claw Vine	L		D
Parthenocissus tricuspidata	Boston Ivy	M		D
Trachelosperum jasminodes	Star Jasmine	M		E
<u>Grasses & Wildflowers:</u>				
Bromus mollis L.	Blando Brome	L	N	
Bromus carinatus	Brome	L	N	
Centaurea cyanus	Cornflower	L	N	
Elymus glaucus 'Anderson'	Blue Wild Rye	L	N	
Eschscholzia californica	California Poppy	L	N	
Festuca ovina	Sheep Fescue	L	N	
Hordeum brachyamtherum	Meadow Barley	L	N	
Lana woolypad vetch	Veteh	L	N	
Lupinus species	Lupine	L	N	
Lolium multiflorum	Italian Ryegrass	L		

Botanical Name	Common Name	Remarks		
		WATER USE	ORIGIN	HABIT
		<u>L</u> ow	<u>N</u> ative to	<u>E</u> vergreen
		<u>M</u> edium	California	<u>D</u> eciduous
Melica imperfecta	Melic	L		
Muhlenbergia rigens	Deergrass	L	N	
Stipa pulchra	Purple Needle Grass	L		
Stipa cornua	Nodding Needle Grass		L	
Stipa lepida	Foothill Needle Grass	L		