



CHAPTER 8 – PUBLIC SERVICES

8.1 Public Facilities

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

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

| Table 8.1 ARSP Service Providers | |
|---------------------------------------------|------------------------------------------------------------------------------|
| <i>Service</i> | <i>Provider</i> |
| Fire and Emergency Services | City of Roseville |
| Police Protection | City of Roseville |
| Schools | Roseville City School District Roseville Joint Union High School District |
| Parks & Recreation | City of Roseville |
| Library | City of Roseville |

8.2 Fire and Emergency Services

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

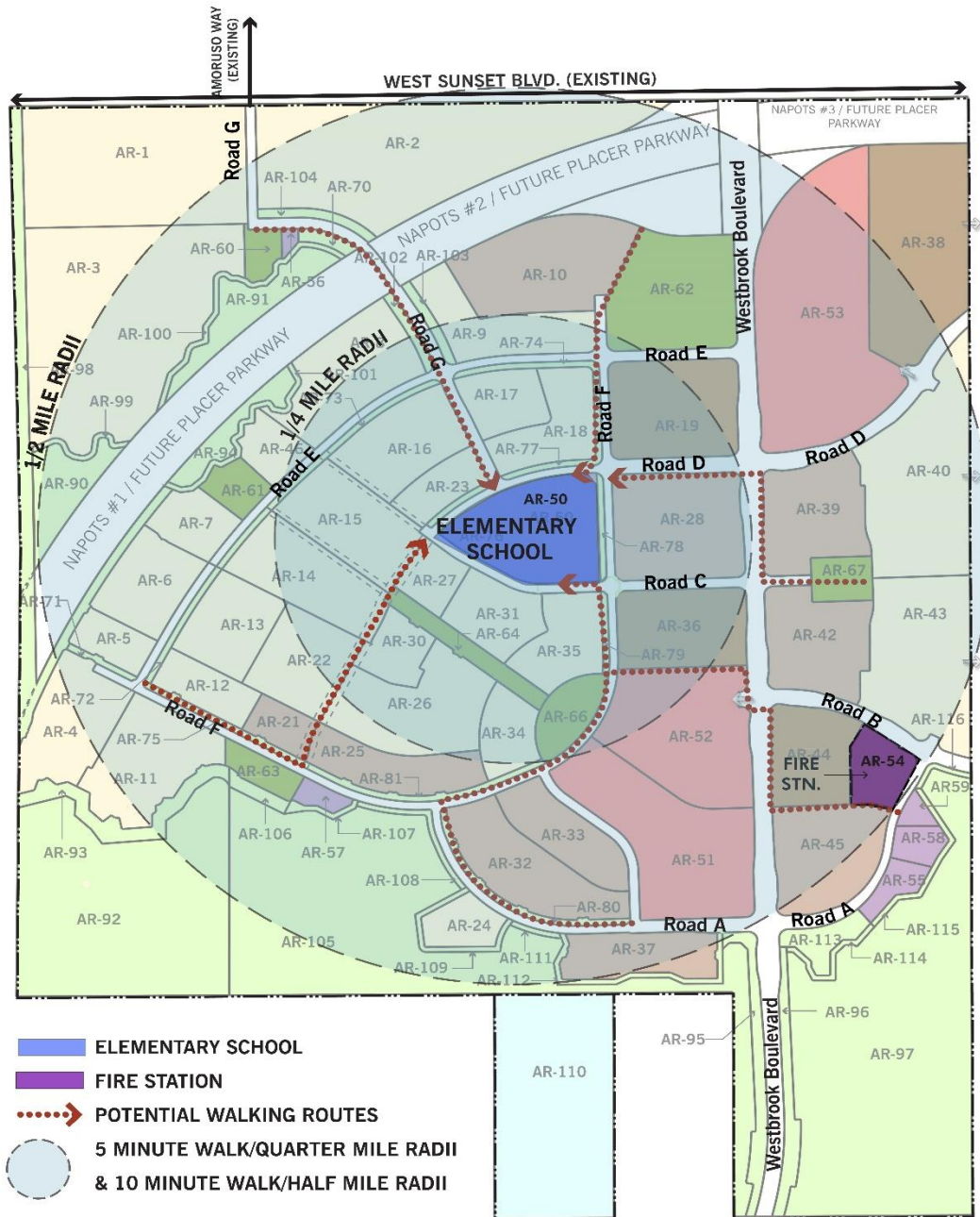


Figure 8.1: Public Facilities Map

Police Protection

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

8.3 Schools

A. School Requirements

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

| Table 8.2 Student Generation | | | | | |
|--------------------------------------------|---------------------------|-----------------------|-------------------------------|----------------------------|-----------------------------|
| | LDR/MDR Factor | HDR Factor | Students Generated | School Capacity | Schools Required |
| Roseville City School District | | | | | |
| Grades K-5 | 0.365 | 0.073 | 730 | 800 | 0.91 |
| Grades 6-8 | 0.158 | 0.028 | 319 | 1000 | 0.31 |
| Roseville Joint Union High School District | | | | | |
| Grades 9-12 | 0.227 | 0.067 | 485 | 1800 | 0.26 |

B. School Facility Provided

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

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

8.4 Library

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

8.5 Parks & Recreation

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

A. City of Roseville Park and Recreation Requirements

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

| Table 8.3 Parkland Dedication Requirements | | |
|-------------------------------------------------------|------------------------------------|-------------------------|
| <i>Type of Park/Open Space Required</i> | <i>General Plan Standard</i> | <i>Acreage Required</i> |
| City-wide Park | 3 acres per 1,000 residents | 22.14 acres |
| Neighborhood/ Community Park | 3 acres per 1,000 residents | 22.14 acres |
| Open Space | 3 acres per 1,000 residents | 22.14 acres |
| Total Parkland | 9 acres per 1,000 residents | 66.42 acres |

B. Credited Parkland and Open Space

The ARSP designates a total of 177.73 acres of park and open space uses. This includes 22.19 acres of active neighborhood parkland, 144.59 acres of open space uses and 10.95 acres of streetside paseos. Each acre set aside for active park use is credited as a full acre towards meeting the General Plan park dedication requirement. Depending on the ultimate use, recreational value, or application of ARSP open space parcels, full or partial credit may be granted for open space land containing informal recreational facilities, open space amenities or natural features. Parkland credits for park and open space parcels are outlined in Table 8.4. The credits applied are reflective of each parcel’s recreational value as a park or open space amenity.

| Table 8.4 Summary of Park and Open Space Land Credits | | | | |
|------------------------------------------------------------------|-----------------|---------------------|---------------------|-------------------------|
| <i>Parcel</i> | <i>Type</i> | <i>Acreage</i> | <i>Credit Ratio</i> | <i>Credited Acreage</i> |
| City-wide Parks | City-wide Park | 0 acres | 1:1 | 0 acres |
| | <i>Subtotal</i> | 0 acres | | 0 acres |
| Neighborhood/ Community Park | AR-60 | 1.28 acres | 1:1 | 1.28 acres |
| | AR-61 | 1.87 acres | 1:1 | 1.87 acres |
| | AR-62 | 10.34 acres | 1:1 | 10.34 acres |
| | AR-63 | 1.71 acres | 1:1 | 1.71 acres |
| | AR-64 | 2.12 acres | 1:1 | 2.12 acres |
| | AR-66 | 2.86 acres | 1:1 | 2.86 acres |
| | AR-67 | 2.02 acres | 1:1 | 2.02 acres |
| | <i>Subtotal</i> | 22.19 acres | | 22.19 acres |
| Open Space | Open Space | 144.59 | 1:1 | 144.59 |
| | Paseos | 10.95 | - | - |
| TOTAL | | 177.73 ACRES | | 166.78 ACRES |

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

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

C. Open Space

The ARSP contains four types of open space totaling approximately 156 acres. These types include open space preserve (109 acres), general open space – avoided area (10 acres), transition zone open space (26 acres), and paseos (11 acres).

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

The southern open space is planned for permanent preservation as open space Preserve. This includes open space Preserve parcels 92, AR-97 and AR-105 which are separated by the Westbrook Boulevard corridor, including the roadway and landscape corridor (which include AR-95 and 96). The southern open space Preserve will contribute to a much larger regional open space area when combined with open space at the Al Johnson Wildlife Area, open space parcels preserved within the Creekview Specific Plan (CSP) and West Roseville Specific Plan (WRSP). Management of open space preserve areas is discussed in Chapter 6, Resource Management.

D. Park and Open Space Concept Plans

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

E. Neighborhood Parks

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

The ARSP includes seven neighborhood park sites distributed throughout the Plan Area. These sites range in size from one acre to ten acres and include a variety of facilities to accommodate the local recreation needs of the community. Each neighborhood park is intended to create unique experiences and have individual character. Below is a figure that illustrates the park distribution within the ARSP (Figure 8.2; Park and Open Space Distribution) and walking distances from residences to each park in quarter-mile radii (Figure 8.3; Walking Distances to Parks).

F. Conceptual Park Plans

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

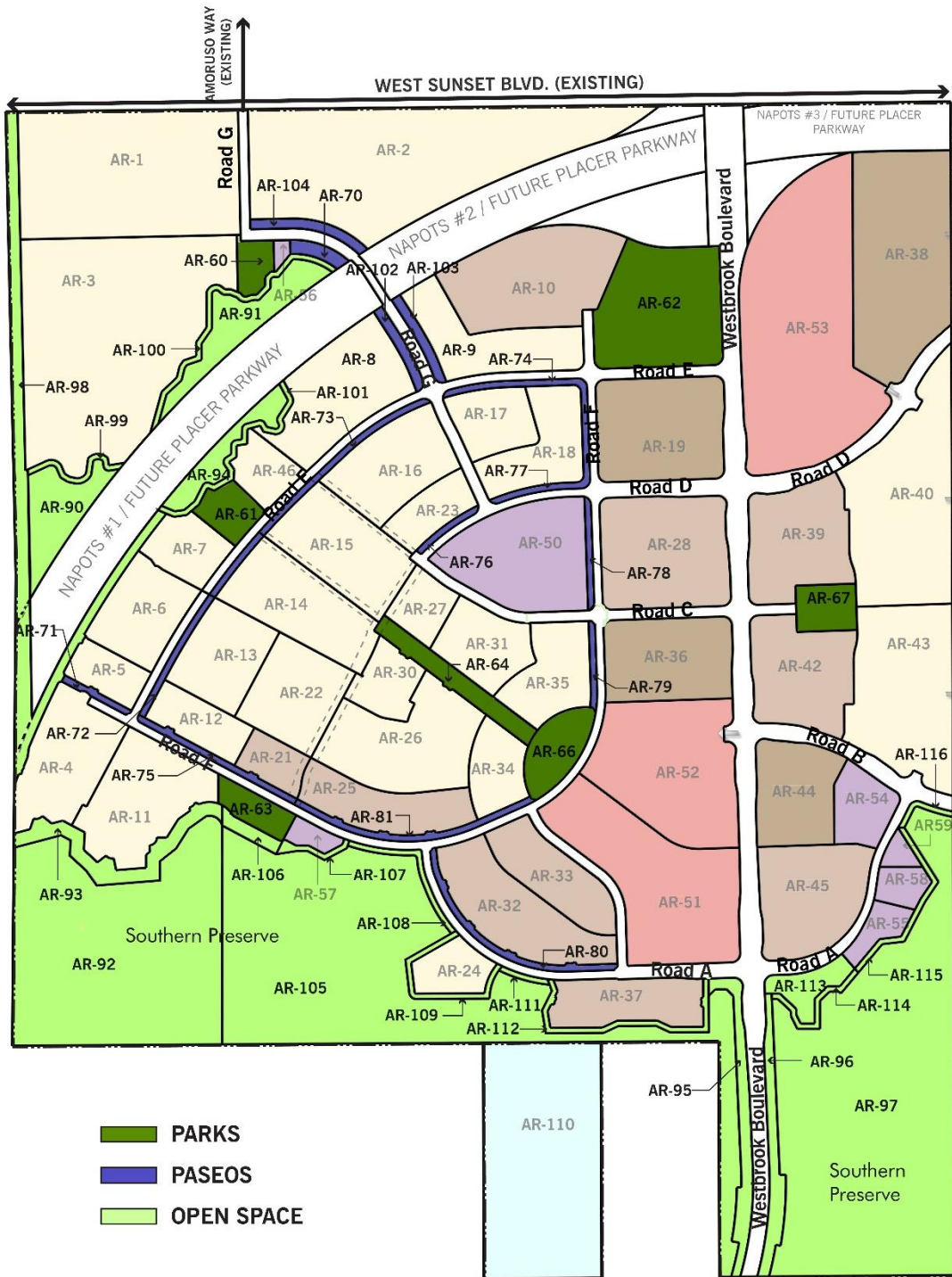


Figure 8.2: Park and Open Space Distribution Map

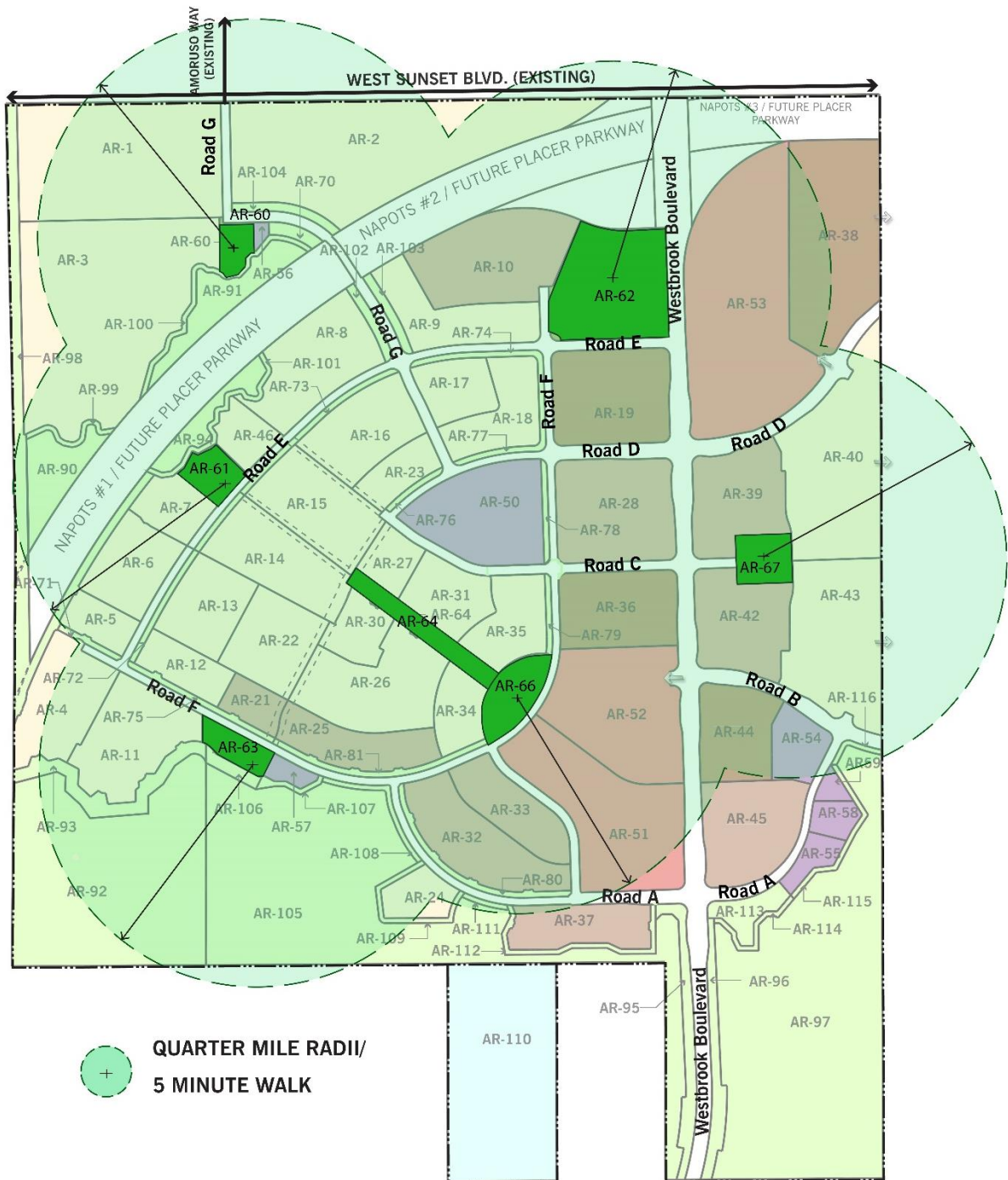
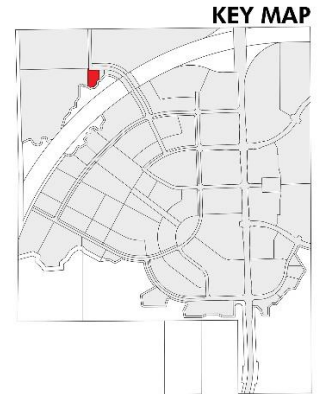
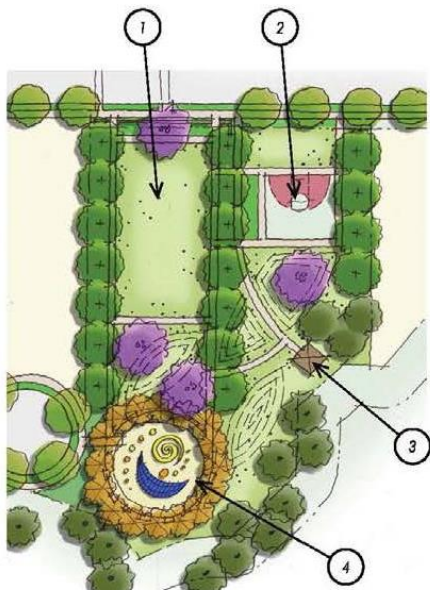


Figure 8.3: Walking Distances to Parks

AR-60:

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

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



Legend

- 1. Open Turf Area
- 2. Half-Basketball Court
- 3. Shade Structure
- 4. Kids Play Area

Figure 8.4: AR-60 Conceptual Plan.

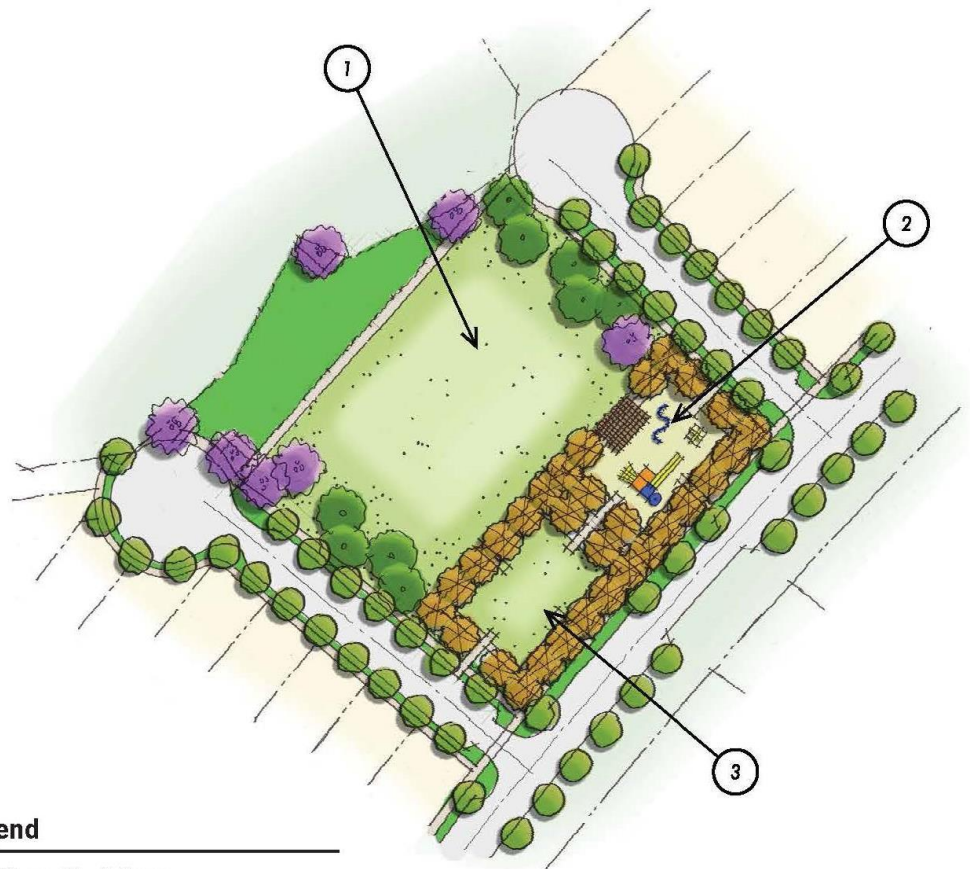
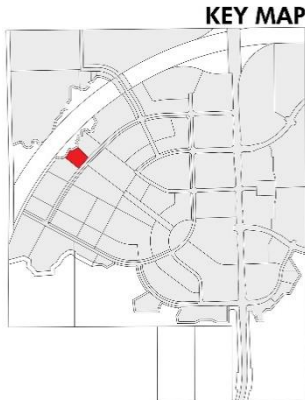
Final designs will be developed prior to construction and will consider recreational trends and available budget for both development and maintenance. Curb adjacent sidewalks maybe constructed, at the direction of the Parks Department, along neighborhood park frontage.



AR-61:

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

The park is divided into three distinct spaces. The front portion of the park is split into a small children's play area. The children's play area would contain a shade structure along with some picnic tables and benches for seating. The landscape area could include a low water use planting. Along the back portion of the park is a large open turf area that can be used for informal play or picnicking.



Legend

- 1. Open Turf Area
- 2. Kids Play Area with Shade Structure
- 3. Garden Area

Figure 8.5: AR-61 Conceptual Plan.

Final designs will be developed prior to construction and will consider recreational trends and available budget for both development and maintenance. Curb adjacent sidewalks maybe constructed, at the direction of the Parks Department, along neighborhood park frontage.

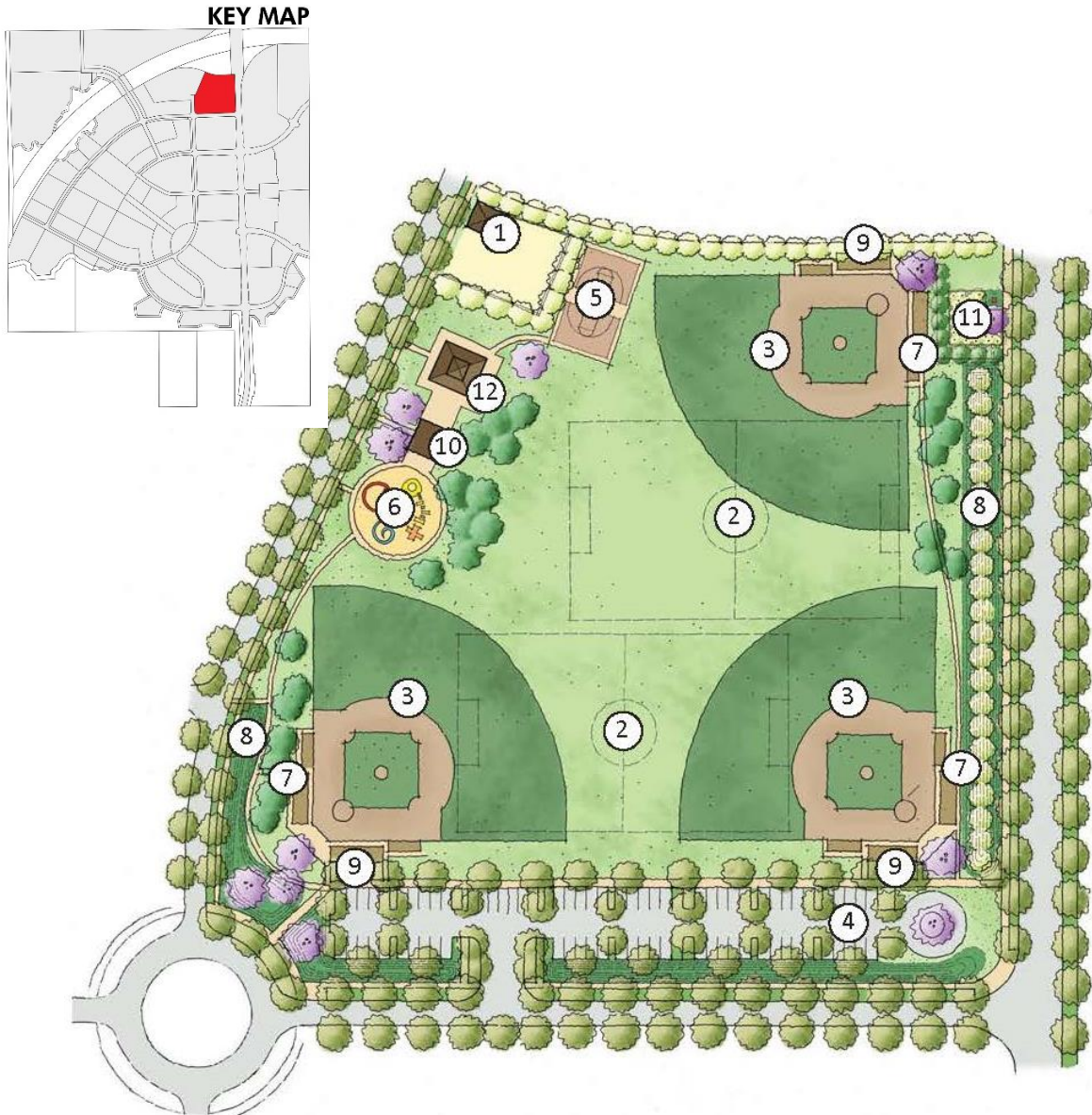
AR-62:

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

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

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





Legend

- | | |
|--------------------------------|-------------------------------------|
| 1. Maintenance Yard Storage | 7. Team Benches |
| 2. Soccer Field (Adult Size) | 8. Berm along Street |
| 3. Baseball Fields | 9. Bleachers |
| 4. Parking | 10. Shade Structure |
| 5. Half Court Basketball Court | 11. Community Announcement Monument |
| 6. Playground | 12. Snack Bar/Restroom |

Figure 8.6: AR -62 Conceptual Plan.

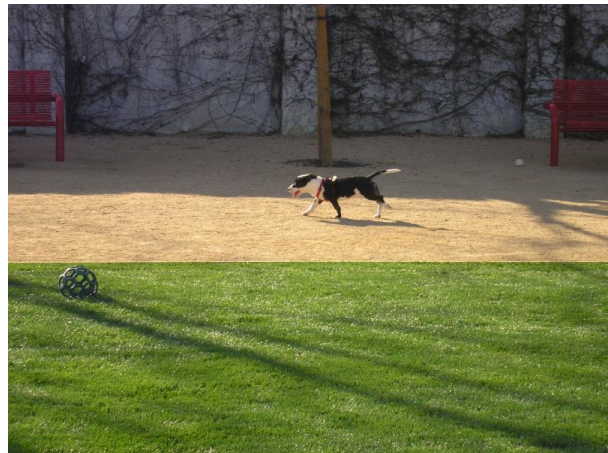
Final designs will be developed prior to construction and will consider recreational trends and available budget for both development and maintenance. Curb adjacent sidewalks maybe constructed, at the direction of the Parks Department, along neighborhood park frontage.

AR-63:

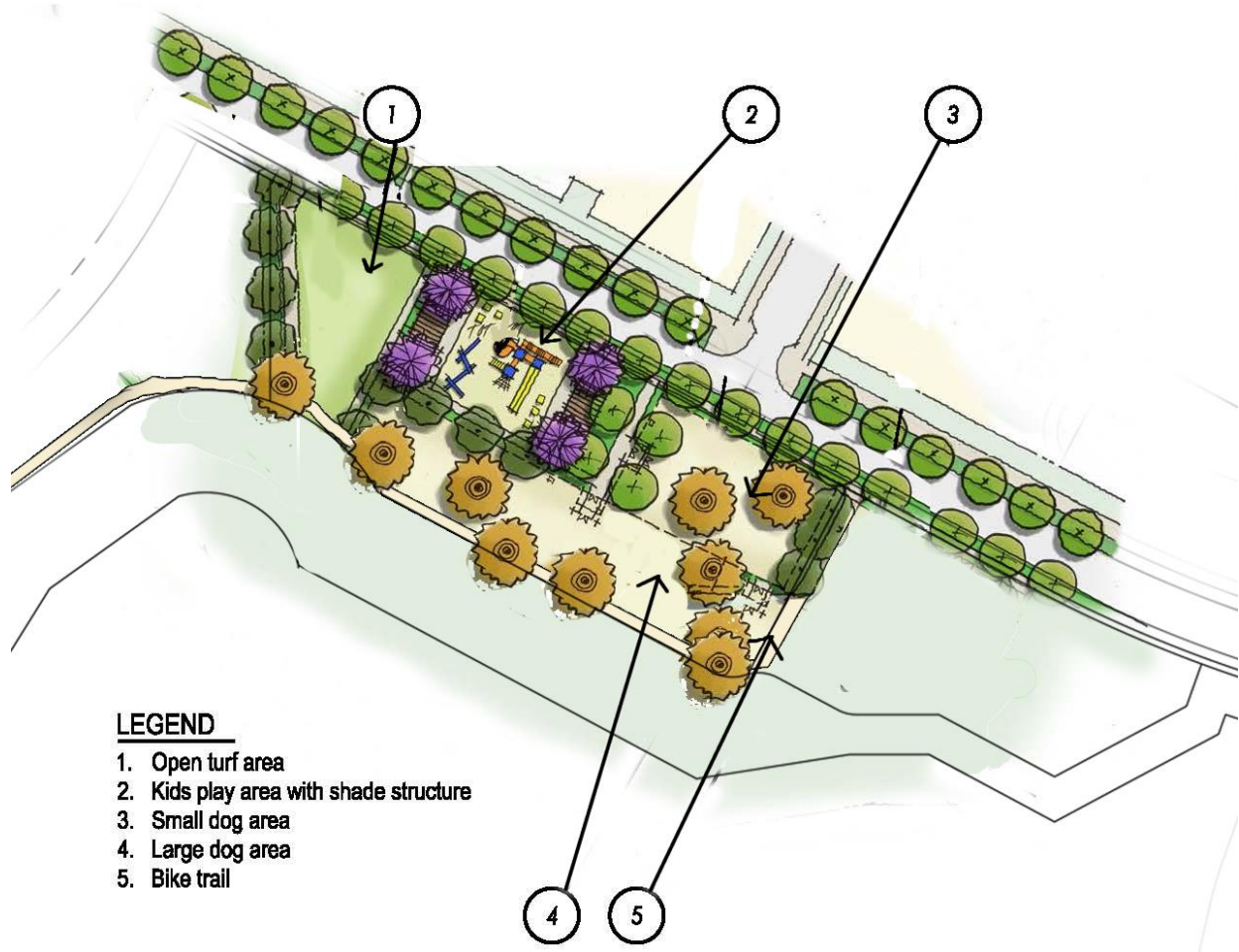
The park is located along the southern development edge of ARSP adjacent to the open space to the south of Amoruso Ranch. The character of this park should draw upon that of the adjacent open space with native or naturalized plantings and soft informal forms.

The main amenity for this park may be a dog play area that could include a large shade structure with benches and seating. The area within the enclosed space of the park could also include large shade trees for relief from the sun on hot summer days.

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



KEY MAP



LEGEND

- 1. Open turf area
- 2. Kids play area with shade structure
- 3. Small dog area
- 4. Large dog area
- 5. Bike trail

Figure 8.7: AR-63 Conceptual Plan

Final designs will be developed prior to construction and will consider recreational trends and available budget for both development and maintenance. Curb adjacent sidewalks maybe constructed, at the direction of the Parks Department, along neighborhood park frontage.

AR-64:

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

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



Figure 8.8: Park Rendering (AR-64)

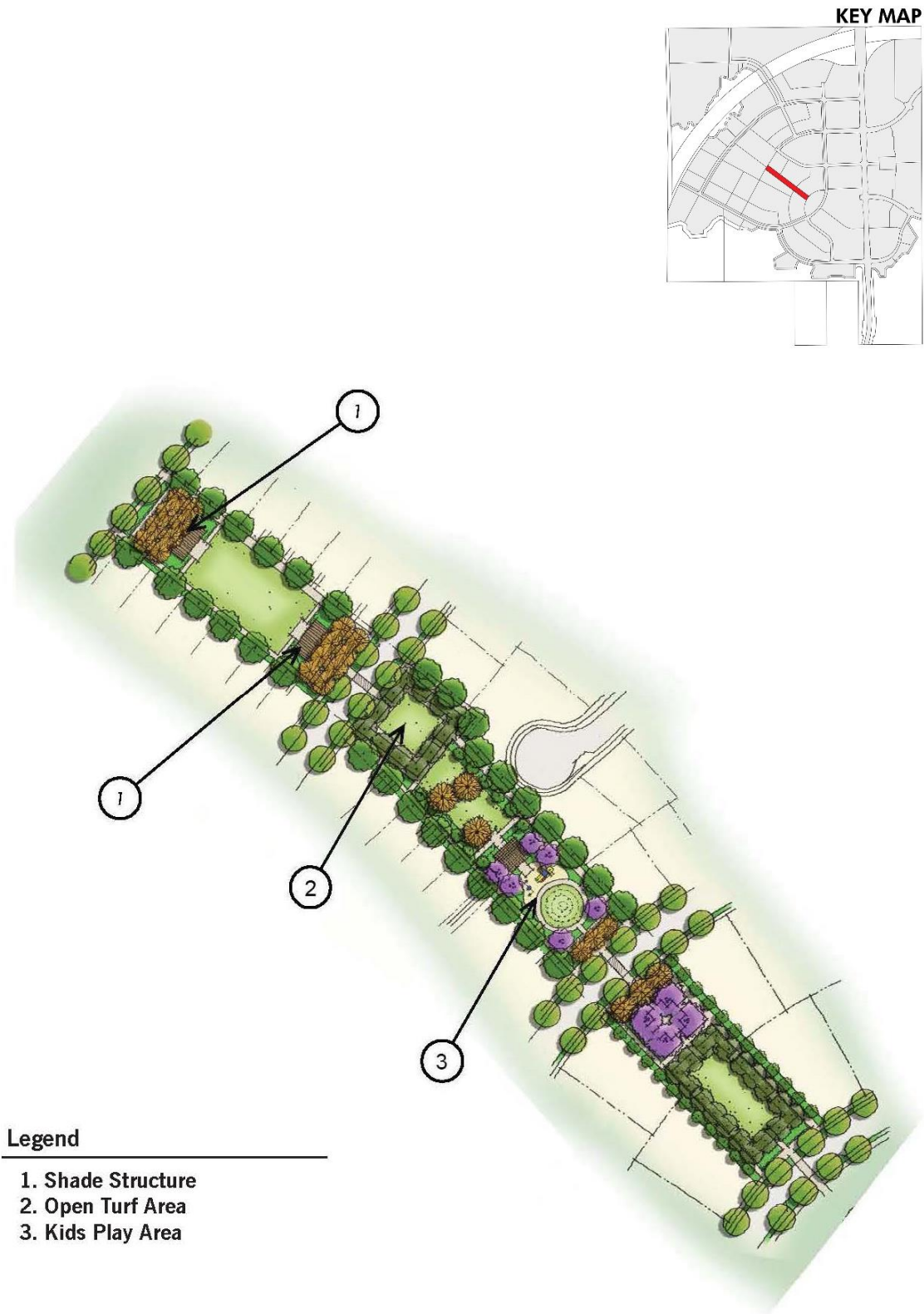


Figure 8.9: AR-64 Conceptual Plan

Final designs will be developed prior to construction and will consider recreational trends and available budget for both development and maintenance. Curb adjacent sidewalks maybe constructed, at the direction of the Parks Department, along neighborhood park frontage.

.AR-66:

The park is located at the terminus of the Main Street Promenade. It is planned as the social gathering hub of the community. It is intentionally not over-programmed to provide the flexibility to accommodate many different types of gatherings. The park may also be utilized for events in conjunction with a Village District restaurant or retail events.

The focal point of the park is the Grand Lawn. This open expanse of turf borders the Village District. This multipurpose turf area serves as the main gathering spot for organized events. A Property Business Improvement District or Business Improvement District may be formed to support event and recreational programming.

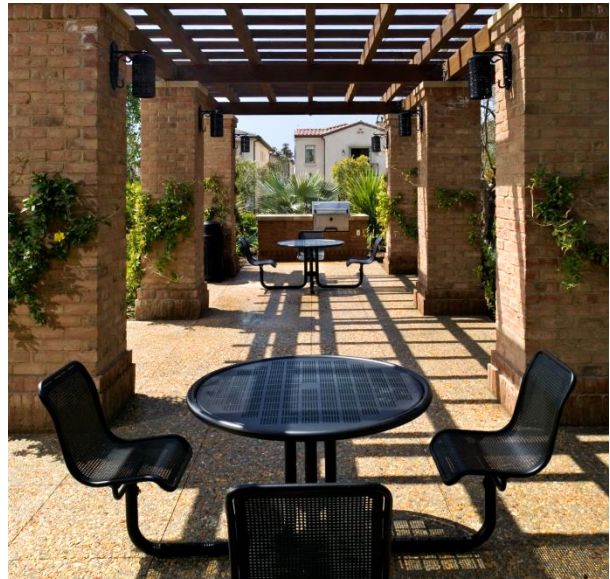




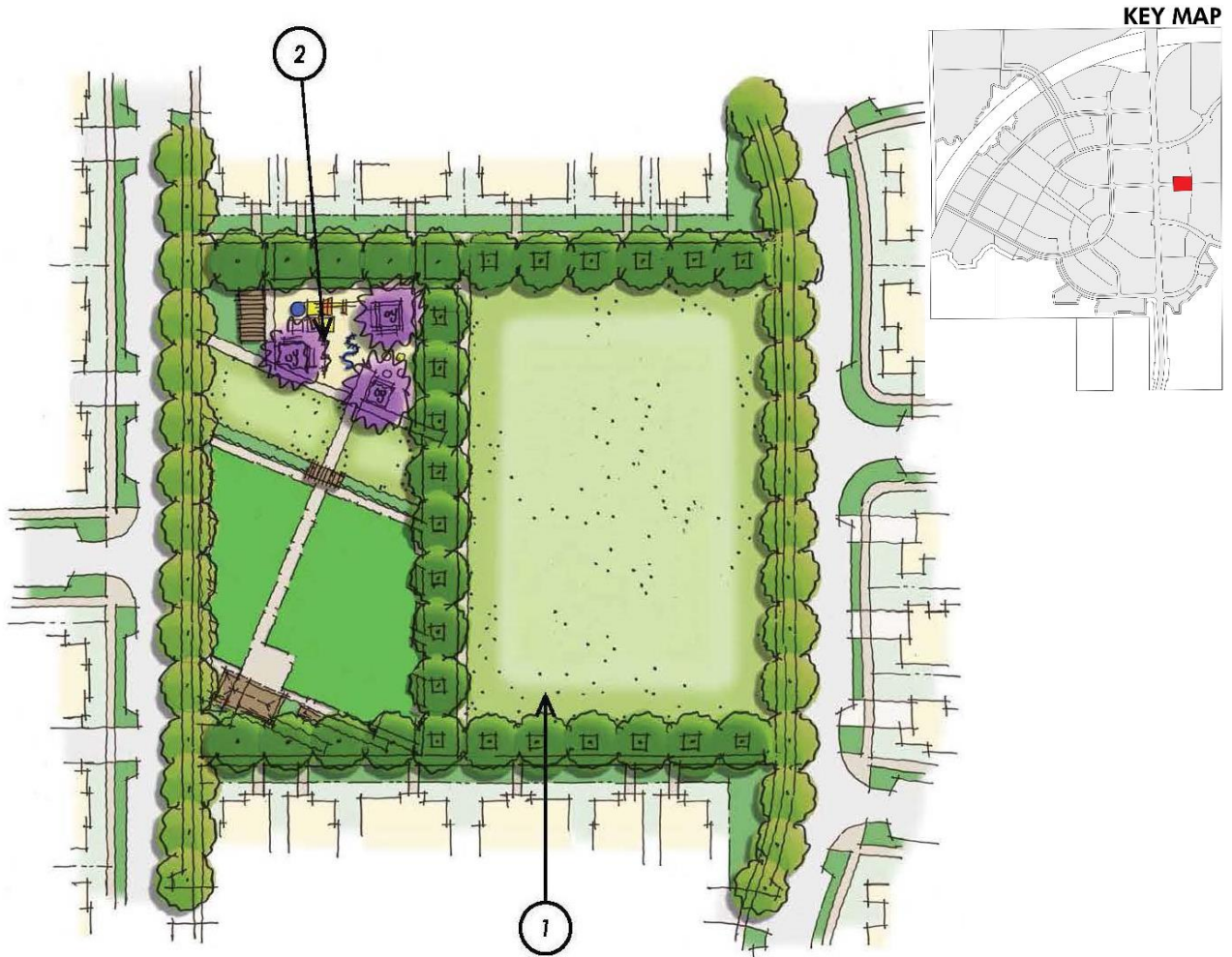
Figure 8.10: AR-66 Conceptual Plan

Final designs will be developed prior to construction and will consider recreational trends and available budget for both development and maintenance. Curb adjacent sidewalks may be constructed, at the direction of the Parks Department, along neighborhood park frontage.

AR-67:

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

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



Legend

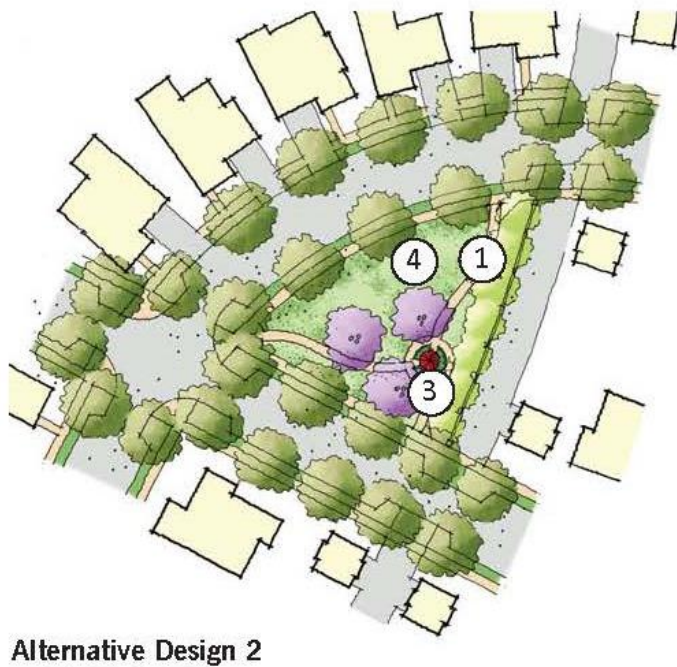
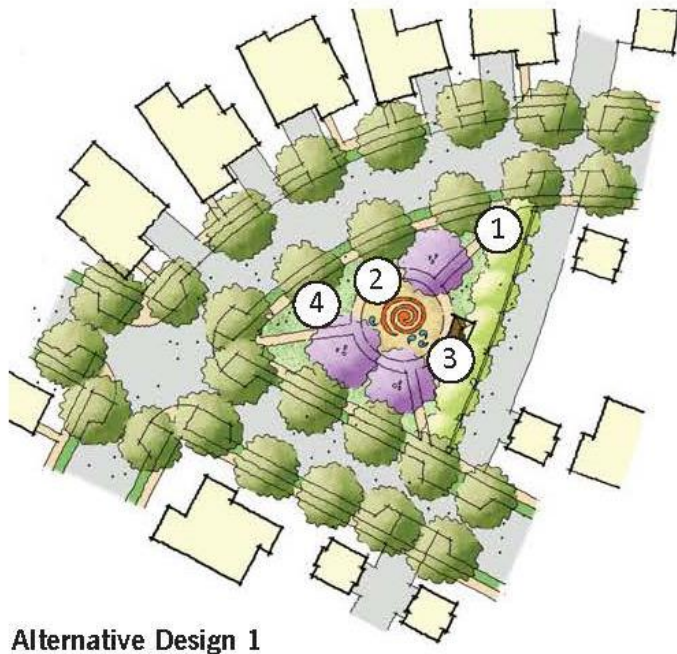
- 1. Open Turf Area
- 2. Kids Play Area

Figure 8.11: AR-67 Conceptual Plan

Final designs will be developed prior to construction and will consider recreational trends and available budget for both development and maintenance. Curb adjacent sidewalks maybe constructed, at the direction of the Parks Department, along neighborhood park frontage.

Pocket Parks

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



* For inspiration only, final plan per merchant builder.



Legend

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

Figure 8.12: Pocket Park Concepts

Streetside Paseo

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

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

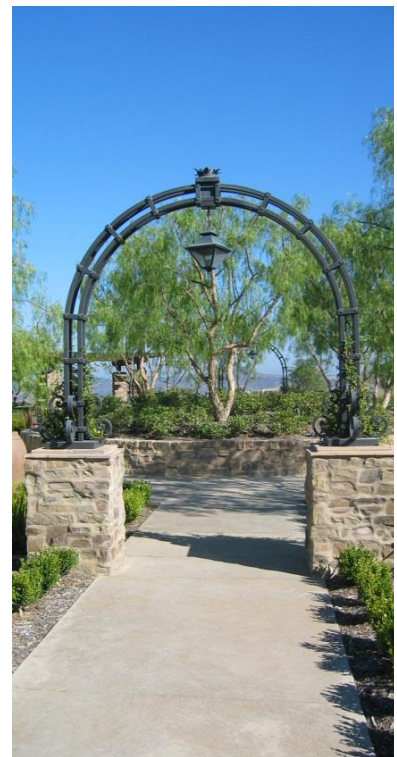
The Streetside Paseos are specially designed landscape corridors along key roadway, which form a plan-wide network of street separated pathways for bicycle and pedestrian circulation. Situated within the paseo corridors are 10 foot wide Class IA sidewalk that serve both pedestrians and bicycles. The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

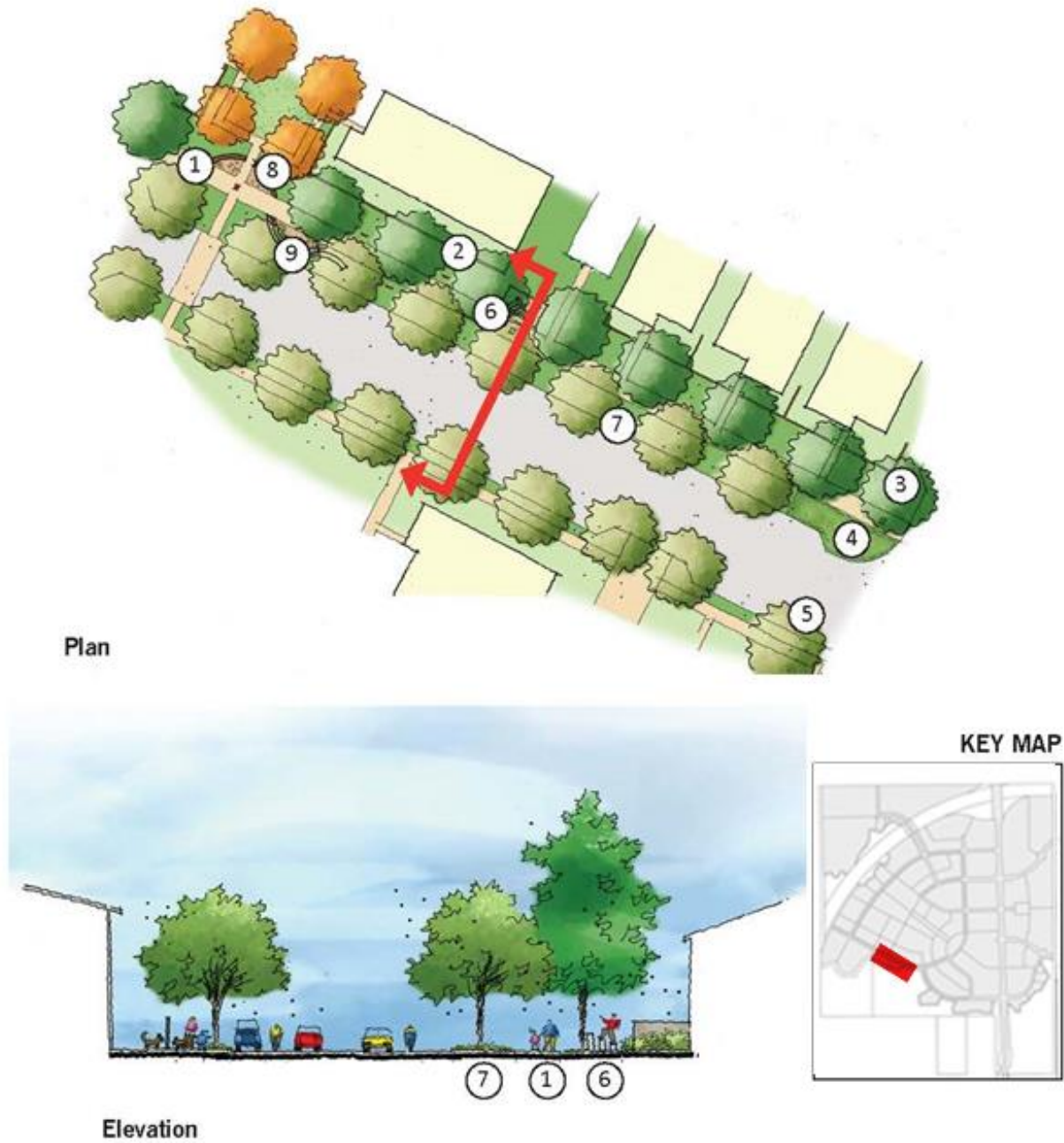
Paseos

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



Paseo Examples





Legend

- | | |
|-----------------------------|-----------------------------|
| 1. 10' Pedestrian Path | 5. Canopy Street Tree |
| 2. Low Wall or Fence | 6. Exercise Station |
| 3. Vertical Background Tree | 7. 10' Wide Planted Parkway |
| 4. LID Basin/Swale | 8. Seatwall/ Entry Wall |
| | 9. Art Wall |

Figure 8.13: Streetside Paseo

Main Street Promenade

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

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

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