

Sierra Vista Specific Plan

Unit Transfer Summary for Westbrook Parcel WB-4

November 22, 2016

Parcel	Land Use Designation	Existing Unit Allocation	Proposed Unit Allocation	Difference	% Change	Transfer to/from
WB-4	LDR	89 du	100 du	11 du	12.4%	Receives 11 du from Pcl's WB-22 & WB-23
WB-20	MDR	80 du	78 du	-2 du	-2.5%	Transfers 2 du to Pcl WB-4
WB-21	MDR	80 du	78 du	-2 du	-2.5%	Transfers 2 du to Pcl WB-4
WB-22	MDR	61 du	54 du	-7 du	-11.5%	Transfers 7 du to Pcl WB-4
Total		310 du	310 du	0 du		

Note: A separate, pending Administrative Permit application is on file with the City to transfer 11 units from Parcels WB-20 and WB-21 to Parcel WB-7, which would affect values in the table above. Combined with this proposal, the resulting units for WB-20 would be 73 du (7.3 du/ac) and for WB-21 would be 72 du (7.2 du/ac)

Table 4-1: Plan Area Land Use Summary

Land Use Designation		Applied Zoning Districts	Acres	% of Total Acres	Units	% of Total Units
Residential Neighborhoods						
LDR	Low Density Residential	RS/DS	622.7	30.0%	3,004 <u>3,015</u>	34.6 <u>34.7%</u>
LDR	LDR – Age Restricted	RS/DS	91.6	4.4%	493	5.7%
MDR	Medium Density Residential	RS/DS	326.2	15.7%	2,657 <u>2,646</u>	30.6 <u>30.5%</u>
HDR	High Density Residential	R3	92.0	4.4%	2,270	26.2%
Sub-totals			1,132.5	54.5%	8,424	97.1%
Commercial and Employment						
CC	Community Commercial (Commercial Mixed Use)	CMU/SA	35.0	1.7%	255	2.94%
CC/BP	Community Commercial/ Business Professional (Mixed Use)	CC/SA	27.39	1.32%	--	--
CC	Community Commercial	CC & GC	178.2	8.6%	--	--
Sub-totals			240.6	11.6%	255	2.94%
Open Space/Public						
P/QP	Public/Quasi-Public	P/QP	71.72	3.45%	--	--
PR	Parks & Recreation	PR	105.4	5.1%	--	--
OS	Open Space	OS	303.27	14.61%	--	--
OS	Paseo (60'-wide)	OS	13.96	0.67%	--	--
UR	Urban Reserve	UR	40.08	1.93%	--	--
Sub-totals			534.5	25.8%	--	--
Right of Way/ Landscape Corridor			168.1	8.1%	--	--
TOTAL			2075.7 ac	100%	8,679 du	100%

Note: See Table 7-4 for net Paseo total acres

Last Updated: April 20, 2016

NOTE: A separate, pending Administrative Permit application is on file with the City to transfer 11 units from Parcels WB-20 and WB-21 to Parcel WB-7, which would affect the values for LDR and MDR in the table above.

Table 4-2: Land Use, Zoning, & Acreage by Parcel (cont.)

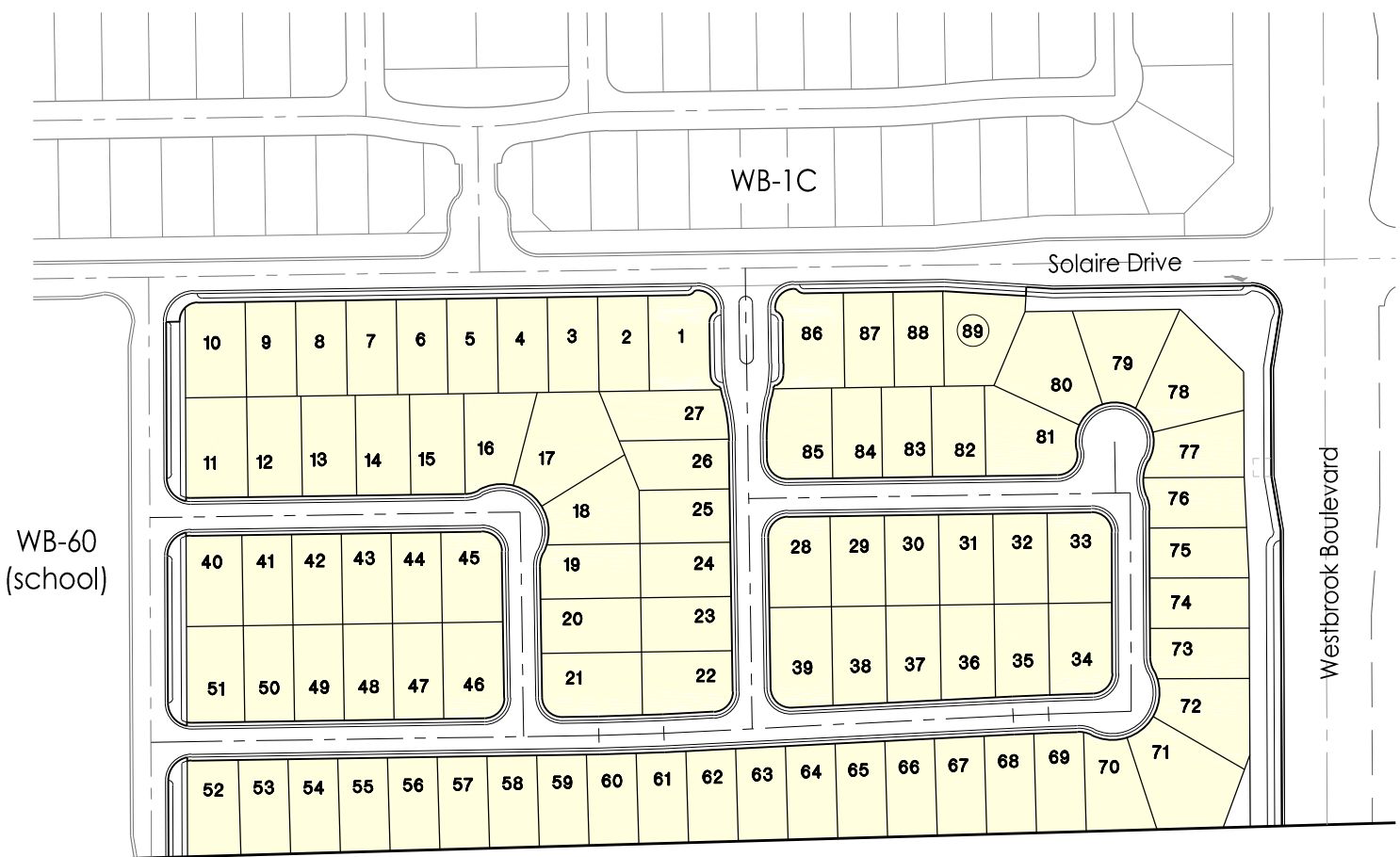
PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	FINALED UNITS	AVAILABLE UNITS	DENSITY
UR-92	Urban Reserve	UR	40.08				
Sub-totals (Urban Reserve)			40.08	0	0	0	
WB-1A	LDR (Residential – Age-Restricted)	RS/DS	22.5	87	0	0	4.0
WB-1B	LDR (Residential – Age-Restricted)	RS/DS	14.2	87	0	0	6.0
WB-1C	LDR (Residential – Age-Restricted)	RS/DS	14.8	85	0	0	6.0
WB-2A	LDR (Residential – Age-Restricted)	RS/DS	11.4	66	0	0	6.0
WB-2B	LDR (Residential – Age-Restricted)	RS/DS	6.9	35	0	0	5.0
WB-3A	LDR (Residential – Age-Restricted)	RS/DS	11.6	66	0	0	6.0
WB-3B	LDR (Residential – Age-Restricted)	RS/DS	10.2	67	0	0	7.0
WB-4	LDR (Residential)	RS/DS	16.0	89 100	0	0	6.0 6.3
WB-5	LDR (Residential)	RS/DS	30.5	157	0	0	5.0
WB-6	LDR (Residential)	RS/DS	21.6	103	0	0	5.0
WB-7	LDR (Residential)	RS/DS	25.1	134	0	0	5.0
WB-20	MDR (Residential)	RS/DS	10.0	80 78	0	0	8.0 7.8
WB-21	MDR (Residential)	RS/DS	10.0	80 78	0	0	8.0 7.8
WB-22	MDR (Residential)	RS/DS	7.4	64 54	0	0	8.0 7.3
WB-23	MDR (Residential)	RS/DS	7.2	59	0	0	8.0
WB-24	MDR (Residential)	RS/DS	7.5	53	0	0	7.0
WB-25	MDR (Residential)	RS/DS	14.3	100	0	0	7.0
WB-30	HDR (Residential)	R3	7.9	237	0	0	30.0
WB-31	HDR (Residential)	R3	11.1	255	0	0	29.0*
WB-32	HDR (Residential)	R3	5.1	128	0	0	25.0
WB-41	CC (Commercial)	CC	10.0				
WB-42	CC (Commercial)	CC	14.5				
WB-50	PR (Park)	PR	8.7				
WB-51	PR (Park)	PR	4.40				
WB-52	PR (Park)	PR	1.5				
WB-60	Public/Quasi-Public (Elementary School)	P/QP	10.00				
WB-61	Public/Quasi-Public (Well)	P/QP	0.30				
WB-62	Public/Quasi-Public (Lift Station)	P/QP	0.80				
WB-80	OS (Open Space)	OS	36.6				
Sub-totals (Westbrook)			352.1	2,029	0	0	
ROW	Right of Way/Landscape Corridors		168.1				
Sub-totals (ROW)			168.1	0	0	0	
Total			2,075.7	8,679	0	0	

NOTE: A separate, pending Administrative Permit application is on file with the City to transfer 11 units from Parcels WB-20 and WB-21 to Parcel WB-7, which would affect values in the table above. Combined with this proposal, the resulting units for WB-20 would be 73 du (7.3 du/ac) and for WB-21 would be 72 du (7.2 du/ac).

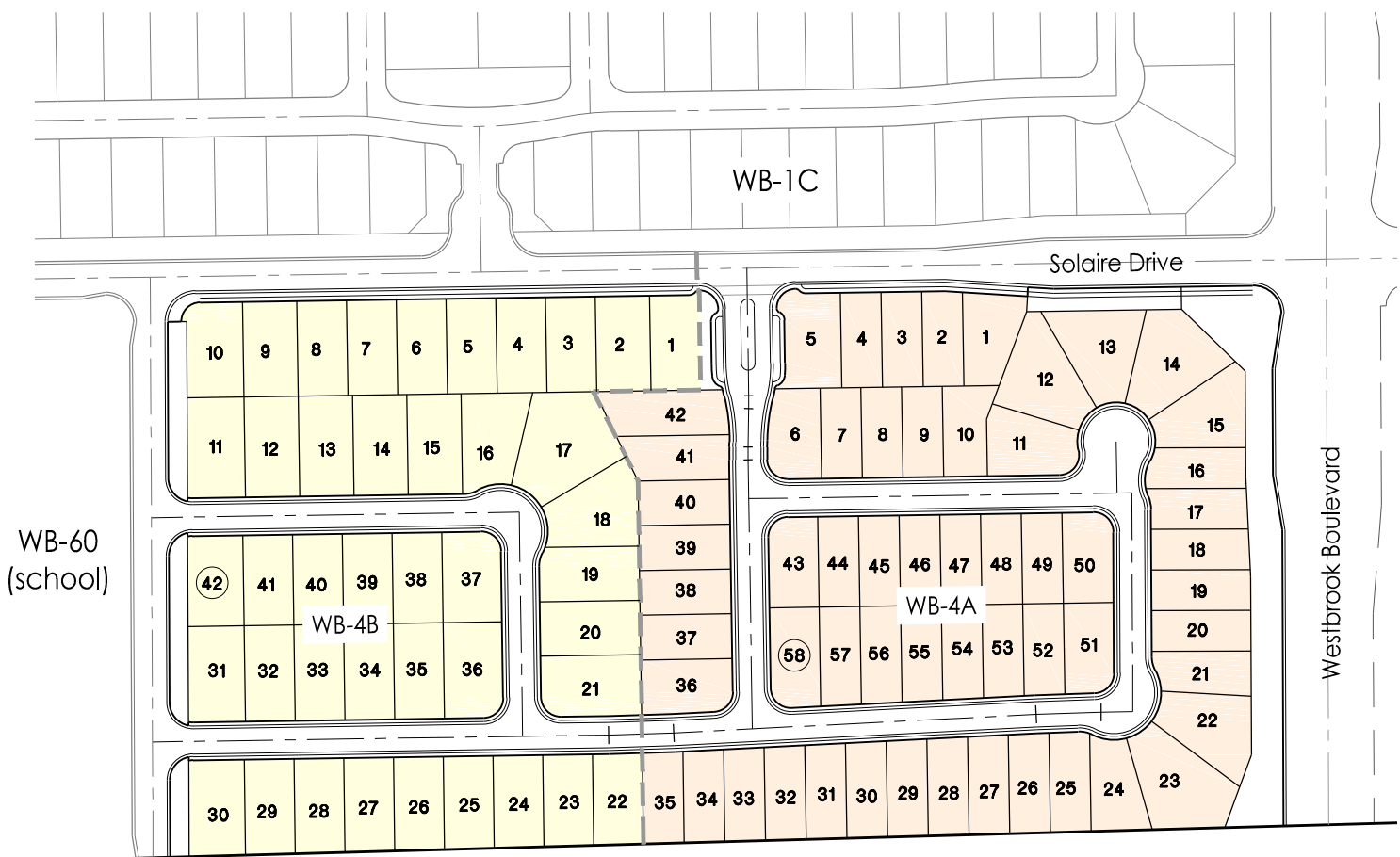
Updated April 20, 2016

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EXHIBIT C



Approved Tentative Map
89 Lots (55'x100')



Proposed Tentative Map
WB-4A = 58 Lots (45'x100')
WB-4B = 42 Lots (55'x100')
100 Total Lots

Legend:

45' x 100' Lots

55' x 100' Lots

SOLAIRE

Amended Tentative Map for SVSP Parcel WB-4

Westbrook - Phase 2

a portion of the Sierra Vista Specific Plan Area

Scale: 1"=200' Roseville, California November 22, 2016

MACKEY & SOMPS

ENGINEERS PLANNERS SURVEYORS

1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

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EXHIBIT D

OWNE /DEVELOP R: WESTPARK S.V. 400, LLC
1420 Rocky Ridge Drive, Suite 265
Roseville, CA 95661

ENGINEER: MackKAY & SOMPS CIVIL ENGINEERS, INC.
1552 Eureka Road, Suite 100
Roseville, CA 95661
(916) 773-1189

ASSESSORS PARCEL NO: A portion of 496-100-010

SITE ACREAGE: 17.0 ± AC

LAND USE: SIERRA VISTA SPECIFIC PLAN LDR (Residential)

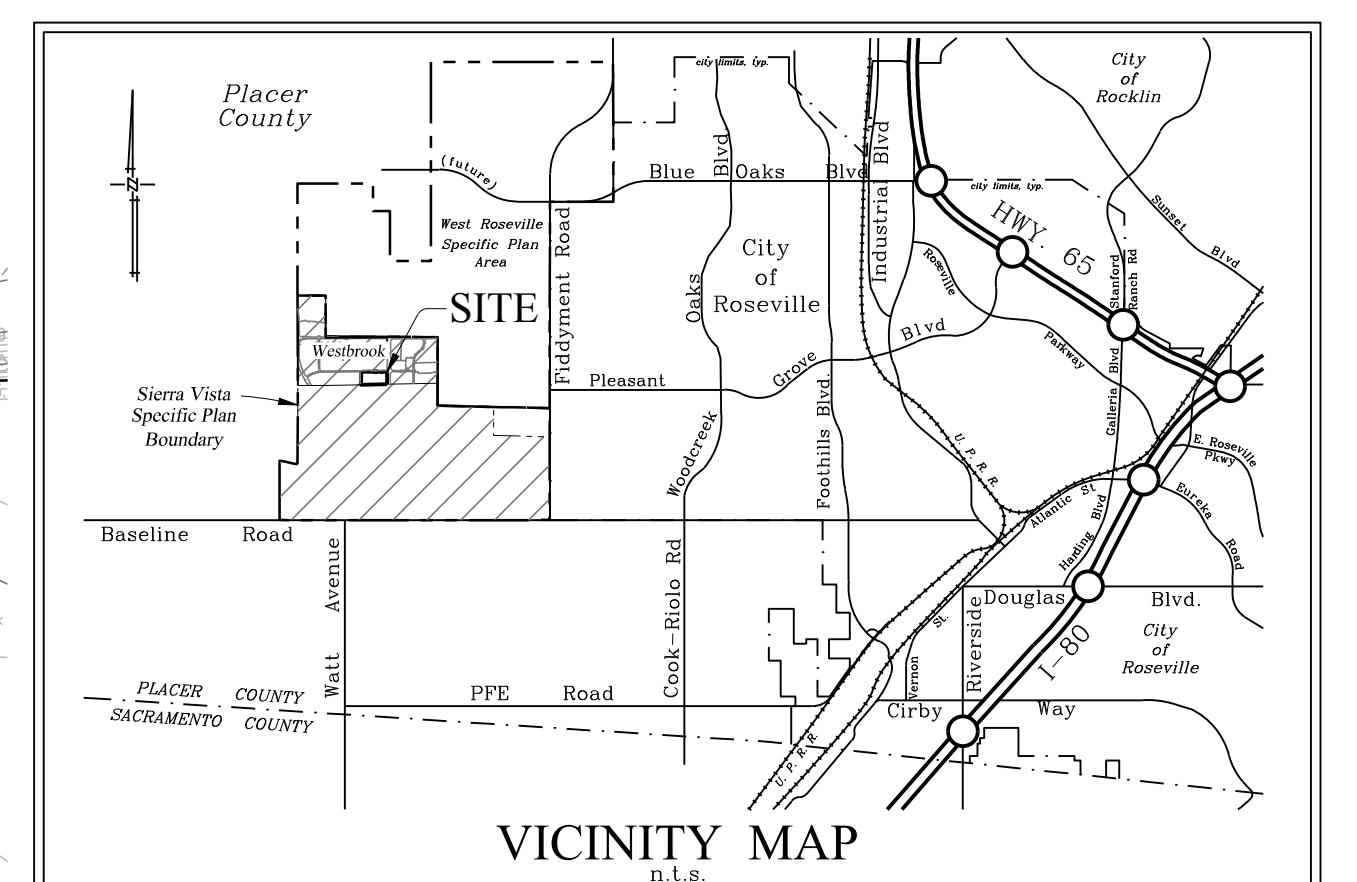
ZONE: SIERRA VISTA SPECIFIC PLAN RS/DS

NUMBER OF LOTS: 107: TOTAL LOTS
58: LDR lots (WB-4A: 45' x 100')
42: LDR lots (WB-4B: 55' x 100')
1: Landscape Corridor lot (LC-110)
3: Paseo lots (PA-75 thru PA-77)
3: Landscape lots (LS-5 thru LS-7)

SERVICE PROVIDERS
SCHOOL DISTRICTS: Roseville City School District
PARKS & RECREATION: Roseville Joint Union High School District
POLICE & FIRE PROTECTION: City of Roseville
SANITARY SEWER: City of Roseville
DOMESTIC WATER: City of Roseville
STORM DRAIN: City of Roseville
ELECTRICITY: City of Roseville
TELEPHONE: Consolidated Communications
GAS: Pacific Gas & Electric Co.
CABLE: Comcast

TENTATIVE MAP NOTES

- PROPERTY DESCRIPTION: A portion of Lot 10 of CC Maps 85.
- Lot dimensions and acreages are approximate.
- Lot lines and lot areas may be adjusted at the time of Final Map(s) preparation provided no additional lots are created, subject to the approval of the City of Roseville.
- Pursuant to Government Code Section 66456.1, the subdivision may file multiple Final Maps based upon this Amended Tentative Subdivision Map. The filing of a Final Map on a portion of this Amended Tentative Subdivision Map shall not invalidate any part of this Amended Tentative Subdivision Map.
- The Final Mapping and subsequent development of lots and streets may be phased. Phasing is to be consistent with the performance criteria in the Development Agreement and the Westbrook Phasing Matrix.
- Additional easements to accommodate new public utility improvements, access required for lot development, or other similar mapping requirements needed to accomplish the final design may be added prior to each Final Map based on this Amended Tentative Subdivision Map.
- Numbered and lettered lots listed below are to be offered to the City of Roseville, created at the time of each Final Map: Paseo lots PA-75 thru PA-77; Landscape Corridor lot LC-110; and Landscape lots LS-5 thru LS-7.
- Landscape lots, Landscape Corridor lots, HOA lots, and Paseo lots are not to be counted as "Lots" towards any future Boundary Line Adjustment (BLA) request.
- Paseo lots are to be dedicated as street Rights-of-Way.
- Landscape Corridor widths may be reduced (25' min.) for ancillary right-turn lanes, auxiliary lanes, bus turn-outs, standard tapers, and the like per the provisions in the Sierra Vista Specific Plan.



ABBREVIATIONS

LC- LANDSCAPE CORRIDOR LOT
LS- LANDSCAPE LOT
PA- PASEO LOT
PUE PUBLIC UTILITY EASEMENT

COVER SHEET
AMENDED TENTATIVE SUBDIVISION MAP
for

Westbrook WB-4
A portion of the Sierra Vista Specific Plan Area

Scale: 1" = 60'
Roseville, California

WESTPARK COMMUNITIES

November 22, 2016
MackKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

Sheet 1 of 2

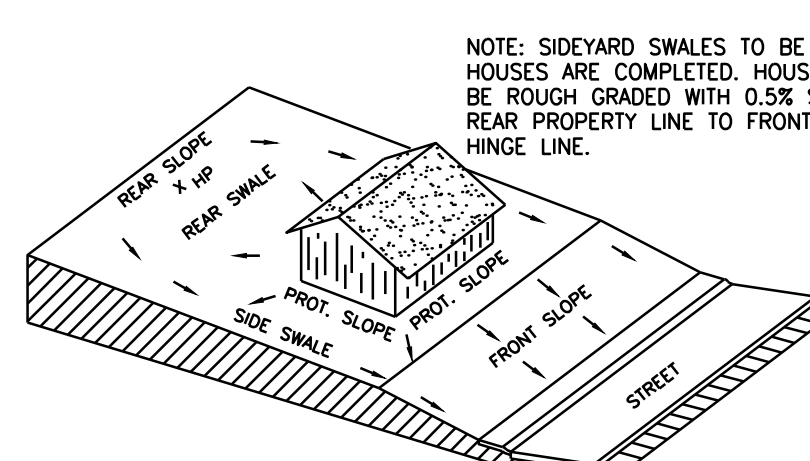
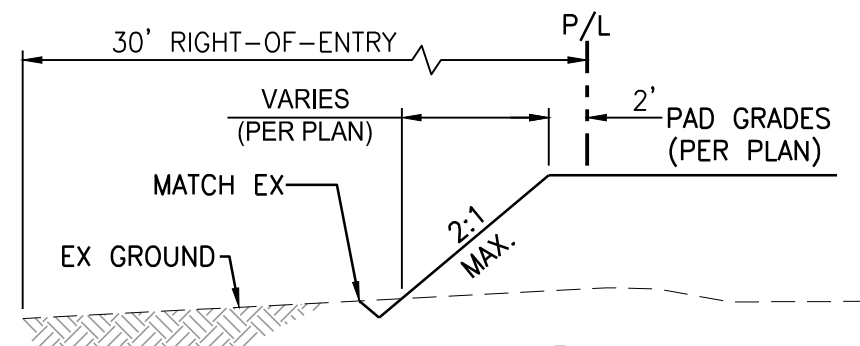
WB04 Cover Sheet 18437.WB4



LEGEND		
PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER PIPE	
	SANITARY SEWER MANHOLE	
N/A	SEWER SERVICE	
	WATER LINE	
	GATE VALVE	
	FIRE HYDRANT	
	BLOW-OFF VALVE	
	WATER SERVICE/METER	
	STORM DRAIN PIPE	
	STORM DRAIN MANHOLE	
	DROP INLET	
	PAD GRADE	
	OVERLAND RELEASE FOR DRAINAGE	

ESTIMATED EARTHWORK SUMMARY	
CUT:	26,000 c.y.
FILL:	26,000 c.y.
EXCESS:	0 c.y. (Balanced)

- NOTES:
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
 - UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT, SUBJECT TO THE REVIEW OF THE CITY OF ROSEVILLE.
 - THE PROPOSED WATER AND SEWER INFRASTRUCTURE LOCATION AND SIZES ARE SUBJECT TO CHANGE DURING FINAL DESIGN.
 - ALL TREES ON THE SITE ARE NON-ORDINANCE TREES AND WILL BE REMOVED.
 - ANY OFFSITE GRADING SHALL REQUIRE RIGHT OF ENTRY FROM ADJOINING PROPERTY OWNER.



CONCEPTUAL GRADING, DRAINAGE & UTILITIES
AMENDED TENTATIVE SUBDIVISION MAP
for
Westbrook WB-4
A portion of the Sierra Vista Specific Plan Area
Scale: 1" = 40'
Roseville, California
November 22, 2016
WESTPARK COMMUNITIES
Mackay & Sompers
ENGINEERS PLANNERS SURVEYORS
1000 Camino Real, Suite 100, Roseville, CA 95747
916.777.1110
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