Stone Point Master Plan Area

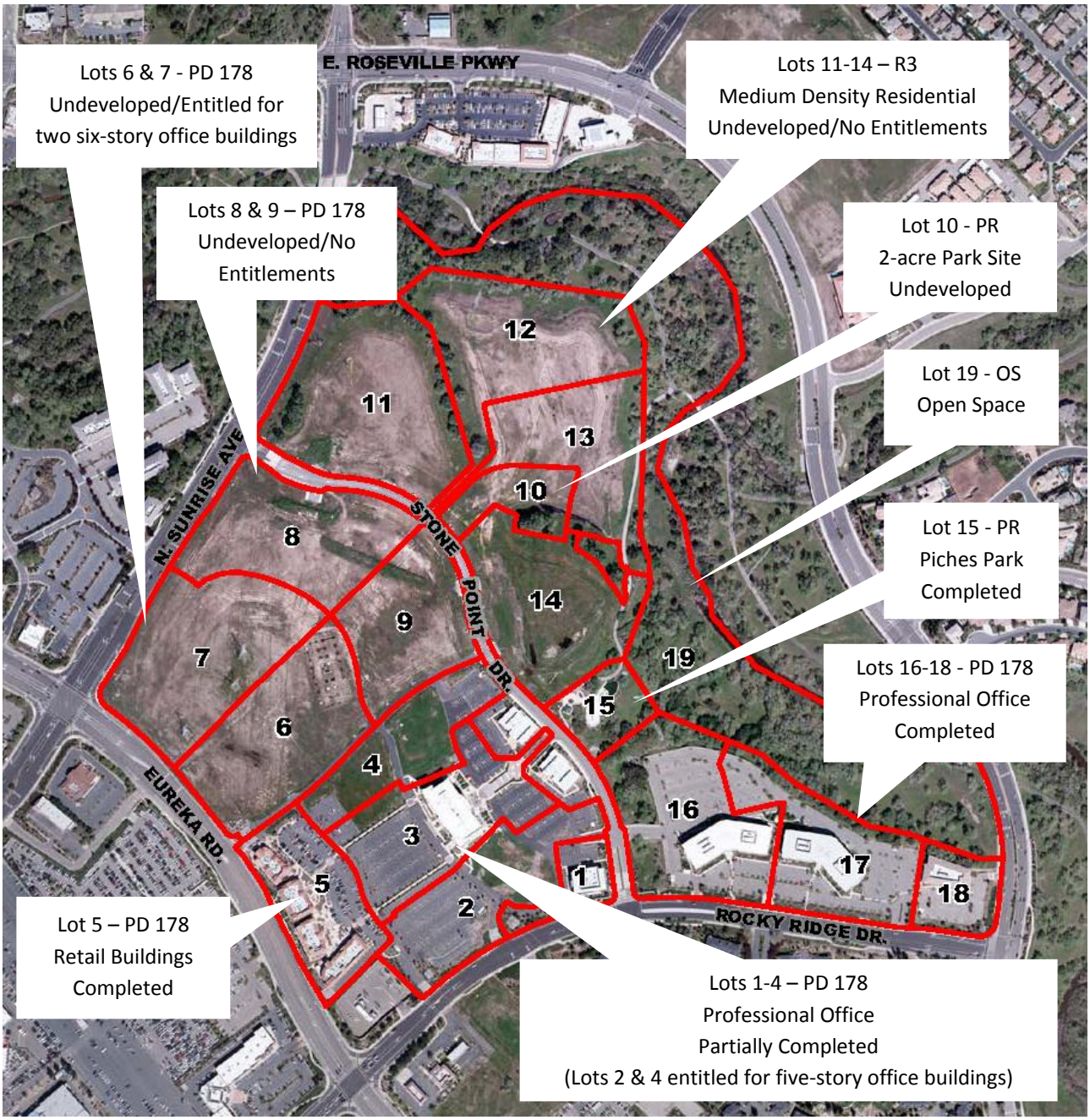
FAQ Summary Sheet as of March 2012

Purpose & Overview

The Stone Point Master Plan (Master Plan) serves as the guiding document for development within the Stone Point project area. It provides detailed development principles and design standards which are intended to cultivate a mixed use community where residential uses are paired with retail and office uses creating a synergistic live-work community.

The Master Plan was adopted in May 2002 and was subsequently amended in February 2005 and May 2007. The properties that comprise Stone Point are located on Northeast Roseville Specific Plan (NERSP) Parcel 15 and consist of Lots 1-19 totaling 130 acres. The Master Plan area is approved for up to 1.4025 million square feet of development plus 350 residential units with an additional 225 units held in reserve.

The majority of the southern and eastern portions of the site are built out with retail, restaurant and professional office uses on Lots 1-5 and 16-18 (two five story office buildings have yet to be constructed on Lots 2 and 4, but are fully entitled), Piches Park on Lot 15 and Miners Ravine Open Space on Lot 19. The northern and western portions of the property include Lots 6-14. Lots 6 and 7 are entitled for two six-story office buildings, Lot 10 is planned for a park, and Lots 11-14 are zoned for medium density residential. A snapshot of the status of development is provided below.



Frequently Asked Questions

The Stone Point project area has generated considerable interest over the years. The following questions have been frequently asked and are important pieces of information to consider when developing here.

- **Are the Stone Point properties subject to a Development Agreement?** Yes, they are subject to the Development Agreement by and between the City of Roseville, Johnson Ranch Investors and Johnson Ranch Developers relative to the Northeast Roseville Specific Plan. The Agreement and Amendments can be found on the City's website at http://www.roseville.ca.us/planning/planning_document_library/default.asp under Planning - Document Library - Development Agreements - Northeast Roseville SP.
- **Are there any Community Facility Districts within Stone Point?** Yes, there are five districts (CFDs 1-5) and a landscaping & lighting district. A summary of the CFDs and the tax assessments is available for review.
- **Is the Master Tree Permit still in effect?** Yes, the Master Tree Permit (TP 01-54 & TP 04-46) is still in effect. It specifies which oak trees can be removed or encroached upon within the plan area. All lots are assigned their pro-rata share for oak tree mitigation for trees that have already been removed under the Master Tree Permit. A list of oak tree mitigation obligation by lot can be found in Table 4-1 of the Stone Point Master Plan *Amendments*.
- **Will any off-site improvements be required of projects proposed on Lots 8-14?** Yes. The Public Works Department will require construction of bulb outs for on-street parking along Stone Point Dr. as well as two bus turnouts along N. Sunrise Av. Money is budgeted in the Stone Point CFD to cover the cost of both of these improvements.
- **Are there utility stubs on Lots 8-14?** Yes. The Public Works Department can provide a copy of the "Stone Point Utility Base Maps" identifying the location of storm drain, water and sewer utility stubs.
- **Will traffic studies be required for development on Lots 8-14?** For Lots 8 and 9, the previous rezone assumed 369 pm peak trips. If a proposed project exceeds the assumptions used, a long term study may be needed. A short term study may be required depending on proposed driveway configuration. For Lots 11-14, as long as the proposed project is consistent with the properties' existing zoning and land use, neither a short nor long term study would be required.
- **For Lots 11-14, would a general plan amendment from medium density residential to high density residential be permitted?** Potentially, yes. The Master Plan currently assumes up to 350 MDR units will be constructed on these lots. An additional 225 units are held in reserve for potential use on lots 11-14 above and beyond the current allocation of 350 units. Key considerations of an amendment would include environmental impacts and infrastructure capacity (roads, utility capacities, etc.).
- **Would an assisted living or senior care facility be a permitted use within the plan area?** An assisted living or senior care facility is not a permitted use within the plan area because it is inconsistent with the intent of the master plan which is to locate synergistic uses that can support each other (mixed use, live/work and walkable community).
- **Are there specific requirements for site planning and architecture for development within Stone Point?** Yes. Development principles and design standards are discussed in the Master Plan and begin on page 39 for commercial buildings and page 62 for residential developments (refer to pages 8-13 of the approved amendments for approved changes). These sections of the Master Plan address site planning, pedestrian circulation, site amenities and plazas, fencing, building setbacks, architectural design features, massing and form, materials and finishes, landscaping, lighting, and entry feature requirements.
- **What environmental review has been completed for the site?** An EIR was certified when the NERSP area was adopted in 1987, which assumed an office, research and development campus. As the Master Plan has evolved, additional environmental review has been conducted. This includes two Mitigated Negative Declarations; one addressing the inclusion of residential uses into the Plan area and the other addressing modifications to overall buildout potential associated with a now defunct hotel/athletic club project. Any new development within the plan area will be subject to the California Environmental Quality Act.
- **I would like to look at the plans for previous project approvals. Where do I find this information?** All project files can be reviewed in person at the City's Permit Center between 8 am and 5 pm Monday through Friday. The following are files associated with the Plan area. These files will contain staff reports, conditions of approval, and approved exhibits for approved projects within Stone Point:

  - MPP 01-05
  - MPP 01-05A
  - MPP 02-01
  - MPP 03-05
  - MPP 03-06
  - MPP-000005
  - MPP-000023
  - MPP-000027
  - MPP-000033

- **Where can I find the Master Plan and who do I contact for more information?** The Master Plan can be found online, at http://www.roseville.ca.us/planning/planning_document_library/default.asp under Planning - Document Library - Specific Plan Documents - Northeast Roseville Specific Plan. You will want to refer to Stone Point Master Plan (1 of 2 - May 2007), Stone Point Master Plan (Table A – May 2007), and Stone Point Master Plan (2 of 2 – Approved Amendments). For more information about the plan area, contact Tricia Stewart at (916) 774-5276 or tstewart@roseville.ca.us.