

Table 8.1 Development Phasing

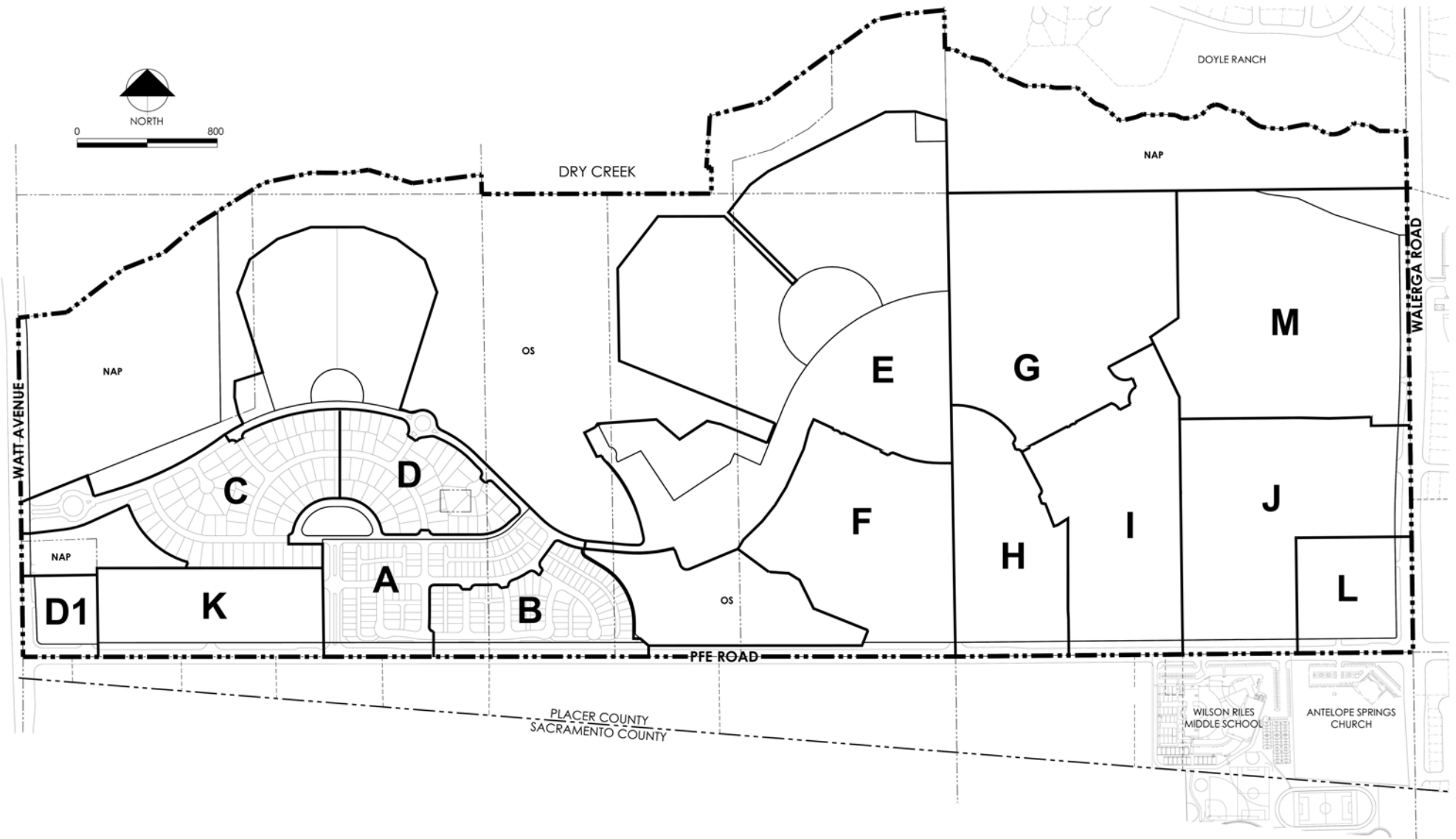
Land Use	Phase A		Phase B		Phase C		Phase D		Phase D1		Phase E		Phase F		Phase G		Phase H		Phase I		Phase J		Phase K		Phase L		Phase M		Total DU
	AC	DU	AC	DU	AC	DU	AC	DU	AC	DU	AC	DU	AC	DU	AC	DU	AC	DU	AC	DU	AC	DU	AC	DU	AC	DU	AC	DU	
HDR									4.6	60																			60
MDR	19.4	77	12.7	80																			15.0	120					277
LDR					20.4	76	10.9	52			25.8	73	26.6	90	36.0	41	15.9	49	24.7	80	30.4	87					37.8	40	588
RR										5.0	2																		2
AG-10	20.0	2								40.0	4																		6
AG																										2.7			
P	2.4									5.9							1.8												
CO																								10.0					
POP	1.0																												
TOTAL	42.7	79	12.7	80	20.4	76	10.9	52	4.6	60	76.7	79	26.6	90	36.0	41	17.7	49	24.7	80	30.4	87	15.0	120	10.0	NA	40.5	40	933

Note: Residential and commercial phasing acreages include adjacent landscape corridors and major roads.

Table 8.2 Maintenance Providers & Funding Sources

Service	Proposed Maintenance Provider	Funding Source
County Maintained Roads	Placer County	County Service Area
Non-County Maintained Roads	HOA	Member Assessment
Parks	Placer County	County Service Area
Public Landscape Corridors, Soundwalls and Medians along PFE Road, Watt Avenue and Walerga Road, Open Space & Preservation Easements	HOA or Placer County	Member Assessment or County Service Area
Interior Road Landscaping, Landscape Corridors and Entries	HOA or Placer County	Member Assessment or County Service Area
Trails	Placer County	County Service Area
Public Lighting (roadway)	Placer County	County Service Area
Lighting (non-roadway)	HOA, or LLAD	Member Assessment
Drainage Related to County Maintained Road	Placer County	County Service Area
Fire	Placer County Fire Department	Property Tax and Special Tax
Sanitary Sewer Treatment	City of Roseville	User Fees
Sanitary Sewer Collection/ Conveyance	County Service Area 28, Zone 173	User Fees
Water	Placer County Water Agency	User Fees
Recycled Water	Placer County	User Fees
Schools	Center Unified School District	State Funding, Property Taxes
Judicial Services	Placer County	County Funds
Detention	HOA	Member Assessment
Public Assistance	Placer County	County Funds
Health Programs	Placer County	County Funds, User Fees
General Government	Placer County	County Funds
Sheriff Protection	Placer County	County Funds
Planning	Placer County	County Funds

FIGURE 8.1 PHASING



Note: Phases may be developed in any sequence provided public safety issues are addressed. Phasing boundaries may be modified based on utility service, access, and parcelization as approved by the Public Works Director, Director of Engineering and Surveying, or County Surveyor. Open space lots may be divided into multiple lots on future Final Maps to accomplish project take-down or phasing.