CITY OF ROSEVILLE CALIFORNIA

AGENDA
March 24, 2022

PLANNING COMMISSION MEETING
6:30 p.m.
Council Chambers
311 Vernon Street, Roseville, California
www.roseville.ca.us/CORTV

The meeting may be viewed on Comcast channel 14, Consolidated Communications channel 73, and AT&T U-Verse. Planning Commission meetings are also video streamed live on the City's website at roseville.ca.us/watch and roseville.ca.us/agenda, and the City's YouTube channel at youtube.com/CityofRosevilleCa.

If you need a disability-related modification or accommodation to participate in this meeting, please contact Voice: 916-774-5200, TDD: 916-774-5220. Requests must be made as early as possible.

THE CITY OF ROSEVILLE WELCOMES YOUR PARTICIPATION

If an agenda item is open to public comment, such public comment shall be addressed to the chair of the meeting.

Public Comment - Speakers have three minutes under Public Comment to speak on issues that are not listed on the agenda and are within the City's jurisdiction. The Brown Act does not permit any action or discussion on items not listed on the agenda.

Consent Calendar - If applicable, the Consent Calendar consists of routine items that may be approved by one motion. Any person can remove an item from the Consent Calendar to be discussed separately.

Agenda Items - Speakers have five minutes to address items that are listed on the agenda.

Americans with Disabilities Act - Notify the City Clerk or Secretary at least 72 hours in advance if special assistance is required to participate in a meeting including the need of auxiliary aids or services.

Audio/Visual Presentations - If making a presentation regarding an agenda item, audio/visual materials must be submitted to the City Clerk or Secretary at least 72 hours in advance.

Roseville City Clerk 311 Vernon Street, Roseville, CA 916-774-5200 TDD 916-774-5220

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENTS

5. CONSENT CALENDAR

5.1. Minutes of March 10, 2022

6. REQUESTS/PRESENTATIONS

6.1. SERSP PCL 80 – Johnson Ranch Pickle Ball Courts, 2600 Eureka Rd, File # PL22-0027

REQUEST

The applicant requests approval of a Conditional Use Permit Modification to convert seven (7) existing tennis courts into 24 pickle ball courts.

Applicant/Owner: Larry Gilzean, Johnson Ranch Sports Club

RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

1. Adopt the two (2) findings of fact and approve the Conditional Use Permit Modification subject to three (3) conditions of approval.

6.2. Amoruso Ranch Specific Plan Amendments, 3884 Westbrook Bl, File # PL21-0184

REQUEST

The project includes a General Plan Amendment and Specific Plan Amendment to the Amoruso Ranch Specific Plan (ARSP) to reallocate units throughout the Specific Plan, and modify the land use on Parcels AR-21, AR-25, AR-32, and AR-37 from Low Density Residential (LDR) to Medium Density Residential (MDR). No changes will be made to the overall unit count for the ARSP. The project proposes minor adjustments to the acreages of large lot parcels, which will require minor revisions to the General Plan and Specific Plan land use designations. The project includes a Rezone to adjust the acreages of zoning designations consistent with the acreage adjustments proposed with the map modifications. Additionally, the project proposes the second Amendment to the two ARSP Development Agreements by and between the City of Roseville and Brookfield Sunset, LLC and Jennifer M. Amoruso to reflect the project modifications, as well as modify language regarding water facility construction requirements and timing. A Large Lot Tentative Subdivision Map Modification is proposed for Phase A1 of the ARSP to align with the revised land use designations, and a Small Lot Tentative Subdivision Map is proposed to create 481 single-family residential lots, 14 open space parcels, three (3) park parcels, one (1) public/quasi-public parcel for city utilities, as well as landscape and right-of-way parcels. A Design Review for Residential Subdivisions (DRRS) is requested to modify development standards for the Small Lot Residential with Development Standards (RS/DS) zone.

Applicant: John Norman, Brookfield Sunset, LLC
Owner: Angela Eisenpress, Amoruso Family Trust

RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

1. Consider the second Addendum to the Amoruso Ranch Specific Plan Environmental Impact Report
2. Recommend that the City Council approve the General Plan Amendment,
3. Recommend that the City Council approve the Specific Plan Amendment,
4. Recommend that the City Council adopt the two (2) findings of fact and approve the Rezone,
5. Recommend that the City Council adopt the five (5) findings of fact and approve the second amendments to the two (2) Development Agreement Amendments,
6. Adopt the three (3) findings of fact and approve the Large Lot Tentative Subdivision Map subject to five (5) conditions of approval.
7. Adopt the three (3) findings of fact and approve the Small Lot Tentative Subdivision Map subject to eighty-two (82) conditions of approval.
8. Adopt the two (2) findings of fact and approve the Design Review for Residential Subdivisions subject to seven (7) conditions of approval.

6.3. SVSP PCL KT-40A & KT-40B – Estia, 6350 Baseline Rd, File # PL21-0256

REQUEST

The proposed project is a Tentative Subdivision Map to subdivide the 23-acre property into three parcels (KT-40A, KT-40B, and KT-40C), a Tree Permit to remove two native oak trees, and a Design Review Permit to allow construction of 209 multi-family residential units on parcel KT-40A. In addition, a Specific Plan Amendment is requested to reflect the subdivision of the site and to modify the applicable Commercial Mixed Use/Special Area (CMU/SA) description in the Sierra Vista Specific Plan. The two Development Agreements ("Baseline P&R DA" and "Baybrook DA") applicable to the property will be amended so that the property is covered under one Development Agreement (Baseline P&R DA).

Applicant: Jeff Pemstein, Towne Development of Sacramento
Property Owner: KV Sierra Vista, LLC

RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

1. Consider the 7th Addendum to the Sierra Vista Specific Plan Environmental Impact Report;
2. Recommend the City Council approve the Specific Plan Amendment;
3. Recommend the City Council adopt the five (5) findings of fact and approve the Development Agreement Amendment ("Baseline P&R DA");
4. Recommend City Council adopt the five (5) findings of fact and approve the Development Agreement Amendment ("Baybrook DA");
5. Adopt the four (4) findings of fact and approve the Design Review Permit subject to ninety-three (93) conditions of approval;
6. Adopt the three (3) findings of fact and approve the Tentative Subdivision

Map subject to forty-seven (47) conditions of approval; and,

7. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) conditions of approval.

7. COMMISSIONER / STAFF REPORT

8. ADJOURNMENT

PLANNING COMMISSION COMMUNICATION

Title:	Minutes of March 10, 2022
Contact:	Lupe Nelson, lnelson@roseville.ca.us, (916) 774-5281

Meeting Date: 3/24/2022
Item #: 5.1.

ATTACHMENTS:

Description

Minutes of March 10, 2022

DRAFT MINUTES
March 10, 2022

PLANNING COMMISSION MEETING
6:30 p.m.
Council Chambers
311 Vernon Street, Roseville, California
www.roseville.ca.us/CORTV

1. CALL TO ORDER

Chair Jensen called the meeting to order at 6:30 p.m.

2. ROLL CALL

Present: Caporusso, Covington, Haggenjos, Martin, Prior, Jensen
Absent: Brashears

3. PLEDGE OF ALLEGIANCE

Chair Jensen led those in attendance in the Pledge of Allegiance.

4. PUBLIC COMMENTS

Chair Jensen opened the Public Comment period. Hearing none, Chair Jensen closed the Public Comment period.

5. CONSENT CALENDAR

5.1. Minutes of February 24, 2022

Motion by Commissioner Prior, seconded by Commissioner Covington, to approve the Consent Calendar.

Roll call vote:
Ayes: Haggenjos, Prior, Covington, Jensen
Noes: None
Abstain: Caporusso, Martin

The Motion passed.

6. REQUESTS/PRESENTATIONS

6.1. Zoning and Subdivision Ordinance Legislative Update, File #PL

REQUEST

A request to recommend that the City Council approve the Ordinance Amendment to Title 19 to the Roseville Municipal Code and that the Planning Commission review and comment on the Ordinance Amendment to Title 18 of the Roseville Municipal Code.

Senior Planner, Lauren Hocker, presented the staff report.

Commissioner Discussion

- A Planning Commissioner asked whether an Accessory Dwelling Unit (ADU) developed and sold by a not-for-profit organization could be resold. Staff responded that there would be a restriction placed on any re-sales of the ADU that would require future sales be made to buyers that met certain affordable income levels.
- A Planning Commissioner indicated it was their understanding that the two-lot split was only expected to be feasible in the older areas of the City, with deep lots and alley access. Staff confirmed this was correct.
- A Commissioner asked whether there is an appeal process or other method of complaint if a neighbor is unhappy with a second unit or lot split. Staff indicated there is not, as the process is ministerial, but the City can always be contacted if a resident believes that construction is occurring without a permit or in violation of standards.

Chair Jensen opened the Public Hearing and invited comments from the applicant and/or audience.

Chair Jensen opened the public comment period. Hearing none, Chair Jensen closed the public comment period and Public Hearing.

Motion by Commissioner Caporusso, seconded by Vice-Chair Martin, to:

1. Recommend that the City Council adopt the two (2) findings of fact and approve the Ordinance Amendment to Title 19 of the Roseville Municipal Code.

Roll call vote:
Ayes: Covington, Martin, Prior, Caporusso, Haggenjos, Jensen
Noes: None

The Motion passed.

7. COMMISSIONER / STAFF REPORT

Staff Reports

- There will be Planning Commission meetings on March 24, April 14, and April 24, 2022.

- Several Commissioners indicated they would not be available on April 14, 2022. Staff indicated they would poll the Commission in order to confirm whether a quorum would be achieved on April 14, 2022.

Commissioner Reports

- None

8. ADJOURNMENT

Motion by Vice Chair Martin, seconded by Commissioner Haggenjos, to adjourn the meeting. The Motion Passed unanimously at 6:48 p.m. with a voice vote.

PLANNING COMMISSION COMMUNICATION

Title:	SERSP PCL 80 – Johnson Ranch Pickle Ball Courts, 2600 Eureka Rd, File # PL22-0027
Contact:	Shelby Maples, smaples@roseville.ca.us, (916) 746-1347

Meeting Date: 3/24/2022
Item #: 6.1.

ATTACHMENTS:

Description

Staff Report

Attachment 1 Conditions of Approval CUP 98-05 DRP 98-21

Attachment 2 Saxelby Acoustics Noise Study

Attachment 3 Neighbor Letters

Exhibit A Site Plan

Exhibit B Operations Plan

CITY OF ROSEVILLE CALIFORNIA

Planning Division Staff Report
Planning Commission Meeting March 24, 2022

Prepared by: Shelby Maples, Associate Planner

ITEM 6.1: Conditional Use Permit Modification – 2600 Eureka Rd. – SERSP PCL 80 – Johnson Ranch Sports Club Pickle Ball Courts – PL22-0027

REQUEST

The applicant requests approval of a Conditional Use Permit Modification to convert seven (7) existing tennis courts into 24 pickle ball courts.

Applicant/Owner – Larry Gilzean, Johnson Ranch Sports Club

SUMMARY RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

1. Adopt the two (2) findings of fact and approve the Conditional Use Permit Modification subject to three (3) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

The applicant has reviewed and is in agreement with the recommended conditions of approval. A neighborhood meeting was held on February 22, 2022 and neighbors presented concerns with the proposed project. A discussion of these concerns is included in the Public Outreach section of this report.

BACKGROUND

The project site is located at 2600 Eureka Rd. on Parcel 80 of the Southeast Roseville Specific Plan (SERSP). The project site is approximately 11.3 acres in size, and has a land use and zoning designation of Parks and Recreation (PR). This facility, known as the Johnson Ranch Sports Club Annex, is the southern portion of the Johnson Ranch Sports Club, and includes group exercise, cycle, and fitness areas, Tots Club recreation and babysitting areas, locker rooms, a swimming pool, an outdoor basketball court, and the seven outdoor, lighted tennis courts. The emphasis on the southern property is family activities and group exercise classes. Additional facilities are located to the north of Eureka Rd., which focuses on fitness, adult swimming, tennis, and other court sports. A parking lot with 168 spaces serves the northern facility, while the subject parcel has a 190 space parking lot.

On September 19, 1991, the Project Review Commission approved a Use Permit requiring Site Review to approve a 23,805 square foot clubhouse/multipurpose building, pool, racquetball and tennis facilities at the subject site (UP 90-41). A one year extension of the Use Permit (UP 90-41EXT) was approved by the Project Review Commission on November 19, 1992. A second extension approval was granted; however, no action was taken and the original Use Permit expired in January of 1995.

A new Use Permit application was submitted for a slightly larger recreation building (24,272 square feet) and related site amenities, including an outdoor pool, seven outdoor, lighted tennis courts and one basketball court, 170 parking spaces, and related site improvements in 1998 (CUP 98-05, DRP 98-21).

The applicant held neighborhood meeting with the Courtside Village Homeowners Association in May of 1998 to address concerns related to special events, site drainage, fencing, noise, the public address system, lighting, and potential incompatibility with adjacent residences. To address some of these concerns, the tennis courts were moved approximately 75 feet away from the western property line, and an eight-foot-tall masonry wall was constructed on the property line between the single family residences and the facility. Additionally, restrictions on the public address system were adopted with the conditions of approval, as were hours of operation. These concerns were reiterated at the Planning Commission

hearing. Ultimately, the project was approved by the Planning Commission on July 23, 1998, after a continuation from a July 9th hearing due to lack of quorum.

In March of 2001, a Conditional Use Permit Modification (CUP MOD) request to expand the hours of operation for the facility, which would have allowed the facility to open at 5:00 AM on weekdays, was denied by the Planning Commission. The neighborhood submitted a petition opposing the request, and ultimately the Planning Commission allowed the facility to utilize outdoor facilities at 7:00 AM.

The current request is for a CUP MOD to convert the seven outdoor, lighted tennis courts into 24 pickle ball courts. The pickle ball courts will be in the same location as the existing tennis courts, and no changes to the lighting or the existing fence location are proposed. A new acoustical barrier is proposed on the fencing to reduce the sound levels below existing levels. No changes to parking or hours of operation for outdoor recreation are proposed. The intent of the modification is to provide facilities for pickle ball, an increasingly popular sport. The Johnson Ranch Sports Club Annex facility would accommodate recreational, league, and tournament play, with an anticipated two to five tournaments per year.

Figure 1 – Project Site

EVALUATION

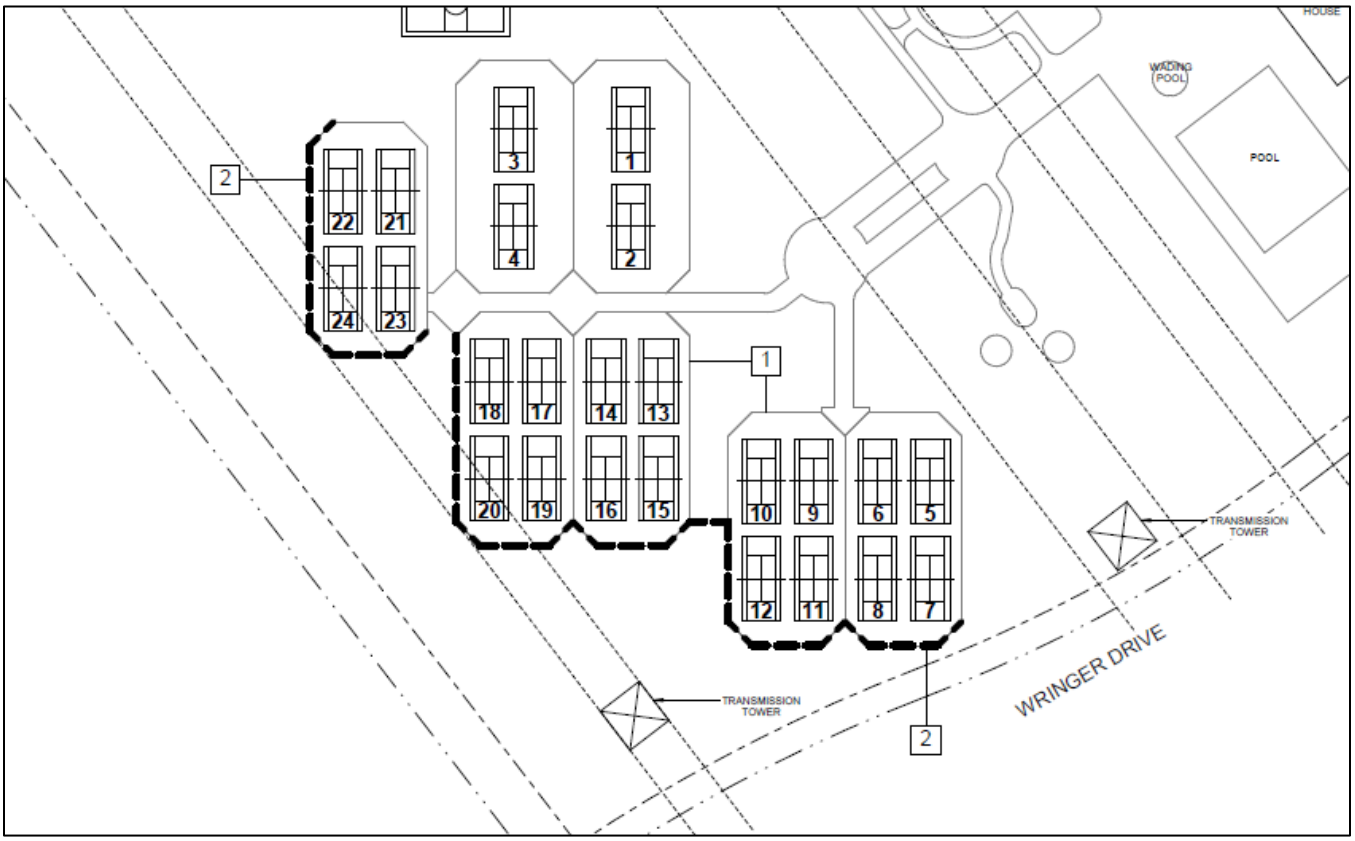
Section 19.78.060 of the City of Roseville Zoning Ordinance requires that two findings be made in order to approve or conditionally approve a Conditional Use Permit Modification. The two findings are listed below in ***italicized, bold*** text and are followed by an evaluation of the map in relation to each finding.

1. ***The proposed modification is substantially consistent with the intent of the original approval.***

2. ***The proposed modification complies with all applicable standards and requirements of this title, with the applicable goal, policies, and objectives set forth in the General Plan, the applicable Community Design Guidelines, and the applicable specific plan.***

The Johnson Ranch Sports Club Annex facility is located on Parcel 80 in the SERSP, which has a PR (Parks and Recreation) land use and zoning designation. Outdoor sports and recreation facilities are permitted in the PR zone with a Conditional Use Permit (CUP).

Figure 2 – Proposed Pickle Ball Courts



Change in Use: As described in the Background section of this report, the proposed project will convert seven existing tennis courts into 24 pickle ball courts. This includes resurfacing and repainting court surfaces, and new netting for the courts. Existing fencing locations and lighting will be maintained. The change in use will allow higher utilization of this area, as a greater number of games can be played at once. Overall, the proposal is compatible with the existing recreation uses for the facility, and will result in few physical changes to the site.

Operations and Events: The Johnson Ranch Sports Club has existing operational limits through the original Use Permit. The hours of operation for indoor activities are 5:00 AM – 10:30 PM Monday through

Friday, and 7:00 AM – 10:00 PM on Saturday and Sunday. Outdoor activities are limited to the hours of 7:00 AM – 10:00 PM with the CUP. Pickle ball activities will include recreational play, drop-in sessions for groups at similar levels of play, small group clinics, leagues, and occasional tournaments. Expected peak play times are from 9:00 AM to 12:00 PM and 5:30-7:30 PM on weekdays, and from 9:00 AM -12:00 PM on weekends.

The Johnson Ranch Sports Club anticipates that the pickle ball courts will host two to five tournaments per year. These would include smaller local or regional tournaments, as well as two or three larger regional or national tournaments. The expected hours for these events would be from 7:30 AM – 8:30 PM. Overflow parking for events can be accommodated in the 168-space parking lot in the club's northern facility (on the north side of Eureka Rd.) and along public streets in the area.

Fencing: While the existing fencing and location will remain the same with the modification, the project proposes a new acoustical barrier on the perimeter of the pickle ball court fencing. This acoustical barrier, which is an approximately 1/8" thick material barrier that will be mounted onto the existing ten-foot-tall fence, is anticipated to reduce the noise level by five to ten decibels at the court, and one to three decibels at the western property line (at the nearest point, the property line is approximately 75 feet from the pickle ball courts). Therefore, the proposed modification will result is a lower noise level than is currently generated by the outdoor courts. This is substantiated by the Saxelby Acoustics Noise Study prepared on February 9, 2022 (Attachment 2).

Parking: As the total number of courts will increase from seven to 24, staff evaluated the overall parking requirement for the Johnson Ranch Sports Club Annex on the south side of Eureka Rd. The project compared the most recent parking count from June 2018 to the proposed project. A summary of the uses and parking ratios are included in Table 1 below.

Table 1 – Parking Calculation

Use	Ratio	June 2018	Proposed Project
Pool House	1:1000	1.66	1.66
Café	1:100	9.25	9.25
Fitness	1:150	13.01	13.01
Aerobics	1:50	29.78	29.78
Spinning	1:150	5.17	5.17
Basketball	2/court	2	2
Storage	1:1000	0.35	0.35
Business	1:300	3.02	3.02
Tots Club	0	0	0
Lobby	1:250	5.18	5.18

Pools	1:100	58	58
Outdoor basketball	2/court	2	2
Tennis (existing), pickle ball (proposed)	2/court	14	48
Activity field	50 per field/2	25	0
Total Required		**169**	**178**
Total Provided		**190**	**190**
Excess Parking		**21**	**12**

The only changes to the table reflect the real usage of the activity field and the tennis courts. The calculation for the activity field has been reduced from 25 to 0, as this area is underutilized and any use tends to be subordinate to Tots Club activities. No parking is attributed to Tots Club, as the only care provided is for the children of adults utilizing sports club facilities. The parking calculation uses the same ratio of two parking spaces per court for both tennis and pickle ball, which have similar play configurations. Therefore, the increased parking requirement for the courts is from 14 to 48 parking spaces. With 190 parking spaces provided, the existing parking lot exceeds the required parking need of 178 spaces. Therefore, there is adequate parking provided to accommodate the proposed change in use.

Overall, the proposed modification is consistent with the original Use Permit for the Johnson Ranch Sports Club, and the project is consistent with the General Plan, SERSP, Zoning Ordinance, and Community Design Guidelines.

PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations (RCONA). No comments were received from the RCONA notification.

Additionally, a neighborhood meeting was held at the Johnson Ranch Sports Club on February 22, 2022. Approximately 15 people attended the meeting, and City staff were available to answer questions. After a brief presentation by the applicant, neighbors and sports club members asked questions and expressed concerns about the project. The discussion included trash from events; pedestrian traffic; closure of facilities during construction and alternative access to similar facilities; access to courts for casual pickle ball players to courts during events; and traffic and parking along Ashland Dr., particularly between Eureka and Wringer Dr. One neighbor expressed public safety and accessibility concerns when event attendees park along both sides of the street, stating that they did not believe there was enough space for emergency vehicles to safely maneuver. The representatives from the sports club explained the various access accommodations and improvements for members, and indicated that they would follow up with City staff on the trash and parking comments. The operational plan was later revised to include language about trash pickup following events.

In response to the items brought up at the neighborhood meeting, Planning staff reached out to the Engineering Division, Public Works – Traffic Division, and the Fire Department to investigate whether or not a public safety issue exists with parking on both sides of Ashland Dr. According to the City Improvement Standards, parking on both sides of a street is permitted when the roadway exceeds 36 feet in width. Engineering and Public Works staff confirmed that this portion of Ashland Dr. has 38 feet of pavement, and therefore exceeds minimum standards for street parking. The neighbor had expressed interest in restricting parking along one side of the street during events to maintain emergency vehicle access; however, as adequate street width is available, this restriction is not warranted. This same concern was explored in the 1998 Use Permit application, and the Planning Commission determined that no parking restrictions would be required.

A public notice of the Planning Commission hearing was published on March 11, 2022, and was distributed to all property owners within 300 feet of the project site. A total of two letters have been received, including one submitted prior to entitlement application which included noise concerns, and another which reiterated comments presented at the neighborhood meeting. These letters are included as Attachment 3. No additional correspondence was received prior to staff report publication.

CONCLUSION

The proposed project is consistent with the General Plan, SERSP, Zoning Ordinance, and the Community Design Guidelines. The required findings for the CUP MOD can be made.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1, for Existing Facilities, and Section 305 of the City of Roseville CEQA Implementing Procedures. This exemption is applicable in that the project will be limited to resurfacing and repainting existing tennis courts to a pickle ball court use, which is a minor expansion that does not require new facilities or parking. Additionally, the project does not trigger any of the exception criteria outlined in CEQA Guidelines Section 15300.2. The location is within an existing recreation facility, and is therefore not in a "particularly sensitive environment" (§15300.2 (a)); no significant cumulative impacts or significant effects due to unusual circumstances have been identified (§15300.2 (b) and (c)); and no scenic highways, hazardous waste sites, or historical resources are located on or adjacent to the project site (§15300.2 (d), (e), and (f)).

RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

A. Adopt the findings of fact as stated in the staff report and approve the **Conditional Use Permit Modification –2600 Eureka Rd. – SERSP PCL 80 – Johnson Ranch Sports Club Pickle Ball Courts – PL22-0027** subject to three (3) conditions of approval.

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT MODIFICATION FILE #PL22-0027

1. The project is approved as shown in Exhibits A and B and as conditioned or modified below. (Planning)

2. The proposed project will comply with the original conditions of approval (File # CUP 98-05 DRP 98-21) or as conditioned and modified below.

3. The facility will install and maintain a material acoustical barrier on the pickle ball court perimeter fencing, at locations indicated in Exhibit A. (Planning)

Attachments

1. Conditions of Approval, CUP 98-05 and DRP 98-21
2. Saxelby Acoustics Noise Study, February 9, 2022
3. Neighbor Letters, as of March 17, 2022

Exhibits

A. Site Plan
B. Operations Plan

Note to Applicant and/or Developer: Please contact the Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.

PC ATTACHMENT 1

PLANNING
CITY OF ROSEVILLE
TRADITION ■ PRIDE ■ PROGRESS

316 VERNON STREET, 104 ■ ROSEVILLE, CA 95678 ■ PHONE (916) 774-5276

DATE: July 24, 1998

TO: Timothy Mattheis
Wenell Mattheis Bowe
246 E. Main Street
Stockton, CA 95202

Dave Anderson
Johnson Ranch Racquet Club
2600 Eureka Road
Roseville, CA 95661

FROM: Planning Department

FILE #: **CUP 98-05 AND DRP 98-21**

On **July 23, 1998,** the *Planning Commission* **APPROVED** the request for a **CONDITIONAL USE PERMIT TO ALLOW FOR OUTDOOR RECREATION AND A DESIGN REVIEW PERMIT TO ALLOW FOR THE CONSTRUCTION OF A 24,272 SQUARE FOOT RECREATION BUILDING, OUTDOOR POOL, SEVEN LIGHTED TENNIS COURTS AND ONE BASKETBALL COURT AND RELATED SITE IMPROVEMENTS INCLUDING PARKING, SITE AND BUILDING LIGHTING, PERIMETER FENCING AND SITE LANDSCAPING** located at **2600 EUREKA ROAD (JOHNSON RANCH RACQUET CLUB ANNEX).**

EXPIRATION DATE

You have two (2) years from the date of the Planning Commission approval in which to obtain a building permit, or else the **Conditional Use Permit** and **Design Review Permit Approvals** become null and void.

The expiration date of this request is **July 23, 2000**.

EXTENSION OF PERMIT

You may request that a permit be extended for a period up to a maximum of one (1) year. An application for an extension *shall be submitted to the Planning Department prior to the expiration date indicated above. No notice will be sent to you* prior to the date of permit expiration.

YOU WILL BE RESPONSIBLE FOR REQUESTING ANY EXTENSION.

FEE NOTIFICATION

Per Government Code Section 66000, et seq, this notice shall serve as notification that the 90 day appeal period has begun in which the applicant may protest the imposition of fees, dedications, reservations, or other exactions imposed under the provisions of Government Code Section 66020 to the City Council. The appeal shall be filed in writing or on a form provided by the City stating the reasons for the appeal as provided for in Government Code Section 66020. **The appeal shall be filed with the City Clerk**.

APPEAL PROCEDURE

The decision of the Planning Commission is final unless appealed. This decision must be appealed to the ***City Council*** by filing a written appeal and paying the required fee **within *twenty (20)* calendar days of July 23, 1998. The appeal shall *be filed with the City Clerk.***

You may be precluded from filing a lawsuit to challenge this decision unless you use this opportunity for administrative appeal and raise any issues you believe to be wrongly decided.

Persons wishing to commence a court case challenging this decision must do so within ninety (90) days of the final decision (after all administrative appeals are exhausted) pursuant to Code of Civil Procedures Section l094.6. (See Roseville City Council Resolution No. 82-8l).

CONDITIONS OF APPROVAL

CONDITIONAL USE PERMIT

1. The Conditional Use Permit approval for the Johnson Ranch Racquet Club Annex shall be effectuated by **July 9, 2000,** or the permit shall expire and become null and void. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from **July 9, 2000.** (Planning)

2. The Site Plan is approved as shown in Exhibits B and C and as modified below:

   a) The applicant shall construct the additional nineteen (19) space portion of the parking lot with the initial project construction. (Planning)

   b) All outdoor activities including but not limited to the pools, tennis courts, basketball court and recreation field area shall be restricted to the hours of operation from 7:00 a.m. to 10:00 p.m. (Planning)

   c) The public address system shall be designed so as not to generate sound levels in excess of 45 dB Leq and 65 dB Lmax at the nearest residential property lines. The speakers shall be positioned to orient away from the direction of nearby residences and be held no more than two (2) feet above grade at the speaker location. The Planning Department shall review the final public address system design for conformance to these criteria.

   d) During special events and peak hours operation overflow parking shall be provided within the outdoor recreational activity area. (Planning)

3. The project shall comply with all required environmental mitigation identified in the Johnson Ranch Racquet Club Annex Negative Declaration. (Planning)

4. The applicant shall add the Johnson Ranch neighborhood association to the mailing list for distribution of the Club's monthly newsletter.

DESIGN REVIEW PERMIT

1. The Design Review Permit approval for the Johnson Ranch Racquet Club Annex shall be effectuated by **July 9, 2000,** or the permit shall expire and become null and void. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from **July 9, 2000.** (Planning)

2. The project is approved as shown in Exhibits B through L and as modified below. (Planning)

3. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)

4. The applicant shall not commence with any on-site improvements until such time as grading and improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works (Engineering)

5. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)

PRIOR TO THE ISSUANCE OF BUILDING PERMITS

6. Parking stalls shall meet, or exceed, the following minimum standards:

   a) All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all handicapped stalls shall abut a 6" raised curb or concrete bumper. (Planning)

   b) Standard -- 9 feet x 18 feet; Compact--8 feet x 16 feet; Handicapped Accessible--14 feet x 18 feet (a 9 foot wide parking area plus a 5 foot wide loading area) and a minimum of one (1) parking space shall be handicapped van accessible--17 feet x 18 feet (9 foot wide parking area plus an 8 foot wide loading area). (Planning)

   c) Handicapped parking stalls shall be located as close as possible to the primary entrance to the building. The total number of accessible parking spaces shall be established by Table 11B-7 of the UBC. (Building)

   d) Handicapped spaces and crosswalks shall be signed, marked and maintained as required by Title 24 amendments of the Uniform Building Code. (Building)

   e) Handicapped accessible parking and exterior route of travel shall comply with the 1994 UBC, Sections 1129B and 1127B. (Building)

7. The Site Plan is approved as shown in Exhibits B and C and as modified below:

   a) The applicant shall provide a minimum of six (6) bicycle parking spaces on site such that the bicycle racks do not encroach into the required four (4) foot wide accessible path of travel. (Planning)

   b) The height of the masonry wall located along the western property line shall be measured from the highest grade on which the wall is located and shall be eight (8) feet in height. (Planning)

   c) The eight (8) foot high masonry wall shall extend approximately seventy (70) feet south of the future pool area, to the satisfaction of the Planning Department. (Planning)

   d) All outdoor activities including but not limited to the pools, tennis courts, basketball court and recreation field area shall be restricted to the hours of operation from 7:00 a.m. to 10:00 p.m. The outdoor activity hours of operation shall be revisited six months after the club opens.(Planning)

   e) The public address system shall be designed so as not to generate sound levels in excess of 45 dB Leq and 65 dB Lmax at the nearest residential property lines. The speakers shall be positioned to orient away from the direction of nearby residences and be held no more than two (2) feet above grade at the speaker location. The Planning Department shall review the final public address system design for conformance to these criteria.

   f) The applicant shall construct the additional nineteen (19) space portion of the parking lot with the initial project construction. (Planning)

   g) During special events and peak hours of operation overflow parking shall be provided within the outdoor recreational activity area. Signs shall be placed at entries to the parking lots and the facility recommending members park in the overflow area and not off-site. (Planning)

   h) The maintenance access gates in the masonry wall along Wringer Dr. shall be constructed of solid material and shall not be an open type fencing/gate. During special events, the gates shall remain closed. (Planning)

i) The applicant shall add the Johnson Ranch neighborhood association to the mailing list for distribution of the Club's monthly newsletter.

8. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. (Planning)

9. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)

10. The Landscape Plan shall comply with the Southeast Roseville Specific Plan and the City of Roseville Water Efficient Landscape Requirements Resolution No. 93-55. (Planning)

11. The tree plantings in the parking lot shall be designed to provide a minimum of 43.5% shade coverage after 15 years, per Exhibit G. (Planning)

12. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (2") bark (no shredded bark) or (2") mulch covering. (Planning)

13. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)

14. Building permit plans shall comply with all applicable code requirements (Uniform Building Code - UBC, Uniform Mechanical Code - UMC, Uniform Plumbing Code - UPC, Uniform Fire Codes - UFC and National Electrical Code - NEC), California Title 24 and the American with Disabilities Act - ADA requirements, the Roseville Building Security Ordinance, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Department for applicable Code editions). (Building)

15. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Engineering prior to approval of any plans. (Engineering)

16. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:

a) Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing City streets, as required by Engineering.

b) Grading shall comply with the City grading ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to ensure silt free discharge from the project site. It is incumbent upon the applicant to ensure that a silt free discharge is achieved. Therefore modification of the erosion control plan may be warranted during wet weather conditions.

c) A rough grading permit may be approved by Engineering prior to approval of the improvement plans. (Engineering)

d) Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)

17. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)

18. All existing asphalt sidewalks on Eureka Road shall be removed from the site and replaced with an 8 foot wide concrete meandering pedestrian path. (Engineering)

19. All storm drain shall be collected on site an be routed to the nearest City storm drain pipe, while maintaining natural drainage basins. All pipes shall be underground. (Engineering)

20. The main driveway to the facility shall be a standard "Type A-7" driveway, 35 feet in width, and restricted to right turn in and out movements only. A standard right turn curb flare shall be installed on Eureka Road to access the driveway. The driveway shall be restricted to right turn movements only. (Engineering)

21. A standard commercial driveway shall be installed on Ashland Drive across from Nelson Drive as access to the utility road for emergency and maintenance vehicle access road only. (Engineering)

22. The applicant shall pay for all applicable water and sewer fees. (Environmental Utilities)

23. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:

    a) Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.

    b) Water and sewer mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions of approval.

    c) All sewer manholes shall have all weather 10-ton vehicle access unless authorized by these conditions of approval. (Environmental Utilities)

    d) The proposed routes shall be shown, if established, for any proposed water transmission main through your project. The main will be constructed by others but cooperation and coordination will be required of your Engineer and Contractor.

24. A Transportation Systems Management (TSM) Plan for Johnson Ranch Racquet Club Annex shall be approved by the Transportation Commission, if the number of employees exceeds 50 persons. (Transportation)

25. Trash enclosure(s) and approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)

    a) Trash enclosures shall have an inside turning radius of 25 feet. An outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. The location of the enclosure shall be rotated to the east to provide a 65' clear approach, to the satisfaction of the Refuse Department (Refuse).

26. Fire apparatus access roads shall be provided to within 150 feet of all structures and combustible storage piles. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (Fire)

27. Vertical clearances or widths shall be increased when, in the opinion of the Fire Chief, vertical clearances or widths are not adequate to provide fire apparatus access. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (32 tons) and shall be provided with a surface so as to provide all-weather driving capabilities. Said access shall be provided prior to any construction or storage of combustible materials on site. (Fire)

28. The required fire flow for the protection of the proposed project is 2,000 gallons per minute with 20 pounds residual water pressure. This flow is based on the premise that the structure is to be of Type III-N rated construction with the

installation of a full coverage automatic fire sprinkler system, and is reflective of the proposed square footage amounts. A change in any of the conditions may increase the required fire flow. (Fire)

29. An approved water supply capable of supplying the required fire flow for fire protection shall be provided for the site. The location, number and type of fire hydrants connected to the water supply shall be provided as required and approved by the Fire Department. Fire hydrants shall be in service and accessible to the fire department apparatus by roads meeting the requirements of the Fire Code. (Fire)

    a) Two on-site fire hydrants are required for the project. These may include any existing hydrants serving the site. Please show the locations of any existing fire hydrants serving the site. Note: The Utility Drawing (UP3) shows one (1) on-site hydrant. Provide a second on-site hydrant adjacent to the fire department access road at the entry point from the main parking lot off of Eureka Road.

    b) Fire department connections serving building automatic fire sprinkler systems shall be located between 10' and 40' from an accessible fire hydrant. Show the location of the fire sprinkler system control valve and fire department connection on the revised utility drawing.

    c) Provide hydraulic calculations for the dead-end 10" water main serving the two (2) on-site hydrants, which demonstrates that the line is capable of flowing the required fire flow at 20 PSI residual pressure.

    d) The Landscape Drawing (UP6) shows a tree situated at the location of the proposed on-site fire hydrant. Revise the landscape drawing to provide a minimum clearance of three feet from all required fire protection devices. (Fire)

30. An automatic fire-extinguishing system shall be installed as required by the Fire Code. Such systems shall be installed in accordance with the *City of Roseville Fire Sprinkler System Design Guidelines* and shall be reviewed and approved by the Fire Chief. All design and installation work is to be performed by a California State Licensed C-16 (Fire Protection) contractor. (Fire)

31. When the proposed project is to be provided with perimeter security fencing, fire apparatus access and occupant exiting shall be considered. All vehicular access gates shall comply with the Uniform Fire Code requirements and shall be equipped with approved Knox and Opticom emergency vehicle access devices. If pedestrian gates are designed as part of the overall exiting system, they shall comply with the exiting provisions of the Uniform Building Code. Plans shall be submitted to the Fire Department for review and approval prior to installation. (Fire)

32. An approved access walkway shall be provided to all exterior doors and openings required by either the Uniform Fire Code or the Uniform Building Code. A concrete sidewalk or other approved hard surface will meet the intent of the access walkway requirement. (Fire)

33. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:

    a) one (1) set of improvement plans
    b) load calculations
    c) electrical panel one-line drawings

34. All on-site external lighting fixture types and the placement thereof shall be reviewed by the Planning Department. Site lighting shall be installed such that the lights are directed to have no off-site glare. Lighting within the parking areas shall provide a maintained minimum of one (1) foot candle of light. All exterior light fixtures shall be vandal resistant. (Planning & Police)

35. The parking lot shall have properly posted signs that state the use of the parking area is for the exclusive use of employees and customers of this project. (See California Vehicle Code Sections 22507.8, 22511.5, 22511.8, 22658(a), and the City of Roseville Municipal Code Section 11.20.110). The location of the signs shall be shown on the approved site plan. (Planning & Police)

36. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS

37. Any backflow preventors visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventors shall be screened with landscaping and shall comply with the following criteria:

    a) There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventor to the landscaping.

    b) For maintenance purposes, the landscaping shall only be installed on three sides and the plant material shall not have thorns.

    c) The control valves and the water meter shall be physically unobstructed.

    d) The backflow preventor shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)

38. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:

    a) A 12.5 foot wide public utilities easement along all road frontages and a 35' landscape easement along Eureka Road and 20' landscape easement along Ashland Drive and Wringer Drive roadway frontages.

    b) Water and sewer easements as necessary to service all planned and proposed City Mains. This includes the potential water main conditioned above.

    Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Engineering)

39. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. (Engineering, Environmental Utilities, Electric)

40. The following note shall be added to the improvement plans:

    To minimize dust/ grading impacts during construction the applicant shall:

    a) Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day to minimize dust.

    b) Use tarpaulins or other effective covers on all stockpiled earth material and on all haul trucks to minimize dust.

    c) Sweep the adjacent street frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.

    d) Ensure that construction vehicles are washed prior to leaving the construction site to prevent dust and dirt from being tracked off-site.

    e) The City shall have the authority to stop all grading operations, if in opinion of city staff, inadequate dust control or excessive wind conditions contribute to fugitive dust emissions. (Engineering)

41. This project falls within the commercial land use category of the Strap Ravine Watershed Flood Control Plan as determined by the Placer County Flood Control District and adopted by the City of Roseville. The project is therefore subject to a fee based on gross developed acres. (Engineering)

42. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Engineering will designate the exact areas to be reconstructed. (Engineering)

43. Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (Engineering)

44. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)

45. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)

46. A Transportation Management Agreement for Johnson Ranch Racquet Club Annex shall be approved by the City Council. (Transportation)

47. Water and sewer shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)

48. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)

49. **Restaurants or other food services.** The developer shall install exterior grease interceptor if the proposed business could potentially discharge any grease type product. (Environmental Utilities)

50. During construction streets and roads shall be identified with approved temporary signs. An approved sign shall be placed at all access points to the project during construction. The sign shall identify the project name and address, as approved by the City. Such signs shall be visible and legible from the street fronting the project. (Fire)

51. The project shall be addressed as 2600 Eureka Road. The approved address numbers shall be placed on the building by the applicant in such a position as to be plainly visible and legible from the street fronting the property and shall be placed as to be seen from all entrances. Proposed address numbers shall be indicated on the elevation drawings contained within the building plan submittal. The address numbers shall be contrasting in color with their background and shall be illuminated. (Fire)

52. The applicant shall properly identify all required fire lanes in accordance with the Fire Department Fire Lane Standard. (Fire)

53. Barricades shall be provided to protect any natural gas meter, fire hydrant, or other fire department control device, which may be subject to vehicular damage. Approved signs may be required to identify the location of fire protection devices. (Fire)

54. Automatic fire sprinkler system risers shall be accessible from the outside of the building by an approved door, and shall be separated from the rest of the building. (Fire)

55. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)

56. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)

57. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)

58. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)

59. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)

60. All landscaping in areas containing electrical service equipment shall conform with the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)

61. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:

    a) Locate the metered service panel on the outside of the building.

    b) Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry.

    c) In cases where the metered service panel is not directly outside accessible, as outlined above, remote metering will be required. Contact the electric metering supervisor at (916)774-5637 for remote metering requirements. (Electric)

62. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

63. The developer will install 4-5" concrete encased conduits along the western property line within the existing 25' Public Utility Easements for future underground 60kV power lines. (Electric)

OTHER CONDITIONS OF APPROVAL

64. The applicant shall pay City's actual cost for providing plan check, installation, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities)

65. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Electric, Engineering, Environmental Utilities)

66. The project shall comply with all required environmental mitigation identified in the Johnson Ranch Racquet Club Annex Negative Declaration. (Planning)

67. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning)

68. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)

69. In accordance with the City's Noise Ordinance, the hours of project construction shall be noted on the project plans and shall be limited to the following:

    7:00 a.m. to 7:00 p.m. (Monday through Friday)
    8:00 a. m. to 8:00 p.m. (Sat., Sun., & Holidays) (Planning)

70. The City reserves the right to restrict vehicle turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. (Engineering)

71. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)

72. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000 gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)

73. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable of not and if site remediation is required. (Fire)

74. The location and design of the gas service shall be determined by PG&E. The design of the gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)

75. **Restaurants or other food services.** The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)

76. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Occupancy (TO) of the building. If a TO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Occupancy. (Building)

77. An approved manual fire alarm system shall be provided throughout the building in accordance with the Fire Code. Activation of the fire alarm system shall immediately initiate an approved prerecorded message announcement using an approved electrically supervised voice communication or public address system which is audible above the ambient noise level of the occupancy. (Fire)

78. An approved emergency plan shall be provided for the project. Said plan shall be in accordance with Section 1303.4 of the Fire Code. (Fire)

NOTICE TO PROJECT APPLICANT

Color exhibits, materials and maps may be picked up from the Planning Department at the end of the appeal period following the Commission hearing. With exception of color renderings and material boards, all materials will be disposed of after the end of the appeal period. Color renderings and material boards will be disposed of after the project is built and the project receives a certificate of occupancy.

Johnson Ranch Sports Club-South
Tennis to Pickleball Conversion

City of Roseville, California

February 9, 2022

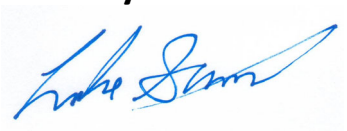
Project # 220117

Prepared for:

Johnson Ranch Sports Club South
2600 Eureka Road
Roseville, CA 95661

Prepared by:

Saxelby Acoustics LLC



Luke Saxelby, INCE Bd. Cert.
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INTRODUCTION

The Johnson Ranch Sports Club-South Tennis to Pickleball Conversion project is located at the 2600 Eureka Road in the City of Roseville, California. The project includes the conversion of seven tennis courts into twenty-four pickleball courts.

The City of Roseville has requested that an acoustical analysis be prepared to analyze potential noise impacts associated with the new pickleball courts. Therefore, this analysis will predict the noise generation associated with these uses and will seek to achieve compliance with the applicable City of Roseville General Plan Noise Element goals and policies.

Figure 1 shows the project site plan.

ENVIRONMENTAL SETTING

BACKGROUND INFORMATION ON NOISE

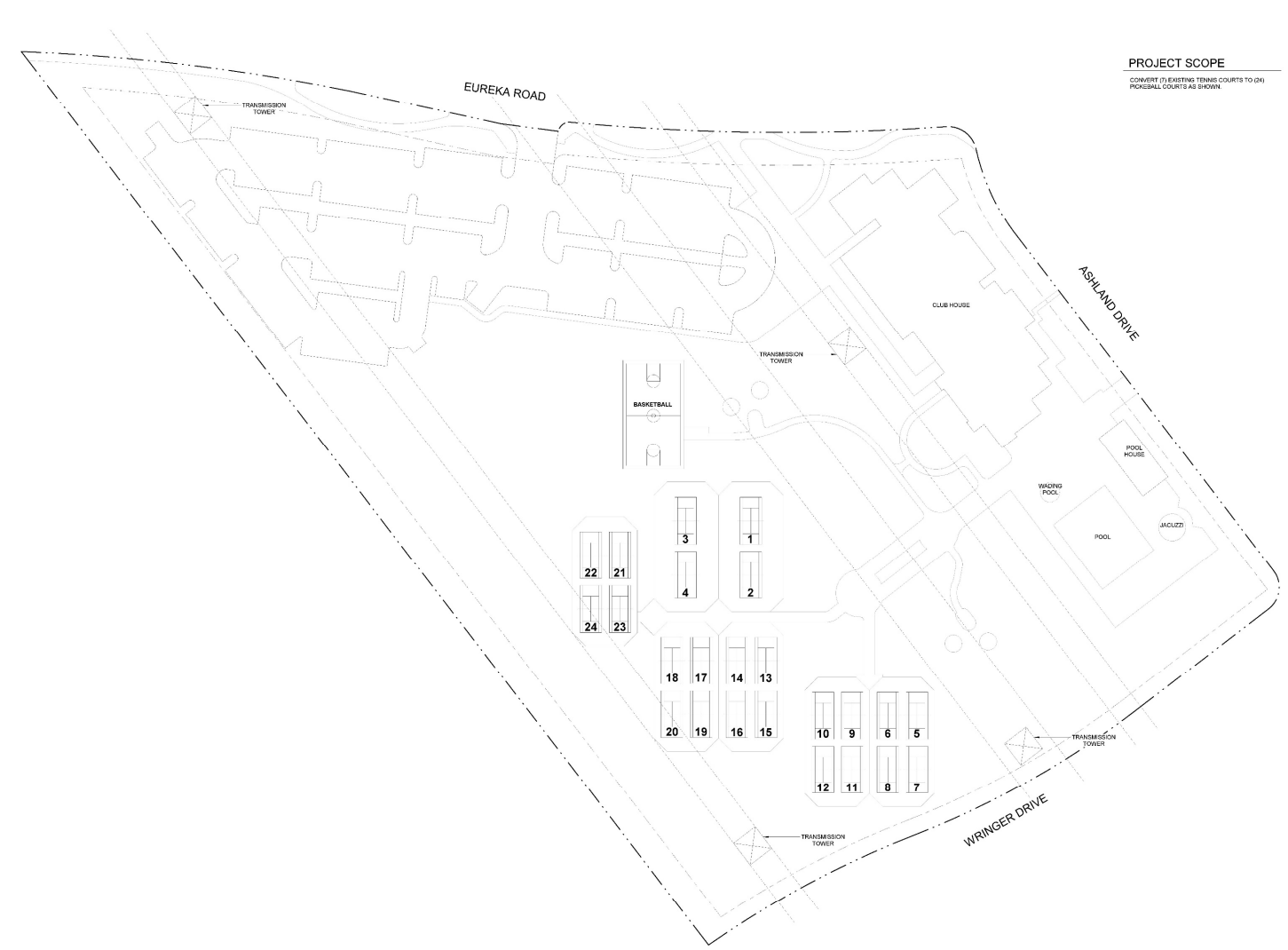
Fundamentals of Acoustics

Acoustics is the science of sound. Sound may be thought of as mechanical energy of a vibrating object transmitted by pressure waves through a medium to human (or animal) ears. If the pressure variations occur frequently enough (at least 20 times per second), then they can be heard and are called sound. The number of pressure variations per second is called the frequency of sound, and is expressed as cycles per second or Hertz (Hz).

Noise is a subjective reaction to different types of sounds. Noise is typically defined as (airborne) sound that is loud, unpleasant, unexpected or undesired, and may therefore be classified as a more specific group of sounds. Perceptions of sound and noise are highly subjective from person to person.

Measuring sound directly in terms of pressure would require a very large and awkward range of numbers. To avoid this, the decibel scale was devised. The decibel scale uses the hearing threshold (20 micropascals), as a point of reference, defined as 0 dB. Other sound pressures are then compared to this reference pressure, and the logarithm is taken to keep the numbers in a practical range. The decibel scale allows a million-fold increase in pressure to be expressed as 120 dB, and changes in levels (dB) correspond closely to human perception of relative loudness.

The perceived loudness of sounds is dependent upon many factors, including sound pressure level and frequency content. However, within the usual range of environmental noise levels, perception of loudness is relatively predictable, and can be approximated by A-weighted sound levels. There is a strong correlation between A-weighted sound levels (expressed as dBA) and the way the human ear perceives sound. For this reason, the A-weighted sound level has become the standard tool of environmental noise assessment. All noise levels reported in this section are in terms of A-weighted levels, but are expressed as dB, unless otherwise noted.



SITE PLAN
1" = 40'-0"

PROJECT SCOPE

CONVERT (7) EXISTING TENNIS COURTS TO (24) PICKEBALL COURTS AS SHOWN.

WMB ARCHITECTS

5757 Pacific Avenue
Suite 226
Stockton, CA 95207

2000 L Street
Suite 125
Sacramento, CA 95811

T 209.944.9110
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Johnson Ranch Sports Club South Pickleball Court Retrofit
2660 Eureka Road
Roseville, CA 95661

WMB Project No. 22-006

00.00.00 [PROGRESS]

SITE PLAN

A1.1

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Johnson Ranch Sports Club-South Pickleball Conversion
City of Roseville, California

Figure 1
Project Site Plan

SAXELBY ACOUSTICS
Acoustics · Noise · Vibration

The decibel scale is logarithmic, not linear. In other words, two sound levels 10-dB apart differ in acoustic energy by a factor of 10. When the standard logarithmic decibel is A-weighted, an increase of 10-dBA is generally perceived as a doubling in loudness. For example, a 70-dBA sound is half as loud as an 80-dBA sound, and twice as loud as a 60 dBA sound.

Community noise is commonly described in terms of the ambient noise level, which is defined as the all-encompassing noise level associated with a given environment. A common statistical tool is the average, or equivalent, sound level (L_{eq}), which corresponds to a steady-state A weighted sound level containing the same total energy as a time varying signal over a given time period (usually one hour). The L_{eq} is the foundation of the composite noise descriptor, L_{dn}, and shows very good correlation with community response to noise.

The day/night average level (L_{dn}) is based upon the average noise level over a 24-hour day, with a +10-decibel weighing applied to noise occurring during nighttime (10:00 p.m. to 7:00 a.m.) hours. The nighttime penalty is based upon the assumption that people react to nighttime noise exposures as though they were twice as loud as daytime exposures. Because L_{dn} represents a 24-hour average, it tends to disguise short-term variations in the noise environment.

Table 1 lists several examples of the noise levels associated with common situations. **Appendix A** provides a summary of acoustical terms used in this report.

TABLE 1: TYPICAL NOISE LEVELS

Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
	--110--	Rock Band
Jet Fly-over at 300 m (1,000 ft.)	--100--	
Gas Lawn Mower at 1 m (3 ft.)	--90--	
Diesel Truck at 15 m (50 ft.), at 80 km/hr. (50 mph)	--80--	Food Blender at 1 m (3 ft.) Garbage Disposal at 1 m (3 ft.)
Noisy Urban Area, Daytime Gas Lawn Mower, 30 m (100 ft.)	--70--	Vacuum Cleaner at 3 m (10 ft.)
Commercial Area Heavy Traffic at 90 m (300 ft.)	--60--	Normal Speech at 1 m (3 ft.)
Quiet Urban Daytime	--50--	Large Business Office Dishwasher in Next Room
Quiet Urban Nighttime	--40--	Theater, Large Conference Room (Background)
Quiet Suburban Nighttime	--30--	Library
Quiet Rural Nighttime	--20--	Bedroom at Night, Concert Hall (Background)
	--10--	Broadcast/Recording Studio
Lowest Threshold of Human Hearing	--0--	Lowest Threshold of Human Hearing
Source: Caltrans, Technical Noise Supplement, Traffic Noise Analysis Protocol. September, 2013.		

Effects of Noise on People

The effects of noise on people can be placed in three categories:

- Subjective effects of annoyance, nuisance, and dissatisfaction
- Interference with activities such as speech, sleep, and learning
- Physiological effects such as hearing loss or sudden startling

Environmental noise typically produces effects in the first two categories. Workers in industrial plants can experience noise in the last category. There is no completely satisfactory way to measure the subjective effects of noise or the corresponding reactions of annoyance and dissatisfaction. A wide variation in individual thresholds of annoyance exists and different tolerances to noise tend to develop based on an individual's past experiences with noise.

Thus, an important way of predicting a human reaction to a new noise environment is the way it compares to the existing environment to which one has adapted: the so-called ambient noise level. In general, the more a new noise exceeds the previously existing ambient noise level, the less acceptable the new noise will be judged by those hearing it.

With regard to increases in A-weighted noise level, the following relationships occur:

- Except in carefully controlled laboratory experiments, a change of 1-dBA cannot be perceived;
- Outside of the laboratory, a 3-dBA change is considered a just-perceivable difference;
- A change in level of at least 5-dBA is required before any noticeable change in human response would be expected; and
- A 10-dBA change is subjectively heard as approximately a doubling in loudness, and can cause an adverse response.

Stationary point sources of noise – including stationary mobile sources such as idling vehicles – attenuate (lessen) at a rate of approximately 6-dB per doubling of distance from the source, depending on environmental conditions (i.e. atmospheric conditions and either vegetative or manufactured noise barriers, etc.). Widely distributed noises, such as a large industrial facility spread over many acres, or a street with moving vehicles, would typically attenuate at a lower rate.

REGULATORY CONTEXT

FEDERAL

There are no federal regulations related to noise that apply to the Proposed Project.

STATE

There are no state regulations related to noise that apply to the Proposed Project.

LOCAL

City of Roseville General Plan

The City of Roseville General Plan Noise Element Table 1X-3 (**Table 2**) establishes an acceptable exterior noise level of 50 dBA L_{eq} for daytime (7:00 a.m. to 10:00 p.m.) for stationary noise sources.

TABLE 2: CITY OF ROSEVILLE NOISE ELEMENT TABLE 1X-3

TABLE IX-3

PERFORMANCE STANDARDS
FOR NON-TRANSPORTATION NOISE SOURCES
OR PROJECTS AFFECTED BY NON-TRANSPORTATION NOISE SOURCES
(As Measured at the Property Line of Noise-Sensitive Uses)

Noise Level Descriptor	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
Hourly L_{eq}, dB	50	45
Maximum level, dB	70	65

[1] For municipal power plants consisting primarily of broadband, steady state noise sources, the hourly (Leq) noise standard may be increased up to 10 dB(A), but not exceed 55 dB(A) Hourly Leq dB.

Each of the noise levels specified above should be lowered by five dB for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises. Such noises are generally considered by residents to be particularly annoying and are a primary source of noise complaints. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings).

No standards have been included for interior noise levels. Standard construction practices should, with exterior noise levels identified, result in acceptable interior noise levels.

SOURCE: CITY OF ROSEVILLE GENERAL PLAN NOISE ELEMENT 2035.

Based upon review of the City of Roseville General Plan Noise Element standards, hourly noise level limits of 50 dBA L_{eq} / 70 dBA L_{max} during the daytime (7:00 a.m. to 10:00 p.m.) and 45 dBA L_{eq} / 65 dBA L_{max} during the nighttime (10:00 p.m. to 7 a.m.). However, the City applies a -5 dB penalty to noise which includes recurring repetitive sounds. The sound emanating from tennis facilities, basketball courts, and pickleball are typically considered to be repetitive. Therefore, this report assumes that the City's standards will be lowered to 45 dBA L_{eq} / 65 dBA L_{max} during daytime hours and 40 dBA L_{eq} / 60 dBA L_{max} during nighttime hours.

EVALUATION OF PICKLEBALL NOISE AT RESIDENTIAL RECEPTORS

Saxelby Acoustics prepared a noise model showing noise levels from existing permitted facilities. An existing plus project noise model includes the existing noise sources with the tennis courts converted to pickleball. Primary existing outdoor noise sources include a single basketball court, a pool deck, and the seven tennis courts. Reference noise emissions from these facilities were obtained from the original noise study prepared for the club.[1] For the plus project scenario, Saxelby Acoustics used reference pickleball noise data from Bollard Acoustical Consultants (BAC) collected from a similar facility.[2]

Existing Noise Source Assumptions

Tennis Courts (7):	55 dBA L_{eq} at 50 feet.
Basketball Court (1):	60 dBA L_{eq} at 50 feet.
Pool Facility (1):	65 dBA L_{eq} at 50 feet.

Existing Plus Project Noise Source Assumptions

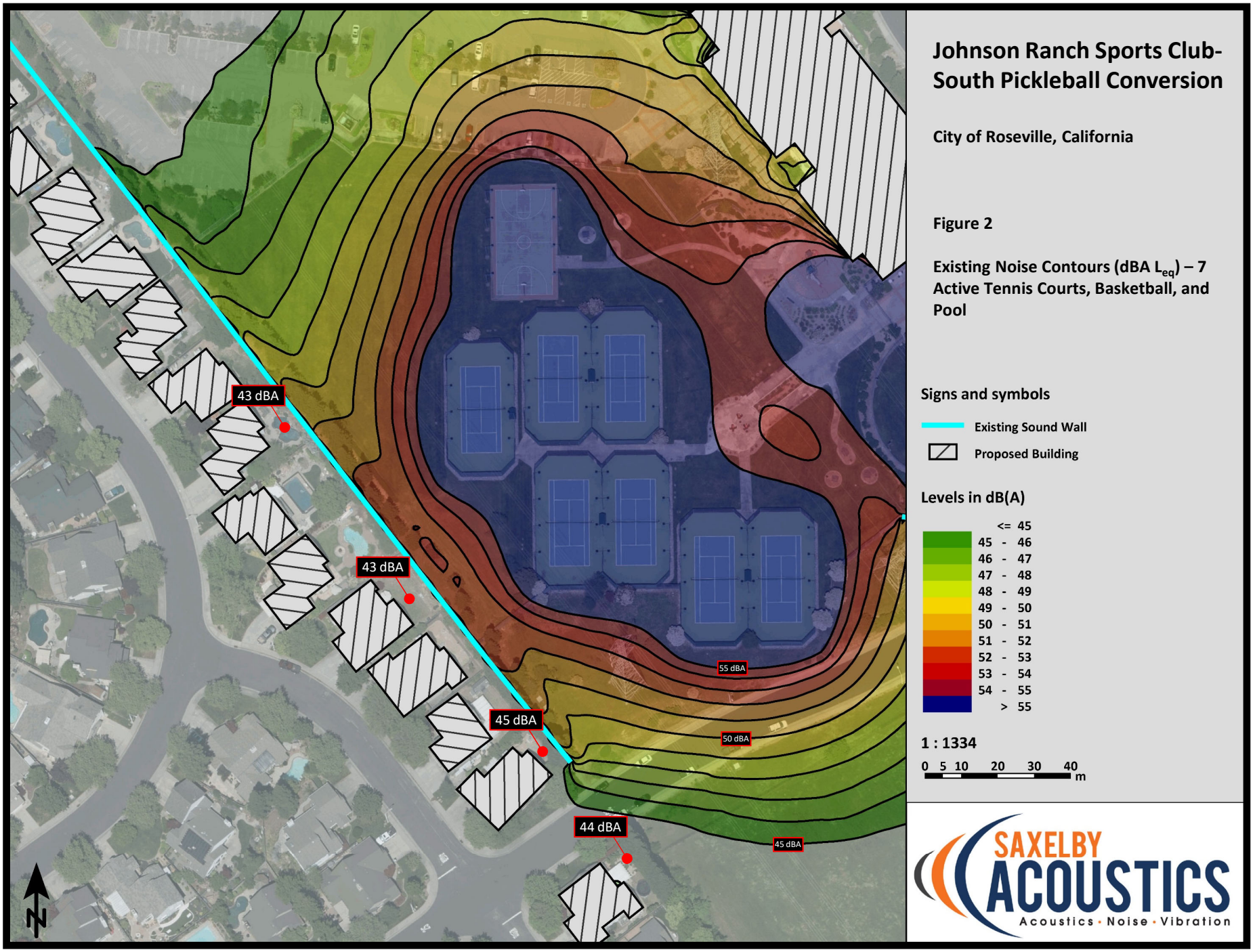
Proposed Pickleball Facility (24):	Base data of 65 dBA L_{eq} and 84 dBA L_{max} at center of six active courts. Data adjusted to represent 24 courts.

Saxelby Acoustics used the SoundPLAN noise prediction model. Inputs to the model included sound power levels for the existing and proposed noise sources, existing and proposed barriers, terrain type, and locations of sensitive receptors. These predictions are made in accordance with International Organization for Standardization (ISO) standard 9613-2:1996 (Acoustics – Attenuation of sound during propagation outdoors). ISO 9613 is the most commonly used method for calculating exterior noise propagation.

It should be noted that maximum (L_{max}) noise levels from the pickleball play is predicted to be approximately 19 dBA higher than average (L_{eq}) noise levels. The City of Roseville noise standards for maximum noise levels are 20 dB higher than the average standards. Therefore, compliance with the average (L_{eq}) noise standard will result in maximum noise levels which are 1 dBA less than the City's L_{max} standard. Therefore, for simplicity, this analysis will focus on the more restrictive (L_{eq}) standard.

Figure 2 shows the predicted existing noise levels in terms of the average (L_{eq}) noise descriptor. **Figure 3** shows the predicted existing plus project noise levels in terms of the average (L_{eq}) noise descriptor.

[1] *Environmental Noise Analysis, Johnson Ranch Expansion Project*. Bollard Acoustical Consulting. May 28, 1998.
[2] *Environmental Noise Assessment, Sun City Lincoln Hills Pickleball Courts.* Bollard Acoustical Consultants, Inc. October 4, 2017.



Johnson Ranch Sports Club-South Pickleball Conversion

City of Roseville, California

Figure 2

Existing Noise Contours (dBA L_{eq}) – 7 Active Tennis Courts, Basketball, and Pool

Signs and symbols

Existing Sound Wall

Proposed Building

Levels in dB(A)

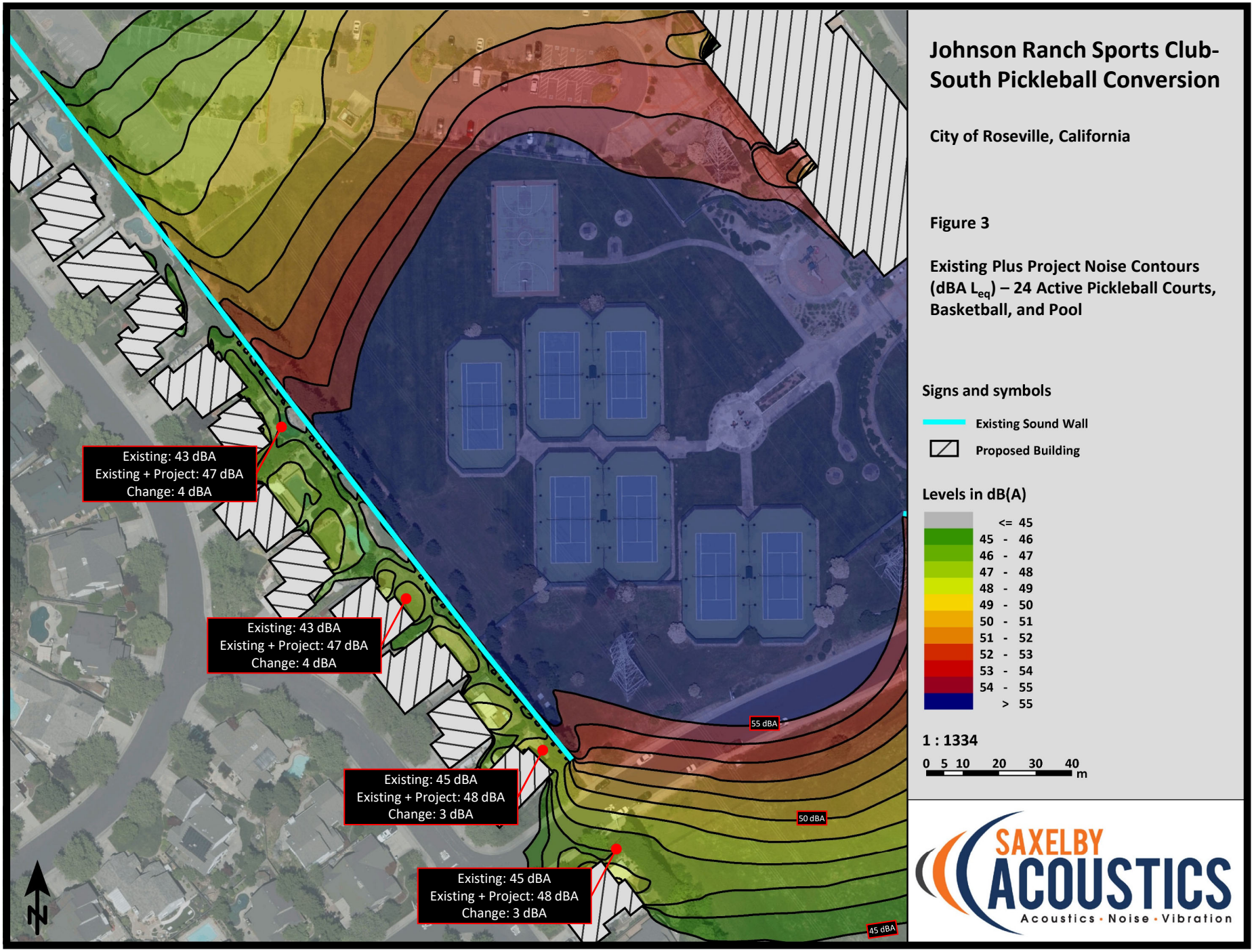
<=	45
45 -	46
46 -	47
47 -	48
48 -	49
49 -	50
50 -	51
51 -	52
52 -	53
53 -	54
54 -	55
>	55

1 : 1334

0 5 10 20 30 40 m

SAXELBY ACOUSTICS

Acoustics · Noise · Vibration



Johnson Ranch Sports Club-South Pickleball Conversion

City of Roseville, California

Figure 3

Existing Plus Project Noise Contours (dBA L_{eq}) – 24 Active Pickleball Courts, Basketball, and Pool

Signs and symbols

- Existing Sound Wall
- Proposed Building

Levels in dB(A)

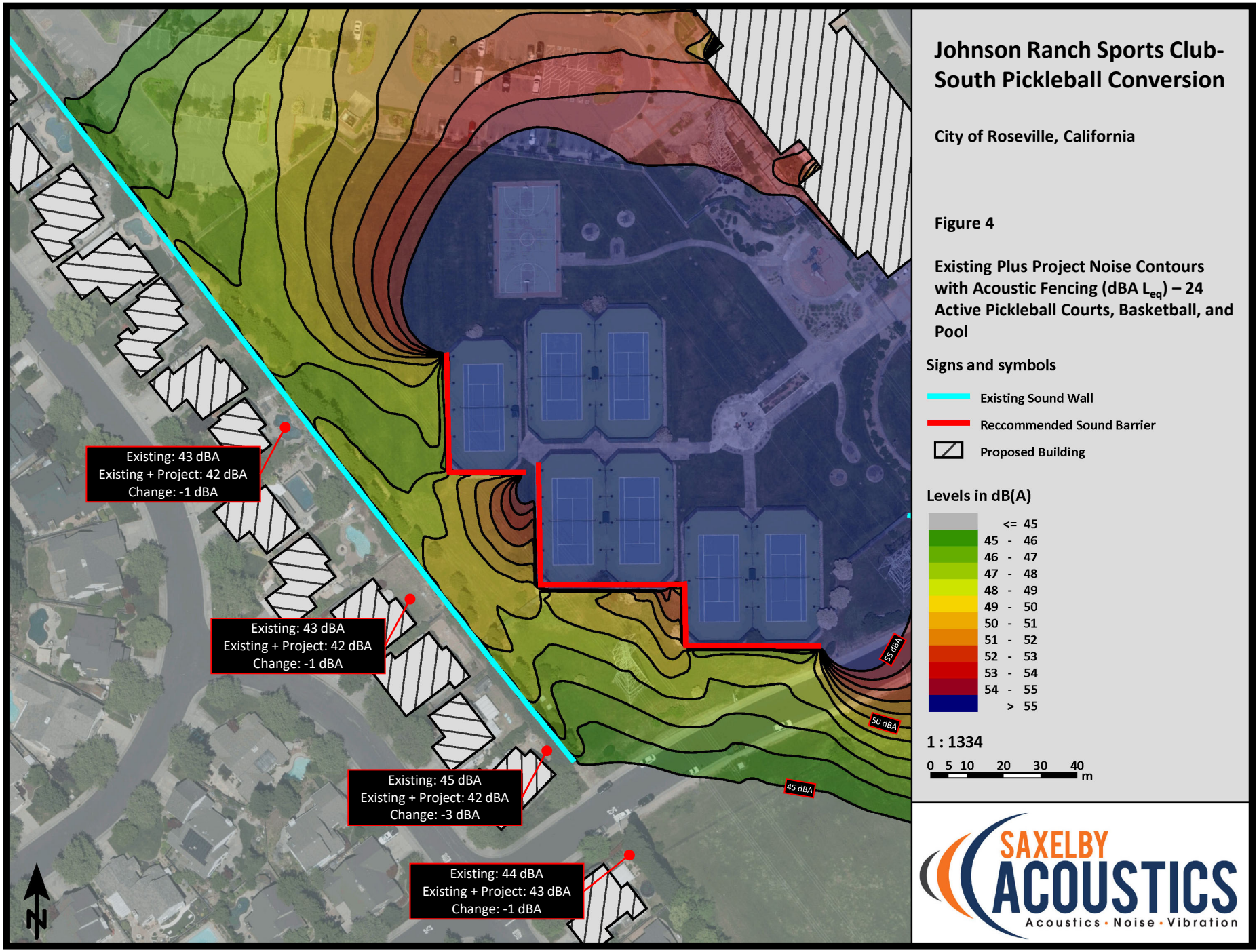
<= 45
45 - 46
46 - 47
47 - 48
48 - 49
49 - 50
50 - 51
51 - 52
52 - 53
53 - 54
54 - 55
> 55

1 : 1334

0 5 10 20 30 40 m

SAXELBY ACOUSTICS
Acoustics · Noise · Vibration

Based upon review of the **Figure 3** data, the proposed project is predicted to result in an increase in noise levels of approximately 4 dBA. Additionally, the project is predicted to cause noise levels exceeding the City's 45 dBA L_{eq} daytime noise standard, accounting for the -5 dBA penalty applied to recurring impulsive sounds. Therefore, Saxelby Acoustics recommends installation of an acoustic barrier material to the exterior 10-foot-tall court fencing. The specific locations of the fencing is shown on **Figure 4**.



Johnson Ranch Sports Club-South Pickleball Conversion

City of Roseville, California

Figure 4

Existing Plus Project Noise Contours with Acoustic Fencing (dBA L_{eq}) – 24 Active Pickleball Courts, Basketball, and Pool

Signs and symbols

- Existing Sound Wall
- Reccommended Sound Barrier
- Proposed Building

Levels in dB(A)

<= 45
45 - 46
46 - 47
47 - 48
48 - 49
49 - 50
50 - 51
51 - 52
52 - 53
53 - 54
54 - 55
> 55

1 : 1334

0 5 10 20 30 40 m

SAXELBY ACOUSTICS
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Based upon review of the **Figure 4** data, the proposed is predicted to result in average (L_{eq}) noise levels approximately 1 dBA less than existing facility noise levels. Additionally, project-related noise levels would comply with the City of Roseville 45 dBA L_{eq} and 65 dBA L_{max} exterior noise standards for daytime pickleball play.

CONCLUSIONS

The noise analysis indicates that property line noise levels at the nearest sensitive receptors would comply with the City of Roseville exterior noise standards, assuming the following noise control measures are implemented into the project design:

- An acoustic barrier shall be installed on portions of the perimeter pickleball court fencing. It is assumed that this material would extend 10-feet above grade and would not have substantial openings or penetrations facing the adjacent residential uses. We recommend use of AcoustiFence® Soundproofing Material (**Attachment 1**), or similar exterior noise barrier material with a sound transmission class (STC) rating of 28, or higher. **Figure 4** shows the specific curtain locations.

- The pickleball courts should operate only during daytime (7:00 am to 10:00 pm) hours.

Appendix A: Acoustical Terminology

Acoustics	The science of sound.
Ambient Noise	The distinctive acoustical characteristics of a given space consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.
ASTC	Apparent Sound Transmission Class. Similar to STC but includes sound from flanking paths and correct for room reverberation. A larger number means more attenuation. The scale, like the decibel scale for sound, is logarithmic.
Attenuation	The reduction of an acoustic signal.
A-Weighting	A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.
Decibel or dB	Fundamental unit of sound, A Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared. A Decibel is one-tenth of a Bell.
CNEL	Community Noise Equivalent Level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 - 10 p.m.) weighted by +5 dBA and nighttime hours weighted by +10 dBA.
DNL	See definition of Ldn.
IIC	Impact Insulation Class. An integer-number rating of how well a building floor attenuates impact sounds, such as footsteps. A larger number means more attenuation. The scale, like the decibel scale for sound, is logarithmic.
Frequency	The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz (Hz).
Ldn	Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.
Leq	Equivalent or energy-averaged sound level.
Lmax	The highest root-mean-square (RMS) sound level measured over a given period of time.
L(n)	The sound level exceeded a described percentile over a measurement period. For instance, an hourly L50 is the sound level exceeded 50% of the time during the one-hour period.
Loudness	A subjective term for the sensation of the magnitude of sound.
NIC	Noise Isolation Class. A rating of the noise reduction between two spaces. Similar to STC but includes sound from flanking paths and no correction for room reverberation.
NNIC	Normalized Noise Isolation Class. Similar to NIC but includes a correction for room reverberation.
Noise	Unwanted sound.
NRC	Noise Reduction Coefficient. NRC is a single-number rating of the sound-absorption of a material equal to the arithmetic mean of the sound-absorption coefficients in the 250, 500, 1000, and 2,000 Hz octave frequency bands rounded to the nearest multiple of 0.05. It is a representation of the amount of sound energy absorbed upon striking a particular surface. An NRC of 0 indicates perfect reflection; an NRC of 1 indicates perfect absorption.
RT60	The time it takes reverberant sound to decay by 60 dB once the source has been removed.
Sabin	The unit of sound absorption. One square foot of material absorbing 100% of incident sound has an absorption of 1 Sabin.
SEL	Sound Exposure Level. SEL is a rating, in decibels, of a discrete event, such as an aircraft flyover or train pass by, that compresses the total sound energy into a one-second event.
SPC	Speech Privacy Class. SPC is a method of rating speech privacy in buildings. It is designed to measure the degree of speech privacy provided by a closed room, indicating the degree to which conversations occurring within are kept private from listeners outside the room.
STC	Sound Transmission Class. STC is an integer rating of how well a building partition attenuates airborne sound. It is widely used to rate interior partitions, ceilings/floors, doors, windows and exterior wall configurations. The STC rating is typically used to rate the sound transmission of a specific building element when tested in laboratory conditions where flanking paths around the assembly don't exist. A larger number means more attenuation. The scale, like the decibel scale for sound, is logarithmic.
Threshold of Hearing	The lowest sound that can be perceived by the human auditory system, generally considered to be 0 dB for persons with perfect hearing.
Threshold of Pain	Approximately 120 dB above the threshold of hearing.
Impulsive	Sound of short duration, usually less than one second, with an abrupt onset and rapid decay.
Simple Tone	Any sound which can be judged as audible as a single pitch or set of single pitches.

Attachment 1: AcoustiFence
Noise Reducing Fence Material

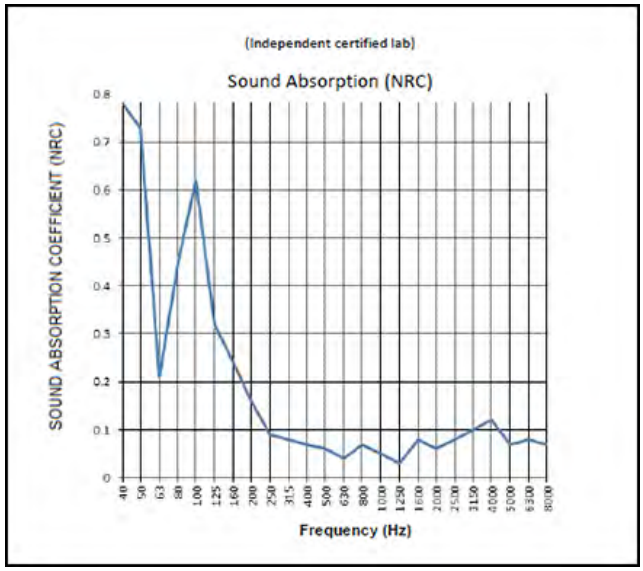
Product Data Sheet

Product Name

AcoustiFence® Noise Reducing Fences

For Manufacturer Info:

Contact:
Acoustiblok, Inc.
6900 Interbay Boulevard
Tampa, FL 33616
Call - (813) 980-1400
Fax - (813)849-6347
Email - sales@acoustiblok.com
www.acoustiblok.com



Sound Absorption Test Results

Product Description

Basic Use

AcoustiFence was originally developed by Acoustiblok, Inc. for noise isolation on offshore oil rigs, but has since proven successful in many other demanding outdoor settings, such as construction sites, commercial/industrial facilities, and residential communities.

AcoustiFence Noise Reducing Fences

AcoustiFence is a unique, heavy-mineral filled, barium free, viscoelastic acoustical material that is made in the U.S.A. Unlike fences or shrubs, this material does extraordinarily well in blocking direct sound, and a unique characteristic of the material sets it apart from other sound barriers when dealing with very low frequencies.

Benefits:

- Effectively reduces exterior noise
- Over 300 UL Classifications
- Easy to install
- Resistant to UV, dirt and water
- Resistant to corrosion, mold and mildew

Product Name

AcoustiFence® Noise Reducing Fences

AcoustiFence Noise Reducing Fences continued…

In frequencies of 50Hz and below, the heavy limp AcoustiFence material actually begins to vibrate from low frequency sound waves. In essence it is transforming these low frequency sound waves into mechanical movement and internal friction energy. Laboratory tests indicate that this transformation process inhibits these lower frequencies from penetrating AcoustiFence, reducing their level by over 60 percent relative to the human ear. In addition, AcoustiFence becomes an absorbent material in these frequencies with test results show an NRC (noise reduction coefficient) as high as 0.78 (with 1.00 being the max). As such it is clear that AcoustiFence not only reduces sound as a barrier, but also acts as an acoustical absorbent material in very low frequencies, as opposed to reflecting those frequencies back like most other barriers. It is worth noting that lead sheets (which are toxic) work in the same manner.

Green AcoustiFence

One of Acoustiblok's most popular products, designed as an advanced sound barrier that easily attaches to most types of fencing, is now available in a new green shade that easily blends into the environment. This makes it ideal for landscaping projects, residential home use and any outdoor applications where blending into the natural foliage is a concern.

Green AcoustiFence has the same sound deadening properties and features as our original black AcoustiFence. In addition, this new version features advanced reinforced edging and stainless steel cable ties. Made and sourced in the USA, It comes in 6x30 foot sections and is one of the most effective first steps in reducing noise for industrial, commercial and residential projects.

Acoustiblok® quieting the world

Product Data Sheet

Product Name

AcoustiFence® Noise Reducing Fences

Sound Transmission Class (STC)

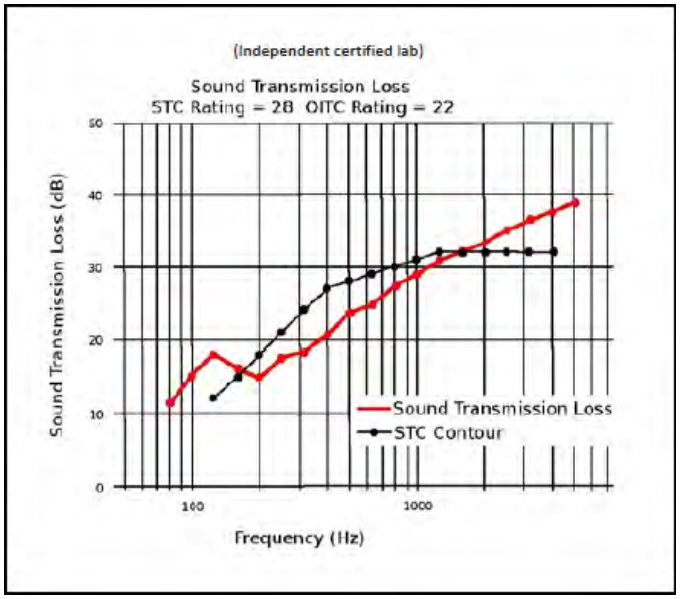
Sound Transmission Class (STC) is a single number that represents the sound blocking capacity of a partition such as a wall or ceiling.

STC numbers are often called out in architectural specifications, to assure that partitions will reduce noise levels adequately. For performance similar to laboratory test numbers, it is necessary to adhere closely to the construction materials and techniques used in the tested partition.

STC is calculated by comparing the actual sound loss measured when 18 test frequencies pass through a partition, with fixed values for each STC level. The highest STC curve that the measured sound loss numbers fit under, determines the STC rating of the partition.

STC calculations emphasize sound frequencies that match the human voice. A high STC partition will block the sound of human speech and block noise that interferes with human speech. To estimate high and low frequency performance, consult the Sound Transmission Loss graph included in STC test reports. Impact Insulation Class (IIC) measure transmitted impact noise and are specified for floor-ceiling assemblies only.

Acoustical test reports for numerous wall and floor/ceiling designs are available from Acoustiblok on request. All our test data is taken directly from independent 3rd party laboratories under NVLAP certification.



Sound Transmission Loss Test Results

Product Data Sheet

Product Name

AcoustiFence® Noise Reducing Fences

Physical Properties

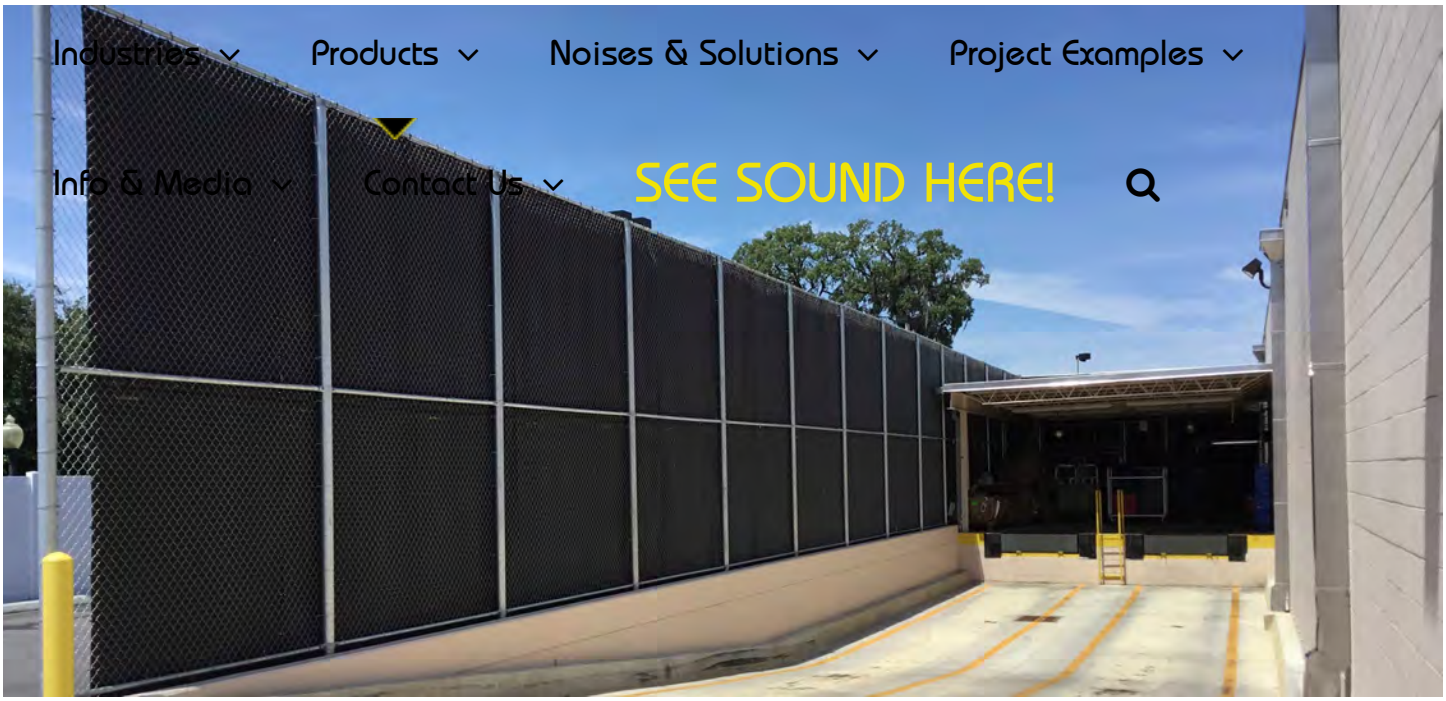
- Barium free
- Minimum STC 28 per ASTM E90-02 & ASTM E413-87
- Minimum sound attenuation 24 dBA @ 100Hz & 16dBA @ 40Hz
- Size - 6 ft.(1.83m) x 30 ft.(9.14m) x 0.125 in. (.3mm) – 180 ft² (16.83m²)
- Color - black or green
- High UV resistance
- Heat tolerance: 200°F (93°C) for 7 days, less than 1% shrinkage with no deformation.
- Freezes at -40°F (-40°C). Do not unroll or flex frozen material. Properties not affected by freeze/thaw cycles.
- No fungal or algal growth and no visible disfigurement, per ASTM D3273 and ASTM D3274 (rating=10)
- Tensile Strength - min. 365 PSI
- Weight per section: 185 lbs. (84Kg)

Material Specifications – Part # "Acoustifence 6x30 Industrial"

Acoustical Rating	STC 28 / OITC 22
Size	6 ft. (1.83m) x 30 ft. (9. 14m) x 0.125 in .(3mm) 180 ft² (16.72m²)
Weight	185 lbs. (84Kg)
Fastening	Black brass grommets every 6 in. (152mm) along top edge with four grommets spaced along the bottom edge. Commonly installed horizontally.
Color	Black
(This is an industrial product and minor surface blemishes are a possibility.)	

6900 Interbay Blvd
Tampa, Florida USA 33616
Telephone: (813)980-1440
www.Acoustiblok.com
sales@acoustiblok.com

Disclaimer – This text will be replaced with canned disclaimer verbiage. This text will be replaced with canned disclaimer verbiage. This text will be replaced with canned disclaimer verbiage. This text will be replaced with canned disclaimer verbiage. This text will be replaced with canned disclaimer verbiage.



Acoustifence®
(Patented)
Noise Reducing Fences

The Right Material

Acoustifence-Noise Reducing Fences – Acoustifence® AF-6 is a patented, highly effective, yet simple to install, outdoor acoustical barrier. The U.V. and mold resistant qualities of Acoustifence make it uniquely suited to outdoor use. You can also paint it to blend in to any environment.

performance using Acoustifence than you would using typical construction materials. This also means that Acoustifence is a great solution compared to a wooden fence or any other type of reflective barrier.

Ease of Use

Acoustifence is extremely easy to install. You can secure it to a chain link fence, sandwich it between a wooden shadow box fence, or secure it to a frame as a stand alone material. This allows for a quick installation and a quick resolution to any noise complaints.

Acoustifence comes equipped with standard edge reinforcement and mounting grommets. We offer installation suggestions for each type of installation.

Details

Acoustifence is 1/8” thick and comes in standard sizes of 6’ x 30’. You can also order custom lengths and if your project involves greater heights,

direction, humidity and temperature.

Contact Us

Feel free to contact us to speak with one of our Acoustifence specialists. We look forward to helping you with your outdoor noise and sound issues.

This is our beautiful patented “Foliage” Acoustifence®

All of the brick, foliage and grass is HD printed over the eighth inch thick patented Acoustifence.

Acoustiblok® quieting the world

A NASA "Spinoff" Listed Company

Industries Products Noises & Solutions Project Examples

Info & Media Contact Us SEE SOUND HERE!

From: Maples, Shelby
To: Bill"s Surewest
Subject: RE: Modification of Johnson Ranch Sports Club Conditional Use Permit
Date: Friday, March 4, 2022 11:20:00 AM
Attachments: image001.png

Hi Bill,

Thank you for your comments. Your letter will be included in the project packet for consideration by the Planning Commission.

Sincerely,

Shelby Maples
Associate Planner
Development Services - Planning
o: (916) 746-1347
f: (916) 774-5129
Working together to build a quality community.

Civic Center | 311 Vernon Street | Roseville, CA | 95678

From: Bill's Surewest <mna@surewest.net>
Sent: Thursday, February 24, 2022 9:52 AM
To: Maples, Shelby <SMaples@roseville.ca.us>
Cc: Bill Montague <mna@surewest.net>
Subject: Modification of Johnson Ranch Sports Club Conditional Use Permit

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Dear Shelby.

Thank you for speaking with me at the Johnson Ranch Sports Club meeting. I am writing to get my concerns documented for the Planning Division review. As I said at the meeting, we residents of Eureka Village have endured excessive vehicle and pedestrian traffic in our community along Ashland Drive between Eureka Road and Wringer Drive whenever there is a swim meet or other events at the sports club and

the side gate on Ashland Drive is left open. This section of Ashland Drive is the primary ingress and egress for our community.

Simply stated my issues are:
- Insure that we have clear unobstructed ingress and egress on Ashland Drive between Eureka Road and Wringer Drive for emergency vehicle response. This is a significant public safety issue in my mind.
- Reduce or eliminate excessive pedestrian traffic.
- Reduce the amount of trash left behind by the event participants and prevent future trash.

I appreciate your consideration during your review of the sports club's request to modify their conditional use permit. Please reach out to me if you have any questions.

Best regards

Bill Montague
(916) 599-8768

From: Val Naisbitt <valjoyce@comcast.net>
Sent: Thursday, January 13, 2022 3:50 PM
To: Bitter, Greg <GBitter@roseville.ca.us>
Subject: Fwd: JR Pickleball Courts

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Mr. Bitter

I look forward to learning more about the review process needed for the proposed JR pickleball courts. Thank you Val

Begin forwarded message:

From: "Bitter, Greg" <GBitter@roseville.ca.us>
Subject: RE: JR Pickleball Courts
Date: January 13, 2022 at 3:28:03 PM PST
To: "valjoyce@comcast.net" <valjoyce@comcast.net>
Cc: "Ogden, Derek" <DOgden@roseville.ca.us>, "Morales, Sean" <SMorales@roseville.ca.us>, "Quan, Anna" <AYQuan@roseville.ca.us>

Mr. Naisbitt,

I wanted to let you know we are looking into this matter. We have not spoken with the Racquet Club about this particular proposal. Once we have a conversation with the club, I can provide you with more information on what type of process will be required.

Feel free to contact me with any questions.

Greg

Gregory W. Bitter, AICP
Planning Manager
Development Services Dept.- Planning Division
o: (916) 774-5294
f: (916) 774-5129
Working together to build a quality community.
Civic Center | 311 Vernon Street | Roseville, CA | 95678

Sent: Tuesday, January 11, 2022 8:09 AM
To: City Manager- Mail <CityManager@roseville.ca.us>
Cc: Planning External <PlanningDivision@roseville.ca.us>; suzannejones@placer.ca.gov
Subject: Fwd: JR Pickleball Courts

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Zippydodah replies from anyone. Please update my about review of JR plans, or direct me to someone else for assistance.

My expectation is someone should care about the possible impact like other municipalities, and resolve concerns before pickleball becomes a noise issue.

Thank you. Val

Begin forwarded message:

From: Val Naisbitt <valjoyce@comcast.net>
Subject: Fwd: JR Pickleball Courts
Date: January 5, 2022 at 4:28:29 PM PST
To: citymanager@roseville.ca.us

Good Afternoon,

Perhaps you're able to assist with a response to the following message. While I recognize December holidays and staff time-off effects the responsiveness of city offices, pleases direct me to someone able to respond to my inquiry. Thank you.

Kind regards, Val

Begin forwarded message:

From: Val Naisbitt <valjoyce@comcast.net>
Subject: JR Pickleball Courts
Date: December 28, 2021 at 8:21:30 PM PST
To: planningdivision@roseville.ca.us
Cc: suzannejones@placer.ca.gov

2nd Request

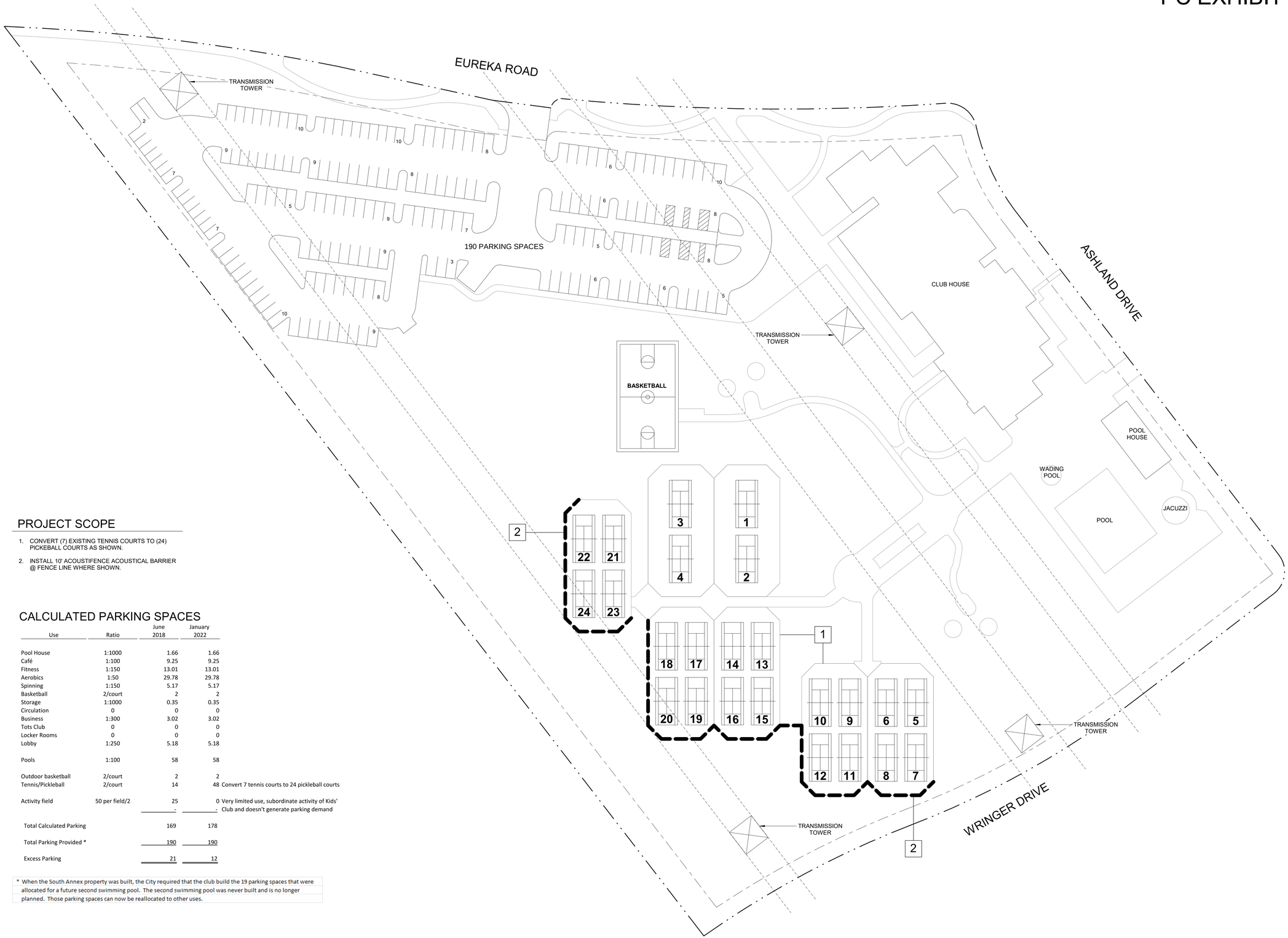
Hello,

I've become aware of Johnson Ranch Sports Club (JR) plans in converting tennis courts to pickleball courts (see press release). Please explain how the Planning Division will participate in the review and approval of these changes at JR, and when the community will have an opportunity to comment on the aforementioned project. My interest concerns potential annoying and intrusive noise created by so many active pickleball courts, and other adverse impacts.

Please respond at your earliest convenience. Thanks for your time and attention. Val Naisbitt (JR Resident)

Spare TIme Sports Clubs Pickleball Expansion Press Release:

PC EXHIBIT A



PROJECT SCOPE

1. CONVERT (7) EXISTING TENNIS COURTS TO (24) PICKEBALL COURTS AS SHOWN.
2. INSTALL 10' ACOUSTIFENCE ACOUSTICAL BARRIER @ FENCE LINE WHERE SHOWN.

CALCULATED PARKING SPACES

Use	Ratio	June 2018	January 2022	
Pool House	1:1000	1.66	1.66	
Café	1:100	9.25	9.25	
Fitness	1:150	13.01	13.01	
Aerobics	1:50	29.78	29.78	
Spinning	1:150	5.17	5.17	
Basketball	2/court	2	2	
Storage	1:1000	0.35	0.35	
Circulation	0	0	0	
Business	1:300	3.02	3.02	
Tots Club	0	0	0	
Locker Rooms	0	0	0	
Lobby	1:250	5.18	5.18	
Pools	1:100	58	58	
Outdoor basketball	2/court	2	2	
Tennis/Pickleball	2/court	14	48	Convert 7 tennis courts to 24 pickleball courts
Activity field	50 per field/2	25	0	Very limited use, subordinate activity of Kids' Club and doesn't generate parking demand
		-	-	
Total Calculated Parking		169	178	
Total Parking Provided *		190	190	
Excess Parking		21	12	

* When the South Annex property was built, the City required that the club build the 19 parking spaces that were allocated for a future second swimming pool. The second swimming pool was never built and is no longer planned. Those parking spaces can now be reallocated to other uses.

SITE PLAN
1" = 40'-0"

WMB ARCHITECTS

5757 Pacific Avenue
Suite 226
Stockton, CA 95207

2000 L Street
Suite 125
Sacramento, CA 95811

T 209.944.9110
F 209.944.5711
www.wmbarchitects.com

Johnson Ranch Sports Club South Pickleball Court Retrofit

2600 Eureka Road
Roseville, CA 95661

WMB Project No. 22-006

SITE PLAN

A1.1

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Johnson Ranch Sports Club – South Property
Operations Plan – Conversion of Tennis Courts to Pickleball Courts
February 16, 2022

Overview of Facilities

Johnson Ranch Sports Club operates two facilities across the street from each other – 2501 Eureka Road (North property) and 2600 Eureka Road (South property). These facilities consist of the following:

1. North property (original club property) – 21,584 square foot facility on approximately 11.9 acres with fitness, racquetball, squash, locker rooms, swimming pool, wading pool, hot tub, 25 tennis courts and 4 pickleball courts. Most fitness, adult swimming, tennis and other court sports activities take place at the North property.
2. South property (annex property built in 2000) – 24,311 square foot facility on approximately 11.3 acres built to expand and compliment the facilities at the North property. Includes fitness, a group exercise studio, a group cycle studio, gymnasium, Kids' Club recreation room, babysitting room, locker rooms, swimming pool, wading pool, hot tub, 7 tennis courts, an outdoor basketball court and an open grass field. Most family activities (swimming, babysitting and children's activities), group exercise classes and basketball take place at the South property. Fitness and tennis at the South property are secondary to the activities at the North property and are fairly limited.

The proposed change with this application for modification of the club's conditional use permit is to convert the 7 tennis courts at the South property to 24 pickleball courts. The rationale for this change is outlined below.

1. Johnson Ranch Sports Club is and has always been a multi-recreational sports club offering a variety of recreational and sports activities for our members.
2. Pickleball is a rapidly growing sport, and it has been demonstrated that it has sustainability into the future. Pickleball is currently being played primarily in park facilities that are not adequate, either in number of courts or amenities provided, to meet public demand.
3. Pickleball is a sport that is very compatible with our club's current recreation and sports activities. With 25 tennis courts at our North property, most of the club's organized tennis programs and most play occurs at that facility.
4. The 7 tennis courts at the South property are utilized for recreational play, but they are significantly under-utilized. The South facility is well-suited to operate a pickleball program with ample outdoor space, and adding 24 pickleball courts on the existing 7 tennis courts provides an appealing facility to meet the increasing demand for pickleball courts in the community.
5. The club's facilities are significantly under-utilized as we have been operating at approximately 50% of planned capacity. We have sufficient facilities, court space, parking and amenities to operate the planned pickleball courts, and this plan represents an opportunity to better utilize club facilities to meet a substantial demand for pickleball in the community.

South Property Operations

1. Hours of operation – the South property's normal hours of operation are 5:00 am to 10:30 pm Monday through Friday and 7:00 am to 10:00 pm Saturday and Sunday. Outdoor activities are

limited to 7:00 am – 10:00 pm under our conditional use permit. During the COVID-19 pandemic, hours of operation have been reduced, but we anticipate returning to normal hours of operation at some point when pandemic conditions have eased.

2. The main ingress/egress from the South property is a right-in, right-out only driveway on Eureka Road to a parking lot with 190 parking spaces. At the southwest corner of the parking lot, there is access for Roseville Electric Department in connection with the electricity easement. A secondary fire access has been provided through a gate on Ashland Drive, which also serves as a service entrance for pool maintenance.
3. Swimming pool and spa – the pool complex consists of a 25-yard, 8-lane swimming pool, a children's wading pool and a hot tub. The pools are serviced by a pool equipment building located on the east side of the swimming pool, which includes pool equipment, storage and restrooms. Swimming activities include recreational swimming, lap swimming, water fitness classes and swim lessons. The swimming pool is also used for organized youth swim clinics and swim team activities.
4. Special events are occasionally held at the South property. These special events include 4 home swim meets for our recreational swim team during the spring/summer swim season and an annual member party utilizing outdoor facilities. Our conditional use permit includes restrictions relating to the public address system used at such events.
5. Parking for special events includes the South property's 190 parking spaces, the 168 parking spaces at the North property, and street parking along Ashland and Wringer Drives. The Club will canvass the perimeter of the Club property on Ashland and Wringer Drives at the end of special events to pick up trash left behind.

<u>Proposed Changes</u>

Four pickleball courts can fit on a standard tennis court. Our plan provides for the conversion of the 7 tennis courts at the South property to 24 pickleball courts. We will have 4 pickleball courts on each of 5 converted tennis courts. We will have 2 pickleball courts on each of the other 2 converted tennis courts to provide additional space around those courts.

Pickleball activities will take place on the existing court spaces. The closest point on the existing tennis courts to the west property line where neighbors reside is approximately 75 feet and the distance from the west property line to the courts ranges from 75 – 310 feet. An 8 foot masonry wall on the west property line and a grass berm on the west side of the closest court were constructed when the South property was built to mitigate sound impacts. As part of this project, we plan to replace the windscreens on the western and southern perimeters of the courts nearest the neighbors on the west property line with 10-foot AcoustiFence panels, which look similar to the windscreens but have sound reduction qualities that reduce noise by 5 – 10 decibels. As part of our efforts to be good neighbors, the club plans to use/assign the courts further from the neighbors first and the court closest to the neighbors last.

There is an existing patio on the east side of the courts. This patio has been used as a gathering/social area for players when they are not on the courts, and it will continue to be used as such for pickleball. It is on the opposite side of the courts from the residential neighbors, approximately 300 feet from the west property line.

Pickleball activities will include recreational play, drop-in sessions for groups at similar levels of play, small group clinics, leagues and occasional tournaments. The peak times for play would expected to be from 9:00 am to 12:00 pm and 5:30 – 7:30 pm on weekdays and from 9:00 am – 12:00 pm on weekends.

We anticipate hosting 2 – 5 tournaments per year at the South property. The tournaments would include smaller local or regional tournaments as well as 2 – 3 larger regional or national tournaments. These tournaments would take place from 7:30 am to 8:30 pm. Parking for the larger tournaments would be handled on the same basis as our other occasional special events.

PLANNING COMMISSION COMMUNICATION

Title:	Amoruso Ranch Specific Plan Amendments, 3884 Westbrook Bl, File # PL21-0184
Contact:	Shelby Maples, smaples@roseville.ca.us, (916) 746-1347

Meeting Date: 3/24/2022
Item #: 6.2.

ATTACHMENTS:

Description

Staff Report

Exhibit A Second Addendum to ARSP EIR and Attachments

Exhibit B GPA SPA RZ Exhibits

Exhibit C ARSP Change Pages

Exhibit D Development Agreement Amendment (525.7 acres)

Exhibit E Development Agreement Amendment (148.7 acres)

Exhibit F Large Lot Tentative Subdivision Map

Exhibit G Small Lot Tentative Subdivision Map

Exhibit H Development Standards

CITY OF ROSEVILLE CALIFORNIA

Planning Division Staff Report
Planning Commission Meeting March 24, 2022

Prepared by: Shelby Maples, Associate Planner

ITEM 6.2: General Plan Amendment, Specific Plan Amendment, Rezone, Development Agreement Amendment, Large Lot Tentative Subdivision Map, Small Lot Tentative Subdivision Map, Design Review Permit for Residential Subdivision – 3884 Westbrook Bl. – Amoruso Ranch Specific Plan Amendments – PL21-0184

REQUEST

The project includes a General Plan Amendment and Specific Plan Amendment to the Amoruso Ranch Specific Plan (ARSP) to reallocate units throughout the Specific Plan, and modify the land use on Parcels AR-21, AR-25, AR-32, and AR-37 from Low Density Residential (LDR) to Medium Density Residential (MDR). No changes will be made to the overall unit count for the ARSP. The project proposes minor adjustments to the acreages of large lot parcels, which will require minor revisions to the General Plan and Specific Plan land use designations. The project includes a Rezone to adjust the acreages of zoning designations consistent with the acreage adjustments proposed with the map modifications. Additionally, the project proposes the second Amendment to the two ARSP Development Agreements by and between the City of Roseville and Brookfield Sunset, LLC and Jennifer M. Amoruso to reflect the project modifications, as well as modify language regarding water facility construction requirements and timing. A Large Lot Tentative Subdivision Map Modification is proposed for Phase A1 of the ARSP to align with the revised land use designations, and a Small Lot Tentative Subdivision Map is proposed to create 481 single-family residential lots, 14 open space parcels, three (3) park parcels, one (1) public/quasi-public parcel for city utilities, as well as landscape and right-of-way parcels. A Design Review for Residential Subdivisions (DRRS) is requested to modify development standards for the Small Lot Residential with Development Standards (RS/DS) zone.

Applicant- John Norman, Brookfield Sunset, LLC
Owner – Angela Eisenpress, Amoruso Family Trust

SUMMARY RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

1. Consider the second Addendum to the Amoruso Ranch Specific Plan Environmental Impact Report
2. Recommend that the City Council approve the General Plan Amendment,
3. Recommend that the City Council approve the Specific Plan Amendment,
4. Recommend that the City Council adopt the two (2) findings of fact and approve the Rezone,
5. Recommend that the City Council adopt the five (5) findings of fact and approve the second amendments to the two (2) Development Agreement Amendments,
6. Adopt the three (3) findings of fact and approve the Large Lot Tentative Subdivision Map subject to five (5) conditions of approval.
7. Adopt the three (3) findings of fact and approve the Small Lot Tentative Subdivision Map subject to eighty-two (82) conditions of approval.
8. Adopt the two (2) findings of fact and approve the Design Review for Residential Subdivisions subject to seven (7) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with the recommended conditions of approval.

BACKGROUND

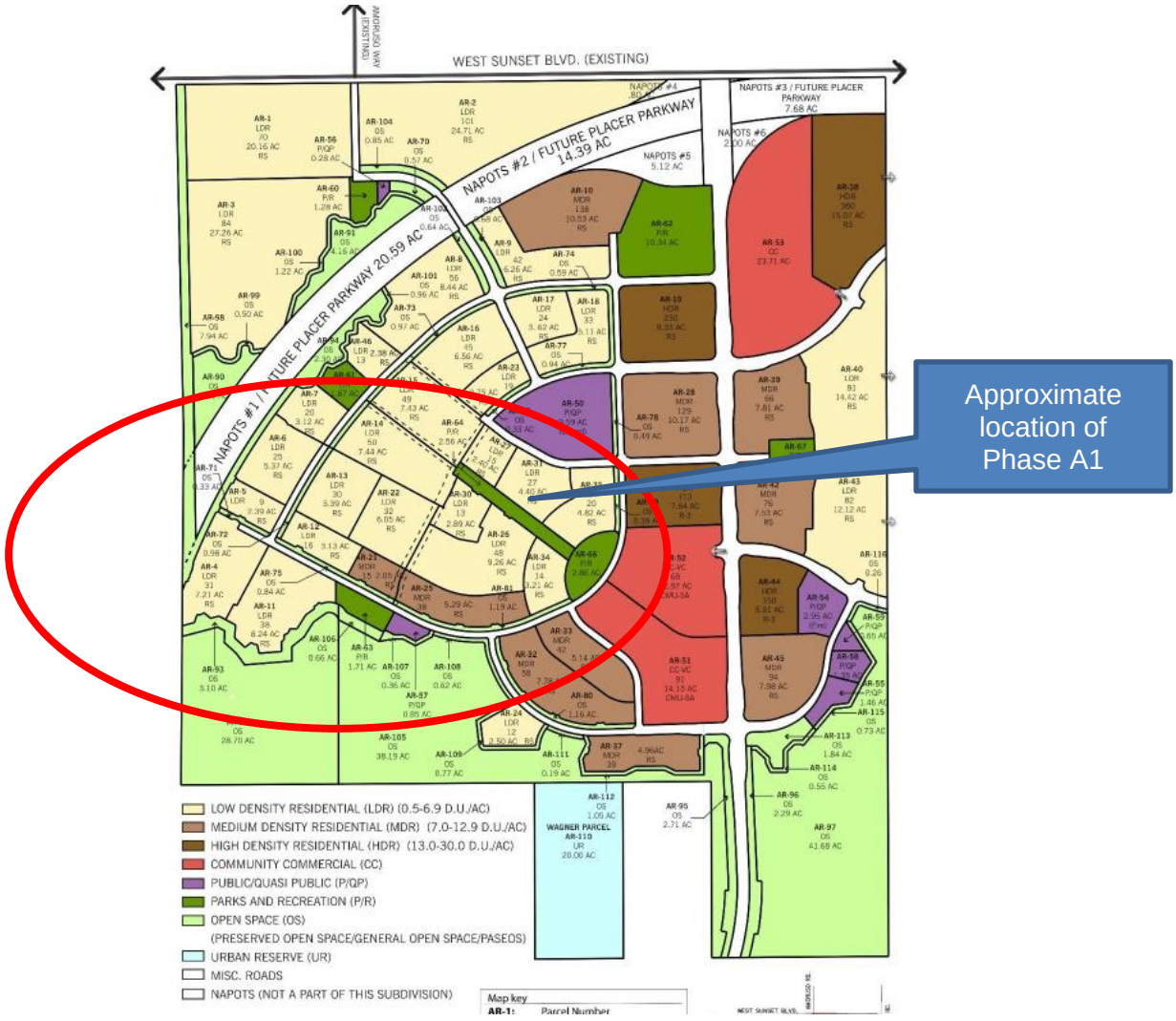
The Amoruso Ranch Specific Plan (ARSP) was approved by City Council in June 2016 to support the development of approximately 696 acres in the northwestern portion of the City, including 2,827

residential units, 51 acres of commercial, 17 acres of public/quasi-public, 22 acres of parks, 145 acres of open space, and 20 acres of urban reserve. An Environmental Impact Report (EIR) (SCH#) was certified at the time of Specific Plan adoption. Annexation of the ARSP area into the City of Roseville was approved by the Placer County Local Agency Formation Commission (LAFCO) on December 18, 2018.

An initial Tentative Large Lot Map which reflected the ARSP land use parcels was approved by the Planning Commission on January 10, 2019. However, during the coordination with the U.S. Army Corps of Engineers (USACE) for federal Clean Water Act (CWA) Section 404 permitting, the USACE required additional avoidance of wetland features that necessitated a modification of the land use plan. A General Plan Amendment (GPA), Specific Plan Amendment (SPA), Rezone (RZ), two Development Agreement Amendments (DAA), and Tentative Large Lot Map Modification application (File #PL19-0312) was reviewed by the Planning Commission on February 27, 2020 and approved by City Council on April 1, 2020. No changes were made to the overall acreage of the ARSP or to the number of housing units.

The proposed project includes a GPA, SPA, RZ, DAA, large and small lot Tentative Subdivision Maps, and a Design Review for Residential Subdivisions (DRRS) to modify the land use plan, as well as subdivide 17 large lot parcels into single-family residential parcels. A more detailed Project Description is provided below.

Figure 1 – Revised Land Use Plan



PROJECT DESCRIPTION

General Plan Amendment (GPA) – The project includes a GPA to make minor adjustments to the acreage of large lot parcels, as well as modify the density of large lot parcels AR-21, AR-25, AR-32, and AR-37 from Low Density Residential (LDR) to Medium Density Residential (MDR). These adjustment require minor revisions to the General Plan and Specific Plan land use designations. The GPA exhibit is included in Exhibit B.

Specific Plan Amendment (SPA) – The project includes an Amendment to the ARSP, which includes the reallocation of units throughout the Specific Plan area, and modifying the land use for large lot parcels AR-21, AR-25, AR-32, and AR-37 from LDR to MDR. The overall unit count in the ARSP will remain the same, with 2,827 units for the overall plan and 1,334 units for Phase A1. Other modifications to the ARSP include updates to language regarding open space preserve management, consistent with the approved federal permits; as well as updates to maps, acreage calculations, and text throughout the ARSP to reflect project changes. The SPA exhibit is included in Exhibit B.

Rezone – All of the affected residential parcels have a zoning designation of RS/DS, which will remain unchanged. The Rezone is requested to adjust the acreages of zoning designations to be consistent with the proposed acreage adjustments of the large and small lot maps. The Rezone exhibit is located in Exhibit B.

Development Agreement Amendment (DAA) – The project includes a second amendment to the ARSP Development Agreements to reflect the project modifications, as well as to update construction timing and responsibilities for construction of water facilities. The DAAs are included in Exhibits D and E.

Large Lot Tentative Subdivision Map – The applicant proposes a new Large Lot Tentative Subdivision Map (LLTSM) to align with the revised land use plan. The LLTSM is included as Exhibit F.

Small Lot Tentative Subdivision Map – The project proposes to subdivide approximately 120.04 acres into 481 single-family residential lots, 14 open space parcels, three (3) park parcels, one (1) public/quasi-public parcel for city utilities, as well as landscape and right-of-way parcels. Table 2 of this report provides a summary of the number of parcels per large lot (villages), and the Tentative Subdivision Map is included as Exhibit G.

Design Review for Residential Subdivision (DRRS) – The project proposes a DRRS to allow modified development standards for the RS/DS zone within Phase A1 of the ARSP. These modified development standards will apply to the MDR villages within the phase.

SITE INFORMATION

Location: The ARSP is located along the northwestern edge of the City, adjacent to Placer County land to the north and east (Placer Ranch). The western boundary of the Plan area is adjacent to Placer County and the Al Johnson Wildlife area. The Creekview Specific Plan is located to the south of the ARSP, as shown in Figure 1.

Total Size: 696 acres

Topography and Setting: The ARSP is in early phases of development, with mass grading efforts underway. The site is generally characterized by gently rolling terrain and contains nonnative annual grasslands, some wetlands, and University Creek, which runs east to west through the southwest portion of the Plan area (FEIR, pp. 2-4 to 2-6). Land to the north of the ARSP is in unincorporated Placer County, and is comprised of rural subdivisions with multi-acre parcels and agricultural land (FEIR p. 4.1-2). Land to the south, southwest, and west of the ARSP is located within the City. These areas include the Creekview

Specific Plan, which is primarily slated for residential development; the Al Johnson Wildlife Area; and an approximately 191 acre parcel currently under entitlement review to be considered as a future industrial development, known as Roseville Industrial Park (City File #PL21-0193).

EVALUATION: GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, AND REZONE

The proposed land use (General Plan and ARSP) and zoning designation amendments are shown in Exhibit B. The proposed change pages to the ARSP are provided in Exhibit C.

Proposed amendments to the General Plan and Specific Plan are analyzed for consistency with the goals and policies of the respective plans. The Zoning Ordinance Section 19.86.050 specifies that recommendations for approval or denial of a rezone shall include consideration of the proposed amendment's consistency with:

1. ***The public interest, health, safety, or welfare of the City, and***

2. ***The General Plan and any applicable Specific Plan.***

Land Use and Zoning

The project proposes to reallocate units on 31 large lot parcels within the ARSP, as shown in Table 1 below. The zoning designation for all affected residential parcels is RS/DS, which will remain unchanged with the project. The General Plan and the ARSP will be amended to reflect the proposed reconfiguration of large lots and units. The Rezone is requested to adjust the acreages of zoning designations to be consistent with the proposed parcel adjustments, include modifications to residential, open space, park, and commercial parcels. A total of 83 large lot parcels will be adjusted with the proposed project.

The ARSP allow for residential units to be transferred between lots within the plan area. However, unit transfers which result in a change in land use or result in greater than a 20% difference when compared to the unit allocation established at the time of the original approval shall be evaluated with an amendment to the Specific Plan. In this case, large lot parcels AR-21, AR-25, AR-32, and AR-37 will change the land use from Low Density Residential (LDR) to Medium Density Residential (MDR), and Parcels AR-4, AR-5, AR-6, AR-30, AR-33, AR-34, and AR-39 proposed transfers which exceed 20% of the original number of units. All unit transfers and the percentage change proposed by the project are included in Table 1 below. The overall number of units will remain the same within the ARSP.

Table 1 – Unit Transfers

Parcel	Current Land Use	Proposed Land Use	Current Units	Proposed Units	Difference in Units	% Unit Change
AR-1	LDR	Unchanged	68	70	2	+2.9%
AR-2	LDR	Unchanged	97	101	4	+4.1%
AR-3	LDR	Unchanged	80	84	4	+5.0%
AR-4	LDR	Unchanged	41	31	10	-24.4%
AR-5	LDR	Unchanged	17	10	7	-41.2%
AR-6	LDR	Unchanged	34	25	9	-26.5%

AR-7	LDR	Unchanged	18	19	1	+5.5%
AR-8	LDR	Unchanged	52	56	4	+7.7%
AR-9	LDR	Unchanged	40	42	2	+5.0%
AR-11	LDR	Unchanged	55	38	17	-30.9%
AR-12	LDR	Unchanged	21	16	5	-23.8%
AR-13	LDR	Unchanged	40	30	10	-25.0%
AR-14	LDR	Unchanged	45	50	5	+11.1%
AR-15	LDR	Unchanged	45	49	4	+8.9%
AR-16	LDR	Unchanged	43	45	2	+4.7%
AR-18	LDR	Unchanged	31	33	2	+6.4%
AR-21	LDR	MDR	12	15	3	+25.0%
AR-22	LDR	Unchanged	28	32	4	+14.3%
AR-24	LDR	Unchanged	13	12	1	-7.7%
AR-25	LDR	MDR	28	38	10	+35.7%
AR-26	LDR	Unchanged	55	48	7	-12.7%
AR-30	LDR	Unchanged	23	13	10	-43.5%
AR-32	LDR	MDR	50	58	8	+16.0%
AR-33	MDR	Unchanged	61	42	19	-31.1%
AR-34	LDR	Unchanged	19	14	5	-26.3%
AR-35	LDR	Unchanged	24	20	4	-16.7%
AR-37	LDR	MDR	25	39	14	+56.0%
AR-39	MDR	Unchanged	54	66	12	+22.2%
AR-40	LDR	Unchanged	71	81	10	+14.1%
AR-42	MDR	Unchanged	66	76	10	+15.2%
AR-43	LDR	Unchanged	78	82	4	+5.1%
Total Units			**1,334**	**1,334**		

While changes are occurring on a large number of parcels due to the shifting of lines and redistribution of lots, the proposed modification is minor. The number of units remains the same within the Specific Plan, though the number of medium density lots increases from 542 to 695, and the number of low density lots decreases from 1,252 to 1,099. Acreage adjustments are proposed on 83 large lot parcels throughout the plan, the proposed modifications are consistent with the original intent of the Specific Plan. The proposed modifications have been reviewed by the relevant City Departments, and the project was found to be consistent with the intent of the original plan.

Utilities and Public Facilities

The proposed project includes updates to ARSP Wastewater Master Plan to show that downsizing of sewer lines is appropriate for the revised development. A technical memorandum prepared by Wood Rodgers, Inc. is included as an attachment to Exhibit A (Addendum to the ARSP EIR). In conformance with the adopted sewer study, which was analyzed with the previously certified EIR, the force main for the sewer line will be placed within the future Westbrook Bl. and cross under Pleasant Grove Creek. However, in developing the plans for the proposed large lot tentative map and refining the calculations, it was found that sewer demand is significantly lower than reported in the sewer study. The original demand calculations in the Sewer Study required a Central Pump Station sized for 4.18 mgd (million gallons per day), with 18-inch and 12-inch force mains. The Wood Rodgers Utility Study shows that based on the proposed land use plan, the demands on the pump station will be 2.83 mgd, and dual 12-inch force mains will be sufficient to reliably convey wastewater flows within the velocity criteria specified in the City's current design standards. While some pipe resizing is recommended, the system configuration remains generally the same as the original Wastewater Master Plan, as evaluated the previously certified EIR.

In addition, the project provided an updated Water Demand calculation to accompany the proposed land use modification, as approximately 153 units will change from LDR to MDR lots throughout the Plan area. According to the Water Master Plan evaluated with the previously certified EIR, the average daily demand with 2% gallon per minute (gpm) flow rate for the ARSP totals 931.9 gpm, with an average annual demand with 2% acre feet per year (AFY) of 1,503.2 AFY. Higher density land use categories have lower unit demand factors, so the increase in MDR properties results in a lower average daily demand for water, with 926.1 gpm for the Plan area. The average annual demand rate reduces to 1,493.9 AFY. Therefore, water demand will be reduced beyond what was previously evaluated.

Open Space

The project proposes to update the ARSP to reflect updates to Sections B.2 and B.3, which includes Off-Site Resource Mitigation for wetland resources. Since the time of plan adoption, the ARSP has been approved for a Clean Water Act Section 404 permit and Endangered Species Section 7 incidental take authorization, allowing them to move forward with the development process. The sections are being updated to reflect the completion of those permits. Per the permit approved by the USACE, U.S. Fish and Wildlife Service, Central Valley Regional Water Quality Control Board, and California Department of Fish and Wildlife, off-site mitigation will occur via a payment of fees to the Placer County Authority (PCA). The PCA is responsible for utilizing collected funds to acquire lands within Placer County for the purpose of open space protection and management, to be protected in perpetuity.

EVALUATION: DEVELOPMENT AGREEMENT AMENDMENT

Section 19.84.040 of the City of Roseville Zoning Ordinance specifies that recommendations for approval or denial of a Development Agreement (DA), including Amendments, shall include consideration of the following:

1. ***Consistency with the objectives, policies, general land uses and programs specified in the General Plan and the Amoruso Ranch Specific Plan;***

2. ***Consistency with the provisions of the City of Roseville Zoning Ordinance;***

3. ***Conformity with the public, health, safety, and general welfare;***

4. ***The effect on the orderly development of the property or the preservation of property values; and***

5. ***Whether the provisions of the Agreement shall provide sufficient benefit to the City to justify entering into the Agreement.***

Development Agreements (DA) are binding contracts that set the terms, rules, conditions, regulations, entitlements, obligations, and other provisions relating to the development of the covered properties. The ARSP is subject to two (2) nearly identical DAs, one covering a 525.7 acres of the Specific Plan and one covering a 148.7 acre portion of the Specific Plan. The current project proposes a modification to both DAs.

The proposed DAAs include updates to reflect the proposed project, including acreage adjustments, as well as to modify timing for construction of City facilities within the Plan area. For examples, the original DAs required that City utilities, such as a production well to serve the Plan area, be operational by occupancy of the 250th residential unit. The DAA changes the timing trigger from the 250th to the 1,250th building permit. The modification also includes language to allow flexibility in the pipe sizing, to be determined by the Environmental Utilities Director. Finally, an amendment to section 3.8.8 adds language to ensure that building permits may move forward for the project even if the amendment of the service area boundaries is not yet complete. The Environmental Utilities Department reviewed the project and determined that the proposed amendments were acceptable and consistent with City policy.

In summary, City staff has found the proposed DAAs to be consistent with the General Plan, ARSP, and the Zoning Ordinance. The DAAs are in conformance with the public health, safety, and welfare, and will not adversely affect the orderly development of the property or the preservation of property values. Therefore, the proposed DAA is consistent with items 1-5 above.

EVALUATION: LARGE LOT TENTATIVE SUBDIVISION MAP MODIFICATION

The City of Roseville Subdivision Ordinance (Section 18.06.290) establishes the processes by which an approved Tentative Subdivision Map may be modified. There are two types of modifications established: minor amendments and major amendments. A minor amendment involves changes that are substantially consistent with the intent of the original approval. They are generally limited to changes which make small modifications to parcel shapes and size or other small amendments to the subdivision layout. Any other type of modification is a major modification. Given the number of modifications required to accommodate the reallocation of units within the ARSP, the proposed project is considered a major modification.

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made in order to approve or conditionally approve a Tentative Subdivision Map. The three findings are listed below in ***bold, italic text*** and are followed by an evaluation of the map in relation to each finding.

1. ***The size, design, character, grading, location, orientation, and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan and the Community Design Guidelines, and the design standards of Title 18 (Subdivision Ordinance) of the Roseville Municipal Code.***

2. ***The subdivision will result in lots which can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to: the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or, some other physical condition of the area.***

3. ***The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, pursuant to Division 7 of the Water Code.***

As proposed, the Large Lot Tentative Subdivision Map (LLTSM) is substantially consistent with the layout approved with the ARSP and subsequent modifications; however, the revised map is required to align with the proposed land use changes. The reconfiguration of the parcels will result in lots which can be used and built upon, and which are practical for improvement based on the existing topography. No conflicts with the General Plan, Subdivision Ordinance, or any wastewater discharge requirements have been identified.

EVALUATION: SMALL LOT TENTATIVE SUBDIVISION MAP

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made in order to approve or conditionally approve a Tentative Subdivision Map. The three findings are listed below in ***bold, italic text*** and are followed by an evaluation of the map in relation to each finding.

1. ***The size, design, character, grading, location, orientation, and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan and the Community Design Guidelines, and the design standards of Title 18 (Subdivision Ordinance) of the Roseville Municipal Code.***

The proposed project includes a tentative subdivision map for Phase A1 of the ARSP to divide approximately 120.04 acres into 481 single-family residential lots, 14 open space parcels, three (3) park parcels, one public/quasi-public parcel for city utilities, as well as landscape and right-of-way parcels. Table 2 below provides a summary of each village within the proposed subdivision, as well as acreages for the other parcels within the phase. At least two entrance points will be provided into each subdivision, and all single-family lots are oriented with frontage on the public streets. The ARSP includes an open space and paseo system that provides pedestrian connections throughout the various villages within the subdivision. The subdivision layout and street design were reviewed by the City's Engineering Division and the Fire Department to ensure there is adequate street widths for circulation and emergency response.

Figure 2 – Small Lot Tentative Subdivision Map, Phase A1

Table 2 – Tentative Subdivision Map Parcels

Parcel Number	Land Use Designation	Zoning Designation	Dwelling Units	Gross Acreage	Density (du/ac)
Residential Lots					
AR-4	LDR	RS/DS	31	7.21	4.3
AR-5	LDR	RS/DS	10	2.39	4.2
AR-6	LDR	RS/DS	25	5.37	4.7
AR-11	LDR	RS/DS	38	8.24	4.6
AR-12	LDR	RS/DS	16	3.13	5.1
AR-13	LDR	RS/DS	30	5.39	5.6

AR-21	MDR	RS/DS	15	2.05	7.3
AR-22	LDR	RS/DS	32	6.05	5.3
AR-24	LDR	RS/DS	12	2.50	4.8
AR-25	MDR	RS/DS	38	5.29	7.2
AR-26	LDR	RS/DS	48	9.26	5.2
AR-30	LDR	RS/DS	13	2.89	4.5
AR-32	MDR	RS/DS	58	7.78	7.5
AR-33	MDR	RS/DS	42	5.14	8.2
AR-34	LDR	RS/DS	14	3.21	4.4
AR-35	LDR	RS/DS	20	4.82	4.1
AR-37	MDR	RS/DS	39	4.96	7.7
Total			**481 lots**	**85.67 acres**	
Landscape Lots					
"A"	LDR	RS/DS		0.06	
"B"	MDR	RS/DS		0.08	
"C"	MDR	RS/DS		0.10	
Total				**0.24 acres**	
Public/Quasi Public Parcels					
AR-57	P/QP	P/QP		0.85	
Total				**0.85 acres**	
Park Parcels					
AR-63	P/R	P/R		1.71	
AR-64A	P/R	P/R		0.74	
AR-66	P/R	P/R		2.86	
Total				**5.30 acres**	
Open Space Parcels					

AR-71	OS	OS		0.33	
AR-72A	OS	OS		0.64	
AR-75	OS	OS		0.84	
AR-79	OS	OS		0.39	
AR-80	OS	OS		1.16	
AR-81	OS	OS		1.19	
AR-93	OS	OS		3.10	
AR-98B	OS	OS		2.01	
AR-106	OS	OS		0.66	
AR-107	OS	OS		0.36	
AR-108	OS	OS		0.62	
AR-109	OS	OS		0.77	
AR-111	OS	OS		0.19	
AR-112	OS	OS		1.05	
Total				**13.31 acres**	

The Map Act and Subdivision Ordinance do not contain any maximum or minimum lot sizes. Instead, these standards are contained within the Zoning Ordinance and ARSP. All residential parcels included in the tentative subdivision map have a zoning designation of Small Lot Residential with Development Standards (RS/DS) overlay, though 12 of the villages have a Low Density Residential (LDR) land use designation and five (5) of the villages have a Medium Density Residential (MDR) land use designation. A developer may either use the RS/DS development standards established in the ARSP or may adopt adjusted standards through the Design Review Permit for Residential Subdivisions (DRRS) entitlement. It is also noted that pursuant to Zoning Ordinance Section 19.10.045, a DRRS application is required for all single-family housing units on property with the MDR land use designation. The applicant proposes adjusted development standards for the MDR parcels within Phase A1, as discussed in the DRRS Evaluation section of this report. No home designs are evaluated with the current project; however, Condition #3 has been added to the tentative subdivision map requiring approval of a DRRS prior to issuance of any building permits for homes within Parcels AR-21, AR-25, AR-32, AR-33, and AR-37.

LDR Villages AR-4, AR-5, AR-6, AR-11, AR-12, AR-13, AR-22, AR-24, AR-26, AR-30, AR-34, AR-35- The LDR villages within Phase A1 of the ARSP will result in a total of 289 single-family residential lots. As proposed, the LDR villages will conform to the RS/DS standards as provide in the Zoning Ordinance. Proposed densities range from 4.1 to 5.6 dwelling units per acre in the LDR portion of the subdivision.

MDR Villages AR-21, AR-25, AR-32, AR-33, and AR-37- The MDR villages within Phase A1 of the ARSP will result in a total of 192 single-family residential lots. The applicant has proposed modified RS/DS

development standards for the subdivision, which has a typical lot size of approximately 40 feet by 80 feet. All lots conform to the proposed standards, which are further evaluated by the DRRS section of this report.

2. ***The subdivision will result in lots which can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to: the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or, some other physical condition of the area.***

The proposed parcels are of sufficient size and shape to accommodate development that is consistent with the applicable zoning and design requirements. As mentioned above, the lots are consistent with the proposed development standards, or new development standards are proposed. The modified standards are consistent with other development standards that have been approved in adjacent Specific Plan areas. The RS/DS standards have been determined to be of adequate size and shape to support development consistent with the ARSP guidelines. The proposed parcel configurations preserve the location of watercourses and do not create a physical condition that would be impractical for the proposed improvements.

3. ***The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, pursuant to Division 7 of the Water Code.***

As part of the adoption for the ARSP, an assessment of wastewater demands was completed for the entire plan area. The proposed subdivision map is consistent with the total number of units anticipated within the Specific Plan, and therefore will not increase planned demands on sewage services. There will be no impacts to the existing requirements established by the Regional Water Quality Control Board.

EVALUATION – DESIGN REVIEW FOR RESIDENTIAL SUBDIVISIONS

Section 19.10.045 of the Zoning Ordinance specifies that a Design Review Permit is required for all compact residential development (attached or detached single-family units on land with a General Plan land use designation of Medium Density Residential or higher) or for any residential projects of any density on a parcel or parcels zoned Small Lot Residential (RS) where modifications to the RS supplemental design standards are requested. Design Review gives staff the opportunity to examine the proposed design to determine compatibility with the surrounding community, and compliance with the intent of the Community Design Guidelines and other applicable design standards. Pursuant to Zoning Ordinance Section 19.78.060, the required findings for a Design Review Permit for a Residential Subdivision (DRRS) are as follows:

1. ***The residential design, including the height, bulk, size, and arrangement of buildings is harmonious with other buildings in the vicinity.***

2. ***The residential design is consistent with the applicable design guidelines.***

The project is subject to the development standards of the City's Zoning Ordinance, Community Design Guidelines (CDG), and the ARSP. The applicant is proposing modified RS/DS development standards to allow for a smaller lot size and reduced setbacks. The proposed standards are included in Exhibit H. No conceptual elevations are proposed at this time, and Condition #3 for the Small Lot Tentative Subdivision Map requires that prior to issuance of building permits, an additional DRRS entitlement is required to evaluate the home designs for the MDR parcels.

The project request includes modified development standards to deviate from the RS/DS standards. Table 3 below provides a comparison to the RS/DS with attached sidewalks development standards that are provided in the Zoning Ordinance.

Table 3: Development Standard Comparison

Development Standard	RS/DS with attached sidewalk (Zoning Ordinance)	Proposed
Lot size – interior	4,500 square feet	3,200 square feet
Lot size – corner	5,500 square feet	4,000 square feet
Lot width – interior	45’	40’
Lot width – corner	55’	50’
Lot depth	--	80’
Lot coverage maximum	None- side and rear yards can be used to meet open space minimum requirements.	None
Building height	35’	30’
Front setback – living area	15’	10’
Front setback – Garage/driveway depth	18’	18’
Front setback – to porch	12.5’	7.5’ (shall not encroach into PUE)
Side yard setback	5’	4’
Side Street yard setback	12.5’ first floor, 15’ second floor	10’
Rear setback	10’, with minimum useable open space of 700 square feet, or 500 square feet where a front porch is provided.	10’

These reduced setbacks will help facilitate the higher density units proposed for the subdivision. Staff is supportive of the setback reductions as it helps provide flexibility and supports a broader range of unit types within the ARSP. Additionally, the setback reductions are consistent with other DRRS approvals within the City, such as in the Sierra Vista Specific Plan area. The architectural design will be evaluated to ensure consistency with the CDG with an additional DRRS, ensuring compliance with City standards.

PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. No comments were received. A public notice of the Planning Commission hearing was published on March 11, 2022, and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

CONCLUSION

As demonstrated by the analyses in the foregoing sections, the proposed Project is consistent with the policies and intent of the General Plan and the ARSP. The project as proposed will not be detrimental to public health or safety, nor will it be detrimental to the public welfare. The findings for all requested entitlements can be made.

ENVIRONMENTAL DETERMINATION

Pursuant to CEQA Guidelines Section 15164, a second Addendum to the Amoruso Ranch Specific Plan Environmental Impact Report (ARSP EIR) (SCH # 2013102057 certified June 15, 2016) has been prepared to address the minor technical changes needed to describe the proposed project. The ARSP EIR Addendum is provided as Exhibit A. The proposed project does not change the area of disturbance beyond what was previously evaluated in the ARSP EIR, and no new or substantially more severe impacts will occur with the development of the proposed project; therefore, no additional analysis is required.

RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

A. Consider the second Addendum to the Amoruso Ranch Specific Plan Environmental Impact Report;

B. Recommend that the City Council approve the General Plan Amendment;

C. Recommend that the City Council approve the Specific Plan Amendment;

D. Recommend that the City Council adopt the two (2) findings of fact and approve the Rezone;

E. Recommend that the City Council adopt the five (5) findings of fact and approve the second amendments to the two (2) Development Agreement Amendments;

F. Adopt the findings of fact as stated in the staff report and approve the **Large Lot Tentative Subdivision Map Modification – 3884 Westbrook Bl. – Amoruso Ranch Specific Plan Amendments– PL21-0184** subject to five (5) conditions of approval;

G. Adopt the findings of fact as stated in the staff report and approve the **Small Lot Tentative Subdivision Map – 3884 Westbrook Bl. – Amoruso Ranch Specific Plan Amendments– PL21-0184** subject to eighty-two (82) conditions of approval; and

H. Adopt the findings of fact as stated in the staff report and approve the **Design Review for Residential Subdivision – 3884 Westbrook Bl. – Amoruso Ranch Specific Plan Amendments– PL21-0184** subject to seven (7) conditions of approval.

CONDITIONS OF APPROVAL FOR LARGE LOT TENTATIVE SUBDIVISION MAP FILE #PL21-0184

1. The Large Lot Tentative Subdivision Map is approved as shown in Exhibit D and as conditioned or modified below. (Planning)

2. The Large Lot Tentative Subdivision Map shall be valid for a period of two (2) years from **March 24, 2022** and shall expire on **March 24, 2024.** Prior to said expiration date, the applicant may apply for an extension of time, provided that the approval shall be extended for no more than five (5) from **March 24, 2022.**

3. The project shall comply with all required environmental mitigation identified in the Amoruso Ranch Specific Plan EIR and MMRP, as modified by File #PL19-0312, and include all applicable mitigation measures as notes on the grading and improvement plans.

4. The map is subject to the previously approved conditions of approval for the ARSP Tentative Large Lot Map (File #PL18-0345 and PL19-0312), except as modified below.

5. The landowner shall pay, as its fair share on a City-wide basis for the update of the City's Long Range Transit Master Plan, Short Range Transit Plan Update, and Bicycle Master Plan Update, the amounts of $4,166, $4,998, and $4,166, respectively, prior to the recordation of any Large Lot Final Map on the property. (Engineering and Alternative Transportation)

CONDITIONS OF APPROVAL FOR SMALL LOT TENTATIVE SUBDIVISION MAP FILE #PL21-0184

1. The project is approved as shown in Exhibit G and as conditioned or modified below. (Planning)

2. The Small Lot Tentative Subdivision Map shall be valid for a period of two (2) years from **March 24, 2022** and shall expire on **March 24, 2024**. Prior to said expiration date, the applicant may apply for an extension of time, provided that the approval shall be extended for no more than five (5) years from **March 24, 2022**.

3. Prior to issuance of building permits for home construction on MDR parcels, the home building shall be required to submit for a Design Review for Residential Subdivision (DRRS) approval to evaluate the proposed architecture. Detailed information (e.g. floor plans, additional architectural styles, materials, and color boards, etc.) shall be provided as part of the DRRS submittal. A separate Sign Permit is required for all project signs. (Planning)

4. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Divisions for review and approval. (Engineering)

5. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)

6. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans have been submitted for review and are approved with grading and/or encroachment permits issued by the Department of Development Services – Engineering Division. (Engineering)

7. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of the warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Finance)

8. The project shall comply with all required environmental mitigation identified in the Amoruso Ranch EIR, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)

PRIOR TO ISSUANCE OF A GRADING PERMIT AND/OR IMPROVEMENT PLANS

9. Landscape Plans for all landscape corridors and all landscaped common areas shall be approved with the improvement plans. Landscaping shall be installed for Substantial Completion of the subdivision improvements. Landscape corridors shall also successfully complete the required establishment period. The landscape plan shall comply with the Amoruso Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Engineering, Parks, Fire, Environmental Utilities)

10. The applicant shall submit to the Engineering Division the appropriate Army Corps of Engineers permit or clearance, the California Department of Fish and Wildlife Stream Bed Alteration Agreement, and/or the Regional Water Quality Control Board Water Quality Certificate. (Planning)

11. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:

    - Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.

    - Grading shall comply with the City grading ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore, modification of the erosion control plan may be warranted during wet weather conditions.

    - A rough grading permit may be approved by the Engineering Department prior to approval of the improvement plans.

    - Access to the floodplain as required by Engineering and the Streets Department.

    - Standard Accessible ramps shall be installed at all curb returns per City Standards. (Engineering)

12. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to the Engineering Division prior to approval of any plans. (Engineering)

13. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)

14. Prior to issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)

15. The applicant shall provide a temporary emergency vehicle access (EVA) as part of Phase 1 (Subphases A1 and A2). The Subphase A1 EVA will consist of a 24' wide paved roadway (min T.I. 5) from Westbrook Blvd./Road A to the northern property line of AR-52, continuing west to Road F. The Phase A1 EVA will be temporary and completely removed prior to the construction of Westbrook Boulevard. The Subphase A2 EVA will provide 2-way paved public access from Westbrook/Road A north to Road C, continuing west on Road C to Road F. See the Amoruso Infrastructure Phasing Plan as part of this entitlement.

16. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During site inspection, Engineering will designate the exact areas to be reconstructed. (Engineering)

17. All Lots/Parcels shall conform to Class 1 drainage, pursuant to the adopted City of Roseville Improvement Standards, except as shown on the tentative map or as approved in these conditions. (Engineering)

18. The following note shall be added to the Grading and/or Improvement Plans:

    To minimize dust/grading impacts during construction the applicant shall:

    (a) *Spray water on all exposed earth surfaces during clearing, grading, earth moving, and other site preparation activities throughout the day.*

    (b) *Use tarpaulins or other affective covers on all stockpiled earth material and on all haul trucks.*

    (c) *Sweep the adjacent streets frontages at least one a day or as needed to remove silt and other dirt which is evident from construction activities.*

    (d) *Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off site.*

    (e) *The City shall have the authority to stop all grading operations, if in the opinion of city staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. (Engineering)*

19. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)

20. A note shall be added to the grading plans that states:

    "*Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified."* (Engineering)

21. Traffic signals shall be constructed and reimbursed per Section 3.5.7 of the Development Agreement and the approved Amoruso Ranch Infrastructure Phasing Plan. This includes the following signals:

    - Westbrook/Road "A" – install signal infrastructure including conduit, loops, and poles as part of the construction of Phase A1.

22. Landowner shall be responsible for the construction cost of the traffic signals, as shown on Exhibit "I" of the Brookfield Sunset, LLC Development Agreement and described in the Phasing Plan through the payment of the TMF. The developer shall receive fee credits for the completion of the traffic signals as part of the City's TMF Set-Aside Fund. (Engineering)

23. Any backbone improvements not constructed adjacent to (or needed to serve) a proposed subdivision shall be completed by the applicant. (Engineering)

24. The phasing of infrastructure shall be consistent with Amoruso Ranch Infrastructure Phasing Plan, the Amoruso Specific Plan and as defined by the Development Agreement between the City of Roseville and Brookfield Sunset, LLC. (Engineering)

25. Per the Amoruso Specific Plan, pedestrian sidewalks along the open spaces shall be installed at the time of adjacent roadway construction. (Engineering, Alternative Transportation)

26. Per the Amoruso Specific Plan, standard bus shelter turnouts and pads shall be installed with adjoining roadway improvement at the following locations:

    - Northbound Westbrook Boulevard, north of Road A, adjacent to Parcel AR-45 (Shelter #325),
    - Eastbound Road B, east of Westbrook Boulevard, adjacent to Parcel AR-44 (Shelter #326),
    - Westbound Road B, west of Road A, adjacent to AR-43 (Shelter #327),
    - Eastbound Road D, east of Westbrook Boulevard, adjacent to Parcel AR-39 (Shelter #329),
    - Northbound Westbrook Boulevard, north of Road D, adjacent to Parcel AR-53 (Shelter #330),
    - Southbound Westbrook Boulevard, south of Road D, adjacent to Parcel AR-28 (Shelter #331), and
    - Southbound Westbrook Boulevard, south of Road A, at Parcel AR-95 (Shelter #334).

    Per the Amoruso Specific Plan, Bus Rapid Transit (BRT) bus shelter turnouts and pads shall be installed with adjoining roadway improvements at the following locations:

    - Northbound Westbrook Boulevard, north of Road B, adjacent to AR-42 (Shelter #328), and
    - Southbound Westbrook Boulevard, south of Road B, adjacent to AR-52 (Shelter #332).

27. Developer shall be responsible for the installation of a bus shelter and related improvements conforming to the City's current standards on the shelter pad located along southbound Westbrook Boulevard, south of Road A, in Parcel AR-95. Upon installation and final inspection by the City of Roseville, the bus shelter and related improvements shall become property of the City of Roseville. The Developer and City may enter into a construction fee agreement or other agreement based upon a construction cost of $10,000 per shelter for future construction of the Bus Shelter located along southbound Westbrook Boulevard, south of Road A, at Parcel AR-95 (Shelter number 334). (Engineering, Alternative Transportation)

28. The trail shall be constructed to meet City of Roseville Class 1 standards. Where the trail meets cul-du-sacs and roads adjacent to AR-4 and AR-11, the developer shall be responsible for installing access control measures (i.e. fencing and bollards) and signage per City Standards. (Engineering, Alternative Transportation)

29. The applicant shall dedicate all necessary rights-of-way for the widening of any streets required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)

30. The applicant shall dedicate a separate drainage easement to the City of Roseville for the storm drain facility required to transfer public storm waters through the site. The easement document shall be drafted

for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)

31. The grading plans for the site shall be accompanied with a shed map that defines the area tributary to the site. All drainage facilities shall be designed to accommodate the tributary flow. All on-site storm drainage shall be collected on site and shall be routed to the nearest existing storm drain stub of natural drainage course. (Engineering)

32. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines the area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. If located within a private subdivision that has privately maintained streets, the storm drain system and proposed BMP's shall be privately owned and maintained by the property owner or HOA, unless otherwise identified on the approved tentative map. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Engineering)

33. Prior to approval of improvement plans, drainage calculations must be submitted that are consistent with the Master Drainage Study for Amoruso Ranch or the Master Drainage Study shall be amended as necessary to accommodate any change in sheds. Detention and drainage swales shall also be consistent with the Master Drainage Study or the Master Drainage Study amended to reflect any proposed changes. (Engineering)

34. Prior to approval of grading within the Open Space, the developer shall provide a plan that demonstrates that the proposed detention storage volume to mitigate the 100-year peak flows match the requirements as identified in the Drainage and Stormwater Master Plan. (Engineering)

35. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater than 4 feet in height. All retaining walls shall be of either split-faced masonry units, keystone type construction, or cast in place concrete with fascia treatment. (Engineering)

36. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)

37. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)

38. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)

39. Improvement plans shall show the Preserve boundary and label it as a protected area. The Pre-Construction meeting shall address the presence of the Preserve, the sensitive habitats present and minimization of disturbance to the Preserve. During grading and construction the Preserve area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into the Preserve from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the Preserve, along with all temporary erosion control

measures (e.g. straw bales, straw wattles and stakes, silt fencing). (Engineering, Development Services, Planning)

40. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the Preserve. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Engineering, Development Services, Planning)

41. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the Preserve. Post and cable fencing or other improvements shall be utilized to meet this requirement. (Engineering, Development Services, Planning)

42. Landscaping adjacent to the Preserve shall be California native, drought-tolerant groundcover, shrubs, plants, and trees. (Development Services, Planning)

43. Prior to the approval of the Improvement Plans, the project proponent shall provide proof of preparation and submittal of a Stormwater Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB). Proof shall be in the form of the Waste Discharge Identification Number (WDID#), provided to the applicant from RWQCB, placed on the coversheet of the improvement plans. Upon approval of the improvement plans, a copy of the SWPPP shall be required onsite and available for viewing by City inspection staff upon request. (Engineering)

44. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer, and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan-view and in profile-view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer, and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)

45. Water and sewer infrastructure shall be designed and constructed pursuant to the adopted City of Roseville Improvement Standards and Construction Standards and shall reflect the following:

    a) Sewer and water service laterals shall not be allowed off of water and sewer mains larger than 12 inches in diameter.

    b) Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone over the sewer main. The cone shall have 1:1 side slopes.

    c) Water and sewer mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions.

    d) All sewer manholes shall have all-weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)

46. As part of the Phase A1 infrastructure, a 12” water main shall be constructed from future alignment of Westbrook Boulevard to Road F along the shared property line between AR-51 and AR-52. In addition, a 12’ wide access road consisting of 6” AB will be constructed adjacent to the 12” water main. (Environmental Utilities)

47. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)

48. Any backflow preventers visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventers shall be screened with landscaping and shall comply with the following criteria:

    a) There shall be a minimum clearance of four feet (4') on all sides, from the backflow preventer to the landscaping.

    b) For maintenance purposes, the landscaping shall be installed on a maximum of three sides and the plant material shall not have thorns.

    c) The control valves and the water meter shall be physically unobstructed.

    d) The backflow preventer shall be covered with a green cover that will provide insulation. (Environmental Utilities)

49. A note shall be added to the improvement plans stating that all water backflow devices shall be tested and approved by the Environmental Utilities Department prior to the Notice of Completion for the improvements. (Environmental Utilities)

50. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)

51. Minimum fire flow is 1,500 gallons per minute with 20 pounds of residual pressure. The fire flow and residual pressure may be increased, as determined by the Fire Marshall, where the project utilities lines will serve non-residential uses. (Fire)

52. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)

53. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)

54. The design for electrical service for this project will begin when the Electric Department has received a full set of improvement plans for this project. (Electric)

55. All landscaping in areas containing electrical service equipment shall conform to the "Electric Department Landscape Design Requirements" as outlined in Section 7.00 of the Electric Departments' "Specifications for Residential Trenching." (Electric)

56. The location and design of the gas service shall be determined by PG&E. The design of gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)

57. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

PRIOR TO OR UPON RECORDATION OF FINAL MAP

58. The following easements shall be provided and shown on the Final Map or by separate instrument, unless otherwise provided for in these conditions:

    a) A 10-foot-wide minimum public utilities easement along all road frontages;

    b) The applicant shall dedicate a separate easement to the City of Roseville for future bus stops at the following locations:

        - Northbound Westbrook Boulevard, north of Road A, adjacent to Parcel AR-45 (Shelter #325);
        - Eastbound Road B, east of Westbrook Boulevard, adjacent to Parcel AR-44 (Shelter #326);
        - Westbound Road B, west of Road A, adjacent to AR-43 (Shelter #327);
        - *Northbound Westbrook Boulevard, north of Road B, adjacent to AR-42 (Shelter #328);
        - Eastbound Road D, east of Westbrook Boulevard, adjacent to Parcel AR-39 (Shelter #329);
        - Northbound Westbrook Boulevard, north of Road D, adjacent to Parcel AR-53 (Shelter #330);
        - Southbound Westbrook Boulevard, south of Road D, adjacent to Parcel AR-28 (Shelter #331);
        - *Southbound Westbrook Boulevard, south of Road B, adjacent to AR-52 (Shelter #332); and
        - Southbound Westbrook Boulevard, south of Road A, at Parcel AR-95 (Shelter #334).

        *indicates a Bus Rapid Transit (BRT) stop. (Alternative Transportation)

Easement widths shall comply with the City's Improvement Standards and Construction Standards. The easement documents shall be drafted for approval and acceptance by the City of Roseville and recorded at the Placer County Recorder's Office. (Environmental Utilities, Electric, Engineering, Alternative Transportation)

59. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)

60. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land surveyor. (Alternative Transportation, Environmental Utilities, Electric, Engineering)

61. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with the Final Map. The CC&Rs shall include the following items: (Attorney, Planning)

    a) A clause prohibiting the amendment, revision or deletion of any sections in the CC&Rs required by these conditions of approval without the prior consent of the City Attorney.

b) A clause excluding any property owned by the City from the terms of the CC&Rs.

c) Residents in areas that do not allow for standard turning movements for refuse vehicles shall be required to bring their trash bins to a designated trash pickup area on the main street, because refuse trucks are not able to turn around in dead end streets. Designated pick-up areas shall be established to Environmental Utilities satisfaction, and shall be memorialized in the CC&Rs. (Environmental Utilities)

d) For units, other than single-family detached, that include a two-car garage, add a clause noting that the two required vehicle parking spaces within the garage must be kept clear and maintained for parking at all times. Storage of items which causes an inability to park within the required spaces is prohibited.

e) There shall be clear language regarding maintenance and common easements agreement for servicing all fire protection systems and gates used by first responders. A service company shall be obtained to maintain all on-site fire protection systems including all common interior adjoining fire sprinkler-piping penetrations and private fire hydrants. An agreement between owners and tenants shall be made to allow permission to enter the premises to inspect all apparatuses associated with fire protection. Draft documents shall be provided to the Fire Department for review. (Fire)

62. The City shall not approve the Final Map for recordation until either:

    a) A subdivision agreement is entered into along with the necessary bonds and insurance as required by the City. Said agreement shall be in a form acceptable to the City Attorney.

    OR

    b) The improvement plans are approved, and the improvements are constructed and accepted as complete. In this case, the subdivider shall enter into a one-year maintenance agreement concurrent with the recordation of the Final Map. (Engineering)

63. Any structures crossing lot/parcel lines created by the Final Map shall be removed. (Engineering)

64. Street names shall be approved by the City of Roseville. (Engineering)

65. The subject property shall be annexed into CFD 3, Municipal Services prior to approval of the Final Map. This property is being added into this district in order to fulfill the Development Agreement requirement. It is the applicant's responsibility to prepare the appropriate documentation for the annexation of this property into the LLD. In order to allow the LLD to be in place at the beginning of the fiscal year, the documentation shall be provided to the Finance Department not later than March 15 of the year preceding the fiscal year in which this annexation will become effective. (Finance, Engineering)

66. A Community Facilities District (CFD) shall be formed for the subject property prior to approval of the Final Map. This district is being formed to cover the costs of maintenance in the district. It is the applicant's responsibility to prepare the appropriate documentation for the creation of this CFD. In order to allow the CFD to be in place at the beginning of the fiscal year, the documentation shall be provided to the Finance Department not later than March 15 of the year preceding the fiscal year in which this annexation will become effective. (Finance, Engineering)

67. The Final Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. Lettered lot/parcels along major roads shall be dedicated as landscape/pedestrian/public utility easements and in fee to the City as open space. (Engineering)

68. The words “traffic control appurtenances” shall be included in the list of utilities allowed in public utilities easements (PUEs) located along public roadways. (Engineering)

69. The Final Map shall be permitted per “the Digital Submittal of Cadastral Surveys”. Submittal shall occur after Engineering approval but prior to Council approval. (Engineering)

70. The cost of the facilities which are identified in the CIP and are beyond those needed for this project may be reimbursed to the developer. In accordance with §66485 and §66486 of the Subdivision Map Act, any improvements constructed by the subdivider which contain supplemental size, capacity, number, or length for the benefit of property not within the subdivision and which improvements are to be dedicated to the public, the subdivider shall be entitled to reimbursement for that portion of the cost of the improvements which is in excess of the construction required for the subdivision. (Engineering)

71. Electric construction costs incurred by the City of Roseville Electric Department for this project shall be paid for by the developer per the applicable policy. (Electric)

72. The Environmental Utilities Department shall make a determination that there is adequate conveyance and treatment capacity in the City sewer system to handle the newly create lot/parcels. (Environmental Utilities)

73. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

74. The applicant shall pay City’s actual costs for providing plan check, installation and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Environmental Utilities, Engineering)

75. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer’s expense. .(Electric)

76. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)

77. All residential units must install a Seasonal Energy Efficiency Rating ("SEER") of 2 points above the minimum, as defined by the State of California in the current Title 24 of the Code of California regulations, up to a total maximum of 16 points including the 2 point premium, an Energy Efficiency Ratio ("EER") of 12 or greater, and a thermal expansion valve "TXV"). The SEER rating of 2 points above the minimum, as defined by the current Title 24, up to a maximum of 16 points, and an EER rating of 12 or greater along with a TXV will be specified on building plans and Title 24 compliance certificates at the time building permits are requested. If Title 24 of the Code of California Regulations in effect at the time of request for building permits requires higher SEER or EER ratings, residential units in the Plan Area shall comply with such State requirements. The SEER and EER ratings will be verified with appropriate documentation. These requirements shall be utilized in the overall energy compliance calculations required for issuance of a building permit for any residential unit. Any variances must be approved by the Electric Department’s Retail Energy Services Department. (Building, Electric)

78. Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant’s expense, to the satisfaction of the City. (Engineering)

79. The project is subject to the noise standards established in the City’s Noise Ordinance. In accordance with the City’s Noise Ordinance project construction is exempt before the house of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday.

Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Engineering)

80. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor shall notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. Non-emergency releases or notifications about the presence of containers found shall be reported to the Fire Department. (Fire)

81. All plant material shall be maintained under a 30 calendar day establishment period after initial planting. Upon completion of the establishment period, all plant material shall remain under warranty for an additional 9 months at a minimum. Any plant material which does not survive during the establishment period shall be immediately replaced. Any trees or shrubs which do not survive during the warranty period shall be replaced one month prior to the end of the warranty period. Tree or shrub replacement made necessary due to acts of God, neglect, or vandalism shall be exempt from the warranty. (Parks, Recreation, and Libraries)

82. The Tentative Subdivision Map shall not be deemed approved until the actions to the General Plan Amendment, Specific Plan Amendment, Development Agreement Amendment, and Rezone are approved and become effective. (Planning)

CONDITIONS OF APPROVAL FOR DESIGN REVIEW FOR RESIDENTIAL SUBDIVISION FILE #PL21-0184

1. The development standards for ARSP Phase A1 are approved as described in Exhibit G except as modified by these conditions of approval. (Planning)

2. This permit shall expire on the same date as the Small Lot Tentative Map for the Amoruso Ranch Specific Plan Amendment project, File # PL21-0184, which is **March 24, 2024**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **March 24, 2025**. Effectuation of this DRRS shall occur with the first residential Building Permit. (Planning)

3. Prior to issuance of building permits for home construction on MDR parcels within ARSP Phase A1, the home building shall be required to submit for a Design Review for Residential Subdivision (DRRS) approval to evaluate the proposed architecture. Detailed information (e.g. floor plans, additional architectural styles, materials, and color boards, etc.) shall be provided as part of the DRRS submittal. A separate Sign Permit is required for all project signs. (Planning)

4. The project shall comply with all required environmental mitigation identified in the ARSP EIR and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)

5. The landscape plan shall comply with the Landscape Guidelines for the Amoruso Ranch Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning)

6. Optional accessory structures (patio covers, gazebos, etc.) shall be consistent with the development standards outlined in Zoning Ordinance Section 19.22.030 (C). This includes setback, height, and coverage restrictions for both enclosed and unenclosed structures. (Planning)

7. Fences and walls shall be consistent with the locations and treatments specified in the Amoruso Ranch Specific Plan Design Guidelines. (Planning)

Exhibits

A. Second Addendum to the ARSP EIR
B. General Plan Amendment, Specific Plan Amendment, and Rezone Exhibits
C. Amoruso Specific Plan Amendment Change Pages
D. Second Amendment of the ARSP Development Agreement (525.7 acres)
E. Second Amendment of the ARSP Development Agreement (148.7 acres)
F. Large Lot Tentative Subdivision Map Modification
G. Small Lot Tentative Subdivision Map
H. Modified RS/DS Development Standards

Note to Applicant and/or Developer: Please contact the Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.

CITY OF ROSEVILLE CALIFORNIA

DEVELOPMENT SERVICES DEPARTMENT–PLANNING DIVISION

311 Vernon St, Roseville, CA 95678 (916) 774-5276

ADDENDUM TO AMORUSO RANCH PROJECT SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (SCH # 2013102057, CERTIFIED ON JUNE 15, 2016)

Project Title/File Number: Amoruso Ranch Specific Plan Amendments, File # PL21-0184 (Prior File # 2011PL-039 (ANN-000007, GPA-000061, SPA-000043, RZ-000058, DA-000047)

Project Location: Assessor Parcel Numbers (APN) 017-020-03, 017-020-036, 017-020-037, 017-010-010, 017-010-011; United States Geological Survey, "Pleasant Grove, CA" 7.5 Minute Topographic Quadrangle, Township 11 North Range 5 East, Sections 11 and 14, Mt. Diablo Baseline and Meridian.

Project Description: The Project as originally proposed and analyzed in the previously certified EIR includes the following components:

- Adoption of the ARSP, which establishes the land use and regulatory framework for approximately 695 acres of mixed-use development (residential, commercial, public/quasi-public, and open space);
- Approval of amendments to the City of Roseville (City) General Plan;
- Approval of pre-zoning designations;
- Approval of a large lot tentative subdivision map;
- Approval of development agreements by and between the City and the Applicant and landowners;
- Amendment of the City's sphere of influence to include the Project site; and
- Annexation of the project site into the City.

Proposed modifications to the Project and previously adopted EIR include the following:

- Adoption of amended ARSP and General Plan land use designations;
- Approval of amended zoning designations;
- Approval of a new large lot tentative subdivision map;
- Approval of a small lot tentative subdivision map and modified development standards;
- Approval of amended development between the City and Applicant.

See below for more detail.

Project Applicant: Brookfield Residential/Amoruso Family Trust

Property Owner: Angela Eisenpress, Successor Trustee of the Amoruso Family Living Trust, Dated March 14, 2005

	Brookfield Sacramento Holdings, LLC, a Delaware Limited Liability Company
Lead Agency Contact:	Shelby Maples, Associate Planner

An Addendum to a previously certified and adopted negative declaration or environmental impact report may be prepared for a project if only minor technical changes or additions are necessary or none of the conditions calling for the preparation of a subsequent EIR or negative declaration have occurred (California Environmental Quality Act Guidelines [CEQA] Section 15164). Consistent with CEQA Guidelines Section 15164, the below analysis has been prepared in order to demonstrate that none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent EIR have occurred and that only minor technical changes or additions are necessary in order to deem the adopted negative declaration adequate to describe the impacts of the proposed project. CEQA Guidelines Section 15164 also states that an addendum need not be circulated for public review, but can be included in or attached to the certified EIR for consideration by the hearing body. This Addendum focuses only on those aspects of the project or its impacts which require additional discussion.

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PROJECT DESCRIPTION

Project Location

For a detailed description of the project location, refer to Chapter 2 of the Amoruso Ranch Specific Plan (ARSP) and Chapter 2 of the environmental impact report (EIR), included here as Attachment 1. The project site is located along the northern edge of the City of Roseville, approximately 6.5 miles west of Interstate 80 and State Route 65 and 5 miles northwest of downtown Roseville on approximately 695 acres. The Project site consists of APNs 017-020-030, 017-020-036, 017-020-037, 017-010-010, 017-010-011, and is found on the United States Geological Survey in the "Pleasant Grove, CA" 7.5 Minute Topographic Quadrangle, Township 11 North Range 5 East, Sections 11 and 14, Mt. Diablo Baseline and Meridian. See Figure 2-1 of the EIR and Figure 2.2 of the ARSP.

Background

For detailed Project background information, refer to Section 2.2 of the EIR. The ARSP was developed to comport with the City's growth vision and create a "comprehensively planned, residential-based community with a mix of land uses" to provide "employment opportunities" and "housing choices" to help the City meet "its obligation to accommodate…future population growth in the region" (Final EIR [FEIR] p. 2-9). In May 2011, a formal project application was submitted to the City, and in 2013 the Notice of Preparation (NOP) was released. The EIR was prepared to analyze potential environmental effects associated with adoption of the ARSP and affiliated Project components and entitlements. The Draft EIR (DEIR) was distributed for public review on March 1, 2016. Several public workshops and hearings were held from March 10 to April 11, 2016, after which the FEIR was prepared. On April 14, 2016, the Planning Commission recommended that the City Council adopt and approval all Project components and affiliated entitlements of the ARSP and certify the EIR, and on June 15, 2016, the City Council did so (Resolution No, 16-271).

Thereafter, the Applicant began coordination with the U.S. Army Corps of Engineers (USACE) for a federal Clean Water Act (CWA) Section 404 permit as required for development of land featuring jurisdictional wetlands (FEIR, p. 2-63). During this process, the USACE required additional avoidance of wetland features above what was initially proposed and analyzed in the EIR. To meet this requirement and effectuate other minor Project changes, the ARSP was amended by the first Amoruso Ranch Specific Plan Amendment project (City File #PL19-0312). The Amendment included land use modifications to the General Plan and Specific Plan, rezones, tentative large lot maps, and amendments to development agreements to modify approved layouts and increase the open space to meet USACE requirements. The project was evaluated by a first Addendum to the Amoruso Ranch EIR. The Planning Commission and City Council considered the first Addendum prior to taking action on the Project in April of 2020.

The current Project requests additional changes to the Specific Plan, including land use changes and modifications to the lot layout. The changes, which are discussed in more detail below and analyzed throughout this addendum, are minor; however, additional entitlements to make the modifications are required. As no new or substantially more severe impacts are anticipated due to the proposed changes, a second Addendum to the EIR has been prepared.

Environmental Setting

For a detailed description of the environmental setting of the project site and its surrounds, refer to the "Environmental Setting" subsections within Section 4.1 through 4.15 in Chapter 4 of the EIR; see also Section 2.3 and Figure 2-6 of the EIR. The project site's land uses have been re-designated and rezoned as detailed in Chapter 4 of the ARSP and Chapter 2 of the EIR (and discussed below) and at present are in early stages of development. Prior land use designations for the project site and existing land use designations of its surrounds can be found in Sections 2.3 and 4.1.2 of the EIR (see FEIR, Figure 4.1-2). Generally, the site is characterized

by gently rolling terrain and contains nonnative annual grasslands, some wetlands, and University Creek, which runs east to west through the southwest portion of the site (FEIR, pp.2-4 to 2-6). Land to the north, east, and west of the northern portion of the site is in unincorporated Placer County and is comprised of rural subdivision with multi-acre parcels and agricultural land (FEIR, p. 4.1-2). Land to the south, southwest, and west of the southern portion of the project site is in the City, a portion of which to the southeast will remain open space as the planned Al Johnson Wildlife Area; another portion of which to the south is slated to be developed as a 501-acres residential development (Id., p.4.1-4). This development is currently in construction. Additionally, a Notice of Preparation for a project known as the Roseville Industrial Park (SCH# 2021070186, City File # PL21-0193) was released on July 12, 2021, for a land use modifications, rezone, design review, and other associated entitlements to allow the development of an industrial park on approximately 191 acres to the southwest of the ARSP.

Proposed Project

Originally Proposed Project

For a detailed description of the originally proposed Project, refer to Chapter 4 of the ARSP and Chapter 2 of the EIR. A brief summary is included below.

Primary components of the originally proposed Project include:

- Adoption of the ARSP: The ASRP established the land use and regulatory framework for an approximate 695-acre mixed-use development that included 2,827 residential units (1,302 low density, 542 medium density, and 873 high density); 51 acres of commercial; 17 acres of public and quasi-public; 22 acres of parks; 145 acres of open space; and 20 acres for urban reserve uses. Development would occur over 30 years and three phases (FEIR, p. 2-58). The City Council adopted the ARSP and EIR on June 15, 2016.

- Approval of Amendments to the City General Plan: The project site was designated Agricultural/80-acre minimum in the Placer County General Plan (1994) and, as part of the Project, was annexed into the City and re-designated as indicated in Table 2-1 of the FEIR for future development as prescribed in Chapter 4 of the ARSP and Chapter 2 of the EIR. The General Plan amendments were approved by City Council on June 15, 2016.

- Approval of Pre-zoning Designations: The project site was zoned Building Site, 80 acres minimum (F-B- X 80 acre) by Placer County and, as part of the Project, was annexed into the City and rezoned as indicated in Table 2-1 of the FEIR for future development as prescribed in Chapter 4 of the ARSP and Chapter 2 of the EIR. The zoning designations were approved by City Council on June 15, 2016.

- Approval of Large Lot Tentative Subdivision Map: The large lot tentative subdivision map was approved by City Council on January 10, 2019; large lot final map recorded May 3, 2019, in Book EE of Maps, at Page 51, Official Records of Placer County.

- Approval of Development Agreements between City and the Applicant and Landowners: The development agreements are binding contracts through which the ARSP would be implemented. They were approved by City Council on June 15, 2016.

- Amendment of the City's Sphere of Influence: The City's sphere of influence would be amended to include the project site. The sphere of influence was approved for amendment by City Council on June 15, 2016.

- Annexation of Project site into City: The project site would be annexed into the City from the County upon request to LAFCO for annexation was approved by City Council on June 15, 2016. LAFCO approved annexation on December 18, 2018.

Proposed Project Modifications

Modifications to the proposed Project are described below and analyzed for their potential environmental effects throughout this Addendum.

- Adoption of Amended ARSP and General Plan land use: The ARSP and General Plan land use designations will be modified for several large lot parcels. Large lot parcels AR-21, AR-25, AR-32, and AR-37 will change land use from Low Density Residential (LDR) to Medium Density Residential (MDR). Units will be reallocated between 31 large lot parcels; however, the total number of units for Phase A1 of ARSP development, 1,334 units, will remain the same. Minor modifications to landscape, open space/paseo, right-of-way, and parks parcels will also be included to align with the tentative subdivision maps.

- Amended zoning designations: All of the affected residential parcels have a zoning designation of RS/DS, which will remain unchanged. The Rezone is requested to adjust the acreages of zoning designations to be consistent with the proposed acreage adjustments of the large and small lot maps.

- Large and small lot tentative subdivision maps: The project proposes to subdivide approximately 120.04 acres into 481 single-family residential lots, 14 open space parcels, three (3) park parcels, one (1) public/quasi-public parcel for city utilities, as well as landscape and right-of-way parcels. Modified development standards for the medium density RS/DS lots are proposed to allow smaller lot configurations. A large lot tentative subdivision map is also proposed to align with the land use designations.

- Amended Development Agreement between the City and the Applicant: The project includes the second Amendment to Development Agreement for the ARSP, to reflect project changes as well as to modify construction timing for water utilities.

PURPOSE AND SCOPE OF ADDENDUM

Basis for Addendum

This addendum has been prepared pursuant to CEQA Guidelines and legislative directives (CEQA Guidelines § 15164; Public Resources Code [PRC] §§ 21083, 21166). An addendum is an appropriate subsequent document to a previously certified EIR when some changes to a project are necessary, but those changes do not create new or increased significant environmental impacts that warrant major revisions to the previous document (CEQA Guidelines §§ 15162(a), 15164(a); see *Save Our Heritage Organization v. City of San Diego* (2018) 28 Cal.App.5th 656, 668). Also, an addendum is appropriate when circumstances surrounding a project have not substantially changed and when no new information of substantial importance has been uncovered that indicates the project would create new significant impacts or increase the severity of the previously identified signification impacts (Ibid). Substantial evidence presented in this Addendum demonstrates that the proposed Project modifications, described above and analyzed below, do not create any new significant impacts or increase the severity of previously identified significant impacts, nor are there any new circumstances or new information that would create such impacts or require more robust analysis (CEQA Guidelines § 15162 (a)). Therefore, an addendum is the appropriate CEQA document, and a subsequent or supplemental EIR is not warranted (Id., §15164(e)).

CEQA Checklist Update

Since certification of the previous EIR, the Appendix G Checklist in the CEQA Guidelines has been updated, effective early 2019. Although not required, the updated checklist is included in this second Addendum along with the prior version, as applicable as part of a good-faith effort to provide the most up-to-date information to decision makers and the public. This was also included with the first Addendum to the EIR. (PRC §§ 21002.1€, 210065; see CEQA Guidelines §§ 150020(a)(1), 15003(c).) The updated checklist is presented in strike

out/underline to clearly show changes, which are discussed in the analysis where appropriate. This revised checklist material is not considered "new information" as defined in CEQA Guidelines section 15162(a)(3). (See *Citizens Against Airport Pollution v. City of San Jose* (2014) 227 Cal.App.4th 788, 808; *Cleveland National Forest Foundation v. San Diego Assn. of Governments* (2017) 17 Cal.App.5th 413, 426.)

The EIR to which this addendum is being attached was certified by the City Council on June 15, 2016. It is currently available for review at the City of Roseville, Development Service Department, Planning Division, 311 Vernon Street, Roseville, CA, 95678, and online at https://www.roseville.ca.us under Government/Departments & Divisions/Planning/Specific Plans, Planning Areas & Development Agreements/Amoruso Ranch Specific Plan. See Background section above for more details.

Impact Conclusions in Previous EIR

The EIR to which this addendum is being attached was certified by the City Council on June 15, 2016. It is currently available for review at the City of Roseville, Development Services Department, Planning Division, 311 Vernon Street, Roseville, CA 95678, and online at https://www.roseville.ca.us under Government/Departments & Divisions/Planning/Specific Plans, Planning Areas & Development Agreements/Amoruso Ranch Specific Plan. See Background section above for more details.

The EIR identified the following impacts as significant and unavoidable:

- 4.1-3: Potential Incompatibility with Existing Agricultural and Other Land Uses in Placer County and the City of Roseville
- 4.1-8: Cumulative Impacts From Agricultural Resources Conversion
- 4.3-5: Increased Traffic Volumes at Intersections within Placer County, Sutter County, Sacramento County, or City of Lincoln Under Existing Conditions
- 4.3-6: Increased Traffic Volumes on Roadways Within Placer County, Sutter County, Sacramento County, or City of Rocklin Under Existing Conditions
- 4.3-8: Increased Traffic Volumes on State Highways Under Existing Conditions
- 4.3-9: Increased Traffic at City of Roseville Intersections Under 2035 CIP Conditions
- 4.3-11: Increased Traffic on Placer County, Sutter County, Sacramento County, City of Rocklin, or City of Lincoln Intersections Under 2035 CIP Conditions
- 4.3-12: Increased Traffic Volumes on Roadways within Placer County, Sutter County, Sacramento County, or City of Rocklin Under 2035 CIP Conditions
- 4.4-1: Generate Short-Term Construction Related Emissions of Criteria Air Pollutants
- 4.4-2: Generate Long-Term Operational Related (Regional) Emissions of Criteria Air Pollutants
- 4.4-5: Exposure of Sensitive Receptors to Odors
- 4.4-6: Consistency with Plans and Policies
- 4.5-1: Generate a Substantial Contribution To GHG Emissions that Conflicts with an Applicable Plan or Policy
- 4.6-1: Short-Term Noise Generated by Construction Activity
- 4.6-5: Substantial Permanent Increase in Ambient Noise Levels as a Result of the Existing Plus Project Increase in Traffic Noise
- 4.6-7: Substantial Permanent Increase in Ambient Noise Levels as a Result of the 2035 CIP Plus Project Increase in Traffic Noise Outside the Project Site
- 4.12.3-3: Construction or Expansion of Wastewater Treatment Facilities
- 4.13-6: Construction of Off-Site Stormwater Retention Facilities
- 4.14-1: Alteration of the Visual Character of the Site and Vicinity
- 4.14-2: New Sources of Light and Glare
- 4.14-3: Degradation of Scenic Resources and Scenic Vistas

The EIR also identified the following cumulative impacts as significant and unavoidable:

- 4.3-15: Increased Traffic on City of Roseville Intersections Under 2035 Cumulative Conditions
- 4.3-17: Increased Traffic on Placer County, Sutter County, Sacramento County, or City of Lincoln Intersections Under 2035 Cumulative Conditions
- 4.3-20: Increased Traffic Volumes on State Highways Under 2035 Cumulative Conditions
- 4.4-7: Result in a Cumulatively Considerable Net Increase in Criteria Pollutants
- 4.6-9: Substantial Permanent Increase in Ambient Noise Levels as a Result of the 2035 Cumulative Plus Project Increase in Traffic Noise Outside the Project Site
- 4.8-18: Cumulative Impacts to Biological Resources
- 4.12.1-4: Capacity of Water Treatment System to Meet Potable Water Demand
- 4.12.1-8: Cumulative Water Supply and Water Treatment Impacts
- 4.12.3-5: Cumulative Wastewater Impacts
- 4.12.4-5: Cumulative Solid Waste Impacts
- 4.14-4: Cumulative Aesthetic Impacts

No new impacts, including significant or unavoidable ones, occur as a result of proposed Project modifications, and none of the previously identified impacts are made substantially more severe (discussed in more detail below).

Issue Areas Removed from Additional Evaluation

Proposed Project modifications would not require additional construction or development on undeveloped land beyond what was previously analyzed in the certified EIR because there would be no increase in residential units and no other planned development where it was previously unplanned (see EIR, Figure 2-3, Section 2.11, and Section 4 compared with ARSP Amendment, Figure 4.1). The proposed Project modifications do not have the potential to change the regulatory framework, impact discussion, mitigation measures, or significance conclusions for the following issue areas: aesthetics, agriculture and forestry resources, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, mineral resources, noise, population and housing, public services, recreation, transportation, tribal cultural resources, and wildfire. These areas are not analyzed further in the checklist but are discussed briefly below. CEQA only requires that environmental documents give decision makers sufficient detail on environmental consequences and does not purport to merely "generate paper" by excessively explaining consequences that are "so simple they are almost self-explanatory." (*Save our Residential Environment v. City of West Hollywood* (1992) 9 Cal.App.4th 1754; *Laurel Heights Improvement Assn. v. Regents of University of California* (1988) 47 Cal.3d 376, 393; *Save Our Residential Environment v. City of West Hollywood* (1992) 9 Cal.App.4th 1745, 1754).

Revisions made to the ARSP would not change the overall aesthetic nature of the planned development, and the revisions made by the prior Amendment (File #PL19-0312), such as open fencing and home placement restrictions that allow more open space to be viewed by visual receptors, are maintained. Therefore, aesthetics need not be further analyzed. Similarly, agriculture and forestry resources, biological resources, cultural resources, geology and soils, hydrology and water quality, mineral resources, recreation, and tribal cultural resources do not require additional analysis. These issue areas require disturbance of previously undisturbed land to incur environmental effects, and the proposed Project modifications will not disturb additional land beyond what was previously analyzed in the certified EIR. Further, no increase in "construction and/or operation" mean no additional or more severe impacts to, or from, energy, hazards and hazardous materials, noise, population and housing, public services, and recreation because there can be no physical environmental change to these issue areas without the impetus of such project action (FEIR p. 1-9; see CEQA Guidelines §§ 15358 (b), 15378(a)). And, changes to the water transmission and drainage systems are so minor that the systems remain "largely unchanged," with water and drainage flows remaining "the same," thereby precluding environmental impacts to issue areas as a result (see Utility Systems Updates Technical Memorandum.)

Impacts to transportation systems also would not increase because proposed Project modifications would not generate any significant amount of new vehicle trips beyond what was previously analyzed in the certified EIR (FEIR, pp. 4.3-43 to 4.3-44). Trip generation rates are based on development of structures and their respective land uses (e.g. high-density residential, low-density residential, commercial) FEIR, Appendix M [p.64]). No additional development will occur under proposed Project modifications, and the only relevant land-use shift will be a rezone that allows four large lot parcels to change from Low Density Residential (LDR) to Medium Density Residential (MDR). Units will be reallocated throughout the Specific Plan, and there is no overall increase in the number of units. Vehicle trips are not expected to change because the Project was analyzed with one external point of entry/egress only, which does not change with proposed modifications (see FEIR, Figure 4.3-5). No significant increase in vehicle trips, construction, or development means no increase in air pollutants and greenhouse gas emissions because these are the only relevant sources of project-related air pollutants (FEIR, p. 4.4-22 to 4.4-26, 4.5-20). Therefore, no additional environmental impacts to air quality and from greenhouse gas emissions would occur that could warrant further checklist evaluation. Lastly, wildfire need not be further addressed because the project site is not within a State Responsibility Area, which is a checklist threshold for wildfire analysis; upon annexation it received fire protection from the Roseville Fire Department and not CAL FIRE (FEIR, pp. 4.11-5, 4.11-8).

A full discussion of how these issue areas may be impacted by the Project can be found in Chapter 4 of the EIR. See also “No New Circumstances or New Information” below.

Issue Areas Receiving Additional Evaluation

Some proposed ARSP amendments and EIR revisions, however, are so closely tied to certain issue areas that, although no impacts are anticipated, were evaluated out of an abundance of caution, specifically: land use and planning, and utilities (water supply). See also “No New Circumstances or New Information” below.

No New Circumstances or New Information

Since certification of the previous EIR on June 15, 2016, circumstances surrounding the formerly proposed project and its location have not substantially changed nor has any new information of substantial importance come to light that indicates the Project would create new significant impacts or increase the severity of existing significant impacts (CEQA Guidelines § 15162(a)). No new projects beyond those discussed in the previously certified EIR have been approved or proposed within the vicinity of the project site that could impact or increase the Project’s environmental effects, and the City is not aware of any other new information that might bear relevance on the Project’s CEQA analysis. There is no new information of substantial importance showing that (i) mitigation measures or alternatives previously found to be infeasible would actually now be feasible and would substantially reduce one or more significant effects of the proposed project, but the project proponents decline to adopt the mitigation measure or alternative; or (ii) mitigation measures or alternatives considerably different from those analyzed in the previously certified CEQA documents would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative. Therefore, there is no evidence on the record, or otherwise reasonably discoverable, indicating that any new circumstances or new information that would (a) create new significant impacts; (b) substantially increase the severity of previously identified significant impacts; (c) or require additional analysis or verification. As a result, all boxes in the “New Circumstances” and “New Information” columns in the checklist below are marked “No”.

ENVIRONMENTAL CHECKLIST FOR ADDENDUM ENVIRONMENTAL REVIEW

The purpose of this checklist is to evaluate the categories in terms of any “changed condition” (i.e. changed circumstances, project changes, or new information of substantial importance) that may result in a changed environmental result. A “no” answer does not necessarily mean there are no potential impacts relative to the environmental category, but that there is no change in the condition or status of the impact since it was analyzed and addressed in prior environmental documents.

EXPLANATION OF CHECKLIST EVALUATION CATEGORIES

Where Impact was Analyzed
This column provides a cross-reference to the pages of the prior environmental documents where information and analysis may be found relative to the environmental issue listed under each topic.

Do Proposed Changes Involve New Significant Impacts?
Pursuant to Section 15162(a)(1) of the CEQA Guidelines, this column indicates whether the changes represented by the current project will result in new significant impacts that have not already been considered and mitigated by the prior environmental review documents and related approvals, or will result in a substantial increase in the severity of a previously identified impact.

Any new Circumstances Involving New Impacts?
Pursuant to Section 15162(a)(2) of the CEQA Guidelines, this column indicates whether there have been changes to the project site or the vicinity (circumstances under which the project is undertaken) which have occurred subsequent to the certification or adoption of prior environmental documents, which would result in the current project having new significant environmental impacts that were not considered in the prior environmental documents or that substantially increase the severity of a previously identified impact.

Any new Information Requiring New Analysis or Verification?
Pursuant to Section 15162(a)(3)(A–D) of the CEQA Guidelines, this column indicates whether new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental documents were certified or adopted is available requiring an update to the analysis of the previous environmental documents to verify that the environmental conclusions and mitigation measures remain valid. Either "yes" or "no" will be answered to indicate whether there is new information showing that: (A) the project will have one or more significant effects not discussed in the prior environmental documents; (B) that significant effects previously examined will be substantially more severe than shown in the prior environmental documents; (C) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or (D) that mitigation measures or alternatives which are considerably different from those analyzed in the prior environmental documents would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. If "no," then no additional environmental documentation (supplemental or subsequent EIR) is required.

Mitigation Measures Implemented or Addressing Impacts
Pursuant to Section 15162(a)(3) of the CEQA Guidelines, this column indicates whether the prior environmental documents provide mitigation measures to address effects in the related impact category. In some cases, the mitigation measures have already been implemented. A "yes" response will be provided in any instance where mitigation was included, regardless of whether the mitigation has been completed at this time. If "none" is indicated, this environmental analysis concludes a significant impact does not occur with this project, no mitigation was previously included, and no mitigation is needed.

DISCUSSION AND MITIGATION SECTIONS

Discussion
A discussion of the elements of the checklist is provided under each environmental category in order to clarify the answers. The discussion provides information about the particular environmental issue, how the project relates to the issue and the status of any mitigation that may be required or has already been implemented.

Mitigation Measures
Applicable mitigation measures from the prior environmental review that apply to the project are listed under each environmental category.

Conclusions
A discussion of the conclusion relating to the analysis contained in each section.

CHECKLIST

Land Use and Planning

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Physically divide an established community?	No Impact (FEIR, p. 4.1-31)	No	No	No	None
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	Impact 4.1-1 Impact 4.1-2 Impact 4.1-3 Impact 4.1-4	No	No	No	MM 4.6-1a-d MM 4.6-2 MM 4.4-1
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	Impact 4.8-14	No	No	No	None
2018 CEQA Checklist Update:					
b) ~~Conflict~~ Cause a significant environmental impact due to a conflict with any ~~applicable~~ land use plan, policy, or regulation ~~of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance)~~ adopted for the purpose of avoiding or mitigating an environmental effect?	Impact 4.1-1 Impact 4.1-2 Impact 4.1-3 Impact 4.1-4	No	No	No	MM 4.6-1a-d MM 4.6-2 MM 4.4-1
~~c) Conflict with any applicable habitat conservation plan or natural community conservation plan?~~	Question deleted; see updated Land Use item b.				

Discussion: Land use and planning is discussed in Section 4.1 of the EIR. Impacts to land use and planning as a result of Project implementation are discussed in Section 4.1.4 of the EIR. The EIR addresses four impacts to land use and planning, three of which were found to be less than significant with mitigation. However, the EIR concluded that the Project would contribute to the significant and unavoidable impact of incompatibility with existing land uses.

The first Addendum to the ARSP EIR evaluated the increase of approximately 10 acres in land designated and zoned as Open Space, with an equivalent reduction in Low Density Residential (LDR) land, with assorted smaller acreage transfers from land designated/zoned residential to open space. It was found that those proposed amendments to zoning and land use did not change the overall nature of the Project, nor were any land uses introduced that dramatically changed those previously analyzed in the ARSP EIR. No new or substantially more severe impacts were introduced. Please refer to the first Addendum for a more thorough analysis and project description.

The current project includes land use modifications for four large lot parcels, AR-21, AR-25, AR-32, and AR-37. With the proposal, the land use for these four large lots will change from LDR to Medium Density Residential (MDR). The project also includes a modification of the existing large lots, resulting in unit transfers between 31 of the large lots within the Specific Plan area. The overall number of units will remain the same. Minor acreage shifts are also proposed to some paseo, landscape, and park parcels.

These proposed amendments to zoning and land use do not change the overall nature of the Project and proposed development, nor do they introduce any land uses that dramatically differ from those already analyzed in the previously certified EIR and approved by the City. These amendments would not physically divide an established community because, as stated in the EIR, “no community would be divided by the Proposed Project, as the project site is comprised of vacant land” (FEIR, p.4.1-31). Further, like the originally proposed Project, the proposed amendments to land use and zoning would not conflict with applicable land use plans, policies, and regulations including: the City Blueprint Implementation Strategies, the City General Plan (Community Design Goals, Community Form, Growth Management), some City Zoning Ordinances (allowed uses), CALTRANS Airport Land Use Handbook, and the McClellan Land Use Compatibility Plan (FEIR, pp. 4.1-31, 4.1-34, 4.1-37, 4.1-39, 4.1-43). There is no significant environmental effect as there is no conflict. Likewise with internal land uses within the proposed development and as outlined in the specific plan, the proposed changes would not conflict with the following applicable guidelines, and not cause a significant environmental effect as a result: the City Community Design Guidelines, City General Plan (Community Design Goals and Policies, Community Forum Goals and Policies) and City Zoning Ordinance (allowed uses), with implementation of mitigation for noise and construction emission reductions (FEIR, pp. 4.1-35 to 4.1-38).

Also, similar to the originally proposed Project, the proposed amendments have the potential to conflict with the City General Plan (Community Form – Relationship of New Development) and the Placer County General Plan (agricultural policies) in a way that causes a significant and unavoidable impact (FEIR pp. 4.1-39 to 4.1-43). There are no mitigation measures presented or available to reduce this impact. However, this impact would not be made substantially more severe by the proposed amendments because, as stated above, the proposed amendments do not change the overall nature of the Project and proposed development nor do they introduce any land uses that dramatically differ from those already analyzed. Therefore, no substantially new or more severe impacts to land use and planning as a result of the proposed Project modifications will occur.

Mitigation Measures: Proposed Project modifications will not increase the potential for new or more severe significant impacts. No additional mitigation measures are required for the Project.

Utilities and Service Systems

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	Not Applicable				
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Not Applicable				
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Not Applicable				
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	Impact 4.12.1-1 Impact 4.12.1-2 Impact 4.12.1-3 Impact 4.12 1-4 Impact 4.12 1-5 Impact 4.12 1-6 Impact 4.12 1-7 Impact 4.12 1-8	No	No	No	MM 4.12.1-1
e) Result in a determination by the wastewater treatment provider which serves the project that it has adequate capacity to serve the project's projected demand in addition of the provider's existing commitments?	Not Applicable				
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	Not Applicable				
g) Comply with federal, state, and local statutes and regulations related to solid waste?	Not Applicable				
2018 CEQA Checklist Update:					

~~a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?~~	Question deleted; see Utilities and Services Systems question c.				
a) ~~b)~~ Require or result in the relocation or construction of new or expanded water, ~~or~~ wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities ~~or expansion of existing facilities~~, the construction or relocation of which could cause significant environmental effects?	Not Applicable				
~~c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?~~	Question deleted; see updated Utilities and Service Systems question a.				
b) ~~d)~~ Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years ~~from existing entitlements and resources, or are new or expanded entitlements needed~~?	Impact 4.12.1-1 Impact 4.12.1-2 Impact 4.12.1-3 Impact 4.12 1-4 Impact 4.12 1-5 Impact 4.12 1-6 Impact 4.12 1-7 Impact 4.12 1-8	No	No	No	MM 4.12 1-1
c) ~~e)~~ Result in a determination by the wastewater treatment provider which serves the project that it has adequate capacity to serve the project's projected demand in addition of the provider's existing commitments?	Not Applicable				
d) ~~f)~~ Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? ~~Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?~~	Not Applicable				
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	Not Applicable				

Discussion: Proposed Utilities and service systems are discussed in Section 4.12 of the EIR. Impacts to utilities and service systems as a result of Project implementation are discussed in Sections 4.12.1.4, 4.12.2.4, 4.12.3.4, 4.12.4.4, and 4.12.5.4 of the EIR, and mitigation measures to reduce these impacts are included in Sections 4.12.1.5, 4.12.2.5, 4.12.3.5, and 4.12.5.5. The EIR addresses 25 impacts to utilities and service systems, most of which will be reduced to a less-than-significant level with mitigation. However, the EIR concluded that the project would contribute to five significant and unavoidable impacts to utilities and services systems, one of which occurs only in the cumulative scenario.

The proposed project includes updates to ARSP Wastewater Master Plan to show that downsizing of sewer lines is appropriate for the development. A technical memorandum prepared by Wood Rodgers, Inc. is included with this Addendum as Attachment 4. In conformance with the adopted sewer study, which was analyzed with the previously certified EIR, the force main for the sewer line will be placed within the future Westbrook Bl. and cross under Pleasant Grove Creek. However, in developing the plans for the proposed large lot tentative map and refining the calculations, it was found that sewer demand is significantly lower than reported in the sewer study; therefore, the force mains for the wastewater system can be reduced in size. The original demand calculations in the Sewer Study required a Central Pump Station sized for 4.18 mgd (million gallons per day), with 18-inch and 12-inch force mains. The Wood Rodgers Utility Study shows that based on the proposed land use plan, the demands on the pump station will be 2.83 mgd, and dual 12-inch force mains will be sufficient to reliably convey wastewater flows within the velocity criteria specified in the City's current design standards. While some pipe resizing is recommended, the system configuration remains generally the same as the original Wastewater Master Plan, as evaluated in Section 4.12.3 of the previously certified EIR. Impacts will be reduced beyond what was previously evaluated; therefore the Project modifications will not result in new or more severe significant impacts to the sewer system.

In addition, the project provided an updated Water Demand calculation to accompany the proposed land use modification, as approximately 153 units will change from LDR to MDR lots. According to the Water Master Plan evaluated with the previously certified EIR, the average daily demand with 2% gallon per minute (gpm) flow rate for the ARSP totals 931.9 gpm, with an average annual demand with 2% acre feet per year (AFY) of 1,503.2 AFY. Higher density land use categories have lower unit demand factors, so the increase in MDR properties results in a lower average daily demand for water, with 926.1 gpm for the Plan area. The average annual demand rate reduces to 1,493.9 AFY. Therefore, water demand will be reduced beyond what was previously evaluated; therefore the Project modifications will not result in new or more severe significant impacts to water demand.

Mitigation Measures: Proposed Project modifications will not increase the potential for new or more severe significant impacts to utilities and service systems. No new mitigation is required for the Project.

Mandatory Findings of Significance

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, threatened or rare species, or eliminate important examples of the major periods of California history or prehistory?	See EIR Section 4.8 (Vegetation and Wildlife) See also "Purpose and Scope of Addendum" above	No	No	No	See EIR Section 4.8 (Vegetation and Wildlife) See also "Purpose and Scope of Addendum" above
b) Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	See EIR Sections 4.1 (Land Use and Agriculture), 4.8 (Vegetation and Wildlife), and 4.12.1 (Public Utilities Water)	No	No	No	See EIR Sections 4.1 (Land Use and Agriculture), 4.8 (Vegetation and Wildlife), and 4.12.1 (Public Utilities Water) See also "Purpose and Scope of Addendum" above

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	See EIR Section 4.12.1 (Public Utilities Water) See also "Utilities and Service Systems" and "Purpose and Scope of Addendum" above.	No	No	No	See also "Utilities and Service Systems" and "Purpose and Scope of Addendum" above
2018 CEQA Checklist Update					
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, threatened, or rare species, or eliminate important examples of the major periods of California history or prehistory?	See above.				

Discussion: This section makes mandatory findings of significance only for those issue areas potentially impacted by proposed Project modifications, as described above and analyzed throughout this Addendum. The previously certified EIR discloses all potential environmental impacts, their level of significance, and mitigation measures to reduce significance for the originally proposed Project; mandatory findings of significance for which can be found in Appendix B of the FEIR.

As discussed above in this Addendum, no significant new or substantially more severe significant impacts would occur as a result of proposed Project modifications, and no new circumstance or information exist that would create significant impacts or require additional analysis. Therefore, there would be no additional and/or substantial adverse effect on, or additional and/or substantial degradation of, biological resources (habitat, species, and range of species) or human beings (directly or indirectly), or any new or more severe cumulatively considerable significant impacts. With implementation of applicable mitigation measures identified in the previously certified EIR and listed above under each issue area, proposed Project modifications would create no significant new or substantially more severe significant impacts to the relevant areas within these mandatory findings of significance categories.

ENVIRONMENTAL DETERMINATION:

In reviewing the site specific information provided for this project and acting as Lead Agency, the City of Roseville, Development Services Department, Planning Division has analyzed the potential environmental impacts created by this project and determined that the findings of CEQA Section 15162 concerning the decision not to prepare a subsequent EIR or negative declaration and the findings of CEQA Section 15164 concerning the decision to prepare an Addendum can be made. As supported by substantial evidence within the Addendum to the AMORUSO RANCH PROJECT SPECIFIC PLAN Environmental Impact Report (SCH #2013102057, certified on June 15, 2016), the Lead Agency makes the following findings:

[**X**] No substantial changes are proposed in the project which would require major revisions of the previous EIR.

[**X**] No substantial changes have occurred with respect to the circumstances under which the project is undertaken.

[**X**] There is no new information of substantial importance which was not known and could not have been known with the exercise of due diligence at the time the previous EIR was certified as complete.

[**X**] Only minor technical changes or additions are necessary in order to deem the adopted environmental document adequate.

Addendum Prepared by:

Shelby Maples

Shelby Maples, Associate Planner
City of Roseville, Development Services–Planning Division

Attachments:

1. Amoruso Ranch Specific Plan EIR (available online at https://www.roseville.ca.us under Government/Departments & Divisions/Planning/Specific Plans, Planning Areas, & Development Agreements/Amoruso Ranch Specific Plan
2. First Addendum to the Amoruso Ranch Specific Plan EIR
3. Amoruso Ranch Specific Plan Amendment – Modified Land Use Table
4. Utility Systems Updates Technical Memorandum
5. Revised Water Demand Calculations
6. Amended Development Agreement

CITY OF ROSEVILLE CALIFORNIA

DEVELOPMENT SERVICES DEPARTMENT–PLANNING DIVISION

311 Vernon St, Roseville, CA 95678 (916) 774-5276

ADDENDUM TO AMORUSO RANCH PROJECT SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (SCH # 2013102057, CERTIFIED ON JUNE 15, 2016)

Project Title/File Number: Amoruso Ranch Specific Plan (ARSP) / 2011PL-039 (ANN-000007, GPA-000061, SPA-000043, RZ-000058 & DA-000047)

Project Location: Accessor Parcel Numbers (APN) 017-020-03, 017-020-036, 017-020-037, 017-010-010, 017-010-011; United States Geological Survey, "Pleasant Grove, CA" 7.5 Minute Topographic Quadrangle, Township 11 North Range 5 East, Sections 11 and 14, Mt. Diablo Baseline and Meridian.

Project Description

The Project as originally proposed and analyzed in the previously certified EIR includes the following components:

- Adoption of the ARSP, which establishes the land use and regulatory framework for approximately 695 acres of mixed-use development (residential, commercial, public/quasi-public, and open space);
- Approval of amendments to the City of Roseville (City) General Plan;
- Approval of pre-zoning designations;
- Approval of a large lot tentative subdivision map;
- Approval of development agreements between the City and the Applicant and landowners;
- Amendment of the City's sphere of influence to include the Project site; and
- Annexation of the project site into the City.

Proposed modifications to the Project and previously adopted EIR include the following:

- Adoption of amended ARSP;
- Approval of amended zoning designations;
- Approval of amended large lot tentative subdivision map;
- Approval of amended development agreement between the City and Applicant
- Adoption of Amended Mitigation Monitoring and Reporting Program (to Eliminate Mitigation Measure 4.12.1-1)

See below for more detail.

Project Applicant: Brookfield Residential / Amoruso Family Trust

Property Owner:

- Angela Eisenpress, Successor Trustee of the Amoruso Family Living Trust, Dated March 14, 2005

- Brookfield Sacramento Holdings, LLC, a Delaware Limited Liability Company

Lead Agency Contact: Gina McColl, Associate Planner

An Addendum to a previously certified and adopted environmental impact report (EIR) may be prepared for a project if only minor technical changes or additions are necessary or none of the conditions calling for the preparation of a subsequent EIR or negative declaration have occurred (California Environmental Quality Act Guidelines [CEQA] Section 15164). Consistent with CEQA Guidelines Section 15164, the below analysis has been prepared in order to demonstrate that none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent EIR have occurred and that only minor technical changes or additions are necessary in order to deem the certified EIR adequate to describe the impacts of the proposed project. CEQA Guidelines Section 15164 also states that an addendum need not be circulated for public review, but can be included in or attached to the certified EIR for consideration by the hearing body. This Addendum focuses only on those aspects of the project or its impacts that require additional discussion.

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PROJECT DESCRIPTION

Project Location

For a detailed description of the project location, refer to Chapter 2 of the Amoruso Ranch Specific Plan (ARSP) and Chapter 2 of the environmental impact report (EIR), included here as Attachment 1. The project site is located along the northern edge of the City of Roseville, approximately 6.5 miles west of Interstate 80 and State Route 65 and 5 miles northwest of downtown Roseville on approximately 695 acres. The Project site consists of APNs 017-020-016-510, 017-020-017-510, 017-010-054-000, 017-010-010-000 and is found on the United States Geological Survey in the "Pleasant Grove, CA" 7.5 Minute Topographic Quadrangle, Township 11 North Range 5 East, Sections 11 and 14, Mt. Diablo Baseline and Meridian. See Figure 2-1 of the EIR and Figure 2.2 of the ARSP.

Background

For detailed Project background information, refer to Section 2.2 of the EIR. The ARSP was developed to comport with the City's growth vision and create a "comprehensively planned, residential-based community with a mix of land uses" to provide "employment opportunities" and "housing choices" to help the City meet "its obligation to accommodate…future population growth in the region" (Final EIR [FEIR], p. 2-9). In May 2011, a formal project application was submitted to the City, and in 2013 the notice of preparation (NOP) was released. The EIR was prepared to analyze potential environment effects associated with adoption of the ARSP and affiliated Project components and entitlements. The Draft EIR (DEIR) was distributed for public review on March 1, 2016. Several public workshops and hearings were held from March 10 to April 11, 2016, after which the FEIR was prepared. On April 14, 2016, the Planning Commission recommended that the City Council adopt and approve all Project components and affiliated entitlements of the ARSP and certify the EIR, and on June 15, 2016, the City Council did so (Resolution No. 16-271).

Thereafter, the Applicant began coordination with the U.S. Army Corps of Engineers (USACE) for a federal Clean Water Act (CWA) Section 404 permit as required for development of land featuring jurisdictional wetlands (FEIR, p. 2-63). During this process, the USACE required additional avoidance of wetland features above what was initially proposed and analyzed in the EIR. To meet this requirement and effectuate other minor Project changes, the ARSP has been amended, which in turn causes amendments to zoning designations, the large lot tentative subdivision map, and the development agreement between the City and Applicant, which are discussed in more detail below and analyzed throughout this addendum.

Environmental Setting

For a detailed description of the environmental setting of the project site and its surrounds, refer to the "Environmental Setting" subsections within Sections 4.1 through 4.15 in Chapter 4 of the EIR; see also Section 2.3 and Figure 2-6 of the EIR. The project site's land uses have been re-designated and rezoned as detailed in Chapter 4 of the ARSP and Chapter 2 of the EIR (and discussed below) and currently remains undeveloped. Prior land use designations for the project site and existing land use designations of its surrounds can be found in Sections 2.3 and 4.1.2 of the EIR (see FEIR, Figure 4.1-2). Generally, the site is characterized by gently rolling terrain and contains nonnative annual grasslands, some wetlands, and University Creek, which runs east to west through the southwest portion of the site (FEIR, pp. 2-4 to 2-6). Land to the north, east, and west of the northern portion of the site is in unincorporated Placer County and is comprised of rural subdivision with multi-acre parcels and agricultural land (FEIR, p. 4.1-2). Land to the south, southwest, and west of the southern portion of the project site is in the City, a portion of which to the southeast will remain open space as the planned Al Johnson Wildlife Area; another portion of which to the south is slated to be developed as a 501-acre residential development (Id., p. 4.1-4).

Proposed Project

Originally Proposed Project

For a detailed description of the originally proposed Project, refer to Chapter 4 of the ARSP and Chapter 2 of the EIR. A brief summary is included below.

Primary components of the originally proposed Project include:

- Adoption of the ARSP: The ASRP established the land use and regulatory framework for an approximate 695-acre mixed-use development that included 2,827 residential units (1,302 low density, 542 medium density, and 873 high density); 51 acres of commercial; 17 acres of public and quasi-public; 22 acres of parks; 145 acres of open space; and 20 acres for urban reserve uses. Development would occur over 30 years and three phases (FEIR, p. 2-58). The City Council adopted the ARSP and EIR on June 15, 2016.

- Approval of Amendments to the City General Plan: The project site was designated Agricultural/80-acre minimum in the Placer County General Plan (1994) and, as part of the Project, was annexed into the City and re-designated as indicated in Table 2-1 of the FEIR for future development as prescribed in Chapter 4 of the ARSP and Chapter 2 of the EIR. The General Plan amendments were approved by City Council on June 15, 2016.

- Approval of Pre-zoning Designations: The project site was zoned Building Site, 80 acres minimum (F-B-X 80 acre) by Placer County and, as part of the Project, was annexed into the City and rezoned as indicated in Table 2-1 of the FEIR for future development as prescribed in Chapter 4 of the ARSP and Chapter 2 of the EIR. The zoning designations were approved by City Council on June 15, 2016.

- Approval of Large Lot Tentative Subdivision Map: The large lot tentative subdivision map was approved by City Council on January 10, 2019; large lot final map recorded May 3, 2019, in Book EE of Maps, at Page 51, Official Records of Placer County.

- Approval of Development Agreements between City and the Applicant and Landowners: The development agreements are binding contracts through which the ARSP would be implemented. They were approved by City Council on June 15, 2016.

- Amendment of the City's Sphere of Influence: The City's sphere of influence would be amended to include the project site. The sphere of influence was approved for amendment by City Council on June 15, 2016.

- Annexation of Project site into City: The project site would be annexed into the City from the County upon approval by Placer County LAFCO. A request to LAFCO for annexation was approved by City Council on June 15, 2016. LAFCO approved annexation on December 18, 2018.

Proposed Project Modifications

Modifications to the proposed Project are described below and analyzed for their potential environmental effects throughout this addendum.

- Adoption of Amended ARSP: The ARSP will be amended to include additional avoidance of wetland features and implement other minor Project changes. Amendments listed below are discussed in revised Sections 4.1 through 4.3 of the ARSP Amendment, included here as Attachment 2, and reflected in revised Figure 4.1 and Tables 4.1 and 4.2. The Amended ARSP will require adoption by City Council.

- Increase of approximately 10-acres of land designated as Open Space and zoned Open Space (OS) in parcels AR-97 and AR-105 along the southern border of the project site, to accommodate USACE's requirement for additional wetland avoidance in order to obtain a CWA Section 404 permit;
  - To accommodate this increase in open space, the following would occur:
    - A reduction of approximately 10-acres of land designated as Low Density Residential and zoned Small Lot Residential (RS) in parcels AR-24 and AR-37, which abut the increased open space area at the southern border of the project site
    - A corresponding transfer of 50 Low Density Residential (LDR) units from these parcels to 50 Community Commercial – Village Center (CC-VC) residential units to be located within the inner core of the project site on AR-52;

- Assorted smaller acreage transfers from parcels designated and zoned for residential to those designated and zoned for open space to accommodate an increase in buffers between developed and undeveloped portions of the Project;

- Amended zoning designation for parcels AR-1, AR-2, and AR-3 from Single-Family Residential (R1) to Small Lot Residential (RS), to accommodate changing demographics and market trends;

- Division of parcel AR-55 into three separate parcels (AR-55, AR-58, and AR-59) to better match comparable specific plans within the City's sphere of influence that have created separate parcels for separate Public/Quasi Public land uses (ARSP Amendment, pp. 9-2, B-17), with AR-58 remaining reserved for water facilities (included the potential well site), AR-59 remaining reserved for recycled water and wastewater, and AR-55 remaining reserved for other undetermined community purposes. All three parcels will be dedicated to the City in fee.

- Removal of the planned 60 kilovolt (kV) electrical line along Westbrook Boulevard and Road A, to accommodate changes with the neighboring planned development Placer Ranch that will remain under Placer County jurisdiction instead of being annexed in to the City as previously planned (ARSP Amendment, pp. 9-13 to 9-14; see FEIR, p. 4.12-5-3); and

- Additional restrictions on fencing and housing placement along open space boundaries that require fencing to remain visually open no more than 50 percent of open space to have homes backing onto it (see ARSP Amendment, Appendix A, pp. A-4 to A-5).

- Minor changes to the water transmission and drainage systems in the southeastern portion of the project site to accommodate the above-described changes (see ARSP Amendment, pp. 9-4, 9-10; see also Utility Systems Updates Technical Memorandum, included here as Attachment 3).

- Approval of Amended Zoning Designations: The amended zoning designations described above will require City Council approval.

- Approval of Amended Large Lot Tentative Subdivision Map: The large lot tentative map has been amended to reflect the ARSP amendments described above and will require Planning Commission approval.

- Approval of Amended Development Agreement between City and Applicant: Amendments to the development agreement between the City and Applicant have been made to reflect the ARSP amendments described above and will require City Council approval. The amended development agreement is included here as Attachment 4.

- Re-adoption of Amended Mitigation Monitoring and Reporting Program (to Eliminate Mitigation Measure 4.12.1-1): Mitigation Measures (MM) 4.12.1-2 will be eliminated because it has been determined that the City is responsible for securing and ensuring a water supply to the project site—not the Applicant (FEIR, p. 4.12.1-67). In lieu, the Applicant shall pay the City water connection fees. The Mitigation Monitoring and Reporting Program (MMRP) adopted on June 15, 2016 (see Resolution No. 16-271) will be amended to exclude this measure and requires re-adoption by City Council.

PURPOSE AND SCOPE OF ADDENDUM

Basis for Addendum

This addendum has been prepared pursuant to CEQA Guidelines and legislative directives (CEQA Guidelines § 15164; Public Resources Code [PRC] §§ 21083, 21166). An addendum is an appropriate subsequent document to a previously certified EIR when some changes to a project are necessary, but those changes do not create new or increased significant environmental impacts that warrant major revisions to the previous document (CEQA Guidelines §§ 15162(a), 15164(a); see *Save Our Heritage Organisation v. City of San Diego* (2018) 28 Cal.App.5th 656, 668). Also, an addendum is appropriate when circumstances surrounding a project have not substantially changed and when no new information of substantial importance has been uncovered that indicates the project would create new significant impacts or increase the severity of the previously identified significant impacts (Ibid). Substantial evidence presented in this addendum demonstrates that the proposed Project modifications, described above and analyzed below, do not create any new significant impacts or increase the severity of previously identified significant impacts, nor are there any new circumstances or new information that would create such impacts or require more robust analysis (CEQA Guidelines § 15162(a)). Therefore, an addendum is the appropriate CEQA document, and a subsequent or supplemental EIR is not warranted (Id., § 15164(e)).

2018 CEQA Checklist Update

Since certification of the previous EIR, the Appendix G Checklist in the CEQA Guidelines has been updated, effective early 2019. Although not required, the updated checklist is included in this Addendum along with the prior version, as applicable as part of a good-faith effort to provide the most up-to-date information to decision makers and the public. (PRC §§ 21002.1(e), 210065; see CEQA Guidelines §§ 15002(a)(1), 15003(c).) The updated checklist is presented in strike out/underline to clearly show changes, which are discussed in the analysis where appropriate. This revised checklist material is not considered "new information" as defined in CEQA Guidelines section 15162(a)(3). (See *Citizens Against Airport Pollution v. City of San Jose* (2014) 227 Cal.App.4th 788, 808; *Cleveland National Forest Foundation v. San Diego Assn. of Governments* (2017) 17 Cal.App.5th 413, 426.)

Impact Conclusions in Previous EIR

The EIR to which this addendum is being attached was certified by the City Council on June 15, 2016. It is currently available for review at the City of Roseville, Development Service Department, Planning Division, 311 Vernon Street, Roseville, CA, 95678, and online at https://www.roseville.ca.us under Government/Departments & Divisions/Planning/Specific Plans, Planning Areas & Development Agreements/Amoruso Ranch Specific Plan. See Background section above for more details.

The EIR identified the following impacts as significant and unavoidable:

- 4.1-3: Potential Incompatibility with Existing Agricultural and Other Land Uses in Placer County and the City of Roseville

- 4.1-8: Cumulative Impacts From Agricultural Resources Conversion
- 4.3-5: Increased Traffic Volumes at Intersections within Placer County, Sutter County, Sacramento County, or City of Lincoln Under Existing Conditions
- 4.3-6: Increased Traffic Volumes on Roadways Within Placer County, Sutter County, Sacramento County, or City of Rocklin Under Existing Conditions
- 4.3-8: Increased Traffic Volumes on State Highways Under Existing Conditions
- 4.3-9: Increased Traffic at City of Roseville Intersections Under 2035 CIP Conditions
- 4.3-11: Increased Traffic on Placer County, Sutter County, Sacramento County, City of Rocklin, or City of Lincoln Intersections Under 2035 CIP Conditions
- 4.3-12: Increased Traffic Volumes on Roadways within Placer County, Sutter County, Sacramento County, or City of Rocklin Under 2035 CIP Conditions
- 4.4-1: Generate Short-Term Construction Related Emissions of Criteria Air Pollutants
- 4.4-2: Generate Long-Term Operational Related (Regional) Emissions of Criteria Air Pollutants
- 4.4-5: Exposure of Sensitive Receptors to Odors
- 4.4-6: Consistency with Plans and Policies
- 4.5-1: Generate a Substantial Contribution To GHG Emissions that Conflicts with an Applicable Plan or Policy
- 4.6-1: Short-Term Noise Generated by Construction Activity
- 4.6-5: Substantial Permanent Increase in Ambient Noise Levels as a Result of the Existing Plus Project Increase in Traffic Noise
- 4.6-7: Substantial Permanent Increase in Ambient Noise Levels as a Result of the 2035 CIP Plus Project Increase in Traffic Noise Outside the Project Site
- 4.12.3-3: Construction or Expansion of Wastewater Treatment Facilities
- 4.13-6: Construction of Off-Site Stormwater Retention Facilities
- 4.14-1: Alteration of the Visual Character of the Site and Vicinity
- 4.14-2: New Sources of Light and Glare
- 4.14-3: Degradation of Scenic Resources and Scenic Vistas

The EIR also identified the following cumulative impacts as significant and unavoidable:

- 4.3-15: Increased Traffic on City of Roseville Intersections Under 2035 Cumulative Conditions
- 4.3-17: Increased Traffic on Placer County, Sutter County, Sacramento County, or City of Lincoln Intersections Under 2035 Cumulative Conditions
- 4.3-20: Increased Traffic Volumes on State Highways Under 2035 Cumulative Conditions
- 4.4-7: Result in a Cumulatively Considerable Net Increase in Criteria Pollutants
- 4.6-9: Substantial Permanent Increase in Ambient Noise Levels as a Result of the 2035 Cumulative Plus Project Increase in Traffic Noise Outside the Project Site
- 4.8-18: Cumulative Impacts to Biological Resources
- 4.12.1-4: Capacity of Water Treatment System to Meet Potable Water Demand
- 4.12.1-8: Cumulative Water Supply and Water Treatment Impacts
- 4.12.3-5: Cumulative Wastewater Impacts
- 4.12.4-5: Cumulative Solid Waste Impacts
- 4.14-4: Cumulative Aesthetic Impacts

No new impacts, including significant or unavoidable ones, occur as a result of proposed Project modifications, and none of the previously identified impacts are made substantially more severe (discussed in more detail below).

Issue Areas Removed from Additional Evaluation

Proposed Project modifications would not require additional construction or development on undeveloped land beyond what was previously analyzed in the certified EIR because there would be no increase in residential units and no other planned development where it was previously unplanned (see EIR, Figure 2-3, Section 2.11, and Section 4, compared with to ARSP Amendment, Figure 4.1). In fact, the increase in open space and decrease in development of undeveloped acreage from the original ARSP would slightly reduce environmental impacts overall. As a result, proposed Project modifications do not have the potential to change the regulatory framework, impact discussion, mitigation measures, or significance conclusions for the following issue areas: aesthetics, agriculture and forestry resources, air quality, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, mineral resources, noise, population and housing, public services, recreation, transportation, tribal cultural resources, and wildfire. These areas are not analyzed further in the checklist but are discussed briefly below. CEQA only requires that environmental documents give decisionmakers sufficient detail on environmental consequences and does not purport to merely "generate paper" by excessively explaining consequences that are "so simple they are almost self-explanatory." (*Save Our Residential Environment v. City of West Hollywood* (1992) 9 Cal.App.4th 1745, 1754; *Laurel Heights Improvement Assn. v. Regents of University of California* (1988) 47 Cal.3d 376, 393; *Save Our Residential Environment v. City of West Hollywood* (1992) 9 Cal.App.4th 1745, 1754).

Revisions made to the ARSP would not change the overall aesthetic nature of the planned development, and some serve to reduce visual impacts—specifically the new open fencing and home placement restrictions that allow more open space to be viewed by visual receptors. Therefore, aesthetics need not be further analyzed. Similarly, agriculture and forestry resources, cultural resources, geology and soils, hydrology and water quality, mineral resources, recreation, and tribal cultural resources do not require additional analysis. These issue areas require disturbance of previously undisturbed land to incur environmental effects, and the proposed Project modifications will not disturb more undisturbed land than previously analyzed in the certified EIR because it does not include new construction or development. Further, no increase in "construction and/or operation" means no additional or more severe impacts to, or from, energy, hazards and hazardous materials, noise, population and housing, public services, and recreation because there can be no physical environmental change to these issue areas without the impetus of such project action (FEIR, p. 1-9; see CEQA Guidelines §§ 15358(b), 15378(a)). And, changes to the water transmission and drainage systems that will occur in the southeastern portion of the project site are so minor that the systems remain "largely unchanged," with water and drainage flows remaining "the same," thereby precluding environmental impacts to issue areas as a result (see Utility Systems Updates Technical Memorandum, pp. 5, 10).

Impacts to transportation systems also would not increase because proposed Project modifications would not generate any significant amount of new vehicle trips beyond what was previously analyzed in the certified EIR (FEIR, pp. 4.3-43 to 4.3-44). Trip generation rates are based on development of structures and their respective land uses (e.g., high-density residential, low-density residential, commercial) (FEIR, Appendix M [p. 64]). No additional development will occur under proposed Project modifications, and the only relevant land-use shift will be a rezone that allows 50 residential units to change from a lower density housing designation (LDR) to higher density housing designation (CC-VC). This rezone will result in a slight decrease in the amount of daily trip numbers shown in the FEIR and will not exceed the City's threshold for requiring additional analysis, which is set at an increase of 50 PM peak-hour trips (see FEIR, Table 4.3-7 [currently showing 609 PM peak-hour trips for multi-family residential units, significantly less than the 1,954 PM peak-hour trips for single-family residential]). Further, projected area distribution of vehicle trips will not change because the Project was analyzed with one external point of entry/egress only, which does not change with proposed modifications (see FEIR, Figure 4.3-5). No significant increase in vehicle trips, construction, or development means no increase in air pollutants and greenhouse gas emissions because these are only relevant sources of project-related air pollutants (FEIR, p. 4.4-22 to 4.4-26, 4.5-20). Therefore, no additional environmental impacts to air quality and from greenhouse gas emissions would occur that could warrant further checklist evaluation. Lastly, wildfire need not be further addressed because the project site is not within a State Responsibility Area, which is a checklist threshold for

wildfire analysis; upon annexation it received fire protection from the Roseville Fire Department and not CAL FIRE (FEIR, pp. 4.11-5, 4.11-8).

A full discussion of how these issue areas may be impacted by the Project can be found in Chapter 4 of the EIR. See also "No New Circumstances or New Information" below.

Issue Areas Receiving Additional Evaluation

Some proposed ARSP amendments and EIR revisions, however, are so closely tied to certain issue areas that, although no impacts are anticipated, were evaluated out of an abundance of caution, specifically: biological resources, land use and planning, and utilities (water supply). See also "No New Circumstances or New Information" below.

No New Circumstances or New Information

Since certification of the previous EIR on June 15, 2016, circumstances surrounding the formerly proposed project and its location have not substantially changed nor has any new information of substantial importance come to light that indicates the Project would create new significant impacts or increase the severity of existing significant impacts (CEQA Guidelines § 15162(a)). No new projects beyond those discussed in the previously certified EIR have been approved or proposed within the vicinity of the project site that could impact or increase the Project's environmental effects, and the City is not aware of any other new information that might bear relevance on the Project's CEQA analysis. Nor is there new information of substantial importance showing that: (i) mitigation measures or alternatives previously found to be infeasible would actually now be feasible and would substantially reduce one or more significant effects of the proposed project, but the project proponents decline to adopt the mitigation measure or alternative; or (ii) mitigation measures or alternatives considerably different from those analyzed in the previously certified CEQA documents would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative. Therefore, there is no evidence on the record, or otherwise reasonably discoverable, indicating that any new circumstances or new information exist that that would: (a) create new significant impacts; (b) substantially increase the severity of previously identified significant impacts; (c) or require additional analysis or verification. As a result, all boxes in the "New Circumstances" and "New Information" columns in the checklist below are marked "No." Note that USACE's requirement for additional wetland avoidance, discussed above in the "Background" section and below in Biological Resources," is a not a result of newly discovered wetlands or inadequate EIR analysis or mitigation measures but a product of unanticipated requirements by the agency.

ENVIRONMENTAL CHECKLIST FOR ADDENDUM ENVIRONMENTAL REVIEW

The purpose of this checklist is to evaluate the categories in terms of any "changed condition" (i.e. changed circumstances, project changes, or new information of substantial importance) that may result in a changed environmental result. A "no" answer does not necessarily mean there are no potential impacts relative to the environmental category, but that there is no change in the condition or status of the impact since it was analyzed and addressed in prior environmental documents.

EXPLANATION OF CHECKLIST EVALUATION CATEGORIES

Where Impact was Analyzed
This column provides a cross-reference to the pages of the prior environmental documents where information and analysis may be found relative to the environmental issue listed under each topic.

Do Proposed Changes Involve New Significant Impacts?
Pursuant to Section 15162(a)(1) of the CEQA Guidelines, this column indicates whether the changes represented by the current project will result in new significant impacts that have not already been considered

and mitigated by the prior environmental review documents and related approvals, or will result in a substantial increase in the severity of a previously identified impact.

Any New Circumstances Involving New Impacts?
Pursuant to Section 15162(a)(2) of the CEQA Guidelines, this column indicates whether there have been changes to the project site or the vicinity (circumstances under which the project is undertaken) which have occurred subsequent to the certification or adoption of prior environmental documents, which would result in the current project having new significant environmental impacts that were not considered in the prior environmental documents or that substantially increase the severity of a previously identified impact.

Any New Information Requiring New Analysis or Verification?
Pursuant to Section 15162(a)(3)(A–D) of the CEQA Guidelines, this column indicates whether new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental documents were certified or adopted is available requiring an update to the analysis of the previous environmental documents to verify that the environmental conclusions and mitigation measures remain valid. Either "yes" or "no" will be answered to indicate whether there is new information showing that: (A) the project will have one or more significant effects not discussed in the prior environmental documents; (B) that significant effects previously examined will be substantially more severe than shown in the prior environmental documents; (C) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or (D) that mitigation measures or alternatives which are considerably different from those analyzed in the prior environmental documents would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. If "no," then no additional environmental documentation (supplemental or subsequent EIR) is required.

Mitigation Measures Implemented or Addressing Impacts
Pursuant to Section 15162(a)(3) of the CEQA Guidelines, this column indicates whether the prior environmental documents provide mitigation measures to address effects in the related impact category. In some cases, the mitigation measures have already been implemented. A "yes" response will be provided in any instance where mitigation was included, regardless of whether the mitigation has been completed at this time. If "none" is indicated, this environmental analysis concludes a significant impact does not occur with this project, no mitigation was previously included, and no mitigation is needed.

DISCUSSION AND MITIGATION SECTIONS

Discussion
A discussion of the elements of the checklist is provided under each environmental category in order to clarify the answers. The discussion provides information about the particular environmental issue, how the project relates to the issue and the status of any mitigation that may be required or has already been implemented.

The discussion below relies on analysis conducted for the EIR with minor supplements were appropriate.

Mitigation Measures
Applicable mitigation measures from the prior environmental review that apply to the project are listed under each environmental category.

Conclusions
A discussion of the conclusion relating to the analysis contained in each section.

Biological Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	Impact 4.8-3 Impact 4.8-4 Impact 4.8-5 Impact 4.8-6 Impact 4.8-11 Impact 4.8-12 Impact 4.8-14 (General loss of biological resources, onsite and offsite; cumulative impacts: Impact 4.8-15, Impact 4.8-16, Impact 4.8-18)	No	No	No	MM 4.8-3 MM 4.8-4 MM 4.8-5 MM 4.8-6 MM 4.8-7 MM 4.8-9 MM 4.8-10 (MM 4.8-1 (a) , MM 4.8-1 (b), MM 4.8-2, MM 4.8-3, MM 4.8-4, MM 4.8-5, MM 4.8-6, MM 4.8-7, MM 4.8-9, MM 4.8-10, MM 4.8-11, MM 4.8-12)
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	Impact 4.8-7 Impact 4.8-10 Impact 4.8-13	No	No	No	MM 4.8-7 MM 4.8-8 MM 4.14-3
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	Impact 4.8-2	No	No	No	MM 4.8-1 (a) MM 4.8-1 (b) MM 4.8-2
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife	Impact 4.8-8	No	No	No	MM 4.8-8 MM 4.14-3

species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?					
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Impact 4.8-9	No	No	No	None
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	Impact 4.8-14	No	No	No	None
2018 CEQA Checklist Update:					
c) Have a substantial adverse effect on <u>state or</u> federally protected wetlands ~~as defined by Section 404 of the Clean Water Act~~ (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	See item c above				

Discussion: Biological resources are discussed in Section 4.8 of EIR. Impacts to biological resources as a result of Project implementation are discussed in Section 4.8.4 of the EIR, and mitigation measures to reduce these impacts are included in Section 4.8.5. The EIR addressed 18 impacts to biological resources, most of which were determined to be reduced to a less-than-significant level with mitigation. However, the EIR concluded that the Project would contribute to a significant and unavoidable cumulative impact to regional biological resources in conjunction with other regional development.

Relevant proposed Project modifications include an amendment to the ARSP to add 10 acres of open space by expanding parcels that are already approved and designated/zoned for open space and reducing parcels already approved and designated/zoned for residential development and, to a lesser degree, assorted other smaller acreage transfers from land designated/zoned residential to open space (see "Project Description" above). The purpose of this 10-acre increase in open space is for additional avoidance of federally protected wetlands that occur on the project site, at the behest of the USACE—the federal permitting agency with jurisdiction over the required Section 404 permit (FEIR, p. 4.8-36). As part of the Section 404 permitting process, the USACE requested that the Applicant develop an alternative that would result in reduced adverse impacts to the aquatic environment, specifically to wetland resources within the southern portion of the Project site. This request for additional wetland avoidance was not known or anticipated at the time the original ARSP and EIR were prepared and adopted/certified. The Applicant and City have undertaken extensive consultation with the USACE during Project and document planning and preparation between June 2011 and November 2013, which resulted in the wetland protection and mitigation outlined in the EIR (see FEIR, p. 4.8-35). However, after preparation and release of the draft environmental impact statement (EIS) as required under the National Environmental Policy Act (NEPA) for issuance of a Section 404 permit for the Project (USACE Action ID: SPK-2004-00888), the Applicant and the USACE continued to examine potential ways that the Project could be further modified to avoid wetlands, particularly in the southern portion of the Project site. As a result, the

proposed Project modifications include a revised land use plan that enlarges the southwestern open space area and reduces wetland impacts.

Parcels affected by this 10-acre transfer and other smaller acreage transfers are located on or near the southern/southwestern border of the project site and were found to contain terrestrial habitat (annual grassland) and aquatic habitat (vernal pools, seasonal wetland, seasonal wetland swale, intermittent drainage, seasonal creek/stream) along with vernal pool fairy shrimp, a federally protected special-status specie (see ARSP Amendment, Figure 4.1; FEIR, Figures 4.8-1 and 4.8-2, pp. 4.8-3 to 4.8-9 and 4.8-25 to 4.8-26). However, none of these, or any other, biological resources will be impacted by proposed Project modifications because no new or increased construction or development would occur that could impact habitat and species. In fact, the increase in open space will provide additional protection for habitat and species, specifically wetlands and fairy shrimp, essentially decreasing impacts and creating a beneficial effect that comports with, and does not conflict with, local policies/ordinances or conservation plans designed to protect species. Therefore, no substantially new or more severe significant impacts to biological resources as a result of proposed Project modifications will occur.

Mitigation Measures: Proposed Project modifications will not increase the potential for new significant or more severe significant impacts to biological resources, therefore no previous mitigation measures apply, and no new mitigation is warranted.

Conclusion: Proposed Project modifications will not create any significant new or substantially more severe significant impacts to biological resources; no mitigation is required.

Land Use and Planning

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Physically divide an established community?	No Impact (FEIR, p. 4.1-31)	No	No	No	None
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	Impact 4.1-1 Impact 4.1-2 Impact 4.1-3 Impact 4.1-4	No	No	No	MM 4.6-1a–d MM 4.6-2 MM 4.4-1
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	Impact 4.8-14	No	No	No	None
2018 CEQA Checklist Update:					
b) ~~Conflict~~ Cause a significant environmental impact due to a conflict with any ~~applicable~~ land use plan, policy, or regulation ~~of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance)~~ adopted for the purpose of avoiding or mitigating an environmental effect?	Impact 4.1-1 Impact 4.1-2 Impact 4.1-3 Impact 4.1-4	No	No	No	MM 4.6-1a–d MM 4.6-2 MM 4.4-1
~~c) Conflict with any applicable habitat conservation plan or natural community conservation plan?~~	Question deleted; see updated Land Use item b and Biological Resources item f				

Discussion*:* Land use and planning is discussed in Section 4.1 of EIR. Impacts to land use and planning as a result of Project implementation are discussed in Section 4.1.4 of the EIR. The EIR addressed four impacts to land use and planning, three of which were less than significant level with mitigation. However, the EIR concluded that the Project would contribute to the significant and unavoidable impact of incompatibility with existing land uses.

Relevant proposed Project modifications include a 10-acre increase in land designated as Open Space and zoned Open Space (OS) and a commensurate 10-acre decrease in land designated as Low Density Residential and zoned Small Lot Residential (RS), along with assorted smaller acreage transfers from land designated/zoned residential to open space (see "Project Description" above). As a result of this acreage

shift, 50 proposed residential units would be transferred from parcels AR-24 and AR-37 to parcel AR-52 as higher density residential units (within the inner core of the project site). Additionally, amendments to zoning designations are proposed for parcels AR-1, AR-2, and AR-3 to rezone them from Single-Family Residential (R1) to Small Lot Residential (RS), to accommodate changing demographics and market trends. Further, a division of parcel AR-55 is proposed to create three separate parcels (AR-55, AR-58, and AR-59) in order to better match comparable specific plans within the City's sphere of influence that have created separate parcels for separate Public/Quasi Public land uses. After division, AR-58 will be reserved for water facilities, included a potential well site, AR-59 will be reserved for recycled water and wastewater facilities, and AR-55 will be reserved for other undetermined community purposes—all of these facilities were previously analyzed in the EIR (FEIR, pp. 2-12, 2-18, 4.12.1-36 to 4.12.1-67, 4.12.2-5 to 4.12.5-10). All three parcels will be dedicated to the City in fee.

These proposed amendments to zoning and land use do not change the overall nature of the Project and proposed development nor do they introduce any land uses that dramatically differ from those already analyzed in the previously certified EIR and approved by the City. These amendments would not physically divide an established community because, as stated in the EIR, “no community would be divided by the Proposed Project, as the project site is comprised of vacant land” (FEIR, p. 4.1-31). Further, like the originally proposed Project, the proposed amendments to land use and zoning would not conflict with (i.e., would be “consistent with”) applicable land use plans, policies, and regulations, including: the City Blueprint Implementation Strategies, the City General Plan (Community Design Goals, Community Form, Growth Management), some City Zoning Ordinances (allowed uses), CALTRANS Airport Land use Handbook, and the McClellan Land Use Compatibility Plan (FEIR, pp. 4.1-31, 4.1-34, 4.1-37, 4.1-39, 4.1-43). Because there would be no conflict, there would be no significant environmental effect as a result of a conflict. Likewise with internal land uses within the proposed development and as outlined in the specific plan, the proposed changes would not conflict with the following applicable guidelines, and not cause a significant environmental effect as a result: the City Community Design Guidelines, City General Plan (Community Design Goals and Policies, Community Forum Goals and Policies) and City Zoning Ordinance (allowed uses), with implementation of mitigation for noise and construction emission reductions (FEIR, pp. 4.1-35 to 4.1-38).

Also, similar to the originally proposed Project, the proposed amendments have the potential to conflict with the City General Plan (Community Form-Relationship of New Development) and the Placer County General Plan (agricultural policies) in a way that causes a significant and unavoidable impact (FEIR, pp. 4.1-39 to 4.1-43). Any conflicts with the City Zoning Ordinance discussed in the EIR under Impact 4.1-3 are not applicable here as the project site as already been zoned for development as prescribed in the original ARSP (see Resolution No. 16-271) (FEIR, pp. 4.1-42 to 4.1-43). There are no mitigation measures presented or available to reduce this impact. However, this impact would not be made substantially more severe by the proposed amendments because, as stated above, the proposed amendments do not change the overall nature of the Project and proposed development nor do they introduce any land uses that dramatically differ from those already analyzed. Further, there are no conflicts with applicable habitat conservation plan or natural community conservation plans; see “Biological Resources” above. Therefore, no substantially new or more severe significant impacts to land use and planning as a result of proposed Project modifications will occur.

Mitigation Measures: To lessen Impact 4.1-2, the following mitigation measure prescribed in the EIR are applicable to proposed Project modifications: MM 4.6-1a–d, MM 4.6-2, MM 4.4-1.

Conclusion: With implementation of applicable mitigation measures identified in the previously certified EIR and listed above, proposed Project modifications will not create any significant new or substantially more severe significant impacts to land use and planning.

Utilities and Service Systems

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	Not Applicable				
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Not Applicable				
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Not Applicable				
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	Impact 4.12.1-1 Impact 4.12.1-2 Impact 4.12.1-3 Impact 4.12.1-4 Impact 4.12.1-5 Impact 4.12.1-6 Impact 4.12.1-7 Impact 4.12.1-8	No	No	No	MM 4.12.1-1

e) Result in a determination by the wastewater treatment provider which serves the project that it has adequate capacity to serve the project's projected demand in addition of the provider's existing commitments?	Not Applicable				
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	Not Applicable				
g) Comply with federal, state, and local statutes and regulations related to solid waste?	Not Applicable				
2018 CEQA Checklist Update:					
~~a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?~~	Question deleted; see Utilities and Service Systems question c.				
a ~~b~~) Require or result in the relocation or construction of new or expanded water, ~~or~~ wastewater treatment or stormwater, drainage, electric power, natural gas, or telecommunications facilities ~~or expansion of existing facilities~~, the construction of which could cause significant environmental effects?	Not Applicable				
~~c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?~~	Question deleted; see updated Utilities and Service Systems question a.				
b ~~d~~) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years ~~from existing entitlements and resources, or are new or expanded entitlements needed~~?	Impact 4.12.1-1 Impact 4.12.1-2 Impact 4.12.1-3 Impact 4.12.1-4 Impact 4.12.1-5 Impact 4.12.1-6 Impact 4.12.1-7 Impact 4.12.1-8	No	No	No	MM 4.12.1-1

c ~~e~~) Result in a determination by the wastewater treatment provider which serves the project that it has adequate capacity to serve the project's projected demand in addition of the provider's existing commitments?	Not Applicable
d ~~f~~) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? ~~Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?~~	Not Applicable
e ~~g~~) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	Not Applicable

Discussion: Proposed Utilities and service systems are discussed in Section 4.12 of the EIR. Impacts to utilities and services systems as a result of Project implementation are discussed in Sections 4.12.1.4, 4.12.2.4, 4.12.3.4, 4.12.4.4, and 4.12.5.4 of the EIR, and mitigation measures to reduce these impacts are included in Sections 4.12.1.5, 4.12.2.5, 4.12.3.5, 4.12.4.5, and 4.12.5.5. The EIR addressed 25 impacts to utilities and services systems, most of which will be reduced to a less-than-significant level with mitigation. However, the EIR concluded that the Project would contribute to five significant and unavoidable impacts to utilities and services systems, one of which occurs only in the cumulative scenario.

The proposed Project modifications have limited interplay with utilities and services systems, which are, therefore, by and large not applicable for analysis here. The division of parcel AR-55 that establishes separate parcels for separate utility facilities does not change the proposed location or function of these facilities. The change is in name only (as re-parceling) and is proposed to better match other comparable specific plans within the City's sphere of influence that have created separate parcels for separate Public/Quasi Public land uses. These facilities and their locations were previously analyzed in the EIR (FEIR, pp. 2-12, 2-18, 4.12.1-36 to 4.12.1-67, 4.12.2-5 to 4.12.2-10). Removal of the planned 60 kV electrical line along the Westbrook Boulevard and Road A from the ARSP will not impact utilities for the Project because that line was intended to service the planned neighboring community of Placer Ranch at a time when it was assumed that the City would annex that land and be the lead agency (FEIR, p. 4.12-5-3). However, Placer Ranch will remain in Placer County and obtain its electrical service in another manner (see Final EIR for Sunset Area Plan/Placer Ranch Specific Plan, SCH # #2016112012; specific plan adopted by Placer County Board of Supervisors on December 10, 2019 [Resolution 2019-241]). And, changes to the water transmission and drainage systems that will occur in the southeastern portion of the project site are so minor that the systems remain "largely unchanged," with water and drainage flows remaining "the same," thereby precluding environmental impacts to utilities and service systems as a result and actually lowering "water use factors and lower wastewater generation rates for the project" overall (see Utility Systems Updates Technical Memorandum, pp. 5, 10).

The one proposed Project modification that could impact utilities and service systems is the elimination of MM 4.12.1-1 and subsequent amendment of the MMRP—the original version of which was adopted by the City on June 15, 2016 (see Resolution No. 16-271). Consequently, only water supply is substantively discussed here because the measure being eliminated purported to mitigate impacts to water supply.

Impacts to water supply as a result of Project implementation are discussed in Section 4.12.1.4 of the EIR; MM 4.12.1-1 was adopted to reduce these impacts. (See Section 4.12.1.5.) The EIR addressed eight impacts to water supply, one of which was considered potentially significant (Impact 4.12.1-1) and two of which were considered significant and unavoidable in the cumulative scenario (Impact 4.12.1-4 and Impact 4.12.1-8). MM 4.12.1-1 was included to reduce Impact 4.12.1-1 to a less-than-significant level.

MM 4.12.1-1 requires that the Applicant provide a "proportionate share of required funding to the City" for water supply, with the City entering into an agreement with Placer County Water Agency (PCWA) to secure water supply for the Project. Constraints were put on the water source in that it need be: (1) "legally available and sufficient" to meet Project demands, (2) consistent with applicable regulations, (3) subject to environmental review, (4) approved by the agency with jurisdiction over the water, and (5) funded (FEIR, p. 4.12.1-67). In lieu of this mitigation established in 2016, the Applicant shall instead pay the City water connection fees that are required pursuant to a recent update of the City Municipal Code section 14.08.025 - Water connection fees (see Ord. 6100 § 2, 2019). Section 14.08.025 calculates water connection fees based on a "dwelling unit equivalent" (DUE) wherein the fee amount depends on whether the DUE is designated Low Density Residential or High Density Residential; connection fees are adjusted annually.

To determine if an effect would be significant under CEQA, a lead agency develops or adopts thresholds of significance, either generally or on a case-by-case basis, compliance with which means the impact would be less than significant (CEQA Guidelines §§ 15064(b)(2), 15064.7(a)–(b)). Here, the City adopts its water connection fee as the threshold of significance for impacts to water supply (i.e., for "determining whether a project would have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years") because it creates a consistent standard by which usage, preservation, and maintenance of the local raw water supply can be measured and controlled to ensure sufficient water supplies are available to serve the Project and the remainder of the City during normal and dry years while not depleting supplies (see Municipal Code § 14.08.025(a); CEQA Guidelines § 15064.7(d); FEIR, p. 4.12.1-39; see also Municipal Code § 14.09.020). Thus, compliance with section 14.08.025 ensures less-than-significant impacts to water supply. Compliance with regulatory programs, such as municipal codes, generally provide sufficient evidence under CEQA that an impact will not have an effect on the environment and therefore does not require mitigation (see *Mission Bay Alliance v. Office of Community Investment & Infrastructure* (2016) 6 Cal.App.5th 160). Here, the Applicant must pay the water connection fee before the City will issue building permits for the planned development, therefore, compliance is ensured and impacts to water supply are less than significant—i.e., Impact 4.12.1-1 is reduced to less than significant without mitigation (see Municipal Code § 14.08.025(D); FEIR, p. 4.12.1-40). Further, as stated above, proposed modifications will result in "lower water use" overall (see Utility Systems Updates Technical Memorandum, p. 5).

Mitigation Measures: Proposed Project modifications will not increase the potential for new or more severe significant impacts to utilities and service systems, specifically water supply, because payment of the City water connection fee will ensure potential impacts (Impact 4.12.1-1) remain at a less-than-significant level; therefore no previous mitigation measures apply and no new mitigation is warranted.

Conclusion: Proposed Project modifications will not create any significant new or substantially more severe significant impacts to utilities and service systems, specifically water supply; no mitigation is required.

Mandatory Findings of Significance

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of an endangered, threatened or rare species, or eliminate important examples of the major periods of California history or prehistory?	See EIR Section 4.8 (Vegetation and Wildlife) See also "Biological Resources" and "Purpose and Scope of Addendum" above	No	No	No	See EIR Section 4.8 (Vegetation and Wildlife) See also "Biological Resources" and "Purpose and Scope of Addendum" above
b) Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	See EIR Sections 4.1 Land Use and Agriculture), 4.8 (Vegetation and Wildlife), and 4.12.1 (Public Utilities Water) See also "Biological Resources," "Land Use and Planning," "Utilities and Service Systems," and "Purpose and	No	No	No	See EIR Sections 4.1 Land Use and Agriculture), 4.8 (Vegetation and Wildlife), and 4.12.1 (Public Utilities Water) See also "Biological Resources," "Land Use and Planning," "Utilities and Service Systems," and "Purpose and Scope of Addendum" above

	Scope of Addendum" above				
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	See EIR Section 4.12.1 (Public Utilities Water) See also "Utilities and Service Systems" and "Purpose and Scope of Addendum" above	No	No	No	See also "Utilities and Service Systems" and "Purpose and Scope of Addendum" above
2018 CEQA Checklist Update:					
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, threatened or rare species, or eliminate important examples of the major periods of California history or prehistory?	See above.				

Discussion:

This section makes mandatory findings of significance only for those issue areas potentially impacted by proposed Project modifications, as described above and analyzed throughout this addendum. The previously certified EIR discloses all potential environmental impacts, their level of significance, and mitigation measures to reduce significance for the originally proposed Project; mandatory findings of significance for which can be found in Appendix B of the FEIR.

As discussed above in this addendum, no significant new or substantially more severe significant impacts would occur as a result of proposed Project modifications, and no new circumstance or information exist that would create significant impacts or require additional analysis. Therefore, there would be no additional and/or substantial adverse effect on, or additional and/or substantial degradation of, biological resources (habitat, species, and range of species) or human beings (directly or indirectly), or any new or more severe cumulatively considerable significant impacts.

Mitigation Measures: See measures listed in each issue area discussion for those applicable to proposed Project modifications.

Conclusion: With implementation of applicable mitigation measures identified in the previously certified EIR and listed above under each issue area, proposed Project modifications would create no significant new or substantially more severe significant impacts to the relevant areas within these mandatory findings of significance categories.

ENVIRONMENTAL DETERMINATION:

Based on analysis conducted in this addendum and in the previously certified EIR, it is determined that implementation of proposed Project modifications, as described in this addendum, would not result in any new or substantially more severe environmental impacts, either directly or as a result of new circumstances or information. The City may take the following actions in compliance with CEQA:

- Adopt the amended ARSP
- Approve the amended land use designations
- Approve the amended zoning designations
- Approve the amended large lot tentative subdivision map
- Approve the amended development agreement between City and Applicant
- Re-adopt the amended MMRP

In reviewing the site specific information provided for this project and acting as Lead Agency, the City of Roseville, Development Services Department, Planning Division has analyzed the potential environmental impacts created by this project and determined that the findings of CEQA Section 15162 concerning the decision not to prepare a subsequent EIR and the findings of CEQA Section 15164 concerning the decision to prepare an Addendum can be made. As supported by substantial evidence within the Addendum to the AMORUSO RANCH PROJECT SPECIFIC PLAN Environmental Impact Report (SCH # 2013102057, certified on June 15, 2016), the Lead Agency makes the following findings:

[**X**] No substantial changes are proposed in the project which would require major revisions of the previous EIR.

[**X**] No substantial changes have occurred with respect to the circumstances under which the project is undertaken.

[**X**] There is no new information of substantial importance which was not known and could not have been known with the exercise of due diligence at the time the previous EIR was certified as complete.

[**X**] Only minor technical changes or additions are necessary in order to deem the certified environmental document adequate.

Addendum Prepared by:

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Gina McColl, Associate Planner
City of Roseville, Development Services–Planning Division

Attachments:

1. Amoruso Ranch Specific Plan EIR (available online at https://www.roseville.ca.us under Government/Departments & Divisions/Planning/Specific Plans, Planning Areas & Development Agreements/Amoruso Ranch Specific Plan)
2. Amoruso Ranch Specific Plan (Amendment - Change Pages)
3. Utility Systems Updates Technical Memorandum
4. Amended Development Agreement

4.2 Land Use Plan

The land use designations identified in the ARSP are summarized below (Table 4.1), with an accompanying Land Use Map (Figure 4.1) and breakdown by parcel (Table 4.2) on the following pages.

Table 4.1
Land Use Summary

General Plan Land Use	*Applied Zoning District*	*Acres*	*% of Total Acres*	*Allocated Units*	*% of Total Units*
LDR (Low Density Residential)	RS	~~239.34~~219.05	~~34.47~~31.55%	~~1252~~1099 ~~1136~~	~~44~~38.88~~.29~~ %
MDR (Medium Density Residential)	RS	~~50.27~~69.24	~~7.24~~9.97%	~~542~~695	~~19.17~~24.58 %
HDR (High Density Residential)	R3	~~38~~37.~~13~~86	5.4~~5~~9%	873	30.88%
Community Commercial - Village District	CMU-SA (Commercial Mixed-Use - Special Area)	27.~~27~~12	3.~~93~~91%	159	5.62%
Community Commercial	CC (Community Commercial)	23.~~85~~ 71	3.~~43~~41%		
Open Space	OS	~~144.19~~144.59	20.~~76~~83%		
Open Space (Paseos)	OS	~~10~~10.~~74~~95	1.~~55~~58%		
Parks & Recreation	PR	22.~~14~~19	3.~~19~~20%		
Public / Quasi Public	P/QP (Fire Station)	~~3.02~~2.95	0.~~43~~42%		
	P/QP (Water Facilities)	1.35	0.19~~21~~%		
	P/QP (Lift Station A)	0.28	0.04%		
	P/QP (Lift Station B)	0.85	0.12%		
	P/QP (School)	9.~~62~~59	1.~~39~~38%		
	P/QP (Community Facility)	1.46	0.21%		
	P/QP (Recycling Center)	0.65	0.09%		
Urban Reserve	UR	20.00	2.88%	1	0.04%
Misc. Roads		~~101.24~~102.57	14.~~58~~77%		
Total		**694.40**	**100%**	**2827**	**100%**

Table 4.2 Land Use by Parcel Number					
Parcel	***GP Land Use***	***Zoning***	***Acres***	***Allocated Units***	***Density***
AR-1	LDR	RS	~~19.87~~20.16	~~68~~70	3.~~42~~47
AR-2	LDR	RS	24.~~96~~71	~~97~~101	~~3.89~~4.09
AR-3	LDR	RS	27.~~25~~26	~~80~~84	~~2.94~~3.08
AR-4	LDR	RS	7.21~~19~~	~~41~~31	~~5.70~~4.30
AR-5	LDR	RS	2.~~76~~39	~~17~~10	~~6.16~~4.19
AR-6	LDR	RS	~~4.98~~5.37	~~34~~25	~~6.83~~4.66
AR-7	LDR	RS	3.~~17~~12	~~18~~19	~~5.68~~6.09
AR-8	LDR	RS	8.~~19~~44	~~52~~56	~~6.35~~6.63
AR-9	LDR	RS	6.~~22~~26	~~40~~42	~~6.43~~6.70
AR-10	MDR	RS	10.~~69~~53	138	~~12.91~~13.10
AR-11	LDR	RS	8.~~40~~24	~~55~~ 38	~~6.55~~4.61
AR-12	LDR	RS	3.~~38~~13	~~21~~16	~~6.21~~5.11
AR-13	LDR	RS	~~6.08~~5.39	~~40~~30	~~6.58~~5.57
AR-14	LDR	RS	7.~~05~~44	~~45~~50	~~6.38~~6.72
AR-15	LDR	RS	~~6.94~~7.43	~~45~~49	~~6.48~~6.59
AR-16	LDR	RS	6.~~84~~56	~~43~~45	6.~~55~~86
AR-17	LDR	RS	3.~~56~~62	~~24~~24	6.~~74~~62
AR-18	LDR	RS	5.~~05~~11	~~31~~33	~~6.14~~6.45
AR-19	HDR	R3	9.~~34~~33	230	24.~~63~~64
AR-21	~~LDR~~MDR	RS	2.~~35~~05	~~13~~15	~~553~~7.33
AR-22	LDR	RS	~~4.34~~6.05	~~28~~32	~~6.45~~5.29
AR-23	LDR	RS	2.~~93~~75	19	6.~~48~~91
AR-24	LDR	RS	2.50	~~13~~12	~~5.20~~4.79
AR-25	~~LDR~~MDR	RS	~~4.62~~5.29	~~28~~38	~~6.06~~7.18
AR-26	LDR	RS	9.~~70~~26	~~55~~48	5.~~67~~.18
AR-27	LDR	RS	2.~~40~~40	15	~~6.25~~6.25
AR-28	MDR	RS	10.~~32~~17	129	12.~~50~~69
AR-30	LDR	RS	~~3.33~~2.89	~~23~~13	~~6.91~~4.50
AR-31	LDR	RS	4.40	27	6.~~14~~13
AR-32	~~LDR~~MDR	RS	7.~~72~~78	~~50~~58	~~6.48~~7.45
AR-33	MDR	RS	5.~~30~~14	~~61~~42	~~11.51~~8.17
AR-34	LDR	RS	3.~~82~~21	~~19~~14	~~4.97~~4.37
AR-35	LDR	RS	4.~~58~~82	~~24~~20	~~5.24~~4.15
AR-36	HDR	R3	7.~~55~~54	113	14.98
AR-37	~~LDR~~MDR	RS	~~5.05~~4.96	~~25~~39	~~5.00~~7.86
AR-38	HDR	R3	15.~~21~~07	380	~~24.98~~25.21
AR-39	MDR	RS	7.~~35~~81	~~54~~66	~~7.35~~8.45
AR-40	LDR	RS	~~13.51~~14.42	~~71~~81	~~5.26~~5.62
AR-42	MDR	RS	~~8.37~~7.53	~~66~~76	~~7.89~~10.10
AR-43	LDR	RS	~~13.64~~12.12	~~78~~82	~~5.72~~6.76
AR-44	HDR	R3	~~6.03~~5.91	150	~~24.88~~25.37
AR-45	MDR	RS	~~8.24~~7.98	94	~~11.41~~11.78
AR-46	LDR	RS	~~2.56~~2.38	13	~~5.08~~5.47
AR-50	P/QP	P/QP	9.~~62~~59		
AR-51	CC-VC	CMU-SA	14.~~21~~15	91	
AR-52	CC-VC	CMU-SA	~~13.06~~12.97	68	
AR-53	CC	CC	23.~~85~~71		
AR-54	P/QP	P/QP	~~3.02~~2.95		

Table 4.2 (continued) Land Use by Parcel Number					
Parcel	***GP Land Use***	***Zoning***	***Acres***	***Allocated Units***	***Density***
AR-55	P/QP	P/QP	1.46		
AR-56	P/QP	P/QP	0.28		
AR-57	P/QP	P/QP	0.85		
AR-58	P/QP	P/QP	1.35		
AR-59	P/QP	P/QP	0.65		
AR-60	P/R	P/R	1.28		
AR-61	P/R	P/R	1.87		
AR-62	P/R	P/R	10.~~11~~34		
AR-63	P/R	P/R	1.~~72~~71		
AR-64*	P/R	P/R	2.~~12~~56		
AR-66	P/R	P/R	~~3.04~~2.86		
AR-67	P/R	P/R	2.02		
AR70	OS(Paseos)	OS	0.~~58~~57		
AR-71	OS(Paseos)	OS	0.3~~5~~		
AR-72	OS(Paseos)	OS	0.~~98~~98		
AR-73	OS(Paseos)	OS	0.~~98~~97		
AR-74	OS(Paseos)	OS	0.~~60~~59		
AR-75	OS(Paseos)	OS	0.~~76~~84		
AR-76	OS(Paseos)	OS	0.~~36~~33		
AR-77	OS(Paseos)	OS	0.~~85~~94		
AR-78	OS(Paseos)	OS	0.~~46~~49		
AR-79	OS(Paseos)	OS	0.39		
AR-80	OS(Paseos)	OS	1.~~10~~16		
AR-81	OS(Paseos)	OS	1.~~15~~19		
AR-90	OS	OS	3.81		
AR-91	OS	OS	4.~~15~~16		
AR-92	OS	OS	28.70		
AR-93	OS	OS	~~2.76~~3.10		
AR-94	OS	OS	2.30		
AR-95	OS	OS	2.71~~3~~		
AR-96	OS	OS	2.~~36~~29		
AR-97	OS	OS	41.~~92~~68		
AR-98	OS	OS	7.~~88~~94		
AR-99	OS	OS	0.~~49~~50		
AR-100	OS	OS	1.22		
AR-101	OS	OS	0.~~95~~96		
AR-102	OS(Paseos)	OS	0.~~65~~64		
AR-103	OS(Paseos)	OS	0.~~65~~68		
AR-104	OS(Paseos)	OS	0.~~88~~85		
AR-105	OS	OS	~~37.92~~38.19		
AR-106	OS	OS	0.66~~7~~		
AR-107	OS	OS	0.36		
AR-108	OS	OS	0.~~61~~62		
AR-109	OS	OS	0.77		
AR-111	OS	OS	0.19		
AR-112	OS	OS	1.05~~3~~		
AR-113	OS	OS	1.~~83~~84		
AR-114	OS	OS	0.55		
AR-115	OS	OS	0.~~72~~73		
AR-116	OS	OS	0.26		

Westbrook Boulevard			~~17.98~~19.54		
NAPOTS			~~49.16~~50.58		
Roads			~~34.11~~32.01		
Subtotal			**674.40**	**2826**	
AR-110 Wagner Parcel	UR	UR	20.00	1	
Total			**694.40**	**2827**	

**** AR- 64 includes 2.12 ac of dedicated parkland and 0.44 ac of road***

4.3 Land Use Designations

Land uses within the ARSP are implemented through the zoning designation assigned to each parcel. This includes the application of the Development Standards (DS) and Special Area (SA) overlay zones to provide customized Development Standards and permitted uses as allowed by the City's Zoning Ordinance. Development Standards and Permitted Uses applicable to the Plan Area are provided in Appendix A. Where Appendix A is silent, the permitted uses and development standards established by the City of Roseville's Zoning Ordinance and Community Design Guidelines shall apply.

The following summarizes the ARSP Land Use designations with descriptions for each Land Use related density and applied zoning districts:

A. Residential Land Uses

The ARSP utilizes three residential land use designations: Low Density Residential (LDR), Medium Density Residential (MDR), and High Density Residential (HDR). This mix of residential land uses and their corresponding range of density support the vision of a community that includes a wide variety of housing types and options. Home types and lot sizes are intended to mix seamlessly together on almost a block by block development pattern.

The mix of housing types addresses future growth anticipated in the City of Roseville and neighboring regions. Approximately 70 percent of ARSP units are designated for low and medium densities and the remaining units, approximately 30 percent are planned as high density units.

The densities and supporting development standards as detailed in Appendix A, provide for the various housing options including conventional detached single family homes on large and small lots, alley loaded homes facing streets, parks or paseos, clusters, duets, townhomes, and apartments. This Specific Plan encourages innovative and unique lot configurations and home types that support the overall vision of the community as an urban village.

Custom Homes
Custom homes may be designated for construction in the northwest area of the ARSP located between Placer Parkway and West Sunset Boulevard. Custom homes are single-family residential units with unique exterior styling and individualized interior floor plans, and each home's architectural design is distinct from others in the subdivision. Typically, custom homes have detailed architectural features and upscale amenities which give them an appearance and character similar to, or qualitatively exceeding individually designed homes found in the City's other custom and/or executive housing neighborhoods. If proposed, custom home subdivisions maybe approved through the City's tentative subdivision map process.

Memorandum

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

To: City of Roseville Planning, Public Works and Environmental Utilities
Attn: Greg Bitter, Planning Manager
Marc Stout, City Engineer
George Hanson, P.E., Principal Engineer

From: Paul Klein, Principal
Jim Fletter, Associate Engineer

Date: February 14, 2022

Subject: Technical Memorandum
Wastewater Master Plan Amendment #3, Amoruso Ranch Specific Plan Area

EXECUTIVE SUMMARY

Amoruso Ranch is a subdivision approved by the City of Roseville (City). A Sewer Master Plan entitled: "*Amoruso Ranch Specific Plan Area Wastewater Master Plan dated February 2016*" (Sewer Study) was prepared as part of the Specific Plan process and approved by the City. The Sewer Study identified size and location of major sewer infrastructure including sewer trunks, manholes, some collectors, and pump station. Subsequently, the City approved the Amoruso Ranch Specific Plan Amendment dated March 2020 (SPA). This amendment addressed land use changes and relocation of the sewer collection system and trunks over the entire Master Plan area.

Through a technical memo dated June 3, 2021 and subsequently approved by the City, Wood Rodgers recalculated the peak wet weather flow (PWWF) demand throughout the Master Plan area using Roseville sewer design standards and showed that the original master plan overstated the PWWF. This memo is provided in **Appendix A**. A subsequent technical memo dated August 17, 2021 amended the sewer layout of the system by relocating trunk segments due to final design of Phase 1 improvement plans.

The City requested that the Sewer Master Plan provide pipe conditions based on minimum slopes identified in the City's 2020 Design and Construction Manual. The Original approved master plan calculated gravity pipe performance based on slopes exceeding minimums. This technical memo reanalyzes sewer system based on minimum slopes, the most recent land use plan and the Large Lot Tentative Map (LLTM) date September 10, 2021.

ANALYSIS & FINDINGS

The sewer system layout prepared for the Master Plan provided in Appendix A was not used to develop the sewer layout provided in this Sewer Master Plan Amendment. The entire system was laid out based on the most recent LLTM and land use information. Utilizing the new layout, demand through the system was recalculated. The layout in Appendix B shows the new demands and pipe sizes. Comparing the demand calculations from the August 17, 2021 tech memo, the new calculations show that the total peak wet weather flow is reduced from 2.818 million gallons per minute (mgd) to 2.725 mgd. Though there were a few pipe size changes, generally the system is configured similarly to original Sewer Master Plan.

APPENDIX A

TECHNICAL MEMORANDUM

Amoruso Ranch Central Pump Station and Force Main Sizing

Memorandum

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

To: City of Roseville Planning, Public Works and Environmental Utilities
Attn: Greg Bitter, Planning Manager
Marc Stout, City Engineer
Dale Olson, Assistant Environmental Utilities Director

From: Paul Klein, Principal
Jim Fletter, Associate Engineer

Date: June 3, 2021

Subject: Technical Memorandum
Amoruso Ranch Central Pump Station and Force Main Sizing

EXECUTIVE SUMMARY

Amoruso Ranch is a subdivision approved by the City of Roseville (City). A Sewer Master Plan entitled: "*Amoruso Ranch Specific Plan Area Wastewater Master Plan dated February 2016*" (Sewer Study) was prepared as part of the Specific Plan process and approved by the City. The Sewer Study identified the "Central Sewer Pump Station" needed to serve the subdivision. It also identified dual force mains to convey the pump station flows south along Westbrook Boulevard, through the Creekview Specific Plan Area, and terminating at a junction structure just north of Blue Oaks Boulevard.

Subsequently, the City approved the Amoruso Ranch Specific Plan Amendment dated March 2020 (SPA). Utilizing this new information, Wood Rodgers identified that the Sewer Study had oversized the pump station and force main when considering the original Specific Plan land use information and the City's design standards. Upon reevaluating the sewer demand from Amoruso Ranch based on the SPA, we confirmed that the pump station and force mains could be downsized. The original buildout sewer generation was identified as 4.18 million gallons-per-day (mgd) with a force main size of 18-inches; while the updated calculations show a correct sewer generation of 2.83 mgd with an acceptable conveyance force main of 12 inches in diameter.

At this time, Wood Rodgers is preparing improvement plans to construct a portion or the force main in Westbrook Boulevard including the crossing of Pleasant Grove Creek. Due to the potential modification in the sewer generation factor, this Technical Memo has been prepared by Wood Rodgers to present our findings and recommendations for design.

ANALYSIS

Wood Rodgers is preparing improvement plans for the future sewer force main that will serve the Amoruso Ranch Central Sewer Pump Station (pump station). In conformance with the adopted Sewer Study, the force main will be placed within the future Westbrook Boulevard and cross under Pleasant Grove Creek. The Sewer Study identified the ultimate location and size of the pump station and dual force main as shown in the attached **Exhibit A**.

Wood Rodgers' reviewed the SPA and prepared calculations for this memo for the wastewater generation project based on the current City standards for calculating sewer demands. These new calculations show that the sewer demand is significantly lower than reported in the Sewer Study; therefore, the Central Pump Station and its force

mains can be reduced in size. The Sewer Study determined that buildout sewer demand on the pump station to be 4.18 mgd. Consequently, the proposed force main to convey the wastewater to the downstream gravity discharge point was sized to 18-inch to provide a velocity of 3.2 feet per second (fps). The Sewer Study also proposed a second 12-inch force main to provide sufficient velocities during lower flows prior to buildout and to provide redundancy.

Our reanalysis of that demand, shown in both Table 1 and provided in more detail in Appendix B, concludes that the peak wet weather flow (PWWF) demand using the SPA information will be 2.83 mgd. Along with the SPA land use information, our calculations are based on Section 9 (Sanitary Sewer Design) of the City's Design Standards dated January 2019.

Table 1: Land Use Data and Average Dry Weather Flow (ADWF)

Land Use	Area (acres)	Dwelling Units (DU)	Flow Factor[1]	ADWF (mgd)
Residential (LDR & MDR)	289.61	1,794	190 per DU	0.341
Residential (HDR)	38.13	873	130 per DU	0.113
Commercial	23.85		850 per acre	0.020
Commercial - Mixed Use	27.27	159	2300 per acre	0.063
Public/Quasi-Public	17.23		660 per acre	0.011
Park	22.14		10 per acre	0.000
Open Space & Paseos	154.93		0	0
Backbone Roads	101.24		0	0
Urban Reserve	20.00		0	0
Toad Hill Estates (LDR)*	316.8	274	190 per DU	0.052
TOTAL	**694.4**	**2,826**		**0.600**

* Toad Hill Estates acreage estimated from record maps and the dwelling units obtained from the Sewer Study.

Calculations: <u>Pump Station/Force Main Demand</u>

ADWF = **0.600 mgd** *(see ADWF total from Table 1)*

Factored Flow (FF) = 0.600 mgd x 2.0 = **1.200 mgd** *(ADWF x 2.0 per Design Standards Section 9 Attachment A)*

Peaking Factor (PF) = **2.36** *(per Design Standards Section 9 Figure SS-1)*

PWWF = 1.200 mgd x 2.36 = **2.83 mgd** *(FF x PF)*

A PWWF of 2.83 mgd requires a force main with 12-inch inner diameter to convey flows with a velocity of 5.6 fps. A secondary 12-inch inner diameter force main can provide redundancy.

CONCLUSION

The original demand calculations in the Sewer Study required a Central Pump Station sized for 4.18 mgd with 18-inch and 12-inch force mains. Based on current information, Wood Rodgers recalculated the demands on the pump station to be 2.83 mgd with dual 12-inch force mains sufficient to reliably convey the wastewater flows within the velocity criteria specified in the City's current design standards. With concurrence and approval from the City, Wood Rodgers will prepare and submit improvement plans to construct the force main within Westbrook Blvd. and under Pleasant Grove Creek utilizing parallel 12-inch ductile iron force mains, maintaining PWWF velocities of 5.6 fps through a single force main or 2.8 fps through both force mains. In addition, we will prepare a Preliminary Design Report for the Central Lift Station based on a PWWF of 2.83 mgd.

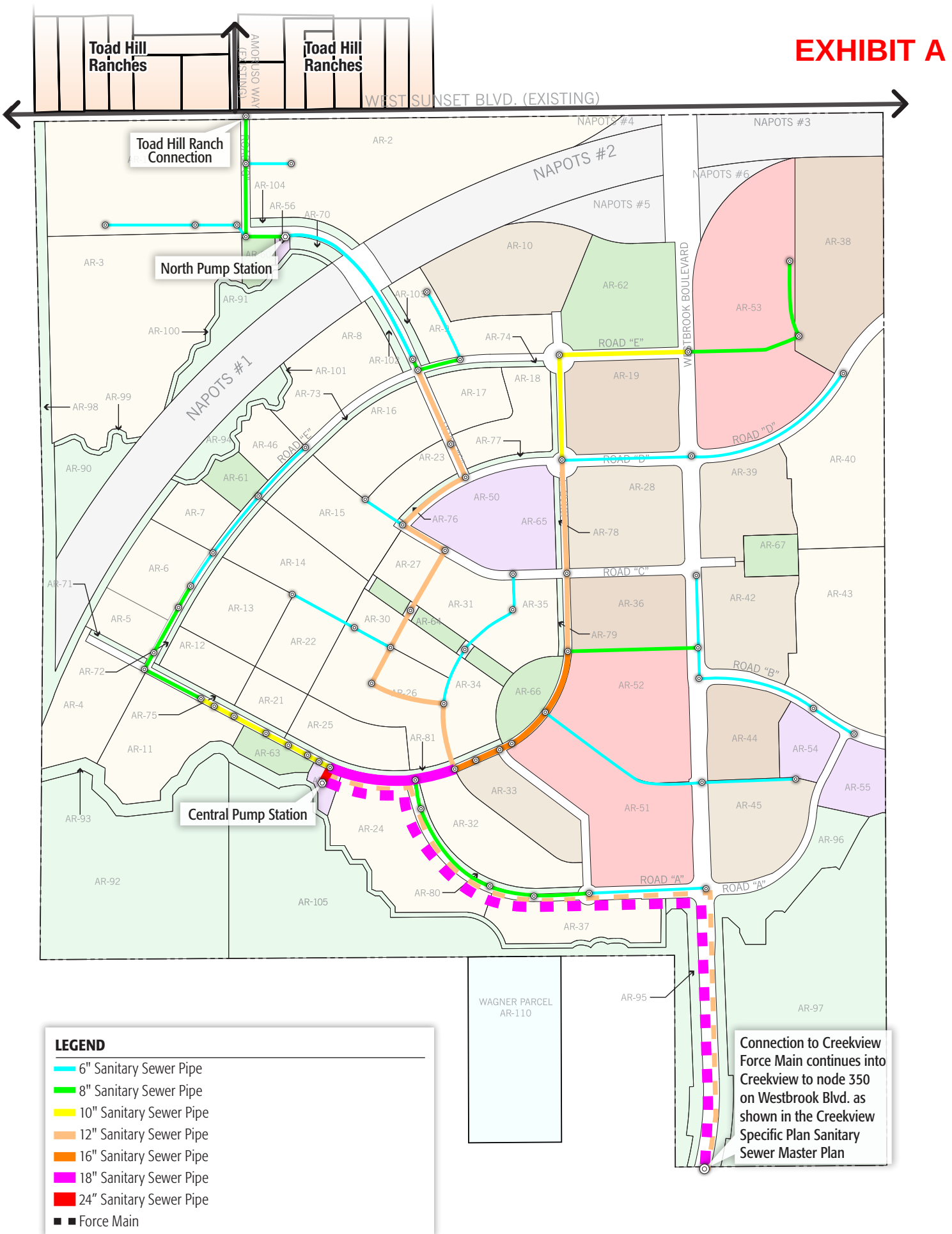


Figure 6: Amoruso Ranch *(Wastewater System Pipe Network)*

Kimley»Horn

PART OF JUNE 3RD TECH MEMO

APPENDIX A

SEWER DEMAND CALCULATION

Based on Amoruso Ranch Specific Plan Amendment dated March 2020

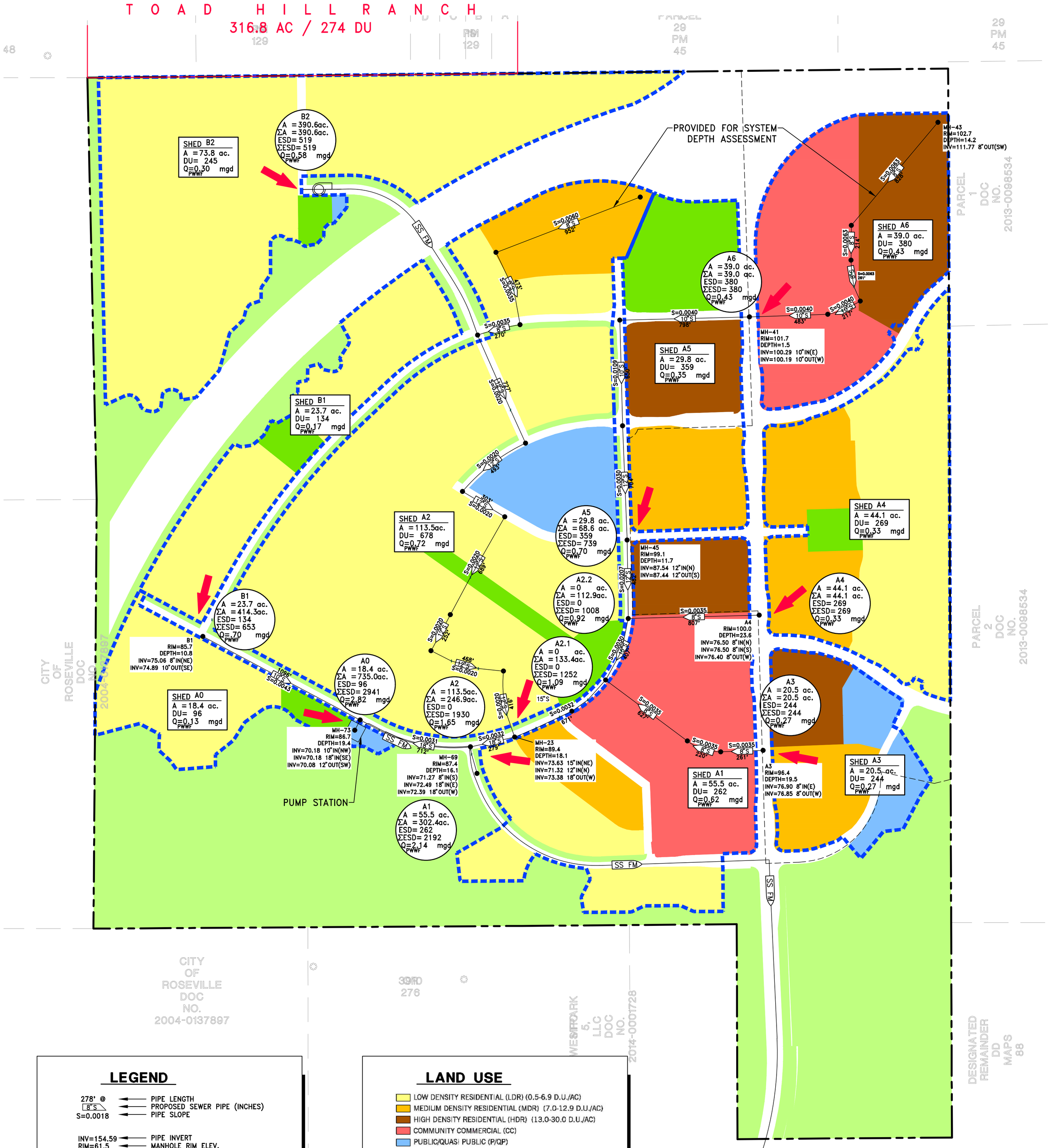
PRELIMINARY SEWER STUDY UPDATE

AMORUSO RANCH

BROOKFIELD

ROSEVILLE, CALIFORNIA

JUNE 2021



LEGEND

- 278' @ 8"S, S=0.0018 — PIPE LENGTH / PROPOSED SEWER PIPE (INCHES) / PIPE SLOPE
- INV=154.59, RIM=61.5, D=13.1 — PIPE INVERT / MANHOLE RIM ELEV. / DEPTH
- PROPOSED SEWER
- PUMP
- SHED BOUNDARY
- PROJECT BOUNDARY
- 1, A =0.00 ac., ΣA =19.9 ac., ESD=0, ΣESD =108, Q =0.09 mgd PWWF — NODE NUMBER / POINT ACREAGE / CUMULATIVE ACREAGE / POINT ESD / CUMULATIVE ESD / PEAK WET WEATHER FLOW (MGD)
- SHED B8, A =0.12 ac., ESD= 192.4, Q=0.17 mgd PWWF — SHED NUMBER / SHED AREA / SHED ESD / SHED PEAK WET WEATHER FLOW (MGD)

LAND USE

- LOW DENSITY RESIDENTIAL (LDR) (0.5-6.9 D.U./AC)
- MEDIUM DENSITY RESIDENTIAL (MDR) (7.0-12.9 D.U./AC)
- HIGH DENSITY RESIDENTIAL (HDR) (13.0-30.0 D.U./AC)
- COMMUNITY COMMERCIAL (CC)
- PUBLIC/QUASI PUBLIC (P/QP)
- PARKS AND RECREATION (P/R)
- OPEN SPACE (OS)
  (PRESERVED OPEN SPACE/GENERAL OPEN SPACE/PASEOS)
- URBAN RESERVE (UR)
- MISC. ROADS
- NAPOTS (NOT A PART OF THIS SUBDIVISION)

NOTES:

1. LAND USE AREA INCLUDED IN SEWER DEMAND CALCULATIONS EXCLUDE MAJOR BACKBONE ROADWAYS AND OPEN SPACE AREAS.
2. LAND USE DATA OBTAINED FROM THE AMORUSO RANCH SPECIFIC PLAN (AMENDMENT), MARCH 2020.

300' 150' 0 300'

SCALE: 1" = 300'

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Sacramento, CA 95816 Fax 916.341.7767

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Amoruso Ranch

Preliminary Sewer Study - Demand

Updated: 6/3/2021

US Node #	DS Node #	LDR & MDR (acres)	LDR & MDR (DU)[2]	HDR (acres)	HDR (DU)[2]	Commercial Development (acres)	Community Commercial - Village District (acres)[3]	Public / Quasi Public (acres)	School (acres)	Parks (acres)	Total Shed (acres)	Total Shed (DU)[2]	Culmulative Sheds (acres)	Culmulative Sheds (DU)	Average Flows, Q Q_{AVG} (mgd)	Safety Factor	Factored Flow	Peak Flows, Q_P Peaking Factor	Peak Flows, Q_P Q_{PWWF} (mgd)
Toad Hill	B2	316.8	274								316.8	274	**316.8**	**274**	0.052	1	0.052	3.42	0.178
B2	B1	72.2	245					0.3		1.3	73.8	245	**390.6**	**519**	0.099	2	0.198	2.93	0.578
B1	A0	21.8	134							1.9	23.7	134	**414.3**	**653**	0.124	2	0.249	2.80	0.696
A6	A5			15.2	380	23.9					39.0	380	**39.0**	**380**	0.070	2	0.139	3.10	0.432
A5	A2.2	10.3	129	9.4	230					10.1	29.8	359	**68.8**	**739**	0.124	2	0.248	2.80	0.696
A4	A2.2	42.1	269							2.0	44.1	269	**44.1**	**269**	0.051	2	0.102	3.22	0.329
A3	A2.1	8.1	94	5.9	150			6.5			20.5	244	**20.5**	**244**	0.042	2	0.083	3.29	0.274
A2.2	A2.1										0	0	**112.9**	**1008**	0.175	2	0.351	2.61	0.915
A2.1	A2										0	0	**133.4**	**1252**	0.217	2	0.434	2.51	1.087
A2	A1	98.7	678						9.6	5.2	113.5	678	**246.9**	**1930**	0.347	2	0.695	2.38	1.650
A1	A0	20.6	149	7.6	113		27.3				55.5	262	**302.4**	**2192**	0.454	2	0.908	2.36	2.142
A0	LS	15.8	96					0.8		1.7	18.4	96	**735.0**	**2941**	0.597	2	1.194	2.36	2.818
	Total	606.4	2068.0	38.1	873.0	23.9	27.3	7.6	9.6	22.1	735.0	2941.0			0.597				2.818

Footnotes:

1. Land use area included in sewer demand calculations exclude major backbone roadways and open space areas.
2. Actual residential and multi-family units as shown on Land Use Map, Amoruso Ranch Specific Plan (Amendment), March 2020.
3. Flows from Community Commercial - Village District 159 Allocated Units are accounted for with 2,300 gpd/acre calculation.
4. Toad Hill acreage and dwelling units obtained from approved Amoruso Ranch Specific Plan Area Wastewater Master Plan, February 2016.

PART OF JUNE 3RD TECH MEMO

APPENDIX B

REVISED SEWER LAYOUT & DEMAND CALCULATIONS

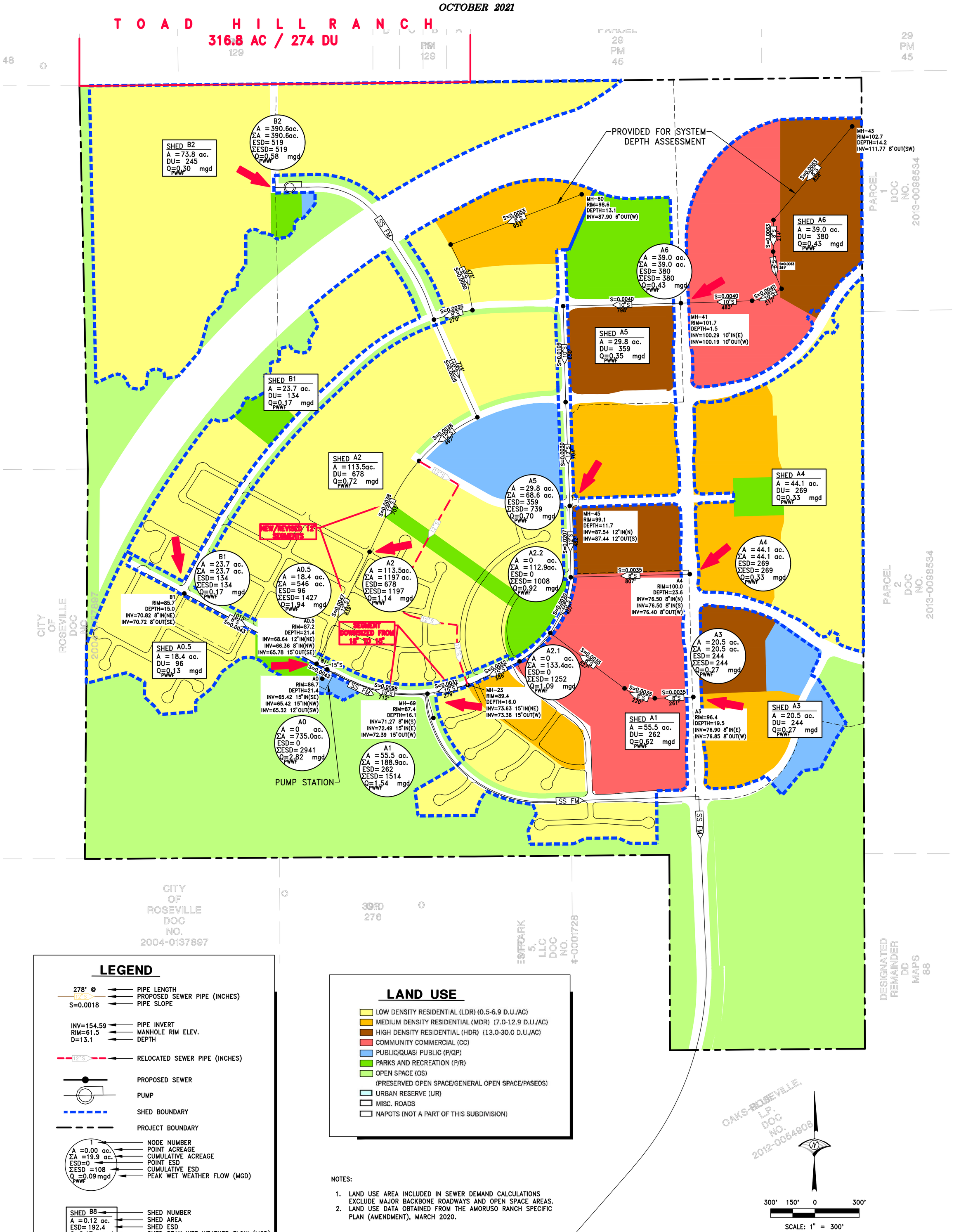
REVISED SEWER LAYOUT

AMORUSO RANCH

BROOKFIELD

ROSEVILLE, CALIFORNIA

OCTOBER 2021



LEGEND

- 278' @ 12"S — PIPE LENGTH; PROPOSED SEWER PIPE (INCHES)
- S=0.0018 — PIPE SLOPE
- INV=154.59 — PIPE INVERT
- RIM=61.5 — MANHOLE RIM ELEV.
- D=13.1 — DEPTH
- 12"S — RELOCATED SEWER PIPE (INCHES)
- PROPOSED SEWER
- PUMP
- SHED BOUNDARY
- PROJECT BOUNDARY
- 1 — NODE NUMBER
- A =0.00 ac. — POINT ACREAGE
- ΣA =19.9 ac. — CUMULATIVE ACREAGE
- ESD=0 — POINT ESD
- ΣESD =108 — CUMULATIVE ESD
- Q =0.09 mgd PWWF — PEAK WET WEATHER FLOW (MGD)
- SHED B8 — SHED NUMBER
- A =0.12 ac. — SHED AREA
- ESD= 192.4 — SHED ESD
- Q=0.17 mgd PWWF — SHED PEAK WET WEATHER FLOW (MGD)

LAND USE

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NOTES:

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300' 150' 0 300'

SCALE: 1" = 300'

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Amoruso Ranch

Revise Sewer Layout - Demand

Updated: 8/17/2021

US Node #	DS Node #	LDR & MDR (acres)	LDR & MDR $(DU)^2$	HDR (acres)	HDR $(DU)^2$	Commercial Development (acres)	Community Commercial - Village District $(acres)^3$	Public / Quasi Public (acres)	School (acres)	Parks (acres)	Total Shed (acres)	Total Shed $(DU)^2$	Culmulative Sheds (acres)	Culmulative Sheds (DU)	Average Flows, Q Q_{AVG} (mgd)	Safety Factor	Factored Flow	Peak Flows, Q_P Peaking Factor	Peak Flows, Q_P Q_{PWWF} (mgd)	Pipe Data & Performance (@ Q_{PWWF} & Min Slope) Diameter (inch)	Slope (ft/ft)	Velocity (fps)	d/D
Toad Hill	B2	316.8	274								316.8	274	**316.8**	**274**	0.052	1	0.052	3.42	0.178				
B2	A2	72.2	245					0.3		1.3	73.8	245	**390.6**	**519**	0.099	2	0.198	2.93	0.578	10''	0.0025	2.24	0.69
B1	A0.5	21.8	134							1.9	23.7	134	**23.7**	**134**	0.025	2	0.051	3.42	0.174	8''	0.0043	2.05	0.40
A6	A5			15.2	380	23.9					39.0	380	**39.0**	**380**	0.070	2	0.139	3.10	0.432	10''	0.0025	2.11	0.56
A5	A2.2	10.3	129	9.4	230					10.1	29.8	359	**68.8**	**739**	0.124	2	0.248	2.80	0.696	12''	0.0020	2.18	0.60
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A2.2	A2.1												**112.9**	**1008**	0.175	2	0.351	2.61	0.915	15''	0.0030	2.72	0.44
A2.1	A1												**133.4**	**1252**	0.217	2	0.434	2.51	1.087	15''	0.0032	2.92	0.48
A2	A0.5	98.7	678						9.6	5.2	113.5	678	**504.1**	**1197**	0.229	2	0.458	2.48	1.138	12''	0.0047	3.39	0.63
A0.5	A0	15.8	96					0.8		1.7	18.4	96	**546.1**	**1427**	0.274	3	0.821	2.37	1.942	15''	0.0043	3.75	0.62
A1	A0	20.6	149	7.6	113		27.3				55.5	262	**188.9**	**1514**	0.324	2	0.647	2.38	1.543	15''	0.0098	4.83	0.42
A0	LS												**735.0**	**2941**	0.597	2	1.194	2.36	2.818	12''	0.0200	6.34	0.48
	Total	606.4	2068.0	38.1	873.0	23.9	27.3	7.6	9.6	22.1	735.0	2941.0			0.597				2.818				

Footnotes:

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APPENDIX B

REVISED SEWER LAYOUT & DEMAND CALCULATIONS

REVISED SEWER LAYOUT

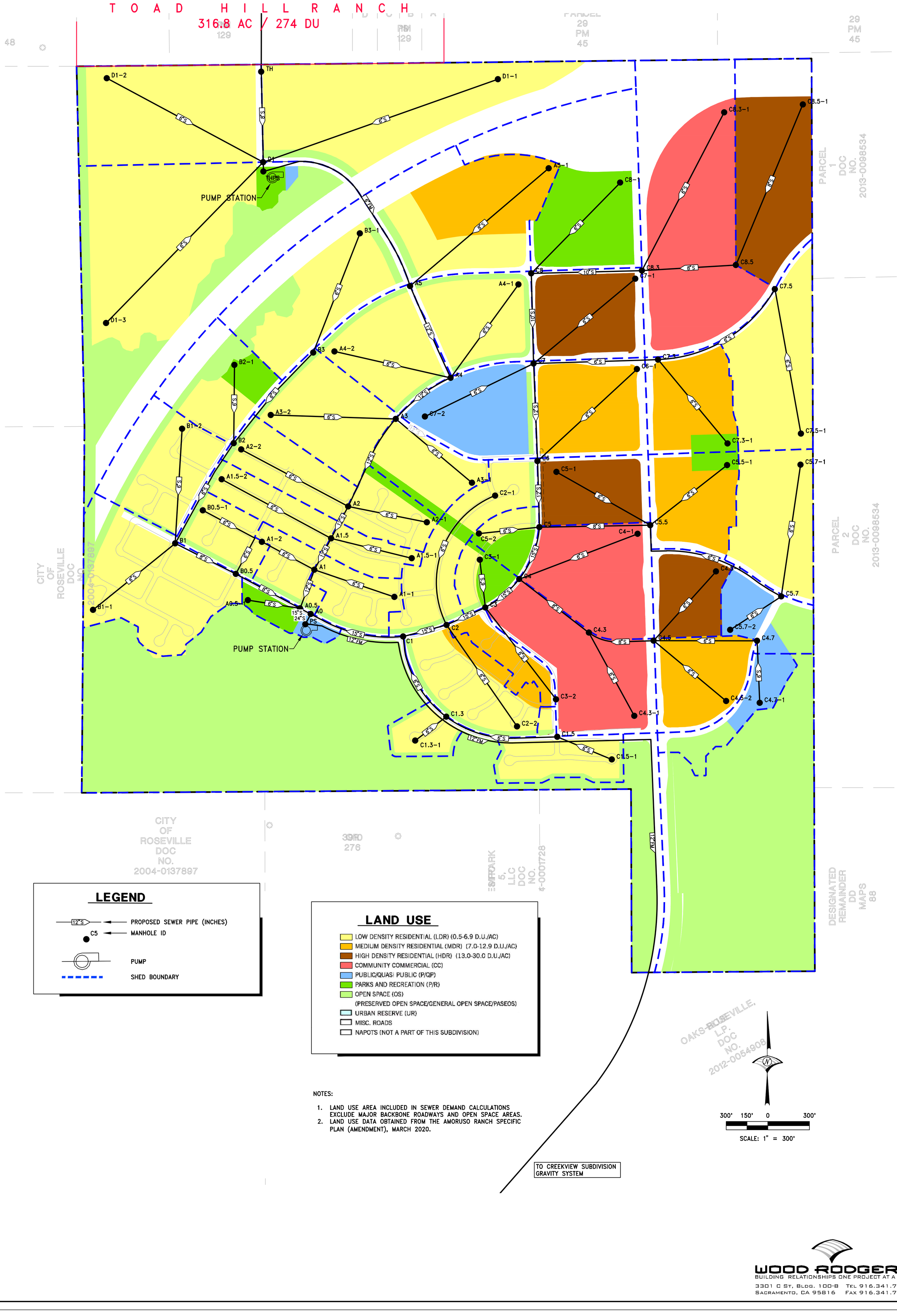
AMORUSO RANCH

BROOKFIELD

ROSEVILLE, CALIFORNIA

FEBRUARY 2022

T O A D H I L L R A N C H
316.8 AC / 274 DU



CITY OF ROSEVILLE DOC NO. 2004-0137897

PARCEL 1 DOC NO. 2013-0098534

PARCEL 2 DOC NO. 2013-0098534

CITY OF ROSEVILLE DOC NO. 2004-0137897

SUNRISE MARKETPLACE 5, LLC DOC NO. 2004-0001728

DESIGNATED REMAINDER DD MAPS 88

OAKS-ROSEVILLE, L.P. DOC NO. 2012-0054908

LEGEND

- 12"S — PROPOSED SEWER PIPE (INCHES)
- C5 — MANHOLE ID
- PUMP
- SHED BOUNDARY

LAND USE

- LOW DENSITY RESIDENTIAL (LDR) (0.5-6.9 D.U./AC)
- MEDIUM DENSITY RESIDENTIAL (MDR) (7.0-12.9 D.U./AC)
- HIGH DENSITY RESIDENTIAL (HDR) (13.0-30.0 D.U./AC)
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- PUBLIC/QUASI PUBLIC (P/QP)
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- OPEN SPACE (OS)
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300' 150' 0 300'

SCALE: 1" = 300'

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Amoruso Ranch

Revise Sewer Layout - Demand

Updated: 11/4/2021

US Node #	DS Node #	LDR & MDR (acres)	LDR & MDR (DU)^2	HDR (acres)	HDR (DU)^2	Commercial & Community Commercial (acres)	Commercial & Community Commercial (DU)^2	Public / Quasi Public (acres)	School (acres)	Parks & Open Space (acres)	Total Shed (acres)	Total Shed (DU)^2	Culmulative Sheds (acres)	Culmulative Sheds (DU)	Average Flows, Q Q_{AVG} (mgd)	Safety Factor	Factored Flow	Peak Flows, Q_P Peaking Factor	Peak Flows, Q_P Q_{PWWF} (mgd)	Pipe Data & Performance (@ Q_{PWWF} & Min Slope) Diameter (inch)	Slope (ft/ft)	Velocity (fps)	d/D	Upstream Manhole Data Rim (Elev.)	Depth (feet)	US Invert	DS Invert
TH	**D1**	316.8	274.0								316.8	274.0	**316.8**	**274**	0.052	2	0.104	3.22	0.335	8''	0.0035	2.24	0.63	*93.19*	*23.58*	*69.61*	*67.33*
D1-1	**D1**	24.7	108.0							0.9	35.2	108.0	**35.2**	**108**	0.021	2	0.041	3.46	0.143	6''	0.0050	2.07	0.53	*100.13*	*18.66*	*81.47*	*72.50*
D1-2	**D1**	20.2	83.0							1.1	21.7	83.0	**21.7**	**83**	0.016	2	0.032	3.50	0.112	6''	0.0050	1.95	0.46	*88.62*	*9.72*	*78.90*	*72.50*
D1-3	**D1**	27.3	134.0					0.3		15.0	53.7	134.0	**53.7**	**134**	0.028	2	0.057	3.40	0.192	6''	0.0050	2.22	0.65	*88.60*	*8.00*	*80.60*	*72.50*
D1	**THPS**												**427.4**	**599**	0.117	2	0.234	2.83	0.663	12''	0.0020	2.16	0.58	*92.20*	*24.97*	*67.23*	*66.00*
THPS	**A5**												**427.4**	**599**	0.117	2	0.234	2.83	0.663	FORCE MAIN				*92.59*	*8.09*	*84.50*	*84.84*
A5-1	**A5**	16.8	189.1							0.7	21.4	189.1	**21.4**	**189**	0.036	2	0.072	3.34	0.240	8''	0.0035	2.07	0.51	*98.58*	*21.96*	*76.62*	*72.03*
A5	**A4**												**448.8**	**788**	0.153	2	0.306	2.68	0.822	12''	0.0020	2.26	0.67	*94.63*	*22.93*	*71.70*	*70.69*
A4-1	**A4**	8.7	49.0							1.5	11.6	49.0	**11.6**	**49**	0.010	2	0.019	3.56	0.068	6''	0.0050	1.71	0.35	*99.98*	*25.17*	*74.81*	*70.65*
A4-2	**A4**	9.3	42.0							0.9	11.4	42.0	**11.4**	**42**	0.008	2	0.016	3.57	0.058	6''	0.0050	1.63	0.32	*93.76*	*18.82*	*74.94*	*70.65*
A4	**A3**												**471.8**	**879**	0.171	2	0.342	2.62	0.896	12''	0.0020	2.29	0.72	*98.09*	*27.94*	*70.15*	*69.16*
A3-1	**A3**	6.2	32.9							0.8	7.5	32.9	**7.5**	**33**	0.006	2	0.013	3.58	0.046	6''	0.0050	1.53	0.29	*99.98*	*26.84*	*73.14*	*69.56*
A3-2	**A3**	11.1	46.8							0.5	11.7	46.8	**11.7**	**47**	0.009	2	0.018	3.56	0.064	6''	0.0050	1.68	0.34	*90.98*	*18.26*	*72.72*	*69.56*
A3	**A2**												**491.0**	**959**	0.186	2	0.372	2.58	0.960	12''	0.0020	2.31	0.76	*98.88*	*29.82*	*69.06*	*68.28*
A2-1	**A2**	4.8	22.9							0.8	5.6	22.9	**5.6**	**23**	0.004	2	0.009	3.60	0.032	6''	0.0050	1.38	0.24	*98.34*	*27.43*	*70.91*	*68.02*
A2-2	**A2**	6.9	38.2							0.3	7.4	38.2	**7.4**	**38**	0.007	2	0.015	3.58	0.052	6''	0.0050	1.59	0.31	*90.09*	*19.02*	*71.07*	*68.02*
A2	**A1.5**												**504.0**	**1020**	0.198	2	0.396	2.55	1.009	12''	0.0020	2.32	0.80	*95.88*	*28.36*	*67.52*	*66.99*
A1.5-1	**A1.5**	3.6	18.8								3.6	18.8	**3.6**	**19**	0.004	2	0.007	3.61	0.026	6''	0.0050	1.30	0.21	*97.62*	*27.23*	*70.39*	*67.39*
A1.5-2	**A1.5**	5.4	29.5							0.2	5.7	29.5	**5.7**	**30**	0.006	2	0.011	3.59	0.041	6''	0.0050	1.47	0.27	*89.80*	*17.92*	*71.88*	*67.39*
A1.5	**A1**												**513.4**	**1068**	0.207	2	0.414	2.53	1.047	12''	0.0020	See Note 5	1.00	*95.81*	*28.92*	*66.89*	*66.38*
A1-1	**A1**	5.2	33.2							0.5	5.9	33.2	**5.9**	**33**	0.006	2	0.013	3.58	0.046	6''	0.0050	1.53	0.29	*94.23*	*24.40*	*69.83*	*66.78*
A1-2	**A1**	3.9	25.4							0.4	4.5	25.4	**4.5**	**25**	0.005	2	0.010	3.60	0.035	6''	0.0050	1.41	0.25	*91.28*	*22.35*	*68.93*	*66.78*
A1	**A0.5**												**523.7**	**1127**	0.218	2	0.437	2.50	1.093	12''	0.0020	See Note 5	1.00	*93.51*	*27.23*	*66.28*	*65.69*
A0.5-1	**A0.5**							0.9		1.7	3.1		**3.1**		0.001	2	0.002	3.64	0.006	6''	0.0050	0.84	0.11	*86.28*	*18.19*	*68.09*	*66.19*
B3-1	**B3**	10.8	48.0							2.5	19.4	48.0	**19.4**	**48**	0.010	2	0.019	3.56	0.068	6''	0.0050	1.70	0.35	*92.58*	*9.38*	*83.20*	*78.57*
B3	**B2**												**19.4**	**48**	0.010	2	0.019	3.56	0.068	6''	0.0050	1.70	0.35	*91.32*	*12.85*	*78.47*	*76.37*
B2-1	**B2**	3.4	18.3							3.6	10.0	18.3	**10.0**	**18**	0.004	2	0.008	3.61	0.030	6''	0.0050	1.34	0.23	*88.10*	*11.15*	*76.95*	*74.13*
B2	**B1**												**29.3**	**66**	0.014	2	0.027	3.52	0.096	6''	0.0050	1.87	0.42	*88.04*	*14.01*	*74.03*	*72.79*
B1-1	**B1**	15.4	68.9							1.2	18.6	68.9	**18.6**	**69**	0.013	2	0.027	3.52	0.094	6''	0.0050	1.86	0.42	*83.59*	*9.94*	*73.65*	*69.84*
B1-2	**B1**	7.5	33.7							1.1	12.0	33.7	**12.0**	**34**	0.007	2	0.013	3.58	0.047	6''	0.0050	1.53	0.29	*87.86*	*13.88*	*73.98*	*69.84*
B1	**B0.5**												**59.9**	**169**	0.034	2	0.067	3.36	0.225	8''	0.0035	2.04	0.49	*85.72*	*16.05*	*69.67*	*67.96*
B0.5-1	**B0.5**	4.4	23.3							0.8	5.6	23.3	**5.6**	**23**	0.005	2	0.009	3.60	0.033	6''	0.0050	1.38	0.24	*88.35*	*16.73*	*71.62*	*69.49*
B0.5	**A0.5**												**65.6**	**192**	0.038	2	0.076	3.32	0.253	8''	0.0035	2.09	0.53	*87.34*	*19.48*	*67.86*	*66.02*
C8.5-1	**C8.5**			15.1	380.0	0.0					19.1	380.0	**19.1**	**380**	0.049	2	0.099	3.24	0.320	8''	0.0035	2.21	0.61	*102.74*	*20.57*	*82.17*	*77.78*
C8.5	**C8.3**												**19.1**	**380**	0.049	2	0.099	3.24	0.320	8''	0.0035	2.21	0.61	*106.60*	*28.92*	*77.68*	*75.30*
C8.3-1	**C8.3**					23.7					34.8		**34.8**		0.020	2	0.040	3.46	0.140	6''	0.0050	2.06	0.53	*101.24*	*19.34*	*81.90*	*75.47*
C8.3	**C8**												**53.9**	**380**	0.070	2	0.139	3.10	0.432	10''	0.0025	2.11	0.56	*100.53*	*25.39*	*75.14*	*73.14*
C8-1	**C8**									10.3	22.9		**22.9**		0.002	2	0.004	3.63	0.014	6''	0.0050	1.06	0.16	*102.06*	*24.10*	*77.96*	*73.38*
C8	**C7**												**76.9**	**380**	0.072	2	0.143	3.09	0.442	10''	0.0025	2.12	0.57	*98.77*	*25.73*	*73.04*	*71.42*
C7.5-1	**C7.5**	14.4	82.0								15.5	82.0	**15.5**	**82**	0.016	2	0.031	3.50	0.109	6''	0.0050	1.94	0.46	*102.36*	*15.49*	*86.87*	*81.58*
C7.5	**C7.3**												**15.5**	**82**	0.016	2	0.031	3.50	0.109	6''	0.0050	1.94	0.46	*105.44*	*23.96*	*81.48*	*76.34*
C7.3-1	**C7.3**	7.8	66.0							1.0	10.5	66.0	**10.5**	**66**	0.013	2	0.025	3.53	0.090	6''	0.0050	1.84	0.41	*102.19*	*21.93*	*80.26*	*76.34*

US Node #	DS Node #	LDR & MDR (acres)	LDR & MDR (DU)^2	HDR (acres)	HDR (DU)^2	Commercial & Community Commercial (acres)	Commercial & Community Commercial (DU)^2	Public / Quasi Public (acres)	School (acres)	Parks & Open Space (acres)	Total Shed (acres)	Total Shed (DU)^2	Culmulative Sheds (acres)	Culmulative Sheds (DU)	Average Flows, Q Q_{AVG} (mgd)	Safety Factor	Factored Flow	Peak Flows, Q_P Peaking Factor	Peak Flows, Q_P Q_{PWWF} (mgd)	Pipe Data & Performance (@ Q_{PWWF} & Min Slope) Diameter (inch)	Slope (ft/ft)	Velocity (fps)	d/D	Upstream Manhole Data Rim (Elev.)	Depth (feet)	US Invert	DS Invert
C7.3	**C7**												**25.9**	**148**	0.028	2	0.057	3.40	0.192	6"	0.0050	2.22	0.65	*103.25*	*27.01*	*76.24*	*71.75*
C7-1	**C7**			9.3	230.1						11.9	230.1	**11.9**	**230**	0.030	2	0.060	3.38	0.202	6"	0.0050	2.24	0.67	*101.13*	*24.61*	*76.52*	*71.75*
C7-2	**C7**								9.6	0.5	11.8		**11.8**		0.002	2	0.003	3.63	0.012	6"	0.0050	1.04	0.15	*98.60*	*22.49*	*76.11*	*71.75*
C7	**C6**												**126.5**	**758**	0.131	2	0.263	2.77	0.728	12"	0.0020	2.20	0.62	*100.11*	*28.86*	*71.25*	*69.84*
C6-1	**C6**	10.2	84.0								12.9	84.0	**12.9**	**84**	0.016	2	0.032	3.50	0.112	6"	0.0050	1.95	0.46	*105.21*	*30.04*	*75.17*	*70.29*
C6	**C5**												**139.4**	**842**	0.147	2	0.295	2.71	0.798	12"	0.0020	2.24	0.66	*99.14*	*29.35*	*69.79*	*68.84*
C5.7-1	**C5.7**	12.1	68.0								13.0	68.0	**13.0**	**68**	0.013	2	0.026	3.53	0.091	6"	0.0050	1.85	0.41	*99.42*	*16.36*	*83.06*	*78.27*
C5.7-2	**C5.7**							3.6		2.0	6.7		**6.7**		0.003	2	0.005	3.62	0.020	6"	0.0050	1.19	0.19	*94.78*	*14.32*	*80.46*	*78.27*
C5-2	**C5**	1.5	6.1							1.9	3.6	6.1	**3.6**	**6**	0.001	2	0.003	3.63	0.011	6"	0.0050	0.99	0.14	*96.43*	*24.89*	*71.54*	*69.34*
C5.7	**C5.5**												**19.7**	**68**	0.016	2	0.031	3.50	0.110	6"	0.0050	1.94	0.46	*92.52*	*14.35*	*78.17*	*76.78*
C5.5-1	**C5.5**	7.5	61.0							1.0	10.1	61.0	**10.1**	**61**	0.012	2	0.024	3.54	0.083	6"	0.0050	1.80	0.39	*100.96*	*25.31*	*75.65*	*72.14*
C5.5	**C5**												**38.7**	**242**	0.043	2	0.086	3.28	0.281	8"	0.0035	2.15	0.56	*99.95*	*27.98*	*71.97*	*69.18*
C5-1	**C5.5**			7.5	113.0	0.0	0.0				9.0	113.0	**9.0**	**113**	0.015	2	0.031	3.50	0.108	6"	0.0050	1.94	0.45	*99.72*	*23.70*	*76.02*	*72.14*
C5	**C4**												**181.7**	**1090**	0.192	2	0.383	2.56	0.983	15"	0.0015	2.14	0.56	*96.56*	*27.97*	*68.59*	*67.98*
C4.7-1	**C4.7**							2.8		1.8	5.6		**5.6**		0.002	2	0.004	3.62	0.016	6"	0.0050	1.12	0.17	*93.02*	*14.27*	*78.75*	*76.51*
C4.7	**C4.5**												**5.6**		0.002	2	0.004	3.62	0.016	6"	0.0050	1.12	0.17	*92.24*	*15.83*	*76.41*	*72.68*
C4.5-1	**C4.5**			5.9	150.0						7.3	150.0	**7.3**	**150**	0.020	2	0.039	3.47	0.135	6"	0.0050	2.05	0.52	*97.84*	*21.80*	*76.04*	*72.68*
C4.5-2	**C4.5**	8.0	94.0								9.6	94.0	**9.6**	**94**	0.018	2	0.036	3.48	0.124	6"	0.0050	2.00	0.49	*92.79*	*16.71*	*76.08*	*72.68*
C4.5	**C4.3**												**22.5**	**244**	0.040	2	0.079	3.31	0.262	8"	0.0035	2.11	0.54	*96.38*	*23.86*	*72.52*	*70.83*
C4.3-1	**C4.3**					14.3	135.4				16.7		**16.7**		0.030	2	0.059	3.39	0.201	6"	0.0050	2.23	0.67	*96.11*	*21.80*	*74.31*	*70.90*
C4.3	**C4**												**39.2**	**244**	0.069	2	0.139	3.10	0.429	8"	0.0035	2.33	0.76	*97.30*	*26.57*	*70.73*	*68.52*
C4-1	**C4**					13.0	61.8				14.4		**14.4**		0.019	2	0.038	3.47	0.132	6"	0.0050	2.03	0.51	*101.89*	*28.64*	*73.25*	*68.68*
C4	**C3**												**235.3**	**1334**	0.280	2	0.560	2.41	1.351	15"	0.0015	2.29	0.70	*93.12*	*25.19*	*67.93*	*67.45*
C3-1	**C3**	1.5	6.7							1.6	3.3	6.7	**3.3**	**7**	0.002	2	0.003	3.63	0.011	6"	0.0050	1.00	0.14	*95.04*	*25.16*	*69.88*	*68.15*
C3-2	**C3**	3.4	28.1								4.2	28.1	**4.2**	**28**	0.005	2	0.011	3.59	0.038	6"	0.0050	1.45	0.26	*92.96*	*20.64*	*72.32*	*68.15*
C3	**C2**												**242.9**	**1369**	0.287	2	0.574	2.41	1.381	15"	0.0015	2.29	0.71	*90.46*	*23.06*	*67.40*	*66.94*
C2-1	**C2**	9.4	47.5							1.3	11.3	47.5	**11.3**	**48**	0.009	2	0.019	3.56	0.066	6"	0.0050	1.69	0.35	*99.21*	*25.98*	*73.23*	*67.64*
C2-2	**C2**	9.1	69.2							1.1	11.0	69.2	**11.0**	**69**	0.013	2	0.027	3.52	0.094	6"	0.0050	1.86	0.42	*92.55*	*20.46*	*72.09*	*67.64*
C2	**C1**												**265.2**	**1486**	0.309	2	0.619	2.39	1.480	15"	0.0015	2.32	0.75	*88.89*	*22.00*	*66.89*	*66.40*
C1.5-1	**C1.5**	5.4	41.7							1.1	7.4	41.7	**7.4**	**42**	0.008	2	0.016	3.57	0.058	6"	0.0050	1.63	0.32	*94.93*	*17.99*	*76.94*	*74.81*
C1.5	**C1.3**												**7.4**	**42**	0.008	2	0.016	3.57	0.058	6"	0.0050	1.63	0.32	*92.44*	*17.73*	*74.71*	*70.54*
C1.3-1	**C1.3**	2.5	12.0							0.8	3.5	12.0	**3.5**	**12**	0.002	2	0.005	3.62	0.017	6"	0.0050	1.14	0.18	*90.40*	*18.40*	*72.00*	*70.59*
C1.3	**C1**												**10.9**	**54**	0.011	2	0.021	3.55	0.075	6"	0.0050	1.75	0.37	*88.18*	*17.69*	*70.49*	*68.08*
C1	**A0**												**276.1**	**1539**	0.320	2	0.640	2.39	1.527	15"	0.0015	2.32	0.77	*87.35*	*21.00*	*66.35*	*65.31*
A0.5	**A0**												**592.4**	**1319**	0.257	2	0.515	2.44	1.255	15"	0.0015	2.26	0.66	*87.33*	*21.89*	*65.44*	*65.31*
A0	**PS**												**868.5**	**2859**	0.577	2	1.155	2.36	2.725	24"	0.0010	2.37	0.55	*86.85*	*86.85*		*64.47*
PS	**FM**												**868.5**	**2859**	0.577	2	1.155	2.36	2.725	FORCE MAIN				*88.30*	*32.90*	*55.40*	
	Total	605.2	1985.5	37.9	873.2	51.0	197.2	7.5	9.6	176.9	991.1	2858.7			0.577				2.725								

Footnotes:

1. Land use area included in sewer demand calculations exclude major backbone roadways and open space areas.
2. Actual residential and multi-family units as shown on Amoruso Ranch Lotting Study, August 17, 2020.
3. Flows from Commercial & Community Commercial Allocated Units are accounted for with 2,300 gpd/acre and 130 gpd/DU calculation.
4. Toad Hill acreage and dwelling units obtained from approved Amoruso Ranch Specific Plan Area Wastewater Master Plan, February 2016.
5. d/D exceeds 1.0 at minimum slope. See subdivision improvement plans for actual slope (S=0.0043, max d/D=0.63, velocity=3.24 fps).

Wood Rodgers, Inc.
K. Wrightson
6/22/2021

		Water Master Plan, February 2016					Specific Plan Amendment, June 2021				
Land Use	**Planning Land Use[1] Abbreviation/ Zoning**	**Total Area (Acres)**	**Dwelling Unit Count**	**Unit Demand Factor**	**Average Daily Demand with 2% (gpm)**	**Average Annual Demand with 2% (AFY)**	**Total Area (Acres)**	**Dwelling Unit Count**	**Unit Demand Factor**	**Average Daily Demand with 2% (gpm)**	**Average Annual Demand with 2% (AFY)**
LDR1: < 3.5 DU's/Acre	LDR	47.12	148	728 gpd/DU	76.3	123.1	47.42	154	728 gpd/DU	79.4	128.1
LDR2: >3.5 to 5.0 DU's/Acre	LDR	28.82	116	600 gpd/DU	49.3	79.5	61.28	263	600 gpd/DU	111.8	180.3
LMDR1: > 5.0 to 6.0 Du's/Acre	LDR	73.31	401	521 gpd/DU	148.0	238.7	43.1	235	521 gpd/DU	86.7	139.9
LMDR2: > 6.0 to 8.0 DU's/Acre[2]	LDR	99.52	637	430 gpd/DU	194.0	313.0	67.22	447	430 gpd/DU	136.1	219.6
LMDR2: > 6.0 to 8.0 DU's/Acre[2]	MDR	15.72	120	430 gpd/DU	36.6	59.0	20.13	150	430 gpd/DU	45.7	73.7
MDR: > 8.0 to 12.0 DU's/Acre	MDR	13.54	155	323 gpd/DU	35.5	57.2	28.45	278	323 gpd/DU	63.6	102.6
HDR1: > 12.0 to 16.0 DU's/Acre[2]	MDR	21.01	267	288 gpd/DU	54.5	87.9	20.7	267	288 gpd/DU	54.5	87.9
HDR1: > 12.0 to 16.0 DU's/Acre[2]	HDR	7.55	113	288 gpd/DU	23.1	37.2	7.54	113	288 gpd/DU	23.1	37.2
HDR2: > 16.0 DU's/Acre	HDR	30.58	760	177 gpd/DU	95.3	153.7	30.31	760	177 gpd/DU	95.3	153.7
Commercial / Retail (Commercial)	CMU/CC	51.12	0	2,598 gpd/acre	94.1	151.7	50.95		2,598 gpd/acre	93.8	151.2
Commercial / Retail (Residential)	CMU-SA	-	109	288 gpd/DU	22.2	35.9	-	159	288 gpd/DU	32.4	52.3
Elementary Schools	P/QP	9.62	0	3,454 gpd/acre	23.5	38.0	9.59		3,454 gpd/acre	23.5	37.8
Public (Fire Station, Utility, etc.)	P/QP	7.61	0	1,780 gpd/acre	9.6	15.5	7.54		1,780 gpd/acre	9.5	15.3
Park/Recreation	PR	22.14	0	2,988 gpd/acre	46.9	75.6	22.21		2,988 gpd/acre	47.0	75.8
Open Space (General)	OS	37.24	0	- gpd/acre	0.0	0.0	24.02		- gpd/acre	0.0	0.0
Open Space (Paseos)	OS	10.71	0	2,988 gpd/acre	22.7	36.6	11		2,988 gpd/acre	23.3	37.6
Open Space (Preserve)	OS	97.58	0	0 gpd/acre	0.0	0.0	120.68		0 gpd/acre	0.0	0.0
Rights-of-Way	ROW	52.04	0	0 gpd/acre	0.0	0.0	51.64		0 gpd/acre	0.0	0.0
Not a Part of this Subdivision	NAPOTS	49.16	0	0 gpd/acre	0.0	0.0	50.59		0 gpd/acre	0.0	0.0
Urban Reserve	UR	20	1	728 gpd/DU	0.5	0.8	20	1	728 gpd/DU	0.5	0.8
Totals		**694.4**	**2,827.0**	**-**	**931.9**	**1,503.2**	**694.4**	**2,827.0**	**-**	**926.1**	**1,493.9**

1. City of Roseville Planning Department land use designations for residential are as follows:
   Low Density Residential (LDR): 0.5 - 6.9 DU's / Acre
   Medium Density Residential (MDR): 7.0 - 12.9 DU's / Acre
   High Density Residential (HDR): 13.0 DU's / Acre and above
2. This water land use category includes two City planning land use categories.

GENERAL PLAN AMENDMENT EXHIBIT

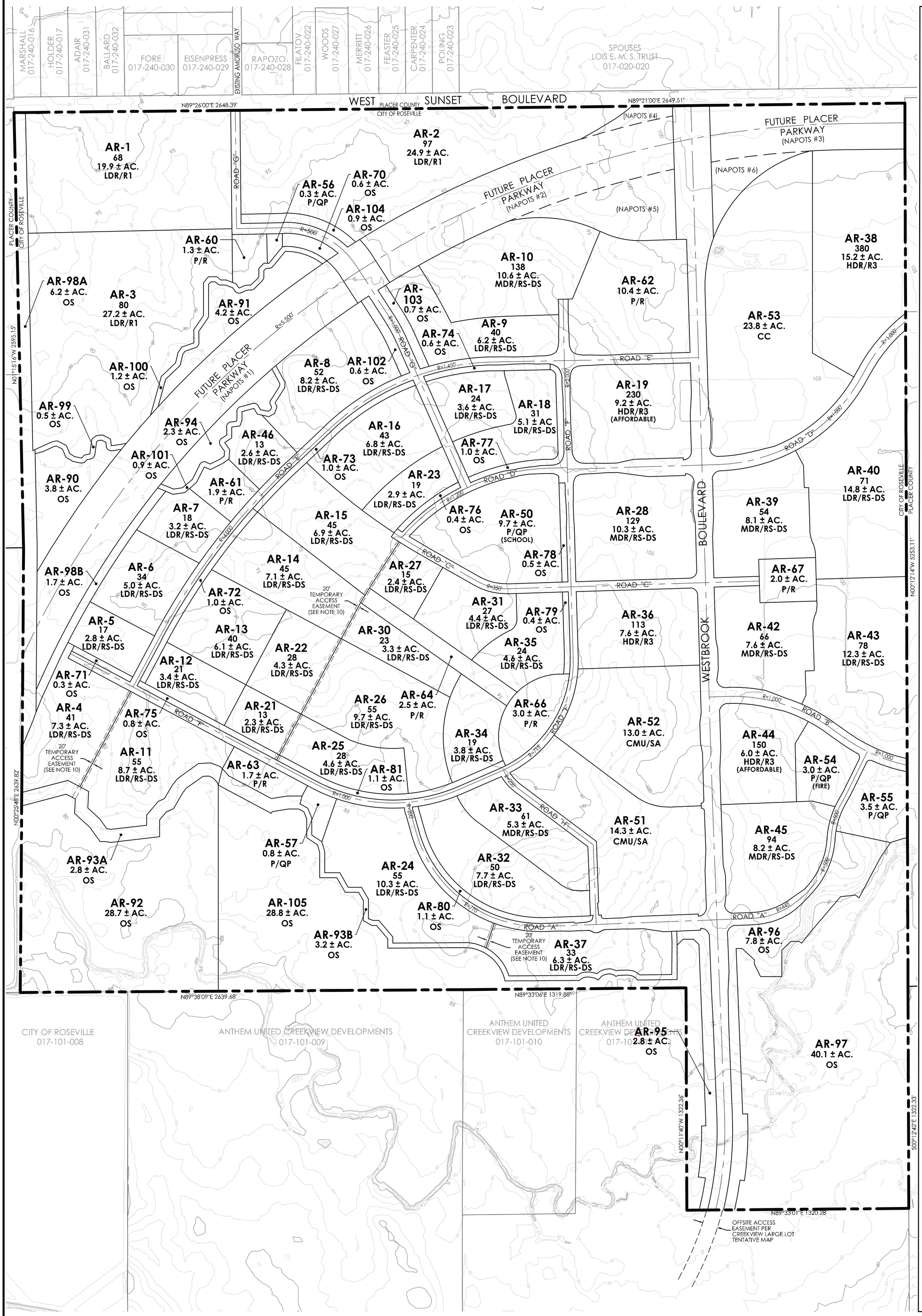
AMORUSO RANCH

3884 WESTBROOK BOULEVARD

CITY OF ROSEVILLE, CALIFORNIA

JULY 28, 2021

EXISTING LAND USE



EXISTING

LAND USE SUMMARY

LOT NO.	GENERAL PLAN DESIGNATION	ZONING	LAND USE DESCRIPTION	GROSS ACRE
AR-1	LDR	R1	LOW DENSITY RESIDENTIAL	19.9
AR-2	LDR	R1	LOW DENSITY RESIDENTIAL	24.9
AR-3	LDR	R1	LOW DENSITY RESIDENTIAL	27.2
AR-4	LDR	RS/DS	LOW DENSITY RESIDENTIAL	7.3
AR-5	LDR	RS/DS	LOW DENSITY RESIDENTIAL	2.8
AR-6	LDR	RS/DS	LOW DENSITY RESIDENTIAL	5.0
AR-7	LDR	RS/DS	LOW DENSITY RESIDENTIAL	3.2
AR-8	LDR	RS/DS	LOW DENSITY RESIDENTIAL	8.2
AR-9	LDR	RS/DS	LOW DENSITY RESIDENTIAL	6.2
AR-11	LDR	RS/DS	LOW DENSITY RESIDENTIAL	8.7
AR-12	LDR	RS/DS	LOW DENSITY RESIDENTIAL	3.4
AR-13	LDR	RS/DS	LOW DENSITY RESIDENTIAL	6.1
AR-14	LDR	RS/DS	LOW DENSITY RESIDENTIAL	7.1
AR-15	LDR	RS/DS	LOW DENSITY RESIDENTIAL	6.9
AR-16	LDR	RS/DS	LOW DENSITY RESIDENTIAL	6.8
AR-17	LDR	RS/DS	LOW DENSITY RESIDENTIAL	3.6
AR-18	LDR	RS/DS	LOW DENSITY RESIDENTIAL	5.1
AR-21	LDR	RS/DS	LOW DENSITY RESIDENTIAL	2.3
AR-22	LDR	RS/DS	LOW DENSITY RESIDENTIAL	4.3
AR-23	LDR	RS/DS	LOW DENSITY RESIDENTIAL	2.9
AR-24	LDR	RS/DS	LOW DENSITY RESIDENTIAL	10.3
AR-25	LDR	RS/DS	LOW DENSITY RESIDENTIAL	4.6
AR-26	LDR	RS/DS	LOW DENSITY RESIDENTIAL	9.7
AR-27	LDR	RS/DS	LOW DENSITY RESIDENTIAL	2.4
AR-30	LDR	RS/DS	LOW DENSITY RESIDENTIAL	3.3
AR-31	LDR	RS/DS	LOW DENSITY RESIDENTIAL	4.4
AR-32	LDR	RS/DS	LOW DENSITY RESIDENTIAL	7.7
AR-34	LDR	RS/DS	LOW DENSITY RESIDENTIAL	3.8
AR-35	LDR	RS/DS	LOW DENSITY RESIDENTIAL	4.6
AR-37	LDR	RS/DS	LOW DENSITY RESIDENTIAL	6.3
AR-40	LDR	RS/DS	LOW DENSITY RESIDENTIAL	14.8
AR-43	LDR	RS/DS	LOW DENSITY RESIDENTIAL	12.3
AR-46	LDR	RS/DS	LOW DENSITY RESIDENTIAL	2.6
	SUBTOTAL			**248.7**
AR-10	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	10.6
AR-28	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	10.3
AR-33	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	5.3
AR-39	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	8.1
AR-42	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	7.6
AR-45	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	8.2
	SUBTOTAL			**50.1**
AR-19	HDR	R3	HIGH DENSITY RESIDENTIAL	9.3
AR-36	HDR	R3	HIGH DENSITY RESIDENTIAL	7.6
AR-38	HDR	R3	HIGH DENSITY RESIDENTIAL	15.2
AR-44	HDR	R3	HIGH DENSITY RESIDENTIAL	6.0
	SUBTOTAL			**38.1**
AR-50	P/QP	P/QP	SCHOOL	9.7
AR-54	P/QP	P/QP	FIRE STATION	3.0
AR-55	P/QP	P/QP	PUBLIC/ QUASI-PUBLIC	3.5
AR-56	P/QP	P/QP	PUBLIC/ QUASI-PUBLIC	0.3
AR-57	P/QP	P/QP	PUBLIC/ QUASI-PUBLIC	0.8
	SUBTOTAL			**17.3**
AR-51	CC/VC	CMU/SA	COMMUNITY COMMERCIAL	14.3
AR-52	CC/VC	CMU/SA	COMMUNITY COMMERCIAL	13.0
AR-53	CC	CC	COMMUNITY COMMERCIAL	23.8
	SUBTOTAL			**51.1**
AR-60	P/R	P/R	PARKS & RECREATION	1.3
AR-61	P/R	P/R	PARKS & RECREATION	1.9
AR-62	P/R	P/R	PARKS & RECREATION	10.4
AR-63	P/R	P/R	PARKS & RECREATION	1.7
AR-64	P/R	P/R	PARKS & RECREATION	2.5
AR-66	P/R	P/R	PARKS & RECREATION	3.0
AR-67	P/R	P/R	PARKS & RECREATION	2.0
	SUBTOTAL			**22.8**
AR-70	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	0.6
AR-71	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	0.3
AR-72	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	1.0
AR-73	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	1.0
AR-74	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	0.6
AR-75	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	0.8
AR-76	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	0.4
AR-77	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	1.0
AR-78	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	0.5
AR-79	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	0.4
AR-80	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	1.1
AR-81	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	1.1
AR-90	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	3.8
AR-91	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	4.2
AR-92	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	28.7
AR-93A	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	2.8
AR-93B	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	3.2
AR-94	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	2.3
AR-95	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	2.8
AR-96	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	7.8
AR-97	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	40.1
AR-98A	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	6.2
AR-98B	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	1.7
AR-99	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	0.5
AR-100	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	1.2
AR-101	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	0.9
AR-102	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	0.6
AR-103	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	0.7
AR-104	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	0.9
AR-105	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	28.8
	SUBTOTAL			**146.0**
-	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	51.1
	SUBTOTAL			**51.1**
-	RW	RW	FUTURE PLACER PARKWAY	49.2
	SUBTOTAL			**49.2**
	TOTAL			**674.4**

NORTH

0 300 600 1200

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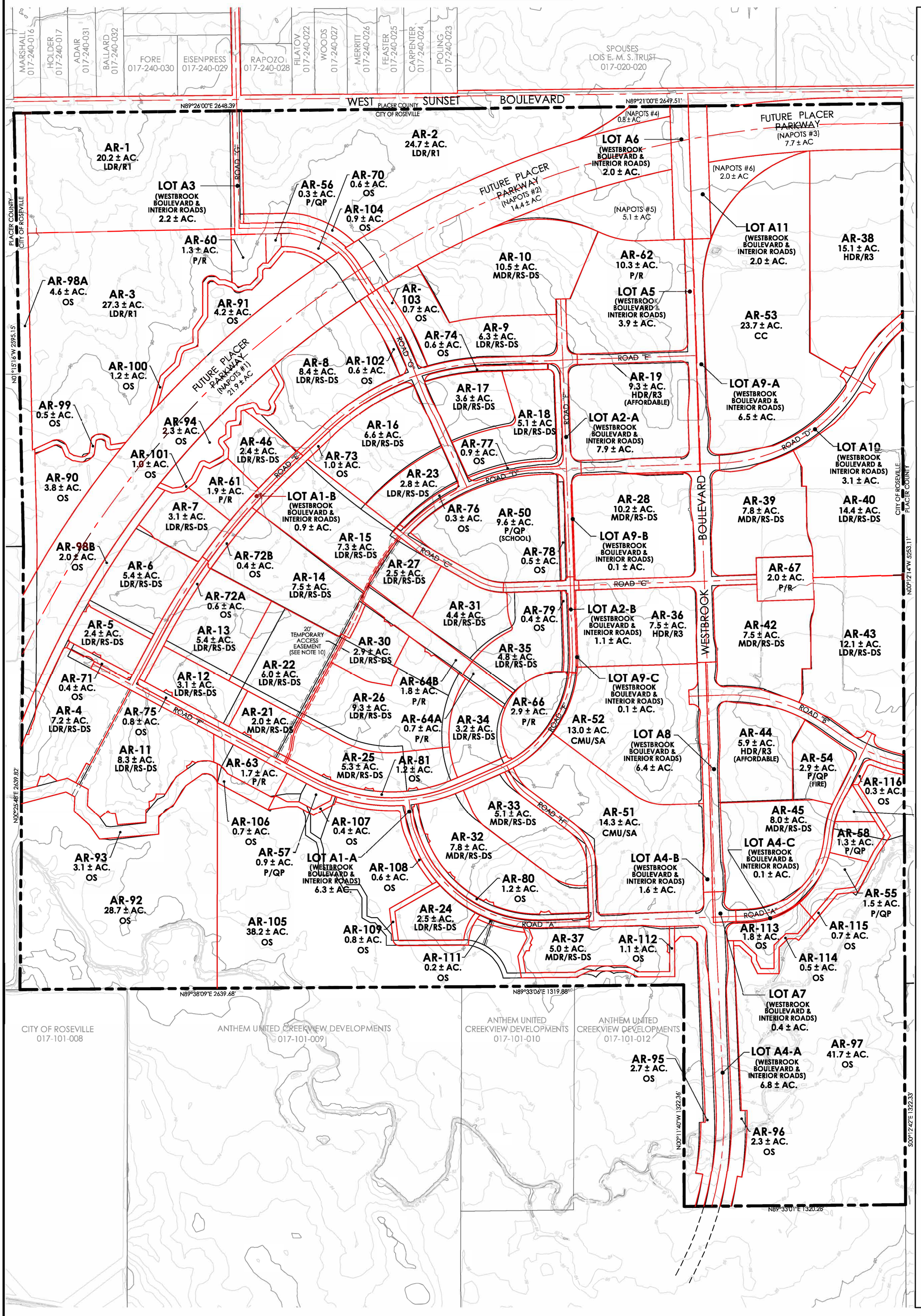
General Plan Amendment, Specific Plan Amendment, and Rezone Exhibit

AMORUSO RANCH
3884 WESTBROOK BOULEVARD

CITY OF ROSEVILLE, CALIFORNIA

JULY 28, 2021

PROPOSED LAND USE



PROPOSED

LAND USE SUMMARY

LOT NO.	GENERAL PLAN DESIGNATION	ZONING	LAND USE DESCRIPTION	GROSS ACRE
AR-1	LDR	R1	LOW DENSITY RESIDENTIAL	20.2
AR-2	LDR	R1	LOW DENSITY RESIDENTIAL	24.7
AR-3	LDR	R1	LOW DENSITY RESIDENTIAL	27.3
AR-4	LDR	RS/DS	LOW DENSITY RESIDENTIAL	7.2
AR-5	LDR	RS/DS	LOW DENSITY RESIDENTIAL	2.4
AR-6	LDR	RS/DS	LOW DENSITY RESIDENTIAL	5.4
AR-7	LDR	RS/DS	LOW DENSITY RESIDENTIAL	3.1
AR-8	LDR	RS/DS	LOW DENSITY RESIDENTIAL	8.4
AR-9	LDR	RS/DS	LOW DENSITY RESIDENTIAL	6.3
AR-11	LDR	RS/DS	LOW DENSITY RESIDENTIAL	8.3
AR-12	LDR	RS/DS	LOW DENSITY RESIDENTIAL	3.1
AR-13	LDR	RS/DS	LOW DENSITY RESIDENTIAL	5.4
AR-14	LDR	RS/DS	LOW DENSITY RESIDENTIAL	7.5
AR-15	LDR	RS/DS	LOW DENSITY RESIDENTIAL	7.3
AR-16	LDR	RS/DS	LOW DENSITY RESIDENTIAL	6.6
AR-17	LDR	RS/DS	LOW DENSITY RESIDENTIAL	3.6
AR-18	LDR	RS/DS	LOW DENSITY RESIDENTIAL	5.1
AR-22	LDR	RS/DS	LOW DENSITY RESIDENTIAL	6.0
AR-23	LDR	RS/DS	LOW DENSITY RESIDENTIAL	2.8
AR-24	LDR	RS/DS	LOW DENSITY RESIDENTIAL	2.5
AR-26	LDR	RS/DS	LOW DENSITY RESIDENTIAL	9.3
AR-27	LDR	RS/DS	LOW DENSITY RESIDENTIAL	2.5
AR-30	LDR	RS/DS	LOW DENSITY RESIDENTIAL	2.9
AR-31	LDR	RS/DS	LOW DENSITY RESIDENTIAL	4.4
AR-34	LDR	RS/DS	LOW DENSITY RESIDENTIAL	3.2
AR-35	LDR	RS/DS	LOW DENSITY RESIDENTIAL	4.8
AR-40	LDR	RS/DS	LOW DENSITY RESIDENTIAL	14.4
AR-43	LDR	RS/DS	LOW DENSITY RESIDENTIAL	12.1
AR-46	LDR	RS/DS	LOW DENSITY RESIDENTIAL	2.4
SUBTOTAL				219.0
AR-10	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	10.5
AR-21	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	2.0
AR-25	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	5.3
AR-28	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	10.2
AR-32	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	7.8
AR-33	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	5.1
AR-37	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	5.0
AR-39	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	7.8
AR-42	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	7.5
AR-45	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	8.0
SUBTOTAL				69.3
AR-19	HDR	R3	HIGH DENSITY RESIDENTIAL (AFF.)	9.3
AR-36	HDR	R3	HIGH DENSITY RESIDENTIAL	7.5
AR-38	HDR	R3	HIGH DENSITY RESIDENTIAL	15.1
AR-44	HDR	R3	HIGH DENSITY RESIDENTIAL (AFF.)	5.9
SUBTOTAL				37.9
AR-50	P/QP	P/QP	SCHOOL	9.6
AR-54	P/QP	P/QP	FIRE STATION	2.9
AR-55	P/QP	P/QP	PUBLIC/ QUASI-PUBLIC	1.5
AR-56	P/QP	P/QP	PUBLIC/ QUASI-PUBLIC	0.3
AR-57	P/QP	P/QP	PUBLIC/ QUASI-PUBLIC	0.9
AR-58	P/QP	P/QP	PUBLIC/ QUASI-PUBLIC	1.3
AR-59	P/QP	P/QP	PUBLIC/ QUASI-PUBLIC	0.7
SUBTOTAL				17.1
AR-51	CC/VC	CMU/SA	COMMUNITY COMMERCIAL	14.3
AR-52	CC/VC	CMU/SA	COMMUNITY COMMERCIAL	13.0
AR-53	CC	CC	COMMUNITY COMMERCIAL	23.7
SUBTOTAL				51.0
AR-60	P/R	P/R	PARKS & RECREATION	1.3
AR-61	P/R	P/R	PARKS & RECREATION	1.9
AR-62	P/R	P/R	PARKS & RECREATION	10.3
AR-63	P/R	P/R	PARKS & RECREATION	1.7
AR-64A	P/R	P/R	PARKS & RECREATION	0.7
AR-64B	P/R	P/R	PARKS & RECREATION	1.8
AR-66	P/R	P/R	PARKS & RECREATION	2.9
AR-67	P/R	P/R	PARKS & RECREATION	2.0
SUBTOTAL				22.6
AR-70	OS	OS	OPEN SPACE/ PASEO	0.6
AR-71	OS	OS	OPEN SPACE/ PASEO	0.4
AR-72A	OS	OS	OPEN SPACE/ PASEO	0.6
AR-72B	OS	OS	OPEN SPACE/ PASEO	0.4
AR-73	OS	OS	OPEN SPACE/ PASEO	1.0
AR-74	OS	OS	OPEN SPACE/ PASEO	0.6
AR-75	OS	OS	OPEN SPACE/ PASEO	0.8
AR-76	OS	OS	OPEN SPACE/ PASEO	0.3
AR-77	OS	OS	OPEN SPACE/ PASEO	0.9
AR-78	OS	OS	OPEN SPACE/ PASEO	0.5
AR-79	OS	OS	OPEN SPACE/ PASEO	0.4
AR-80	OS	OS	OPEN SPACE/ PASEO	1.2
AR-81	OS	OS	OPEN SPACE/ PASEO	1.2
AR-90	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	3.8
AR-91	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	4.2
AR-92	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	28.7
AR-93	OS	OS	OPEN SPACE/ PASEO	3.1
AR-94	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	2.3
AR-95	OS	OS	OPEN SPACE/ PASEO	2.7
AR-96	OS	OS	OPEN SPACE/ PASEO	2.3
AR-97	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	41.7
AR-98A	OS	OS	OPEN SPACE/ PASEO	4.6
AR-98B	OS	OS	OPEN SPACE/ PASEO	2.0
AR-99	OS	OS	OPEN SPACE/ PASEO	0.5
AR-100	OS	OS	OPEN SPACE/ PASEO	1.2
AR-101	OS	OS	OPEN SPACE/ PASEO	1.0
AR-102	OS	OS	OPEN SPACE/ PASEO	0.6
AR-103	OS	OS	OPEN SPACE/ PASEO	0.7
AR-104	OS	OS	OPEN SPACE/ PASEO	0.9
AR-105	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	38.2
AR-106	OS	OS	OPEN SPACE/ PASEO	0.7
AR-107	OS	OS	OPEN SPACE/ PASEO	0.4
AR-108	OS	OS	OPEN SPACE/ PASEO	0.6
AR-109	OS	OS	OPEN SPACE/ PASEO	0.8
AR-111	OS	OS	OPEN SPACE/ PASEO	0.2
AR-112	OS	OS	OPEN SPACE/ PASEO	1.1
AR-113	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	1.8
AR-114	OS	OS	OPEN SPACE/ PASEO	0.5
AR-115	OS	OS	OPEN SPACE/ PASEO	0.7
AR-116	OS	OS	OPEN SPACE/ PASEO	0.3
SUBTOTAL				154.3
LOT A1-A	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	6.3
LOT A1-B	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	0.9
LOT A2-A	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	7.9
LOT A2-B	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	1.1
LOT A3	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	2.2
LOT A4-A	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	6.8
LOT A4-B	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	1.6
LOT A4-C	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	0.1
LOT A5	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	3.9
LOT A6	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	2.0
LOT A7	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	0.4
LOT A8	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	6.4
LOT A9-A	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	6.5
LOT A9-B	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	0.1
LOT A9-C	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	0.1
LOT A10	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	3.1
LOT A11	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	2.0
SUBTOTAL				51.3
-	RW	RW	FUTURE PLACER PARKWAY	51.9
SUBTOTAL				51.9
TOTAL				674.4

NORTH

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PC EXHIBIT C

AMORUSO RANCH SPECIFIC PLAN (Amendment)

March 2020 (to be amended)

CITY OF ROSEVILLE CALIFORNIA

AMORUSO RANCH SPECIFIC PLAN

Adopted June 15, 2016
Resolution #16-273

Amended March 18, 2020
Resolution #20-080

311 Vernon Street
Roseville, CA 95678
www.roseville.ca.us/planning

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City Council

Carol Garcia, Mayor
Susan Rohan, Vice Mayor
Bonnie Gore, Councilmember
Pauline Roccucci, Councilmember
Tim Herman, Councilmember

Planning Commission

Krista Bernasconi, Chair
Bruce Houdesheldt (Vice Chair)
Charles Krafka
David Larson
Joseph McCaslin
Julie Hirota
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Tricia Stewart, Senior Planner
Wayne Wiley, Associate Planner

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Dahlin Group Architecture Planning
Kimley-Horn and Associates, Inc.
ECORP Consulting, Inc.

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CHAPTER 1 - INTRODUCTION

1.1 Overview

The Amoruso Ranch Specific Plan (ARSP) establishes a comprehensive land use and regulatory framework to guide the development of approximately 694.4-acres located in the northwest edge of the City of Roseville. Prior to the Specific Plan's adoption, the Plan Area was recognized as a logical growth extension for the City. The Specific Plan Area is bounded on the southwest by the Al Johnson Wildlife Area (also known as Reason Farms), to the south by the Creekview Specific Plan Area, to the north, northwest and east by unincorporated Placer County including the existing Toad Hill Ranches #1 rural residential area and the future Placer Ranch area.

1.2 Specific Plan Objectives

This Specific Plan provides land use standards, development regulations, design guidelines, infrastructure improvements and an implementation plan for the ARSP community.

Complete Comprehensive Planning for the ARSP Area
The ARSP has been designed to respond to the City of Roseville's need to provide housing and services in an orderly growth pattern, that accommodates the City's regional share of population growth, that positively responds to adjacent land uses in a compatible manner, and that provides a benefit to the City.

Mix of Land Uses
ARSP will create a balanced community with 2,827 residential units, commercial and office uses, parks and open space, an elementary school and supporting public and quasi-public uses.

Existing Policies
The ARSP will satisfy all City policies, regulations and expectations as defined in the City of Roseville General Plan, Zoning Ordinance, Community Design Guidelines, Sign Ordinance and any other applicable City plans, documents and programs adopted by the City.

Blueprint Consistency
The ARSP provides for development that meets the City's nine identified Blueprint Implementation Strategies adopted by the Council in June of 2005. The ARSP achieves the design characteristics that are discussed within the City's General Plan by incorporating elements such as extensive park connections, a mix of land uses, preservation of open space, and connectivity between neighborhoods, commercial uses, the school, recreational uses, and parks.

Commercial/Employment Center
The ARSP provides for retail and office opportunities in multiple locations in the Plan Area. There are ample opportunities within the Village District located near the center of the Plan Area adjacent to Westbrook Boulevard as well as the Commercial area located in the northeast portion that would have visibility from Placer Parkway.

Housing Opportunities
The ARSP provides for 2,827 units in a variety of residential housing types in a range of densities that will attract a variety of buyers and market segments. Residential choices include a mix of single-family homes, townhomes, and multi-family homes. Affordable housing opportunities will be provided and will be consistent with the City's General Plan requirements.

Regional Housing Needs Allocation
The ARSP aids the City in fulfilling its recognized obligation to accommodate a percentage of future population growth in the region (as embodied in the Regional Housing Needs Allocation {RHNA} identified by the Sacramento Council of Governments {SACOG} and the California Department of Housing and Community Development {HCD}). By providing for a variety of residential units, the ARSP helps to satisfy a portion of the City's regional housing needs allocation.

Community Form
The shape and physical form of the ARSP creates a sense of community that will clearly define the northwestern edge of the City of Roseville. The ARSP provides walkable, appropriately sized and placed neighborhoods, a network of trails and parks that link together, an elementary school, and a Village District in the heart of the community. The plan seeks to establish a community form that will:

- Create a land use transition and connection from existing City of Roseville northerly, and westerly to the Al Johnson Wildlife Area and unincorporated Placer County;
- Organize neighborhoods to be identifiable and walkable, and to incorporate gathering places such as commercial areas, parks and schools.

Mixed-Use Nodes
Provide neighborhoods that are within a short walking distance to the Village District, which is planned as a vibrant, mixed-use area. The Village District will provide for a variety of services such as restaurants, shops, neighborhood serving uses, and offices.

Regional and Area Roadways
Provide a safe and efficient circulation system that interconnects uses and promotes pedestrian circulation and alternate transportation options. The ARSP will facilitate the expansion of Westbrook Boulevard to the northern edge of the Plan Area, provide for connections to future development to the east, and provide right-of-way dedications for the future Placer Parkway. Within the Specific Plan, neighborhood streets are provided in a safe, efficient and orderly manner. The Village District, higher-density housing, and the commercial area are all located adjacent to Westbrook Boulevard to take advantage of the frontage this roadway will provide for future transit opportunities.

Pedestrian & Bicycle Connections
An extensive network of trails and Class I and II bikeway facilities will provide connections throughout the Plan Area. Not only does this network connect the residential neighborhoods and commercial areas, but it also links to parks, paseos, and a large open space area that connects to regional open space located in both the Creekview and West Roseville Specific Plan Areas.

Public Transportation Options
Through implementation of City arterial and collector street improvement standards, provide the opportunity to install fixed-route bus stops and transit facilities in support of the City's overall transit planning efforts.

Park Facilities
The ARSP provides for a network of sidewalks, paseos and trails that link together all aspects of the community including a large neighborhood park close to Westbrook Boulevard, as well as other smaller neighborhood parks, an elementary school, and the Village District.

Habitat Conservation & Creation
The plan seeks to balance development with resource protection, including preservation of the creek corridors, sensitive habitat and wetland resources in an inter-connected, permanent open space. As part of the Army Corps Section 404 permit process, this will include development of an on- and off-site mitigation plan to preserve and create multi-functional habitat with water quality benefits within the open space areas.

Resource Management
Append the ARSP to the City's Open Space Preserve Overarching Management Plan (OSPOMP) to ensure open space preserve areas are managed consistent with the City's strategy.

Contribute to Regional Preserve Planning
Create open space preserves that provide regional benefit for habitat, resources, and open space amenities and complements the proposed Placer County Conservation Plan.

Fiscal Contribution
Include a mix of land uses and facilities which are fiscally feasible and implement funding mechanisms to maintain a neutral / positive fiscal impact to the City's General Fund.

Program-Level Parcel Objectives
The Wagner Parcel is designated as Urban Reserve and has one residential unit allocated to it. No additional or specific project objectives for this parcel have been identified as there are no specific development plans for this parcel at this time.

Long Term Growth
Plan for long term growth in order to be positioned to react to market demand. The ARSP is intended to guide development over a 20-year to 30-year horizon.

1.3 The Specific Plan Tool

A specific plan is a planning and regulatory tool intended to implement a city or county General Plan through the development of policies, programs and regulations used to guide the overall development of a site. The ARSP is the primary land use, policy and regulatory document used to guide the overall development of the site. The ARSP establishes a development framework for land use, circulation, utilities and services, resource protection and implementation. The intent is to promote the systematic and orderly development of the site, consistent with the overarching vision for the community. All subsequent development projects and related activities are required to be consistent with the ARSP.

The authority to prepare and adopt specific plans and the requirements for content are set forth in Sections 65450 through 65457 of the California Government Code (Planning and Zoning Law). As a mechanism for the implementation of the goals and policies of the City's General Plan, State law stipulates specific plans can only be adopted or amended if they are consistent with the jurisdiction's adopted General Plan. This specific plan is consistent with the policies of the City of Roseville 2035 General Plan, as well as other applicable State and local regulations.

The Specific Plan contains text and diagrams that call out the following in detail:

1. The distribution, location and extent of land uses within the area are covered by the plan.
2. The proposed distribution, location, extent and intensity of major components of public and private transportation, sanitary sewer, water, drainage, solid waste disposal, dry utilities, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
3. Standards and criteria by which development will proceed, including development standards, design guidelines, a phasing program, and standards for the conservation and utilization of open space, where applicable.
4. A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out items 1, 2, and 3.

The purpose of the ARSP is to provide a unique and appealing community that integrates with the existing City and provides a variety of amenities, through the implementation of a guiding plan and construction of infrastructure improvements necessary for the development.

1.4 Related Documents

Several documents work in tandem with this Specific Plan to provide policy guidance for implementation of the project. Existing documents including the City's General Plan, Municipal Code, Community Design Guidelines, Sign Ordinance, Design and Construction Standards, Storm Water Design Manual, and various City master plans (i.e., parks, utilities, bikeways, open space preserve overarching management plan, etc.), have been previously adopted by the City and are actively used to plan for, and implement, development projects. In addition, concurrent with the adoption of the ARSP; General Plan amendments, development agreements, and an Environmental Impact Report (EIR), including a Mitigation Monitoring and Reporting Plan (MMRP), were approved, each providing guidance for the ultimate buildout of the Plan Area.

The application of these standards and requirements and the execution of the specific plan are further discussed in Chapter 10, Implementation.

1.5 Specific Plan Organization

The ARSP is organized into the following chapters:

Chapter 1: Introduction
This chapter summarizes the purpose, organization, authority, and objectives of this Specific Plan and related documents.

Chapter 2: Plan Setting & Influences
This chapter introduces the project location, what influences the plan design, existing and planned roadways, and policy objectives.

Chapter 3: Community Form & Planning Principles
This chapter details out the community vision, form and defining element of the Plan Area.

Chapter 4: Land Use Plan
This chapter identifies land uses and corresponding zoning designations and regulations.

Chapter 5: Affordable Housing Plan: This chapter provides an affordable housing program for the Plan Area. It identifies the location and distribution of affordable units within the Plan.

Chapter 6: Resource Management
This chapter describes existing resources and measures derived to protect biological, open space or cultural resources.

Chapter 7: Circulation Plan
This chapter describes the circulation system for the movement of vehicles, pedestrians, bicyclists and transit through a network of paths, trails and roadways for vehicular and non-vehicular modes of transportation within the Plan Area.

Chapter 8: Public Services
This chapter identifies public services such as police and fire services, schools, and parks and open spaces uses and locations.

Chapter 9: Utilities Plan
This chapter describes water, wastewater, recycled water, storm drainage, electric, natural gas, solid waste, and other utility information for the Plan Area.

Chapter 10: Implementation & Administration
This chapter describes how the development of the plan will be carried out, the plan's relationship to City plans and policies, the phasing of the Plan Area, financing of public improvements, subsequent entitlements required, amendment procedures and unit transfers.

Appendix A: Development Standards
This section describes applicable zoning and development standards for the ARSP.

Appendix B: Design Guidelines
This section describes design attributes for the Plan Area's housing, commercial area, parks and open space areas, streetscapes, entry features, walls, fencing, signage and other common design elements.

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CHAPTER 2 – PLAN SETTING & INFLUENCES

2.1 Project Location

The Amoruso Ranch Specific Plan (ARSP) is located along the northern edge of the City of Roseville. The ARSP property is approximately 694.4-acres that includes 20 acres of urban reserve and abuts the northeast boundary of the City of Roseville Al Johnson Wildlife Area (formerly known as Reason Farms Stormwater Retention Area).

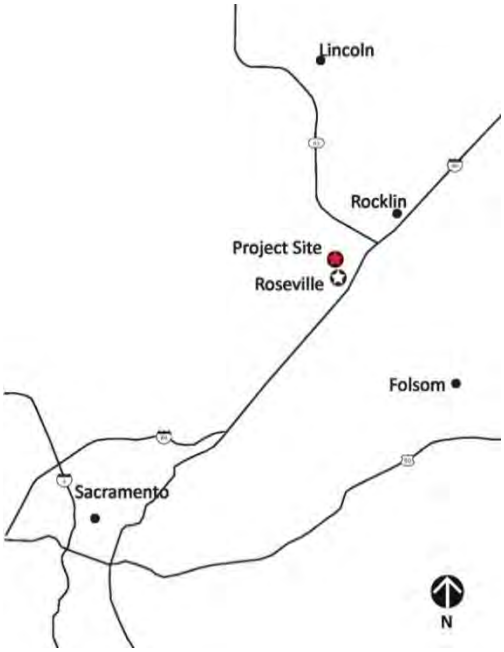


Figure 2.1: Regional Context Map

The ARSP is located between the West Roseville Specific Plan to the southeast, the Al Johnson Wildlife Area to the southwest and the Creekview Specific Plan to the south (Figure 2.2; Regional Location Map). The Placer Ranch area is located to the east.

Placer Parkway, a proposed six lane regional transportation facility, traverses the site. At its ultimate build out, Placer Parkway will run from Highway 65 in Lincoln to Highway 99.

Unincorporated Placer County is located to the northwest, including agriculturally-zoned property to the west, and an existing rural residential area referred to as Toad Hill Ranches #1 to the north. Existing West Sunset Boulevard, a two-lane rural County road is located adjacent to the northern boundary of ARSP.

At the time of specific plan approval, the ARSP was within unincorporated Placer County.

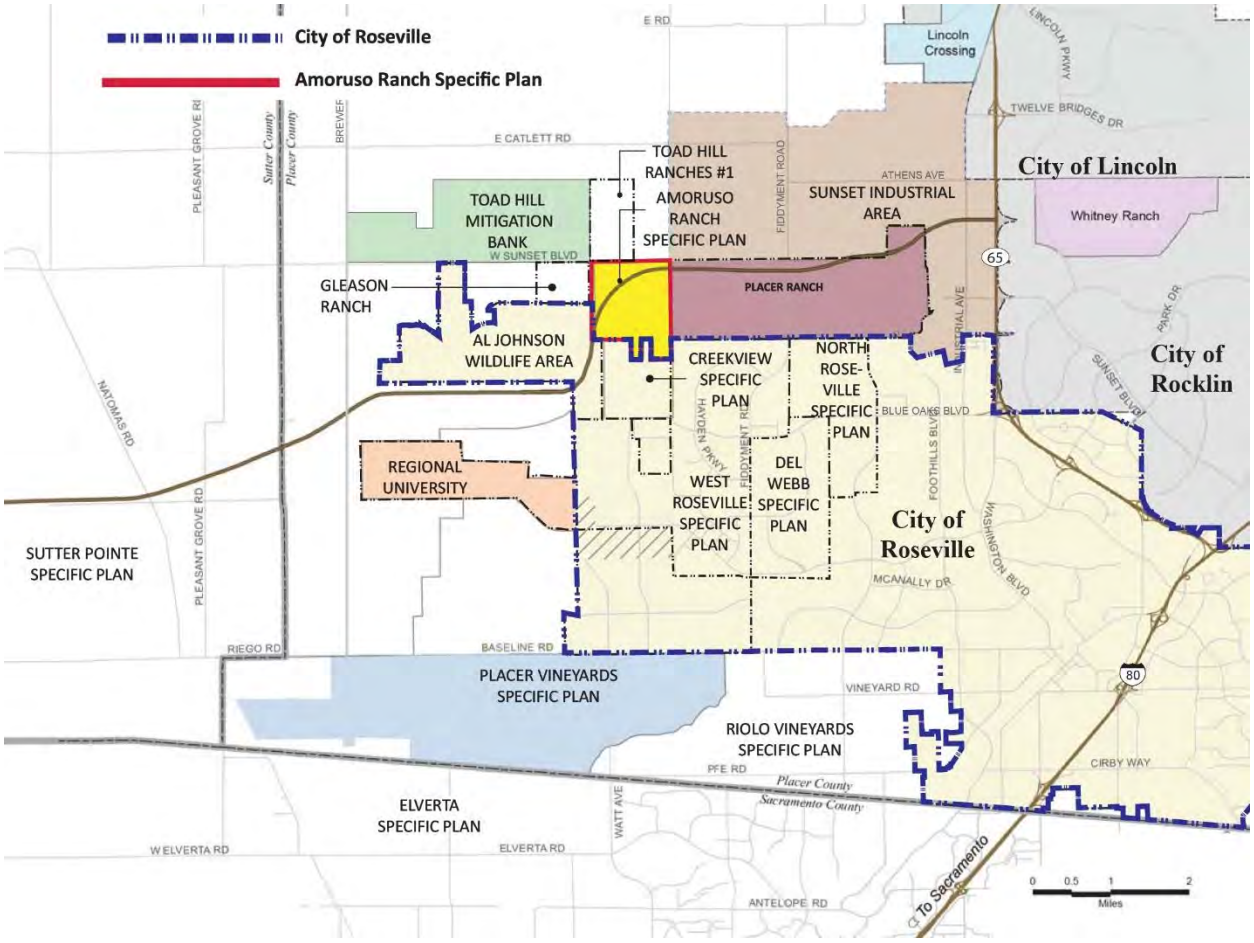


Figure 2.2: Regional Location Map

2.2 Project Setting

A. Regional Setting

The project site is located at the intersection of two planned transportation corridors, future Placer Parkway and Westbrook Boulevard.

To the northwest is agricultural land and the existing Toad Hill Ranches #1, a rural subdivision of two to five acre parcels. To the northeast, approximately one mile away is the Placer County Regional Landfill operation. The City of Lincoln Sphere of Influence extends south to approximately one mile north of the Plan Area.

To the southwest is the Al Johnson Wildlife Area project owned and planned by the City of Roseville. The City will develop the Al Johnson Wildlife Area as a major stormwater retention facility and future open space recreation facility.

Figure 2.2 shows the location of several other master-planned development projects in proximity to the ARSP. Each development proposal incorporates a mix of land uses, which is primarily residential, but also has non-residential components that include commercial, office, park, school, open space, university, and public/quasi-public uses. These include:

- ***Creekview Specific Plan (CSP)***, a 500-acre project located south of the ARSP, north of Blue Oaks Boulevard. The project includes 2,011 residential units. Major access to ARSP is provided through this plan via connections from Blue Oaks Boulevard and the extension of Westbrook Boulevard to the Plan Area. The CSP was approved by the City of Roseville in 2012.

- ***West Roseville Specific Plan (WRSP)***, a 3,162-acre project directly to the southeast of ARSP, approved by the City on February 4, 2004. This Plan Area is approved for 10,478 residential units.

- ***Sierra Vista Specific Plan (SVSP)***, a 2,064-acre project located south of the ARSP, west of Fiddyment Road and north of Baseline. The project includes 8,679 residential units and over 230 acres of commercial and office uses. This plan was approved by the City of Roseville in May 2010 and amended in June 2012 to include the Westbrook property.

- **Placer Ranch**, a 2,213 acre area to the east of the ARSP area. While no specific plan is pending at this time, given its location adjacent to local services and the County's Sunset Industrial Area, it is likely that development could occur in the future. It could include a new California State University campus that would accommodate up to 30,000 students and a mix of 6,000 residential units and commercial uses.

- ***Sunset Industrial Area Plan (SIA)*** is located east of Fiddyment Road and encompasses a portion of the Placer Ranch area. It is an 8,900-acre industrial, office park and commercial development area adopted by Placer County Board of Supervisors in June 1997, and currently undergoing a major master plan update.

- ***Placer Vineyards Specific Plan (PVSP)***, a 5,230-acre project located immediately south of the SVSP and Baseline Road. This project was approved by the Placer County Board of Supervisors in July 2007 and includes over 14,000 residential units and a mix of commercial uses.

- ***Regional University Specific Plan (RUSP)***, a 1,157-acre project located west of the West Roseville Specific Plan along the planned extension of Pleasant Grove Boulevard. This project was approved by the Placer County Board of Supervisors in December 2008.

B. Adjacent Uses

To the north is agricultural land and the existing Toad Hill Ranches #1, a rural subdivision of two to five acre parcels. To the northeast, approximately one mile away is the Western Regional Sanitary Landfill operation. The City of Lincoln Sphere of Influence extends south to approximately one mile north of the Plan Area.

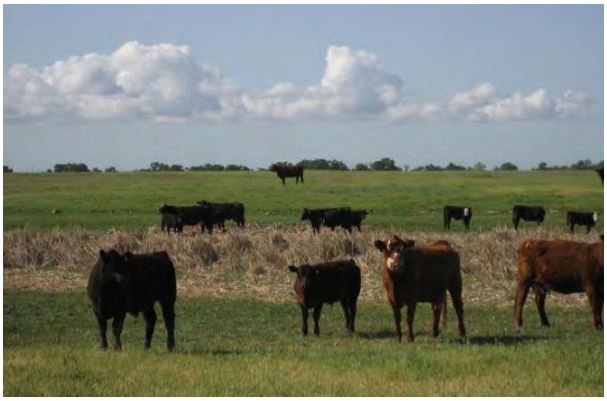
To the west is the Al Johnson Wildlife Area owned and planned by the City of Roseville.

C. Site Conditions

In its pre-development condition, the Plan Area was used as a cattle ranch as well as rice farming. The primary use was open grazing land, but included a small ranch house and out buildings. Agricultural wells and a septic system served the site.

The land has gently rolling terrain that generally slopes to the west and south. Minor drainages flow in a radial pattern from a slight rise in the northeast quadrant of the property. The elevation slopes gently from the northeast to the southwest.

The site vegetation is primarily annual grasslands. There are several oak trees located along University Creek and a number of non-native trees located around the former ranch house. Wetland features and their associated flora and fauna are located in small areas typically along the drainage corridors and in flats along the southern boundary. Figure 2.3 highlights the Amoruso Ranch project site conditions.



Site conditions prior to development of the Amoruso Ranch Specific Plan property.

Toad Hill Ranches #1neighborhood to the north.

View of the existing site conditions from W. Sunset Boulevard

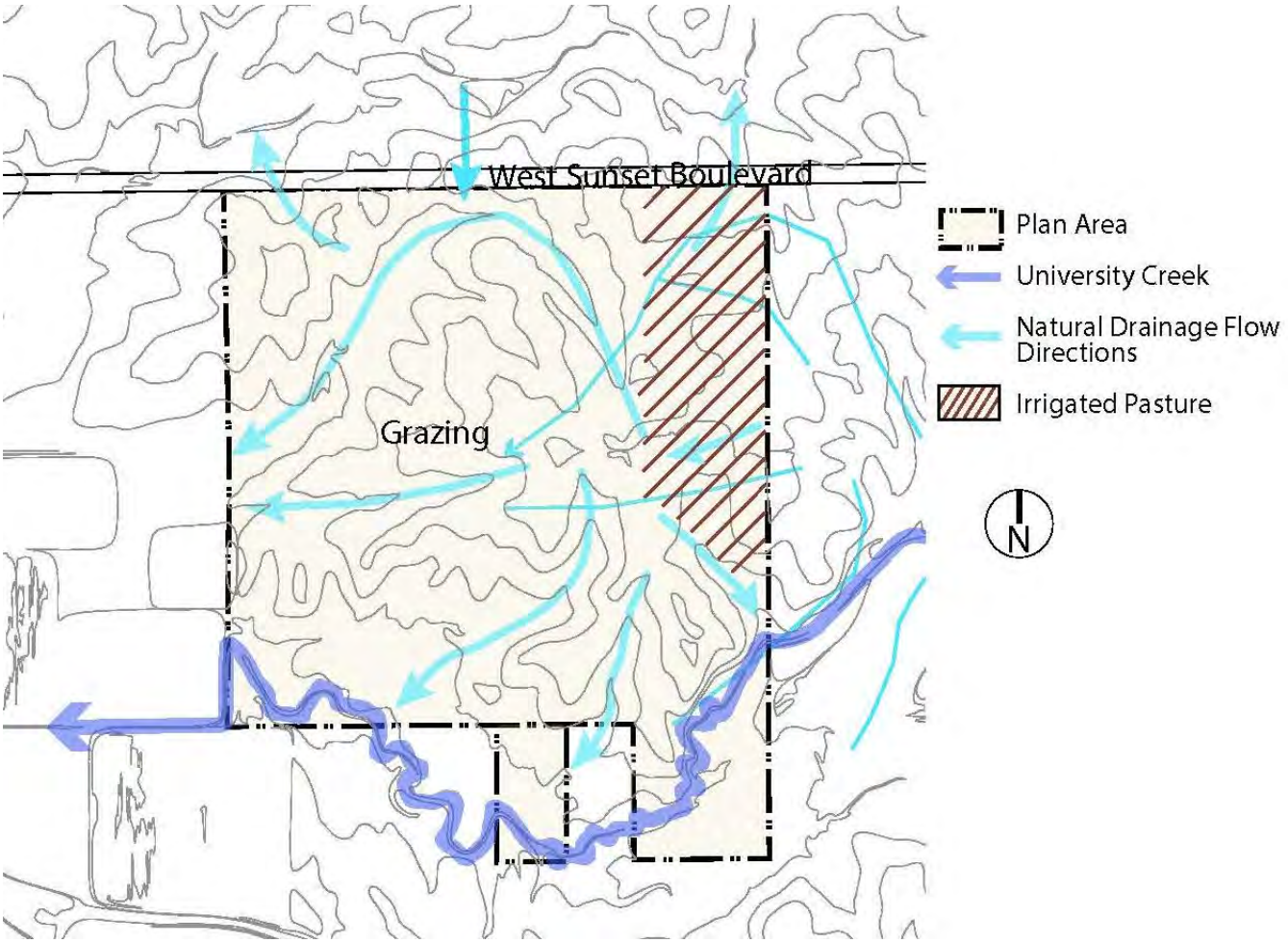


Figure 2.3: Site Conditions Map

2.3 Factors that Influence the Specific Plan

The proposed land use and circulation pattern in the ARSP is influenced by several factors, including the physical setting, conditions around the Plan Area, and public policies. This section identified the most important conditions and issues that influence the form of the proposed plan.

A. Placer Parkway

The proposed Placer Parkway will be a prominent road feature that sweeps through the Plan Area. Interchanges at Fiddyment Road to the east and Santucci Boulevard to the southwest would provide access to the ARSP Area. The partially revised Placer Parkway Tier 1 EIS/EIR analyzed an additional interchange within the northeast area of Amoruso Ranch, based on a potential future extension of Dowd Road southerly from the City of Lincoln. At the time of specific plan approval, this interchange was not proposed as part of the project; however, it is not precluded by the project. A grade separated intersection at Westbrook Boulevard may elevate Placer Parkway through portions of the site. The intersection of Road "G", a residential road within the Plan Area, will also be grade separated with Road "G" being depressed under

the future Placer Parkway. A potential extension of Dowd Road could connect to the Westbrook Boulevard alignment within Amoruso Ranch project in the future.

B. Blue Oaks Boulevard and Westbrook Boulevard Corridors

In planning for anticipated growth in western Placer County through the year 2035, Blue Oaks Boulevard and Westbrook Boulevard are components of the area circulation network. Blue Oaks Boulevard is an east/west travel corridor extending from Highway 65, west through Roseville, and will ultimately link to the future Placer Parkway southwest of the ARSP and the CSP areas. Blue Oaks Boulevard will provide access to the Plan Area via a connection to Westbrook Boulevard. Westbrook Boulevard is a north/south travel corridor extending from Baseline Road north through the Sierra Vista, West Roseville, Creekview and Amoruso Ranch Specific Plans. The ARSP provides a segment of Westbrook and provides land uses and densities compatible with a roadway of this scale. The ARSP orients higher density and nonresidential uses along the roadway, with an emphasis on creating an interface with the proposed Village District.

C. Public Transportation Opportunities

The Plan Area's land use is influenced by the potential for public transportation routes including Bus Rapid Transit (BRT) along the major arterial streets. Design standards in the Plan would ensure that future transit stops could be accommodated in these areas.

D. Open Space and Resources Preservation

The Amoruso Ranch project would support open space and resource preservation by preserving approximately 144 acres of permanent open space within the ARSP Area. ARSP wetland preserve open space areas would append to the City's Open Space Preserve Overarching Management Plan to ensure these future Preserve areas are managed consistent with the City's strategy. The open space on the southern end of the Plan Area is adjacent to other regionally significant open space amenities. The ARSP Area provides open space linkages between the WRSP to the southeast, CSP to the south, and the Al Johnson Wildlife Area to the southwest. Together with the ARSP, the interconnected open space would total approximately 2,159 acres.

The Al Johnson Wildlife Area is an approximately 1,700 acre property. It is currently undeveloped and planned for a regional flood control project, as well as compatible recreation and environmental restoration features.

The ARSP will provide an open space corridor that includes a pedestrian and bike path linkage between major open space areas and the City's regional trail system. These linkages are illustrated in Chapter 7, Circulation. The corridor could provide stormwater detention in the natural drainage corridor as well as a permanent wetland resources preservation area.

E. City/County Memorandum of Understanding

In 1997, the County of Placer and City of Roseville entered into an agreement regarding the future development of a 5,540-acre 'transition area' west of Fiddyment Road and north of Baseline Road, adjacent to Roseville's western city limits in Placer County. Forty acres of the ARSP is located within the Memorandum of Understanding (MOU) Transition Area. This MOU is intended to promote interagency communication and to foster cooperative land use planning within the transition area. The MOU specifies the mutually-agreed upon requirements for processing development applications within the transition area, and allows development applications to be processed either by the County or the City. Its terms include provisions for City/County consultation and review, application submittal, mitigation of project impacts, and minimum development standards. The ARSP was not anticipated as part of the MOU, except for the southerly 40 acre portion of the site. However, the City recognizing the benefit of the MOU, has coordinated this project with Placer County consistent with MOU provisions.

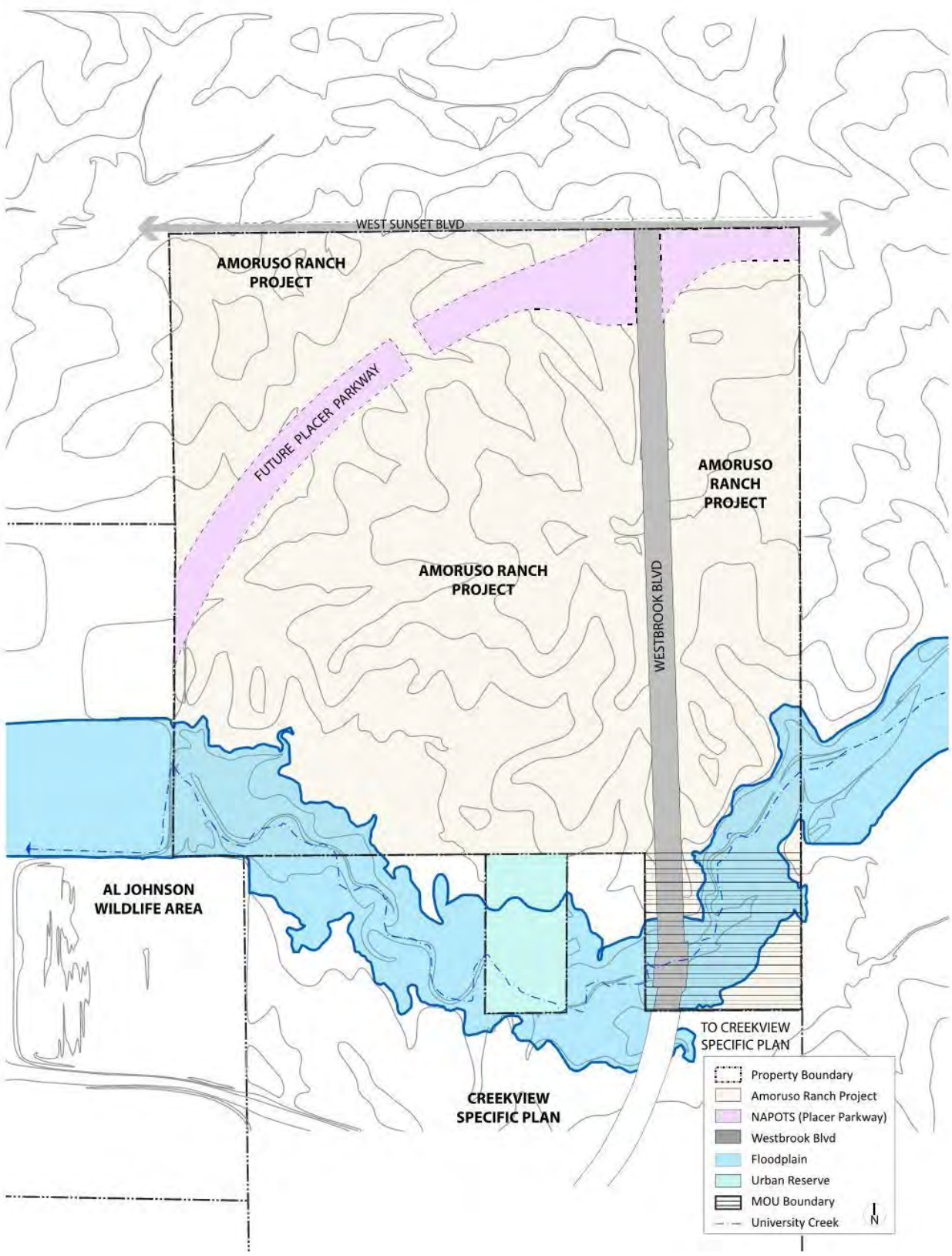


Figure 2.4: Elements that influence the Plan Area.

F. General Plan Growth Management Policies Guiding Principles

The City's General Plan Growth Management Element includes several "Guiding Principles" to direct the City's review of new development proposals located outside the City's corporate boundaries. The intent of these principles is to ensure new development meets or exceeds the City's existing policies, standards, and expectations, and does not unduly impact services to existing City residents. While some of the Guiding Principles address the City's governmental services and long-term fiscal sustainability, other principles address matters that guide the physical form of the land use plan. These include provisions to:

- Maintain the integrity of existing neighborhoods and create a sense of place in new neighborhoods.
- Aid in regional traffic solutions and in right of way preservation.
- Incorporate mechanisms to ensure new schools are available to serve the residents and shall not impact existing schools.
- Include a significant interconnected public open space component/conservation plan in coordination with the City of Roseville/ U.S. Fish and Wildlife Service Memorandum of Understanding.

G. Western Edge

The City's General Plan Growth Management Section of the Land Use Element includes several policies that are intended to provide for a "distinctive edge" and "physical and visual buffer between the City and County to assure that the identity and uniqueness of the City and County will be maintained."

Proponents shall provide a transitional area between City and County lands through a system of interconnecting Open Space land areas.

The ARSP supports the City's polices related to the Guiding principles for new development and the creation of a distinctive western edge, which are represented in the final design and form of the new community. The ARSP is bounded on the west by a portion of the Al Johnson Wildlife Area property where the City has approved a planned regional storm water retention project. On the northwest edge of the Plan Area adjacent to the Gleason Property, low density residential homes will be setback a minimum of 100-feet from the ARSP property line, separated by the proposed drainage channel, a maintenance path, and landscape setback or a single loaded street. This separation will provide both a physical and aesthetic separation from ongoing agricultural activities such as cattle raising etc.

H. Growth Management Visioning Committee

The Growth Management Visioning Committee (GMVC) was created in August 2004 to develop a vision to guide the City's growth through the year 2025. Through extensive public involvement and facilitated meetings, the GMVC developed recommendations to the City Council. A key recommendation was acknowledgement of the Plan Area as the next logical area for growth in the City of Roseville.

I. Resource Agency Early Consultation

In August 2000, the City and the United States Fish & Wildlife Service (USFWS) entered into a MOU to prepare a Habitat Conservation Plan (HCP) or equivalent to minimize incidental take of vernal pool species from future City growth. Consistent with this agreement, the City of Roseville, the ARSP landowner, the USFWS, US Environmental Protection Agency, the US Army Corps of Engineers, and the Regional Water Quality Control Board conducted an extensive early consultation process for this project starting in 2010 when the development application was submitted to the City. The group met and conducted field visits to review onsite resources and offsite mitigation properties with the following objective: to reach basic agreement on a land use plan and mitigation strategy which could be permitted under Section 404 of the Clean Water Act utilizing a Section 7 Consultation process for Endangered Species Act compliance. Key feedback received through this process influenced the land use plan and resulted in additional avoidance area. Also key, was determining the corridor for Placer Parkway that appears to have the least impacts to wetlands.

CHAPTER 3 – COMMUNITY FORM & PLANNING PRINCIPLES

3.1 Community Vision

The Amoruso Ranch Specific Plan (ARSP) will guide the development of the Plan Area towards a livable community where housing, recreation, education, retail and employment opportunities are integrated into an urban village. This village is envisioned as a contemporary version of a small walkable town, where the automobile can be replaced by walking and biking to recreation opportunities and to accomplish everyday errands.

Key components of this urban vision include pedestrian and bicycle friendly streets, open space connections and vistas to important community focal points, and an integration of land uses that give the feeling of “development over time.” These visual qualities create a community that has rich variety in the architectural character in both the non-residential and residential architecture. Public spaces such as plazas, urban parks, linear parks and pedestrian linkages are the primary form building features of the ARSP. With the plan as a backdrop, distinctive architecture and landscape elements establish a unique identity.

The ARSP guides the development of a livable community that integrates housing, education, recreation, open space, retail and employment uses and civic facilities into a unique and memorable community. The site forms the “confluence” in the regional road system and forms the northwest edge of the City making it a key parcel in the strategic planning of this part of the City.

3.2 Community Design Principles

The design vision for the ARSP Area has its foundation in the following Community Design Principles:

A. Community Designed Around Connectivity and Walking Paths:
The development areas within the Land Use Plan are linked together by a network of parks, paseos, sidewalks, and block level paseos.

B. Visually Open:
The use of walls is minimized to the extent feasible.

C. Parks Integrated Into the Neighborhood Fabric:
All neighborhoods are linked to a variety of neighborhood parks connected by a network of paseos or other connections.

D. Range of Housing Opportunities:
Building upon Roseville's established growth patterns, the ARSP supports the City's implementation of smart growth principles rooted in SACOG's regional Blueprint. In addition to advancing the City's efforts to meet its fair share obligation of the region's housing needs (RHNA), the ARSP demonstrates an emerging approach to development which results in a more efficient use of land, which will provide a range of housing types.

E. Sustainability:
The ARSP includes elements that embrace sustainable techniques such as narrow, tree-lined streets to reduce heat island effect. The land use plan includes a diversity of housing types, compact design, a local serving community commercial Village District, vehicular, pedestrian and bicycle circulation, resource preservation and proximate access to parks and open space.

F. Vibrant Village District:
The ARSP Area includes a walkable Village District that serves as a major focal point of the Plan Area with a wide range of neighborhood serving uses and recreational opportunities.

3.3 Community Form

The physical form and development pattern of the ARSP is shaped by site opportunities and constraints and policy factors described in **Chapter 2, Plan Setting & Influences**. Factors influencing the community's form include existing site features and natural resources, adjacent development patterns and roadways, the future Placer Parkway alignment, the extension of Westbrook Boulevard, the City's Guiding Principles for new development, Blueprint principles and the Growth Management Visioning Committee's vision.

3.4 Community Form Elements

The overall ARSP land use plan is shaped by three overarching form elements. The elements influencing the community form in each area of the plan are described below.

- Interconnected yet distinct districts
  - Village District
  - Northeast District
  - Central District
  - Northwest District
  - Southeast District
- Parks and Open Space
- Circulation System

A wide variety of residential opportunities will be provided within the various districts. This variety may include single family attached and detached homes, live/work row town homes, town homes, condominiums and apartments. Design of residential neighborhoods emphasizes pedestrian and bicycle connectivity while facilitating dispersed automobile traffic. The modified grid street network creates shorter, more traditional feeling block lengths. The result of this block scaling is that the various home types are woven together within the neighborhood fabric, rather than separated housing tracts of the same lot configuration. This was the traditional pattern of growth for neighborhoods prior to large scale tract housing development.

The following figures graphically illustrate those principles. Figure 3.1 is the Overall Districts diagram that highlights the major planning ideas and areas while the diagrams following those highlight individual districts in detail. Figure 3.2 illustrates a potential build out scenario.

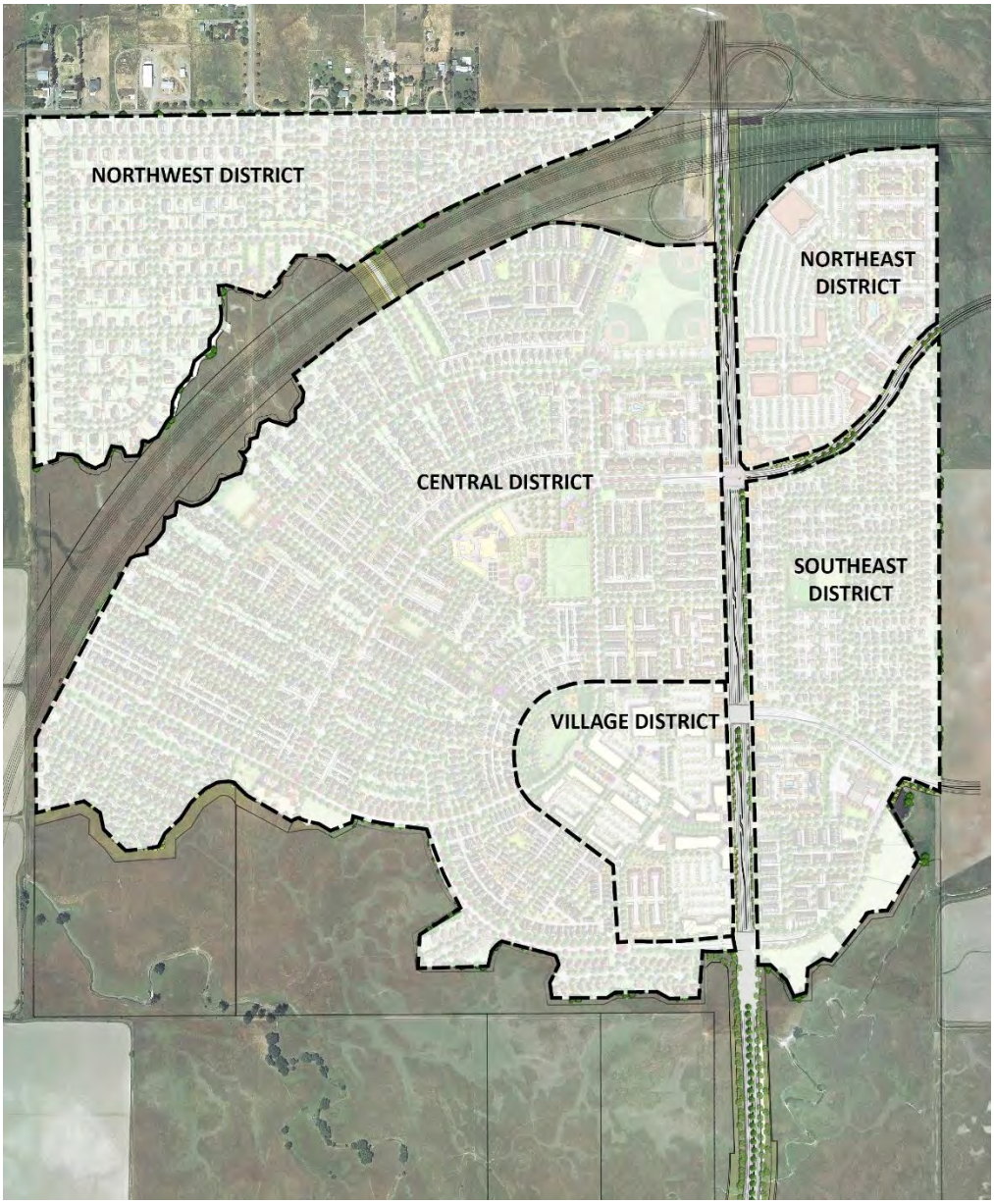


Figure 3.1: Overall Districts

Figure 3.2: Artist's Conceptual Illustrative Plan: Potential Build-out Scenario
The artist's Conceptual Illustrative Plan (above and details throughout this Document) presents the Specific Plan vision within the site context. Precise street alignments, lot locations and dimensions, and building locations shall be determined at the time of Tentative Map approval. Such alignments and locations shall be substantially consistent with the goals and policies of this Specific Plan.

A. Village District

The Village District is an important component of the Plan Area and provides a dynamic center for the community. The intersection of Westbrook Boulevard and Main Street creates a high level of activity that establishes the core of the District. The Village District development pattern is not just a linear main street surrounded by parking lots. The plan creates a subtle block grid that forms more connection with the surrounding residential neighborhoods and better hides the parking from view. The Village District will provide retail and office space, with buildings organized along a Main Street, creating a classic small town main street character. Buildings with storefronts and tall floor plates, that may include office or residential units above, provide a sense of enclosure to the street.

The Main Street continues and "T's" at an Urban Park. Storefronts line the street in buildings that are broken into sections that establish a walkable rhythm, rather than block long single structures with consistent storefronts and setbacks. This rhythm is crucial to establish the pedestrian scale inherent to a classic main street. The variety in building character and setbacks makes the Village District visually interesting and creates an environment focused on the pedestrian.

Figure 3.3: Conceptual Plan Detail – Village District

The variety of building heights and facades of the buildings framing the Main Street adds to the character and architectural interest of the place, and lends an appearance of development over time. While there will be a consistent level of quality and some signature detailing, it is important that the buildings do not look too themed. They should have variety in their design to reinforce the downtown character. Their design is guided by the architectural guidelines in Section B.6 of Appendix B.

Sign guidelines, included in the ARSP in Appendix B are intended to guide merchants towards providing unique and individual signage that is critical in establishing the desired downtown character.

Buildings fronting on the Main Street may have residential or office uses above ground floor retail to energize the area. It is important to bring residential opportunities into this area to create a vibrant district, and to support the merchants. Decks and balconies are encouraged as they engage residents with the outdoor activities along the street and plaza.

Forming a transition from the Main Street retail and mixed-use to the surrounding neighborhoods, the edges of the Village District are anticipated to include medium or high density residential. This residential may be high density single family dwellings (SFD), row townhomes, or a mix of townhomes and flats. Vehicular access and guest parking for these homes provide a buffer to the residential parking areas.

Figure 3.4: Conceptual Plan Detail – Plaza Along Main Street

Figure 3.5: Parking Concept – Shared Lots Behind Main Street Building

Outdoor Dining Along a Main Street.

Main Street Promenade

At the block where Main Street meets the Urban Park, a wide median splits the street, creating the Main Street Promenade. Here auto traffic is subordinate to the pedestrian experience. This is a private street and this block may be closed to vehicular traffic for community events such as street fairs. There is no raised curb along the median to allow the spaces to flow together with special paving that links both sides of the street.

The buildings facing the Main Street Promenade should have taller first floor plates (10'-14') than standard residential heights, with residential units above, or may be row town homes with raised stoop or entries, such as a classic "brownstone". It is important that the homes have balconies large enough to be furnished and usable (minimum depth of 4 feet). Resident activity will add to the character of the street scene.

At the end of the median is a plaza. While privately owned and maintained, the space serves as an extension of the park and is designed more like a plaza than a median. It functions as an outdoor living room, with seating and other amenities such as a fire pit and it may contain a small specialty building that houses a coffee house, wine bar, flower shop or similar type use. This building is envisioned to be of a unique design and an urban jewel for the community.

The plaza is intended to create an intimate setting for uses such as street performers, or simply a wonderful place to "hang out" and people watch with a great cup of coffee. Buildings on either side may include restaurants that would provide outdoor dining creating a lively atmosphere.

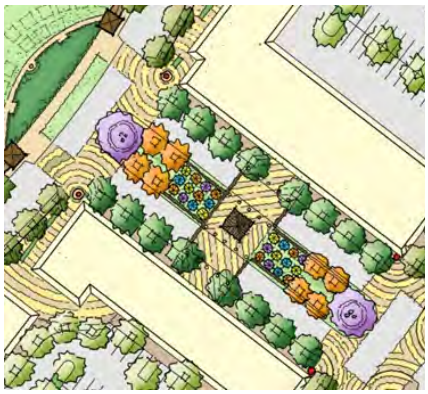


Figure 3.6: Conceptual Plan Detail – Main Street Promenade

Public Gathering Place.

Example of Specialty Building.

Figure 3.7: Conceptual View of Main Street Promenade

An urban park

Historically, many towns include a park near their downtowns. In the Amoruso Ranch community, an urban park forms a strong focal point at the termination of Main Street. At approximately 3 acres, the park is intended to be used for community wide gatherings and events. Parking for the park is provided on-street and it also shares the ample Village District off-street parking. The park is intentionally not over programmed. Homes front directly on this park allowing the residents to engage with the park events. To enhance the pedestrian experience, no residential driveways are accessed from the roads surrounding the park. Their design is guided by the standards in Section A.2 in Appendix A and guidelines in Section B.12 in Appendix B.

Twinkle Lights.

Street Furnishings.

Twinkle Lights.

Public Art.

Public Art.

Figure 3.8: Conceptual View of an urban park

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Along its southeast side, the park may be fronted by live/work or row town homes, creating a transition to the commercial uses in the Village District. Street trees are within tree grates and the paving pattern is more indicative of a linear plaza than of standard sidewalk. The architecture has an urban flair with ground floor windows that are indicative of commercial storefronts that allow the Main Street character to expand. This strong urban streetscape may be further re-enforced by the inclusion of artwork that creates additional interest along the walk.

The Village District also includes a site appropriate for a market or grocer. This location allows for an appropriately scaled and visible parking area as well as several small pads for stand-alone buildings. These buildings are appropriate for larger chain restaurants or banks that are not well suited to a main street. The combination of a “Main Street” retail and traditional options provides for opportunities for a wide variety of retail and commercial options. In-line service-oriented shops link the market back to the Main Street completing the pedestrian grid.

Figure 3.9: Market Site

Figure 3.10: An Urban Park

Example of Stand-Alone Retail

B. Northeast District- Retail and Business Park

A 23-acre parcel in the northeast quadrant of the site, bounded by Placer Parkway, Westbrook Boulevard and Road “D”, is designated for retail and business park uses, as well as high density housing. This will be an ideal location for large format retail that will serve a wider area than Amoruso Ranch and the neighboring communities. Depending upon market demand, this site may include retail/office commercial or business park uses. Buildings should frame the road into the District, with large parking fields behind. A prominent building should be located at the intersection of Road D and Westbrook.

The 15-acre high density residential site provides residents the opportunity to walk to work and to retail services. Twenty-five spaces within the commercial parking lot will be provided for a park and ride lot. A small private park with amenities such as a play area, pool, or community building for use by the residents should be included. Parking should be broken into several lots and conveniently located for residents.

C. Central District

Figure 3.11: Conceptual Plan Detail – Northeast District

The Central District forms the heart of the Plan Area. It includes an elementary school, residential neighborhoods, and a variety of parks, including the crossing park that will provide pedestrian access throughout the area. A looped roadway with paseos around the District provides connectivity between the neighborhoods, parks, school, and the Village District for pedestrians and bicycles.

This District provides the broadest range of housing types and choices. Residents will be able to choose from homes as dense as apartments and townhomes, or single-family detached homes. This mixing of densities and lifestyle choices create a more fully integrated community.

A variety of parks serves the residents and creates options for recreation. A ten-acre park (AR-62) is located on the north end of the quadrant, adjacent to Westbrook Boulevard, south of Placer Parkway. Two smaller neighborhood parks are also proposed within the Central District. The linear east west park (AR-64), links the elementary school, parks, and Urban Park together.

The southern edge of the District has frontage along open space. Homes could front on, side on, or back on the open space creating a sequence of different experiences and edge conditions. A one-acre park (AR-63) and a pedestrian and bicycle path along the northern edge will provide visual and physical connections to the open space.

D. Northwest District

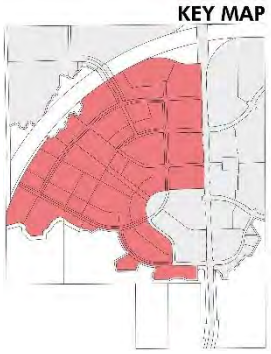

Figure 3.12: Conceptual Plan Detail – Central District

The northwest portion of the ARSP is located north of the proposed Placer Parkway. A roadway with striped on-street bike lanes provides access to the rest of the Plan Area. It is bordered by Sunset Boulevard to the north, and unincorporated land to the west. This area provides transition to existing rural uses within the County.

E. Southeast District

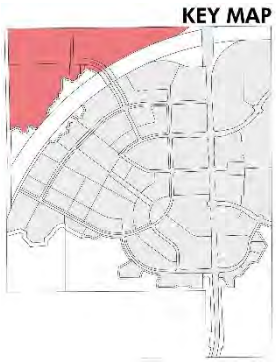

Figure 3.13: Conceptual Plan Detail – Northwest District

The Southeast District of the ARSP contains a mix of residential neighborhoods including high density apartments, townhomes, and single family detached, ranging from small to standard lot, as well as a one-acre park, and a fire station site.

This District is located between Westbrook Boulevard and the future Placer Ranch Plan Area. Two arterials connect Westbrook to the Placer Ranch Plan Area. The District also takes direct access from Westbrook Boulevard where a neighborhood street provides a direct focal point at the neighborhood park.

F. Parks and Open Space

Figure 3.14: Conceptual Plan Detail – Southeast District

Over twenty-three percent (23%) of the Plan Area is planned for park and open space uses, which is equivalent to 22 acres of park, 11 acres of open space paseo, and 155 acres of open space. The open space and park network provides a key element of the ARSP. In general, environmentally sensitive or significant land due to the presence of habitat, resources, natural features, or man-made features is designated as open space. Open space areas provide opportunities for scenic vistas, water conveyance and retention, stormwater quality/treatment, pedestrian/bike trails and resource avoidance and preservation.

The vision for the neighborhood parks is to create a variety of parks, both in size and activity, which are linked together via a paseo system. To create a "string of pearls," the parks range in size from one-acre to ten-acres. Design of each park is intended to be unique to create memory points or landmarks within the community. They are dispersed throughout the Plan Area so that almost all residents are within a quarter mile of a park, and have a pleasant route to walk or bike to that park. See Figure 8.2 Park Distribution and Figure 8.3 Walking Distances to Parks in Chapter 8.

To create a unique identity for each park, each conceptual layout draws from a wide variety of amenities at a minimum; parks will provide turf areas for informal activities, benches or tables for picnicking and shaded seating for larger group events as well as active, formal areas for organized play. See Chapter 8 for more information.

G. Circulation System

Figure 3.15: Conceptual Park on Western Edge

Figure 3.16: Conceptual Park on Eastern Edge

Informal Play Area.

Play Area.

Pedestrian Paseo.

The ARSP includes many of the City's Blueprint Implementation Strategies for multi-modal circulation, providing multiple transportation choices to address vehicles, public transit, bicyclists and pedestrians. The pedestrian and bicycle network forms the backbone of the Plan Area. It includes on-street bike lanes, pedestrian paths or paseos along specific streets, a network of sidewalks separated from driving or parking areas by landscaped parkways, and small, individual block serving paseos that link directly to homes. Where important pedestrian links occur, such as the street-side paseos, driveway access for individual homes are not allowed in order to reduce pedestrian/auto conflicts and reinforce the pedestrian friendly street experience.

This network links all land uses together within the ARSP and allows for connections to the regional system as well as off-site amenities such as the Al Johnson Wildlife Area. The pedestrian network is further defined in Chapter 7.

For vehicles, the backbone roadway system includes a combination of regional arterial and collector streets to provide connections from existing and planned roadways adjacent to the Plan Area. These roadways are designed to accommodate future anticipated local and area traffic demands, with opportunities for connections to future planned Placer Parkway and to roadways leading to the City of Lincoln. The design of the backbone roadway system supports the creation of a smaller "neighborhood" network of local roadways. This network forms a modified grid where high connectivity eliminates the need for collector streets within the community.

Many homes face onto pedestrian oriented streets, neighborhood serving parks, garden courts, small pocket parks and block level paseo connections. Curbcuts and driveway cuts are minimized along the streetside paseos creating a continuous and a safe path for walkers utilizing the pedestrian network. These homes may side on to the paseos, or have garages served by carriageways or alleys behind the unit. Mixed with traditional street loaded homes, this expands the housing choices for future residents within the Plan Area.

In keeping with the design philosophy of an integrated community, sound and privacy walls are eliminated wherever feasible by the creation of a street network that results in low Average Daily Trip (ADT) counts. Additionally, the Development Standards of the ARSP (Appendix A) places certain requirements on parcels adjacent to arterial roads to minimize walls. Appropriate land uses, orientation of structures and appropriate landscaped setbacks are some of the methods the Amoruso Ranch plan utilizes to mitigate noise while minimizing walls.

While no fixed guideway transit is currently planned for the area, the City of Roseville may, as funding allows, provide commuter, dial-a-ride, and local transit services to the Plan Area. This may include some form of bus service that would link the Amoruso Ranch community to the region. Locations for future convenient transit stops may be provided on both sides of Westbrook Boulevard and will provide amenities to support a Bus Rapid Transit (BRT) route through the Plan Area. Any transit shelter should be complementary to and reinforce the character of the Village District architecture. Potential transit facilities are further discussed in Circulation Plan Chapter 7.

3.5 Landscape Concept

The landscape design at Amoruso Ranch plays an important role in meeting the overall vision set forth by this document to create a truly memorable community. The vision behind the landscape concept at Amoruso Ranch is to design a community that achieves the following goals:

- Reinforce a strong identity and "sense of place" through landscape design.
- Create an interconnected pedestrian network supported by landscape character.
- Maintain a visually open character of the site.

Landscape character and design responds to each land use and becomes one of the main unifying elements for Amoruso Ranch. Continuity and consistency is key to achieving this goal. The “big idea” for the landscape at Amoruso Ranch is to create a landscape character with texture, variety and botanical diversity and interest in the planted forms.

Great streetscapes create initial impressions of a community. The Amoruso Ranch Plan strives to enhance the pedestrian experience. The street hierarchy and their corresponding street tree program help establish a sense of place and a certain visual continuity throughout the community. Detailed design guidelines for streetscape and landscape that include adherence to the City’s Water Efficient Landscape Ordinance are included in Section B.13 in Appendix B of this document.

CHAPTER 4 – LAND USE PLAN

4.1 Overview

The Amoruso Ranch Specific Plan (ARSP) provides for a mix of land uses including low, medium and high density residential uses; commercial and office uses (which in some cases are sited with one another, and/or with residential uses); public and quasi-public uses for the school and civic uses such as a fire station, parks and open space uses; and an urban reserve parcel.

At build out, the Plan Area will provide for approximately 2,827 dwelling units which would accommodate roughly 7,379 residents, add approximately 476,000 square feet of commercial retail and office uses with the potential to expand to a maximum of 766,000 square feet, and provide approximately 22-acres of parks and 155 acres of open space.

4.2 Land Use Plan

The land use designations identified in the ARSP are summarized below (Table 4.1), with an accompanying Land Use Map (Figure 4.1) and breakdown by parcel (Table 4.2) on the following pages.

Table 4.1
Land Use Summary

General Plan Land Use	*Applied Zoning District*	*Acres*	*% of Total Acres*	*Allocated Units*	*% of Total Units*
LDR (Low Density Residential)	RS	~~239.34~~219.05	~~34.47~~31.55%	~~1252~~1099 ~~1136~~	~~44~~38.88~~.29~~ %
MDR (Medium Density Residential)	RS	~~50.27~~69.24	~~7.24~~9.97%	~~542~~695	~~19.17~~24.58 %
HDR (High Density Residential)	R3	~~38~~37.~~13~~86	5.4~~59~~%	873	30.88%
Community Commercial - Village District	CMU-SA (Commercial Mixed-Use - Special Area)	27.~~27~~12	3.~~93~~91%	159	5.62%
Community Commercial	CC (Community Commercial)	23.~~85~~ 71	3.~~43~~41%		
Open Space	OS	~~144.19~~144.59	20.~~76~~83%		
Open Space (Paseos)	OS	~~10~~10.~~74~~95	1.~~55~~58%		
Parks & Recreation	PR	22.~~14~~19	3.~~19~~20%		
Public / Quasi Public	P/QP (Fire Station)	~~3.02~~2.95	0.~~43~~42%		
	P/QP (Water Facilities)	1.35	0.19~~21~~%		
	P/QP (Lift Station A)	0.28	0.04%		
	P/QP (Lift Station B)	0.85	0.12%		
	P/QP (School)	9.~~62~~59	1.~~39~~38%		
	P/QP (Community Facility)	1.46	0.21%		
	P/QP (Recycling Center)	0.65	0.09%		
Urban Reserve	UR	20.00	2.88%	1	0.04%
Misc. Roads		~~101.24~~102.57	14.~~58~~77%		
Total		**694.40**	**100%**	**2827**	**100%**

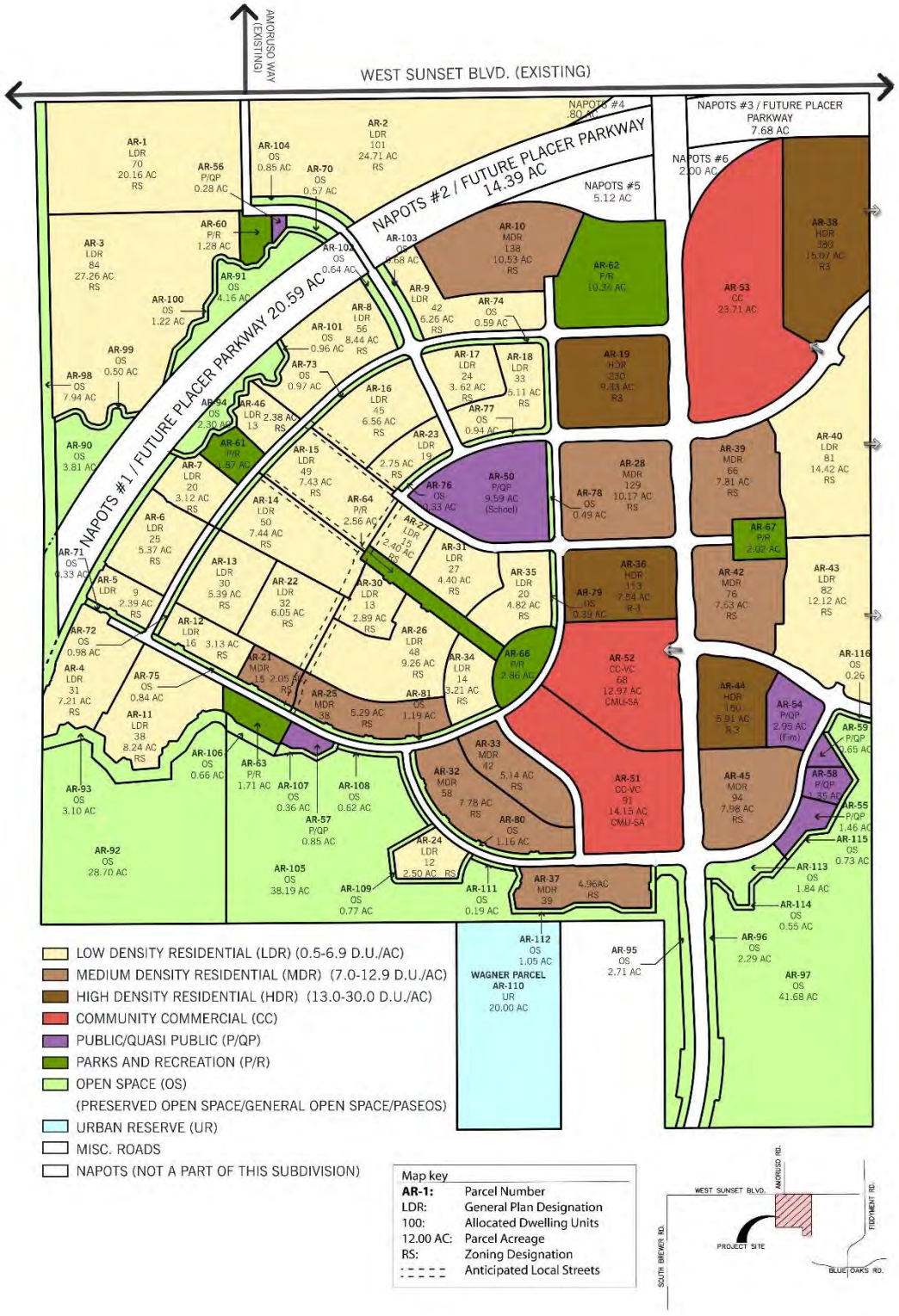

Figure 4.1 Land Use Map (updated JanuaryMay 202221)

Table 4.2 Land Use by Parcel Number					
Parcel	***GP Land Use***	***Zoning***	***Acres***	***Allocated Units***	***Density***
AR-1	LDR	RS	~~19.87~~20.16	~~68~~70	3.~~42~~47
AR-2	LDR	RS	24.~~96~~71	~~97~~101	~~3.89~~4.09
AR-3	LDR	RS	27.~~25~~26	~~80~~84	~~2.94~~3.08
AR-4	LDR	RS	7.21~~19~~	~~41~~31	~~5.70~~4.30
AR-5	LDR	RS	2.~~76~~39	~~17~~10	~~6.16~~4.19
AR-6	LDR	RS	~~4.98~~5.37	~~34~~25	~~6.83~~4.66
AR-7	LDR	RS	3.~~17~~12	~~18~~19	~~5.68~~6.09
AR-8	LDR	RS	8.~~19~~44	~~52~~56	~~6.35~~6.63
AR-9	LDR	RS	6.~~22~~26	~~40~~42	~~6.43~~6.70
AR-10	MDR	RS	10.~~69~~53	138	~~12.91~~13.10
AR-11	LDR	RS	8.~~40~~24	~~55~~ 38	~~6.55~~4.61
AR-12	LDR	RS	3.~~38~~13	~~21~~16	~~6.21~~5.11
AR-13	LDR	RS	~~6.08~~5.39	~~40~~30	~~6.58~~5.57
AR-14	LDR	RS	7.~~05~~44	~~45~~50	~~6.38~~6.72
AR-15	LDR	RS	~~6.94~~7.43	~~45~~49	~~6.48~~6.59
AR-16	LDR	RS	6.~~84~~56	~~43~~45	6.~~55~~86
AR-17	LDR	RS	3.~~56~~62	~~24~~24	6.~~74~~62
AR-18	LDR	RS	5.~~05~~11	~~31~~33	~~6.14~~6.45
AR-19	HDR	R3	9.~~34~~33	230	24.~~63~~64
AR-21	~~LDR~~MDR	RS	2.~~35~~05	~~13~~15	~~553~~7.33
AR-22	LDR	RS	~~4.34~~6.05	~~28~~32	~~6.45~~5.29
AR-23	LDR	RS	2.~~93~~75	19	6.~~48~~91
AR-24	LDR	RS	2.50	~~13~~12	~~5.20~~4.79
AR-25	~~LDR~~MDR	RS	~~4.62~~5.29	~~28~~38	~~6.06~~7.18
AR-26	LDR	RS	9.~~70~~26	~~55~~48	5.~~67~~.18
AR-27	LDR	RS	2.~~40~~40	15	~~6.25~~6.25
AR-28	MDR	RS	10.~~32~~17	129	12.~~50~~69
AR-30	LDR	RS	~~3.33~~2.89	~~23~~13	~~6.91~~4.50
AR-31	LDR	RS	4.40	27	6.~~14~~13
AR-32	~~LDR~~MDR	RS	7.~~72~~78	~~50~~58	~~6.48~~7.45
AR-33	MDR	RS	5.~~30~~14	~~61~~42	~~11.51~~8.17
AR-34	LDR	RS	3.~~82~~21	~~19~~14	~~4.97~~4.37
AR-35	LDR	RS	4.~~58~~82	~~24~~20	~~5.24~~4.15
AR-36	HDR	R3	7.~~55~~54	113	14.98
AR-37	~~LDR~~MDR	RS	~~5.05~~4.96	~~25~~39	~~5.00~~7.86
AR-38	HDR	R3	15.~~21~~07	380	~~24.98~~25.21
AR-39	MDR	RS	7.~~35~~81	~~54~~66	~~7.35~~8.45
AR-40	LDR	RS	~~13.51~~14.42	~~71~~81	~~5.26~~5.62
AR-42	MDR	RS	~~8.37~~7.53	~~66~~76	~~7.89~~10.10
AR-43	LDR	RS	~~13.64~~12.12	~~78~~82	~~5.72~~6.76
AR-44	HDR	R3	~~6.03~~5.91	150	~~24.88~~25.37
AR-45	MDR	RS	~~8.24~~7.98	94	~~11.41~~11.78
AR-46	LDR	RS	~~2.56~~2.38	13	~~5.08~~5.47
AR-50	P/QP	P/QP	9.~~62~~59		
AR-51	CC-VC	CMU-SA	14.~~21~~15	91	
AR-52	CC-VC	CMU-SA	~~13.06~~12.97	68	
AR-53	CC	CC	23.~~85~~71		
AR-54	P/QP	P/QP	~~3.02~~2.95		

Table 4.2 (continued) Land Use by Parcel Number					
Parcel	***GP Land Use***	***Zoning***	***Acres***	***Allocated Units***	***Density***
AR-55	P/QP	P/QP	1.46		
AR-56	P/QP	P/QP	0.28		
AR-57	P/QP	P/QP	0.85		
AR-58	P/QP	P/QP	1.35		
AR-59	P/QP	P/QP	0.65		
AR-60	P/R	P/R	1.28		
AR-61	P/R	P/R	1.87		
AR-62	P/R	P/R	10.~~11~~34		
AR-63	P/R	P/R	1.~~72~~71		
AR-64*	P/R	P/R	2.~~12~~56		
AR-66	P/R	P/R	~~3.04~~2.86		
AR-67	P/R	P/R	2.02		
AR70	OS(Paseos)	OS	0.~~58~~57		
AR-71	OS(Paseos)	OS	0.3~~5~~		
AR-72	OS(Paseos)	OS	0.~~98~~98		
AR-73	OS(Paseos)	OS	0.~~98~~97		
AR-74	OS(Paseos)	OS	0.~~60~~59		
AR-75	OS(Paseos)	OS	0.~~76~~84		
AR-76	OS(Paseos)	OS	0.~~36~~33		
AR-77	OS(Paseos)	OS	0.~~85~~94		
AR-78	OS(Paseos)	OS	0.~~46~~49		
AR-79	OS(Paseos)	OS	0.39		
AR-80	OS(Paseos)	OS	1.~~10~~16		
AR-81	OS(Paseos)	OS	1.~~15~~19		
AR-90	OS	OS	3.81		
AR-91	OS	OS	4.~~15~~16		
AR-92	OS	OS	28.70		
AR-93	OS	OS	~~2.76~~3.10		
AR-94	OS	OS	2.30		
AR-95	OS	OS	2.71~~3~~		
AR-96	OS	OS	2.~~36~~29		
AR-97	OS	OS	41.~~92~~68		
AR-98	OS	OS	7.~~88~~94		
AR-99	OS	OS	0.~~49~~50		
AR-100	OS	OS	1.22		
AR-101	OS	OS	0.~~95~~96		
AR-102	OS(Paseos)	OS	0.~~65~~64		
AR-103	OS(Paseos)	OS	0.~~65~~68		
AR-104	OS(Paseos)	OS	0.~~88~~85		
AR-105	OS	OS	~~37.92~~38.19		
AR-106	OS	OS	0.66~~7~~		
AR-107	OS	OS	0.36		
AR-108	OS	OS	0.~~61~~62		
AR-109	OS	OS	0.77		
AR-111	OS	OS	0.19		
AR-112	OS	OS	1.05~~3~~		
AR-113	OS	OS	1.~~83~~84		
AR-114	OS	OS	0.55		
AR-115	OS	OS	0.~~72~~73		
AR-116	OS	OS	0.26		

Westbrook Boulevard			~~17.98~~19.54		
NAPOTS			~~49.16~~50.58		
Roads			~~34.11~~32.01		
Subtotal			**674.40**	**2826**	
AR-110 Wagner Parcel	UR	UR	20.00	1	
Total			**694.40**	**2827**	

**** AR- 64 includes 2.12 ac of dedicated parkland and 0.44 ac of road***

4.3 Land Use Designations

Land uses within the ARSP are implemented through the zoning designation assigned to each parcel. This includes the application of the Development Standards (DS) and Special Area (SA) overlay zones to provide customized Development Standards and permitted uses as allowed by the City's Zoning Ordinance. Development Standards and Permitted Uses applicable to the Plan Area are provided in Appendix A. Where Appendix A is silent, the permitted uses and development standards established by the City of Roseville's Zoning Ordinance and Community Design Guidelines shall apply.

The following summarizes the ARSP Land Use designations with descriptions for each Land Use related density and applied zoning districts:

A. Residential Land Uses

The ARSP utilizes three residential land use designations: Low Density Residential (LDR), Medium Density Residential (MDR), and High Density Residential (HDR). This mix of residential land uses and their corresponding range of density support the vision of a community that includes a wide variety of housing types and options. Home types and lot sizes are intended to mix seamlessly together on almost a block by block development pattern.

The mix of housing types addresses future growth anticipated in the City of Roseville and neighboring regions. Approximately 70 percent of ARSP units are designated for low and medium densities and the remaining units, approximately 30 percent are planned as high density units.

The densities and supporting development standards as detailed in Appendix A, provide for the various housing options including conventional detached single family homes on large and small lots, alley loaded homes facing streets, parks or paseos, clusters, duets, townhomes, and apartments. This Specific Plan encourages innovative and unique lot configurations and home types that support the overall vision of the community as an urban village.

Custom Homes
Custom homes may be designated for construction in the northwest area of the ARSP located between Placer Parkway and West Sunset Boulevard. Custom homes are single-family residential units with unique exterior styling and individualized interior floor plans, and each home's architectural design is distinct from others in the subdivision. Typically, custom homes have detailed architectural features and upscale amenities which give them an appearance and character similar to, or qualitatively exceeding individually designed homes found in the City's other custom and/or executive housing neighborhoods. If proposed, custom home subdivisions maybe approved through the City's tentative subdivision map process.

Table 4.3 Low Density Residential (LDR)	
Applied Zoning Districts	RS Small Lot Residential
Density	.5 - 6.9 dwelling units per acre
Description	The Low-Density Residential (LDR) land use category is applied to lands that are comprised of detached single-family dwelling units. Lot configurations may include conventional (street accessed garages), alley loaded, and clusters.
Permitted Uses & Development Standards	Permitted uses per City of Roseville Zoning Ordinance. Development Standards for RS zoning per City of Roseville Zoning Ordinance. Standards for accessory uses and structures are as permitted by the City's Zoning Ordinance Chapter 19.22.

Table 4.4 Medium Density Residential (MDR)	
Applied Zoning Districts	RS Small Lot Residential
Density	7.0 - 12.9 dwelling units per acre
Description	The Medium Density Residential (MDR) land use category is applied to lands characterized by single family detached or attached dwelling units including a wide variety of lot types and configurations. This residential land use will accommodate a variety of housing types and designs on generally smaller lots.
Permitted Uses & Development Standards	Permitted uses per City of Roseville Zoning Ordinance. Development Standards per Appendix A of the ARSP. Standards for accessory uses and structures are as permitted by the City's Zoning Ordinance Chapter 19.22.

Table 4.5 High Density Residential (HDR)	
Applied Zoning Districts	R3 Attached Housing
Density	13.0 and more dwelling units per acre
Description	The High Density Residential (HDR) land use category accommodates a range of housing options that meet the minimum density of 13 du/ac. These may include attached or detached duets, townhomes, condominiums or apartments, alone or in combination on a parcel.
Permitted Uses & Development Standards	Permitted uses per City of Roseville Zoning Ordinance. Development Standards per Appendix A of the ARSP.

Design Review Permit for Residential Subdivisions (DRRS)
A design review permit for residential subdivisions shall be obtained when required concurrent with the processing of an application for a tentative residential subdivision map. The approving authority for design review for residential subdivisions is the Planning Commission.

Residential Unit Transfers
There may be a desire or need to adjust (reduce or increase) the number of units assigned to some large-lot residential parcels. These adjustments may be permitted, pursuant to the provisions outlined in Section 10.7 (Residential Unit Transfers) of this Specific Plan. If the provisions of that Chapter cannot be met approval of a Specific Plan Amendment and possibly a General Plan Amendment may be required.

B. Commercial Land Uses

The Commercial Land Uses in the ARSP consist of two areas. The first is a Village District, intended to create a true mixed-use urban village atmosphere. The second is a more traditional retail area located adjacent to a possible future interchange along Placer Parkway that would support regional commercial and business park uses.

Therefore there are two distinctly different commercial land uses, including Community Commercial - Village District and Community Commercial to allow their development standards to respond to the difference in uses and character. Tables 4.6 and 4.7 provide further detail into the Commercial Land Use category.

Table 4.6 **Community Commercial - Village District (CC-VC)**	
Applied Zoning Districts	CMU-SA/DS-AR Commercial Mixed-Use (Special Area Overlay): Village District
Description	The Community Commercial - Village District land use allows for a mix and density of land uses common to an urban setting or traditional downtown. Sites with a Community Commercial - Village District (CC-VC) designation are intended to be developed as mixed-use centers that allow for a combination of commercial, office, and residential uses. To foster this type of development pattern, these sites have a Commercial Mixed Use (CMU) zoning district, which is combined with a Special Area (SA) overlay and Development Standard Overlay. These sites are intended to promote a variety of commercial use types and the flexible siting of other uses that are typically considered to be compatible with commercial development. The permitted uses on these parcels could be mixed in either a horizontal or vertical manner. This means that a commercial/office component could be co-located on the same site with a residential component, or that a commercial/office component could be located on the ground floor of a multi-story residential component. This allows flexibility for future market conditions and encourages an active urban setting.
Permitted Uses & Development Standards	Permitted uses and Development Standards per Appendix A of the ARSP.

Table 4.7 **Community Commercial (CC)**	
Applied Zoning Districts	CC/DS Community Commercial with Development Standard Overlay
Description	The Community Commercial (CC) land use category is intended to provide a broad range of goods, services, and employment opportunities to an expanded service area.
Permitted Uses & Development Standards	Permitted uses per City of Roseville Zoning Ordinance. Development Standards per Appendix A of the ARSP.

C. Parks, Open Space & Public Uses

As illustrated in the Land Use Plan, a large portion of the ARSP is dedicated to Open Space and park land uses as well as civic uses. This includes parcels for Parks and Recreation (PR), Open Space (OS), and Public/Quasi-Public (P/QP) uses.

Table 4.8 Park & Recreation (P/R)	
Applied Zoning Districts	PR Park and Recreation
Description	The Park and Recreation (P/R) land use designation is applied to parcels where park facilities are planned. This includes a combination of both active and passive park spaces. The ARSP area includes neighborhood parks ranging in size from approximately 1-acre to 10-acres. These parks are spread evenly throughout the community. Refer to Chapters 3 and 8 for detailed information regarding the location and design intent for the neighborhood parks.
Permitted Uses & Development Standards	Permitted uses per City of Roseville Zoning Ordinance.

As stated in the City of Roseville General Plan Parks and Recreation Element, “It is the underlying goal of the Parks and Recreation Element to provide a variety of both passive and active recreational opportunities for all City residents.” The network of parks and their unique character and variety of amenities support this goal.

Table 4.9 Open Space (OS)	
Applied Zoning Districts	OS Open Space
Description	The Open Space (OS) land use designation is generally applied to lands that are environmentally sensitive or otherwise significant due to habitat and where preservation is required by federal permit. Land identified with the OS designation of the ARSP contains natural features and habitat area. The OS land use designation also applies to the Plan Area’s paseo parcels which are widened corridors along key roadways that provide pedestrian/ bikeway linkages throughout the Plan Area. However since they vary in their role and use when compared to larger open space parcels, the paseos are tabulated separately from the open space parcels in land use table.
Permitted Uses & Development Standards	Permitted uses and Development Standards per City of Roseville Zoning Ordinance and City of Roseville Open Space Preserve Overarching Management Plan.

Table 4.10 Public/Quasi-Public	
Applied Zoning Districts	P/QP Public/Quasi-Public
Description	The Public/Quasi-Public (P/QP) land use designation accommodates a variety of public-serving uses and facilities. These sites will provide for an elementary school, fire station, and areas for specific infrastructure related items such as a water storage well and any other facilities required by the Specific Plan.
Permitted Uses & Development Standards	Permitted uses per City of Roseville Municipal Code. Development Standards per Appendix A of the ARSP.

D. Urban Reserve

The ARSP includes one 20-acre parcel as Urban Reserve (UR).

Table 4.11 Urban Reserve	
Applied Zoning Districts	UR Urban Reserve
Description	The Urban Reserve (UR) land use designation is applied to lands that may receive urban land use entitlements at some time in the future. There is one UR parcel within the ARSP which will not be developed as a part of the ARSP.
Permitted Uses & Development Standards	Permitted uses per City of Roseville Zoning Ordinance.

4.4 Permitted Uses

Land uses within the ARSP will be regulated by the application of permitted, conditionally permitted and/or administratively permitted uses designated by the zoning district applied to each parcel. Except as otherwise provided in the ARSP, permitted uses are as specified by the City of Roseville Zoning Ordinance (Chapter 19).

4.5 Development Standards

Adoption of the ARSP by the City includes adoption of the development standards for each zoning district as described in Appendix A. The requirements of the Specific Plan shall take precedence over the City of Roseville Zoning Ordinance. In instances where the Specific Plan is silent, the City of Roseville Zoning Ordinance shall prevail.

Development Standards are detailed in Appendix A and within the City of Roseville Zoning Ordinance.

4.6 Design Guidelines

The ARSP includes Design Guidelines in Appendix B that as adopted will support the community vision through encouraged design approaches, and build upon the City of Roseville Community Design Guidelines.

CHAPTER 5 – AFFORDABLE HOUSING PLAN

5.1 Overview

State law (California Government Code Section 655584) requires each city and county plan to accommodate a fair share of the region's housing needs through zoning and land use. In urban areas, state law provides for councils of governments to prepare regional housing need allocation plans that assign a share of the region's housing need to each city and county. In the six-county greater Sacramento region, the Sacramento Area Council of Governments (SACOG) is the entity authorized to determine the future housing needs for the region. SACOG adopted the most recent Regional Housing Need Allocation (RHNA) Plan in 2012, for the planning period 2013 through the year 2021. Each city receives a total number of housing units it must plan for within this time frame. Each allocation includes a distribution for housing affordable to very low, low and moderate income households. The City of Roseville's General Plan Housing Element, which is consistent with state law, establishes a citywide goal to provide decent, safe, adequate and affordable housing in sufficient quantities for all economic segments of the community.

The City's Housing Element currently specifies an affordable housing goal of ten percent of all new housing units in the City be affordable to middle-, low- and very-low income households. The ARSP proposes a mix of housing types to provide the greatest opportunity to create affordable housing. The ARSP affordable housing program has been structured to be consistent with and implement the General Plan affordable housing goal.

Housing in the ARSP is planned to have a mix of housing types in low, medium and high density residential neighborhoods. Similar to existing low-density residential (LDR) areas of Roseville, it is anticipated that the LDR units provided in the ARSP area will provide market-rate housing affordable to moderate and above-moderate income households. The medium-density (MDR) and high-density (HDR) residential areas will provide greater opportunities for creating affordable housing for all income ranges. As outlined later in this chapter, the ARSP affordable housing plan focuses on HDR parcels and is structured to be consistent with the City's General Plan affordable housing goals.

5.2 Definition of Housing Affordability

Housing affordability is based on household income categories as defined by the U.S. Department of Housing and Urban Development (HUD). The standard measure of affordability is the median household income calculated for the Sacramento – Arden-Arcade – Roseville, CA Metropolitan Statistical Area. All jurisdictions within this Metropolitan Statistical Area, which includes all of Placer County, utilize the same basic income calculations irrespective of actual income level distribution in the community. Income categories are summarized in Table 5.1.

Table 5.1
Definition of Household Income Categories

Income Category	***Percent 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% and Above of Median

Based on sales and rental qualifications and the definition of affordability, the City's Housing Element includes the following housing assistance needs identified for each income group:

- Very Low Income Households not currently owning their own home will not be able to qualify for home ownership without substantial subsidies, unless their incomes rise significantly. Rental subsidies for very-low income households are needed to maintain affordability.

- Low-Income Households not currently owning their own home will require loan subsidies to afford and qualify for homeownership. Rental subsidies for low-income households are needed to maintain affordability.

- Middle- and Moderate-Income Households may require some assistance in purchasing a home since the price range of new homes in Roseville may exceed their ability to pay. This group is likely to afford rental units without financial assistance.

- Above Moderate Income Households are considered financially able to find affordable units, both for purchase and rent, within Roseville's housing market.

Numerous assumptions are required to translate household income to affordable rental rates and purchase prices. Lenders ultimately determine the actual purchasing power of household income at a given point in time. A household can qualify to purchase a home based on annual income, down payment, level of other long-term financial obligation and interest rates.

For planning purposes, the City of Roseville assumes for rental units, 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 (35%) of monthly gross income is used to determine housing affordability. Purchase housing costs include payment of principal, interest, taxes, insurance, and any homeowner's association dues.

It is recognized that various factors which determine affordability continually change, and project specific affordability standards need to be established and adjusted as development occurs. To that end, the 10 percent affordable housing goal is calculated for each Specific Plan Area based on the total residential units mapped.

5.3 Affordable Housing Program

Consistent with the City of Roseville's General Plan Housing Element, at least ten percent of the units in the ARSP have been designated for lower income households, specifically low- and very-low income households. This includes rental housing affordable to low- and very-low income households. To provide housing affordable to the income level households with the greatest needs, the ARSP provides a total of 283 rental units affordable to the low- and very-low income households, consistent with the City's ten percent affordable housing goal in the City's General Plan Housing Element. Sixty percent of affordable units in the ARSP will be affordable to low-income residents and forty percent to very-low income residents. The ARSP affordable housing goal is summarized below in Table 5.2.

Table 5.2
ARSP Affordable Housing Program

Dwelling Type	***Number of Units***	***Percentage***
Low-Income (Rental)	170 Units	60%
Very Low-Income (Rental)	113 Units	40%
Total Affordable Units	283 Units	100%
GP Affordable Housing Requirement	*283 Units*	

Table 5.3 lists the parcels in the Plan Area that have been identified for low and very low income units. Certain funding sources available for low and very low units are awarded based upon location and adjacency to services, and require the units to be located on one piece of property. This greatly affects non-profit developers in their ability to successfully bring these units to the market. The locations of the parcels for low and very low rental units are identified in Figure 5.1 below.

Table 5.3
Affordable Housing Allocation – Rental

Parcel	***Land Use***	***Total Units in Parcel***	***Total Affordable Allocation***	***Very-Low Income Rental***	***Low-Income Rental***
AR-19	HDR	230	170	68	102
AR-44	HDR	150	113	45	68
Total			**283 Units**	**113**	**170**

5.4 Administration and Implementation

Residential builders are encouraged to explore creative approaches in providing a range of housing opportunities to meet the needs of low- and very-low-income households. Over time, housing markets, income categories, funding programs, and other factors change, and it is important to retain some level of flexibility to ensure that affordable housing goals are achieved.

The options outlined below may be considered to assist in achieving the ARSP affordable housing goal. It should be noted that the City reserves the right to consider alternatives to achieving affordable housing within the ARSP (such as allowing carriage units or granny flats in LDR or MDR areas), should the cost of producing the affordable housing preclude the City from accessing federal and state financing programs, or if legislation mandates the City to alter its approach to affordable housing.

Transfers/Credits
Subject to administrative approval by the Director of the City's Housing Division or designee, the affordable housing allocations of 283 affordable rental units identified on Table 5.3 may be transferred among parcels within the ARSP. In addition, to the extent that the number of affordable units produced on a parcel exceeds the number of affordable units allocated to that parcel, the excess units may be credited

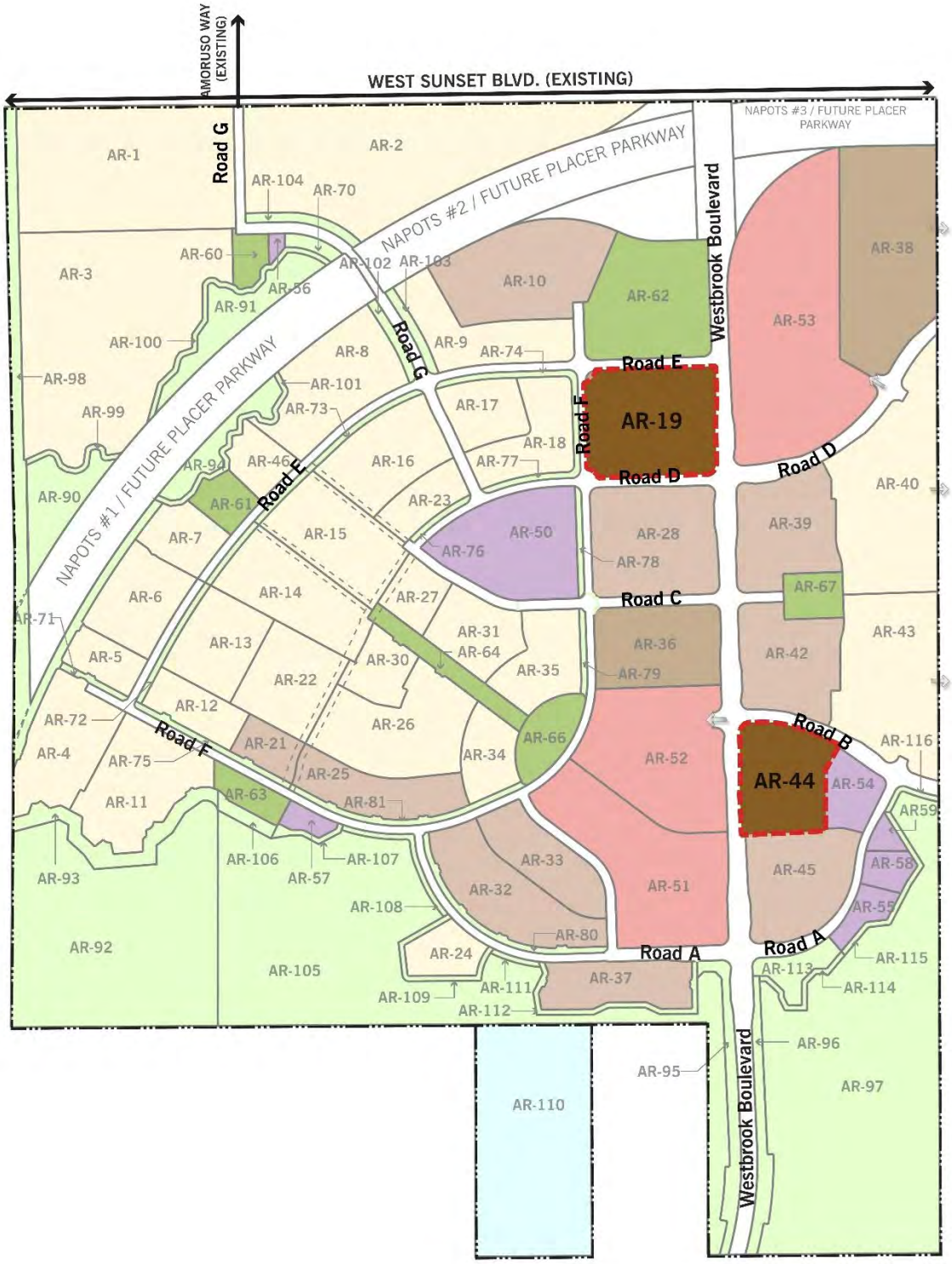

Figure 5.1: Low and Very Low Affordable Housing Distribution (updated May 2021)

towards meeting the ARSP affordable housing goal assigned to the other parcel. Transfer and/or credits may be approved by the Director of the City's Housing Division or designee, without the need for amendments to the ARSP or to the ARSP Development Agreements, if it is determined that the transfers/credits maintain the ability to produce affordable units and achieve the ARSP affordable housing goal and:

- The transfers/credits are applied to parcels within the ARSP and are covered by the same Development Agreement;

- The transfers/credits improve the ability to produce affordable units and achieve the affordable housing goal of the ARSP.

Requests for transfers and/or credits shall include information as deemed necessary by the City to ensure consistency with the ARSP's affordable housing program. In addition, a revised affordable housing allocation (Table 5.3) shall be provided reflecting adjusted affordable unit allocations. The City's housing division shall maintain all revisions to Table 5.3 as the official ARSP affordable housing allocation record. The affordable housing unit transfer shall be memorialized by way of a recorded Memorandum of Understanding (or substitute form as specified by the City).

Density Bonus
The City may, in accordance with its Density Bonus Ordinance (Zoning Ordinance, Chapter 19.28) and the General Plan Housing Element, assign additional residential units to projects for the purpose of achieving the affordable housing goal. The increase in units provided by the density bonus is intended to reduce average per unit development costs. In the ARSP, a density bonus is assigned by City approval of an Affordable Housing Agreement to individual projects on a case-by-case basis, and may constitute a portion of the subsidy (if required) for the provision of affordable units.

In-Lieu Fee
To the extent an in-lieu affordable housing fee is adopted on a citywide basis, a portion of the affordable very low housing allocation identified in Table 5.2 may be satisfied by paying an in-lieu fee, subject to approval by the Director of the City's Housing Division.

5.5 Affordable Rental Housing Agreement

An Affordable Rental Housing Agreement (or substitute form as specified by the City) is required to detail and secure the specific requirements and obligations. Among other provisions, the Affordable Rental Housing Agreement will:

- Specify the number of affordable units to be reserved at each income level;
- Specify the term of the affordability obligation;
- Set initial rent for the designated affordable units;
- Establish criteria and a basis for annual rent increases;
- Provide the City with a mechanism to monitor actual rents; and,
- Identify any City or other subsidies required to assist in meeting the affordability requirement and, if applicable, the basis and terms for refunding such subsidies.

Affordable Rental Housing Agreements require City approval prior to the issuance of building permits, or recordation of a final small lot map where a subdivision map is required, for any large-lot parcel with an affordable housing allocation. The total number of affordable units required is to be calculated based on the number of final units mapped.

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CHAPTER 6 – RESOURCE MANAGEMENT

6.1 Overview

The ARSP consists of relatively flat to gently rolling terrain situated at an elevation of approximately 70 to 100 feet above mean sea level. Historic uses of the site included planting of winter wheat and oats, as well as cattle ranching.

As shown in the site photos below, annual grassland is the dominant vegetation community on the site and is comprised primarily of non-native, naturalized Mediterranean grasses. Aquatic features are interspersed within the annual grassland community and include two marshes, an intermittent drainage/University Creek, an ephemeral drainage, seasonal wetland swales, and scattered vernal pools and seasonal wetlands. University Creek flows from east to west. It enters the site from the southeast, leaves the site along the southern boundary, then re-enters the Plan Area in the southwest corner.

Existing Farm on the Amoruso Ranch Property.

Vernal pool within proposed Open Space Preserve.

University Creek in the southern portion of the site.

The Plan Area has several project components as illustrated in Figure 6.1. These include the Amoruso Ranch Project with approximately 480 acres of development areas, an open space preserve, general open space – avoided area, and the approximately 18-acre Westbrook Boulevard that serves the Plan Area. Also occurring within the Plan Area is the approximately 49-acre future Placer Parkway Regional Transportation Improvement project (see Figure 6.1). This project, although within the overall Amoruso Ranch property, is a separate project and will be reviewed and processed by the City and County. An additional parcel of land, the approximately 20-acre Wagner parcel, lies to the south of the Amoruso Ranch property and is designated an Urban Reserve.

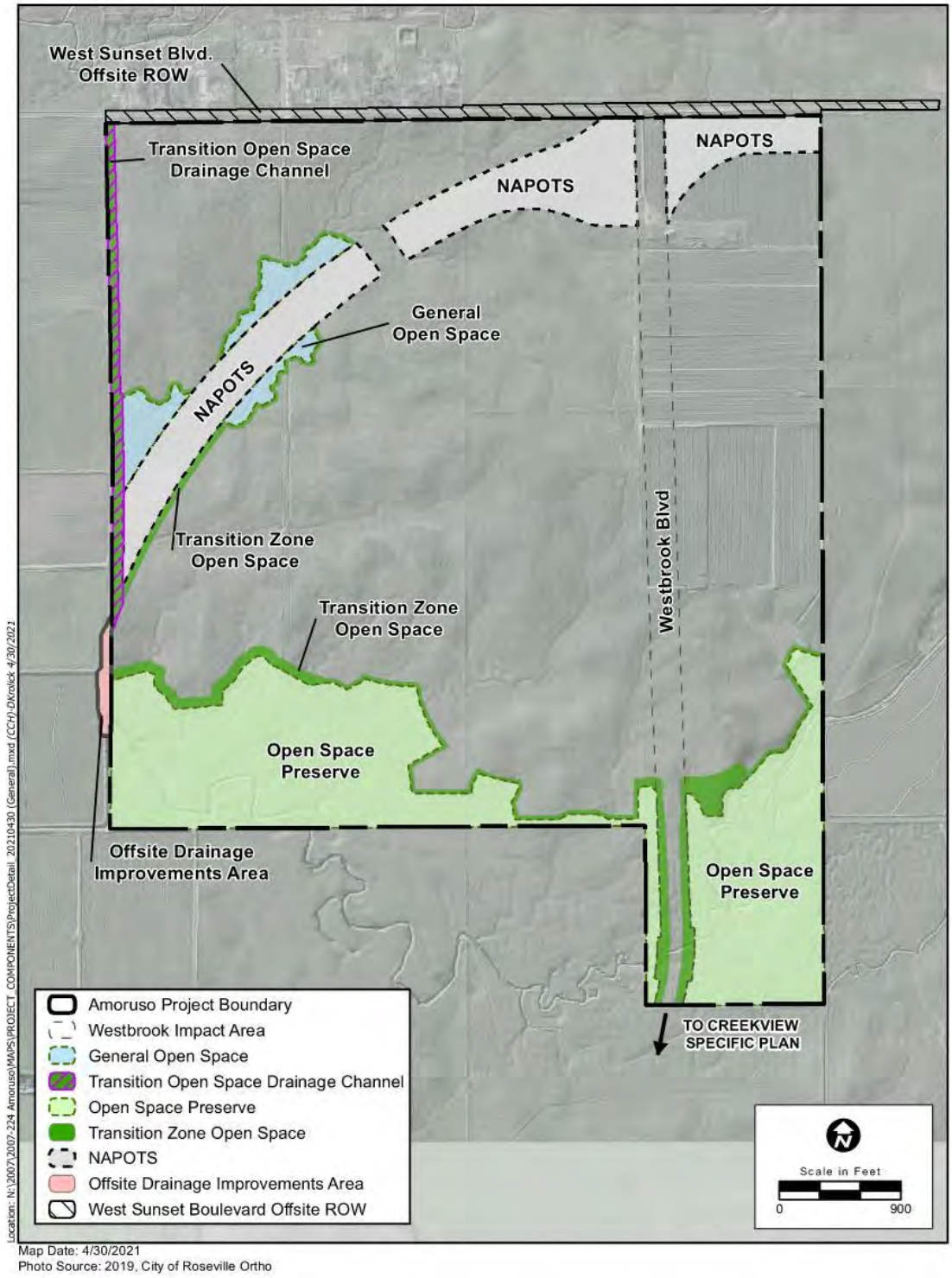

Figure 6.1: Project Components

The ARSP contains four types of open space totaling approximately ~~155~~ ~~154~~6 156 acres. These types include open space preserve (109 acres), general open space – avoided area (10 acres), transition zone open space (~~25~~ 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 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 boarder 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 to 6.11. **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. A list of the parcels in each open space type is shown in Table 6.1 below. Paseos are not addressed further in this Resource Management Chapter because they are developed/landscaped areas that do not contain natural resources and would not be subject to special resource management actions outlined in the City's OSPOMP.

Table 6.1
Open Space Parcels by Type

Open Space Type	***Parcels***	***Acreage***
Open space Preserve	AR-92, AR-97, AR-105	108.~~54~~57
General open space – avoided area	AR-90, AR-91, AR-94	10.~~26~~27
Transition Zone open space	AR-93, AR-95, AR-96, AR-98, AR-99, AR-100, AR-101 , AR-106, AR-107, AR-108, AR-109, AR-111, AR-112, AR – 113, AR-114, AR-115, AR-116	~~25.39~~25.748~~24.45~~
Paseos	AR-70, AR-71, AR-72, AR-73, AR-74, AR-75, AR-76, AR-77, AR-78, AR-79, AR-80, AR-81, AR-102, AR-103, AR-104	~~10.74~~10.95~~1.01~~
Grand Total		**~~154~~155.~~54~~70**

The ARSP is consistent with the goals of the City of Roseville's General Plan Open Space and Conservation Element. It establishes approximately 16 percent of the project as permanent open space preserve, designed to protect some of the most prominent natural resource areas within the Plan Area. The ARSP open space preserve is contiguous with other open space preserves and abuts portions of the Creekview Specific Plan's open space preserve to the south, portions of West Roseville Specific Plan's open space preserve to the southeast, and the City of Roseville's Al Johnson Wildlife Area to the southwest (Figure 6.2). The resource management approach is designed to be consistent with resource agency input received during an early consultation process completed for the project as an outgrowth of the May 2000

Memorandum of Understanding (MOU) between the City and the U.S. Fish and Wildlife Service (USFWS). The City conducts early consultation with the resource agencies for annexation projects proposed on the City of Roseville's western boundary, such as the ARSP.

The ARSP open space preserve is intended to complement larger-scale regional conservation strategies, such as the proposed Placer County Conservation Plan (PCCP), Placer County's proposed habitat conservation plan. Coordination with the conservation efforts of other agencies/projects is a fundamental principle and key objective of the Amoruso Ranch resource management approach. In addition to resource protection, the on-site open space preserve helps define the visual character of the site, ~~provides for passive recreation opportunities,~~ provides stormwater drainage and treatment, includes storm water conveyance, and provides land use buffering.

Based on the characteristics of the Amoruso Ranch property, the resources management approach in the Specific Plan focuses on wetlands, annual grassland habitat, wildlife, and providing connecting open space corridors. Additional resources are further addressed in the ARSP Environmental Impact Report (EIR). The ARSP proposes to append to the City's Open Space Preserve Overarching Management Plan for purposes of monitoring, reporting, and management of on-site open space areas.

6.2 Wetland Resources

A. Pre-Development Conditions

In its pre-development condition, several types of wetland features exist within the Plan Area (see site photos below). The most prominent of these are wetland swales, which are found throughout the site and carry water briefly during winter rainfall. As mentioned previously, University Creek is present within the southern portion of the site. University Creek currently flows with winter rainfall and runs dry (or below the surface) during the summer months. It receives some irrigation run-off from an irrigated pasture located in the northeast portion of the Amoruso Ranch site.

Seasonal wetland swale within proposed Open Space Preserve.

University Creek within proposed Open Space Preserve.

Outside of the swales and University Creek, vernal pools, seasonal wetlands, marshes, a stock pond, and an ephemeral drainage are scattered throughout the annual grassland community. The vernal pools and seasonal wetlands fill with rainwater during the winter months and can remain inundated until spring or early summer. These wetland areas include habitat potentially suitable for certain federal and/or state special-status plant and wildlife species. A total of 38.577 acres of wetlands and other Waters of the U.S. occur within the Amoruso Ranch property, Al Johnson Wildlife Area Improvements Area, and the Sunset Boulevard West right-of-way in its pre-development condition, as listed in Table 6.2.

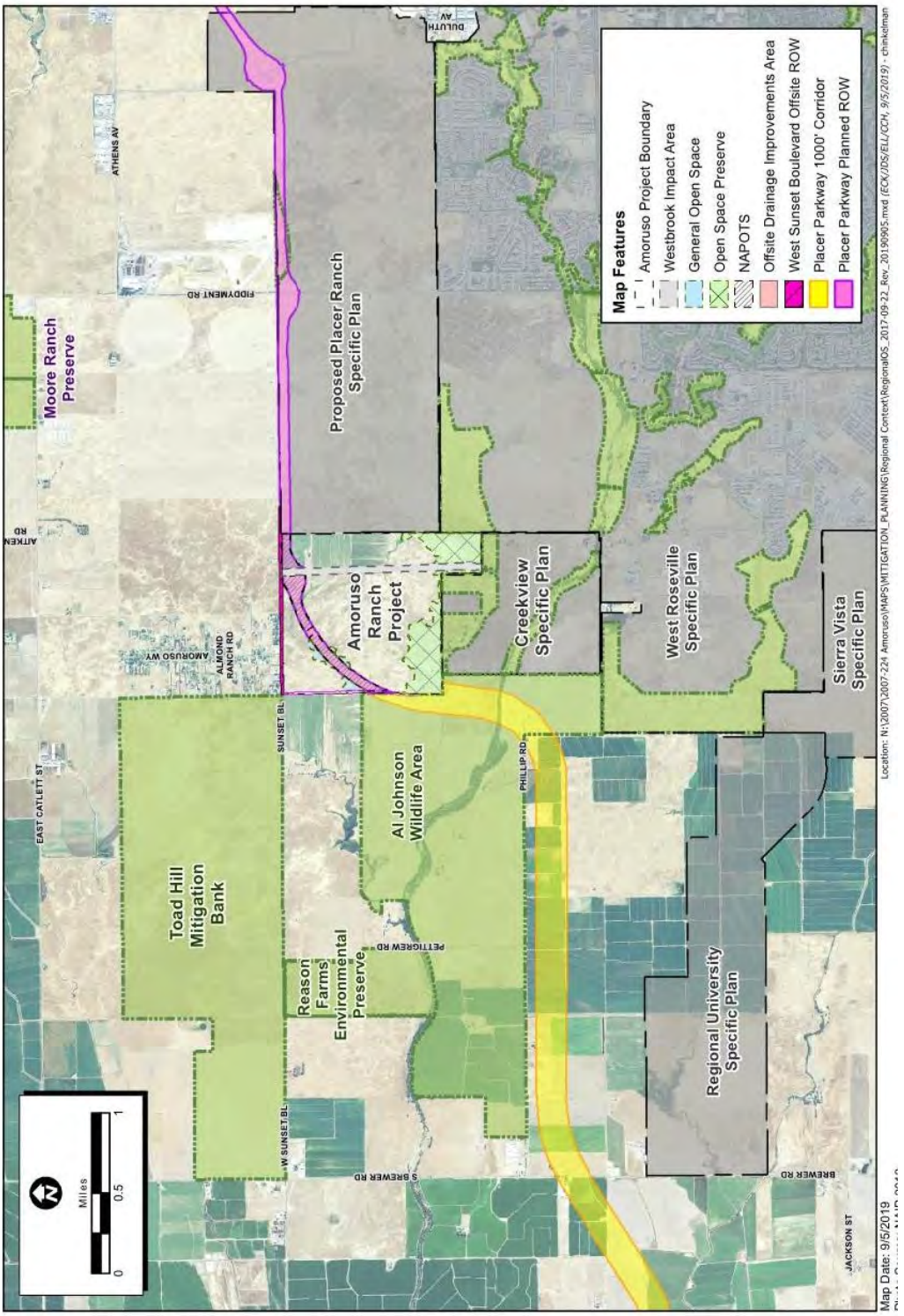

Figure 6.2: Regional Open Space

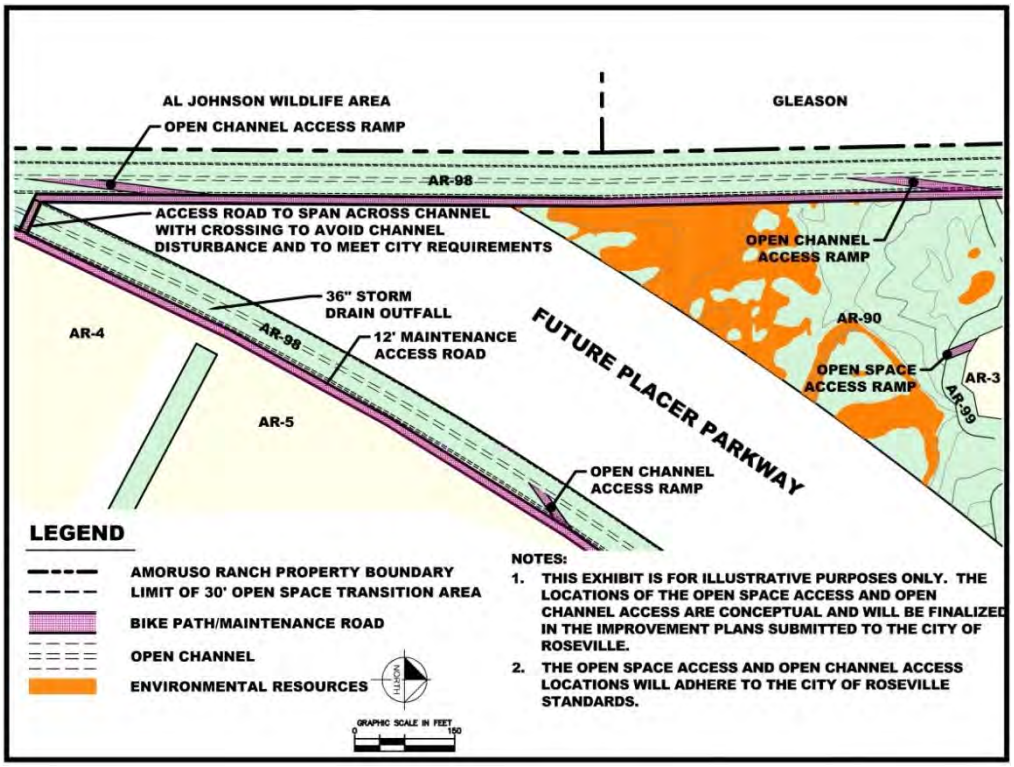

Figure 6.3: Open Space Transition Area Exhibit – Northern Complex (AR-90; AR-98; AR-99)

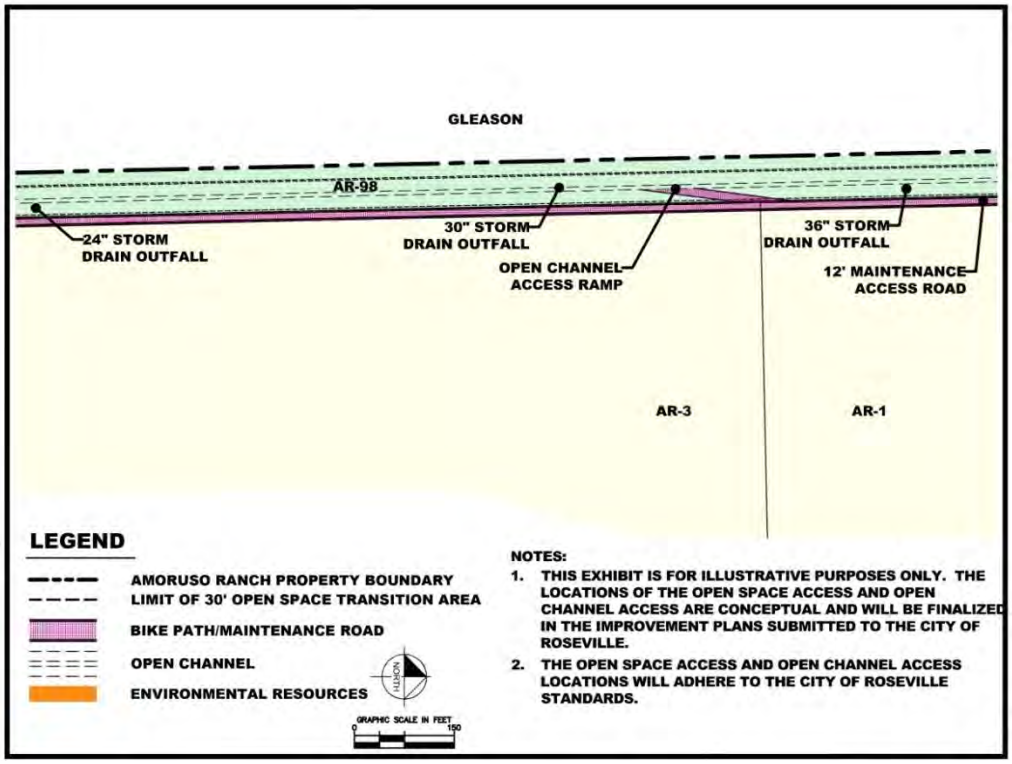

Figure 6.4: Open Space Transition Area Exhibit – Northern Complex (AR-98)

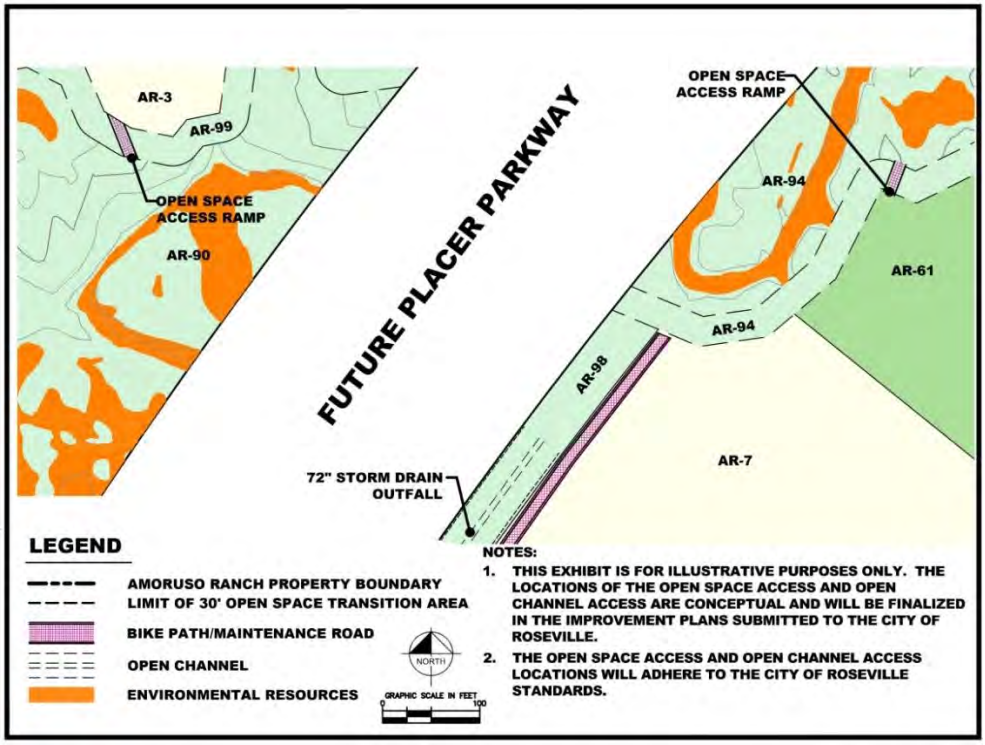

Figure 6.5: Open Space Transition Area Exhibit – Northern Complex (AR-90; AR-94; AR-98; AR-99)

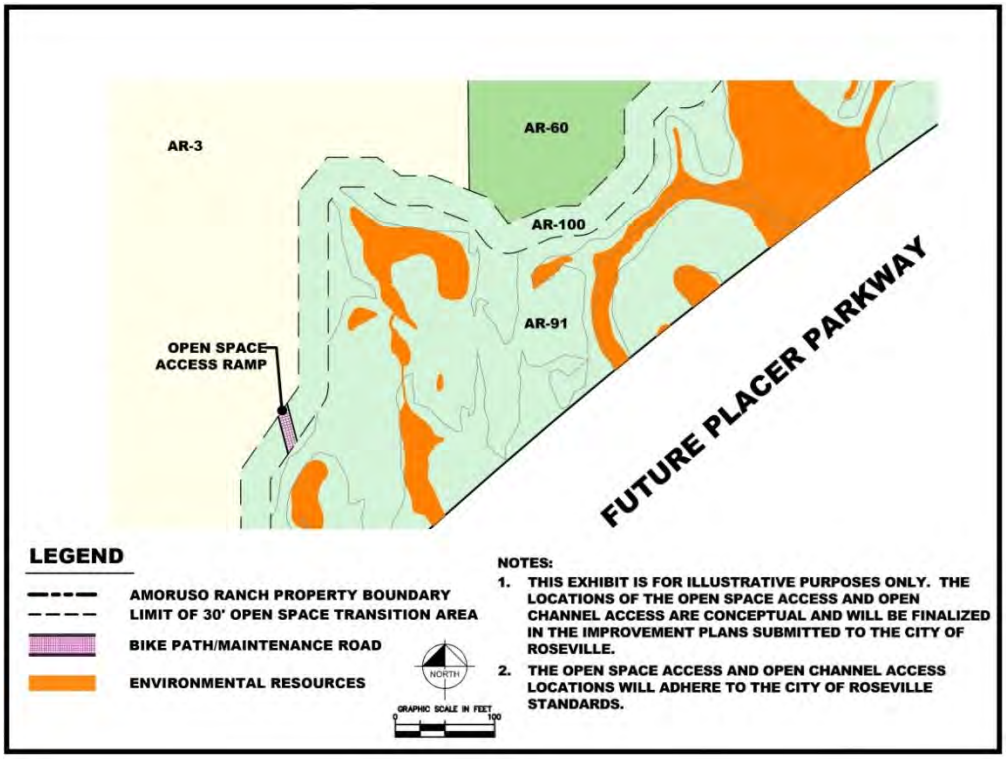

Figure 6.6: Open Space Transition Area Exhibit – Northern Complex (AR-91; AR-100)

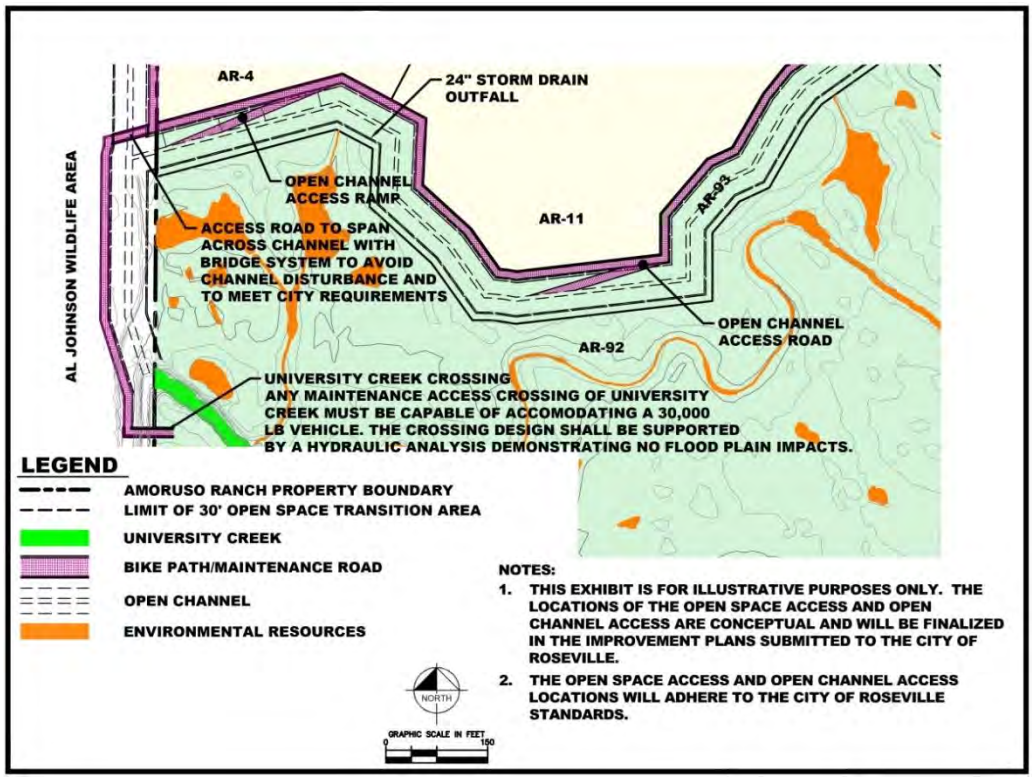

Figure 6.7: Open Space Transition Area Exhibit – Southern Complex (AR-92; AR-93)

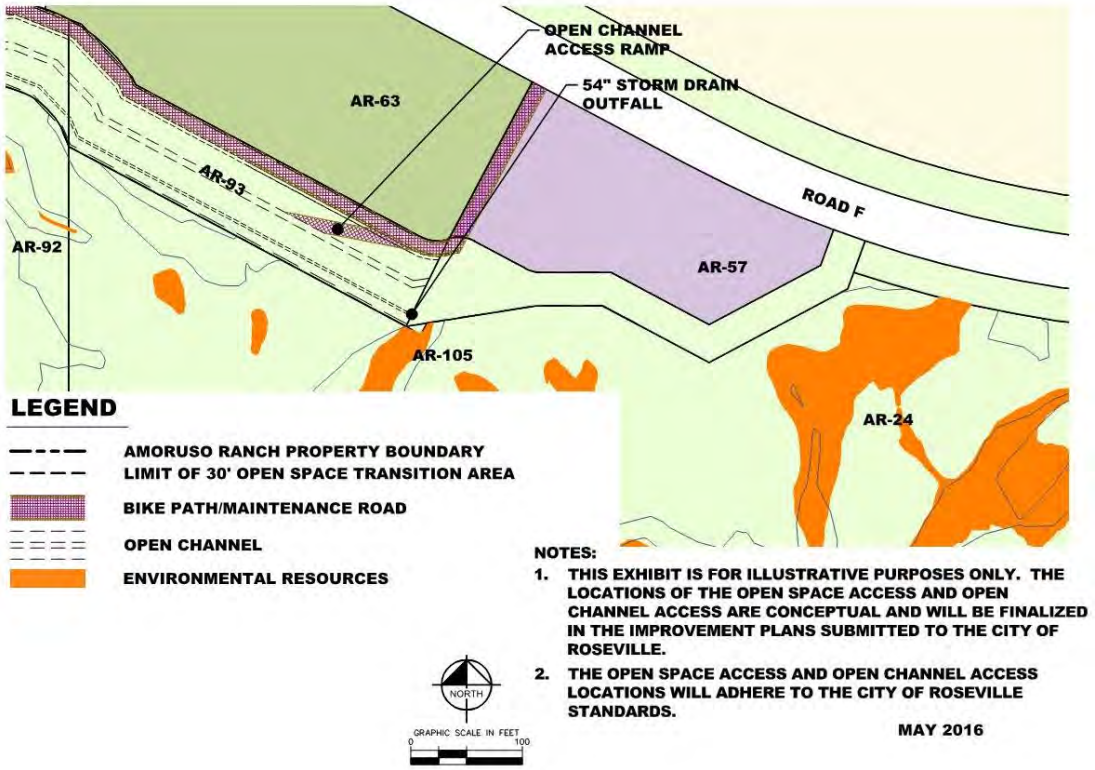

Figure 6.8: Open Space Transition Area Exhibit – Southern Complex (AR-92; AR-93; AR-105)

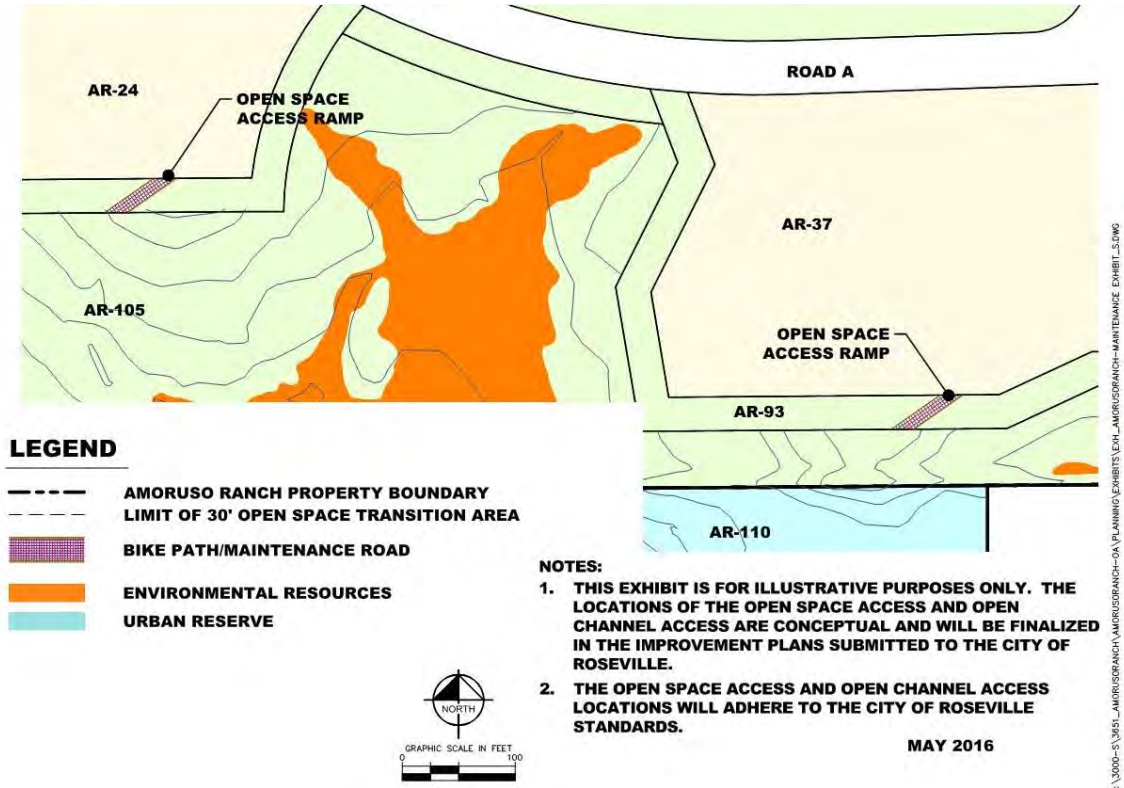

Figure 6.9: Open Space Transition Area Exhibit – Southern Complex (AR-93; AR-105)

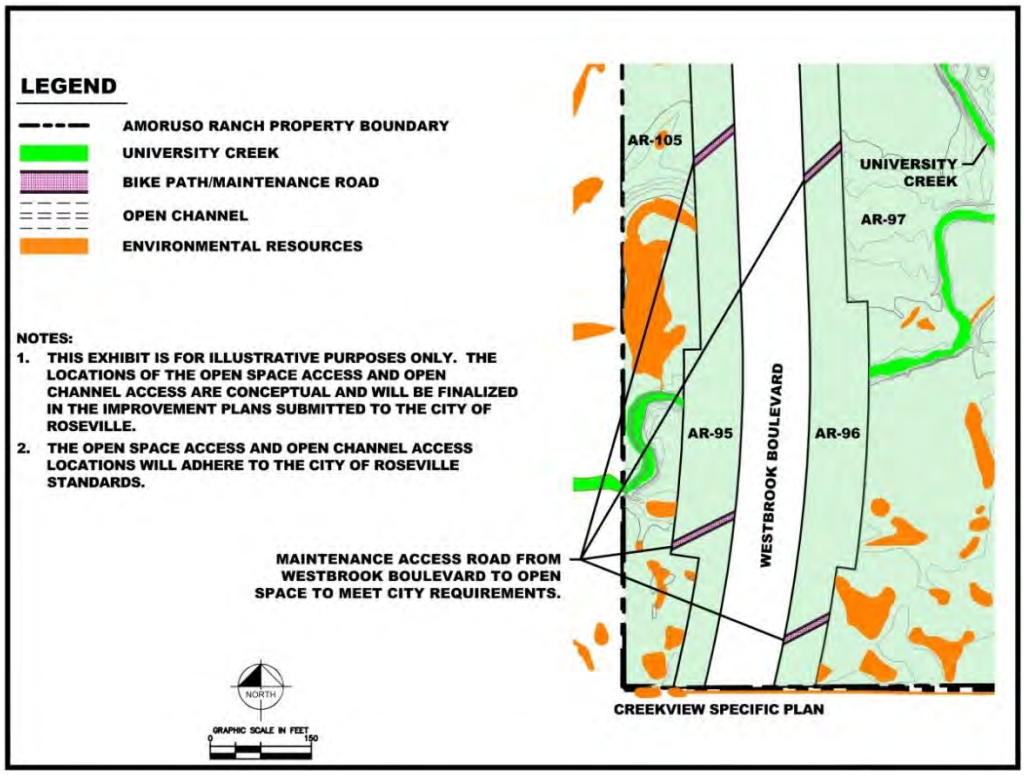

Figure 6.10: Open Space Transition Area Exhibit – Southern Complex (AR-95; AR-96; AR-97; AR-105)

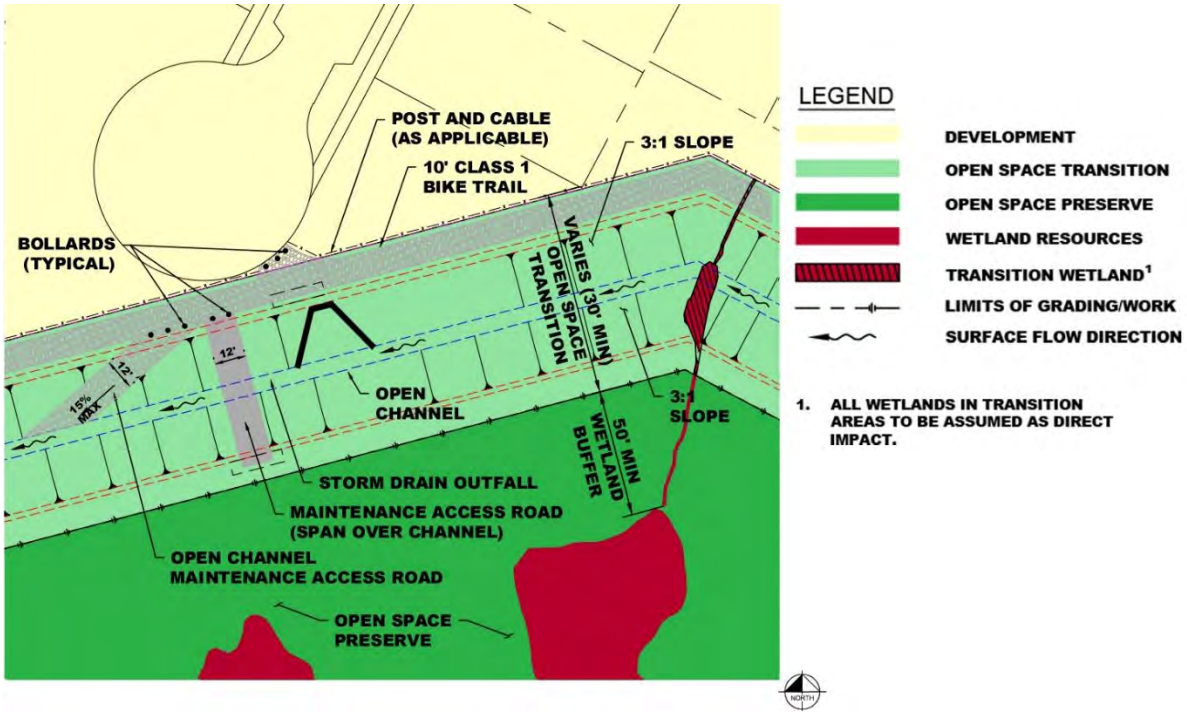

Figure 6.11: Typical Open Space Transition

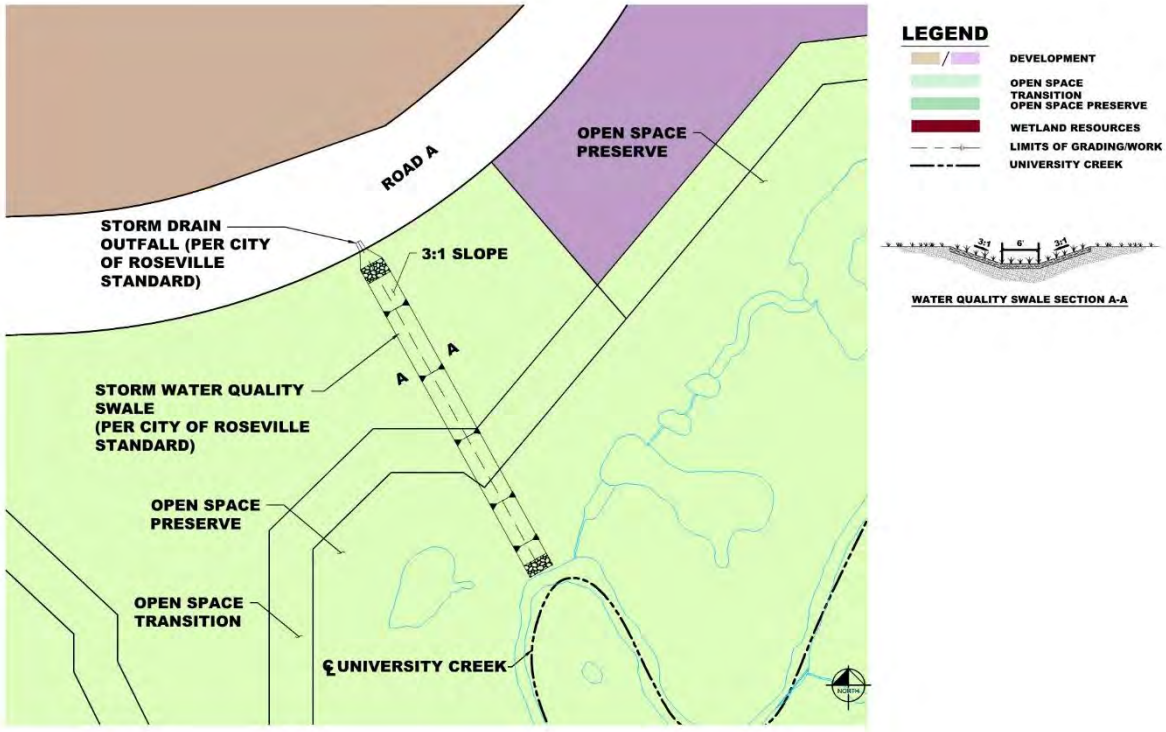

Figure 6.12: Typical Open Space Transition at Storm Drain Outfall

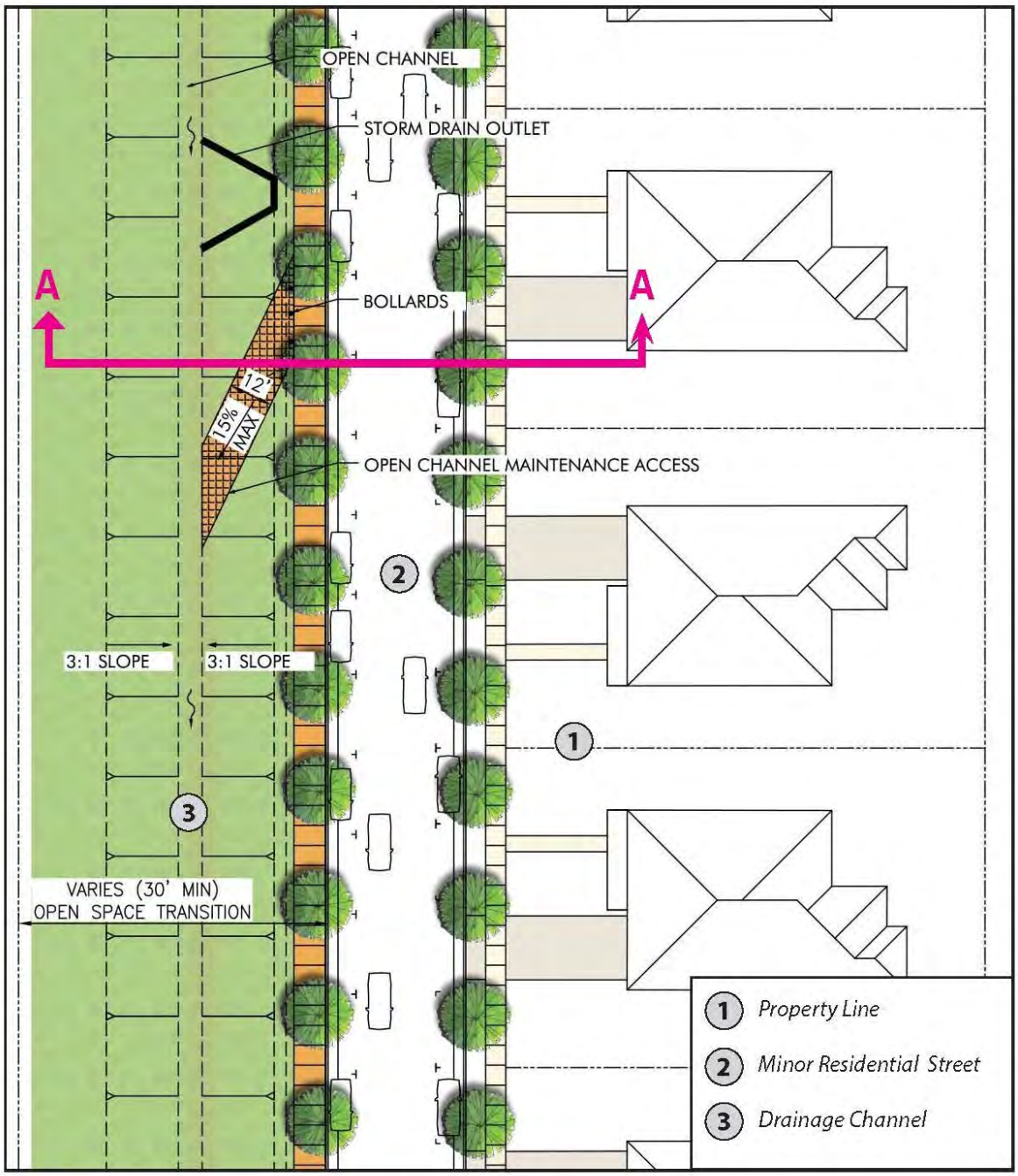

Figure 6.13: Typical Open Space Transition along Open Space Drainage Channel – Homes Fronting Condition

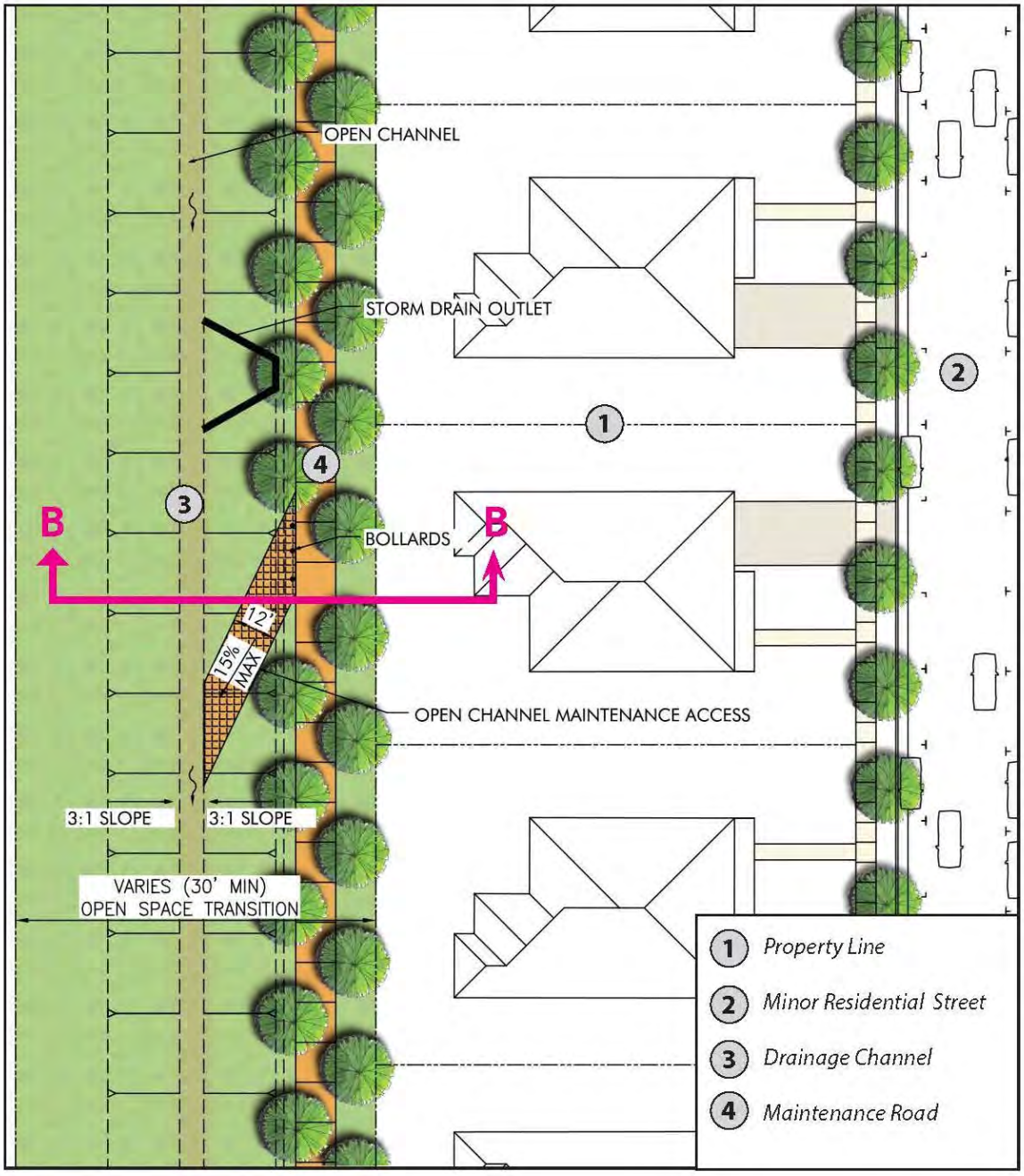

Figure 6.14: Typical Open Space Transition Along Open Space Drainage Channel – Homes Backing Condition

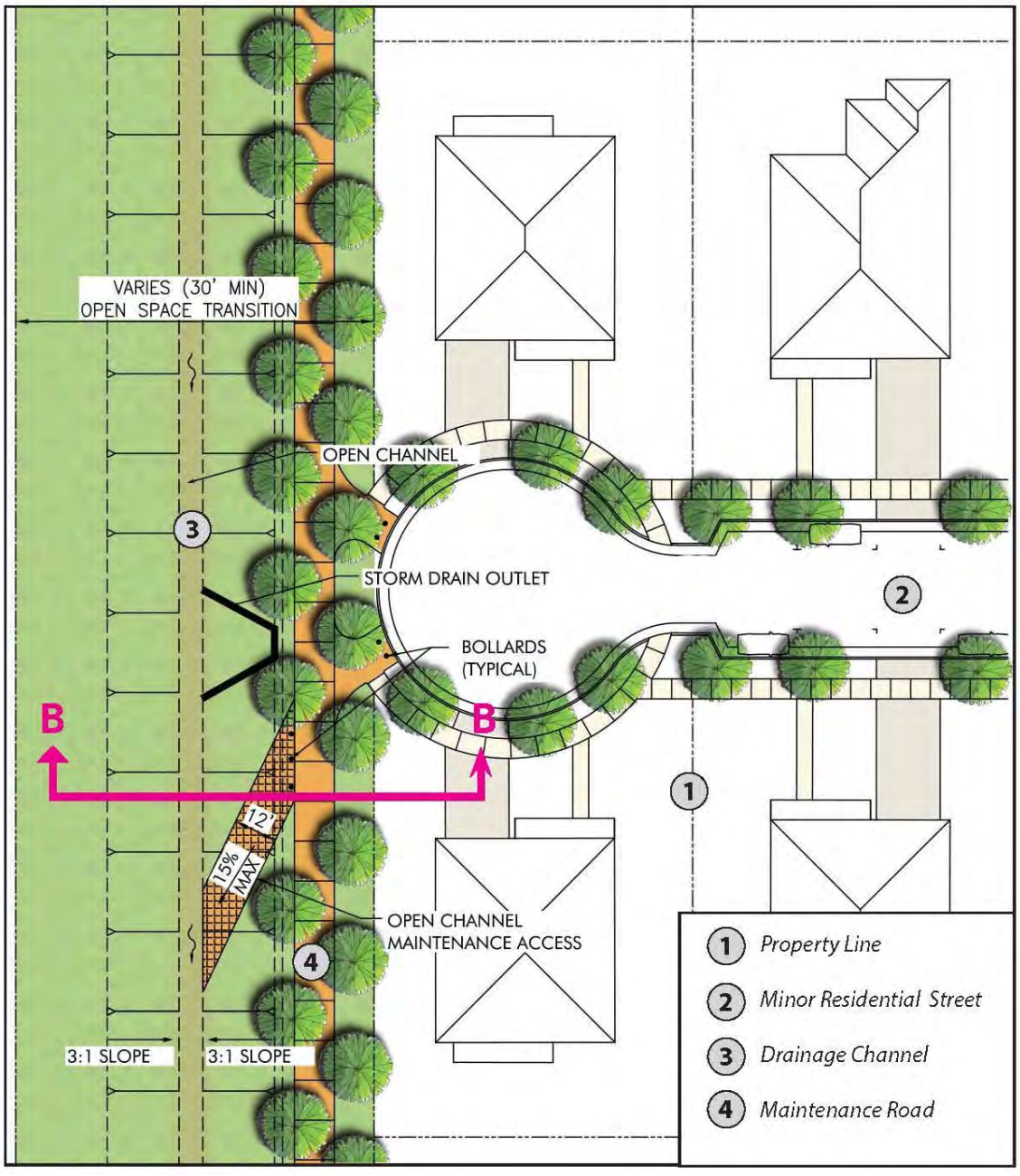

Figure 6.15: Typical Open Space Transition Along Open Space Drainage Channel – Homes Siding/ Cul-de-Sac Condition

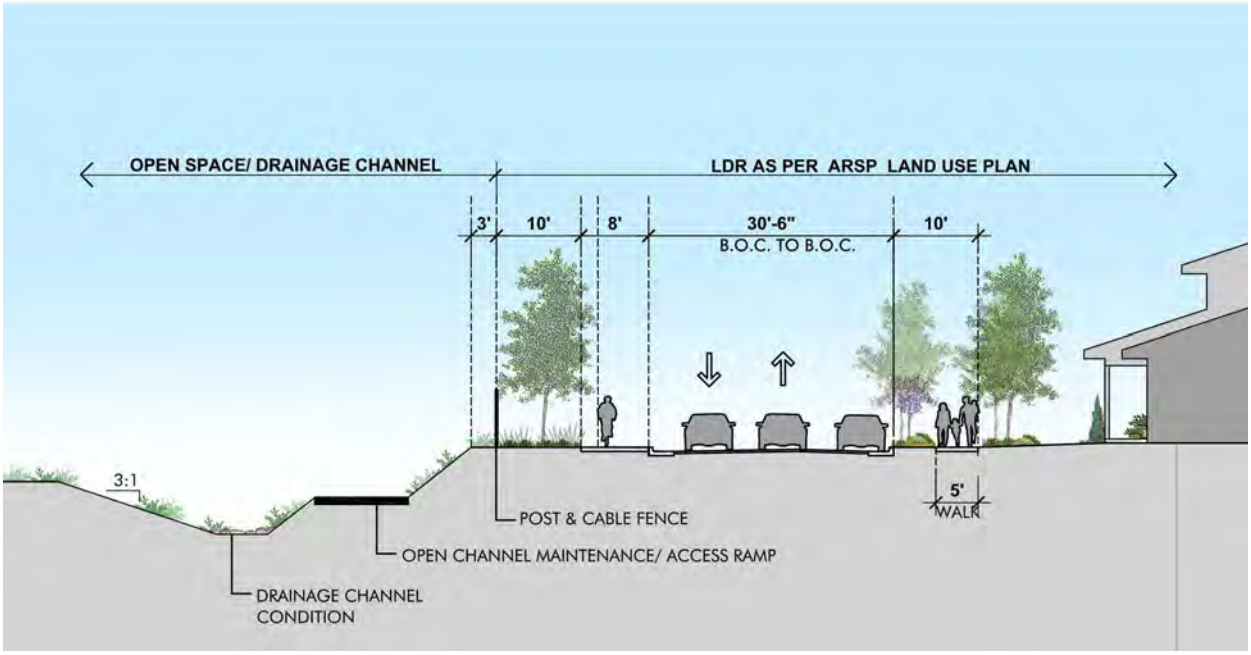

Figure 6.16: Typical Open Space Transition at Frontage Road (Section A-A)

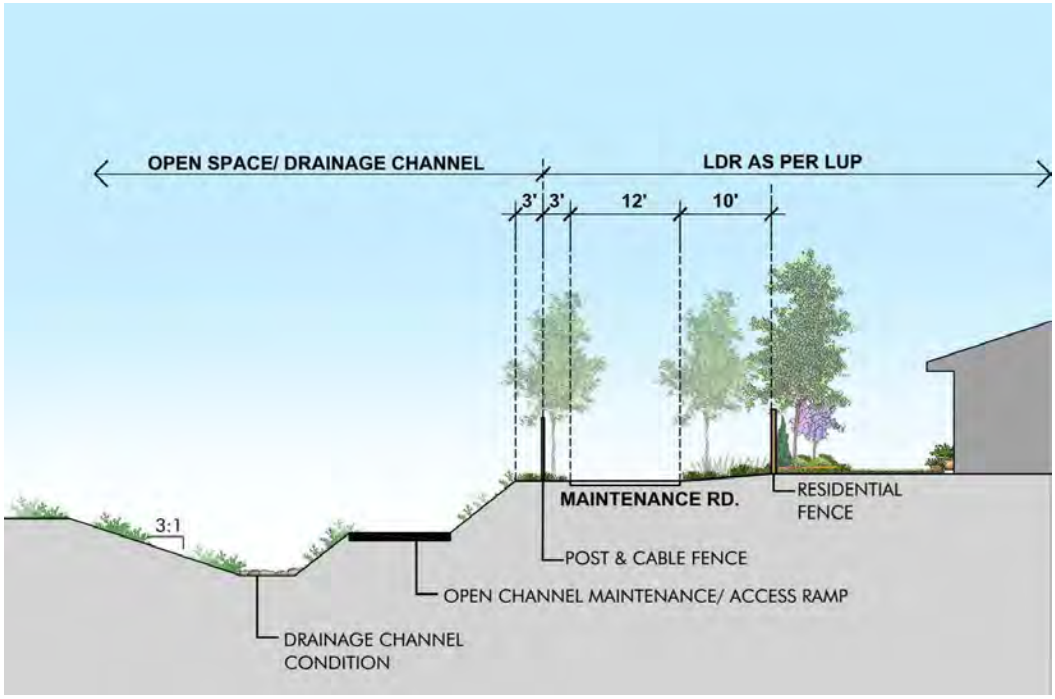

Figure 6.17: Typical Open Space Transition at Maintenance Road (Section B-B)

Table 6.2 Potential Jurisdictional Wetlands Summary			
Type	***Amoruso Ranch Project [1]***	***Future Placer Parkway (Placer County Project) [2]***	***Total***
Wetlands			
Vernal Pool	9.055	0.753	9.808
Seasonal Wetland	4.160	0.674	4.833
Seasonal Wetland Swale	16.807	2.960	19.767
Farmed Wetland	0.017	0.000	0.017
Marsh	1.741	0.081	1.822
Other Waters			
Ephemeral Drainage	0.002	0.000	0.002
Intermittent Drainage	1.919	0.000	1.919
Seasonal Creek	0.043	0.000	0.043
Pond	0.233	0.132	0.364
Total	**33.978**	**4.599**	**38.577**

[1]Includes wetlands within the Westbrook Boulevard alignment, along the West Sunset Boulevard right-of-way, and within the Al Johnson Wildlife Area improvements area. Wetlands within the Al Johnson Wildlife Area are not yet verified and may be subject to change.
[2]Includes an estimate of wetlands within the future Placer Parkway regional improvement project that will occur within the Amoruso Ranch property but will be reviewed and processed as a separate project.

Additional information regarding impacted and avoided wetlands is provided in the EIR.

B. Avoidance & Mitigation Strategies

B.1 Avoidance

The ARSP is the result of comprehensive planning and is influenced by the desire to minimize impacts on wetlands and habitat for endangered species to the fullest extent feasible. The proposed open space preserve is shown on Figure 6-1. It has been designed to avoid impacts to University Creek, preserve the highest quality vernal pools and seasonal wetlands at the site, create an open space preserve that is contiguous with other open space preserves, and to provide buffers for habitat protection. Additional information regarding impacted and avoided wetlands, including mitigation strategies, is provided in the EIR.

Development of the Amoruso Ranch Plan Area ~~will be~~is subject to approvals from state and federal resources agencies including the USFWS, the U.S. Army Corps of Engineers (USACE), the California Regional Water Quality Control Board, and the California Department of Fish and Wildlife. The City of Roseville and the project proponent worked extensively with representatives of various federal and state agencies during an early consultation process to refine the plan to minimize impacts to resources, create open space preserves of regional benefit, and to ensure compliance with the Clean Water Act and the federal Endangered Species Act (ESA).

B.2 On-Site Resource Preservation

Wetland features and habitat within the ARSP open space preserve will be protected in perpetuity. The ARSP open space preserve will total approximately 109 acres and will be established within the overall Plan Area (see Figure 6-1). To ensure the open space preserve and its habitats are maintained, grading and drainage plans for the ARSP are designed to minimize impacts on the open space preserve's existing hydrology. ~~It is anticipated that~~The maintenance and management of the open space preserve will be conducted in perpetuity in accordance with the City of Roseville's Open Space Preserve Overarching Management Plan, discussed further in Section 6.3 below. ~~It is further anticipated that the resource agencies may require an endowment and conservation easement recorded in favor of a third party land trust to monitor in perpetuity any on-site endangered species habitat credited to the project through the Clean Water Act Section 404 and ESA Section 7 permit process.~~The onsite preserve will be protected in perpetuity with a conservation easement that will be held by the Placer County Authority (PCA) as a

condition of the Clean Water Act Section 404 permit and Endanger Species Act Section 7 incidental take authorization.

B.3 Off-Site Resource Mitigation

Where biological resources cannot be avoided or preserved within the Amoruso Ranch Plan Area, off-site mitigation ~~may be~~is required to off-set impacts to biological resources and endangered species habitat, including wetlands that fall within the USFWS Vernal Pool Recovery Plan designated Core Area within Western Placer County. Per the permit approved by USACE, USFWS, CVRWQCB and CDFW, off-site mitigation will occur via a payment of fees to the PCA. The PCA is responsible for utilizing collected funds to acquire lands within Placer County for the purpose of open space protection and management, and for the creation of wetland habitat for the purpose of mitigating impacts to wetlands and waters within the County. Land controlled by the PCA will be managed in accordance with an Operations and Management Plan developed by the Placer County Conservation Program. Off-site land will be managed in a manner to ensure that land will be strategically and effectively managed to support the survival and well-being of covered species, as well as hundreds of other species that are dependent on the same habitat. ~~Mitigation may be achieved by the purchase of habitat credits from established agency-approved mitigation banks or through agency-approved off-site wetland preservation, restoration, and/or creation. Offsite mitigation areas controlled by the specific plan proponent would be privately managed according to an individual Operations & Management (O&M) Plan approved by the agencies as part of the permit process. Alternatively, the offsite preserve properties may be dedicated to the City by the landowner, subject to approval by the City. The offsite preservation properties shall be consistent with the City's Open Space Preserve Overarching Management Plan or other management plan approved by the resource agencies. Where mitigation bank "credits" are purchased, preserve management would be in accordance with pre-approved mitigation bank O&M Plans.~~

C. Vegetation and Wildlife

Annual grassland is the dominant vegetation community present within the Amoruso Ranch Plan Area and is comprised primarily of non-native, naturalized Mediterranean grasses. The most common grassland plant species found within the site include soft brome (*Bromus hordeaceus*), ryegrass (*Festuca perennis*), wild oat (*Avena fatua*), barbed goatgrass (*Aegilops triuncialis*), little quaking grass (*Briza minor*), and medusahead grass (*Elymus caput-medusae*). Wetland features such as marshes, seasonal wetland swales, vernal pools, and seasonal wetlands and streams are embedded in the annual grassland habitat. Valley oak (*Quercus lobata*) trees are scattered along the intermittent drainage that runs through the southern portions of the site. The northeastern portion of the site consists of irrigated pasture and is dominated by the plant species Bermuda grass (*Cynodon dactylon*), tall flatsedge (*Cyperus eragrostis*), and Kentucky fescue (*Festuca arundinacea*). Surveys have shown that one blue elderberry (*Sambucus nigra* ssp. *caerulea*) shrub occurs among old farming equipment within the rural residence located in the northeast corner of the Amoruso Property.

The Amoruso Ranch property's various wetland habitats support a variety of wildlife species. These include waterfowl, wading birds, and several amphibian species which use the wetland areas in the winter and spring. Vernal pool fairy shrimp (*Branchinecta lynchi*), a federally listed threatened species, has been documented within several on-site vernal pools and is protected pursuant to the Federal ESA. In addition, the annual grassland habitat provides forging habitat for several raptor species, including Swainson's hawk (*Buteo swainsoni*) and burrowing owl (*Athene cunicularia*). Swainson's hawk is a state-listed threatened species and is protected pursuant to the California ESA. Although Swainson's hawks have not been located at the site, two Swainson's hawk nests have been previously documented within the 501-acre Creekview Specific Plan directly south of the Amoruso Ranch Plan Area. Several prey species are expected to occur within the annual grassland habitat on the site, including California vole (*Microtus californicus*), black-tailed jackrabbit (*Lepus californicus*), deer mouse (*Peromyscus maniculatus*), and pocket gopher (*Thomomys* spp.). Burrowing owl is a state species of concern and has been documented in the Amoruso Ranch Plan Area. The blue elderberry shrub is the exclusive host plant of the Valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*), or VELB, a federally listed threatened species that is protected

pursuant to the federal ESA. The one blue elderberry shrub located on the Amoruso Ranch site is highly unlikely to provide habitat for VELB because it is located amongst old farming equipment and debris and is more than nine miles from the closest documented occurrence of VELB.

Trees

A total of 28 Valley oak trees occur along the intermittent drainage located in the southern portion of the Amoruso Ranch property and would be subject to regulation under the City of Roseville Native Oak Tree Preservation Ordinance. Oaks are important to a variety of wildlife species because they produce acorns, an extremely important food source for insects and wildlife. All oak trees present on the site will be preserved as part of the Amoruso Ranch project's open space preserve.

6.3 Operations & Management Plan

The ARSP's on-site open space preserve is expected to append to and be managed in accordance to the City of Roseville's Open Space Preserve Overarching Management Plan (OSPOMP). The OSPOMP guides the management of other open space areas owned by the City of Roseville and provides mechanisms for consistent application of preserve management strategies across the City. The OSPOMP outlines preserve management responsibilities and strategies as well as allowed and prohibited activities.

A. Preserve Transition Zone

OSPOMP includes a requirement to establish a 50-foot "transition zone" to serve as a buffer for preserve resources where the preserve abuts development property. According to the OSPOMP, indirect impacts to habitat adjacent to the 50-foot transition zone assessed by the agencies must be mitigated by the project proponent along with all direct impacts to habitat within the 50-foot transition zone. The transition zone may contain (but is not limited to) such improvements as public utility easements, storm water outfalls, constructed swales and ditches, bike trails, water quality BMPs, maintenance access ramps, slopes, and fencing. The ARSP open space preserve has been designed to be consistent with the intent of OSPOMP transition zone requirements. In fact, in many locations the proposed transition zone far exceeds the OSPOMP recommended 50-foot width. For example, the transition zone proposed adjacent to the southwest preserve is over 80 feet wide, accommodating a drainage channel with water quality features, outfalls, a Class I bike trail, and maintenance access ramps. In other locations, where specific plan infrastructure needs are less, the proposed transition zone is reduced to 30 feet, but in no location is it less than 30 feet (the minimum width determined necessary to provide protection to preserve resources). Additionally, there is a minimum 50 foot buffer extending further into the open space that provides protection to resources, essentially providing a cumulative minimum 80 foot transition zone from the edge of preserved wetlands to edge of urban development. The project's 404 permit allows for this~~application includes a request for an~~ exception to the City's OSPOMP minimum transition zone width requirement, allowing for a minimum transition zone of 30 feet, as shown in Figure 6.3. ~~The exception request will be addressed by the USACE and USFWS in the Section 404 Permit and Biological Opinion issued to the project.~~

~~In the unlikely event that the exception is denied, additional transition zone buffer width could be incorporated from the adjacent development parcel.~~

B. Dedication Timing and Management Responsibilities

The OSPOMP also outlines preserve maintenance, management, and reporting responsibilities that apply during the preserve establishment phase and in perpetuity. As outlined in the OSPOMP, during the preserve establishment phase, open space preserve parcels remain privately owned and managed while adjacent development is completed and all open space improvements are installed by the landowner/developer. This includes amenities located within the transition area like drainage channels, outfalls, water quality swales, maintenance access ramps, and post and cable fencing. Following buildout of adjacent areas and completion of transition area improvements, the on-site open space preserve is

expected to be dedicated to and managed by the City of Roseville following the process outlined in the OSPOMP Chapter 5.

~~In the unlikely event that the Amoruso Ranch on-site open space preserve is not appended to the OSPOMP, a separate O&M Plan will be developed and implemented in accordance with the applicable 404 permits to continually manage, monitor, maintain, report, and correct disturbance, if any, to the open space preserve. This document will ultimately be approved by the regulatory agencies and will specify the permitted activities and features within the Amoruso Ranch project's open space preserves.~~

C. Preserve Funding

Funding for the management of the on-site open space preserve will be provided by an annual tax levy via creation of a Communities Facilities District (or other funding mechanism) as further discussed in Chapter 10. ~~Should the project receive credit for on-site endangered species habitat preservation, a third party easement and monitoring by a qualified non-profit land trust may be required by the federal permitting agencies. Any required third party easement monitoring would be funded by a separate endowment established by the land owner/developer.~~

6.4 Cultural & Historic Resources

Historic use of the land includes agricultural use to plant and harvest winter wheat and oats and cattle ranching. Surrounding land uses include rural residences, cattle grazing, and agricultural fields. Prehistorically, the property was likely used for resource procurement and subsistence activities. Based on the results of ~~the pre-field~~ archival research~~, and~~ literature review, field studies and in consideration of the depositional environment of the Project Area, the area ~~was~~ is identified as being moderately sensitive for prehistoric and historic cultural resources. One historic-era residence with associated outbuildings was documented within the northeastern corner of the Amoruso Ranch project area. This complex was evaluated for significance by a qualified architectural historian and found to be not eligible for inclusion in the Natural Register of Historic Places or the California Register of Historical Resources. Therefore, no known historic properties will be affected by the proposed project. The ARSP EIR will provides more detailed information and ~~will provide~~ the measures for the appropriate management of unanticipated discoveries.

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CHAPTER 7 – CIRCULATION PLAN

7.1 Overview

The circulation system for the Amoruso Ranch Specific Plan (ARSP) provides a hierarchy of streets, bikeways, walkways and multi-use trails throughout the development area that provide both connectivity to and the expansion of existing and planned future City and regional facilities, and public transit options that will serve the community. The placement of parks, landscape corridors and the alignment of the streets organize the community and promote traffic calming and pedestrian use. A modified grid pattern provides multiple ingress and egress points into and out of the Plan Area which helps to disperse traffic resulting in local streets that are pleasant to live on and walk or bike along. This street pattern, in conjunction with the pedestrian connections, provides a seamless network of connectivity throughout the Plan Area. By providing street trees and landscaping within the adjacent parkways, removing many of the driveway curb cuts and street-facing garages, and incorporating traffic calming measures such as bulbed intersections and roundabouts, the street design encourages alternate transportation modes including walking and biking throughout the community and to the outlying region.

In order to meet the City's roadway Level of Service (LOS) standards while at the same time creating a network of pedestrian and bicycle friendly streets, the ARSP establishes the following street design standards that are to be utilized for the design and construction of the streets within the ARSP.

7.2 Roadways

Existing and Proposed Regional System and Connections
The development of Amoruso Ranch Specific Plan is influenced by several existing and planned roadways that provide access to the Plan Area. These roads have been planned to accommodate the future growth of regional development and are the backbone of the circulation plan.

- Westbrook Boulevard – Westbrook Boulevard is a planned north/south six-lane arterial roadway and designated truck route that will begin at Baseline Road and extend north of Blue Oaks Boulevard, through the Creekview Specific Plan (CSP) area entering the southern portion of the ARSP, and extending north through the ARSP. Westbrook Boulevard will terminate at the intersection of West Sunset Boulevard with a signalized connection. The future planned extension of Westbrook Boulevard may continue north to the City of Lincoln, and the plan does not preclude a future connection to the future Placer Parkway.

- Placer Parkway – Placer Parkway is a planned 15-mile long, high-speed limited access transportation facility, which will connect State Route 65 in western Placer County to State Route 99 in south Sutter County and bisects the northwest area of the Plan Area. As currently planned, Placer Parkway will have 4-lanes from Hwy 65 west to the future extension of Santucci Boulevard (Watt Ave) and 6-lanes from Santucci Boulevard west to Hwy 99. The right-of-way for this planned facility, as it traverses through the ARSP will be dedicated to the Public as part of the planned development. While a connection to Westbrook Boulevard has not been precluded by the development of the ARSP, no connection to Westbrook Boulevard is planned at this time, and depending on the final design and traffic needs the connection could be on-grade or grade separated.

- West Sunset Boulevard – West Sunset Boulevard is an existing east/west two-lane rural roadway that is located along the northern boundary of the ARSP. The roadway is within unincorporated Placer County and will provide additional access points to the ARSP at the intersection to Road G and Westbrook Boulevard. With the development of the ARSP the adjacent portions of West Sunset Boulevard will be improved to meet the current County of Placer road standards for a rural road and landscape setbacks with improved sidewalk, landscaping and walls per City standards.

- Blue Oaks Boulevard - Blue Oaks Boulevard, a six-lane arterial which provides east/west circulation through the City, lies along the southern boundary of the CSP. Existing Blue Oaks Boulevard extends from Highway 65 west to approximately Hayden Parkway and will be extended to Westbrook Boulevard to provide access into the ARSP.

Planned ARSP System and Improvements
The ARSP roadway system is illustrated on Figure 7.1 Street Hierarchy Plan, with lane capacity, right-of-way, and landscape requirements summarized in Table 7-1. Typical roadway design sections are illustrated in this chapter, with corresponding landscaping standards and related design details included in the ARSP Design Guidelines (Appendix B). Additional streets sections than those defined in this chapter or different than the City of Roseville's street sections may be reviewed and approved with individual development applications.

Table 7.1 Street Standards							
Roadway Type/Name	***Roadway***		***Landscape Corridor (L.S.E)***		***Landscape Median***	***Parking***	***Figure #***
	Reserved Lane Capacity	***Right of Way (R.O.W) (1)***	***Adjacent to Residential (2)***	***Adjacent to other uses***			
Arterial Roadways(3) (7)							
Westbrook Boulevard (North of Road A)	6	100’	35’	50’	14’	None	7.2.a
Westbrook Boulevard (South of Road A)	6	92’	-	10’ or 23’	8’	None	7.2.b
Minor Arterial “B”	4	76’	35’	50’	14’	None	7.2.c
Collector Roadways(2)							
Modified Collector	2	48’	25’	23’	None	None	7.2.d
Local Roadways (7)							
Main Street	2	67’ (4)	n/a	n/a	n/a	On-street	7.2.e
Main Street - Promenade	2	93’ (4)	n/a	n/a	36’	On-street	7.2.f
Modified Primary Residential Street (Village Street)	2	51’-6”	n/a	n/a	n/a	On-street	7.2.g
Modified Primary Residential Street w/ Streetside Paseo	2	47-6”	35’(5)	n/a	n/a	On-street	7.2.h
Modified Primary Residential Street	2	65’	n/a	n/a	n/a	On-street	7.2.i
Modified Primary Residential Street at Placer Parkway	2	46’	n/a	n/a	n/a	None	7.2ia
Modified Primary Residential Street-A	2	59’	n/a	n/a	n/a	On-street	7.2ib
Modified Minor Residential Street	2	55’	n/a	n/a	n/a	On-street	7.2.j
Alley	2	26’	n/a	n/a	n/a	As Noted	7.2.k

Footnotes:
1. The right-of-way width will be adjusted to accommodate additional left-turn lanes where needed.
2. Landscape corridors adjacent to LDR and MDR along arterial and collector roadways will be incorporated within the ROW
3. Auxiliary lanes, right turn lanes, bus turn-outs and standard tapers are permitted reductions to the landscape corridors (PUE/LSE) or paseos. See Figure 7-4. Minimum landscape corridor width of 20’ shall be maintained behind bus shelters.
4. Private streets, no right-of-way dedication will be made. PUEs shall be dedicated for all public services.
5. 35’ LSE only on one side of the street.
6. As Modified Primary Residential Street Connections vary in width to accommodate turn lanes and traffic flows, they are not included in the table above
7. Curb adjacent sidewalks maybe constructed, at the direction of the Parks Department, along neighborhood park frontage.

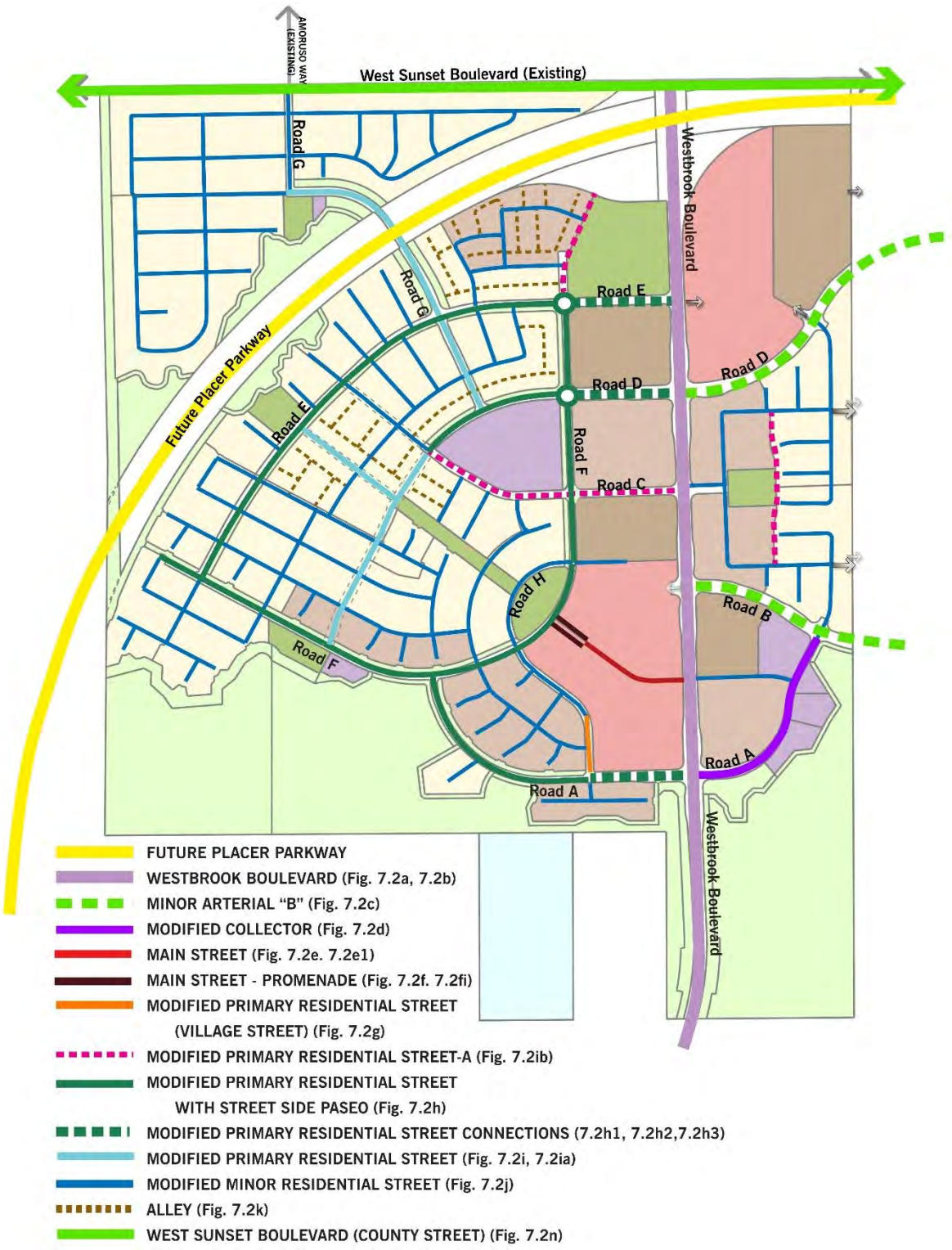


Figure 7.1 Street Hierarchy Plan (updated October~~May~~ 2021)
**Streets locations and types other than those indicated on the Land Use Plan are shown for illustrative purposes only.*

Arterial Roadways

Arterial roadways are primary circulation routes which provide connections between sections of the City and the regional circulation system. Arterial roadways carry relatively high traffic volumes and do not permit on-street parking. In the ARSP, arterials are either four or six lanes and include landscape medians, on-street bike lanes and adjacent landscape corridors with detached eight-foot sidewalks. The eight-foot sidewalk along the arterial streets also function as Class IA sidewalks, which provide an option for bicyclists to ride on a street separated path versus riding in the street. The ROW of the arterials will be adjusted as required to accommodate turn lanes as per the traffic report.

Westbrook Boulevard

Westbrook Boulevard provides the main access into the ARSP and upon completion will be the major north/south arterial roadway that provides connection to other major roadways in the northwestern parts of the City. Planned sections of Westbrook Boulevard currently exist in the CSP, West Roseville Specific Plan (WRSP), and the Sierra Vista Specific Plan (SVSP). When completed, Westbrook Boulevard will provide both pedestrian and vehicular traffic to the ARSP area and will provide considerations for future connectivity north to Dowd Road.

Westbrook Boulevard is planned as a 6-lane arterial roadway consistent with City Standards that consists of multiple lanes in the north and south directions, a landscaped median that also provides for left turn pockets, on-street striped bike lanes within the right-of-way, and landscaped corridors on either side. Within the landscaped corridors, public utilities easements and a Class I/IA sidewalk, which will provide pedestrian connectivity at a regional level, will be constructed. Stormwater Low Impact Development (LID) features will occur between the curb and pedestrian path in the landscaped parkway.

Westbrook Boulevard is shown in two figures to depict the roadway through the ARSP, north of Road A and south of Road A through the open space. The portion of Westbrook Boulevard south of Road A is a continuation of Westbrook as it comes north from the CSP area. This portion of Westbrook Boulevard provides a slightly reduced roadway section through the southern ARSP open space with a culvert crossing over University Creek that will be designed in accordance with the requirements of the project's 404 permit, the City of Roseville and other jurisdictional agencies.

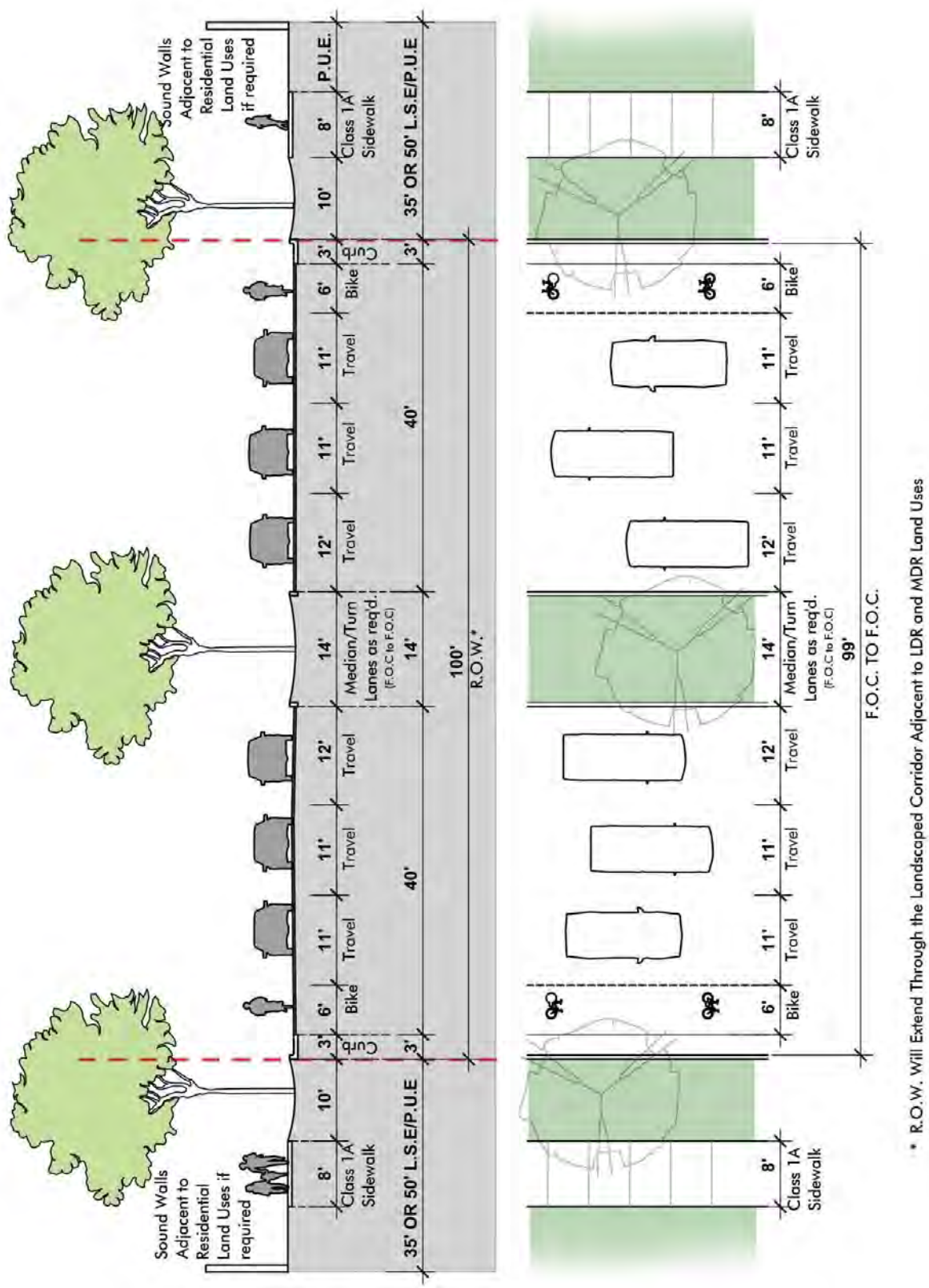


Figure 7.2a: Westbrook Boulevard – North of Road A

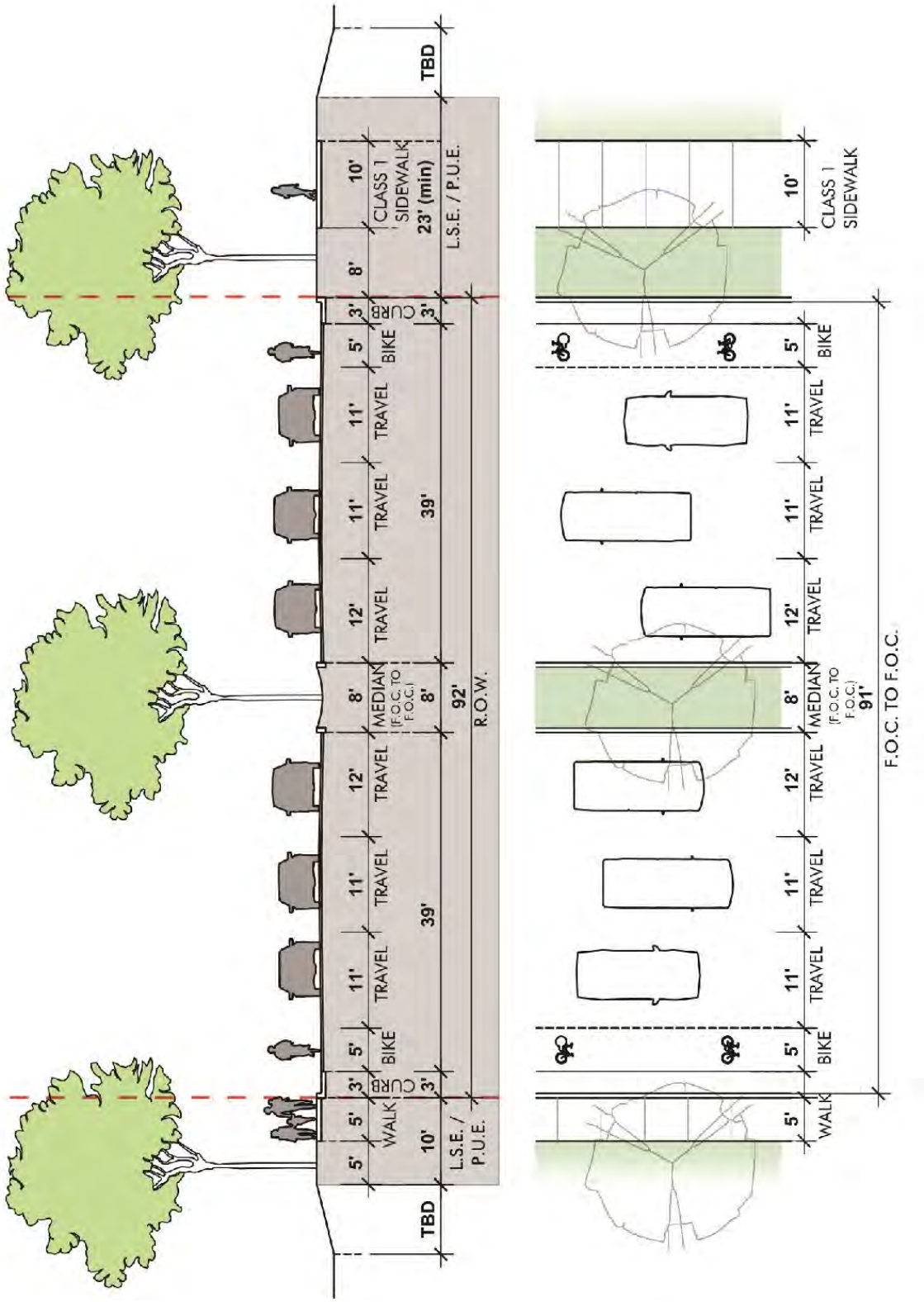


Figure 7.2b: Westbrook Boulevard – South of Road A

Minor Arterial "B"

The roadways designated as Minor Arterial "B" are planned as 4-lane minor arterial roadways consistent with City Standards and will provide local and regional east/west access to future developed properties to the east. These roadways will consist of two travel lanes with on-street striped bike lanes in each direction, separated by a landscaped median that allows for left turn pockets, within a 76-foot right-of-way. Public utilities easements occur along both sides as well as a Class IA sidewalk within a landscape corridor. Stormwater LID facilities may be located within the landscaped parkway between the curb and the pedestrian path.

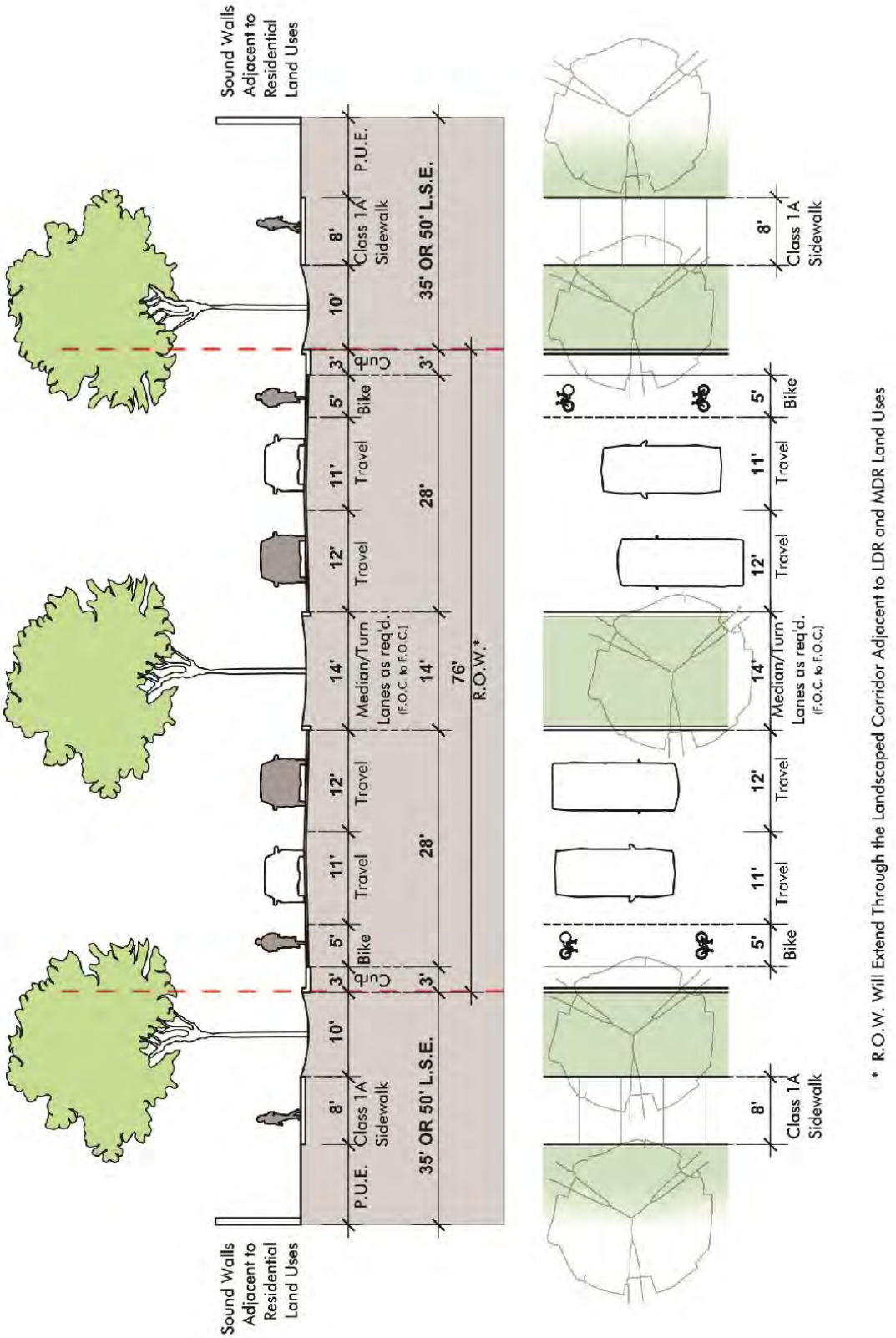


Figure 7.2c: Minor Arterial "B"

Collector Roadways

Collector roadways are secondary routes which generally distribute trips from the arterial street system to the local street system. Consistent with City Standards, the collector roadways within the ARSP, will provide two travel lanes and on-street Class II bike lanes. Where collector roadways intersect with arterial roads at signalized intersections, dedicated turn lanes will be constructed to accommodate vehicular movements. Within ARSP, travel lanes for collector roadways have been reduced and landscape corridors have been provided in order to promote traffic calming, reduce travel speed, and to create a more pedestrian friendly community. The ROW of collector roadways will be adjusted as required to accommodate turn lanes as per the traffic report.

Modified Collector

The Modified Collector provides for one travel lane and on-street striped bike lanes in each direction, separated by a striped center turn lane along with a landscaped parkway and sidewalk or pedestrian path on each side, within a 48-foot right-of-way. On the north side, a public utilities easement includes a sidewalk and landscaped parkway. On the south side, a public utilities easement/ landscape easement, and a Class IA sidewalk all parallel the street.

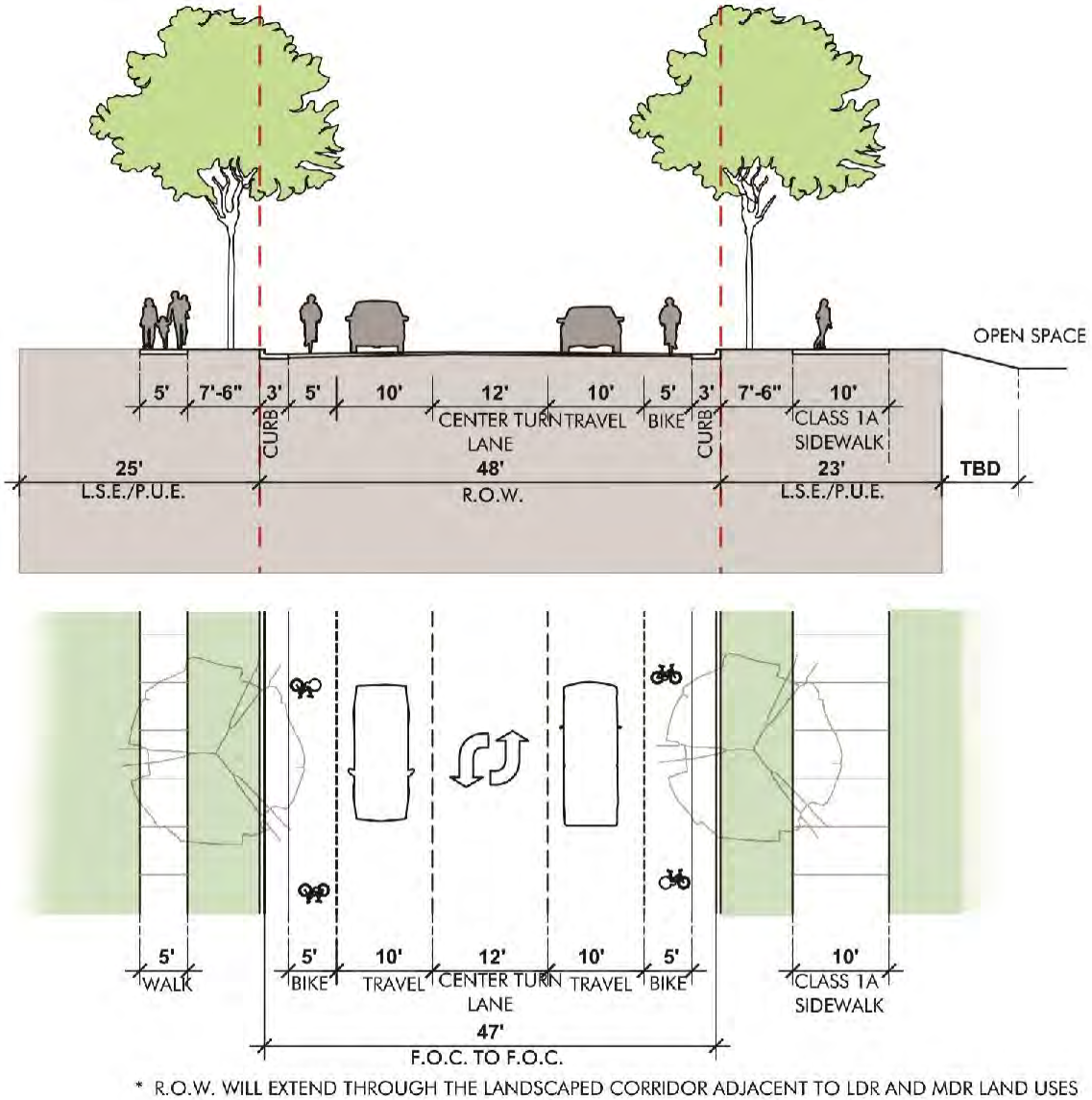


Figure 7.2d: Modified Collector

Local Roadways and Alleys

Local roadways provide direct access from the collector and arterial streets through neighborhoods to residential units. The typical standard for a local street, within the ARSP, includes two travel lanes with space for on-street parallel parking and a detached sidewalk. The ARSP provides several types of local roadway, depending on the location and the desired interface between land uses and the roadway system.

Main Street

The Main Street is a private street, which creates the organizational element for the Village District. It is a low speed urban street that includes landscaping and hardscape appropriate to an urban setting.

The Main Street consists of one travel way in each direction. Where parking is provided, it may be on either or both sides of the street. Parking may be provided in parallel parking bays, or as angled parking. Additional sections are discussed in Appendix A. The flexibility in this section is intended to allow for a variety of solutions that will lead to the most successful Village District. Street widths at intersections are reduced as a traffic calming measure and to shorten the walking distance for pedestrians. Street trees are located in tree wells with grates. In order to preserve the pedestrian experience, utilities are anticipated to be located behind the buildings, and not along the Main Street.

Buildings are setback from the right-of-way as described in Appendix A, Development Standards.

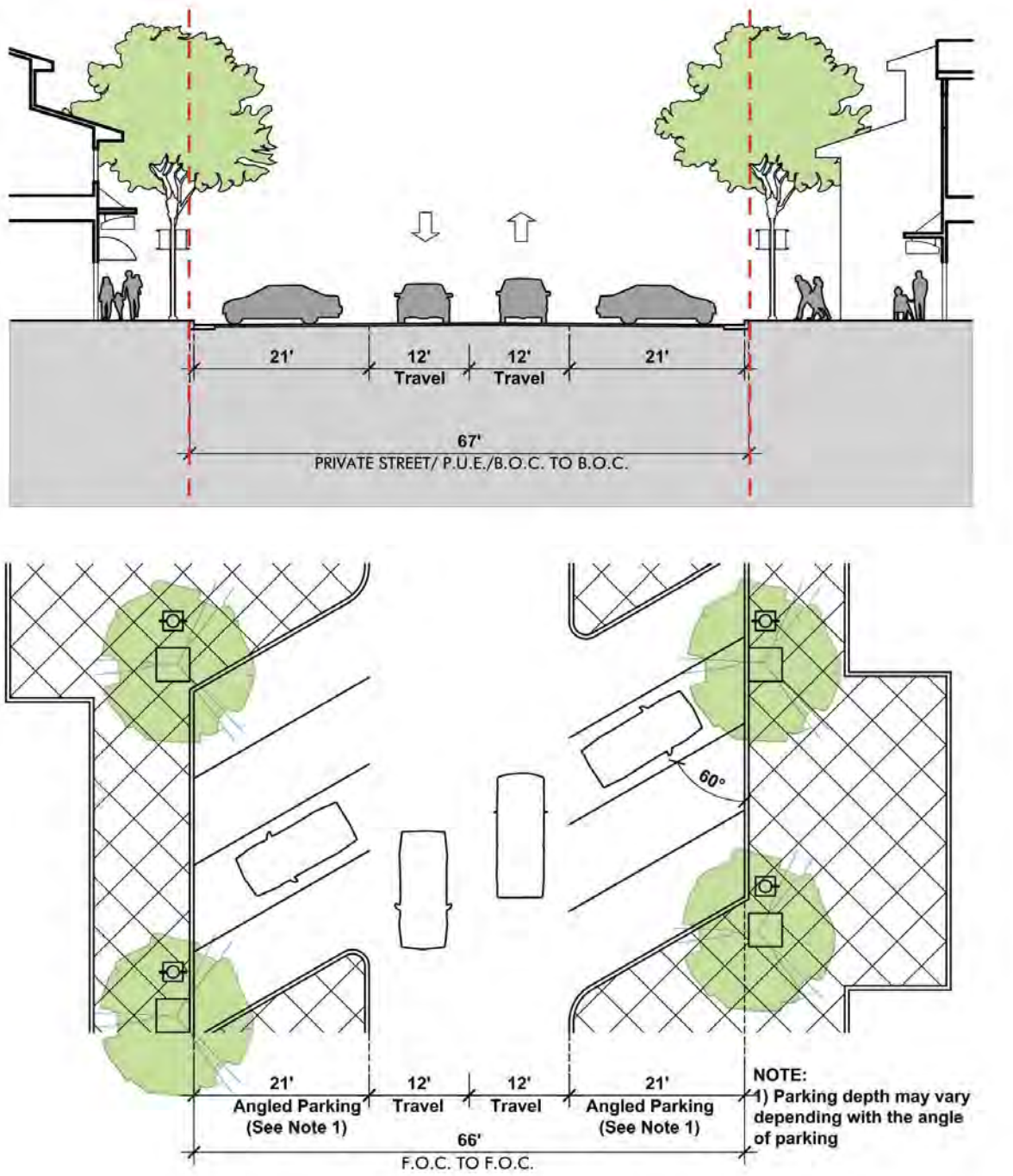


Figure 7.2e: Main Street (Private Street)

The figure below illustrates a typical intersection for the Main Street. The use of bulb outs at intersections helps reduce the speed of traffic, reduces the distance to be traversed by the pedestrian and also provides a safe refuge area for the pedestrian at the intersection.

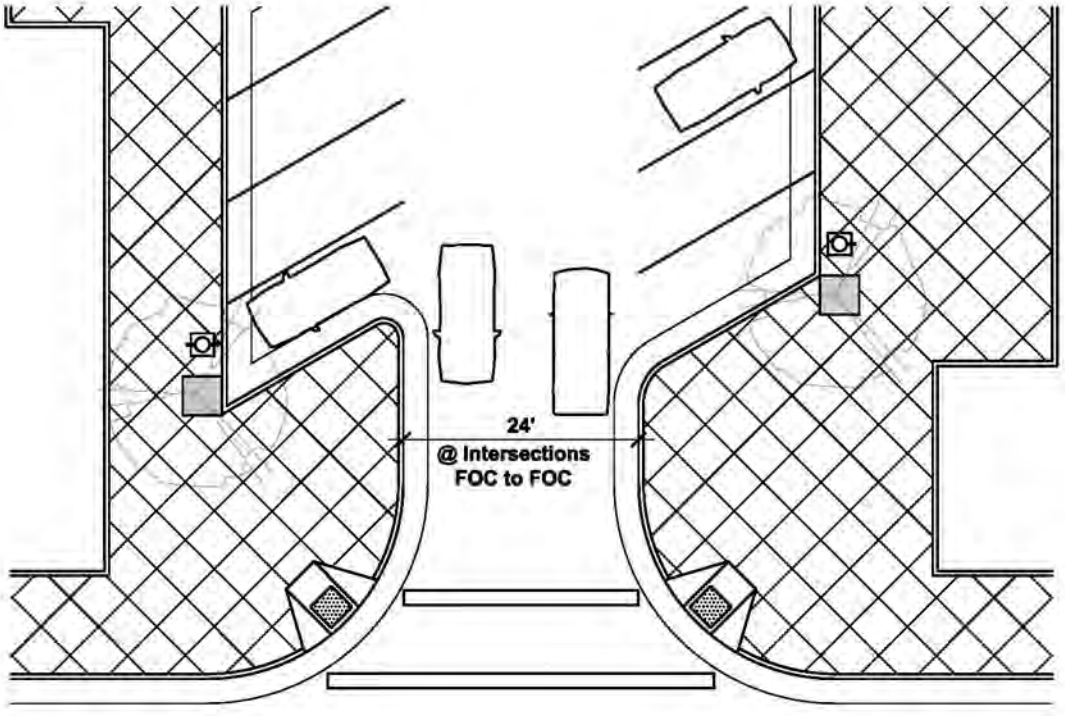


Figure 7.2e1: Main Street Intersection

Main Street Promenade

The Main Street Promenade is a private street - an extension of the Main Street. It is intended to be lined with retail, mixed-use, live-work, or row townhomes and function similar to a plaza where pedestrians share the roadway space for special events. It may be closed off to automobile traffic for special events such as a farmers market, art walk or street fair with an approved traffic control plan and encroachment permit issued by the City.

The Main Street Promenade consists of two vehicular travel ways separated by a wide median. The section includes parallel parking bays on both sides. While each travel way is 20-feet wide, the portion adjacent to the median is constructed with special paving such as pavers or stamped concrete. This mountable portion is designed for the heavy loads of emergency response vehicles and provides for a drivable surface if needed, but visually narrows the road area and reinforces the pedestrian focus of the street. The median and the roadway can function as a plaza, with hard-surface seating and landscaped areas. This median may contain kiosks and small retail establishments. Street widths at intersections are reduced, eliminating the parking bay, to shorten the crossing for pedestrians.

Sidewalks adjacent to the street are expected to fill the setback from the face of the building to the right-of-way, with the exception of special landscaped areas. Street trees are placed in tree grates.

Buildings are set back as described in Appendix A, Development Standards.

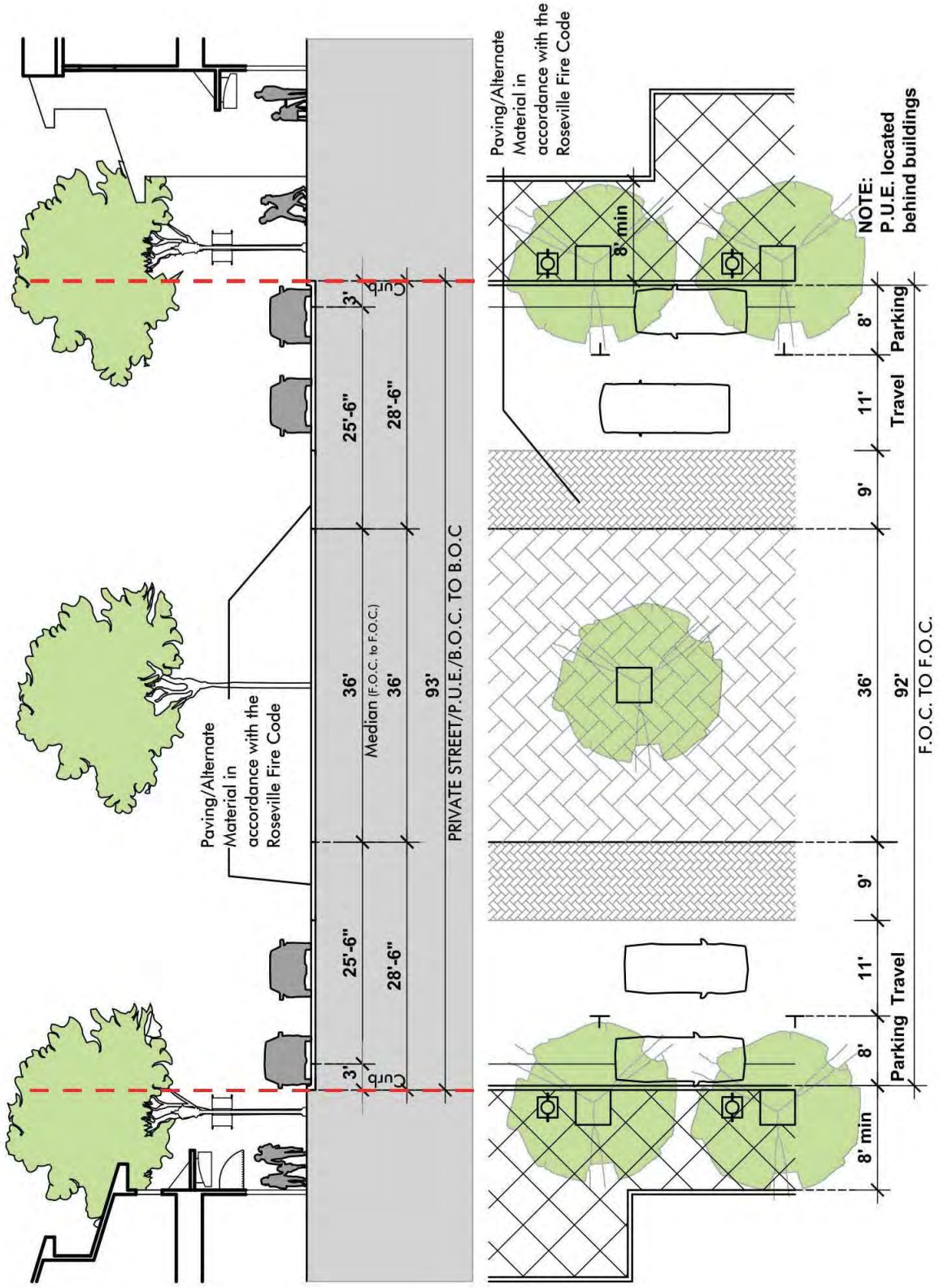


Figure 7.2f: Main Street Promenade (Private Street)

The figure below illustrates a typical intersection for the Main Street Promenade. The use of bulb outs at intersections helps reduce the speed of traffic, reduces the distance to be traversed by the pedestrian and also provides a safe refuge area for the pedestrian at the intersection.

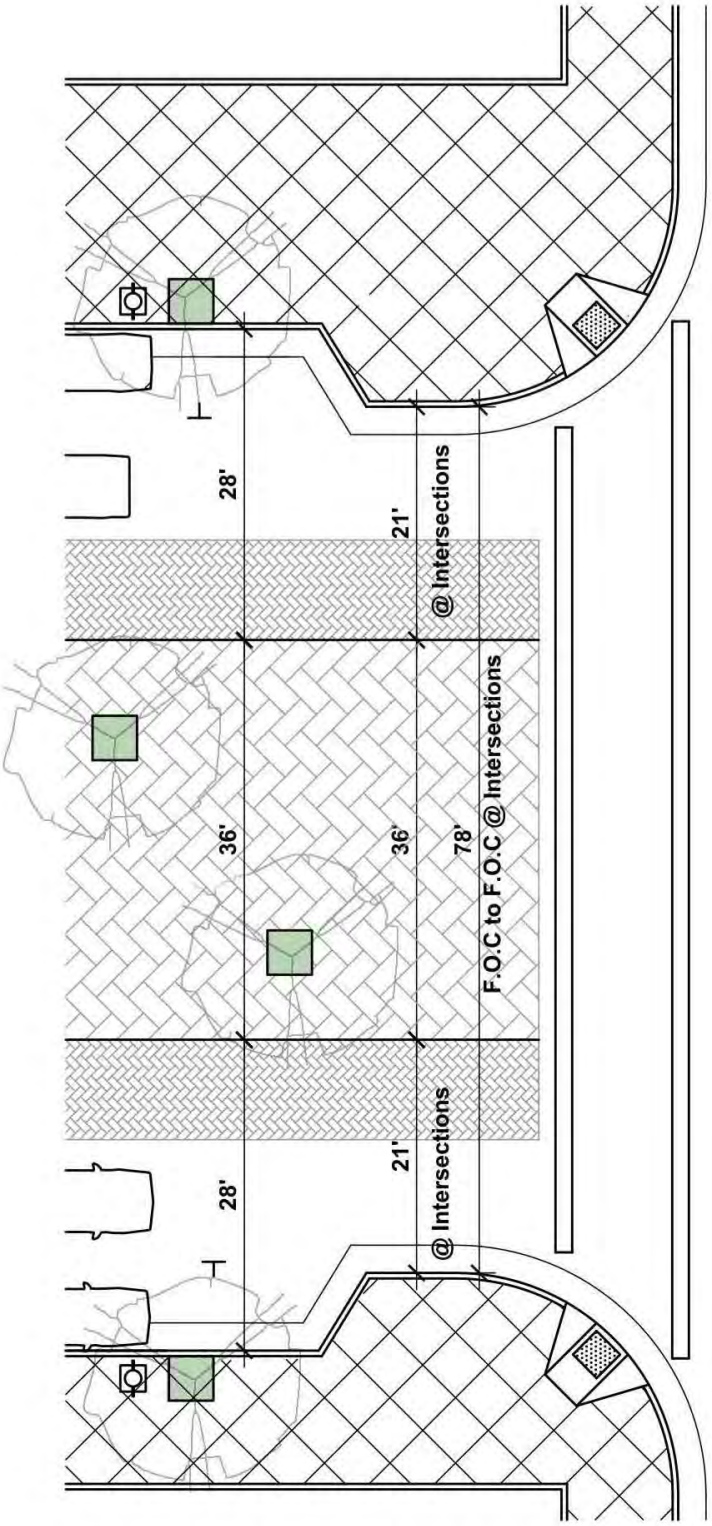


Figure 7.2f1: Main Street Promenade Intersection

Modified Primary Residential Street - Village Street

Modified Primary Residential Streets - Village Street are internal streets that serve the Village District and connect it to the residential areas. Modified Primary Residential Streets – Village Streets consist of one travel lane in each direction and on-street parallel parking on both sides in designated parking bays. Width at street intersections and between parking bays is reduced as a traffic calming measure and to shorten the walking distance for pedestrians.

Sidewalks are provided on each side. At a minimum, five foot sidewalks are provided on both sides and separated from the parking areas by a parkway strip where appropriate. Where roadways are adjacent to mixed-use or retail buildings, the sidewalk is permitted to extend from the back of curb to the face of the building and the street trees accommodated within tree grates. Where commercial uses front the street, it is anticipated that utilities will be provided at the back of the property or in parking lots at the side of the buildings.

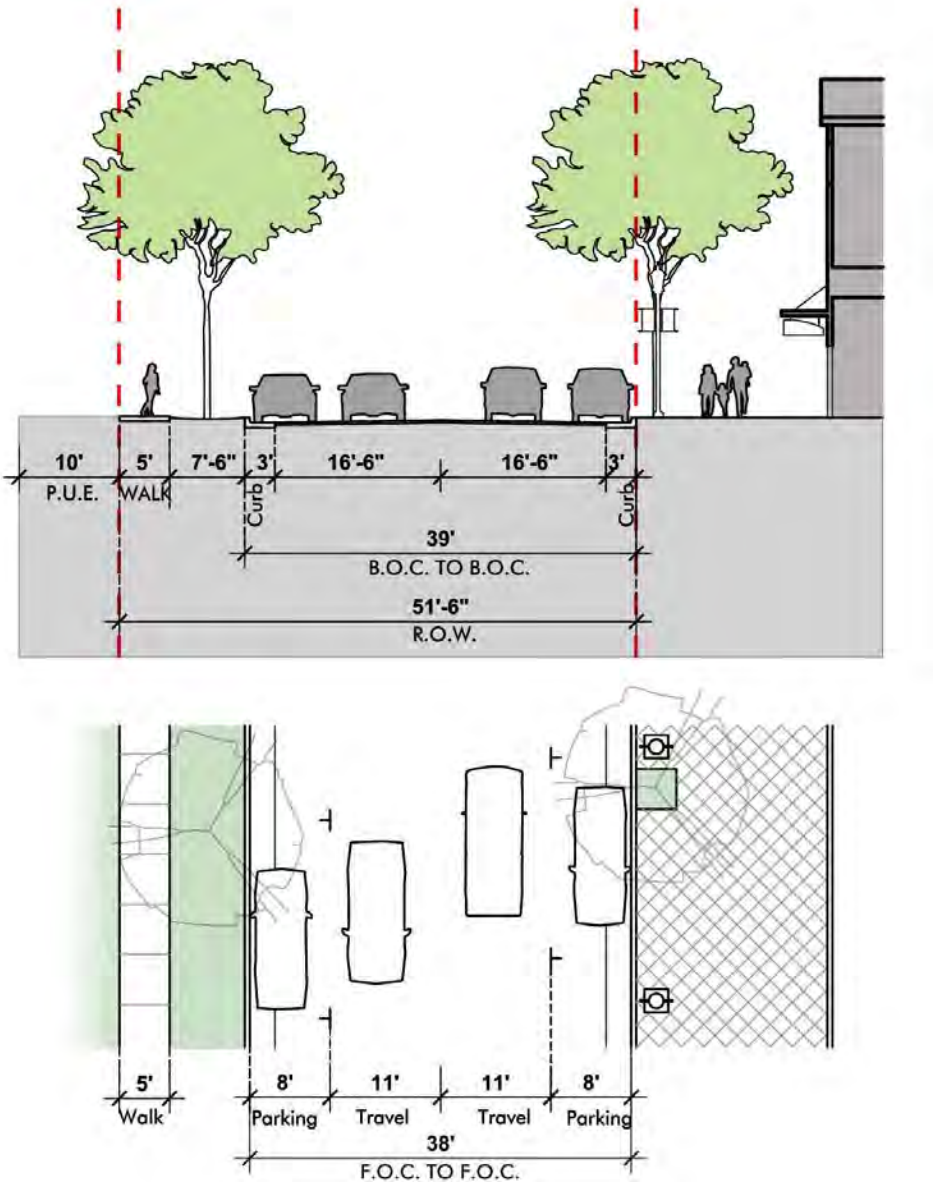


Figure 7.2g: Modified Primary Residential Street – Village Street

Modified Primary Residential Street with Streetside Paseo

The Modified Primary Residential Street with Streetside Paseo provides exceptional bicycle and pedestrian linkages to the Village District and park sites within the community.

The Modified Primary Residential Street with Streetside Paseo consists of one travel way in each direction and parallel parking on both sides in designated parking bays. Width at street intersections, and between parking bays, is reduced as a traffic calming measure and to shorten the walking distance for pedestrians.

A detached 5-foot wide sidewalk and 7.5-foot landscaped parkway is provided on one side of the street, with a 35-foot wide streetside paseo, including a detached 10-foot wide Class IA sidewalk on the other. The 10-foot wide Class IA sidewalk provides a safe route for recreational biking separated from vehicular traffic. Direct vehicular access and driveway cuts are not permitted to residential lots from the paseo side of the street which will have a vertical curb. Where alleys and streets cross the paseo, traffic calming measures will be considered as identified in Figures 7.7A, 7.7B and 7.7C. The landscape areas may contain rain gardens and other low impact ways of accommodating storm water.

Where adjacent to a park or school, the roadway width will be increased to a back of curb to back of curb dimension of 38-feet and the sidewalk location may vary to be incorporated into the design of the park. Within 250-feet of where these streets intersect with arterial roadways, additional dedicated turn lanes will be constructed and parking restrictions will limit parking.

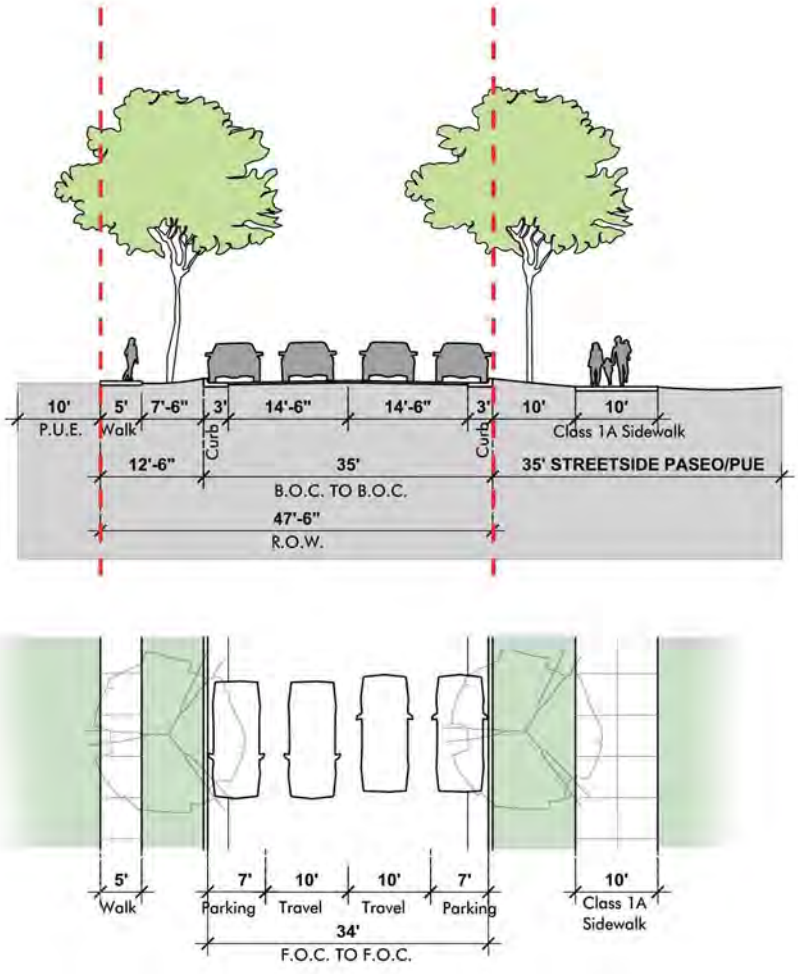


Figure 7.2h: Modified Primary Residential Street with Streetside Paseo

Modified Primary Residential Street Connections

The Modified Primary Residential Street Connections connect the Modified Primary Residential with Street Side Paseo to Westbrook Boulevard. Since these streets will need to be modified to accommodate higher volumes of traffic where they connect to Westbrook Boulevard, the travel lanes, widths and medians will vary. The plans below illustrate the adjustments to the streets (Road A, Road D, and Road E) that will be made to accommodate the change in traffic conditions.

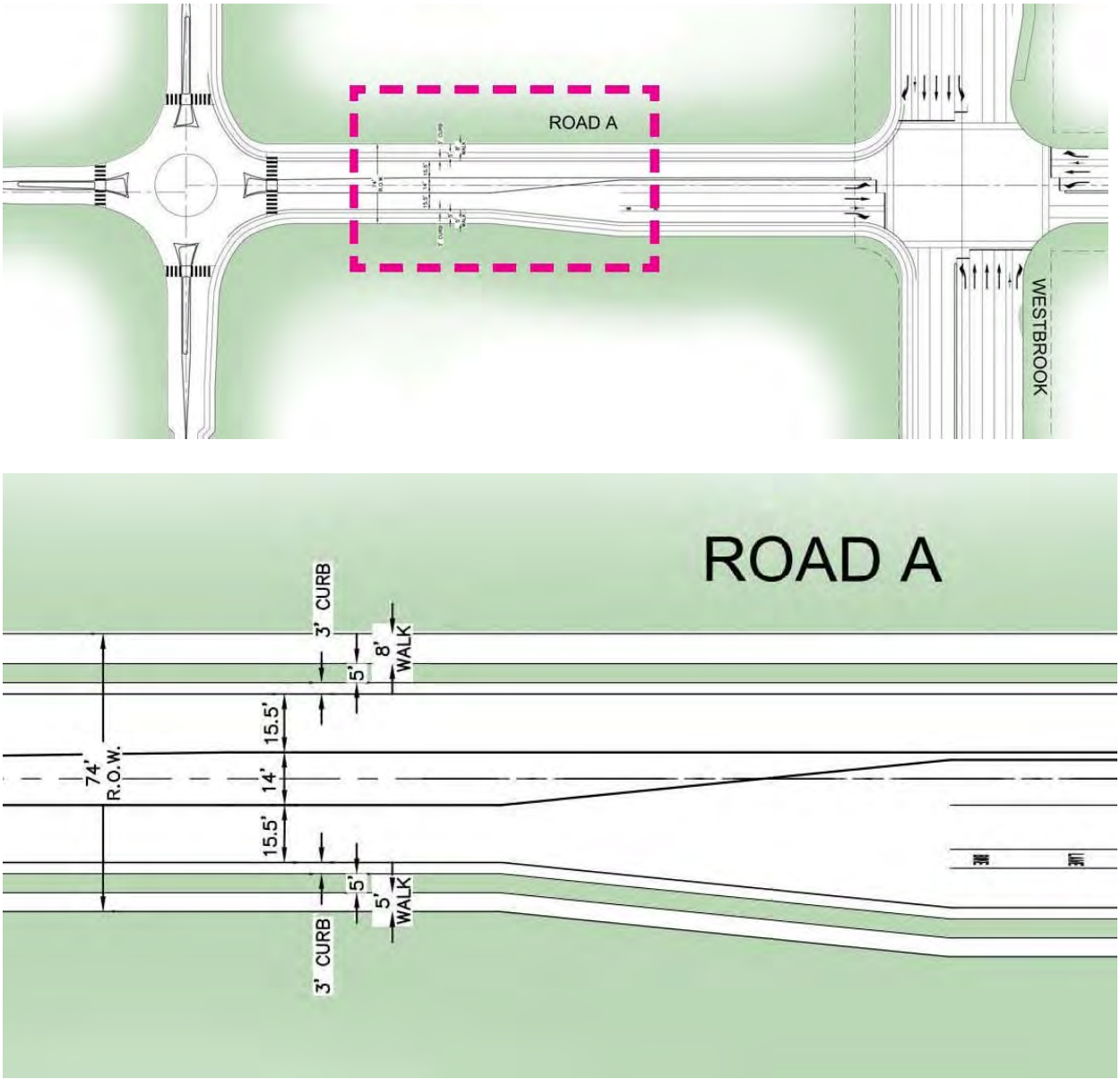


Figure 7.2h1: Modified Primary Residential Street Connections – Road A (Plan and Enlargement)

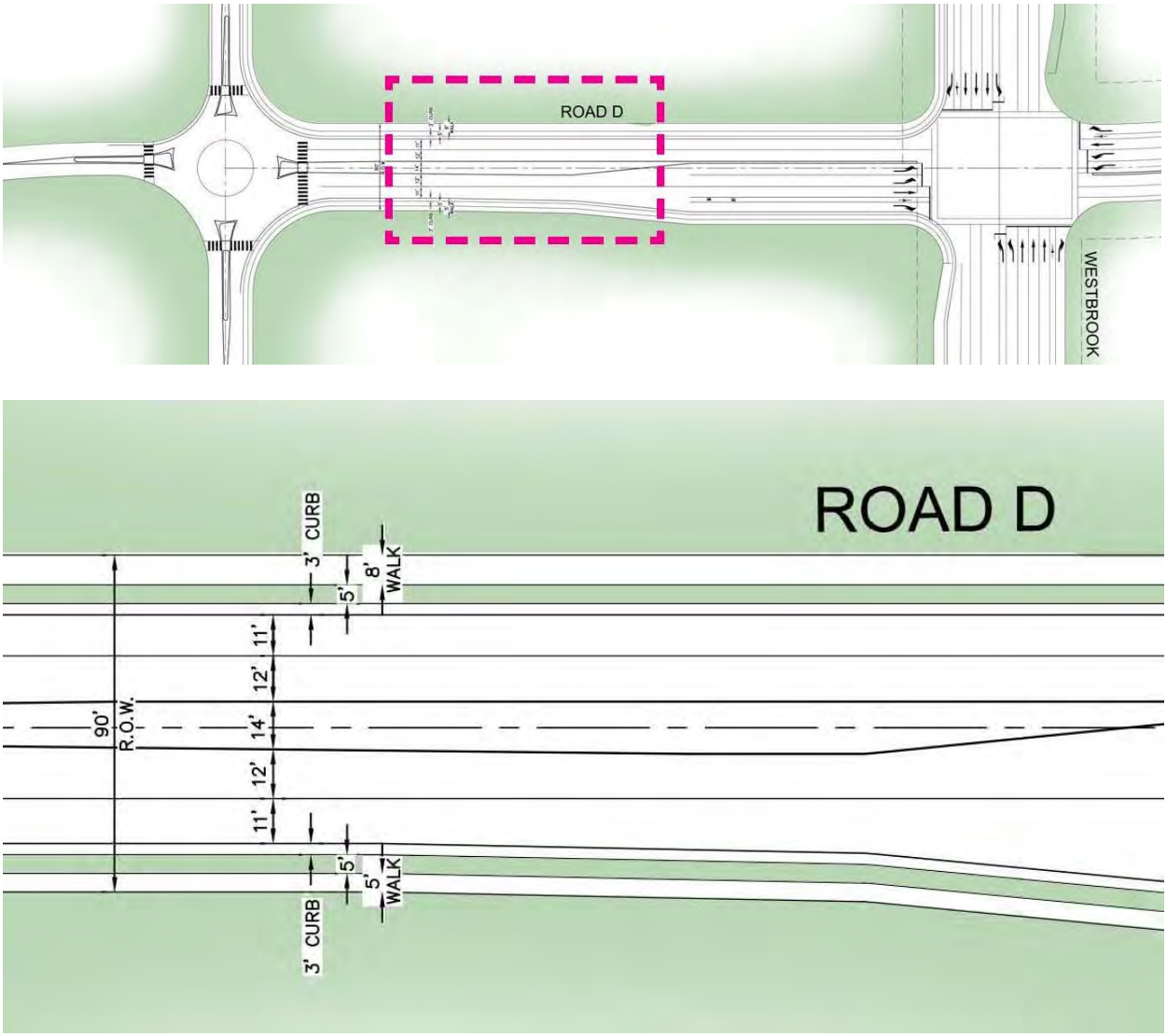


Figure 7.2h2: Modified Primary Residential Street Connections – Road D (Plan and Plan Enlargement)

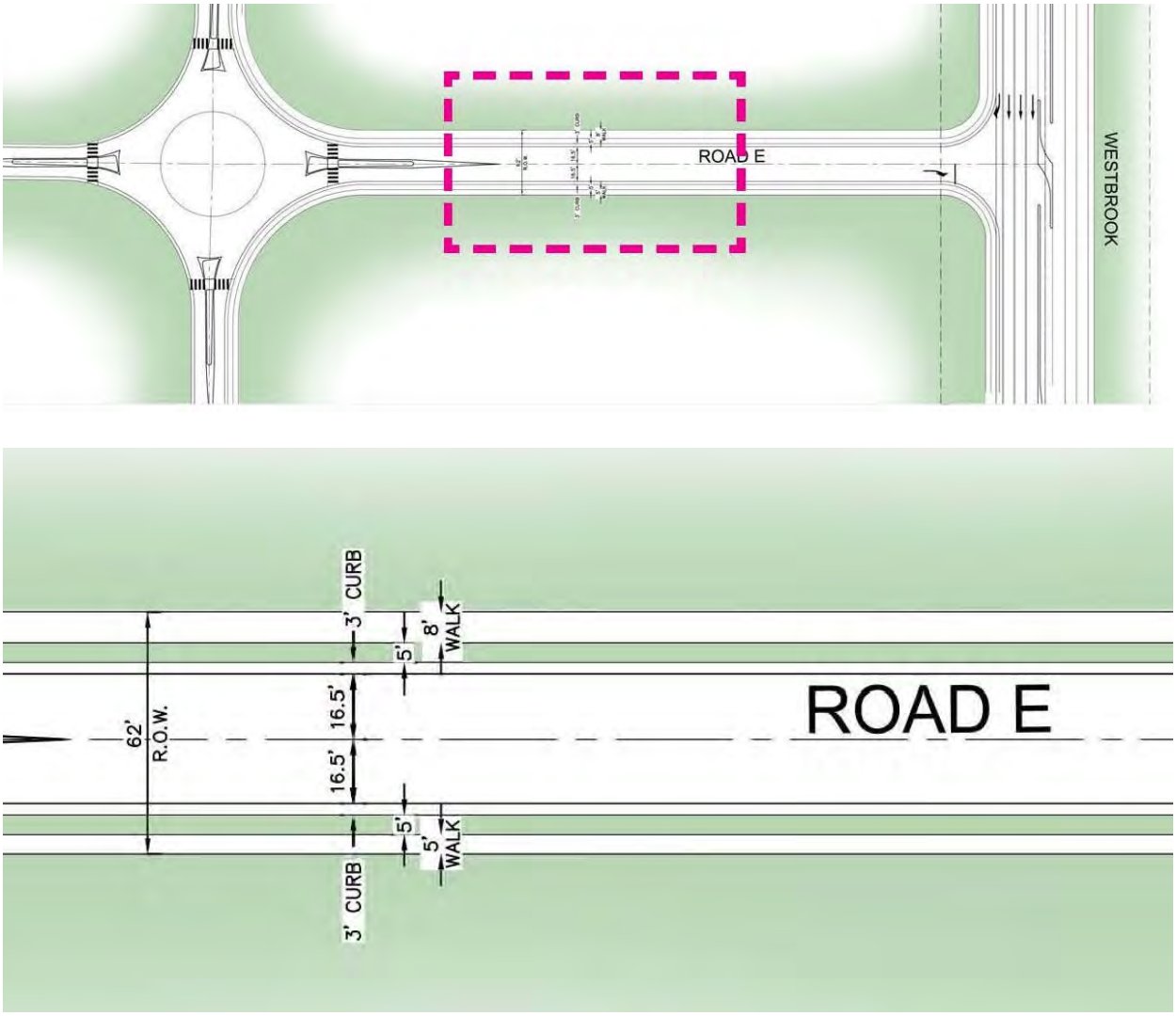


Figure 7.2h3: Modified Primary Residential Street Connections – Road E (Plan and Plan Enlargement)

Modified Primary Residential Street

Modified Primary Residential Streets link the neighborhoods together and to the rest of the community.

These streets consist of one travel lane in each direction and on-street parallel parking on both sides in designated parking bays. Width at street intersections, and between parking bays, is narrowed as a traffic calming measure and to shorten the walking distance for pedestrians.

A detached 10-foot wide Class IA sidewalk and a 7.5-foot landscaped parkway is provided on one side of the street to accommodate both bikes and pedestrians while the other side has a detached 5-foot wide sidewalk and a 7.5-foot landscape parkway. Direct driveway access is restricted across the 10-foot Class IA sidewalk and a vertical curb will be constructed. The landscape areas may contain areas for rain gardens and other low impact ways of accommodating storm water.

Where a Modified Primary Residential Street meets Westbrook Avenue, additional right and left turn lanes may be required.

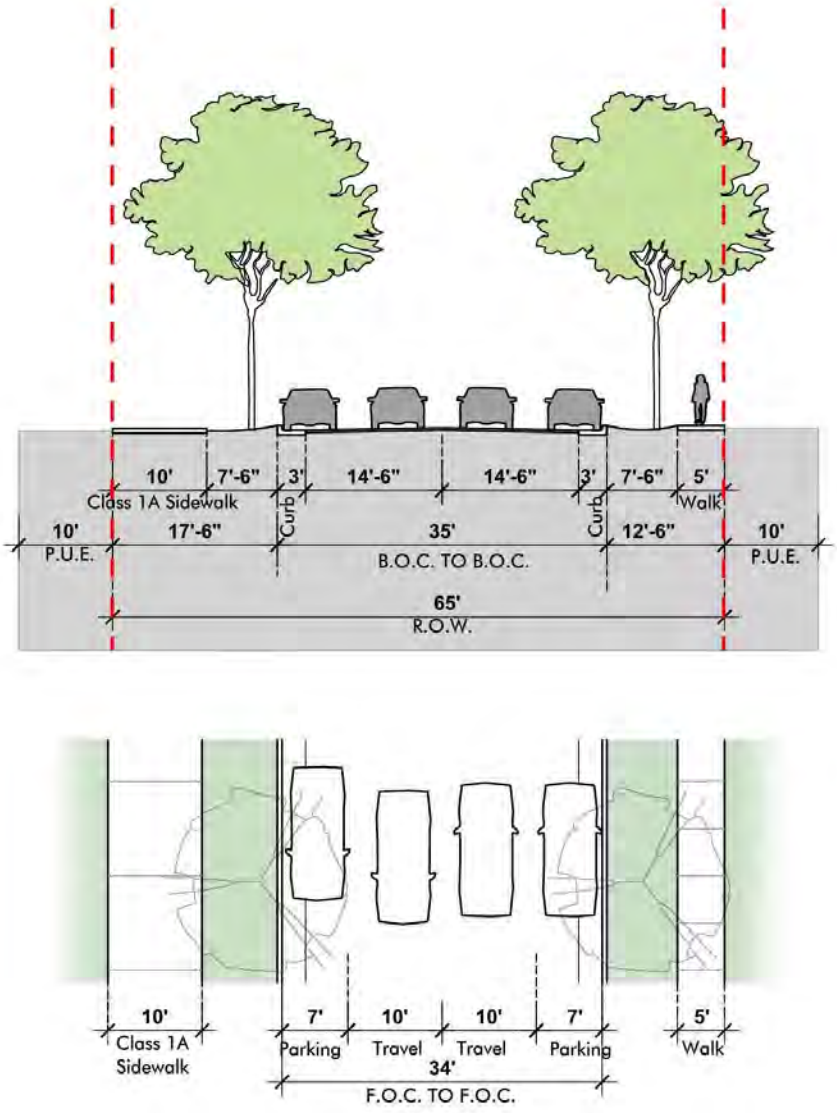


Figure 7.2i: Modified Primary Residential Street

Modified Primary Residential Street at Placer Parkway

Where this street type crosses under Placer Parkway, parking will be restricted and the pavement width can be narrowed to eliminate the parking lanes (back of curb to back of curb dimension of 30-feet). In this section the landscape parkways will be removed and travel lanes will be increased to 12-feet. 8-foot wide curb adjacent Class IA sidewalk shall provide pedestrian and bike access as illustrated in Figure 7.2ia.

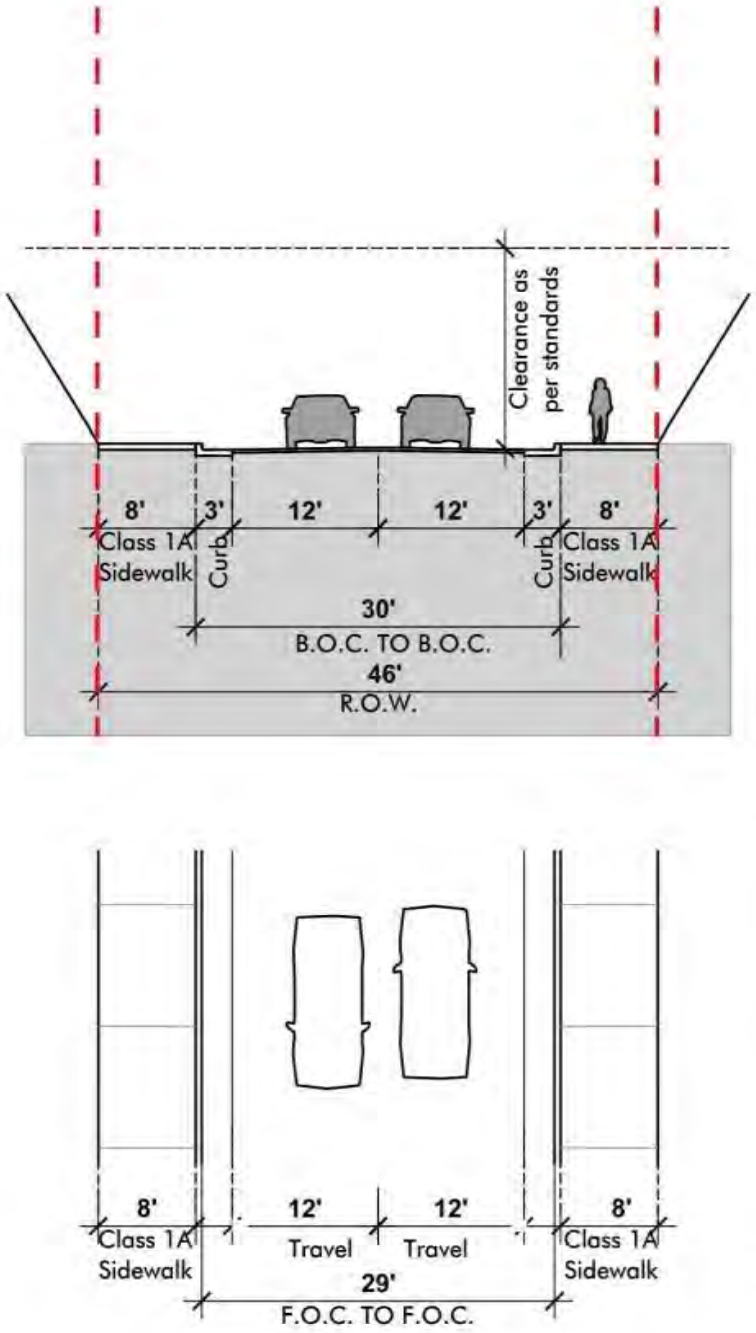
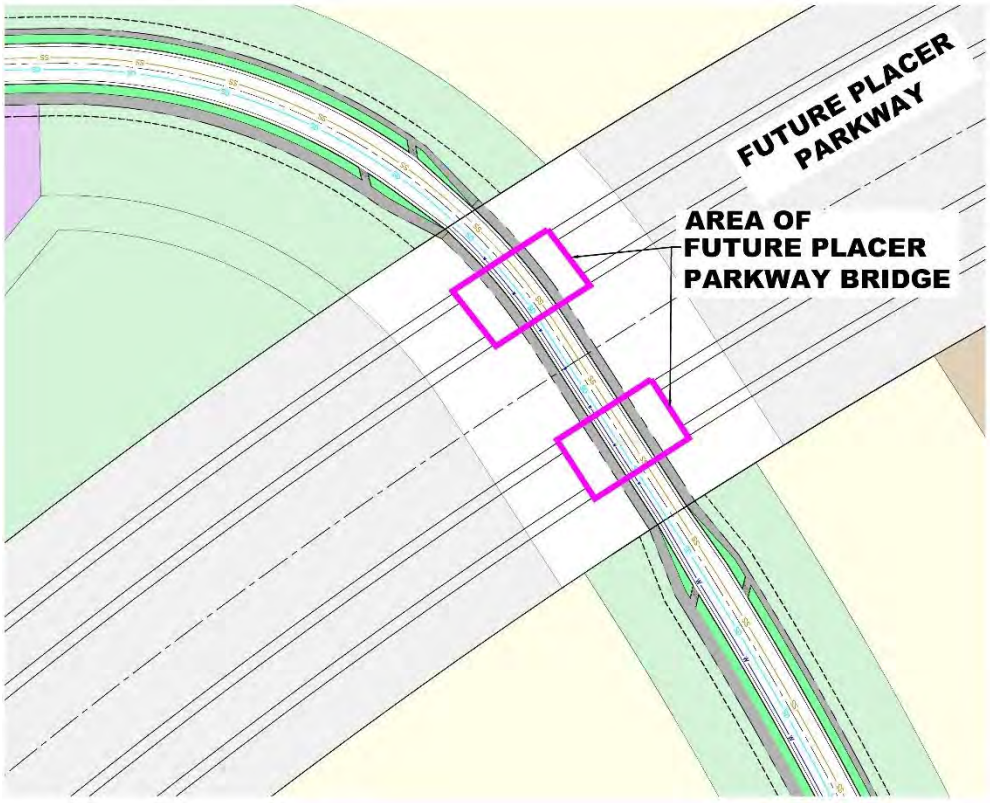


Figure 7.2ia-1: Modified Primary Residential Street at Placer Parkway



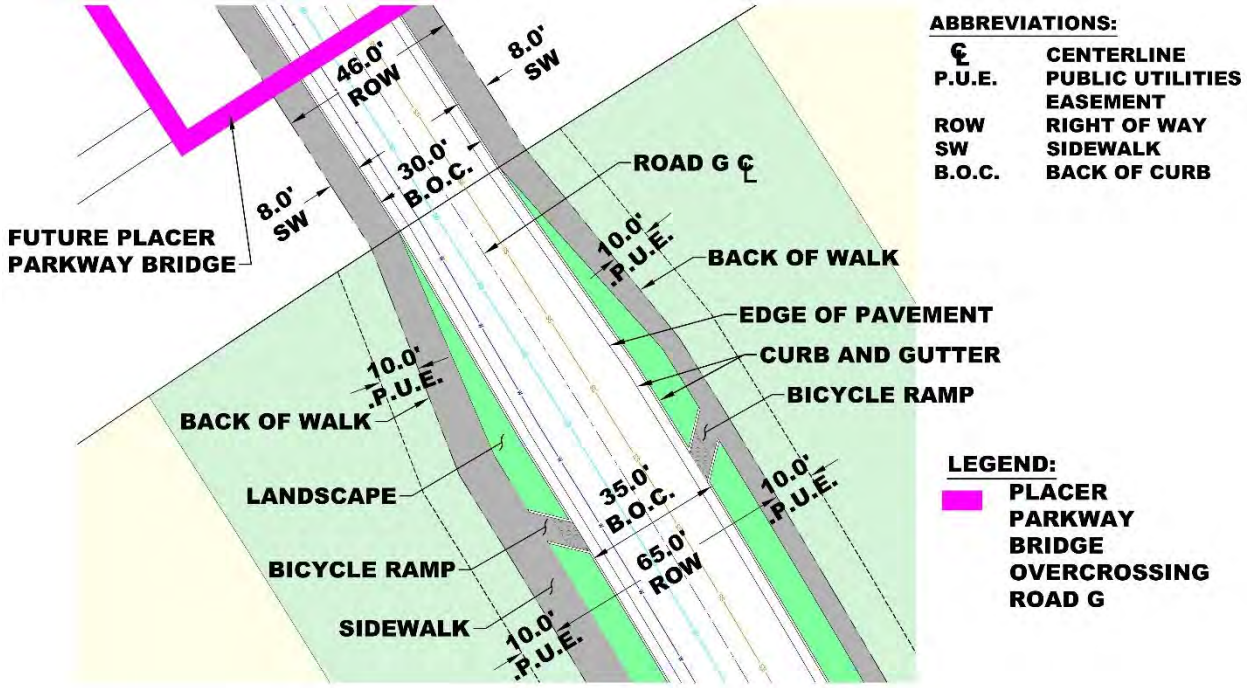


Figure 7.2ia-2: Modified Primary Residential Street at Placer Parkway (Plan and Enlargement)

Modified Primary Residential Street - A

Modified Primary Residential Street - A are streets located adjacent to the school and the parks at AR-62 and AR-67 are slightly wider the internal residential streets. This extra width accommodates the larger volume of traffic on these streets.

A detached 5-foot wide sidewalk and a 5-foot landscaped parkway is provided on both sides of the street. The streets consist of one 11-foot travel lane in each direction and 8-foot on-street parking on both sides in designated parking bays. Width at street intersections, and between parking bays, is narrowed as a traffic calming measure and to shorten the walking distance for pedestrians.

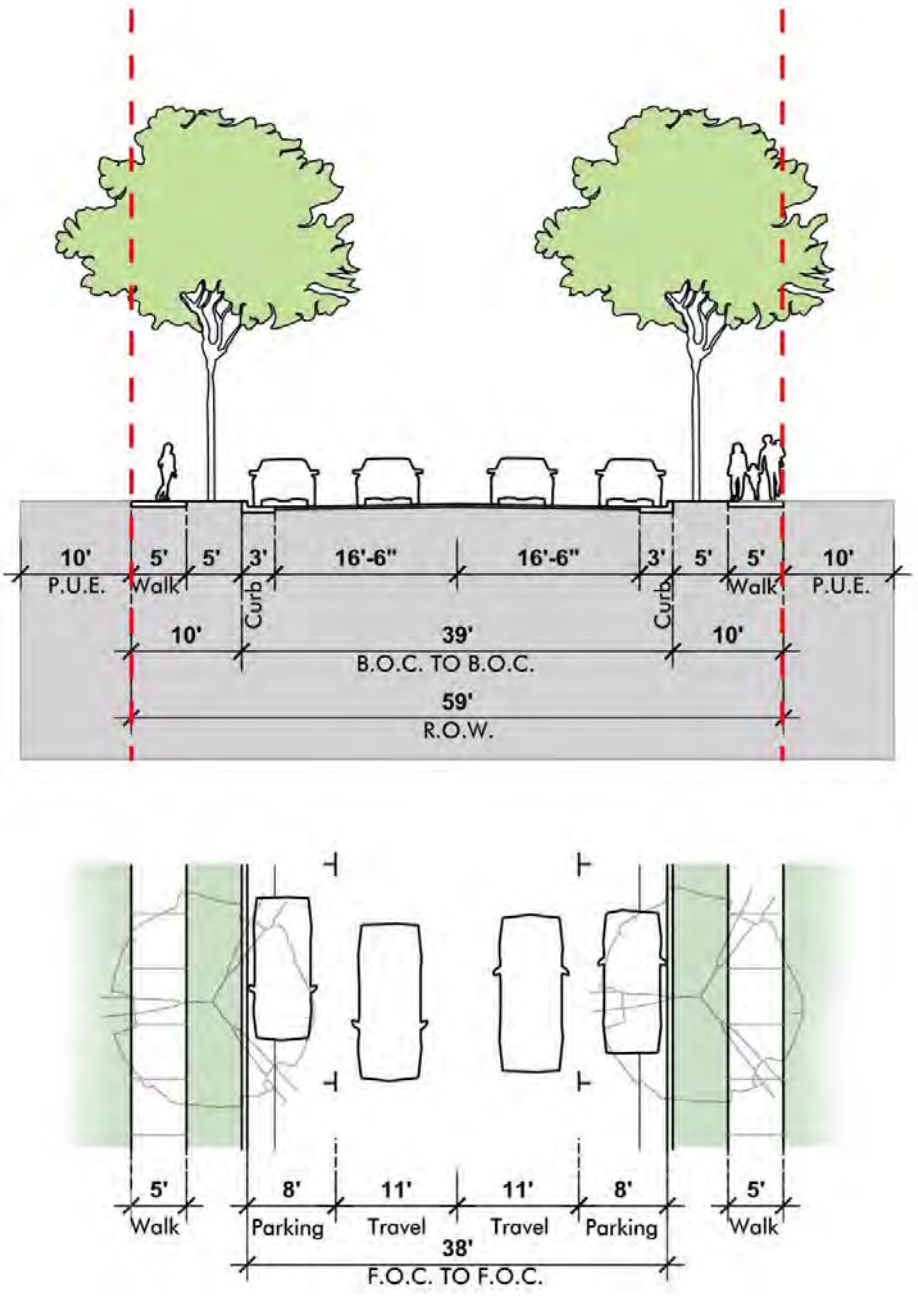


Figure 7.2ib: Modified Primary Residential Street-A

Modified Minor Residential Street

Modified Minor Residential Streets are internal streets, the primary purpose of which is to provide access between individual residences out to the regional network. These are low-volume streets.

Modified Minor Residential Streets consist of one travel lane in each direction and on-street parking along both sides of the street. Width at street intersections and between parking bays is reduced as a traffic calming measure and to shorten the walking distance for pedestrians.

5-foot wide detached sidewalks are provided on both sides of the street and separated from the back of the curb with a 5-foot wide landscaped parkway. Direct vehicular access is permitted from residential lots to the street. Where neighborhood streets cross the Crossing Park or Paseos, the on-street parking is eliminated so that the street is narrowed with wider landscaped parkways and easier pedestrian crossing. Within 250-feet of where these streets intersect with arterial roadways, additional dedicated turn lanes will be constructed, and parking restrictions will limit parking.

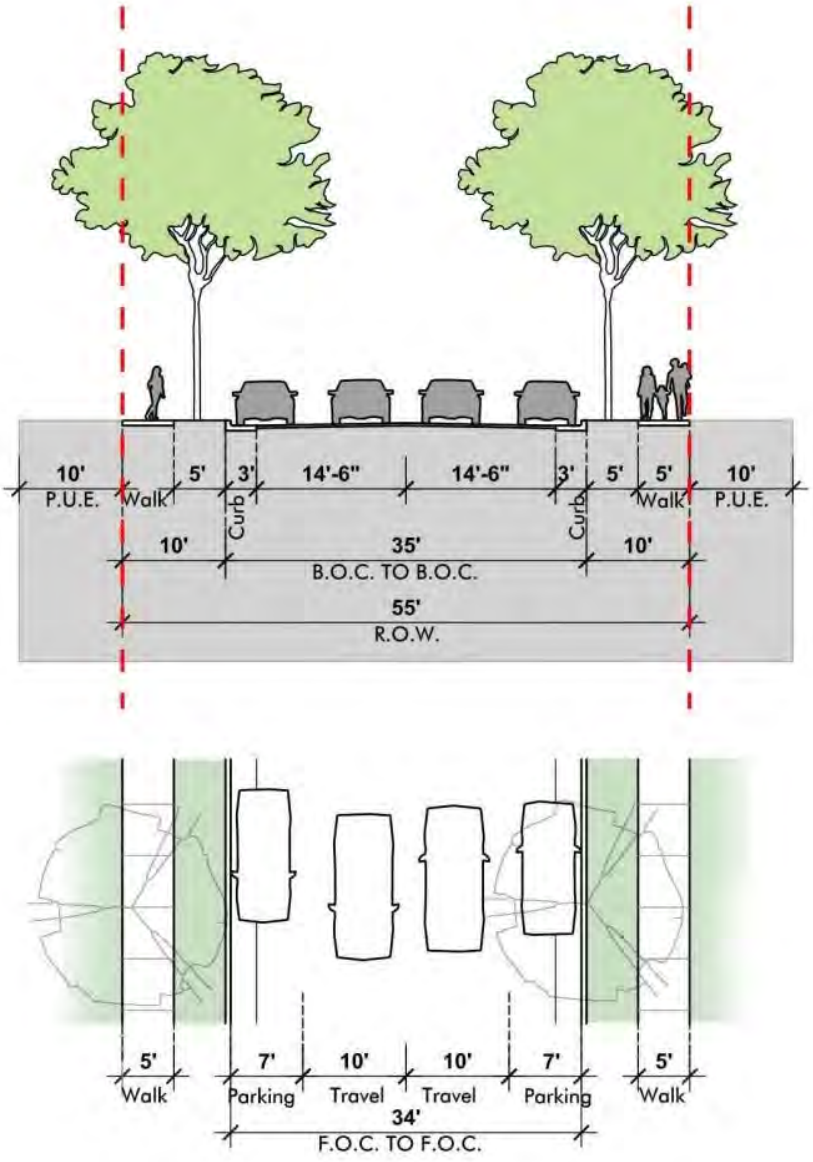


Figure 7.2j: Modified Minor Residential Street

Alley

Alleys are used to provide automobile access and service areas for residential lots with rear-loaded garages. The design standard for the alley provides a 26-foot wide paved area that allows two-way travel. Alley aprons may vary. Perpendicular and parallel parking is permitted within restricted areas outside the curbed areas. City of Roseville Fire Department standards will be met.

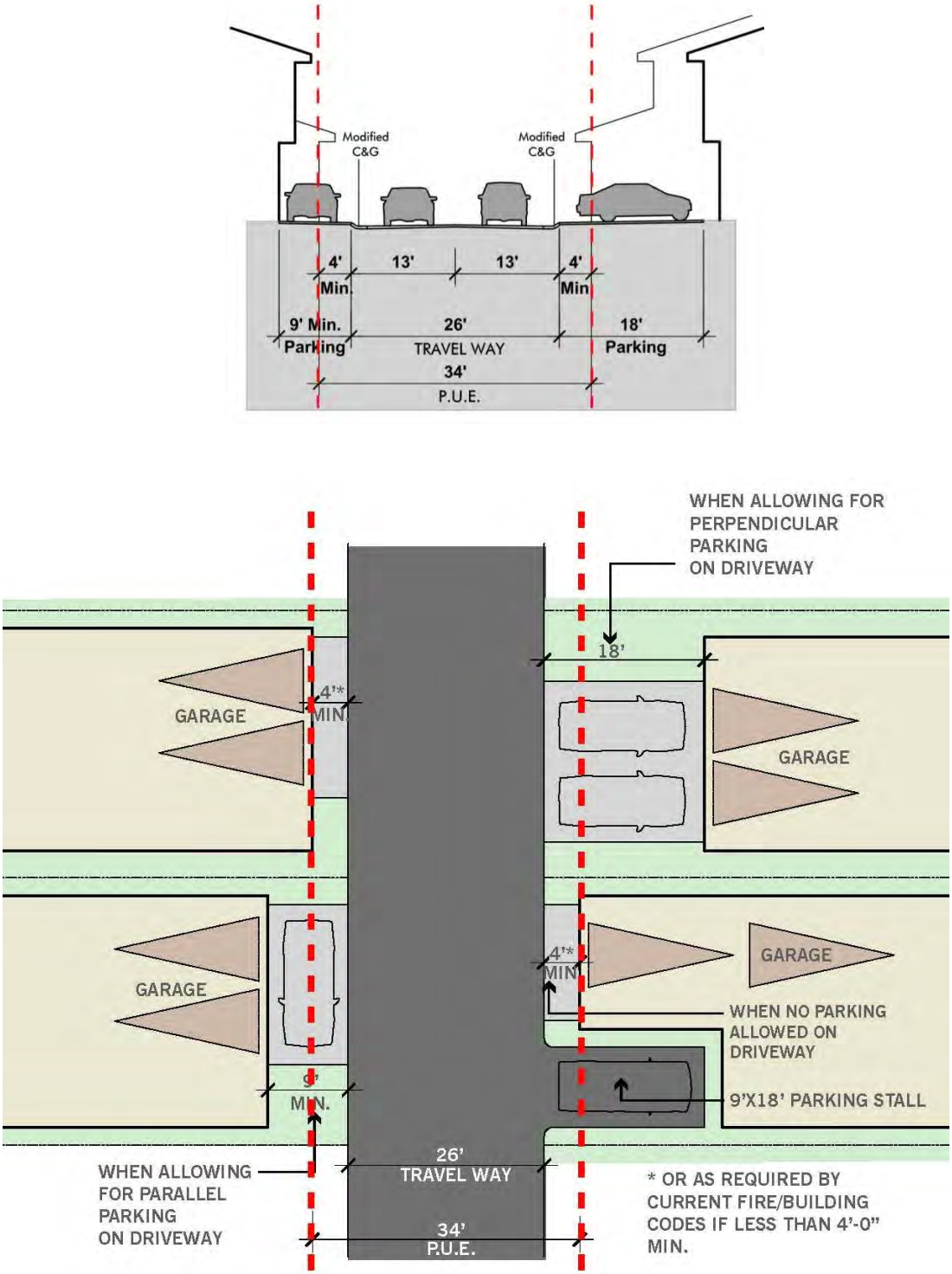


Figure 7.2k: Alley

Roundabouts

Roundabouts are a type of circular intersection in which the traffic moves in a counterclockwise direction around a circular island. Roundabouts are defined by specific design and traffic control principles which include yield control of all entering traffic, channelized approaches and geometric curvature and features to induce desirable vehicular speeds. Roundabouts are designed to make intersections safer and more efficient for both drivers and pedestrians. Speeds within roundabouts are usually significantly slower than typical intersections yet allow a more efficient flow of traffic. They also increase driver safety and reduce injury accidents as they only create angled movements where the possibility of high speed head on or broad-side collisions are eliminated.

Within the ARSP, roundabouts with 110-foot diameters will be constructed at certain intersections on the modified primary residential streets with paseos. These designated intersections are where Roads D and E intersect with Road F as shown on the circulation plan exhibit –In these locations, parking will be restricted on each side of the approaching roadway legs for a distance of 200-feet. Proper signage and standard design shall meet the National Cooperative Highway Research Program (NCHRP) Report 672

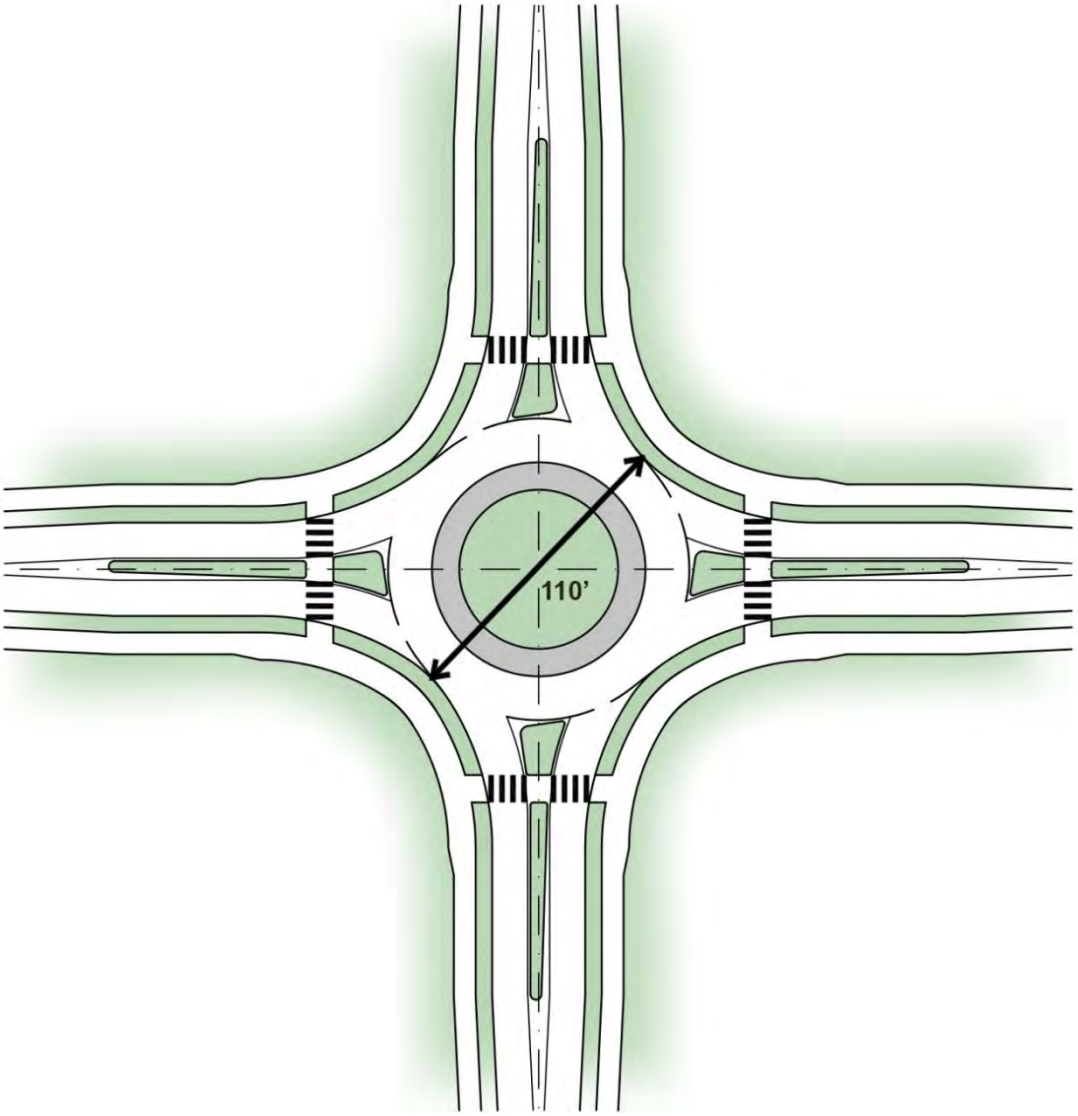


Figure 7.2l: Roundabout 1

(or latest Federal standards) and the California Manual on Uniform Traffic Control Devices (CA-MUTCD) guidelines.

Traffic Circles

Traffic Circles are small roundabouts that are most commonly used in urban environments with a low operating speed and occur in the same amount of area as a standard intersection. Many times they are used to resolve street intersections where the angle of intersection is significantly deviated from a standard 90 degree intersection, or an odd number of streets come together. The size of the Traffic Circle is very conducive to a pedestrian friendly environment because of the reduced pedestrian crossing widths and low speeds. Traffic Circles also feature a fully mountable central island to accommodate larger vehicles, while being designed to provide for enough space for passenger cars to negotiate the roundabout without the use of that mountable island. Proper signage and standard design shall meet the National Cooperative Highway Research Program (NCHRP) Report 672 (or latest Federal standards) and the California Manual on Uniform Traffic Control Devices (CA MUTCD) guidelines.

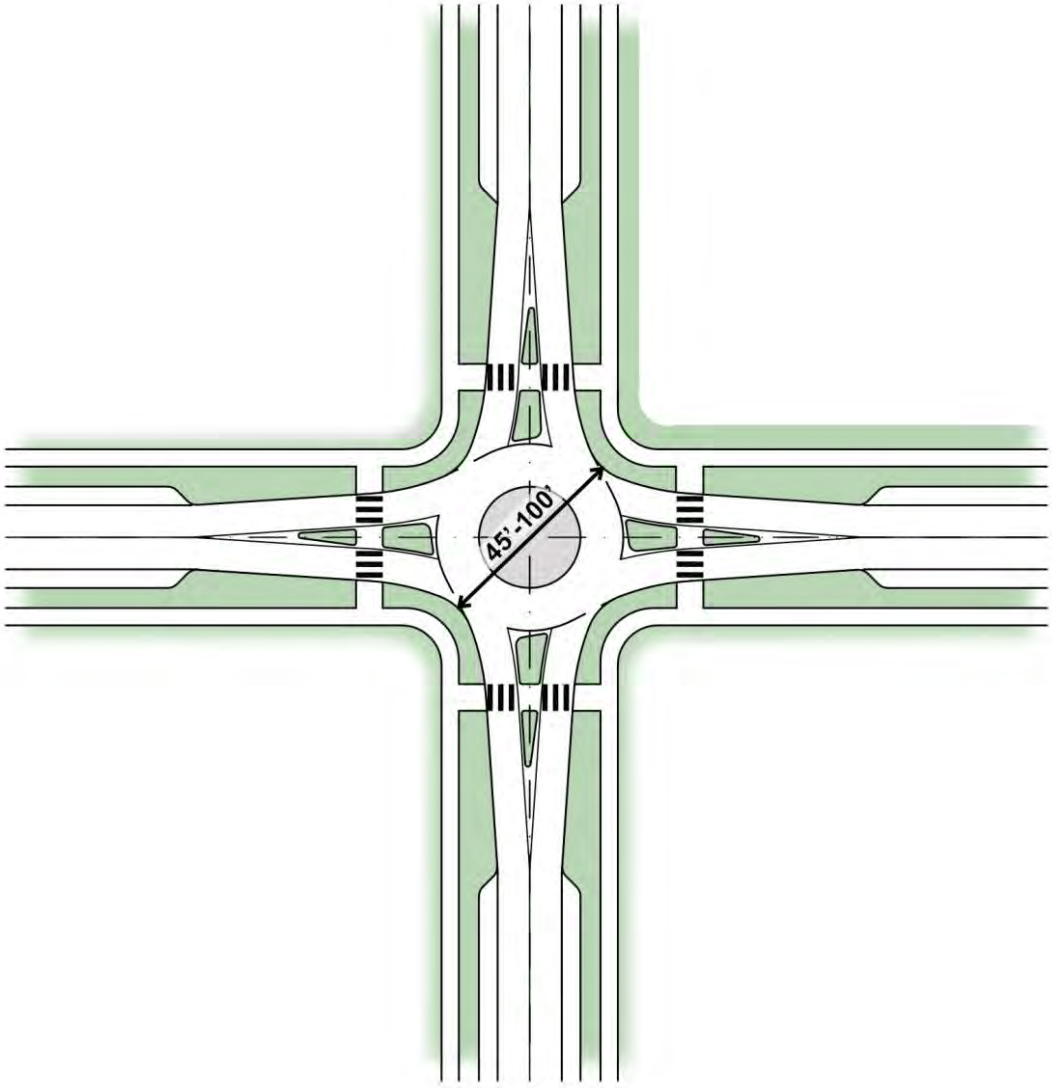


Figure 7.2m: Roundabout 2

Offsite Roadway

West Sunset Boulevard

West Sunset Boulevard is an existing two-lane rural roadway, within unincorporated Placer County, that is located along the northern boundary of the ARSP. The existing roadway will be improved to a Rural Secondary Roadway per Placer County Standards, as dictated by the phased development of the ARSP and County requirements. The proposed West Sunset Boulevard reduces the existing ROW while providing the County with two 12-foot travel lanes, two 4-foot shoulders, a new drainage ditch and the necessary turn lanes for access into the ARSP development. The roadway will also incorporate a 5-foot sidewalk within a 25 foot, City of Roseville owned, landscape corridor along the southern edge of the roadway. Figure 7.n.4 illustrates the intersection of Westbrook Boulevard and West Sunset Boulevard where additional turn lanes are used to accommodate for traffic flow.

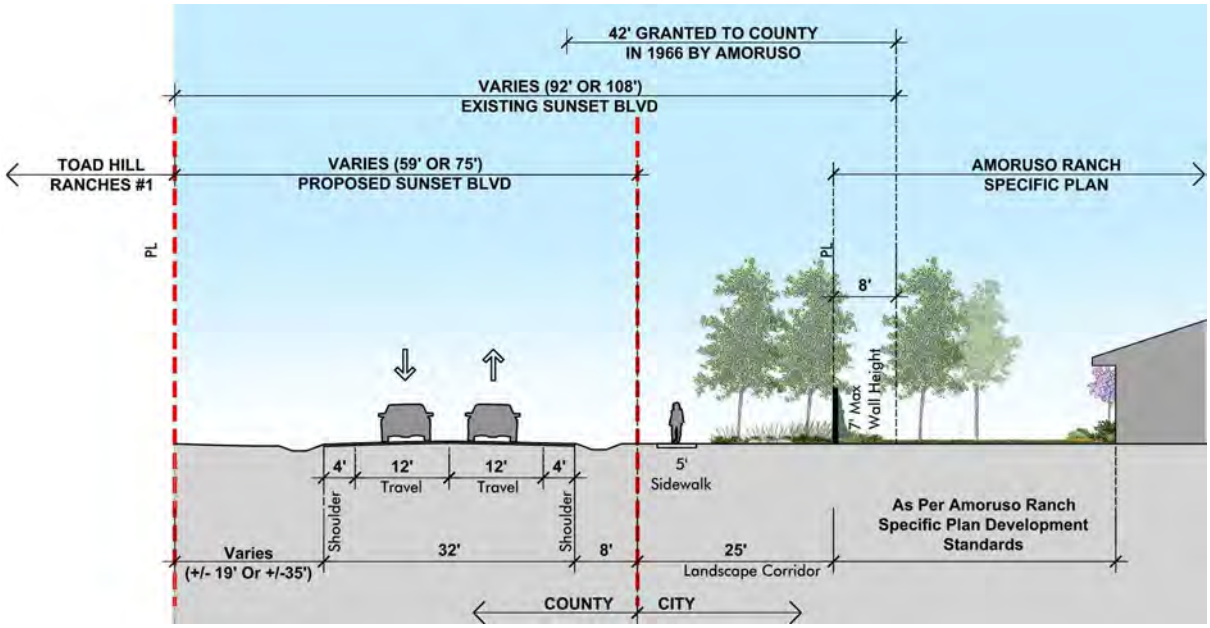


Figure 7.2n1: West Sunset Boulevard (County Street) Section 1-1

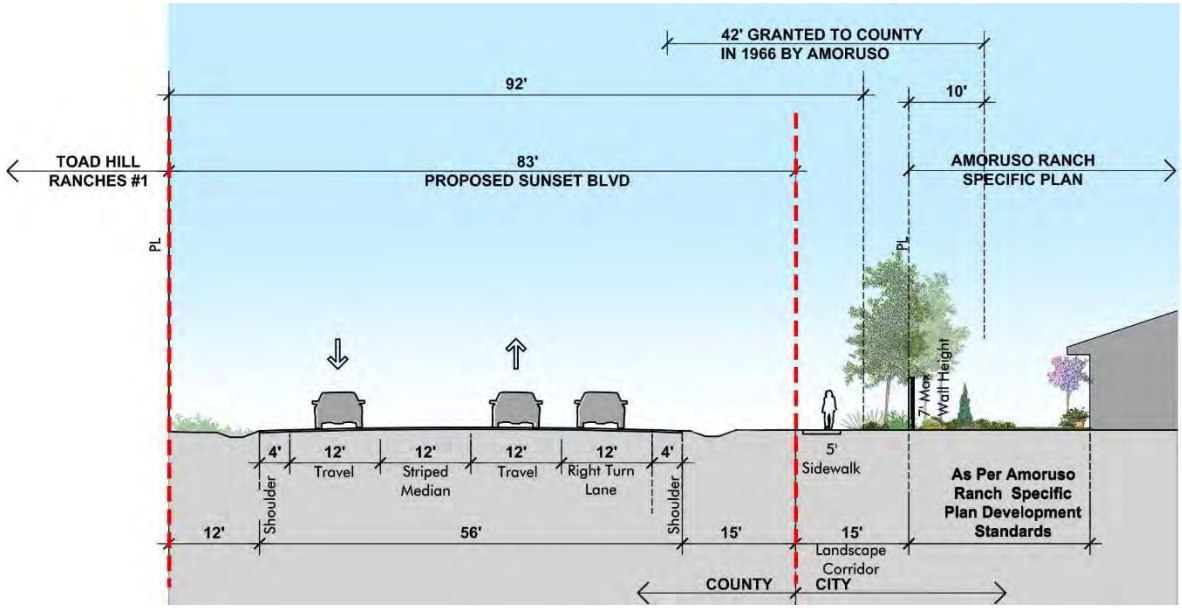


Figure 7.2n2: West Sunset Boulevard (County Street) Right Turn Lane Section 2-2

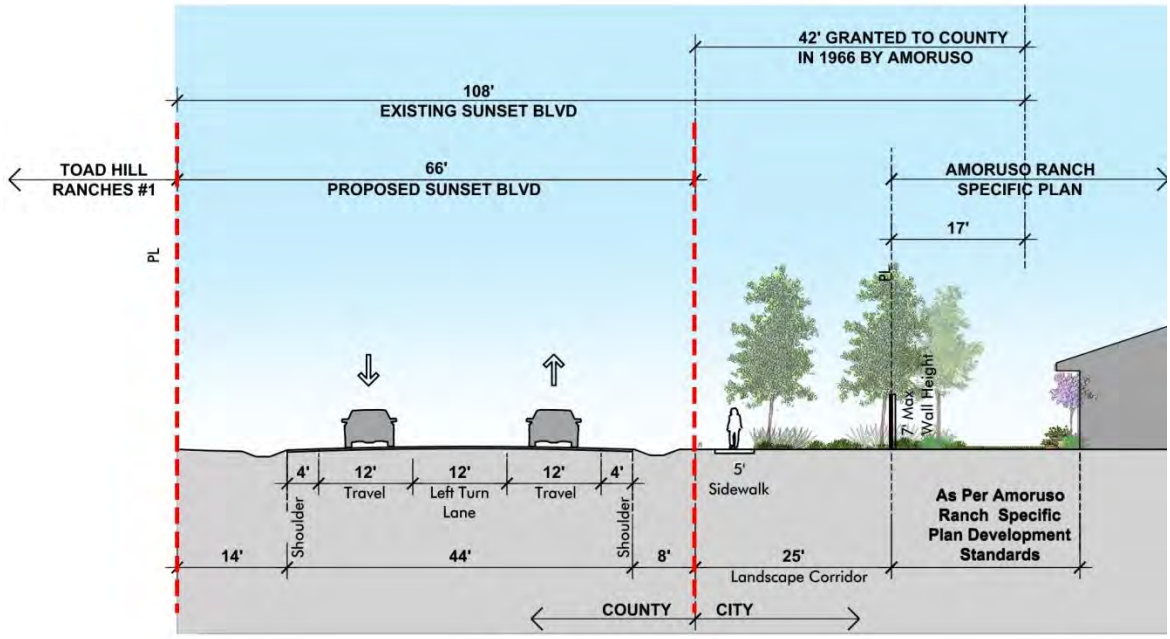


Figure 7.2n3: West Sunset Boulevard (County Street) Left Turn Lane Section 3-3

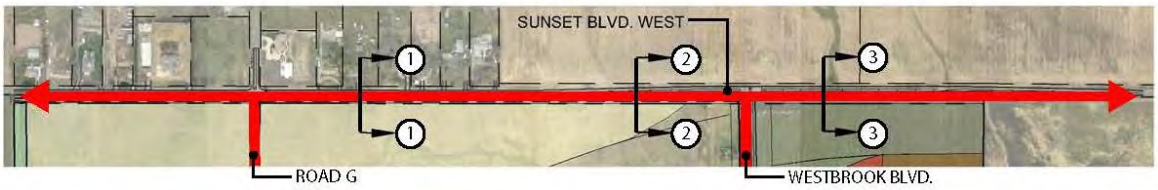


Figure 7.2n4: West Sunset Boulevard (County Street)- Key Map

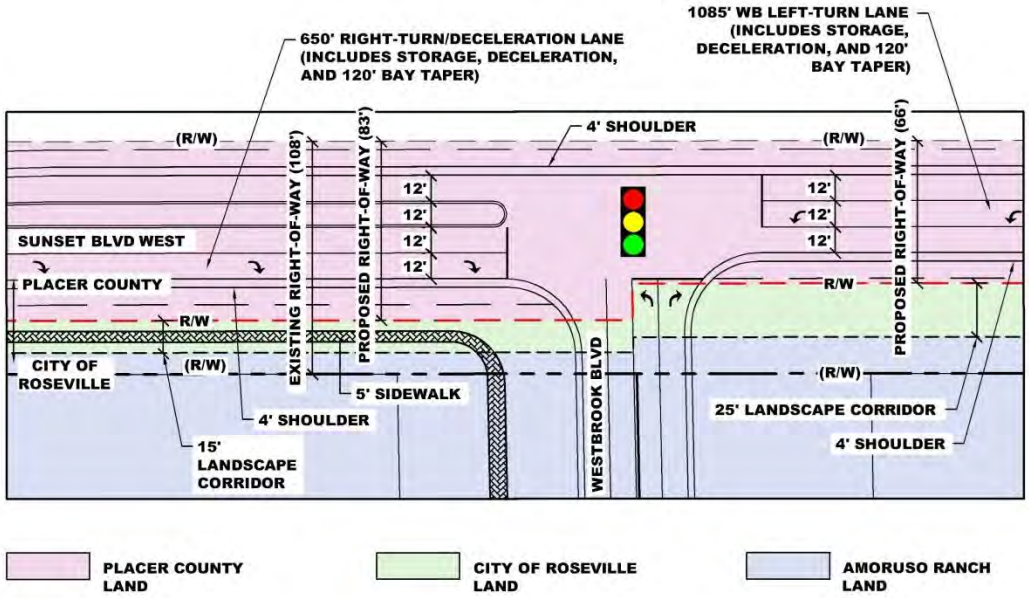


Figure 7.2n5: West Sunset Boulevard / Westbrook Boulevard Intersection (Interim condition)

7.3 Additional Street Design Standards

A. Traffic Signals and Median Breaks along Westbrook Boulevard

Westbrook Boulevard is designed to maximize efficiency for automobiles and enable safe movement for bicyclists and pedestrians. Locations of traffic signals and median breaks are identified to plan for left turn movements along arterial roadways, thereby enhancing the efficiency of traffic flow and minimizing interruptions to landscaped medians. The left turn movements at the median breaks are only permitted for the traffic turning left from the arterial. Left turn movements out from the streets to the arterial at these median break locations are prohibited. Additional median breaks may be allowed without amending the ARSP subject to approval by the City of Roseville Engineering Division and Planning Division per the Design Guidelines. Locations of signals and median breaks are illustrated on Figure 7.3.

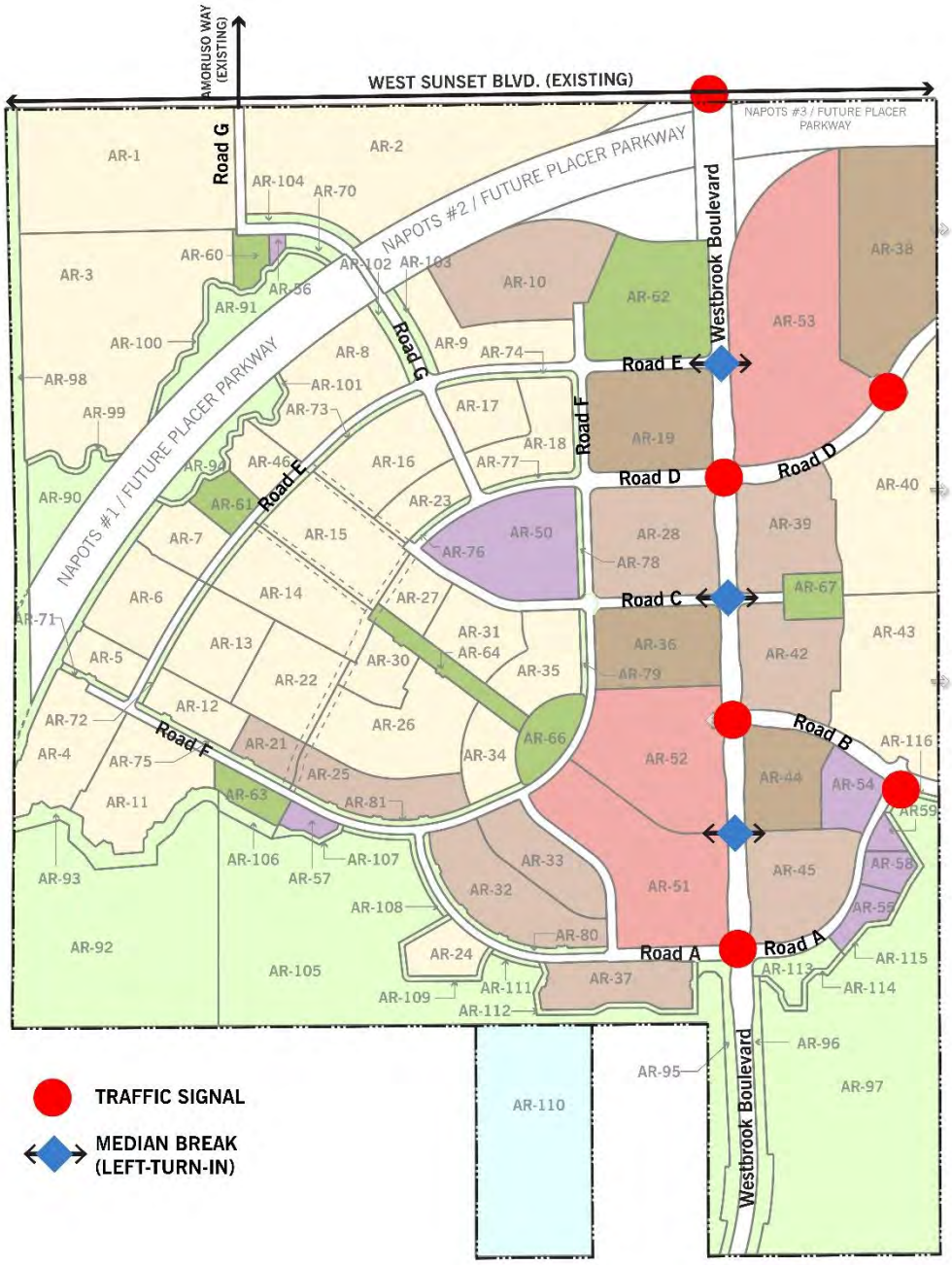


Figure 7.3: Traffic Signals and Median Breaks (updated May 2021)

7.4 Intersection Corner Clips

The intersection corner clip design accommodates landscaping at major roadway intersections to provide a high-quality streetscape, while accommodating for additional lanes needed for efficient automobile travel. A design standard for corner clips will compensate for width reduction of landscape corridors at street intersections. The corner clip design accommodates landscaping at major roadway intersections to ensure a high-quality streetscape, while accommodating the additional lanes needed for efficient automobile travel. The minimum design standard for intersections, including a typical design for a corner clip is provided in the Corner Clip Design Standard figure below.

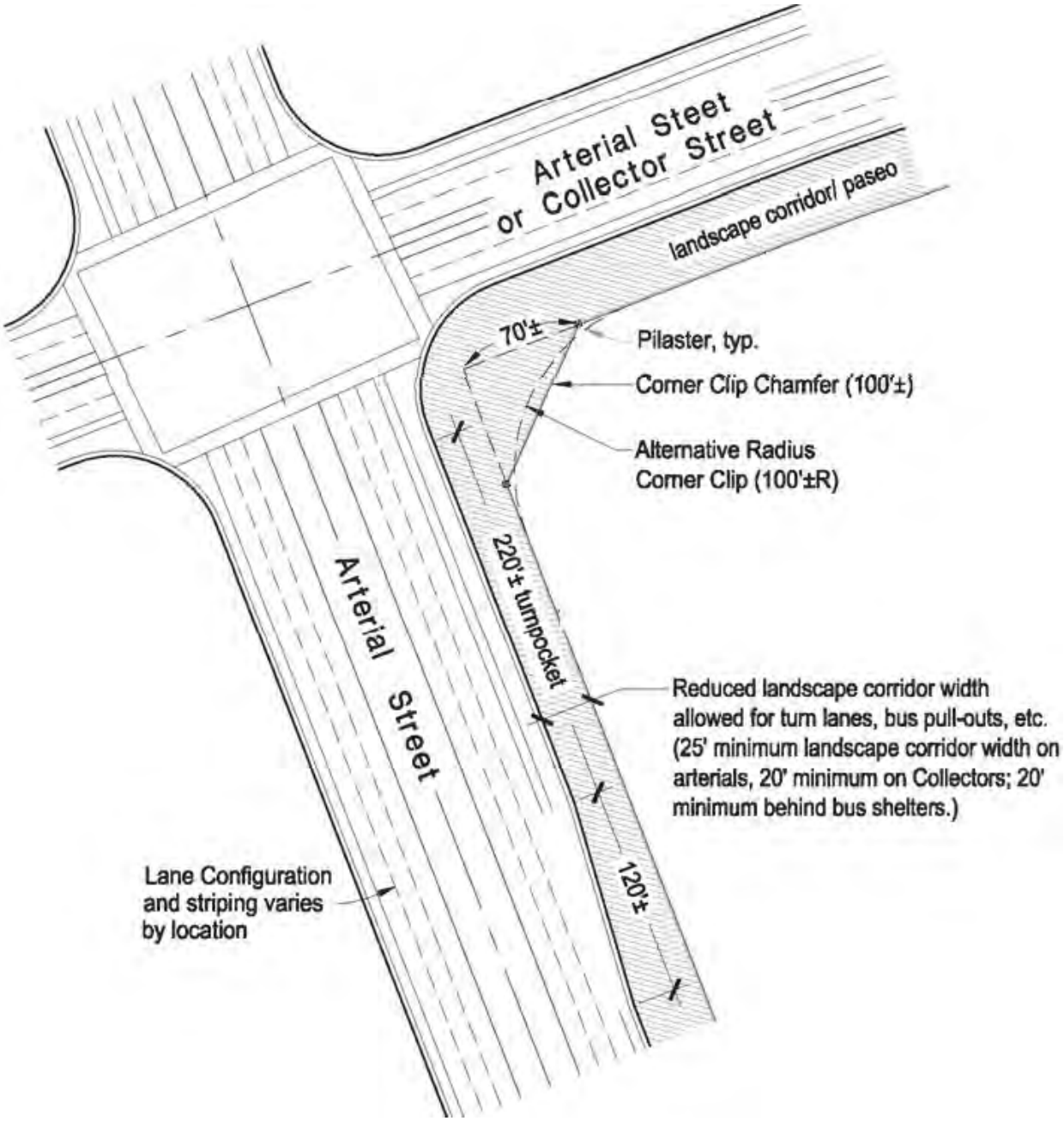


Figure 7.4: Intersection Corner Clip

7.5 On-street Parking

On-street parking is allowed on various streets per the street standards within this chapter. Parking is accommodated in either striped or non-striped parking bays. On streets that have striped parking bays, the bays shall be 22 feet x 8 feet as indicated in the graphic below. On residential streets where non-striped parking bays are provided, the bays shall adhere to the street sections within this chapter.

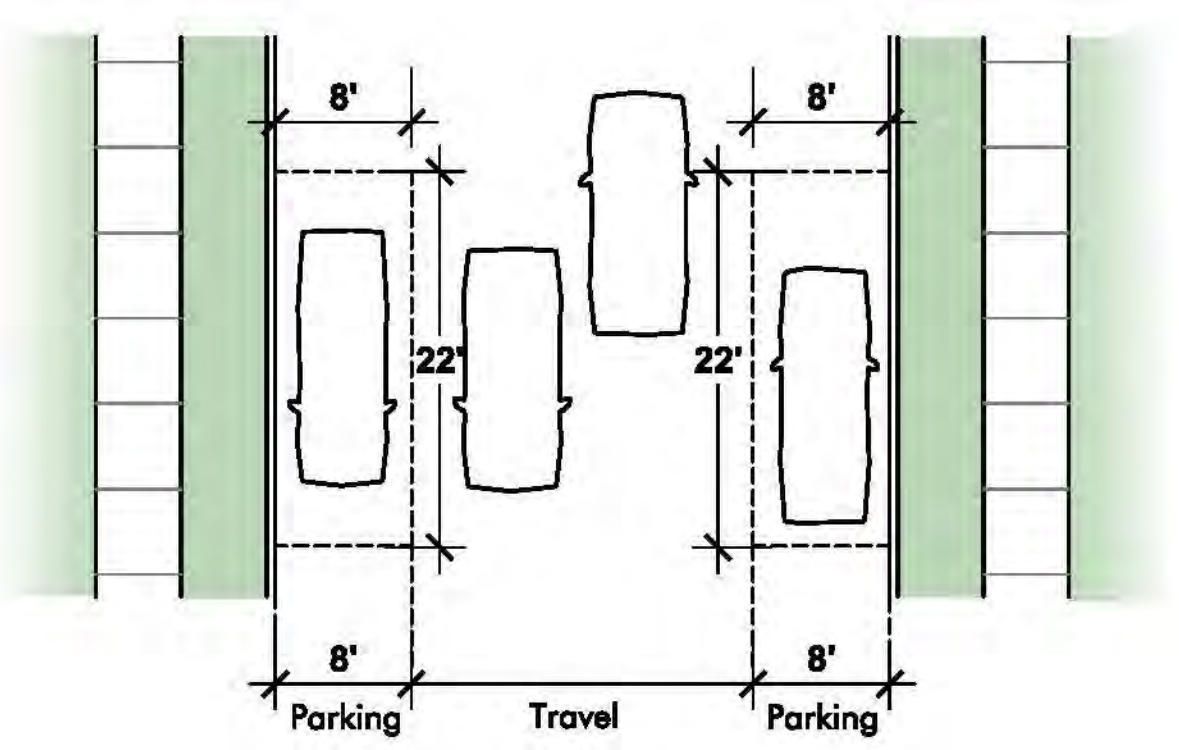


Figure 7.5: Typical On-street parking

7.6 Pedestrian Pathways, Bikeways, & Trails

The pedestrian and bikeway network is an important component in ensuring connectivity and promoting non-vehicular travel to and within the ARSP area. The network has been designed as an integral part of the community, providing easy and efficient access to the Village District, the elementary school, and parks.

This network of bicycle, multi-purpose trail, sidewalk and paseo connections within the community link the neighborhoods together, provides connections to the surrounding areas, and provides local and regional connections to the existing City of Roseville.

Pedestrian connection opportunities are provided to adjacent uses and allow for easy access to the regional trail and bicycle network that is currently present or planned in the City. Planned connections to adjacent land uses include: A Class I trail connection along Westbrook Boulevard south to the Creekview Specific Plan area; a Class IA trail connection along Road A and Road B to the east property boundary; and opportunities at the west end of the site for a connection(s). The streetside paseo system, which contains a Class IA sidewalk, connects to the Class I trail along the open space which will allow the City to connect to the future trail system within the Al Johnson Wildlife Area to the Amoruso Ranch trail network. For these trail and bicycle path locations, please see Figure 7.6 in this Chapter.

Sidewalks
Sidewalks form the day to day linkages throughout the community for the majority of pedestrians. All streets within Amoruso Ranch will have sidewalks on both sides, or a sidewalk on one side and a multipurpose trail on the other. The character of the sidewalks should reflect their adjacent land uses. For example, sidewalks within residential neighborhoods will be predominantly five feet wide and separated from the street by a landscaped parkway strip. In locations where a more urban character is desired such as in front of brownstone style row town homes, or adjacent to retail or commercial uses, the sidewalks may widen and become curb adjacent with street trees located in tree grates. This flexibility will create a community where the pedestrian experience responds to its context. Bicycle riding is allowed on all public sidewalks. Sidewalk bicycling on the privately owned Main Street, the Main Street Promenade and the Modified Primary Residential Street-Village Street may be prohibited if desired by the private property owner.

Pedestrian Paths and Bikeways
Pedestrian and bicycle circulation forms the backbone of the Amoruso Ranch community plan. This network creates linkages to all portions of the community as well as connection opportunities to the regional system. This network contains the following components:

- *Class I Bike Trails:* A Class I Bike Trail is provided within open space as illustrated in Figure 7.6 and provides a link to the City owned Al Johnson Wildlife Area from ARSP. Additional trail connection opportunities may be available if maintenance roads adjacent to drainage channels are used as bike trails.

- *Class IA Sidewalks:* These sidewalks are located within a landscaped paseo or adjacent to modified primary residential road along key roads and link together the parks within the ARSP area. Here, casual cyclists and pedestrians share the path. Individual residential driveways are not allowed on the paseo side of the street to reduce conflict with vehicles.

- *Class II Bike Lanes:* Class II Bike Lanes are on-street striped lanes that enhance the community connectivity for more avid cyclists. They also occur on the regionally serving arterial streets thus connecting to the greater City of Roseville bike lane network.

- *Class III Bike Routes:* Class III bike routes are designated on roads that provide key connections between destinations, but do not include on-street bike lanes. Class III bike routes may be enhanced with “Share the Road/ Bicycles May Use Full Lane” signs, Shared Use Markings (arrows), directional signs or other features to inform the motoring public that bicycles are to be expected.

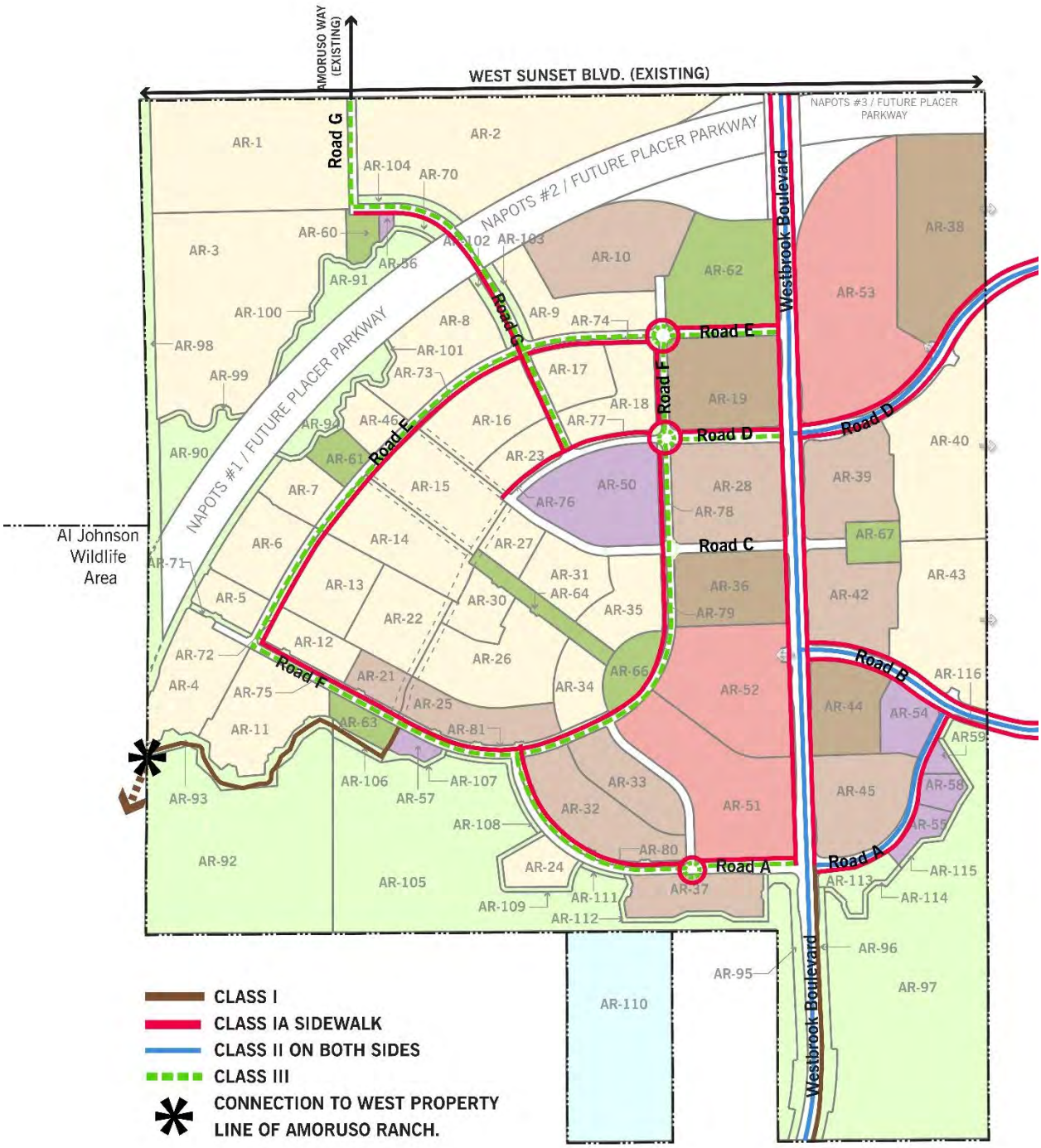
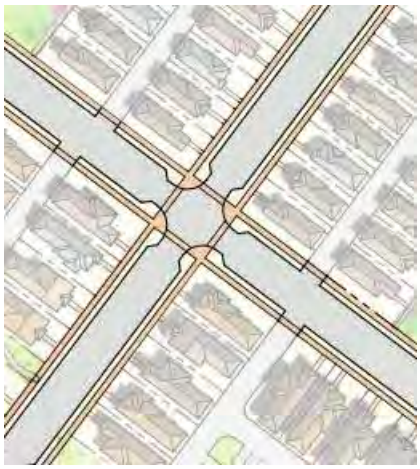


Figure 7.6 Bikeways (updated May 2021)

7.7 Traffic Calming

As a pedestrian and bicycle friendly community, traffic calming at intersections and key pedestrian crossings is an important element of street design.

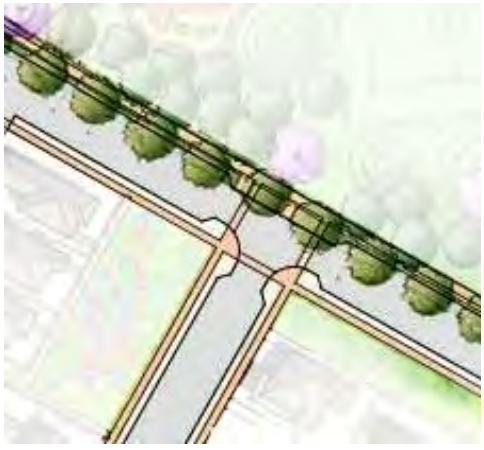


Traffic calming is intended to occur at all internal neighborhood street intersections to slow traffic and is achieved by eliminating the on-street parking lane, allowing the curbs to "bulb-out" at intersections and therefore shortening the crossing distance for pedestrians. These bulb-outs also provide clearly identified parking locations which keep parked cars from encroaching into pedestrian crossings at intersections.

Figure 7.7a: Conceptual Bulb-Out Intersection

This condition occurs where key pedestrian routes cross streets. Here, the parking lane is dropped from both sides of the street, narrowing the pedestrian crossing distance and slowing traffic. The pathway material and surface treatment is carried across the street to reinforce the pedestrian route and as an additional alert to drivers to watch for pedestrians. This allows pedestrian connectivity to flow throughout the community as uninterrupted as possible. "Table Topping" or raising the crosswalk area may also occur at key pedestrian route locations.

Figure 7.7b: Conceptual Midblock Crossing



At important "T" intersections, dropping the parking where one road "T's" into another creates enhanced landscaped areas and focal points within the community, and slows vehicular traffic. Where these occur along a streetside paseo, they become ideal locations for artwork or monumentation that becomes part of the way-finding for the community. These bulb-outs may be a combination of concrete, enhanced paving such as pavers and landscape. Landscaping at intersections must meet sight distance requirements.

Figure 7.7c: Conceptual "T" Intersection

The following graphic Figure 7.7d shows a typical residential bulbed intersection. Streetside landscape, signage and furniture shall maintain minimum standard sight distances as per the City of Roseville Design and Construction Standards.

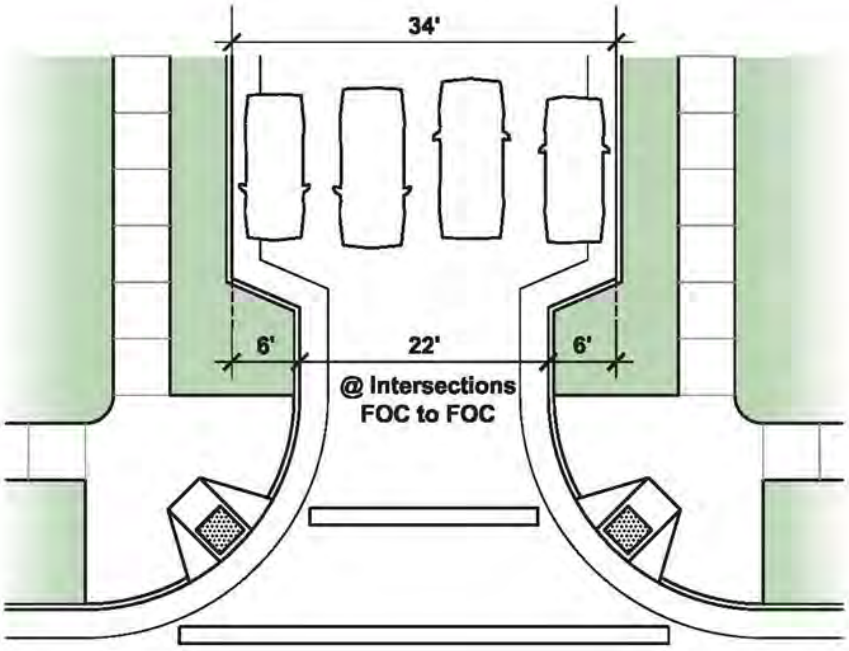


Figure 7.7d Typical Residential Intersection

7.8 Public Transit

Roseville Transit provides local fixed-route and Dial-A-Ride services within the City, as well as a fixed-route commuter service between Roseville and downtown Sacramento. The fixed-route local and commuter systems operate on regularly scheduled routes. The Dial-A-Ride system provides on-demand transit services to ADA paratransit customers and the general public. Roseville Transit users can connect to both Placer County Transit (PCT) and Sacramento Regional Transit (RT) at designated transfer points.

A proposed Bus Rapid Transit (BRT) route may extend from Sacramento Regional Transit's Light Rail Station at Watt Avenue/I80 north along Watt Avenue. North of Baseline Road, Watt Avenue has been renamed to Santucci Boulevard as it extends through the Sierra Vista Specific Plan (SVSP). Santucci Boulevard is planned to continue north to an intersection with Blue Oaks Boulevard. The proposed BRT route would extend along Blue Oaks and then north within Westbrook Boulevard through the CSP into the ARSP. BRT service is anticipated along Westbrook Boulevard to Future Placer Parkway. Alternatively, BRT may use Roads B and D.

Bus turnouts and shelters shall be located as shown on Figure 7.8 and constructed in accordance with City Improvement Standards. The BRT stops will include bus shelters and other appurtenances such as ticket vending machines, bike parking and other amenities. Easements for BRT stops shall be provided to facilitate future construction and operations in accordance with standards established by the City of Roseville and/or regional operators of the BRT service. BRT stops may also be utilized as local fixed-route transit stops. Twenty five parking spaces within the commercial uses of Parcel AR-53 will be designated for park and ride users as shown on Figure 7.8.

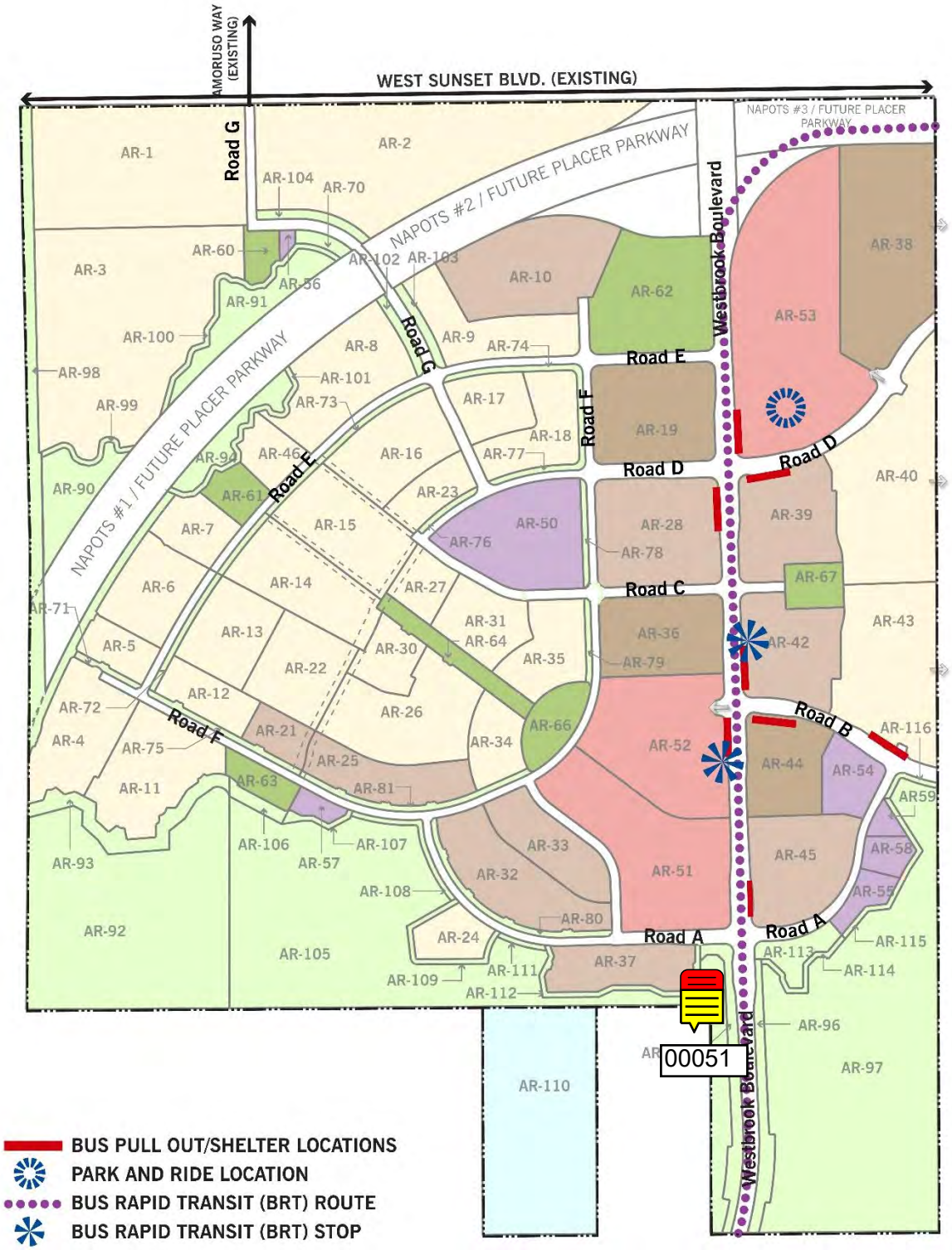


Figure 7.8: Transit Facilities (updated May 2021)

7.9 Transportation System Management

Transportation System Management (TSM) measures are designed to reduce the number and length of home-to-work commute trips through actions such as ride-sharing, flexible work hours and support of public transportation. Any project site, common work location or employer with 10 or more employees is required to comply with the City of Roseville TSM ordinance and shall incorporate TSM measures to the degree required by the ordinance. Additionally, Major Common Work Locations (those with 50 or more employees) will be required to prepare a TSM Plan and Agreement to document their trip reduction efforts.

7.10 Vehicle Trip Reduction

The ARSP strives to create a truly walkable community. Walkable communities not only promote healthier lifestyles, but encourage residents to leave their vehicles at home and enjoy the environment they chose to live in. Elements within the ARSP that support a walkable bicycle friendly community include:

- The streetside paseos that link most of the neighborhoods to the parks, school, and Village District. Here, individual residential driveways are prohibited to minimize interruptions.
- The Crossing Park that fully extends the direct access to the activities at the Urban Park and Village District into the neighborhoods.
- By centrally locating the elementary school, most homes are within a 10 minute walk via the streetside paseo or Crossing Park.
- Most homes are within a five minute walk to a neighborhood park.
- The Village District, which is linked to the neighborhoods via the streetside paseo and Crossing Park, provides local services, entertainment, and employment opportunities.

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

Service	***Provider***
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.

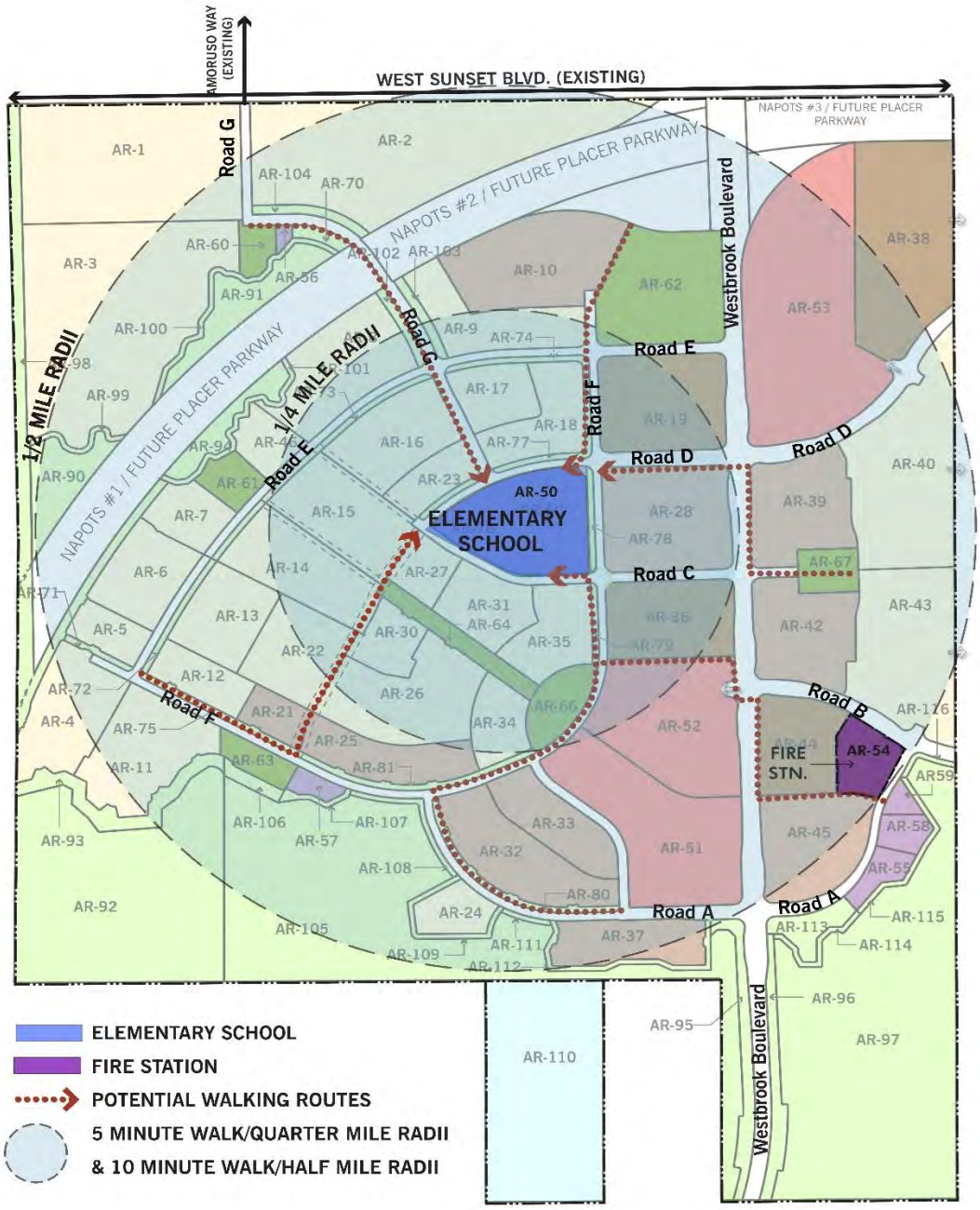


Figure 8.1: Public Facilities Map (updated May 2021)

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 (RJUHSD) 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

Type of Park/Open Space Required	*General Plan Standard*	*Acreage Required*
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.~~07~~ 7391 acres of park and open space uses. This includes 22.~~14~~ 1921 acres of active neighborhood parkland, 144.~~19~~ 5969 acres of open space uses and ~~10.74~~101.9501 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

Parcel	*Type*	*Acreage*	*Credit Ratio*	*Credited Acreage*
City-wide Parks	City-wide Park	0 acres	1:1	0 acres
	Subtotal	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.~~11acres~~34 acres	1:1	10.3411 acres
	AR-63	1.~~72~~ 71 acres	1:1	1.712 acres
	AR-64	2.12 acres	1:1	2.12 acres
	AR-66	~~3.04~~2.867 acres	1:1	2.863.04 acres
	AR-67	2.~~00~~ 02 acres	1:1	2.020 acres
	Subtotal	**22.~~14~~ 19 acres**		**22.~~14~~ 19 acres**
Open Space	Open Space	144.~~19~~5969	1:1	144.~~19~~5969
	Paseos	~~10.74~~10.951.01	-	-
TOTAL		**177.~~07ACRES~~734 91ACRES**		**~~-~~166.~~33~~ 79890 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 ~~155~~ 156 acres. These types include open space preserve (109 acres), general open space – avoided area (10 acres), transition zone open space (~~25~~ 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 boarder 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

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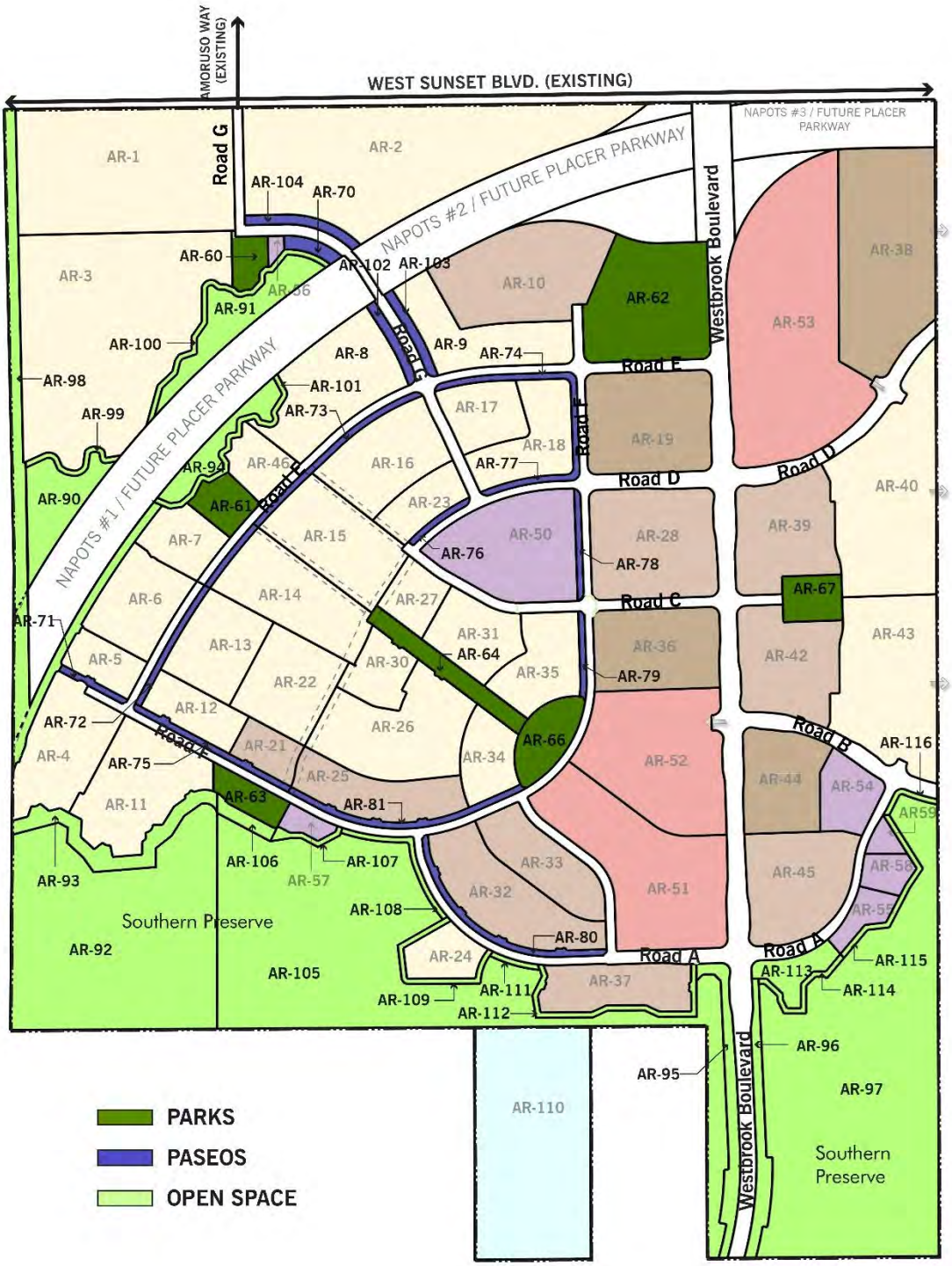


Figure 8.2: Park and Open Space Distribution Map (updated May 2021)

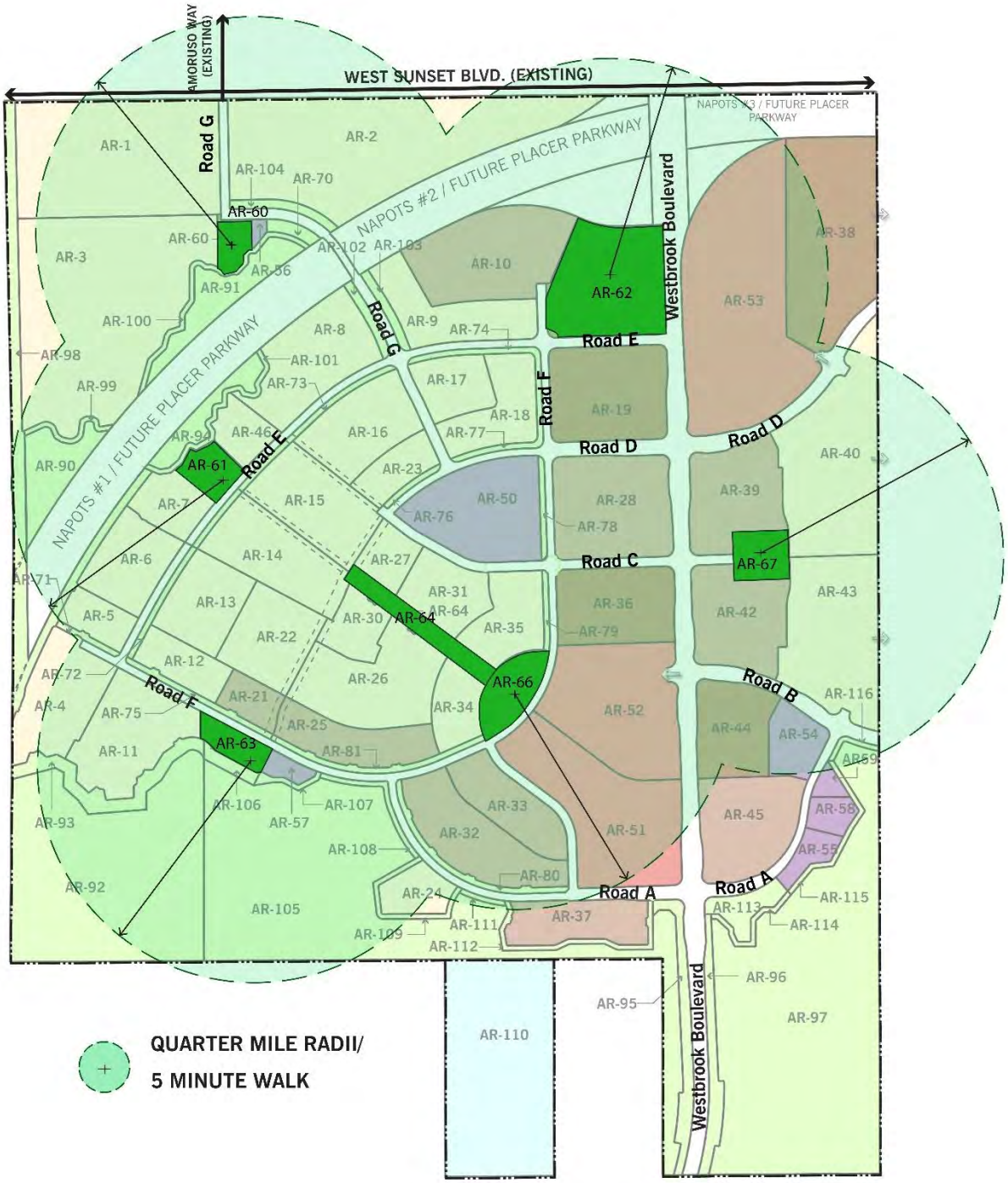


Figure 8.3: Walking Distances to Parks (updated May 2021)

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.

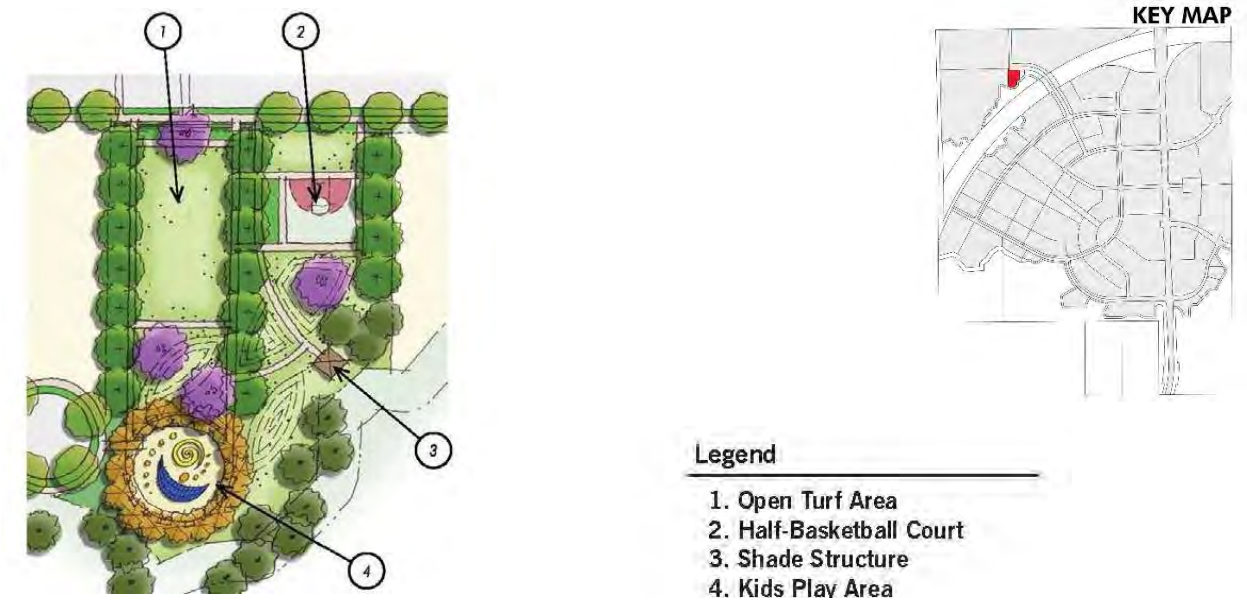


Figure 8.4: AR-60 Conceptual Plan.

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.

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.

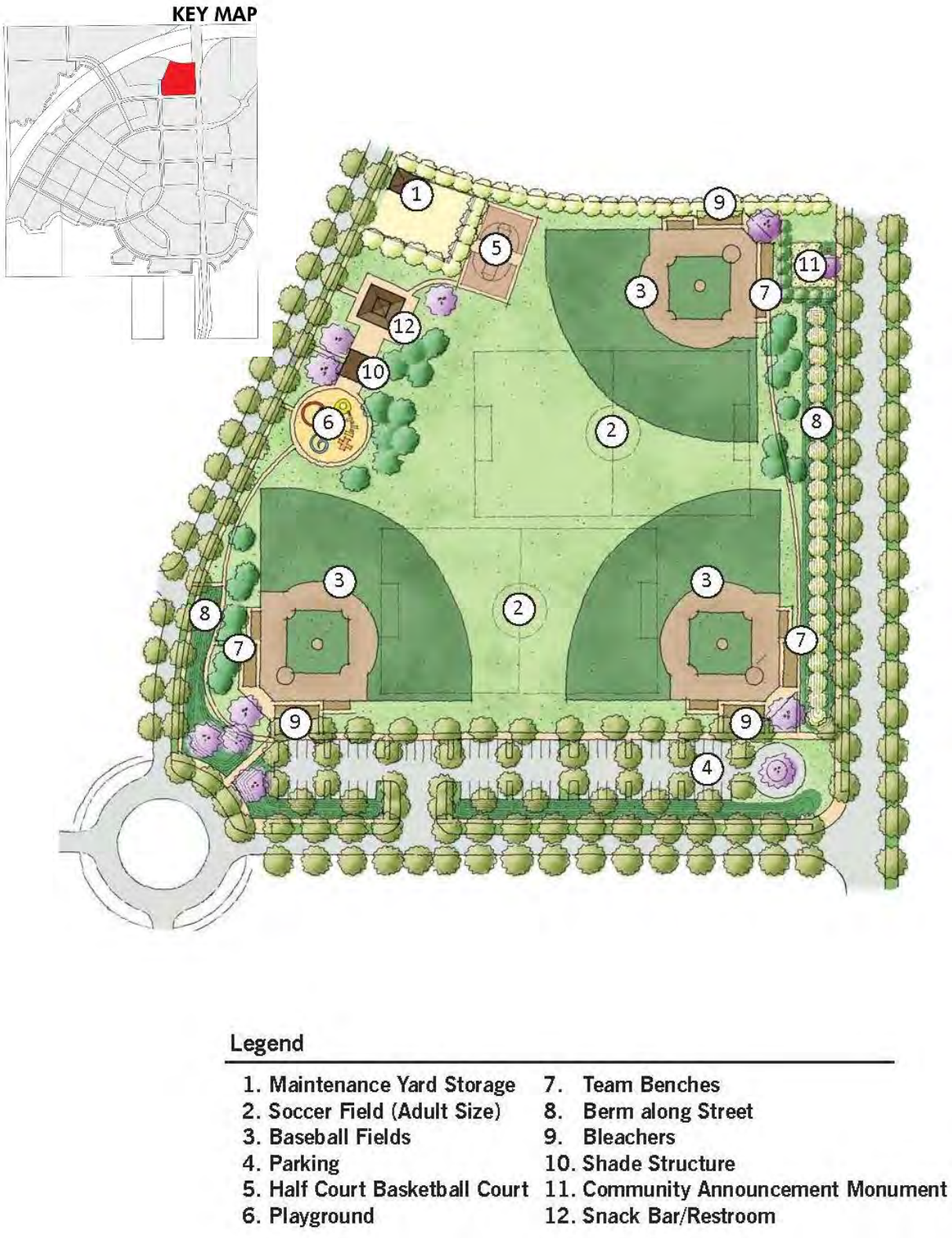


Figure 8.6: AR -62 Conceptual Plan.
Final designs will be developed prior to construction and will consider recreational trends and available budget for both development and maintenance. Curb adjacent sidewalks maybe constructed, at the direction of the Parks Department, along neighborhood park frontage.

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.

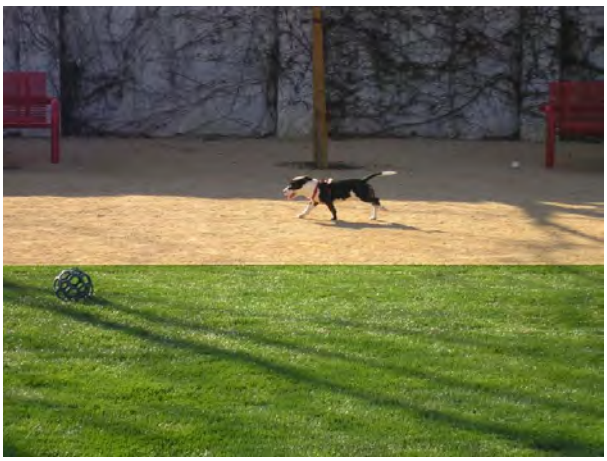


Figure 8.7: AR-63 Conceptual Plan
Final designs will be developed prior to construction and will consider recreational trends and available budget for both development and maintenance. Curb adjacent sidewalks maybe constructed, at the direction of the Parks Department, along neighborhood park frontage.

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)

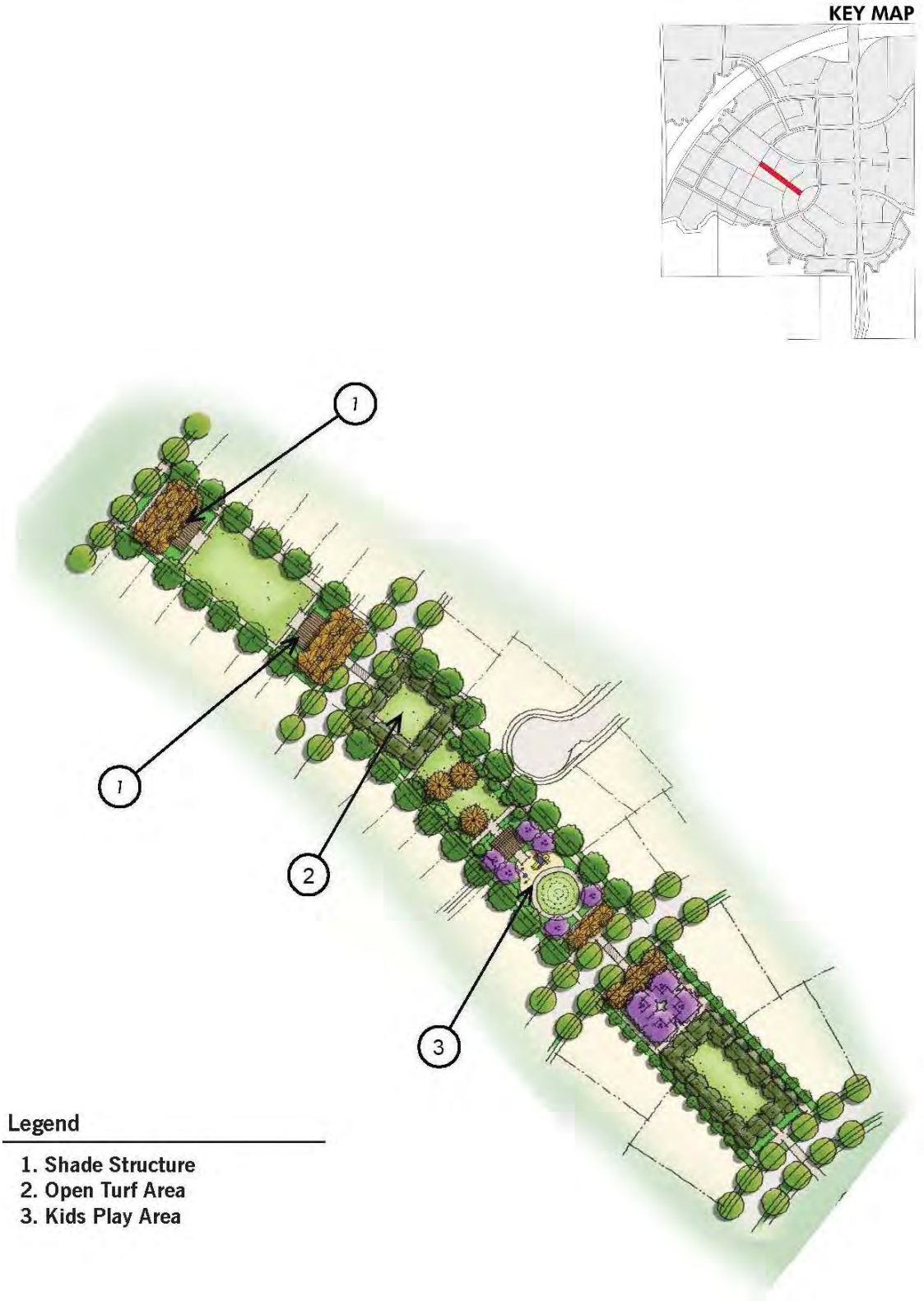


Figure 8.9: AR-64 Conceptual Plan
Final designs will be developed prior to construction and will consider recreational trends and available budget for both development and maintenance. Curb adjacent sidewalks maybe constructed, at the direction of the Parks Department, along neighborhood park frontage.

.***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.

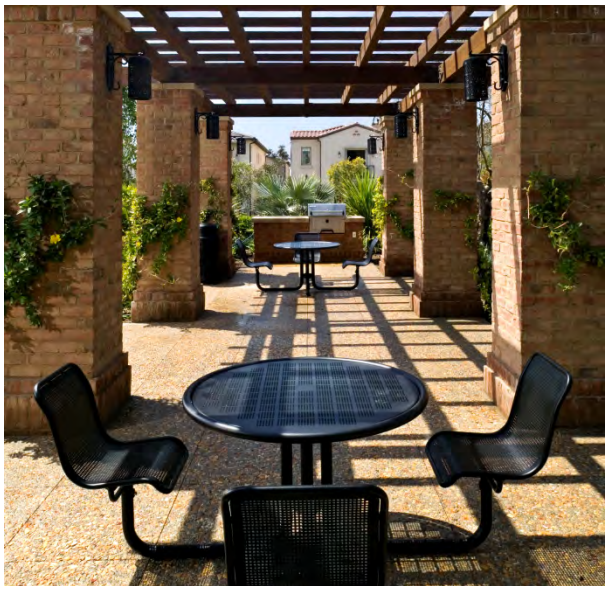


Figure 8.10: AR-66 Conceptual Plan
Final designs will be developed prior to construction and will consider recreational trends and available budget for both development and maintenance. Curb adjacent sidewalks maybe constructed, at the direction of the Parks Department, along neighborhood park frontage.

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.

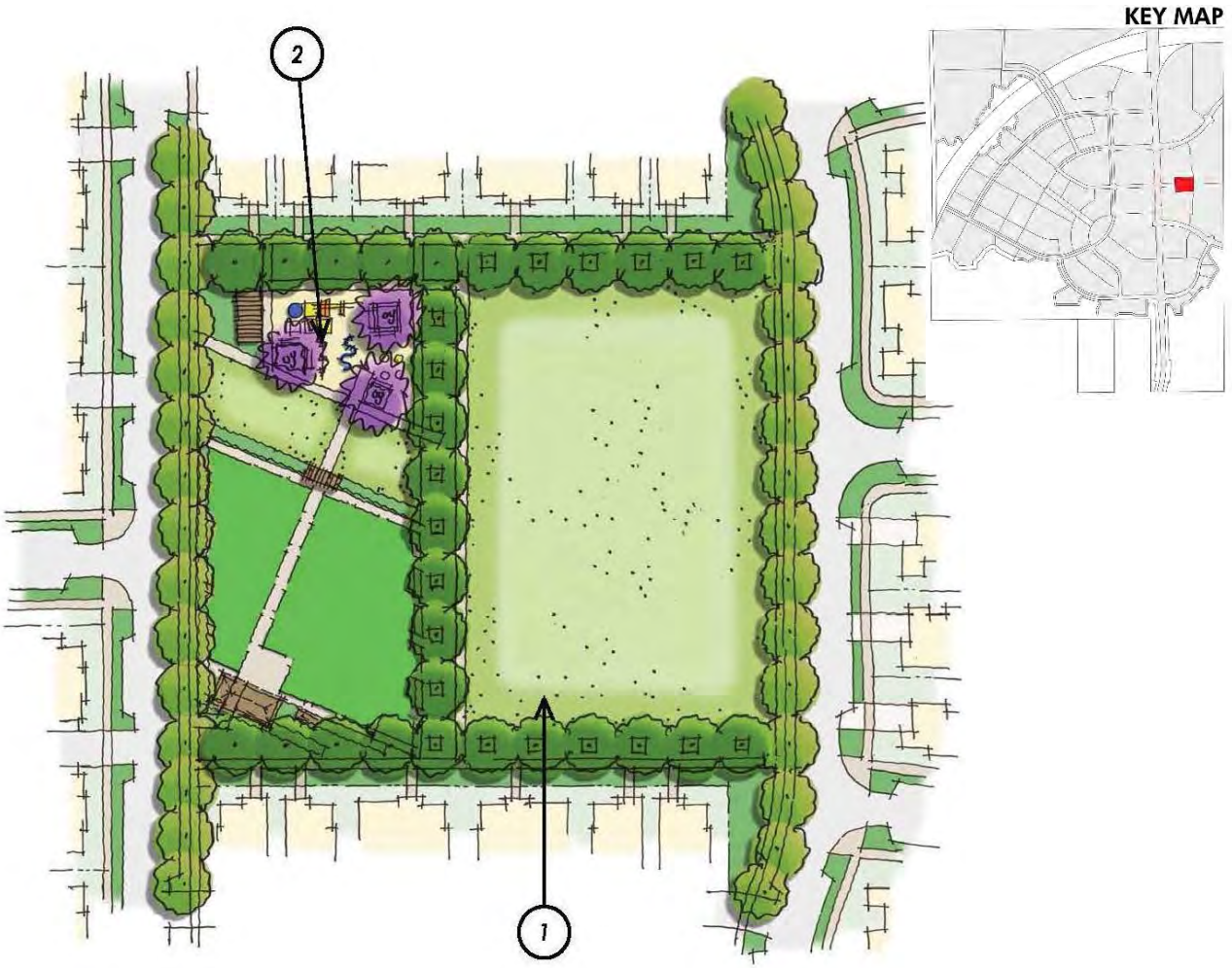
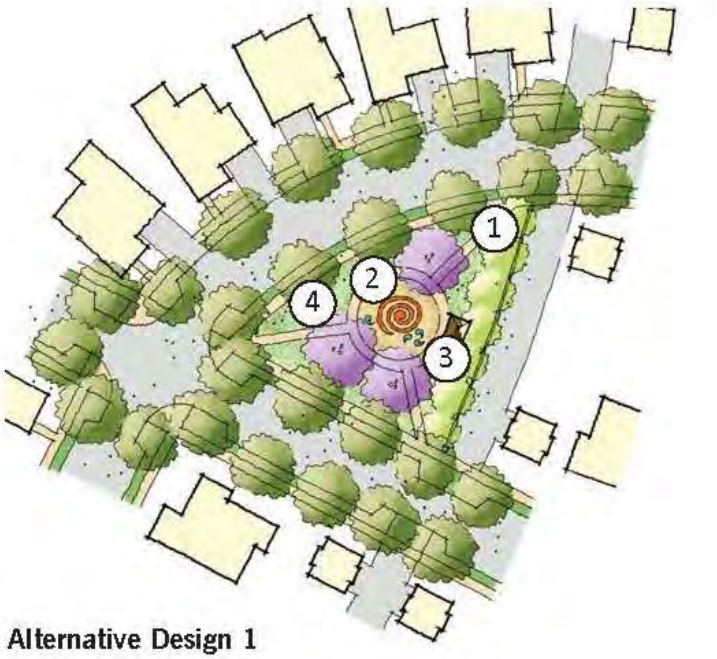


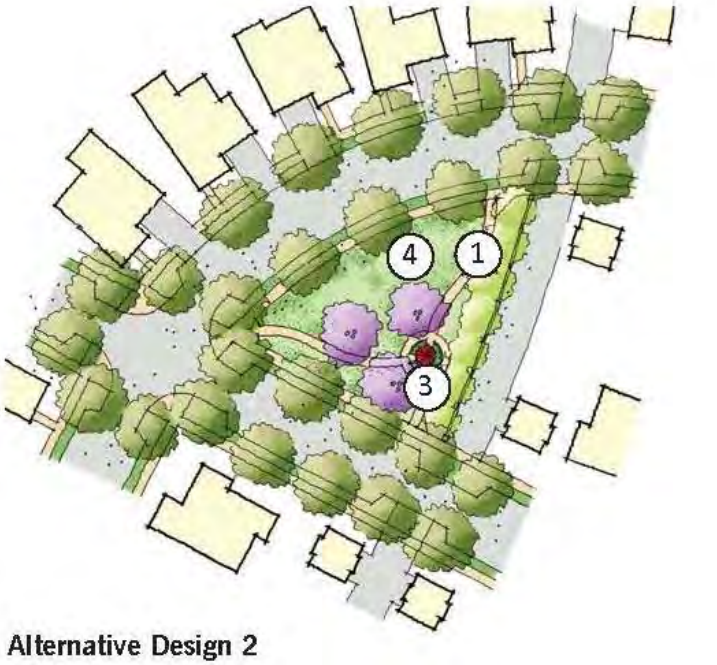
Figure 8.11: AR-67 Conceptual Plan
Final designs will be developed prior to construction and will consider recreational trends and available budget for both development and maintenance. Curb adjacent sidewalks maybe constructed, at the direction of the Parks Department, along neighborhood park frontage.

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.



Alternative Design 1



Alternative Design 2

* 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

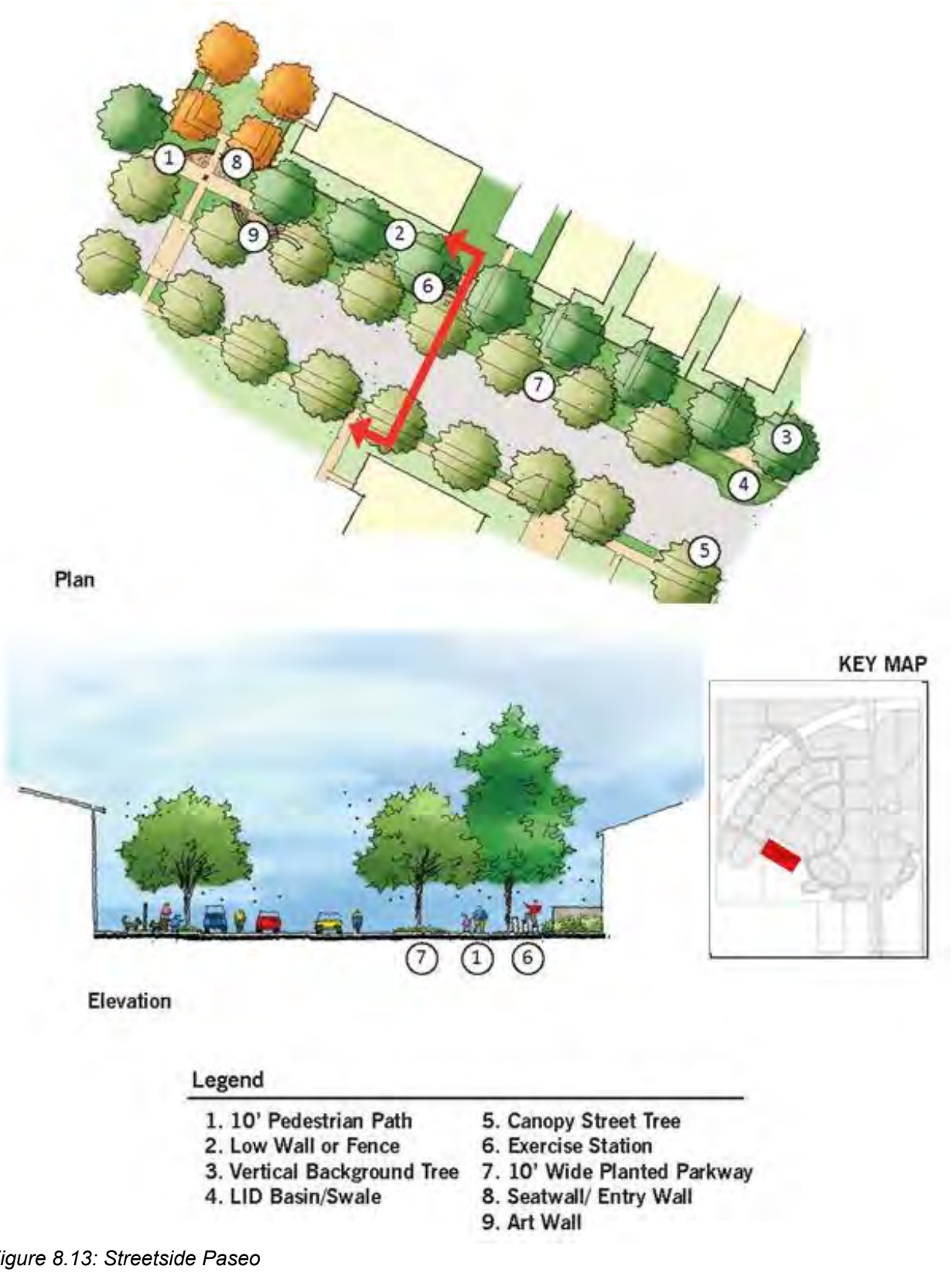


Figure 8.13: Streetside Paseo

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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CHAPTER 9 – UTILITIES PLAN

The Amoruso Ranch Specific Plan (ARSP) includes utility infrastructure required to serve the Plan Area. Each component of the utility infrastructure system is designed to accommodate build-out of the ARSP in a phased approach, generally moving from south to north, adjacent to Westbrook Boulevard. Phasing of infrastructure improvements and funding obligations are detailed in the Specific Plan development agreements. Table 9.1 summarizes the utility providers to the ARSP.

Table 9.1
Utility Providers

Utility	***Provider***
Potable Water	City of Roseville
Wastewater	City of Roseville
Recycled Water	City of Roseville
Drainage & Flood Control	City of Roseville
Electric Service	City of Roseville Electric
Natural Gas	Pacific Gas & Electric
Communications	AT&T, Comcast, Wave Broadband
Solid Waste Disposal	City of Roseville

Utility infrastructure will be constructed, dedicated, and easements provided consistent with this Specific Plan, the project development agreements, and other applicable standards and requirements of the City of Roseville.

9.1 Potable Water

The City of Roseville will provide potable water service (supply through wholesale water from the Placer County Water Agency (PCWA), and treatment, and conveyance to the ARSP. Water will be delivered to the site via the City's existing backbone system through the Creekview Specific Plan (CSP) along Westbrook Boulevard.

A. Water Supply and Demand
The water demand for the ARSP is approximately 1,503 acre-feet per year (AFY). With full implementation of water conservation measures described in Section B, below, the ARSP's overall water demand will be reduced by approximately 165 AFY. Water demand, after conservation measures, will be satisfied with a combination of potable and non-potable (recycled) water sources. Non-potable (recycled) water will be utilized for irrigation purposes with a semi-aggressive approach in both wet and dry years. Section 9.2 of this document discusses the proposed recycled water system and recycled water use plans in more detail. To supplement water supply the ARSP includes provisions for one onsite aquifer storage and recovery (ASR) groundwater well on Parcel AR-58. The well will be capable of providing a minimum total supply capacity of 1,800 gallons per minute (gpm).

B. Water Conservation Measures
The ARSP includes significant water-saving measures aimed at reducing overall water demands for potable and recycled water to the extent feasible. The following water conservation measures will be implemented in the ARSP in an effort to meet the City's water conservation goal:

Turf Reductions in Residential Areas
This measure involves limiting the amount of turf in the front yards of residential properties and using a higher percentage of low water use plant species in lieu of turf. Typically, about 75% of a total residential front yard is assumed to consist of landscaping, with the balance consisting of driveways, planters, or walkways. For the ARSP, limitations will be placed on the landscaped portion of each front yard, allowing up to 42% of the total landscaped area to be turf (instead of the typical 75%), with the remaining landscaped area comprised of low water use plant species. For the Roseville area, low water use plantings on average use approximately 65-75% less water than used on a typical turf lawn.

Turf Reductions in Non-Residential Areas (Parks, Paseos, and Landscape Corridors)
This measure involves limiting the use of turf on non-residential parcels, with a focus on water efficiencies at parks, paseos, and landscape corridors. For these areas, landscape design will reduce the area of turf and increase the area of low water use plant species. To achieve the desired water conservation, the following criteria will be implemented:

- Parks. It is assumed approximately 80% of a typical park's square footage consists of turf. The ARSP parks will have a maximum aggregate turf area of 60%, with the remaining 20% area comprised of low water use plant species. Less than 60% turf is acceptable provided it is compatible with the amenities planned for the park.

- Paseos and Landscape Corridors. It is assumed paseos and landscape corridors are typically comprised of 80% turf area. The ARSP paseos and landscape corridors will have a maximum of 60% turf area, with the remaining 20% of the area comprised of low water use plant species.

Smart Irrigation Controllers
Smart and centrally located irrigation controllers restrict irrigation to times and rates necessary to maintain landscaping. They account for changes in the demand for water, which varies with weather patterns and seasonal influences. In the ARSP, smart irrigation controllers will be required for residential, commercial, and quasi-public parcels subject to turf reduction measures, and centrally controlled irrigation controllers for larger commercial and publicly maintained parcels. It is anticipated that these controllers could result in approximately 20% total irrigation water demand reduction.

Re-circulating Hot Water Systems
Re-circulating hot water systems feature a pump on a residential hot water line system which reduces time necessary to receive hot water at any hot water faucet. This type of system will be included on all residential units to generate additional water conservation. It is anticipated that these systems could result in approximately 1.5% total potable water demand reduction.

With full implementation of the water conservation measures outlined above and the recycled water system, as described in Section 9.2, the ARSP will reduce the potable water demand by approximately 437 AFY, resulting in a total potable water demand of approximately 1066 AFY.

C. Water Transmission System

Water will be supplied to the ARSP area via a 24-inch main line extended from the south property line from the proposed CSP area. Within the ARSP, water will be distributed through an infrastructure system that parallels the collector and arterial roadway systems. The transmission and distribution system will consist of 6-inch to 24-inch diameter mains. Connections with neighboring proposed and existing neighborhoods and specific plans will be provided at the south terminations of Westbrook Boulevard, and the eastern terminations of Road “B” and Road “D”. All water improvements will be constructed to the City’s standards using a phased approach.

Figure 9.1 also depicts the overall backbone water distribution system and points of connection. Additionally, the ARSP includes provision for a groundwater well. The water distribution infrastructure will be designed to the City’s standards and constructed and installed over time to coincide with development entitlements, and would be designed to accommodate buildout of the ARSP.

Details regarding the water facilities are contained in the ARSP Water Master Plan and the ARSP Environmental Impact Report (EIR) on file with the City.

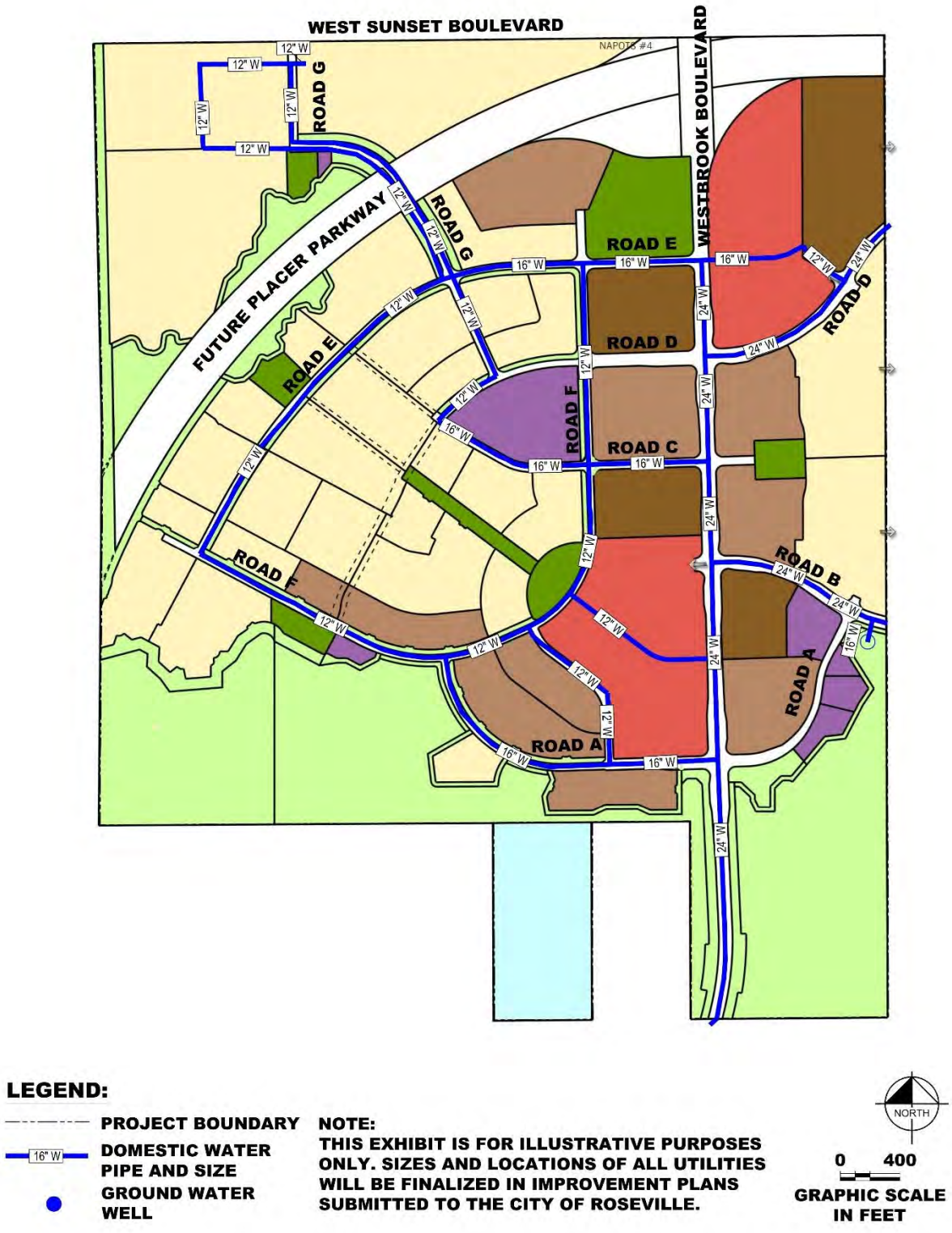

Figure 9.1: Water Distribution System & Facility Locations (updated ~~May 2021~~ January 2022)

9.2 Recycled Water

The City's recycled water system currently delivers approximately 3,000 AFY of recycled water to parks, street landscaping areas and golf courses within the City limits. The City has evaluated the ARSP as one of several Urban Growth Areas (UGAs) that will require additional recycled water.

The City will ultimately provide the ARSP with recycled water from the Pleasant Grove Wastewater Treatment Plant (PGWWTP). The ARSP will use recycled water to irrigate landscaping at the proposed community pocket parks, sports fields, the proposed school parks/sports fields, the commercial and village center areas, as well as publicly landscaped areas such as the organic and traditional paseos and other landscaped medians. Recycled water will also be used to irrigate landscaping within multi-family residential parcels. The estimated annual recycled water demand in the ARSP is approximately 272 AFY. Through implementation of water conservation measures described in Section 9.1B, above, this demand is reduced by approximately 50 AFY. The use of recycled water for irrigation purposes offsets potable water demand typically needed for irrigation.

Recycled water will be supplied to the ARSP via infrastructure within the West Roseville Specific Plan and the Creekview Specific Plan. In order to provide capacity to serve the ARSP's demand that may exceed the City's available committed supply, the ARSP will be required to provide storage facilities capable of storing recycled water demand during one peak day, which has been determined to be a 24-hour period in July. . The storage of recycled water for ARSP is planned to be located within an Infill Area adjacent to the City's existing Roseville Energy Park just north of Phillip Road at the intersection with West Park Drive. This proposed facility would also serve the storage needs of the Creekview Specific Plan. The ARSP onsite backbone system of dedicated non-potable water lines ranging in size from 6 inches to 12 inches will be constructed running parallel to the collector and arterial roadway system, and is depicted in Figure 9.2.

The recycled water distribution infrastructure will be constructed and installed over time to coincide with development entitlements, and would be designed to accommodate buildout of the ARSP. All recycled water improvements will be constructed to the City's standards using a phased approach. Specific details regarding the recycled water facilities and supplies, including technical analysis, are contained in the ARSP Recycled Water Study and the ARSP EIR on file with the City.

9.3 Wastewater / Sanitary Sewer

Sanitary sewer service will be provided by the City of Roseville. Wastewater generated within the ARSP will be treated at the City's Pleasant Grove Wastewater Treatment Plant (PGWWTP) The PGWWTP is located west of Phillip Road and south of Blue Oaks Boulevard, within the WRSP. The ARSP is estimated to generate approximately 0.61 million gallons per day (mgd) average daily wastewater flow.

The backbone wastewater collection system is illustrated on Figure 9.3. Wastewater flows from the ARSP will be directed to the PGWWTP through the southern portion of the site, where it will connect with an existing transmission line to be provided by the proposed CSP. Infrastructure within the CSP area was planned and sized to accommodate flow from the ARSP. On-site sewer collection pipes will range in size from 6 inches to 24 inches. Two lift station facilities will also be required. One small lift station (located on Parcel AR-56) will be needed to pump wastewater under the proposed Placer Parkway alignment from the northwest property corner. The second, and larger, lift station (located on Parcel AR-57) will be needed in order to pump the wastewater from the ARSP to a connection point within the CSP. The wastewater collection infrastructure will be constructed and installed over time to coincide with development entitlements, and would be designed to accommodate buildout of the ARSP.

All sewer improvements will be consistent with the South Placer Regional Wastewater and Recycled Water Systems Evaluation and will be constructed to the City's standards using a phased approach. Details regarding the sanitary sewer system are contained in the ARSP Sanitary Sewer Master Plan and the ARSP EIR on file with the City.

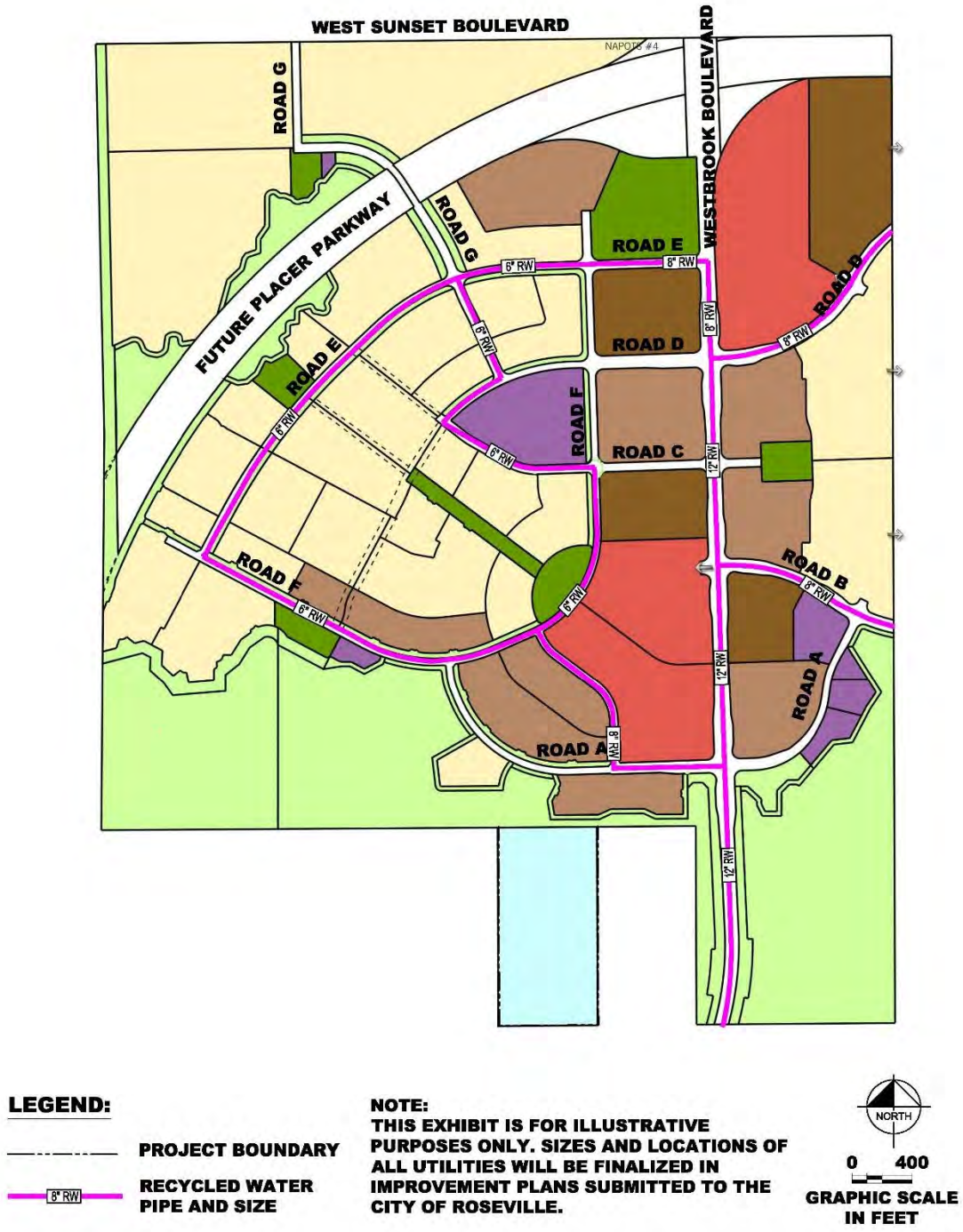

Figure 9.2: Recycled Water Distribution System & Facility Locations (updated May 2021)

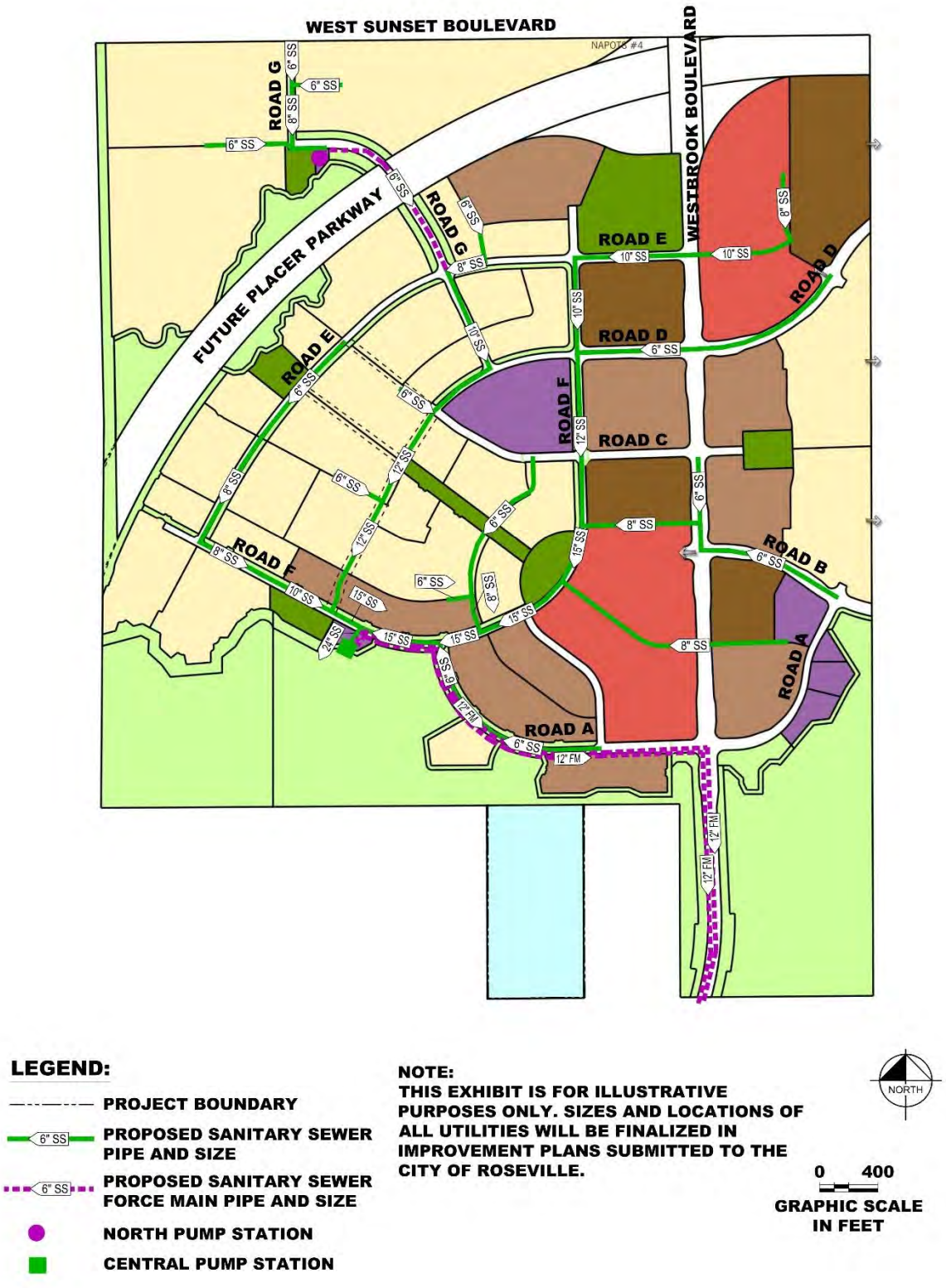

Figure 9.3: Sanitary Sewer Distribution System & Facility Locations (updated ~~May~~ ~~October~~ ~~2021~~ January 2022)

9.4 Drainage & Flood Control

A. Existing Conditions

The ARSP is entirely contained within the Pleasant Grove Creek watershed, which is located within the larger Natomas Cross Canal watershed of northwestern Placer County and southeastern Sutter County. The Pleasant Grove Creek watershed drains to the Pleasant Grove Canal, to the Natomas Cross Canal, and then to the Sacramento River.

Most of the ARSP drains to Pleasant Grove Creek by overland flow or through a few man-made agricultural channels.

University Creek, a tributary to the Pleasant Grove Creek, meanders westerly near the southern boundary of the ARSP, crossing both the southeast and southwest corners of the ARSP before and after passing through the Creekview Specific Plan (CSP) area (immediately south of the ARSP). An area around and including this tributary is covered by Zone A on the currently effective Flood Insurance Rate Map (FIRM) panel 06061C0400F dated June 8, 1998. The approximately four square mile University Creek drainage shed is relatively undeveloped. Rainfall within this drainage shed influences the peak flows of University Creek as it traverses through the Plan Area. The ARSP area is comprised of multiple drainage sheds that drain from the site in several directions, with the southern portion of the Plan Area draining directly into University Creek.

As a result of past farming practices, immediately downstream and to the west of the Plan Area, University Creek has been channelized and redirected to the south around agricultural (rice) fields before turning due west to its confluence with Pleasant Grove Creek. The property to the southwest of the project site is part of the City of Roseville's flood control Retention Basin Project designed to mitigate downstream volumetric impacts resulting from development within the City as described in the City of Roseville Retention Basin Project final Environmental Impact Report (EIR) dated January 10, 2003. The Final EIR refers to University Creek near the southern boundary of the project site as "Northern Tributary Two." The channeling of the natural creek system west of the Plan Area creates a bottleneck which restricts downstream conveyance of floodwaters resulting in an unnatural and expanded 100-year floodplain which results in raising water surface elevations higher than the historic floodplain conditions.

Further, existing County residents to the northwest and north have experienced flooding due to man-made alterations. The ARSP proposes to alleviate a portion of the existing off-site flooding by redirecting flows from the northern portion of the Plan Area that in the pre-project condition drain off the site to the north, to the south, and through the drainage system (Figure 9.4) with ultimate discharge into University Creek.

B. Proposed Site Grading

The project site will be graded such that the base building pad elevation will exceed the regulatory flood elevation by a minimum of two feet.

The project site will be generally graded from a high point in the northeast property corner to a low point in the southwest property corner, which generally follows the existing site topography. The major roadways will generally follow existing grades and connect with existing edge conditions at the south (Creekview Specific Plan), and at the north (Placer Parkway and West Sunset Boulevard.)

C. Drainage System

The Drainage Master Plan (DMP) for the project describes and evaluates a drainage system that collects on-site storm water and conveys it to two discharge points. Storm water generated from the northerly 300 acres of the site is redirected southward within open channels and combined with stormwater generated from portions of the southern area of the site to discharge into University Creek at the southwest corner of the site. The remaining storm water generated from the eastern portion of the site will be directed to the second discharge location and into University Creek.

The open channels within the plan are will be designed to convey 100-year flows with a minimum of 1-foot of free-board. A utility maintenance road will be constructed adjacent to the channels to provide future maintenance vehicle access and inspection. Ramps from the adjacent utility maintenance roads and into the bottom of the channels will be constructed to facilitate easy access into the channels. The bottom of the channels will be designed and constructed in a manner that will provide channel stability, maintenance vehicle stability, opportunity for infiltration, and vegetative growth that can be credited towards the overall water quality objectives. Maintenance costs for the channels will be assessed through the Community Facilities District for maintenance.

Peak flow rate increases resulting from the proposed development will be mitigated through such features that include vegetated treatment swales, and creation of additional conveyance with a created channel system located on the western boundary, and along the southern open space. Traditional permanent detention basins for peak stormwater flow-attenuation are not planned.

Onsite drainage improvements consist of a combination of conventional subsurface and surface drainage systems, construction of pipe conveyance systems and construction of culverts and bridges at roadway and trail crossings of creeks and tributaries. Where applicable, outfall structures will be extended past any planned bikeway alignments in the open space areas.

Prior to the collection and conveyance of the storm water into the drainage system, all storm water flows will be directed into low-impact-development (LID) and other storm water Best Management Practice (BMP) features throughout the site. The use of storm water LID's and BMP's is a requirement of the State Issued MS4 permit, further discussed below, which establishes the criteria that promotes improving the water quality discharges before entering the traditional underground storm drain network. The storm drain system will have a network of underground storm drainage pipes ranging in size from eight inches to 72 inches in diameter, as illustrated in Figure 9.4. The stormwater will then outfall either to a conventional outfall within open space parcel AR-96 (with a constructed swale to direct outfall flows to University Creek, or to one of the three open channels that converge into one discharge point that will ultimately discharge directly into University Creek near the southwestern corner of the ARSP. If detention basins are located on site they would be sized for hydromodification management of the development.

The City of Roseville Retention Basin project mitigates downstream volumetric impacts resulting from development projects constructed within the City. A drainage impact fee is assessed to all new development at the time of building permit issuance for the construction cost of the future facility. The retention facility is located on the City of Roseville's Al Johnson Wildlife Area site, immediately southwest of the ARSP. Per the Retention Basin Final Environmental Impact Report dated January 10, 2003 the retention facility will mitigate for the hypothetical 8-day, 100-year flood event. Although the ARSP was not contemplated as a contributing land mass as part of the MOU area subject to the drainage impact fee and the mitigations provided by the retention facility at the time it was established, the City will annex the ARSP into the MOU and assess a drainage mitigation fee to the ARSP for its contribution towards the construction of the retention basin. Therefore, the facility will be used to mitigate the ARSP volumetric increase.

The location and sizes of the drainage facilities are based on the best available information and is subject to refinement during the subdivision map and improvement plan approvals. Drainage facilities will be designed and constructed in conformance with the City of Roseville Improvement Standards and other permit criteria applicable at the time of development.

Specific detail regarding the drainage system is contained in the ARSP Drainage Master Plan and ARSP EIR on file with the City.

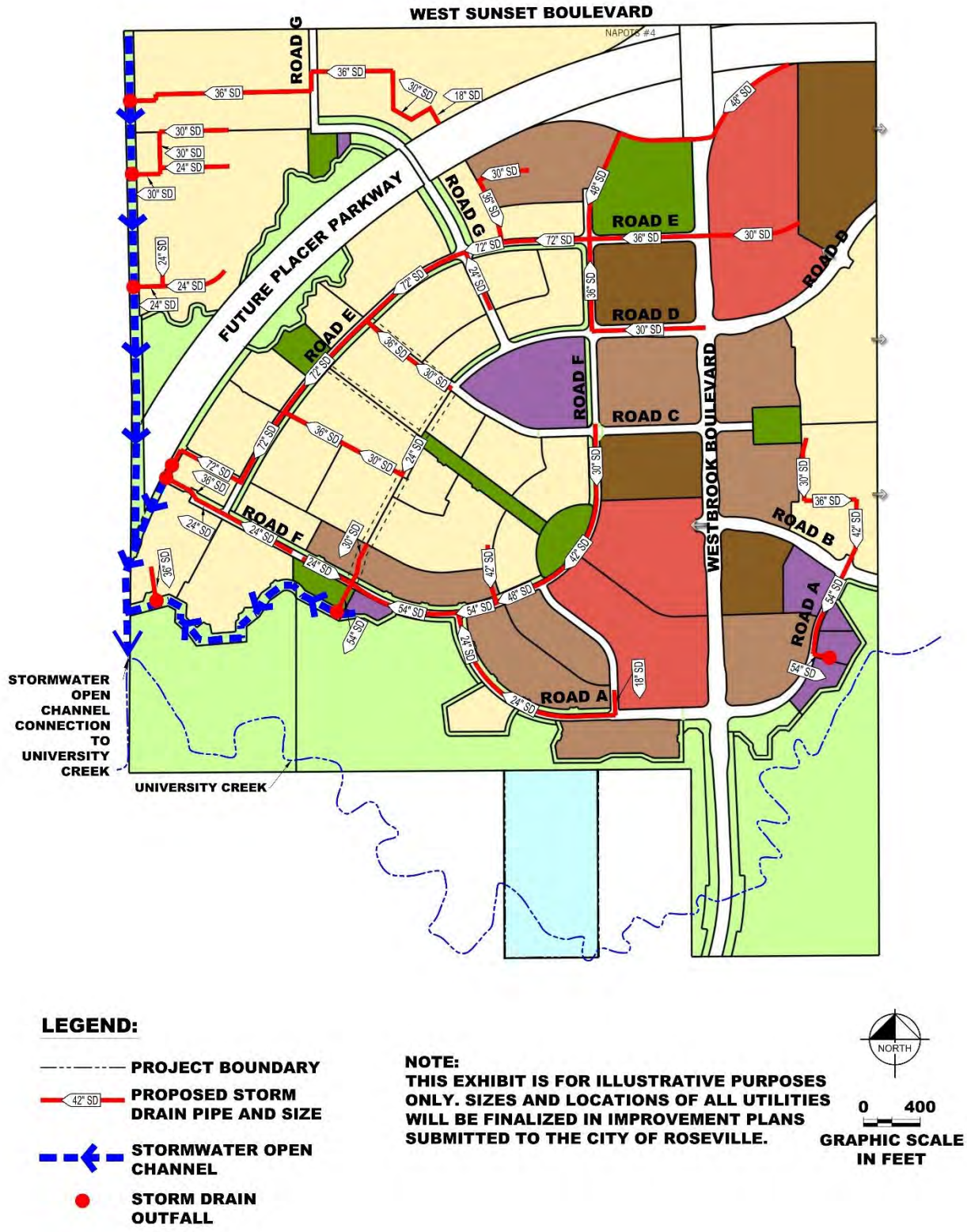

Figure 9.4: Storm Drainage System & Facility Locations (updated ~~October~~ ~~October 2021~~ January 2022)

9.5 Stormwater Quality

The ARSP provides a comprehensive plan for the management of urban runoff for flow control and water quality improvement. The integrated stormwater management system plan is reflected, in part, in specific design criteria contained in this section. The objectives of the stormwater management plan are intended to fulfill the requirements of the City's National Pollutant Discharge Elimination System (NPDES) Phase II Permit, as issued by the State Water Resources Control Board, and to minimize the negative effects of urban stormwater runoff on the natural open space areas, including wetland areas and principal drainage corridors.

The ARSP design will be in accordance with permit criteria applicable at the time of development. The stormwater management plan provides the framework for stormwater treatment during two components of the development process. First, during the construction phase while infrastructure is being built to support the community, and, then during the post-construction phase which will be part of the improvements that make up the community and continue to protect the natural resources in perpetuity. Each phase of the development will have specific stormwater quality features integrated for the construction and post-construction states, ensuring that water quality is maintained to agency standards even when the full development has not been built out.

A. Stormwater Management During Construction Activities
The release of on-site stormwater runoff during construction activities is regulated by the State General Construction Permit issued by the Regional Water Quality Control Board for all construction sites. The General Construction permit requires a Storm Water Pollution Prevention Plan (SWPPP) address how stormwater from the construction site will be maintained and treated prior to being discharged from the site. The SWPPP is an evolving document which changes with the dynamics of the site development.

The use of Best Management Practices (BMPs) during the construction process will generally incorporate erosion controls and sediment controls. Erosion and sediment control BMPs include such things as applying straw mulch to disturbed areas, the use of fiber rolls and silt fences, sedimentation basins, drain inlet protection, stabilized construction accesses, and material management. The final sizing and selection of nonmechanical BMPs will consider requirements specific to the Pleasant Grove watershed and proposed development activities.

B. Post Construction Stormwater Management
Post construction stormwater management is intended to treat the urban runoff generated on-site in perpetuity. The BMP techniques within the site will reduce and/or eliminate the pollutants from the urban stormwater runoff and prevent the contamination of receiving waters. The ARSP will work with the permit criteria applicable at the time of development and in conformance with the City of Roseville Improvement Standards, the City's Stormwater Quality Design Manual, the Placer County Flood Control Agency's Stormwater Management Manual, and the City's Open Space Preserve Overarching Management Plan, to design and address post construction stormwater treatment.

Post construction stormwater treatment is composed of three general elements: source control, runoff reduction (hydromodification) and treatment of runoff. All three elements will be used in the ARSP. The basic practice of source control is to minimize the potential for constituents to enter runoff at the source with the general premise of keeping clean water clean. LID and bio-retention measures are the main tool the ARSP will employ for runoff reduction and hydromodification attainment. Implementation of LID and bio-retention facilities includes construction of decentralized small-scale improvements designed to provide local infiltration and treatment opportunities that reduce the quantity of runoff entering the storm drain systems during the design rainfall events specified in the State Permit. LID and bio-retention will be implemented to offset runoff increases which occur with the development as a matter of the conversion of native ground surfaces to impervious cover. Additional treatment control BMPs may be located as end of the pipe treatment to provide further treatment of the stormwater before it enters into the natural creek system. The open channels will be designed to provide a certain level of treatment. Depending on the effectiveness of the above referenced strategies to reduce runoff of the design storm events, retention facilities will be incorporated to ensure that hydromodification objectives have been met.

C. Low Impact Development (LID) and Bio-retention

Low impact development (LID) and bio-retention is an approach to stormwater management emphasizing the use of small scale, natural, constructed and proprietary drainage features integrated throughout a project site to capture urban runoff and precipitation of the design storms. LID measures can slow, clean, infiltrate, and evaportranspire runoff, improving the quality and reducing the quantity of urban runoff entering the city storm drain systems. This is an integral runoff reduction strategy to achieve the hydromodification objectives of the permit. The added opportunities for infiltration offered by the use of LID can add water to local aquifers, increasing water reuse. It is a sustainable practice which benefits water quality protection, stream stability and can contribute to water supply.

The intent is to incorporate the systems of natural processes into a built environment and to mimic the natural environment in its capacity to absorb the storm water generated from the design storm events. In addition to traditional stormwater management, which collects and conveys stormwater runoff through storm drains, pipes, or other conveyances to a centralized stormwater facility, LID and bio-retention within the ARSP will take a different approach by using site design elements and stormwater management to minimize changes to the site's predevelopment runoff rates and volumes.

Key principles of low impact development include:

- Decentralize and manage urban runoff to integrate stormwater management throughout the watershed;
- Preserve the ecosystem's natural hydrological functions and cycles;
- Account for a site's topographic features in its design;
- Reduce directly connected impervious surfaces to slow runoff and provide additional infiltration opportunities; and
- Reduce impervious ground cover and maximize infiltration on-site.

As the ARSP develops, specific LID techniques, tools, and material, specified in construction documents, will control the amount of impervious surface, increase infiltration, and improve water quality by reducing runoff from the developed sites.

A number of LID elements may be implemented into development plans with ARSP to achieve an overall reduction in stormwater runoff. The selection and use of these elements may vary by development project, depending on the runoff reduction needed. The various LID options may include, but are not limited to, the following:

- Disconnected roof drains;
- Disconnected and separated pavement;
- Bio-retention facilities, rain gardens, and bioswales;
- Tree Planting;
- Grass swales and channels;
- Curb cuts and vegetated filter strips;
- Impervious surface reduction – permeable pavements and porous pavements;
- Stream Buffers;
- Soil Amendments; or
- Pollution prevention and good housekeeping practices.

An additional project design element within the open space areas will also provide benefits. The onsite open channel will provide additional floodplain storage capacity which will be factored into the project hydrology analysis. The channel will also provide LID and treatment potential including: added infiltration opportunities, evapo-transpiration opportunities, nutrient uptake, biological filtering, and stream buffers.

D. End of Pipe Stormwater Treatment Control

In addition to the implementation of the above-referenced LID and bio-retention measures, the storm drain system will be designed to provide additional protection of the natural environment and receiving water of Pleasant Grove Creek by providing nonmechanical end of pipe treatment techniques. This element adds to the treatment train and consists of final treatment elements such as grass treatment swales.

Special consideration will be taken to capture, convey and release the urban stormwater to the creek system. The treatment and conveyance of storm runoff in and through the open spaces will be made part of the Corp of Engineers 404 permitting process. Standard practices include the use of headwall structures, directly at the outfall location, to stabilize and protect the outlet pipe, surrounding topography and aid in velocity attenuation while minimizing future maintenance costs.

A conveyance "grassy swale" consistent with the City's Open Space Preserve Overarching Management Plan (OSPOMP) which directs stormwater from the pipe outlets to receiving waters while avoiding sensitive habitat will be used at each outfall. Depending on the size of and frequency of particular storm events, and the actual drainage area being conveyed, the conveyance swales will be armored with geo-synthetics to minimize the potential for future erosion and rilling of the open space. Soft-armoring will provide opportunities to create grassy swales and additional wetland habitat to aide in stormwater filtration and infiltration. Based on the LIDs planned, the need for additional filtration units is not anticipated. However, additional structural BMPs can be added to the treatment train and end of pipe treatment if needed. These may include such devices as:

- Installation of "fossil filter" or equivalent petroleum absorbing insert assemblies in the project drop inlets;
- Trash screen vaults; or
- Other structural BMPs as approved by the City.

The final selection of BMPs will consider requirements specific to the Pleasant Grove Creek watershed and proposed development flows. Other BMPs will involve prompt re-vegetation of disturbed areas and proper erosion protection per the NPDES permit during construction.

9.6 Dry Utilities

Electric, natural gas and telecommunications facilities will be extended in joint trenches and made available to all parcels in the ARSP. This will be accomplished by placing the joint trenches in public utility easements (PUEs) or road rights-of-way when appropriate as depicted in the Circulation Plan – Chapter 7. Reduced PUE's may go through the Design Review for Residential Subdivision (DRRS) during small lot tentative map process and be approved by the City so that homes with front porches close to the sidewalk are encouraged in a Plan Area.

A. Electric Service

Roseville Electric, the City's electric utility, will provide electric service to the ARSP. Roseville Electric operates the Roseville Energy Park (REP), a 160-megawatt natural gas-fired, electric power plant, which uses state-of-the-art equipment to locally generate approximately half of the City's electricity needs. The Roseville Energy Park is located south of the ARSP. Additional electricity resources needed to serve the ARSP, including state and federal mandated renewable electricity resources, will be purchased from outside sources or generated by new Roseville-owned generating facilities. As required by state regulations, Roseville will use energy efficiency programs and initiatives to meet electricity demand, before acquiring new electricity sources.

Electric Energy Efficiency and Conservation

The ARSP includes implementation of cost-effective energy efficiency, load management, and renewable energy programs to meet electricity demand, before new electricity sources are acquired.

Peak Electric Demand and Distribution

Peak electric demand for electrical service is estimated to be 21 mW per year at full build out. Currently, an electric substation is planned to be constructed within the Creekview Specific Plan Area. This substation is expected to be approximately 0.9 to 1.0 acres.

Underground electrical distribution will be extended to the ARSP area through a 12 kV system to individual parcels in conjunction with roadway improvements or as phasing requirements dictate. Street lighting, signal power and other ancillary power facilities will be provided along all public street frontages

as part of the overall roadway frontage improvements. All electric and street light facilities will be constructed to the City's standards at the time of construction.

B. Natural Gas

Pacific Gas & Electric Company (PG&E) will provide natural gas upon 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. Service will be provided to the ARSP through extensions planned by the CSP. Delivery of gas service to individual projects in the ARSP will be reviewed by PG&E at the time of proposal.

C. Communication

The ARSP is within the service areas of AT&T, Comcast, and Wave Broadband. Together, these providers offer both voice and data communication services. Distribution lines to individual parcels will be extended from existing infrastructure adjacent to the ARSP in accordance with the infrastructure Phasing Plan for dry utilities. The providers will review delivery of telephone, cable television, and high-speed data line services to individual projects in the ARSP at the time of proposal.

D. Locations of Above Ground Utility Structures

As an Urban Village, development within the Plan Area will be more integrated without the separations created by subdivision walls. This makes coordination between buildings, landscaping, and the necessary infrastructure components even more critical. As the design framework and guidelines are established by this Specific Plan, guidelines for locations of above ground utility structures are also established. Refer to Section 11.17 for guidelines related to siting and screening of above grade structures.

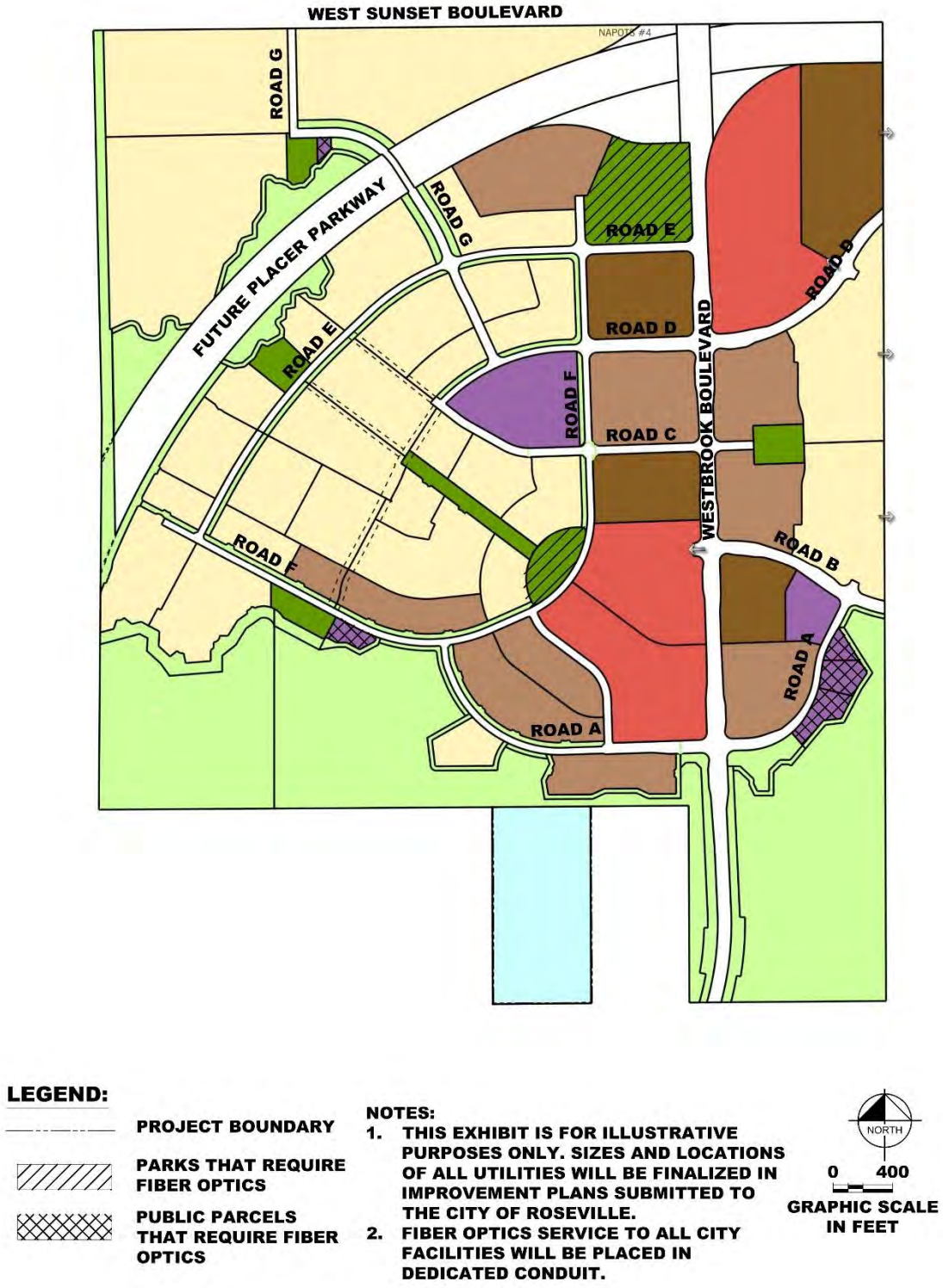

Figure 9.5: Dry Utilities Locations (updated May 2021)

9.7 Solid Waste

The City of Roseville will provide solid waste services to the ARSP. Solid waste will be collected and delivered to the Western Placer Waste Management Authority facility located north of the City at Athens Avenue and Fiddyment Road. The Authority owns a Material Recovery Facility (MRF) which receives, separates, processes, and markets recyclable materials removed from the waste stream. Residual waste is transferred to the Authority's Western Regional Sanitary Landfill located on the same site.

At full buildout, the ARSP is anticipated to generate approximately 8,660 tons of solid waste annually. A solid waste recycling area is planned within the ARSP on AR-55. This site will provide residents with a location to off-load recyclable materials.

CHAPTER 10 – IMPLEMENTATION & ADMINISTRATION

10.1 Overview

Government Code Section 65451 requires that a Specific Plan include a program of implementation measures necessary to carry out its proposed land uses, infrastructure, development standards, and criteria. Implementation of the Amoruso Ranch Specific Plan (ARSP) is to be administered by the City of Roseville and carried out in accordance with the terms and conditions of several related planning and program documents. These include project-related and approved development agreements, phasing plans, management plans, a financing plan, and an environmental impact report, which augment the policies and regulations set forth in the City's General Plan and Municipal Code. Additionally, implementation of the ARSP would be consistent with State and Federal permit conditions and the federal environmental review document. It is intended to result in the systematic and orderly development of the Plan Area. To achieve this intent, the Specific Plan includes a conceptual program for the phasing of infrastructure to support development, financing and construction of public improvements, review of individual development projects, transfer of residential units, and a process for Specific Plan amendments/minor modifications. These programs are summarized in this chapter, with details and specific requirements included in the above referenced documents.

Relationship to City Plans and Policies

A. General Plan

The City of Roseville General Plan serves as the long-term policy guide for the physical and economic development of the City. The City's core values are the foundation of the General Plan and the underlying basis for its vision and direction. The ARSP implements the goals and policies of the City's General Plan and augments these goals and policies by providing specific direction to reflect conditions unique to the Plan Area. At the time of Specific Plan approval, the City's General Plan and incorporated documents were amended to reflect Amoruso Ranch's land uses and development program. The ARSP is consistent with the City's General Plan and incorporated documents as amended.

B. Municipal Code

The Roseville Municipal Code is one of the primary tools for implementing the General Plan. For new development areas, the Municipal Code's key components are the City's Zoning Ordinance, Subdivision Ordinance, Storm Water Ordinance, and Tree Ordinance, which are used in tandem with this Specific Plan to implement the development program. In some instances, this Specific Plan modifies the permitted uses, development standards, or other regulations for some zoning districts within the Plan Area where unique development patterns are expected. In these cases, the zoning regulations provided in this Specific Plan (and attached Development Standards and Design Guidelines) supersede the City's Zoning Ordinance. However, where the ARSP is silent, the Zoning Ordinance's regulations will prevail.

10.2 Specific Plan Related Documents

A. Environmental Impact Report

An Environmental Impact Report (EIR) was certified concurrent with the approval of the ARSP. The EIR, prepared in accordance with the California Environmental Quality Act (CEQA), examined the potential direct and indirect environmental effects associated with development of the ARSP and identified appropriate mitigation measures to reduce impacts determined to be significant. The EIR analyzed the ARSP at a project level, and serves as the base environmental document for purposes of evaluating subsequent Plan Area-related entitlements.

B. Development Agreement

The property owners of the ARSP have executed development agreements with the City of Roseville to vest the development rights of their property. The development agreements were approved by the City in accordance with applicable State and local codes, and as such, function as legal and binding contracts between the City of Roseville, the property owner, and their successors-in-interest. The development agreements outline the specific development rights, establish obligations for infrastructure improvements and land dedications, secure the timing and methods for financing improvements, and specifies other performance obligations for development of the Plan Area.

C. Development Standards & Design Guidelines

Concurrent with the approval of the ARSP, the Amoruso Ranch Development Standards and Design Guidelines (appendices to the Specific Plan) were approved by the City of Roseville. The Development Standards constitute the zoning regulations for the Plan Area, establishing its permitted uses and development regulations. In many cases the Amoruso Ranch Development Standards modify the City's typical regulations in a manner to achieve a development pattern that would not be otherwise permitted by standard application of the City's Zoning Ordinance. Therefore, these standards are intended to be used in conjunction with the City's Zoning Ordinance. For matters where the Development Standards are silent, the City's Zoning Ordinance prevails.

Amoruso Ranch's Design Guidelines work in tandem with the Specific Plan and Development Standards documents, and provide additional detail in the design, review, and approval of individual projects within the Plan Area. Elements addressed include site design, architecture, landscaping, streetscapes, entries, lighting, signage, and low impact development concepts. All development within the Plan Area is required to comply with the ARSP Development Standards and Design Guidelines.

10.3 Phasing Plan for Public Facilities

The ARSP provides for a comprehensively planned infrastructure system with coordinated phasing and construction of facilities. Three infrastructure construction phases (Phases 1, 2, and 3) are anticipated as the ARSP builds out. The conceptual geographic boundaries of each phase are reflected on Figure 10.1, with anticipated residential unit and land use allocations by phase summarized in Table 10.1.

In general, the phasing plan has been structured to ensure that the improvements in each phase can support its respective development in compliance with City policies and standards, and that the development in each phase can support the costs of the required improvements.

Infrastructure phases identified in the phasing plan may be modified at the discretion of the Developer, in consultation with all affected City departments, subject to their approval and to criteria established in the Development Agreements for the project.

The infrastructure requirements for each phase of development include all on-site backbone infrastructure and off-site facilities necessary for the build out of each phase. These include roadways, sewer, water, recycled water, storm drainage, dry utility, paseos, schools, parks, and other facilities and improvements. All in-tract sewer, storm drain, water, dry utilities, and recycled water (if applicable) will be installed as part of local project improvements. Furthermore the Development Agreements will have further limits that trigger infrastructure phasing requirements, both on-site and offsite.

Table 10.1
Phasing Breakdown by Land Use Type

LAND TYPE	PHASE 1		PHASE 2		PHASE 3*		TOTAL	
	Acreage	Units	Acreage	Units	Acreage	Units	Acreage	Units
LDR	114.1671 34.47	6257 98	32.76649	2109	72.1308	2545	2139.0534	1099252
MDR	48.5429. 26	4282 75	20.701.01	267	-	-	69.2450.2 7	69542
HDR	13.4558	263	24.4055	610	-	-	37.868.13	873
P/QP	7.26533	-	9.5962	-	0.28	-	17.12132	-
P/R	10.5775	-	10.3411	-	1.28	-	22.1914	-
OS	130.883. 66	-	5.604.22	-	19.067.05	-	155.70546 54.93	-
CC	-	-	23.7185	-	-	-	23.7185	-
CC-VC	27.1227	159	-	-	-	-	27.1227	159
BACKBONE ROADS							51.99492. 09	0
URBAN RESERVE							20	1
NAPOTS (PLACER PARKWAY)							50.5849.1 6	0
TOTAL	**3516.985 34**	**1479 5**	**1276.105**	**10986**	**920.7659**	**2545**	**694.3940**	**2827**

* Note: Phase 3 includes improvements to West Sunset Boulevard. West Sunset Boulevard improvements are not included in the acreage totals in the table above.

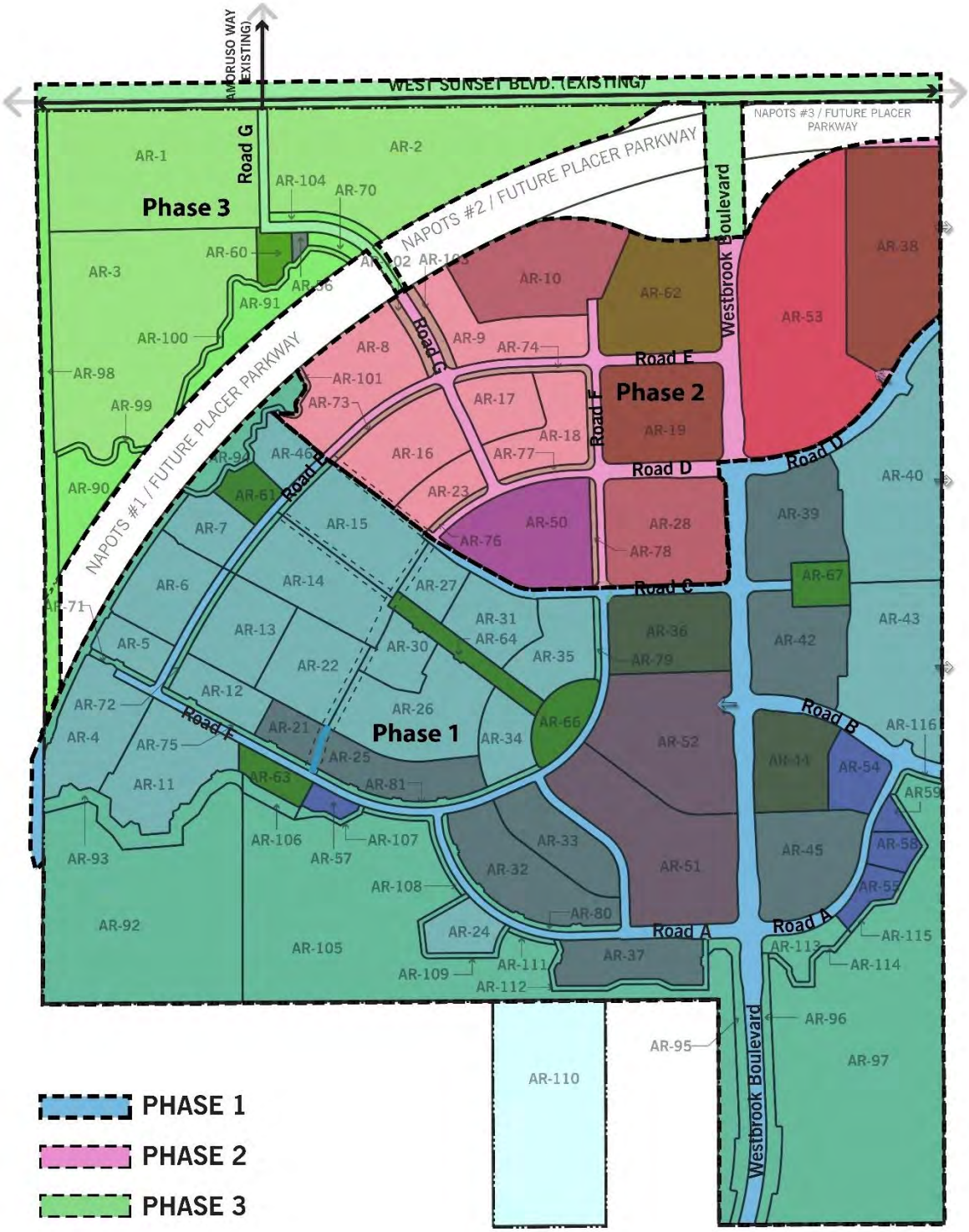

Figure 10.1: Phasing Plan (updated May 2021)

10.4 Financing of Public Improvements

Construction of public improvements to serve Amoruso Ranch will be funded by a variety of mechanisms including establishment of one or more Community Facilities Districts (CFD's), City Impact Fees, School Impact fees, developer financing, and other methods. A Financing Plan has been prepared for the project, and hereby incorporated by reference, which identifies the funding mechanisms that can be used to construct the Plan Area's public facilities. These various financing mechanisms are summarized on Table 10.2 and are described in general terms below. For specific details on the funding strategy, please refer to the Amoruso Ranch Financing Plan, available at the City of Roseville Finance Department.

Table 10.2
Public Improvement Financing Mechanisms

Improvement/Facility	***Financing Options***
Roadway Improvements	CFD/Traffic Fees/Developer Financing
Storm Drain Infrastructure	CFD/Developer Financing
Drainage Mitigation Structures	Drainage Fee/Developer Financing
Water Infrastructure	CFD/Water Connection Fee/Developer Financing
Sewer Infrastructure	CFD/Sewer Fee/Developer Financing
Recycled Water Infrastructure	CFD/Developer Financing
Electric Facilities	CFD/Developer Financing
Parks	Park Fees/Developer Financing
City-wide Parks	Park Fees / In-lieu Land Fee
Paseos	Paseo Fees/CFD/Developer Financing
Bike Trails	Bike Trail Fee/CFD/Developer Financing
Open Space Amenities	CFD/Park Fees/Developer Financing
Library	Public Facilities Fee
Fire Facilities	Fire Construction Equivalent Fee
Schools	School Impact Fees/State Funding
Other City Facilities	General Fund/CFD/Developer Financing/City Public Facilities Fee
County Facilities	County-Wide Facilities Fee
Maintenance Services[1]	CFD
Governmental Services[2]	General Fund/CFD

[1] Landscape corridors and medians on roadways, neighborhood parks and related facilities, paseos, open space areas, bike and pedestrian paths and/or trails, detention facilities.
[2] Police, Fire, Library, or general governmental services.

- ***Developer Financing*** – Direct developer/merchant builder financing may be used to contribute towards backbone improvements and facilities, shortfall financing, and for in-tract subdivision improvements.

- ***Community Facilities District*** – One or more Community Facilities Districts (CFD's) may be established to help fund the construction and/or acquisition of backbone infrastructure and facilities that serve Amoruso Ranch. The 1982 Mello-Roos Community Facilities Act enables cities and other entities to establish a CFD to fund various facilities and services. The proceeds of the Mello-Roos special tax can be used for direct funding of facilities and/or to service debt. A separate CFD for Public Services will be established for maintenance of a variety of public facilities that provide special benefit to the ARSP. Such facilities may include landscape corridors and medians, open space preserves, paseos, bike paths, storm water treatment and detention facilities, and neighborhood parks. In addition, the ARSP shall either establish a separate Municipal Services CFD or annex into

the City's existing CFD #3 to fund general fund services as provided in the ARSP Development Agreements.

- ***City Impact Fees*** – The City of Roseville has adopted a set of development impact fees to finance capital improvements. The fee structure requires the payment of fees prior to issuance of a building permit. The City collects park fees, drainage fees, sewer fees, solid waste fees, water connection fees, traffic mitigation fees, public facilities fees, and the fire service construction tax.

- ***School Impact Fees*** – The school district for the Plan Area has established fees, in accordance with Section 17620 of the California Education Code, to be used to construct school facilities. Pursuant to Section 65995 of the California Government Code, these school impact fees will be collected by the school district prior to issuance of a building permit.

As noted, other financing mechanisms may be utilized, including creation of private districts or associations to fund maintenance of certain facilities within the ARSP. Specific financing requirements, improvement obligations, fees, reimbursements, land and easement dedications and conveyances, maintenance, and other financing and improvement related obligations are detailed in the development agreements for the Plan Area.

Turn-Key Parks
The neighborhood park system within the ARSP is intended to create a series of unique experiences across the community. The neighborhoods adjacent to these parks focus on each park as a memory point and way-finding within the neighborhood. Because they are such strong design elements within the neighborhoods, the timing of their construction is critical to the community's success. Therefore, the Developer may elect to construct certain parks and turn them over to the City.

10.5 Subsequent Entitlements and Approvals

A. City Processing

Individual development projects within the ARSP are subject to review and approval of subsequent permits and entitlements by the City of Roseville (e.g., tentative subdivision maps, design review, conditional use permits, variances, and/or other permits). Application and processing requirements shall be in accordance with the City's Zoning Ordinance and other regulations, unless otherwise modified by this Specific Plan.

All subsequent development projects, public improvements, and other activities shall be consistent with this Specific Plan and accompanying Development Standards and Design Guidelines, the Specific Plan development agreements, all applicable City of Roseville policies, requirements, and standards and all State and Federal permit conditions, management plans and environmental review documents (CEQA and NEPA). In acting to approve a subsequent project or permit, the City may impose conditions that are reasonably necessary to ensure that the project is in compliance with the Specific Plan and all then applicable plans and regulations.

B. Environmental Review

Each subsequent development project shall be reviewed to ensure compliance with the California Environmental Quality Act (CEQA). The ARSP project EIR, which was certified concurrent with the specific plan, serves as the base environmental document for subsequent entitlements within the Plan Area. Development applications will be reviewed on a project-by-project basis to determine consistency with the EIR.

In general, if it is determined that a subsequent project is consistent with the Specific Plan and within the scope of the EIR, further environmental review may not be necessary. Section 65457(a) of the California Government Code and Section 15182(a) of the State CEQA Guidelines provide that no EIR or negative

declaration is required for any residential project undertaken in conformity with an adopted Specific Plan for which an EIR has been certified. If it is determined that a development application or City infrastructure, utility and/or facility improvement is inconsistent with the Specific Plan and/ or substantial evidence exists that supports the occurrence of any of the events set forth in CEQA Guidelines Section 15183, a determination will be made as to the appropriate subsequent environmental document. A mitigation monitoring program has been adopted with the EIR in accordance with Public Resources Code 21081.6 to ensure implementation of EIR mitigation measures.

C. Approvals from Other Agencies

Appropriate Local Agency Formation Commission (LAFCO), state, and federal approvals and permits are required prior to any development activity within the Plan Area. Plan implementation will be carried out consistent with all applicable permit conditions and federal environmental review documents.

10.6 Amendments & Minor Modifications

Proposed changes to a specific plan may require approval of a Specific Plan Amendment (SPA). SPAs are processed in the same manner as the initial Specific Plan adoption, requiring review by the Planning Commission and action by the City Council.

It is understood that the Plan Area will build out over many years. However, it is anticipated that in some instances the ARSP may need to be amended. To provide a degree of flexibility in SPAs, the ARSP allows for administrative approval of minor revisions to the Specific Plan, including the development standards and design guidelines in Appendices A and B. The Development Services Director or designee, shall determine whether a proposed revision is minor and maintains the intent and design character of the specific plan, and may act upon a minor revision to the Specific Plan and appendices administratively, as specified below.

A minor revision may be processed and acted on administratively if determined by the Development Services Director or designee to be in substantial conformance with:

1. The overarching vision and community design principles intended for the ARSP, including applicable development standards and design guidelines;
2. The applicable Specific Plan development agreement(s);
3. Applicable state and federal permits and the City's Open Space Preserve Overarching Management Plan (OSPOMP);
4. The City of Roseville General Plan; and,
5. The Specific Plan EIR.

Examples of minor revisions include, but are not limited to:

- The addition of new or updated information that does not substantively change the Specific Plan.
- Minor adjustments to land use boundaries of residential, commercial, or park parcels, or to open space edges between developed and non-developed land, or to street alignments, where the general land use pattern is maintained.
- Minor modifications to, and interpretations of, the development standards, as permitted by Section 19.74.020 of the Roseville Municipal Code for Administrative Variances, if it is determined that such changes are equal to or better than the original intent of the ARSP.
- Changes to the provision of public infrastructure and facilities that do not impact the level of service provided or affect the development capacity in the Plan Area.
- Modifications to the Design Guidelines, (such as revisions to design treatments, changes in specified plant materials, alterations of site concept plans, etc.), if it is determined that the design intent is maintained.
- Modifications to the provisions for infrastructure and construction timing that do not change the ability to provide adequate infrastructure for the development.

Any proposed minor revision to the Specific Plan may, at the sole discretion of the Development Services Director or designee, be referred to the Planning Commission and City Council for action. Determinations and actions by the Development Services Director or designee may be appealed to the Planning Commission.

If the Development Services Director or designee determines that a proposed amendment does not meet the above criteria, a SPA shall be required.

10.7 Minor Residential Unit Transfers

The large lot parcels on the ARSP land use plan are assigned a residential dwelling unit allocation, with associated gross land use density. These assignments were made at the time of Specific Plan approval based on an assessment of the constraints and opportunities of each large-lot parcel and anticipated long-term demand for various housing types. As individual residential small-lot parcel maps are processed over time, a more detailed assessment of site, market, and other conditions will occur. It is anticipated that this process may result in the need to adjust (reduce or increase) the number of units assigned to some large-lot residential parcels.

This Specific Plan includes a provision that allows the City to approve minor residential density adjustments and permit the transfer of residential units between large lot parcels. The Development Services Director or designee may administratively approve a residential unit transfer/density adjustment between any Specific Plan large lot parcels provided that the following conditions are satisfied:

1. The transfer and receiving parcels are located within the ARSP and are subject to a development agreement;
2. The transfer of units does not result in a change to the land use designation, specifically, the transfer does not: (a) reduce the number of units from the transfer parcel below the minimum number of units allowed by the applicable land use designation; or (b) increase the number of units to the receiving parcel above the maximum number of units allowed by the applicable land use designation;
3. The transfer of units does not result in increased impacts beyond those identified in the Specific Plan EIR and does not preclude the ability of the parcels to conform to the applicable standards or regulations contained in this Specific Plan and related Development Standards and Design Guidelines;
4. The transfer of units does not adversely impact planned infrastructure, roadways, schools, or other public facilities, or fee programs and assessment districts;
5. The cumulative increase or decrease in units resulting from the adjustment does not change the unit allocation by more than 20 percent of the units to either the transfer or receiving parcel, as established at the time of the original approval of the Specific Plan;
6. HDR units designated as affordable units may be transferred administratively until such time that they are encumbered by an Affordable Housing Regulatory Agreement (or other form as approved by the City); and
7. For HDR parcels, unit transfers may be approved between HDR parcels administratively, provided the resulting density of either parcel does not fall below 25 units per acre.

Minor density adjustments, if consistent with the above criteria, are contemplated by and consistent with the intent of this Specific Plan and the ARSP EIR and will not require an amendment to the Specific Plan, Development Agreements, or the City's General Plan.

To request a residential unit transfer, the owner or owners of both the transfer and receiving parcels shall submit a complete Administrative Permit application to the Development Services Director or designee that (a) identifies the affected parcels; (b) designates the number of units being transferred; (c) provides other documentation as required by Development Services Director or designee to determine compliance with the above unit transfer criteria; and (d) includes a revised Specific Plan Table 4.1, Plan Area Land Use Summary and Table 4.2, Land Use, Zoning, and Acreage by Parcel, reflecting the adjusted unit counts and densities. The revised table will be the official record tracking unit allocations to each large lot

residential parcel (this information shall be submitted per the City's Electronic Digital Submittal requirements).

If the Development Services Director or designee determines that the residential unit transfer is not consistent with the above criteria, the residential unit transfer may be denied or may be referred or appealed to the Planning Commission for action. Any determination of consistency may, at the discretion of the Development Services Director or designee, be forwarded to the Planning Commission for review.

The applicant may request density adjustments that do not comply with the above criteria. Such requests shall require an amendment to the ARSP through a SPA entitlement.

All unused units must be transferred prior to the City's approval of the last small lot final map or Design Review for Residential Subdivision Permit for any residential large lot parcel within the Plan Area. Any units assigned to a large lot parcel that are not used by a tentative map/Design Review for Residential Subdivision Permit 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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APPENDIX A – DEVELOPMENT STANDARDS

A.1 Standards Overview

The zoning and development standards listed below shall guide development within the ARSP development parcels. Where the ARSP is silent the City of Roseville's Zoning Ordinance and Community Design Guidelines shall prevail.

A.2 RS Development Standards

The ARSP provides a framework to guide the development of a unique urban village.

The City of Roseville's Residential Zone General Development Standards shall apply to the residential development within ARSP. To encourage a range of housing types and densities that can respond to a wide variety of household needs and market segments, deviations from the prescribed Zoning Ordinance Residential Development Standards are allowed pursuant to approval of a Design Review Permit for a Residential Subdivision (DRRS).

A Design Review for Residential Subdivision (DRRS) entitlement, consistent with the City's Community Design Guidelines is also required for housing products that are 7 dwelling units per acre and above.

A. Parking Requirements

Parking standards for the RS parcels shall be as per the City of Roseville Standards.

B. Residential Garages

Where private garages are provided, there may be a variety of configurations including single car garages, standard two or three car side-by-side, tandem garages, split garages or common garages, as appropriate to the product type. Individual private garages should provide adequate space for storage of trash recycling containers outside of the minimum parking dimensions required by the City's Zoning

Ordinance. Minimum space requirements for garages shall be as per the City of Roseville's Zoning Ordinance.

C. Carriage Houses / Expanded Living Areas

The ARSP encourages a wide range of housing options and opportunities within the Plan Area. To meet the needs of changing demographics, carriage houses/expanded living areas are encouraged throughout the plan. ~~These units are allowed on certain parcels as indicated on Figure A.1 and on lot sizes that accommodate the proposed structures that comply with all required development standards.~~

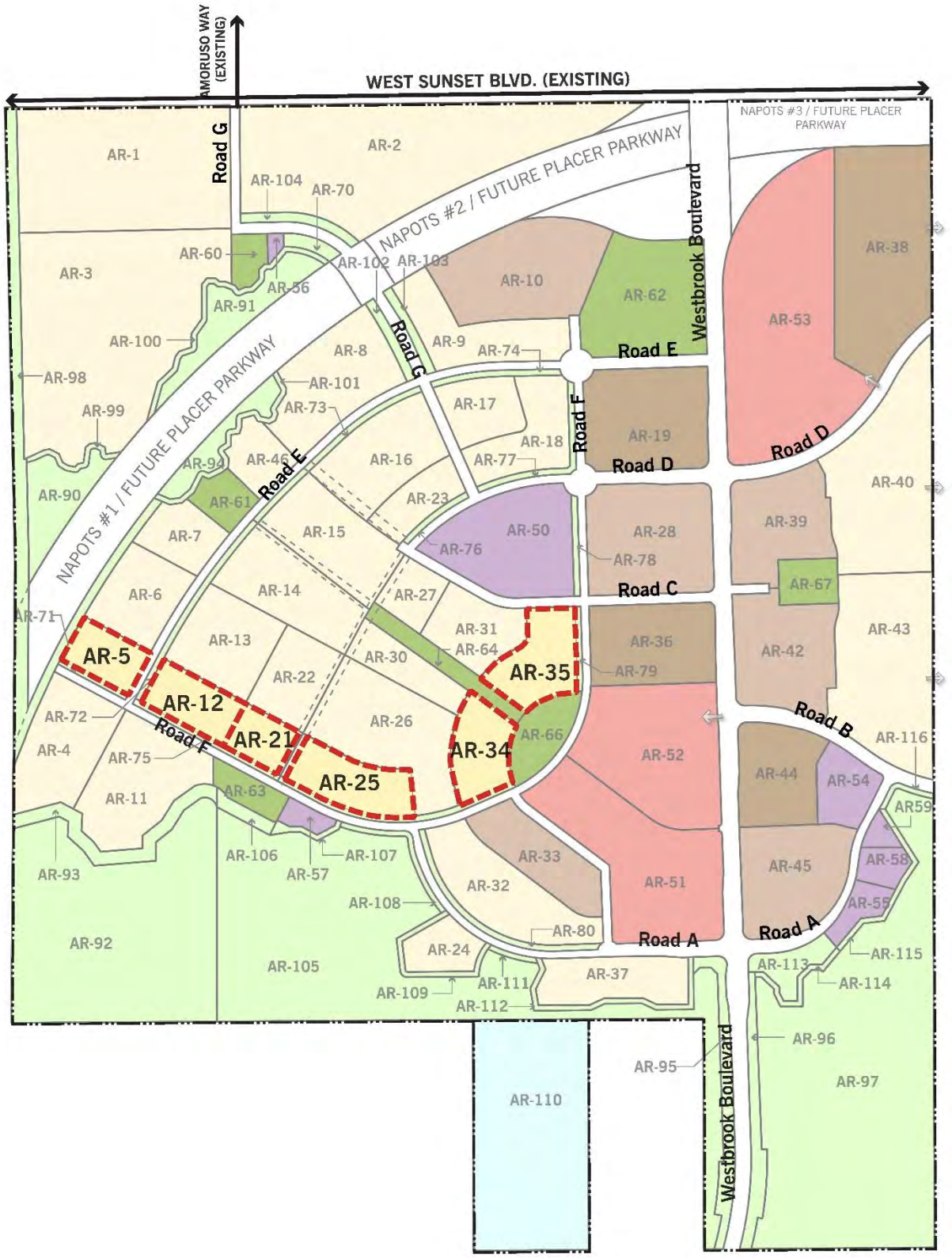
The carriage unit living areas generally range from 400-600 square feet and are either a studio or 1-bedroom configuration. They may be free-standing or attached to the main house with a private entrance. They may also be located above a 2 or 3-car garage. This space is flexible and may also be used as a home office or recreation room.

D. Residential Temporary Uses

In addition to the permitted temporary uses in the City Zoning Code, artists/artisans whose studios are located in their home in the Village District may conduct 5 "open studio" events by invitation or open to the public per calendar year.

E. Walls and Fence Standards

Walls and Fences shall comply with the City of Roseville Zoning Ordinance Accessory Structure standards.



~~Figure A.1: Carriage Unit Opportunities~~ (No longer applicable based on state law and current program)

Fencing Restrictions

Open fences are intended to provide a visually transparent barrier at developed edges adjacent to open space parcel and include materials such as wrought iron and tubular steel. Depending on interface, open fencing may be used between open space areas and the rear and side property line of residential parcels along a street adjacent to open space, or along pedestrian pathways at the edges of open space parcels. Open fences may also be used to separate different functions within landscape corridors (for example, to restrict access of dirt bikes and motorized vehicles) and at other miscellaneous locations within the Plan Area. Open fencing is the preferred fencing type adjacent to open space where a single-loaded street is not located adjacent to open space. Within residential subdivisions abutting open space fencing shall visually open, even if backing onto open space to maintain views.
Figure A.2 illustrates the development parcels that are required to comply with the fencing regulations.

Open fencing

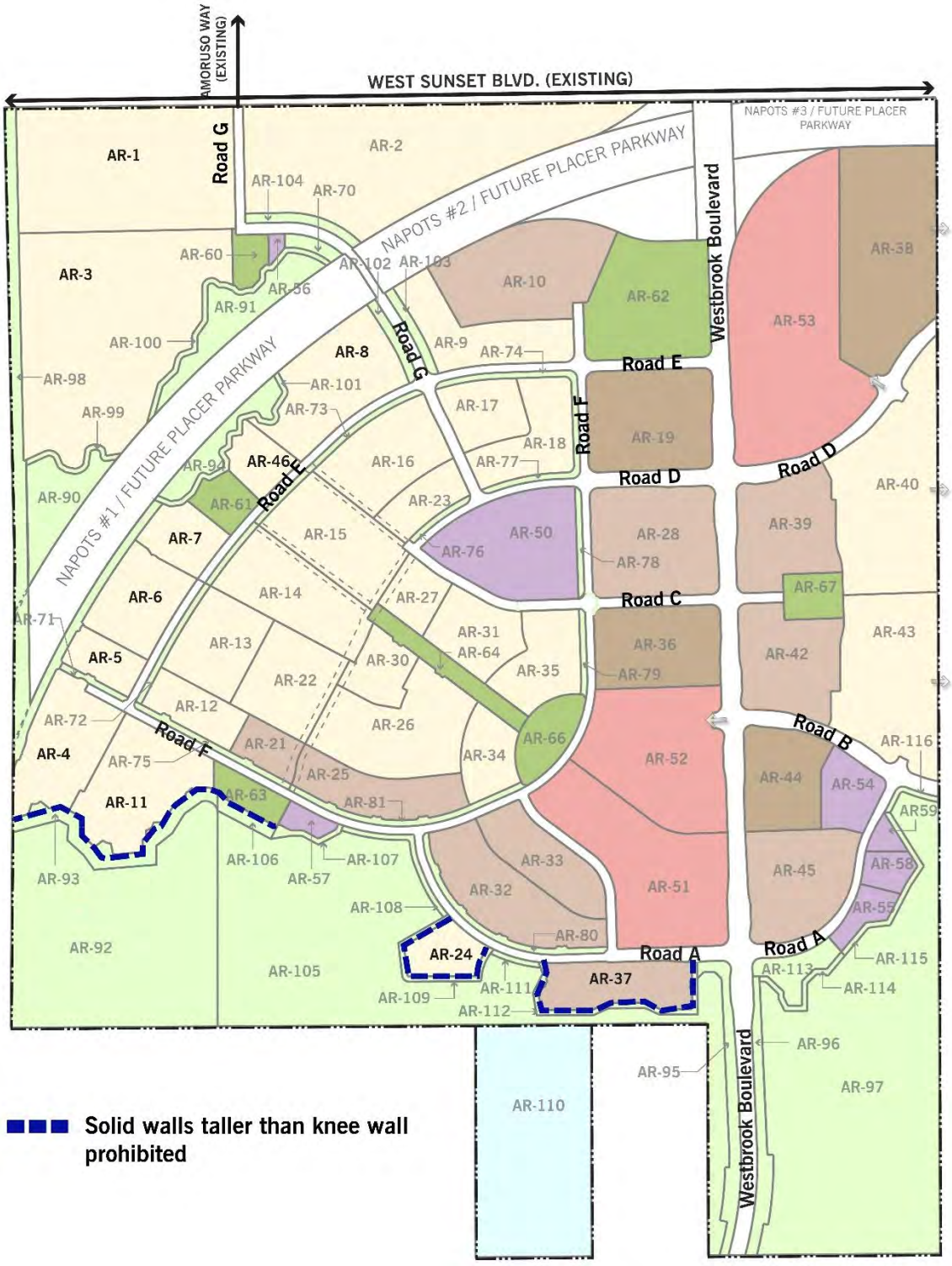


Figure A.~~2~~1: Additional Fence Restrictions (updated May 2021)

A.3 Village District Special Area

A. Introduction

As described in Chapter 3, the Village District is the heart and primary focal point of the ARSP. Made up of parcels AR-51 and AR-52, the Village District is envisioned to be anchored by retail oriented to a Main Street. Higher density row townhomes and mixed-use residential is also anticipated within the Village District.

B. Urban Form

The Village District is organized by a Main Street. It is anticipated that two “cross streets” will cross the Main Street, allowing for access to the parking areas behind the buildings. Off-street parking areas are not permitted directly fronting on the Main Street. These cross streets begin to establish pedestrian scaled blocks. It is intended for one of the cross streets to occur where the Main Street transitions to the Main Street Promenade. Street sections are provided in Chapter 7 Circulation. In addition to the angled parking shown for the Main Street, parallel or a combination of parallel and angled are acceptable parking configurations.

A goal of the ARSP is to create a focal point visible from Westbrook Boulevard, to draw passersby into the Main Street. This may be accomplished by creating a small plaza for social gatherings/events. As a focal point, some sort of vertical element is required. This requirement may be fulfilled by a sculpture, fountain, specimen tree, architectural tower, or any number of other vertical elements. Shared parking areas occur behind the Main Street buildings and do not front directly on the Main Street.

Figure A.~~3~~2: Village District Urban Form

C. Permitted Uses

As the focus of the community, the Village District is intended to create a very active environment. To that end, this Specific Plan modifies the City of Roseville Zoning Code by the following:

- *Live/Work Residential Units:*
  Live/Work Residential Units are permitted within the Village District. While not required, they should have ground floor space with larger windows such as storefront to express their use. Signage for commercial use is permitted and must meet the General and Commercial Mixed-Use Guidelines in Appendix B. Businesses within Live/Work units are allowed direct client contact and on premise sales. Businesses requiring commercial exhaust equipment or grease interceptors are prohibited.

- *Open Air Vending and Food Trucks:*
  The ARSP promotes Open Air Vending and Food Trucks in the Village District. Open Air Vending may occur along the Main Street, the Main Street Promenade, or within the parking areas behind the Main Street buildings. They may occur individually or in groupings, consistent with the City of Roseville's Zoning Ordinance Section 19.50 (excluding Item B of Section 19.50.030). Food trucks are not regulated by the City of Roseville.

  In an effort to promote food trucks and open air vending, they may be allowed on a temporary basis in the parking lot areas behind the Main Street buildings or in events when the Main Street is closed to thru-traffic.

- *Outdoor Restaurant Seating:*
  Outdoor restaurant seating is permitted within the Village District. Outdoor restaurant seating is permitted within the sidewalk area as long as a 6-8 foot wide clear pedestrian zone is maintained or on private streets.

- *Live Music:*
  Live music that is non-amplified (acoustic) and singing is permitted in restaurants, cafes, retail shops, and outdoor plaza areas within the Village District during all hours of operation, consistent with the Roseville Noise Ordinance. This excludes "Nightclubs" as defined by Zoning Ordinance Section19.08.090(T) which would require compliance with Zoning Code requirements.

- *Nightclubs:*
  Nightclub establishments located within the Village District are permitted to operate by obtaining the appropriate permits from the Planning Division and Police Department.

D. Community Commercial - Village District (CC-VC) Development Standards

The City of Roseville Zoning Ordinance and the Community Design Guidelines in conjunction with the appropriate Building Codes shall apply. The following Development Standards shall supersede conflicting City Standards:

- In order to create an urban character, buildings facing the Main Street and Main Street Promenade are not required to increase setbacks for levels above the ground floor.
- As an integrated urban village, masonry walls are not required between the commercial/retail uses within the Village District or adjacent to it. Masonry walls between the Main Street and Main Street Promenade uses and the surrounding residential uses are prohibited.
- No landscaped setback is required along the Main Street or Main Street Promenade.
- A wide variety of sign type and character is encouraged.
- Sidewalk areas will contain trees in grates and other landscape planter areas as well as street furnishings that may include items such as trash receptacles, benches, planters, bike racks, seating,

newsstands and community art and monumentation. A 6-8 foot wide pedestrian zone will be maintained at all sidewalks. The final layout of landscaping and street furniture will be part of a development proposal.

- Parapets shall screen rooftop mechanical or solar energy equipment from ground level view (any public right of way).

E. Shared Parking

As an urban environment, the Amoruso Ranch Specific Plan has been designed to encourage residents to utilize the extensive pedestrian and bicycle network to access the amenities and services, provided in the Village District. This can create a decrease in the automobile traffic in the Village District that would be generated by the residents. This Specific Plan anticipates a reduction in the need for overall parking required for the non-residential uses within the Village District. Parking within the Village District shall be shared by all of the commercial/retail uses, as well as the required residential guest parking. A shared parking plan will be reviewed as part of the project level approval process to ensure adequate parking is available and that parking will not overflow into the adjacent residential areas. The shared parking plan for the Village District shall follow the Downtown Code requirements.

F. Residential Development Standards

Residential units and live/work units will conform to the City of Roseville's Residential Zone General Development Standards for RS Zoning. Where mixed-use residential units occur above commercial/retail uses, building setbacks shall be governed by the ground floor commercial uses.

APPENDIX B – DESIGN GUIDELINES

B.1 Purpose and Intent

These Design Guidelines are an appendix to the Amoruso Ranch Specific Plan (ARSP) and supplement the City of Roseville Community Design Guidelines. They are intended to describe the unique visual character of the Amoruso Ranch community.

The Guidelines in this Chapter should be used in conjunction with applicable development standards established in Appendix A. Any proposed deviations from the standards outlined in Appendices A and B would be processed through the City's Design Review processes (DRRS Design Review for Residential Subdivision for residential projects or Design Review Permit for commercial and multi-family applications), as well as the various regulations and policy guidance provided throughout the Specific Plan. These elements are to be considered by City staff, Planning Commission, and City Council in their review of individual development projects.

The Guidelines are intended to encourage quality and creativity for individual development projects in ARSP. They are not to be applied as strict standards recognizing there are several design options which can achieve the desired intent. In addition, graphics, photos, and other imagery are used to help illustrate the successful application of guidelines and do not dictate specific styles or architectural character. Through these guidelines, the intent is to allow the community, commercial, neighborhood design elements that respond to market conditions, site constraints and opportunities, and other factors.

B.2 Relationship to Other City Documents

Development within the Amoruso Ranch Specific Plan area will comply with the City of Roseville's Community Design Guidelines. The guidelines in this Appendix are specific to the ARSP and seek to augment the City's Design Guidelines and Sign Ordinance. In instances where the Specific Plan is silent, the Zoning Ordinance, Sign Ordinance, and Community Design Guidelines will prevail. The standards and guidelines applicable to the ARSP, unless expressly called out in the ARSP Design Guidelines, are

set forth in the following documents, which should be referenced in the design of all uses in the Plan Area:

- Roseville Municipal Code- Title 19 Zoning Ordinance
- City of Roseville Community Design Guidelines
- Roseville Sign Ordinance
- Roseville Municipal Code – Title 24 Water Efficient Landscape Ordinance
- Roseville Design and Construction Standards
- Roseville Subdivision Ordinance
- Stormwater Quality Design Manual

Modification to ARSP Guidelines

These Design Guidelines are intended to help direct the design of ARSP's community design elements. It is expected the Plan Area will build out over several years, and conditions may change. The City recognizes the need for flexibility in the implementation of these Guidelines and new conditions affecting the appropriateness of some of the Guidelines may arise. The Specific Plan provides for the administrative approval of minor modifications to these Design Guidelines in Section 10.6. For administrative approval of minor modifications, requested deviations must be determined to be consistent with the spirit and intent of the design guidelines as well as the City of Roseville Zoning Ordinance and Community Design Guidelines.

B.3 Community Form

While the ARSP allows for flexibility in the physical development of the community over time, there are two key elements that form the framework of the plan; Paseos and the park system they connect to. The streetside paseo loop links the central neighborhoods together and to various amenities in the Plan Area. Its intent is to provide a pedestrian/bicycle loop for easy off-street access between neighborhoods, the school and the Village District.

Figure B.1: Streetside Paseo Loop

The strong pedestrian and bicycle linkage is possible by prohibiting individual driveway curb cuts across the paseos, as well as orientation and fencing guidelines for residential units along the paseo. The following examples illustrate how residential units should interface with the paseo.

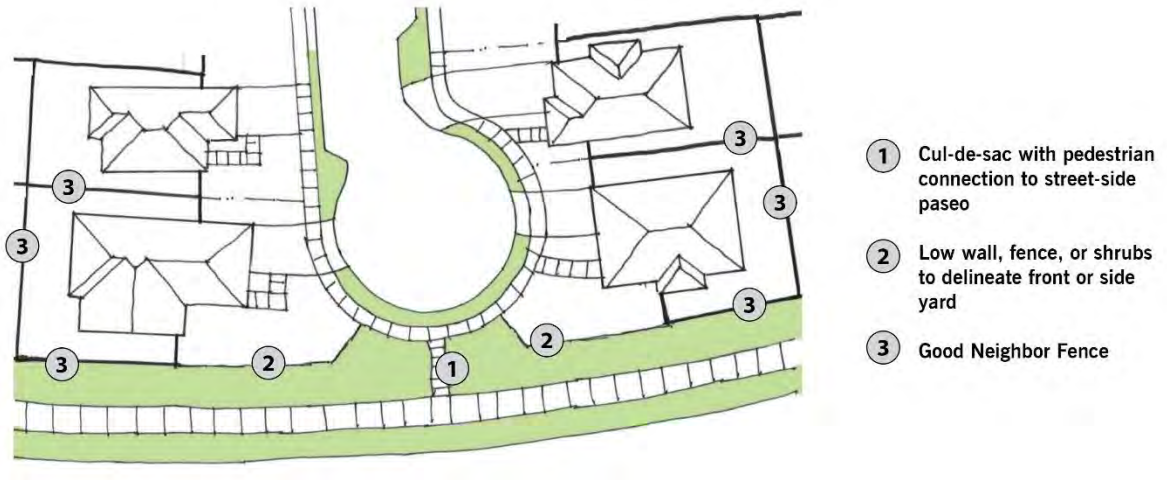


Figure B.2a: Streetside Paseo/Residential Interface (Front Loaded Homes)

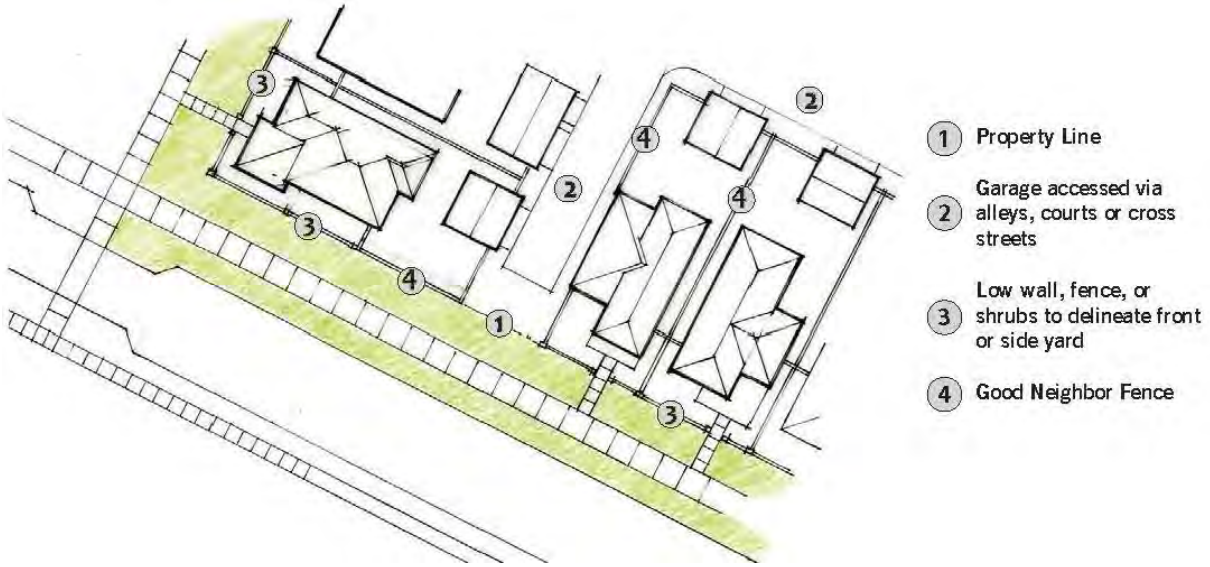


Figure B.2b: Streetside Paseo/Residential Interface (Alley Loaded Homes)

Figure B.2c: Conceptual Vignette of Streetside Paseo

The second important feature is the alignment of AR-64, an east west linear park. The park provides a strong visual and physical connection between the park of the western edge of the Property AR-61 to the urban core of the project at AR-66, AR-51 and AR-52.

The western edge of the park is bordered by pedestrian oriented streets that extend the pedestrian network into the community. Streets with 10 foot sidewalks connect the western edge of the park to the parks (AR-61, AR-63) along the western and the southern boundary of ARSP. These same enhanced landscape corridors and wider sidewalks provided a strong north, south pedestrian connection between the school site, east west linear park and, and neighborhood park (Parcel AR-63). This strong axial geometry creates identifiable focal points and organizing elements within the Plan Area.

Figure B.3: Linear Park and Pedestrian Linkages

B.4 Architectural Character

The Design Guidelines illustrate the desired character of the built environment by addressing site, building, and landscape design elements for both residential and non-residential projects. They are intended to guide development towards a mixed-use community with a distinctive sense of place and a consistent quality, yet allow for diversity and individual neighborhood character.

The Design Guidelines are provided as a way to achieve a compatible blend of architectural styles in combination with thoughtfully designed public spaces that will distinguish Amoruso Ranch from other areas within the City. The Guidelines are intended to be applied to all aspects of the community, based on the applicable land use, location, and site conditions.

The intended architectural character for the ARSP area draws from the region's agrarian roots. Buildings should draw upon simple form-based architecture without heavy orientation. A number of architectural images are included for reference. This is not to narrowly focus architectural character to one style or a limited number of styles, but to establish an overall character to the community. It is intended that variation will occur, particularly over time as the community is developed, yet a general character is maintained. The imagery included in the ARSP are not exclusive of other architecture styles but are included here to provide a design philosophy that will evolve over time.

B.5 Residential Design Guidelines

Residential Architectural Character
Architectural styles that inform the general residential character throughout Amoruso Ranch include:

- **Agrarian Modern**
  Influenced strongly by the homes of pre-railroad America, the Agrarian Modern style should rely on simple form based architecture with strong gable roof lines and inviting and useable front porches. These homes should not be overly adorned with decoration and attention should be paid to appropriately proportioned fenestration patterns that provide a specific rhythm to the façade of the building. Agrarian Modern style homes should be clean, crisp, more contemporary interpretations of the traditional style.

  Typical architectural elements include:
  - Simple plans;
  - Simple gable roofs with roof pitches of 6:12 or greater and with minimal gable end overhang;
  - Siding materials including lap, board and batten, corrugated metal, and light dash or smooth finish stucco or a combination;
  - Usable porches with simple door and window detailing; and
  - Rich color scheme.

- **Agrarian Traditional**
  Drawing from the Queen Anne and Folk Victorian homes of the late nineteenth and early twentieth centuries, Agrarian Traditional style homes should also be simple in massing form, typically with a predominant gable roof form to the front and a partial or full-width front porch. These homes will have appropriate decorative detailing that adds to the overall refinement of the architecture without detracting from it. Agrarian Traditional style homes should be familiar, welcoming residences.

  Typical Architectural elements include:
  - Gable roof forms with pitch breaks at porches;
  - Lap and board and batten siding, and may be combined with light dash stucco;
  - Useable porches with simple yet decorative columns and railings; and
  - White or light paint colors or rich earth tones accented with white or a contrasting accent color.

- **Craftsman**
  The Craftsman style was inspired by the English Arts & Crafts movement of the late 1800s. It became the dominant style for smaller houses built throughout the country during the period from about 1905 until the early 1920's. The Craftsman style originated in California, though it was quickly spread throughout the country by pattern books and popular magazines.

  Typical architectural elements include:
  - Deep front porches with heavy square or tapered columns;
  - Broad overhangs with exposed and shaped rafter tails;
  - Multi-pane windows; layered wood trim at windows and doors; Stone or brick accents, particularly at porches and columns;
  - Mix of siding materials such as lap side, board and batten, and light dash stucco; and
  - Mix of accent materials.

- **Monterey**
  The Monterey style is a combination of the original Spanish Colonial adobe construction methods with the basic two-story New England colonial building. Prior to this innovation in Monterey, all Spanish Colonial buildings were of single-story construction. First built by Thomas Larkin in 1835, this style introduced two-story construction and shingle roofs to California. This Monterey style and its single-story counterpart eventually had a major influence of the development of modern architecture in the 1930's.

  Typical architectural elements include:
  - Asymmetrical one and two-story massing;
  - Covered balconies at the second level with dark colored wood detailing;
  - Stucco exterior;
  - Shutters; and
  - Whites and light colors with rich contrasting accents.

In addition to the architectural styles and design standards noted above, all residential subdivisions in the ARSP are subject to the standards contained in the City's Subdivision Ordinance and for compact residential subdivisions, the City's Community Design Guidelines. Furthermore, given the extensive residential interface between projects, several additional architectural design considerations must be employed. To this end, the following criteria shall be employed when reviewing the home designs and street presentation of each residential subdivision.

Massing and Articulation

The collective streetscape is important, as it effectively becomes a shared amenity for all residents and visitors. To avoid bland homogenous neighborhoods and to ensure that the streetscape maintains a level of interest and variety, the following guidelines shall be applied:

- Incorporate a variety of compatible architectural styles within a neighborhood.
- Smaller enclaves of homes may utilize a single architectural style to create a distinct neighborhood statement.
- Unvarying repetitive facades that present a monolithic development should be avoided.
- Building forms should be appropriate to their style.
- Enhanced articulation and/or added architectural features shall be reflected in the building elevations facing streets, parks or other greenways in order to maximize visual impact to the user and minimize boxy structures.
- Provide a variety of both single and multi-story elements within multi-story home designs.
- Porches, entries, balconies or outdoor rooms are encouraged for homes that face public streets.
- As appropriate to the architectural style, add visual interest to wall planes by incorporating an array of architectural elements such as bay windows, dormers, balconies, window canopies, window awnings, etc.
- Provide additional articulation and variety to elements by changing materials, details, and/or color.

Porches and detailing wrap corners.

Porches create outdoor rooms.

Homes raised above sidewalk level are encouraged.

- To meet the design standard for enhanced elevations (front, sides and rear) where they are visible from the street, pathways or public and/or private open space, consider utilizing elements such as changes in building massing, roofline variation and window treatments.
- Porch and entry features should primarily be one-story elements. However, porches may also be incorporated into two-story vertical elements to break up the building mass facing the street or to provide visual interest to the streetscape consistent with the architectural style of the residence.
- Multi-unit buildings should incorporate smaller-scale architectural forms that are associated with its architectural style to visually reduce the height and scale of the building and emphasize the definition of individual units.
- Incorporate relief, texture and color in façades that enhance the pedestrian experience on the street that is consistent with the chosen architectural style for the unit.
- Varied building heights for multi-unit buildings are encouraged, both to provide visual interest and give the appearance of a collection of smaller structures.
- Larger multi-unit buildings should respond to adjacent lower density residential development with sensitive transitions in scale and massing.
- Expression of individual units within row town homes is encouraged.
- Functional and usable outdoor porches, patios, balconies, courtyards, or other areas for the use of building residents are encouraged for multi-unit buildings.

Simple massing with exposed structural detailing is encouraged.

Front porches break up elevation mass and provide outdoor rooms.

Gables and bays articulate building mass.

Windows and Doors

Windows and doors will naturally vary with the incorporation of a variety of architectural elevation styles.

- Entries should be given special attention as a whole system including door, side windows and porches.
- Entries should be inviting from the street with adequate weather protection.
- Windows should be appropriate to the building's architectural style and combined and arranged to establish clear and rhythmic patterns as appropriate for both the building's architectural style and scale.
- On all elevations, openings should be trimmed and articulated with an appropriate head, sill and jamb detail.
- If used, shutters should be appropriate to the architectural style, sized to match their window and at a minimum, lend the appearance of functionality.
- Window grids, if appropriate to the architectural style and used on the front elevation, should be used on all elevations that are visible from streets, open space, or other common areas.
- Though consistency of window use is generally desirable, windows may be provided in various shapes and sizes provided they are appropriate to the building's architectural style or as accents.
- Window placement should minimize the violation of a neighbor's indoor privacy.
- To provide visual interest and avoid an identical appearance, garage doors should incorporate some architectural detailing, such as patterned garage doors with window panels and painted trim, that is consistent with the overall architectural design.
- Garage doors should not be flush with the front wall plane.

Variety in windows can provide interest.

Brightly painted trim can add a playful element to the elevation.

Variety of detailing at roofline adds interest.

Entries including door, windows and porch, should be given special attention.

Expression of individual units within row town homes is encouraged.

Detailing is appropriate to style of architecture.

Entries to Multi-Unit Buildings

All entries for main buildings and for individual units should be pedestrian-scaled.

- Courtyard doors, gates, or other portals used at building entries such as for stacked flats or garden apartment buildings should be attractively designed as an important architectural feature of the building or development.
- Main building entries (i.e. those serving multiple units) should be differentiated from individual street-level unit entries with special detailing, awnings, canopies, or multi-story forms.
- Individual ground level unit entries should have a strong relationship to a fronting street, internal walkway, or courtyard as appropriate to the overall siting concept and housing type. To the extent appropriate to the architectural style, all ground level private dwelling unit entries particularly those fronting a public street should incorporate a porch element or recessed entryway.
- Each dwelling unit's entry should be emphasized and may be differentiated through architectural detailing and elements such as porches, stoops, or roof canopies.
- Where topography allows, street entries to row town homes should be elevated with raised porches or stoops to a height of at least three steps above the public sidewalk. Porches or stoops may be paired and share a single set of stairs.

Detailing, Materials and Colors

A complimentary variety of materials used on façades from home to home and within a single home creates a more diverse and interesting neighborhood. Creative and thoughtful use of color can be a very simple yet effective tool for creating visual diversity. Together, variety in color and materials can have a significant and positive impact on the overall appearance of a neighborhood.

- Signature or custom detailing should re-enforce and support the neighborhood character.
- Details and materials should be appropriate to the style the building is expressing. "Appliqué" of details or materials on inappropriate building forms should be avoided (i.e. English half-timbering on a ranch style home with a 4:12 roof pitch).
- Gutters, downspouts and rainwater leader heads should be integrated into the roof/wall detailing and designed as part of the trim. Chain drains are acceptable.
- Materials should be incorporated such that they do not appear to be merely surface applications but as an integral component of the architectural style.
- Natural and natural appearing materials should be used as details to complement the selected architectural style such as wood, stone, brick, iron and copper.
- Materials should be attractive, durable, sustainable, low maintenance, and appropriate to the character of the neighborhood. To the extent possible, materials should also be of local origin.
- When not used uniformly about a house, accent materials such as brick and stone used on street facing elevations should be returned to a logical point of termination such as an inside corner, on the adjacent side elevation.
- Color should be used as an important design element in a building's appearance. Garish and incompatible colors should be avoided. Appropriate use of more than one predominant paint color is encouraged. Compatible accent colors are encouraged to enhance important building elements.

Enhanced main entry

Individual unit entries have strong relationship to the street

Raised stoops entries

- On an individual building, color variety should relate to changes of building forms and materials, such as body, accent and trim.
- Use of accent colors to emphasize the building's details such as window sash, mullions, and trims is strongly encouraged when appropriate to an architectural style.

Roofs

A variety of roof plans and pitches is desired, as roof forms and their materials have a significant impact on the impression of variety within a neighborhood.

- Roofing materials should be appropriate to their related style and pitch.
- Roofs over one-story elements, such as those over porches or bays, provide additional articulation of the massing of larger two-story residences and are strongly encouraged.
- Variation in ridgeline heights and alignments should be incorporated in order to create visual interest.
- Flat or very shallow sloped roofs should be appropriate to their architectural style. Built-up or roll roofing and similar appearing materials that are predominantly used on flat roofs are only permitted if they are not visible from the street or other public area.
- Roof penetrations for vents should be consolidated and located on the rear side of roof ridges or a portion of the roof not visible from a public street, park or common green, whenever possible.

Masonry termination.

Chain drain.

Color is an important design element.

A variety of roof forms adds interest to a neighborhood.

Adding a variety of material creates a diverse neighborhood.

B.6 Commercial Mixed Use (CMU) District - Village District

The Village District is an area allowing for the uses, including but not limited to, retail, office, visitor service, recreation, and some residential. It is anticipated that the Village District may contain a small grocer, neighborhood serving retail uses such as a dry cleaner, hair salon, specialty retail and restaurant uses. This blending of uses creates energy and reinforces the urban character of the community.

As the “heart” of this community, the Main Street creates the hub of activity and focus for the overall project area. It presents the public face to the community at large, and the quality of design is important to the perception of the community. Site design, architecture and landscaping should create a village atmosphere where people are comfortable to mix, mingle and spend time. The following site design and architectural design guidelines shall apply.

Site Design

The goal of the Village District is to create an intimate shopping experience for residents within the Plan Area as well as the greater Roseville community. The Main Street creates a true urban gathering place where retail shops and restaurants can open their doors to the sidewalks and invite people inside. The Main Street connects Westbrook Boulevard through the retail area and is intended to intrigue and invite a passerby along Westbrook Boulevard to turn in and spend some time within the Village District.

Edges between adjacent land uses should appear seamless.

- As an urban village, there should be no walls between the commercial uses in the Village District and adjacent residential neighborhoods with the exception of those required for screening of mechanical trash or loading facilities.
- Create strong pedestrian links to the other land use areas.

The Main Street forms the backbone and focal point of the Village District.

- The Main Street should evoke a low speed urban character where cars and bicycles share the road.
- The Main Street cross section should be flexible enough to allow for diagonal or parallel parking, or a combination of both, with neck-downs at pedestrian crossing points.
- Parking lots may be accessible from, but should not front onto Main Street.
- Drive-through facilities should not be visible or accessed from the Main Street.
- Significant intersections should be highlighted with bollards, special paving, accent trees and opportunities for other monumentation such as art pieces or way-finding elements.

Strong, simple forms.

Architectural Character.

Parking areas should create an environment where pedestrians feel comfortable.

- Pedestrian routes across parking areas should be highlighted by special paving, accent landscaping, bollards, or other measures as appropriate to the overall urban character.
- Pedestrian scaled lighting fixtures should be provided.
- Trellis, awnings, and other sun protection devices are encouraged.
- Loading and services areas should be screened and not visible from public streets or adjacent residential neighborhoods.
- Buildings, parking, and service areas should be oriented to minimize impacts to residential uses without the use of walls.

Create a village environment framed by storefronts, awnings, and landscaping with an atmosphere where people are comfortable walking and spending time.

- Provide for a mix of sizes of businesses that creates a pedestrian friendly atmosphere.
- Outdoor dining is encouraged. Sidewalks should be scaled to accommodate seating while still leaving a minimum path of travel required by the building code.

To enhance the pedestrian experience, no private driveways are accessed from roads surrounding the Urban Park.

Low speed retail street with pedestrian crossings

Enhanced paving at pedestrian crossings

Diagonal parking along Main Street

Accented pedestrian crossing.

Pedestrian routes across parking areas should be clearly defined.

Areas for outdoor dining are encouraged.

Plazas and other outdoor seating areas should be provided to create gathering places for residents and visitors in order to enhance a village atmosphere.

- Focal points should be created with features such as fountains, outdoor performance areas, or opportunities for art pieces.
- A generous amount of outdoor seating should be provided and should include both sunny and sheltered areas.
- Both hard surface and planted areas should be incorporated into the design.
- Colored, decorative paving patterns should be used at special focal points.

Street Furnishings

The sidewalks and pedestrian promenades are an important feature of the Village District environment. These areas should be furnished with enriched materials and furnishings that create a comfortable, convenient, and entertaining experience. With the exception of features created as art pieces, the furnishings should be selected from a similar family of style, color, and finish to create a refined and uncluttered appearance.

- Create sidewalks that are scaled to accommodate cafe style seating and adequate landscaped areas.
- Seating areas should be created using benches, tables and chairs, seat walls, and raised planters.
- Newspaper racks should be of one cohesive design and integrated into the landscape design.
- Bicycle parking should be integrated into the landscape design and located to provide convenience in a safe, secure manner.
- Bollards may be placed to provide separation between auto and pedestrian crossings.
- Trash and ash receptacles should be placed at convenient locations to help keep those areas clean.
- Privately owned and maintained light standards should accept flower baskets or banners.

Art pieces as focal points.

Ample sidewalks for café seating.

Outdoor dining at plaza.

Decorative elements such as flower baskets are encouraged.

Awnings, trellises along retail street

Easily identifiable entries

Contemporary style based on traditional building form

Architecture

The goal of the Village District architecture is to create a character that is distinctive and memorable. The architecture should have a strong character, yet allow for variation and diversity in how that character is expressed.

Building upon the architectural character established by the residential styles, the commercial buildings within Amoruso Ranch Village District should reflect Agrarian roots, but with a contemporary interpretation. This aesthetic is expressed by strong, simple forms and detailing that is more industrial than formal.

Appropriate building materials include smooth or hard-troweled stucco, brick, pre-cast cementitious panels or stone and accented by steel, tile, heavy timber or other appropriate detailing. Buildings along the Main Street should have ground floors that are predominantly storefront glazing. However, the ground floor character should support upper level architecture. Heavy stucco textures are discouraged.

Public street facing facades of all buildings should have the same level of articulation and quality of details and materials as the front of the building.

- Long expanses of blank walls are discouraged, where they are unavoidable they should be articulated and softened with three-dimensional details, planters, vines, and other landscaping.
- A composition of distinct but related forms should be used.
- Loading and service areas should be integrated into the overall building composition.
- Architectural enclosures should be designed as integral elements of the building architecture.
- Long unbroken forms and flat planes are discouraged.

Public street facing building facades should incorporate three-dimensional facade elements that lend a pedestrian scale to the street level.

- Arcades, wide overhangs, deep reveals, permanent awnings, etc. are encouraged.
- Building and individual tenant entries should be easily identifiable.
- Flat unarticulated wall planes should not be used.

Buildings facing Main Street and the Main Street Promenade should have tall first floor plates.

- Retail ground floors should be a minimum 14 foot floor to floor.
- Residential units should have a minimum 10 foot first floor.

Roof design should be integral to the overall building design.

- Parapets shall screen rooftop mechanical or solar energy equipment from ground level view (any public right of way.
- Tower elements should be included at key locations to provide points of interest along the streetscape.
- Roofline variation along each block should be created by differing parapet heights.
- Materials should be appropriate to the building's style and character and suited to commercial construction.
- Materials such as stucco, masonry, storefront glazing and well-detailed precast concrete are encouraged.
- Accent materials such as brick, stone, tile, and anodized or powder-coated high quality metal finishes are encouraged.
- Any changes in materials should occur at inside corners where the building plane changes direction.
- Due to glare issues and aesthetic concerns mirror glazing should not be used.

Landscaping

The general landscape concept is to provide basic planting direction along streets and other public spaces, while allowing business owners and tenants to individualize their landscaping. The following information describes suggested landscaping:

- All plantings must comply with the City's Water Efficient Landscape Ordinance.
- Select appropriate plant species based on architectural style and size of planters.
- For each parcel use a mix of shrubs, ground cover and turf, as appropriate.
- Plant shrubs at the base of the building and walls, vines on trellis structures, enclosures or garden walls.
- Use larger shrubs adjacent to fences, walls and facades.
- Plant vines on walls, fences, trellis/arbor and structures.
- Provide access walkways to entries.
- Plant accent shrubs to highlight entries.
- Install an automatic water-efficient irrigation system.
- Plant shrubs and/or ground cover from back of walkways to face of wall or fence.

Deep awnings provide shelter.

Accent materials.

B.7 Community Commercial

The commercial center in the northeastern portion of the ARSP area allows for uses, including but not limited to, large and small format retail, entertainment, office and other uses as approved by the City's Zoning Ordinance. The following design guidelines supplement the City of Roseville Community Design Guidelines.

Site Design

The goal of the regional commercial center is to create a one-stop shopping experience, in additional to the existing retail areas in Roseville, for residents within the Plan Area as well as the greater Roseville community.

- Bicycle parking and utilities should be integrated into the landscape design to place these elements where they are needed in a discrete manner.
- Create a commercial center framed by storefronts, awnings and landscaping.
- Provide for a mix of sizes of businesses within the commercial center that creates a pedestrian friendly atmosphere.

Street Furnishings

The sidewalks are an important feature of a regional commercial environment. These areas should be furnished with enriched materials and furnishings that create a comfortable, convenient, and entertaining experience. With the exception of features created as art, the furnishings should be in a similar family of style, color, and finish to create a refined and uncluttered appearance.

- Create sidewalks that are scaled to accommodate cafe style seating and adequate landscaped areas.
- Newspaper racks should be of one cohesive design and integrated into the landscape design.
- Bollards may be placed to provide separation between auto and pedestrian crossings.

Figure B.4 Commercial Center

Architecture

The goal of the regional commercial center architecture is to create a character that is distinctive and memorable. All public facing facades of all buildings should have a level of articulation and quality of details and materials that relates to the front of the building.

- Loading and service areas should be integrated into the overall building composition and screened from the sidewalk views.
- Architectural enclosures should be designed as integral elements of the building architecture.
- Trellises, pergolas, or permanent awnings should be incorporated where appropriate to serve as shade and weather protection. Arcades, wide overhangs, deep reveals, permanent awnings, etc. should be used.
- Materials should be appropriate to the building's style and character and suited to commercial construction.
- Any changes in materials should occur at the inside corners where the building plane changes direction.
- Mirror glazing should not be used.

B.8 Signage Design Guidelines

These guidelines are intended to result in functional, attractive signage incorporating a high level of design, graphics and materials throughout Amoruso Ranch. Unless otherwise stated, all signage shall also conform to the specific requirements, spirit and intent of the City of Roseville Sign Ordinance provisions. If there are any inconsistencies between the City of Roseville regulations and these Design Guidelines, the Sign Ordinance shall take precedence. If these Design Guidelines are silent on a topic, the Sign Ordinance requirements shall apply. All signs require a sign permit and all building complexes with four or more buildings, tenants or uses require a Planned Sign Permit Program to be approved, prior to receiving individual sign permits.

The following sign types are strongly discouraged in all areas of Amoruso Ranch:

- Internally-illuminated awnings.
- Plastic-faced box or cabinet signs.
- Formed plastic or injection molded plastic letters.
- Luminous vacuum-formed plastic or acrylic letters. Signs with exposed fasteners unless they are architecturally integral to the building character and signage design.
- Signs with exposed conduit, tubing, raceways, conductors, transformers or related equipment.
- Fabricator's stickers shall not be visible to the public.

General Guidelines

- Signs shall be constructed of high quality, durable materials.
- All bolts, fasteners and clips shall consist of materials appropriate for the design of the sign and not appear as afterthoughts in the overall look of the sign.
- Separate all ferrous and non-ferrous materials with non-conductive gaskets to prevent electrolysis.

Projecting signs are another effective signage option in a pedestrian environment. These signs project horizontally from the wall that they are affixed to. This provides interest and a high level of visibility to the pedestrian and vehicles that are driving by. The following provides the general design criteria for these signs:

- Relate the design of the project signs and supports to the character of the building.
- Position projecting signs to complement the building's architectural details. Locate solid panel signs below the first floor ceiling line, or no more than fourteen (14) feet above the sidewalk, whichever is less. Provide at least eight (8) feet from the bottom of projecting signs to the ground in pedestrian areas and fourteen (14) feet in areas with vehicular traffic. Projecting signs should be attached at a ninety (90) degree angle from the face of the building. All signs which extend over the public Right of Way and or sidewalk shall be required to obtain the necessary permits from the City of Roseville.

The building architecture should be designed to accommodate signage and other graphics as an integral part of the building design so that future signs do not interrupt architectural features of the building.

- Metal signs may be made of aluminum, brass, bronze, copper, stainless or welded steel.
- Logos or trademark displays may be used on signs.
- Individual raised letters on the building face, pedestrian oriented blade signs, sculptured cantilever signs and non-internally lit signs with lighting from a secondary source are encouraged.
- Building addresses may be integrated as part of the architectural design or signage package for the building.
- Signage may be integrated with awnings and canopies.

Commercial Mixed-Use Area – Village District

In keeping with the vibrant character desired in a mixed-use area, the following additional guidelines apply in the Mixed-Use areas:

- Signs are encouraged to be unique, sculptural, one-of-a-kind accents to the building architecture.
- Sculptural elements, banners or painted murals without text may be included as part of a business identity.
- Artistic use of neon in surface mounted, blade or hanging and window signs is permitted.
- Franchise signage is strongly encouraged to be incorporated into a more unique design execution than an “off the shelf” standard sign.
- The signage program for a tenant may include banners mounted on the upper levels of the building.

Artistic execution of Franchise Sign.

Example of Projecting Blade Sign.

Handcrafted elements as signage.

Example of a Tenant specialty banner.

Example of a Tenant Identification banner.

Example of a painted mural as part of signage program.

Example of a Window Sign.

Example of artistically executed neon.

Example of a Major Tenant Building Identification Sign.

Commercial/Community
Free-standing monument signs are allowed as identification for a building or complex of buildings consistent with the City's Sign Ordinance.

- Color, materials and fonts should be integrated with the design character of the architecture and landscaping.
- Sources of ground lighting should be screened from view.
- Monument signs for individual tenants within a building are discouraged.

Home Occupations
In keeping with smart growth and sustainability principles, home occupations within the Village District are encouraged. Where these occur, the home occupation shall not disrupt the neighborhood character, but is allowed to have a small sign displayed on the residence near the entry door or in a window.

- No standard franchise signage is allowed.
- Signage shall be unique, original and executed with a high degree of craftsmanship.
- Signage shall not be "propped up" inside a window.
- Signage shall not exceed two square feet in size.

Home Occupation Signs will not be allowed within the residential zones of the ARSP.

B.9 Public Facilities and Office Uses

While there will be no industrial uses within the ARSP, there will be a range of public facilities and office uses. Public facilities include: bus stops, an elementary school, a fire station, and other support structures such as lift stations. As an integral part of the community, it is important to maintain the quality of the character established by the Village District. Therefore, both public facilities and office uses will use the Design Guidelines for Office Development as a guide. It is anticipated that individual plans will be developed for each parcel based upon the program needs for the area.

Facilities should provide a positive visual identity from the surrounding properties, and address the public streets in a direct and welcoming manner. Building entrances should be clearly articulated with distinctive architectural elements, and signed to create strong simple orientation for students, employees, visitors and deliveries. Landscape buffers should be provided to screen loading and utilitarian portions of the site, including:

- Provide for an environment where people are comfortable walking from building to building with pedestrian links to the surrounding community.
- Pedestrian paths and walks should be lined with trees and separated from direct adjacency to streets and parking areas.
- Special paving should be used at key pedestrian and vehicular intersections.
- Pedestrian routes should not traverse large areas of parking lots without designated, landscaped enhanced routes.
- Architectural enclosures should be designed as integral elements of the building architecture.
- Materials should be appropriate to the building's style and character and suited to commercial construction.
- Any changes in materials should occur at the inside corners where the building plane changes direction.
- Mirror glazing should not be used.

The nature of the ARSP is to integrate as much of the community together as possible. As a mixed-use site, walls will not be used to separate the public facilities and office uses from the rest of the community. Public facilities, however, may be separated from residential areas in cases where noise, safety and security are of a concern.

B.10 Lighting

Exterior lighting can provide safe and effective evening illumination for the pedestrian and vehicular areas of roads, sidewalks, and walkways throughout the Amoruso Ranch community. Design should reflect the concept and character of the community through illumination level, light fixture type, finish, color, and location. There can be streetlights for roads and sidewalks, pedestrian lighting for sidewalks and walkways, building illumination, and accent lighting on special architectural and landscaping features. Specialty lighting, such as seasonal tree lights, is also encouraged in the Village District. Cutoffs and shields shall be used as necessary to minimize impacts on residents.

Privately Owned and Maintained Street Lights
Streetlights and Fixtures are encouraged to be of two types:

1. On primary streets: pole mounted with twin arms that match the architectural style for the community. The roadside arm could hold an extended lamp to illuminate the road. On the sidewalk side, the arm could hold flower baskets, art, or banner arms.
2. On secondary streets: single armed on poles to reduce glare and the impact of lighting on residences. Light is also encouraged to be focused downward and shielded from the night sky.

The City of Roseville has established street lighting standards for the City. Should Amoruso Ranch wish to deviate from the standard light fixture in terms of design character, the selected fixture must be approved by the City and meet the City standards for illumination, glare prevention, etc.

Path and Stair Lights
In less traveled areas where bollards may be too large, footpath lights can be acceptable as a means to illuminate a secondary path. On stairways, inset stairway and stair step lights are encouraged to enhance pedestrian way finding. Consistent with City requirements pedestrian pathways must be illuminated a minimum of 0.5 foot-candles at the walking surface.

Building Mounted Lights
Building mounted lights can be used to light walkways, terraces, courtyards, plazas, and planting in appropriate areas. Because building lights may be turned off, building lighting cannot be depended upon exclusively for illuminating walkways and other areas where safety is a concern. Fixtures are encouraged to be selected and located to cast downward and be shielded to minimize glare. Lighting from buildings can be balanced with street lighting to ensure areas are not over lit.

Accent Lighting
Accent lighting can be used to emphasize special features such as fountains, sculptures, wall niches, signs, planters, or trees for decorative effects and can be inconspicuous and durable. Small scale accent lights such as LED based fixtures can be used for way finding or as special design elements.

Special Event Lighting
Lighting used for special events can include decorative lighting for holiday seasons or other community park event lighting. Special event lighting can be designed for use during event and non-event times. Seasonal decorative lighting during holidays and holiday events is encouraged subject to approval by the City of Roseville.

B.11 Parking

Off-Street Parking Guidelines
Off-street parking, including parking lots, can often have an undesirable effect on a community when it disconnects people from public spaces, creates visual and physical barriers, or provides unsafe conditions. The demand for off-street parking is reduced by encouraging the use of non-motorized transportation with strong trail linkages and bicycle facilities, and by having access to transit for daily needs.

Amoruso Ranch parking areas will follow the City of Roseville Zoning Ordinance standards and should:

- Use appropriate lighting to eliminate dark hiding places, clearly marking any unobstructed access ways for users from parking, and increase visibility for users and security systems to monitor activity.
- Locate parking areas close to facilities to reduce the distance and time it takes to go from parking lots to the facility.
- Provide on-street parking next to active areas.
- Provide clear visibility, unobstructed by signs, landscape, or buildings from street to parking lots.

Minimize the visual impact of parking by:

- Locating parking areas behind tree groves and out of view corridors.
- Planting parking lots with trees and shrubs to reduce the parking lot's visual impact.

Pedestrian connections are encouraged to be integrated into the parking lot layout to provide safe, clear, and unobstructed pathways. For pedestrian access points and pathways, special emphasis can be provided through distinctive materials, colors, and patterns. Parking stall dimensions, aisle widths, loading areas, and layout shall conform to these and all other standards, codes, and regulations of the City of Roseville unless otherwise approved by the City. All irrigation and landscape shall comply with the City's Water Efficient Landscape Ordinance.

B.12 Relationship to the City Community Design Guidelines

Where residential neighborhoods have an interface with an edge (i.e. adjacent to parks, paseos, or open space Class I trails), design techniques should be employed to provide neighborhood access and visibility to these features. This will enhance the level of connectivity in the ARSP. Guidelines for the various edges within the ARSP are provided below:

Guidelines for Edges along Parks, Paseos and Open Space
The following guidelines apply to the design of neighborhoods adjacent to parks and open space features:

- Where applicable, neighborhoods should provide access, for service and fire protection, adjacent to parks, natural creek corridors, pedestrian parkway corridors, and paseos. Locked gates into subdivisions are not permitted where they would preclude public access to a City park or Class I open space trail.
- Along open space parcels, frontage landscaping shall be native plants, as required by the City.
- A subdivision's internal street system shall be designed to allow residents to walk easily to nearby parks.
- Residential units should be oriented towards parks and paseos, rather than backing onto them.
- Where streets occur adjacent to the Urban Park, individual private residential driveways are not permitted to take access from these streets.
- Residential subdivisions located adjacent to open space areas shall provide visual access to the open space.
    - Residential streets should provide views into the open space areas at selected locations by providing opportunities for homes to front or side on to open space. This can be accomplished in a number of ways including single-loaded streets, loop streets, or live end cul-de-sacs.

- No more than 50% of homes, within each subdivision that are adjacent to open space shall back up to open space areas. This requirement will not apply to internal "urbanized" open space areas such as paseos, to the portion of AR-98, south of the Placer Parkway- or to parcels AR24 and AR 37 where size and configuration may overly burden development (open fencing requirement still apply to these parcels).
- Where residential lots back up or side onto open space areas, the use of open-style fencing is appropriate. However, where privacy, security, or noise attenuation is of concern (such as adjacent to public trails), solid fencing may be used between residential lots and open space (subject to Fire Department standards).
- Where residential lots back or side onto an open space area and where public access is encouraged (i.e., along Class I trails), multiple connection points shall be provided, via live-end cul-de-sacs, paseos, or other means.
- Pedestrian connection points to park and open space features should be easy to find within neighborhoods, along designated pedestrian/bicycle routes with high visibility to residents.
- As applicable, ensure subdivisions provide the proper interface with, and design for, any prescribed paseos.
- Where paseos are not adjacent to a street, they must be open to one side at all times to prevent a tunnel effect and create security concerns.
- ~~Where~~ Where homes side on to parks and open spaces fencing restrictions shall apply as per Fig. 5b. For homes siding or fronting on to AR-64 the front and side yard fencing shall be limited in height to 2'-6".

Figure B.5a: Homes Fronting onto Park

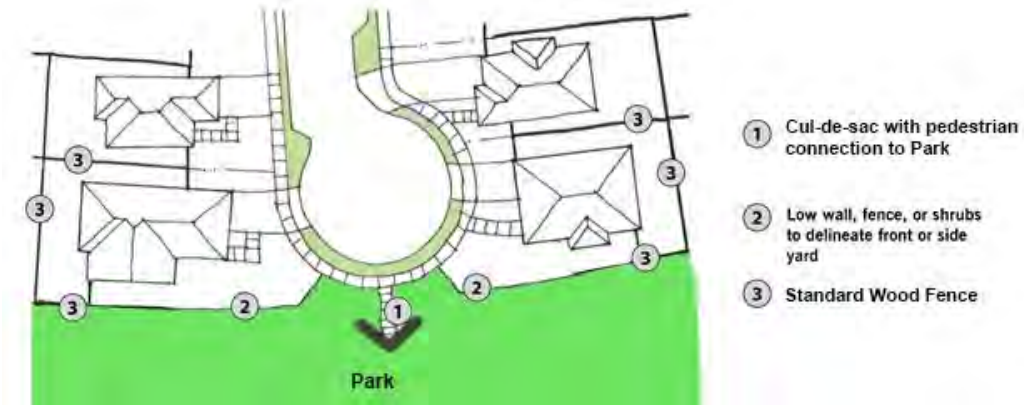


Figure B.5b: Homes Siding on to Parks (added 8/30)

Figure B.6: Homes Backing/Siding onto Open Space

Figure B.7: Homes Fronting Paseo

B.13 Community Landscape Design Guidelines

The purpose of the landscape design guidelines is to encouraged elements that support the landscape vision for the community as discussed in Chapter 3 of this Specific Plan. Elements that would distract from the intended character are noted as discouraged elements.

Landscape design should be appropriate for the local climate and soil conditions, use of water conserving plant species, utilize recycled water irrigation systems, install water efficient, low volume irrigation systems and controls and comply with the City's Water Efficient Landscape Ordinance (WELO). Landscaping should provide an appropriate transition between the formal landscaping in developed areas and the natural character of the open space areas.

This section outlines landscape themes and street planting concepts.

A. Landscape Design Goals and Objectives

To support the landscape vision for Amoruso Ranch the following concepts are established as objectives for the landscaping within the Plan Area:

- Provide high quality landscape and strong community identity.
- Utilize landscaping to enhance the sense of community established by the network of trails and pedestrian connections.
- Create a unified palette of materials and colors that supports a cohesive identity for the community, yet allow for variety and interest.
- Create open gathering spaces where the community can comfortably meet, gather, and recreate.
- Reinforce the street character where the pedestrian is the primary user and the vehicle is secondary.
- Utilize a water efficient design that meets the City's Water Efficient Landscape Ordinance (WELO)

Using the above criteria, the following guidelines were established in order to meet the goals and objectives of the landscape at Amoruso Ranch.

Streetscapes

Attractive streetscapes are an important aspect of any community and Amoruso Ranch embraces this principle. The streets sections at Amoruso Ranch were designed with an eye to the pedestrian and cyclist. Ample space in the parkways for street trees creates a buffer to insulate the pedestrian from vehicles. The landscape, particularly street tree selections, reinforces the street hierarchy to establish a sense of place and visual continuity throughout the community.

The following section addresses design guidelines for street trees and their associated landscape. For an in-depth discussion on the street hierarchy and street section geometry, refer to Circulation Chapter 7.

B. Landscape for Streets

General Guidelines

The following guidelines apply to all streetscape landscaping within ARSP.

- An automatic water efficient irrigation system shall be used in all formal landscape areas.
- The use of drought tolerant, low water use, plant species is encouraged.
- Street trees should be centered between street lights (per Roseville Electric landscape guidelines).
- Parkways and medians will be utilized for water quality features. The design of these features should complement and enhance the streetscape.
- Landscape elements such as planting, signage etc., shall be located such that the minimum sight distances for vehicles, bikes and pedestrians are maintained.
- Berms shall be no taller than thirty inches (30") in height including plantings.

Arterial Streets

The arterial streets that cross through Amoruso Ranch are Westbrook Boulevard, Road "B" and Road "D." These streets are the first layer of circulation at Amoruso Ranch and will be the first street viewed by the public as they enter the community. The following guidelines should be followed for landscape in these areas:

- Large minimum 15-gallon container, evergreen non-conifer trees should be planted in the parkways and medians.
- Street tree spacing should allow the tree canopies along each side to touch at maturity. Refer to Table B.1 Street Tree Master Plan for species and spacing.
- Root barriers and deep root irrigation shall be installed on trees planted within five feet of a curb, paved surface, sidewalk or wall.
- Parkways and medians should be planted with shrubs and groundcover using planting as a unifying theme but allow for a variety of species to ensure a healthy and long-lived plant palette.
- Turf should be avoided in these areas.
- Use of low water use, walk-on type groundcovers or grasses is encouraged.
-

West Sunset Boulevard

In addition to the guidelines above, the following standards shall be applied to the portion of West Sunset Boulevard adjacent to the northern portion of the ARSP.

- A landscape corridor will be provided. The existing Sunset right of way will be adjusted to accommodate this landscape corridor. The roadway will continue to be in Placer County's jurisdiction whereas the landscape corridor will be within the City of Roseville's jurisdiction. Depending on the road section and the travel lanes required the landscape corridor may vary between 25 feet to 15 feet in width.
- Within the landscape corridor, a 5 foot sidewalk will be provided.
- A 7 feet maximum wall height shall be provided as a buffer between the landscape corridor and the residential units backing onto West Sunset Boulevard. The setbacks from the landscape corridor shall be followed as set forth in the Amoruso Ranch Specific Plan Development Standards
- Large minimum 15-gallon container, evergreen non-conifer trees should be planted in the landscape corridor.
- Root barriers and deep root irrigation shall be installed on trees planted within five feet of a curb, paved surface, sidewalk or wall.
- Turf should be avoided in these areas.
- Use of low water use, walk-on type groundcovers or grasses is encouraged.

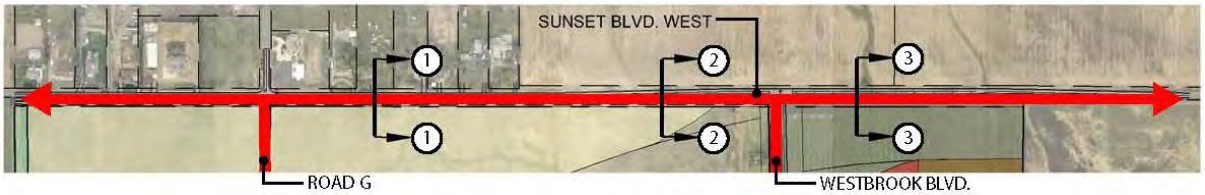


Figure B.8a: West Sunset Boulevard Street Section – Key Map

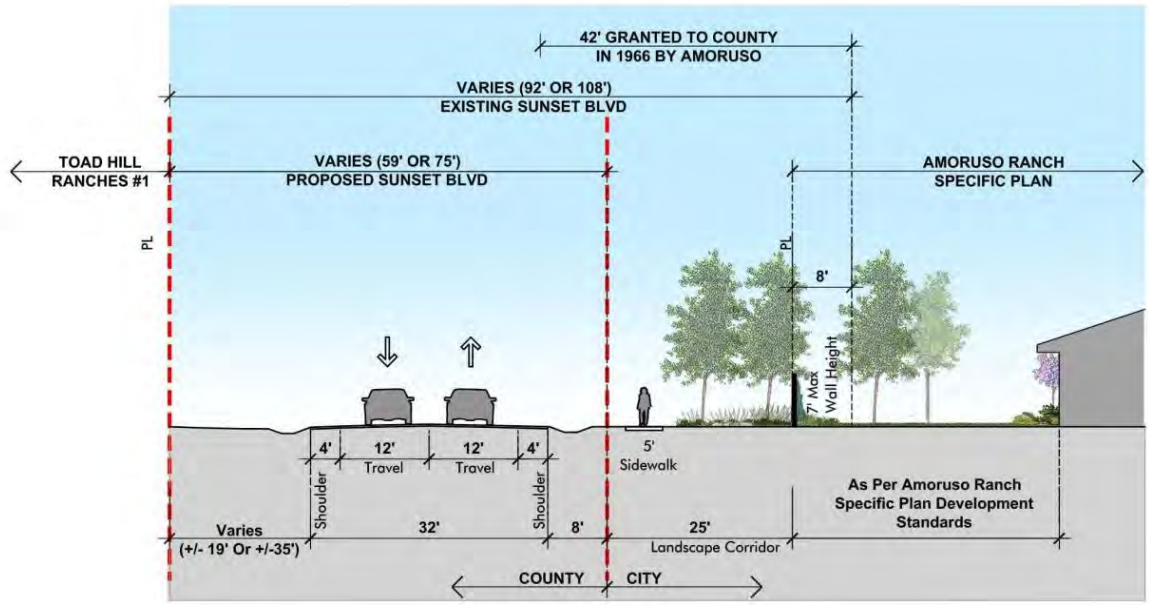


Figure B.8b: West Sunset Boulevard Street Section 1-1

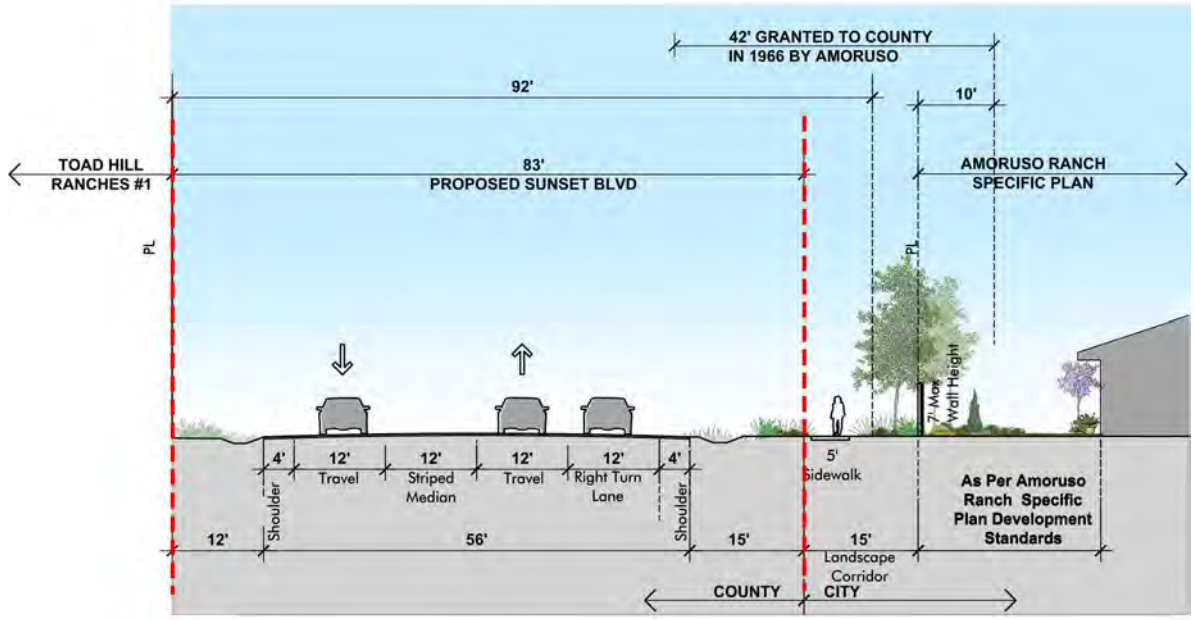


Figure B.8c: West Sunset Boulevard with Right Turn Lane Section 2-2

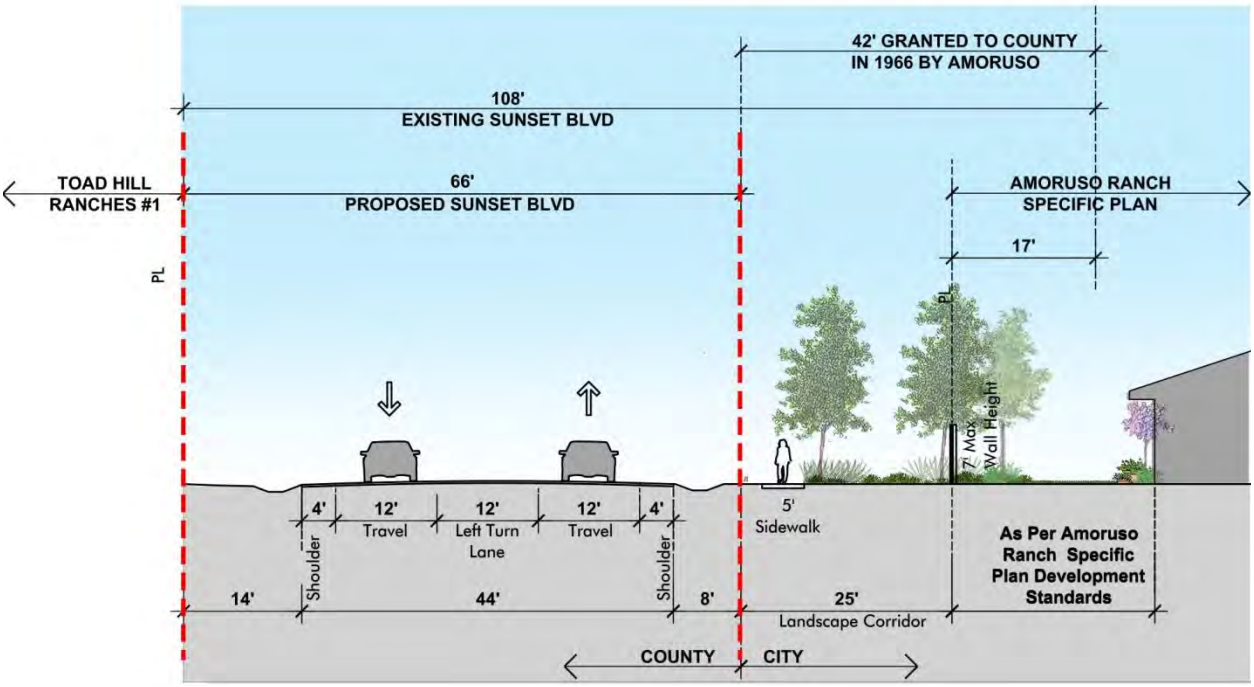


Figure B.8d: West Sunset Boulevard with Left Turn Lane Section 3-3

Median Breaks

Median breaks on arterial streets are limited to those shown on Figure 7.3 in Chapter 7, *Circulation*. The purpose of controlling the number and location of these breaks, in addition to controlling traffic movements, is to ensure a strong, continuous street tree and landscaping treatment along the streetscape. On a limited basis, additional median breaks may be considered on a case by case basis.

- Additional median breaks will be considered when a demonstrated benefit is shown to increase the level of service of an otherwise already degraded signalized intersection adjacent to the location of the desired breaks.
- Median breaks along arterial streets should be spaced to allow for standard turn pocket and taper lengths.
- Breaks should be spaced to provide a sufficient area for median landscaping and to prevent small islands which cannot be landscaped due to size constraints.
- Median design should avoid creating conditions where hardscape must be installed in lieu of landscaping due to site distance requirements.
- A minimum of five (5) trees, spaced at maximum intervals of thirty feet (30') on-center, shall be provided in any one section of median.
- Special cases deviating from these standards may be considered at the discretion of the Development Services Director, on a case by case basis.

- Use of low water groundcovers or grasses is encouraged except where utilities, street lights or LID basins interrupt the street tree pattern.

Figure B.9: Westbrook Boulevard – North of Road A (as edge conditions vary along the length of the street, diagrams only illustrate landscape treatments up to the edge of the walk)
(P = Parkway; W = Walk)

Figure B.10: Westbrook Boulevard – South of Road A (as edge conditions vary along the length of the street, diagrams only illustrate landscape treatments up to the edge of the walk)
(P = Parkway; W = Walk)

Figure B.11: Minor Arterial "B" (as edge conditions vary along the length of the street, diagrams only illustrate landscape treatments up to the edge of the walk)
(P = Parkway; W = Walk)

Modified Collector Street

Road "A", east of Westbrook is the only Modified Collector Street within Amoruso Ranch. It provides a secondary connection between Westbrook Boulevard and Road "B". The following guidelines should be followed for landscape along this street:

- Large evergreen non-conifer trees should be planted in the parkways and medians.
- Street tree spacing should allow the tree canopies along each side to touch at maturity. Refer to Table B.1 Street Tree Master Plan for species and spacing.
- Parkways and medians should be planted with shrubs and groundcover using planting as a unifying theme but allow for a variety of species to ensure a healthy and long-lived plant palette.
- Turf should be avoided in these areas.
- Use of low water use groundcover or grasses is encouraged.

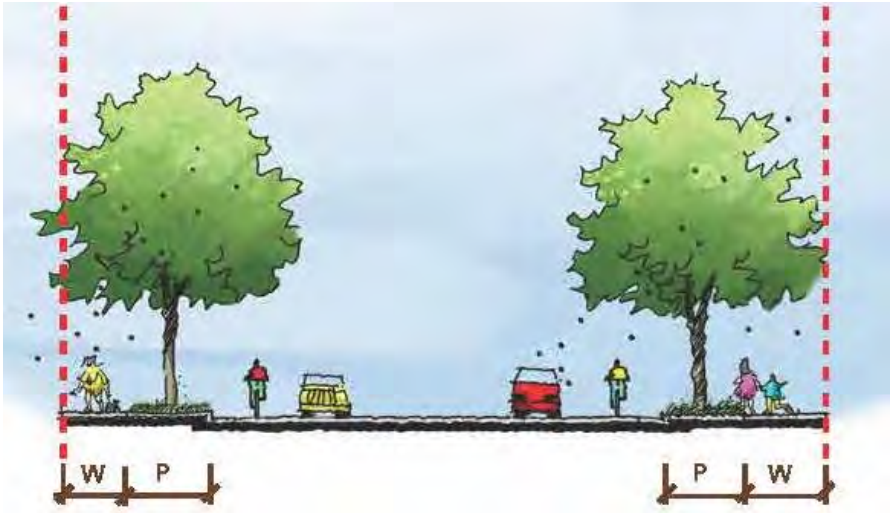


Figure B.12: Modified Collector (as edge conditions vary along the length of the street, diagrams only illustrate landscape treatments up to the edge of the walk) (P = Parkway; W = Walk)

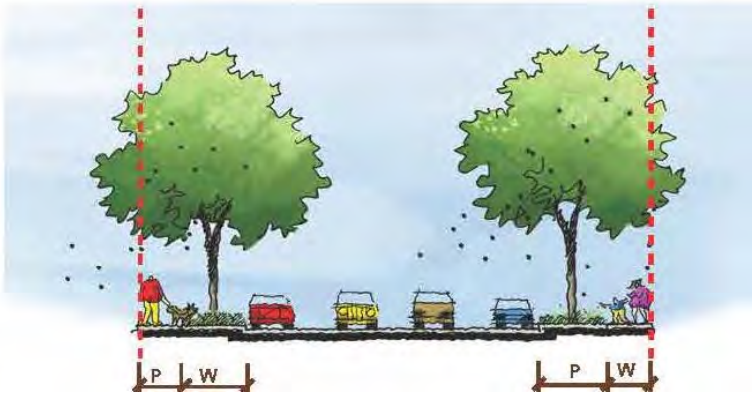


Figure B.13: Modified Primary Residential Street, (P = Parkway; W = Walk)

Modified Primary Residential Street with Street-side Paseo

This is an asymmetrical street section with detached sidewalks that consists of a sidewalk with a parkway on one side of the street and a wider sidewalk set within a landscape zone on the alternate side. This unique, wider landscape zone and wider walkway gives the street a park-like ambiance and forms a strong pedestrian and bike corridor within the community. Large deciduous trees should be aligned so that they canopy over the street. On the wider parkway side, a second row of more columnar deciduous trees establishes a unique streetscape. Shrubs and groundcover should be used within the parkways between the walks and the curb. The following guidelines should be followed for landscape along this street:

- Large deciduous canopy trees should be planted in the parkway. Refer to Table B.1 Street Tree Master Plan for specific tree species. Species should be selected to create rich fall color to highlight these streets within the community.
- Street tree spacing should allow the tree canopies along each side to touch at maturity. Refer to Table B.1 Street Tree Master Plan for species and spacing. In the area behind the walk within the landscape zone, a tall columnar deciduous tree species should be used. Spacing should correspond to the parkway street tree.
- Parkways should be planted with shrubs or groundcover or grasses and groundcover for layered plantings. The progression of scale and use of color is particularly important in the wide parkway area.
- In the area behind the walkway in the 35 foot wide landscape zone, a more ornamental plant palette may be considered as a transition to private front yards.
- Turf should be avoided in these areas.
- Pedestrian level lighting is encouraged along the ten foot wide walk section.

Roundabouts

Roundabouts are utilized to calm traffic and slow it as it enters the residential neighborhoods. Roundabouts should be planted in a similar style to the streetscapes. Tall shrubs and trees should be kept out of the sight lines in these areas. The following guidelines should be followed for landscape at roundabouts:

- Large deciduous or non-conifer canopy trees should be planted in the roundabouts to establish a vertical focal point.
- Roundabouts should be mounded 18 inches - 24 inches above the curb and landscaped to give more definition to the space.
- Layered planting is encouraged in this area to give more variety and definition to the landscape.
- Roundabouts may be used for water quality facilities if their design compliments and enhances the overall streetscape.
- Turf should be avoided in these areas.
- Utility layout through the roundabouts should consider specimen tree plantings when planning infrastructure.

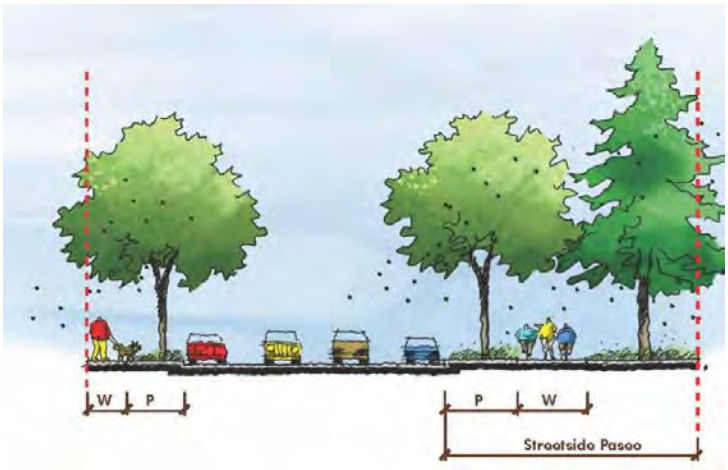


Figure B.14: Modified Primary Residential Street with Streetside Paseo, (P = Parkway; W = Walk)

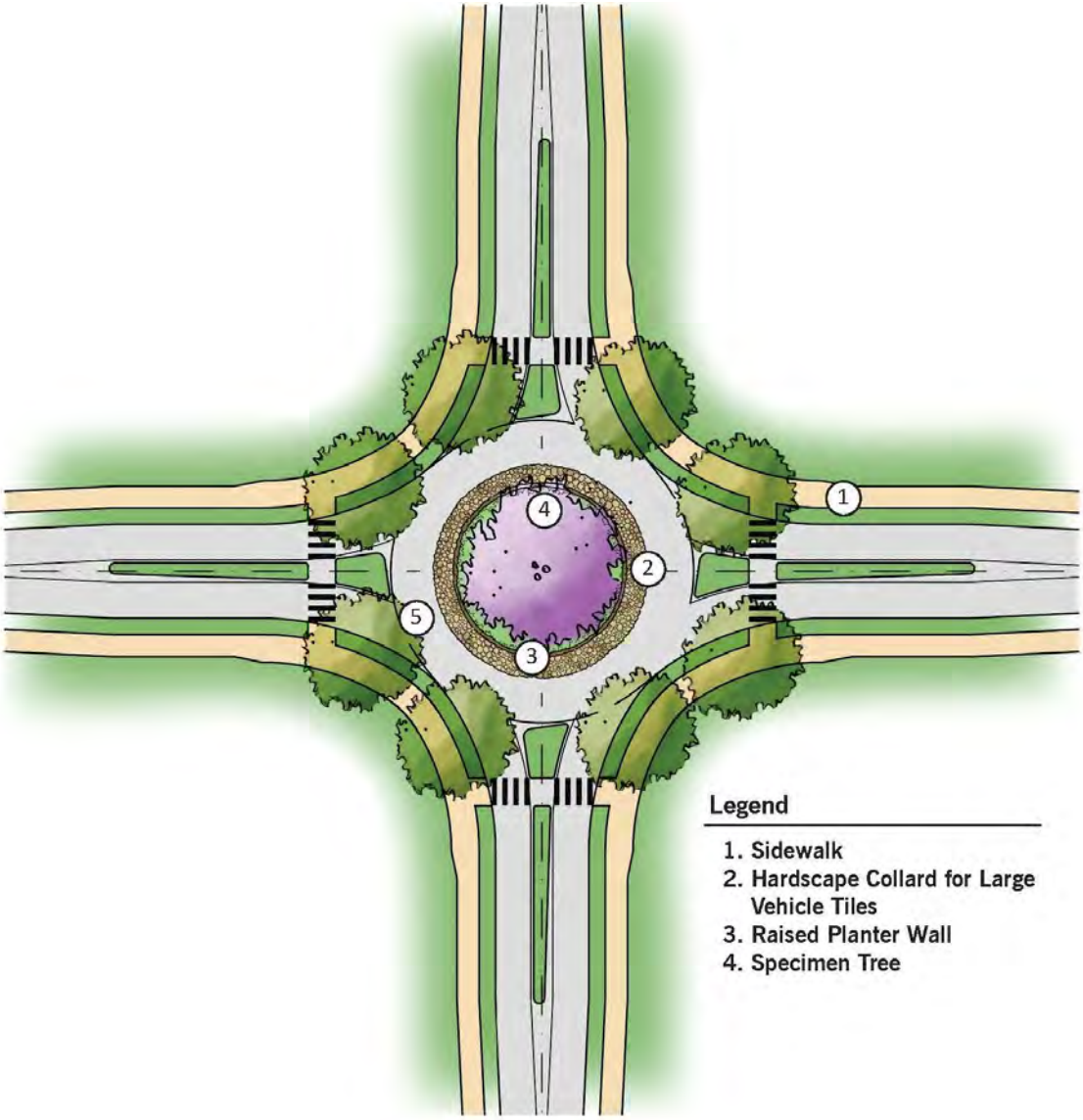


Figure B.15: Roundabouts Plan View

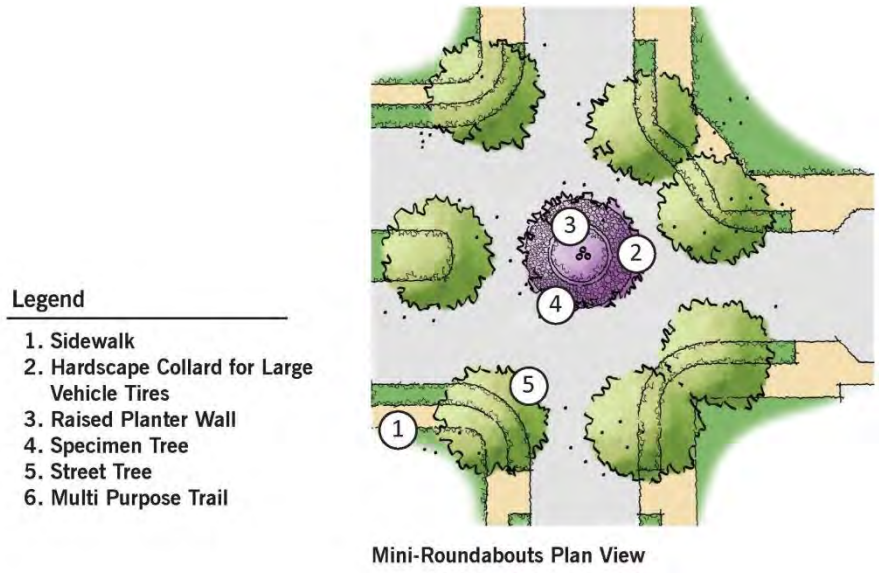


Figure B.16: Mini-Roundabouts Plan View

Modified Minor Residential Streets

Neighborhood streets have a five foot wide parkway and a five foot wide sidewalk on both sides of the street. The character of the landscaping along the streets should reflect that of the architectural character of each neighborhood. Trees should be sized appropriately for the width of the parkway and regularly spaced within a planted parkway. Tree species can vary from street to street and neighborhood to neighborhood, but should remain consistent within each block. The following guidelines should be followed for landscape along this street:

- Non-conifer evergreen canopy trees should be planted in the parkway. Refer to Table B.1 Street Tree Master Plan for specific tree species.
- Street tree spacing should allow the tree canopies along each side to touch at maturity. Refer to Table B.1 Street Tree Master Plan for species and spacing.
- Use of parkways for water quality swales is allowable.

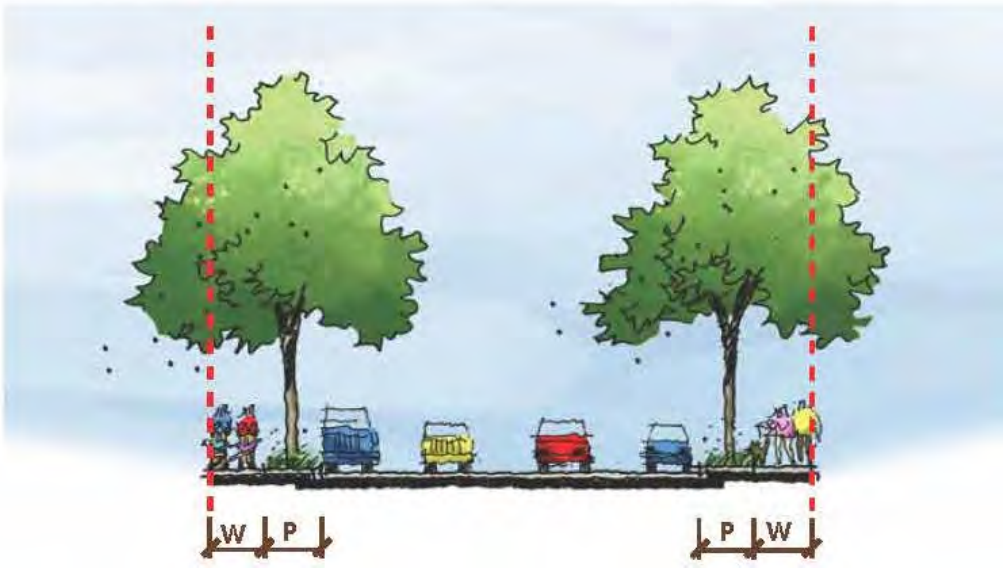


Figure B.17: Modified Minor Residential Street, (P = Parkway; W = Walk)

Alleys

Alleys may be used to provide access to the garage areas of the homes. Given the close proximity of the architecture to the alley, landscape here will be important to soften the edges of the homes. The following guidelines should be followed when designing the alley landscape.

- Alley landscape plans should be coordinated with utility plans to ensure adequate landscaping can be provided in the available space.
- Trees should be placed between each unit unless it is not feasible due to lack of space or other physical constraint.
- Trees and shrubs selected for planting pockets should be of an appropriate scale for the available space.
- Plantings should accommodate access to the private yards as appropriate.
- Privacy fencing in alleys should be located to allow for adequate landscaping between the fence and the alley driving surface.
- Alleys should have accent trees on both sides where they meet the streets.
- Landscaping within each alley should reflect the vernacular of the architecture.

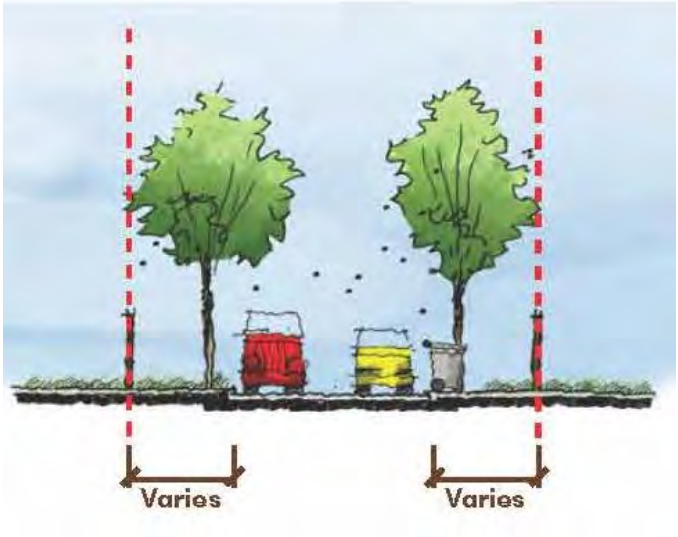


Figure B.18: Alley

Village District Streets

The Village District streets are unique to the community and it is important that their landscaping reflect this urban character. There are two types of streets with the Village District: Main Street and the Modified Primary Residential Street-Village Street. Below are guidelines for the landscape for each of the Village District streetscapes. A more in-depth discussion of the landscape for the Village District occurs later in this chapter.

Main Street

Main Street is the backbone of the Village District and is the most urban streetscape, using tree grates, specialty paving, landscape furniture and art to define the landscape.

- Deciduous canopy trees should be planted along the street in tree grates. Refer to Table B.1 for specific tree species.
- Tree spacing should allow tree canopies to touch and should establish a unique streetscape identity within the community.
- Tree species should be selected to allow visibility to merchant signage by having open canopies that allow you to see through the canopy or quickly grow to a height that allows signage to be seen under the canopy.
- Accent planting should reinforce the overall urban nature of the street.
- Turf should be avoided.

An active Main Street.

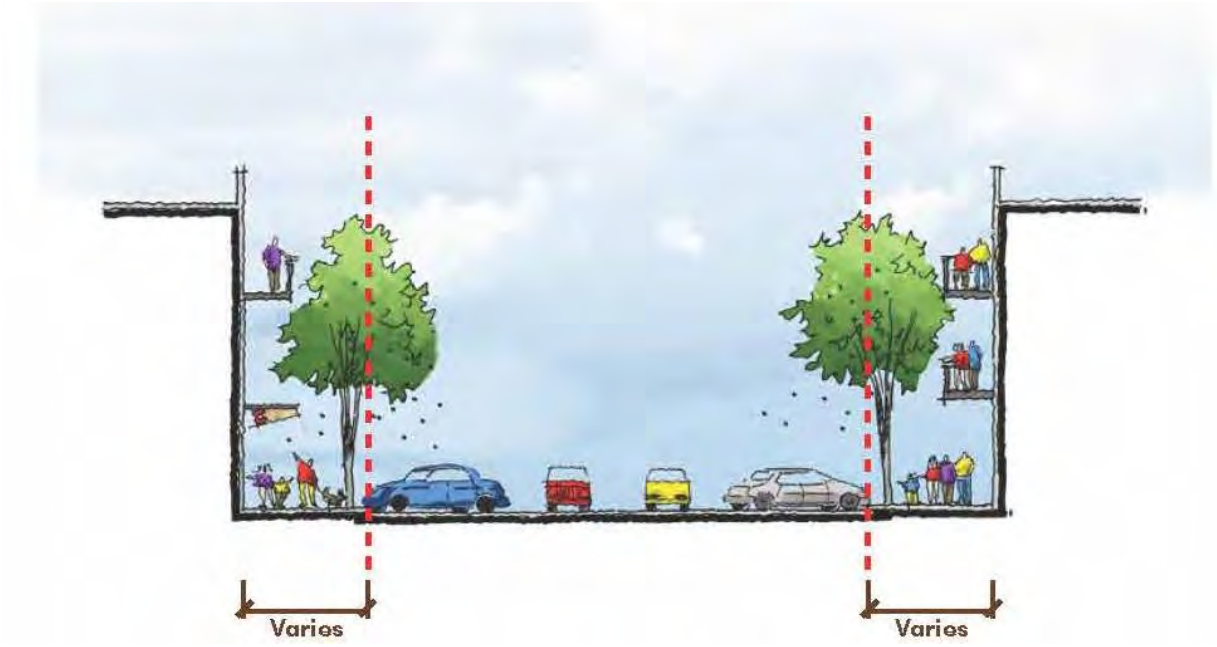


Figure B.19: Main Street

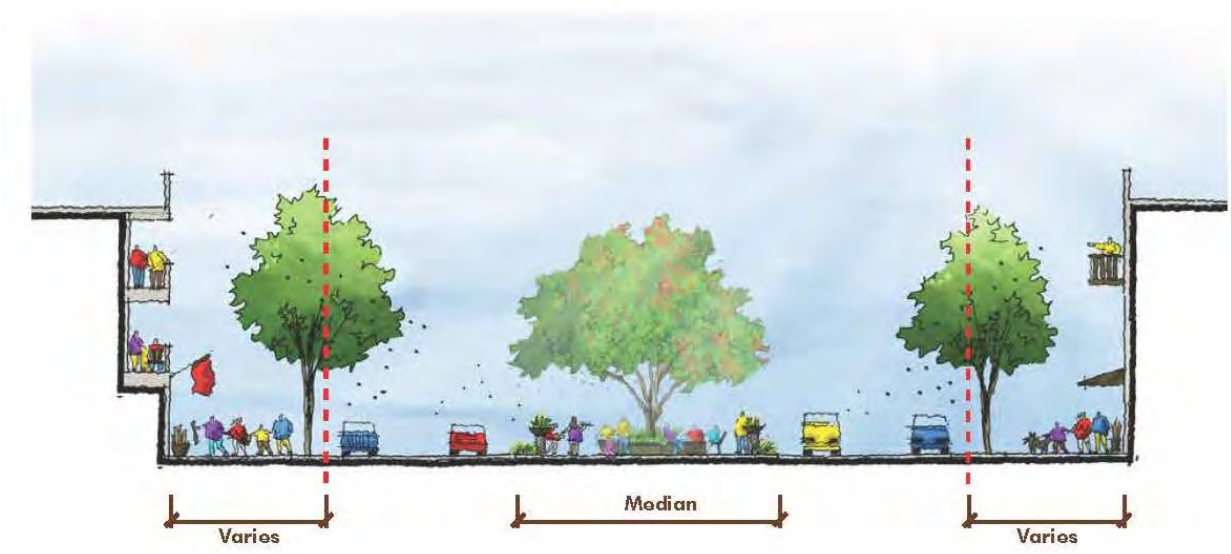


Figure B.20: Main Street Promenade

Village Streets

The Village Streets provide alternate access to the Village District, and are slightly wider than the neighborhood streets to accommodate some commercial traffic, including occasional cube delivery trucks. The landscaping along these streets should reflect their adjacent uses but should have an urban character.

- Deciduous canopy trees should be planted along the street. Where adjacent to commercial uses, they should be located in widened sidewalks with tree grates. Where adjacent to residential uses, they may either be located in five foot planted parkways or widened sidewalks and with tree grates, whichever is more appropriate to the density of housing. Refer to Street Tree Master Plan for specific tree species.
- Street tree spacing should allow the tree canopies to touch at maturity, approximately 30 feet on center.
- Understory planting can be ornamental and can consist of clipped hedges and flowering shrubs and groundcovers.
- Turf should be avoided in these areas.

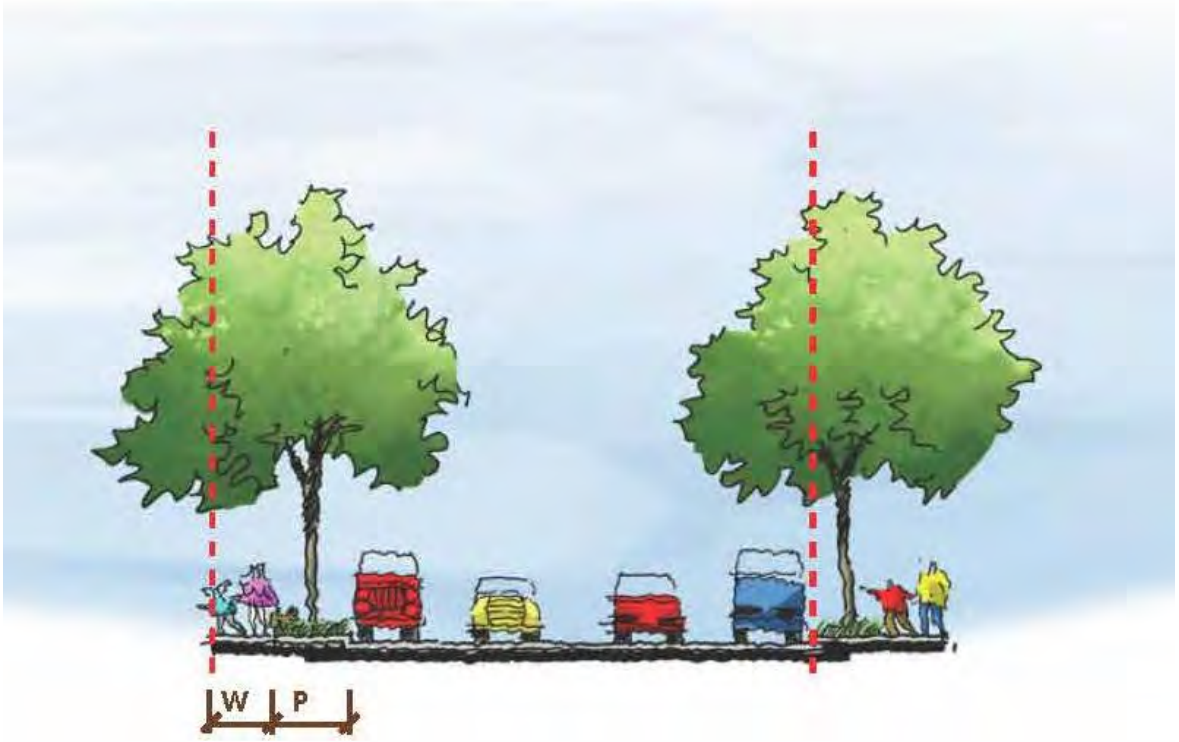


Figure B.21: Village Street, (P = Parkway; W = Walk)

Table B.1 Street Tree Master Plan			
Roadway Type/ Name	***Botanical Name***	***Common Name***	***Average Spacing***
Arterial Roadways			
Westbrook Boulevard	**Evergreen**		
	Quercus suber	Cork Oak	30'-0"
	Deciduous		
	Quercus palustris	Pin Oak	30'-0"
	Ulmus parvifolia	Chinese Evergreen Elm	25'-0"
	Median		
	Plantus species	Sycamore	30'-0"
	Quercus suber	Cork Oak	30'-0"
	Ulmus parvifolia	Chinese Evergreen Elm	25'-0"
	Zelkova serrata	Zelkova	30'-0"
Minor Arterial "B"	**Evergreen**		
	Cedrus deodara	Deodar Cedar	35'-0"
	Deciduous		
	Gleditsia triacanthos 'Sunburst'	Honey Locust (thornless)	25'-0"
	Quercus palustris	Pin Oak	30'-0"
Collector Roadways			
Modified Collector	**Evergreen**		
	Quercus suber	Cork Oak	30'-0"
	Deciduous		
	Acer macrophyllum	Bigleaf Maple	20'-0"
	Aesculus hippocastanum	Common Horsechestnut	25'-0"
	Tilia cordata 'Glenleen'	American Linden	30'-0"
Modified Primary Residential Street (Bike Lanes and Park)	**Evergreen**		
	Quercus ilex	Holly Oak	25'-0"
	Deciduous		
	Acer macrophyllum	Bigleaf Maple	25'-0"
	Koelreuteria paniculata	Goldenrain Tree	30'-0"
	Backdrop (Tall Vertical)		
	Nyssa sylvatica	Tupelo / Sour Gum	25'-0"
Modified Primary Residential Street (Road G) Alley	**Deciduous**		
	Koelreuteria paniculata	Goldenrain Tree	30'-0"
	Pistacia chinensis	Chinese Pistache	24'-0"
	Evergreen		
	Arbutus enedo	Strawberry Tree	20'-0"
	Cupressus sempervirens	Italian Cypress	10'-0"
	Deciduous		

Table B.1 (continued) Street Tree Master Plan			
	Deciduous		
	Acer buergerianum	Trident Maple	18'-0"
	Acer campestre	Hedge Maple	18'-0"
	Acer circinatum	Vine Maple	18'-0"
	Carpinus betulus 'Fatigiata'	Eurpean Hornbeam	20'-0"
	Carpinus caroliniana	American Hornbeam	20'-0"
	Cercis canadensis	Eastern Redbud	20'-0"
	Cornus florida	Eastern Dogwood	20'-0"
	Crataegus phaenopyrum	Washington Hawthorn	25'-0"
	Koelreuteria bipinnata	Golden Flame Tree	25'-0"
	Koelreuteria paniculata	Goldenrain Tree	25'-0"
	Laburnum anagyroides	Goldenrain Tree	25'-0"
	Lagerstroemia hybrids	Crape Myrtle	20'-0"
	Magnolia kobus	Kobus Magnolia	20'-0"
	Pyrus calleryana 'Capital'	Ornamental Pear 'Capital'	20'-0"
	Pyrus calleryana 'Redspire'	Ornamental Pear 'Redspire'	20'-0"
	Styrax japonicus	Japanese Snowdrop	20'-0"
	Styrax obassia	Fragrant Snowbell	20'-0"

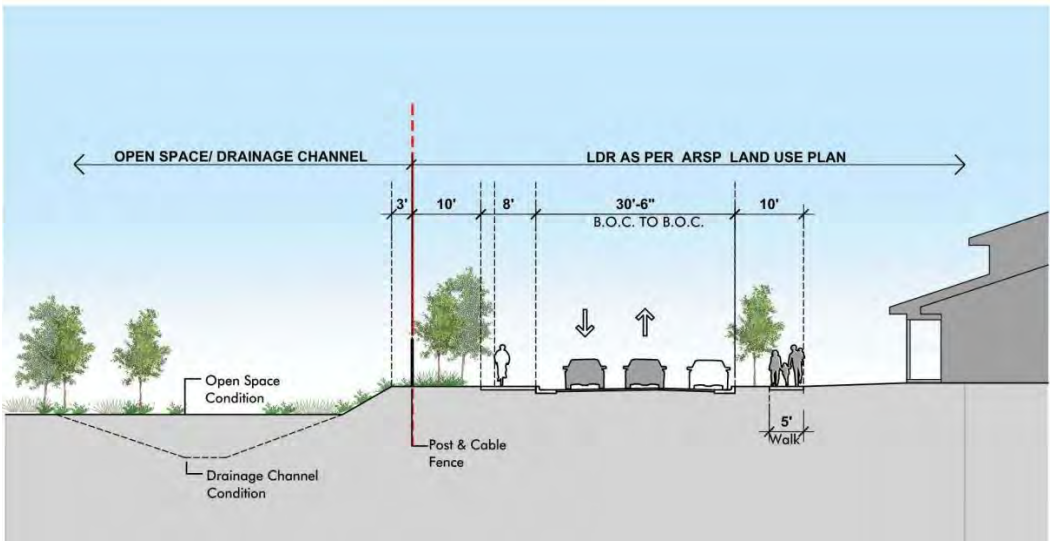
Landscape Edge Conditions

Given the location of Amoruso Ranch, there are a variety of edge conditions that occur around the site. Various landscape and edge treatments should be employed for residential neighborhoods along the edges of the Plan Area. A variety of design techniques will be employed to provide access, visibility, or even to buffer and separate the proposed residential development from the surrounding uses. Guidelines for the various edges within the ARSP are provided below. The following illustrations are merely suggestions, but are not limited to these designs as long as the intent of the ARSP is met.

Guidelines for Development along Open Space:

The following guidelines should be followed where development land is adjacent to parks and open spaces.

- Where applicable, neighborhoods should provide access, for service and fire protection, to adjacent parks, natural creek corridors, pedestrian parkway corridors, or paseos. Locked gates into subdivisions are not permitted where they would preclude public access to a City park or open space areas.
- Along open space parcels, frontage landscaping shall be non-invasive, native plants, as approved by the City.



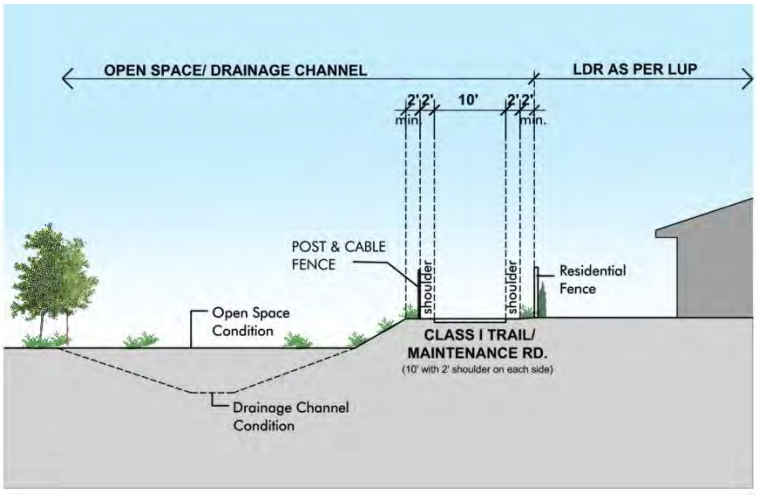


Figure B.22: Potential Edge Conditions Along Open Space/Drainage Channel (updated 8/30)

- Along open space parcels, frontage landscaping shall include post and cable fencing between the frontage landscaping and open space area.
- A subdivision's internal street system shall be designed to allow residents to walk easily to nearby parks.
- Residential units should be oriented toward (facing) parks and paseos, rather than backing up to them.

- Residential subdivisions located adjacent to open space area shall provide visual and physical access (for service and fire protection) to the open space. Pedestrian and bicycle access to open space shall only be provided where Class I trails are proposed.
  - No more than 50% of homes, within each subdivision that are adjacent to open space shall back up to open space areas. This requirement will not apply to internal "urbanized" open space areas such as paseos, to the portion of AR-98, south of the Placer Parkway or to parcels AR24 and AR 37 where size and configuration may overly burden development (open fencing requirement still apply to these parcels).
  - Residential streets should provide views into open space areas at selected locations by providing opportunities for home to front or side on to open space. This can be accomplished in a number of ways including single-loaded streets, loop streets, or live end cul-de-sacs.
  - Where residential lots back or side onto an open space area, multiple connection points (for service and fire protection) shall be provided, via live-end cul-de-sacs, paseos, or other means. Pedestrian and bicycle access to open space shall only be provided where Class I trails are proposed.
  - Where residential lots back up or side onto open space areas, the use of open-style fencing is appropriate,
  - Pedestrian connection points to park and open space features should be easy to find within neighborhoods, along designated pedestrian/bicycle routes with high visibility to residents.
  - As applicable, ensure that subdivisions provide the proper interface and design when adjacent to open space.

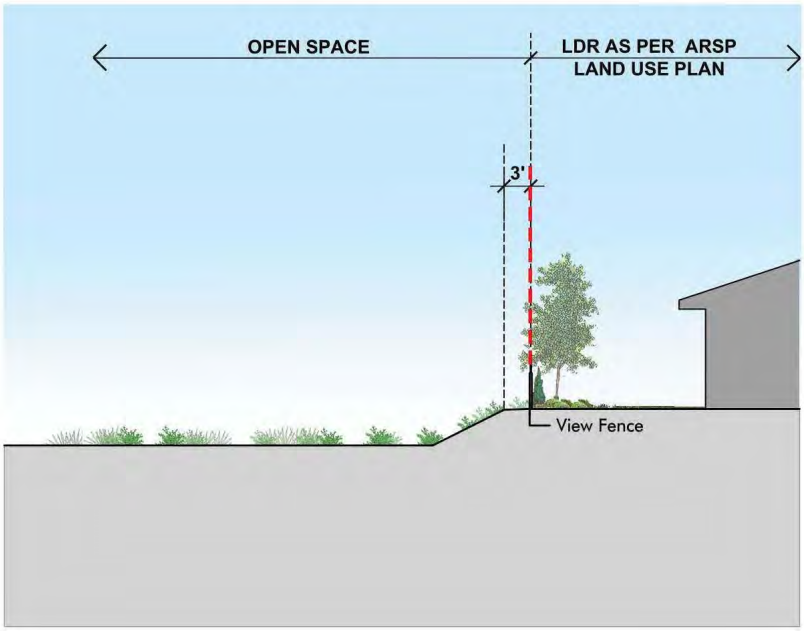


Figure B.23a: Edge Conditions Along Open Space Transition Zones

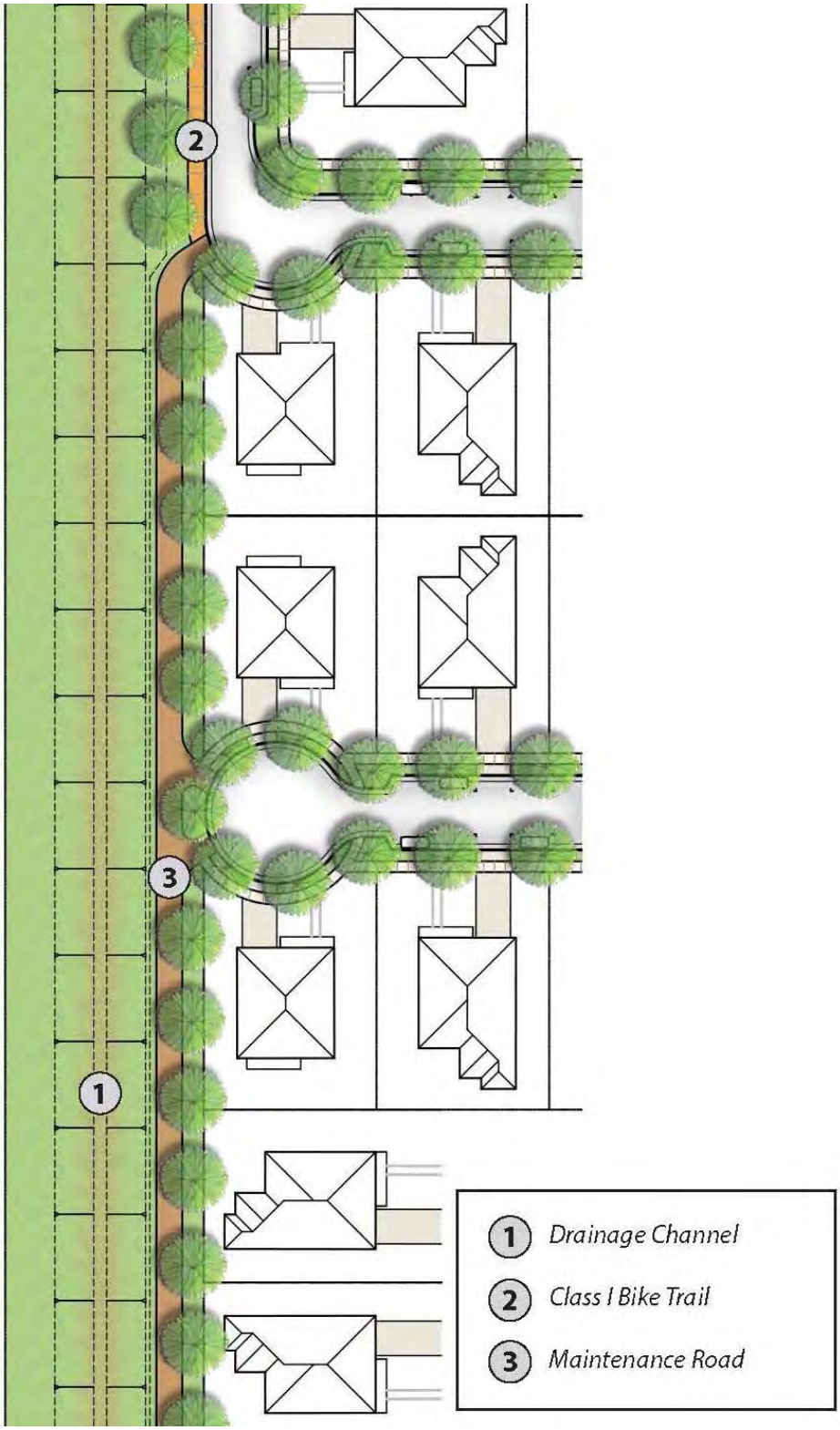


Figure B.23b: Edge Conditions Along Drainage Channel - Plan View

Guidelines for development along the Western Property Line North of Placer Parkway (Gleason Property):

In keeping with the City's General Plan policy there shall be adequate separation between the proposed residential development in ARSP and the adjoining agricultural uses to the west of the project area.

- Fencing and adequate landscaping shall be provided to minimize the interaction of the two uses.
- Adequate landscaping screening shall be provided along the residential edge to minimize visual impacts both to and from the development.
- Along open space parcels, landscaping shall be native plants, as required by the City.
- Pedestrian/bike access may be provided on the maintenance road along the drainage channel. Where homes front on to the drainage channel, the maintenance road may be replaced by a single loaded road.
- Where homes back on to the drainage channel, sufficient landscape shall be provided between the maintenance trail and the fences. Fences could be low solid wall solid or open fences with tubular steel.

The following sections illustrate potential design solutions for buffering along the Gleason Property:

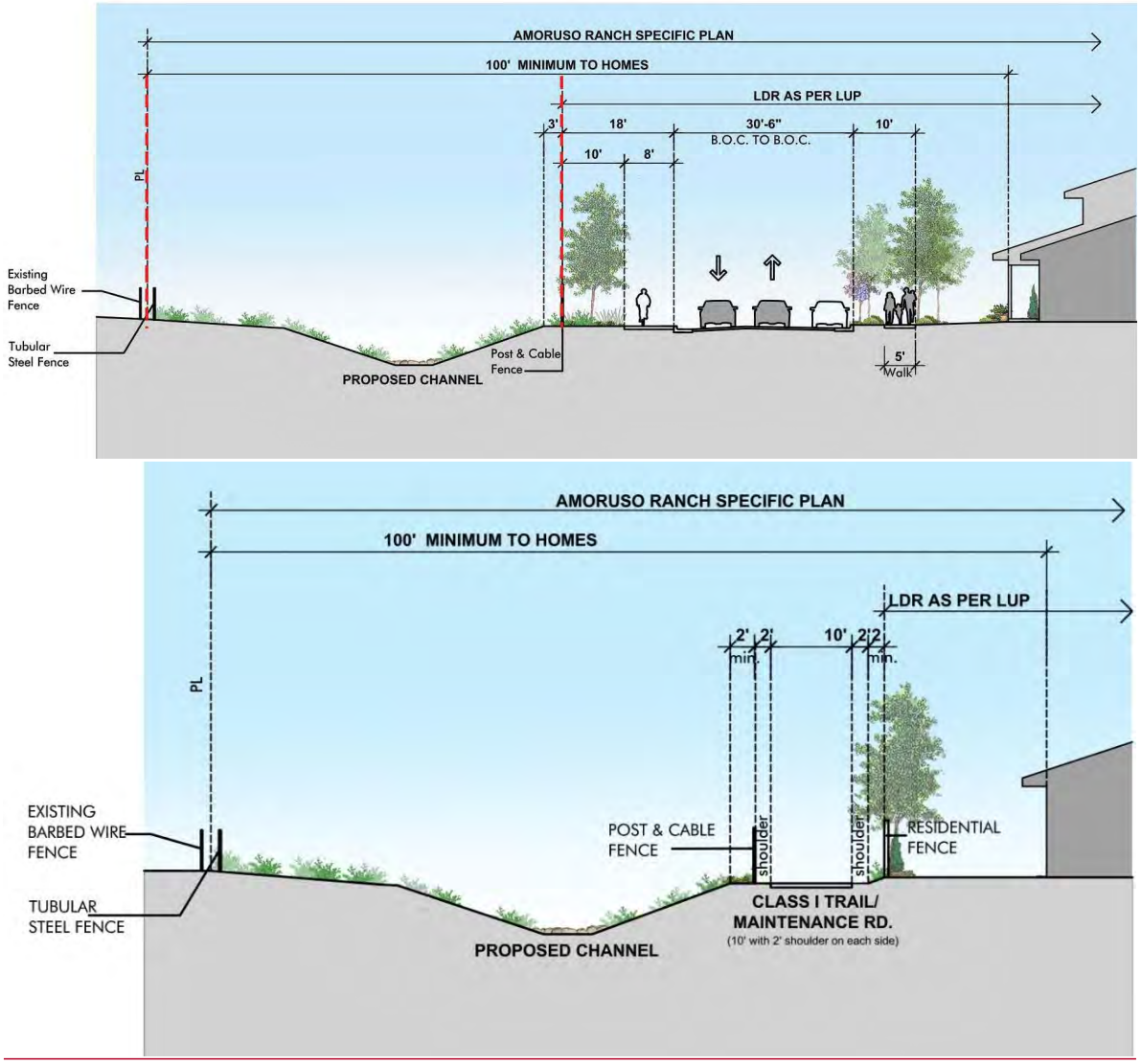


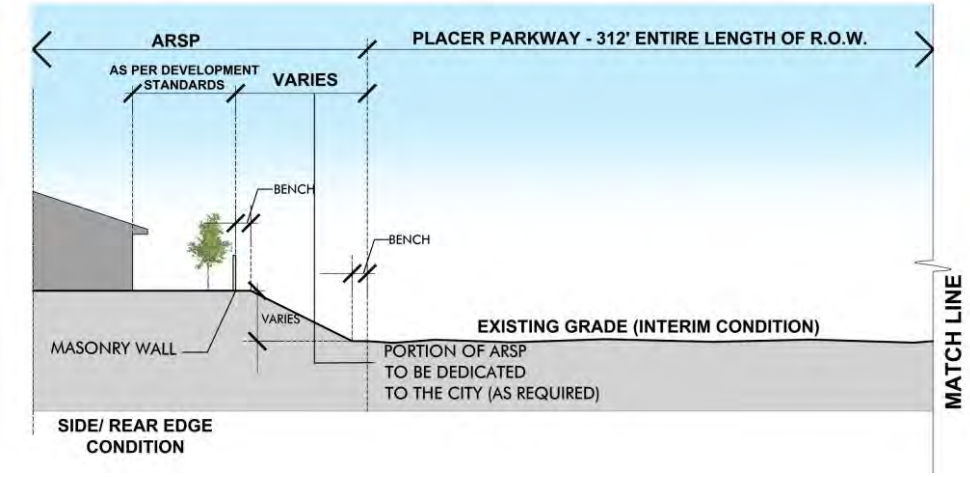
Figure B.24: Potential Edge Conditions Along Western Property Line North of Placer Parkway (Gleason

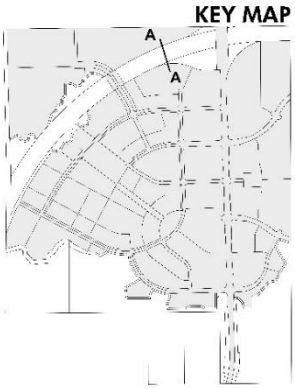
Property) (updated 8/30)

Guidelines for development along Placer Parkway:

Placer Parkway is a planned regional future six-lane expressway that runs through the ARSP area. During the Tentative Map stage for homes immediately adjacent to Placer Parkway (Parcels AR-2, AR-3, AR-4, AR-5, AR-6, AR-7, AR-8, AR-9 and AR-10), the following measures should be considered to maintain compatibility in the adjacent neighborhood. In addition portions of Placer Parkway maybe elevated above adjacent neighborhoods, so care should be taken while designing neighborhoods and individual lots.

- Development may back side or front on to the proposed Placer Parkway ROW. Where homes back or side on to the right-of-way, a masonry wall will be provided. Where homes front on Placer Parkway, a single loaded road may provide the separation, as illustrated in the conceptual cross section below.
- Care should be taken to locate and orient homes to address livability concerns. It is assumed the lotting pattern and home orientations may vary within the development parcels.
- Planting materials should be used between residences and Placer Parkway, where possible, as a screen or buffer. Plant material such as Sycamore, Oaks or London Plane trees or other similar planting material that has a broad canopy should be considered.





The following sections illustrate potential design solutions for buffering along Placer Parkway. Design of Placer Parkway is conceptual and actual design will be completed by others:

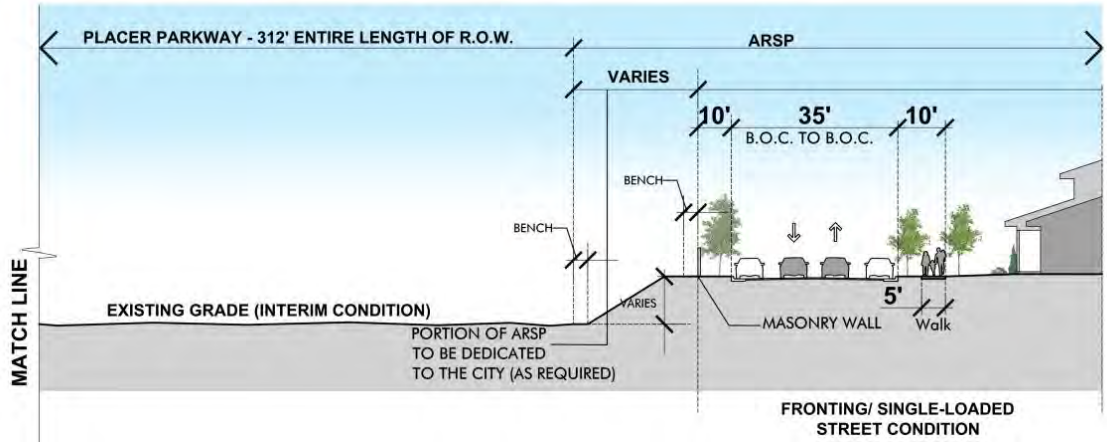
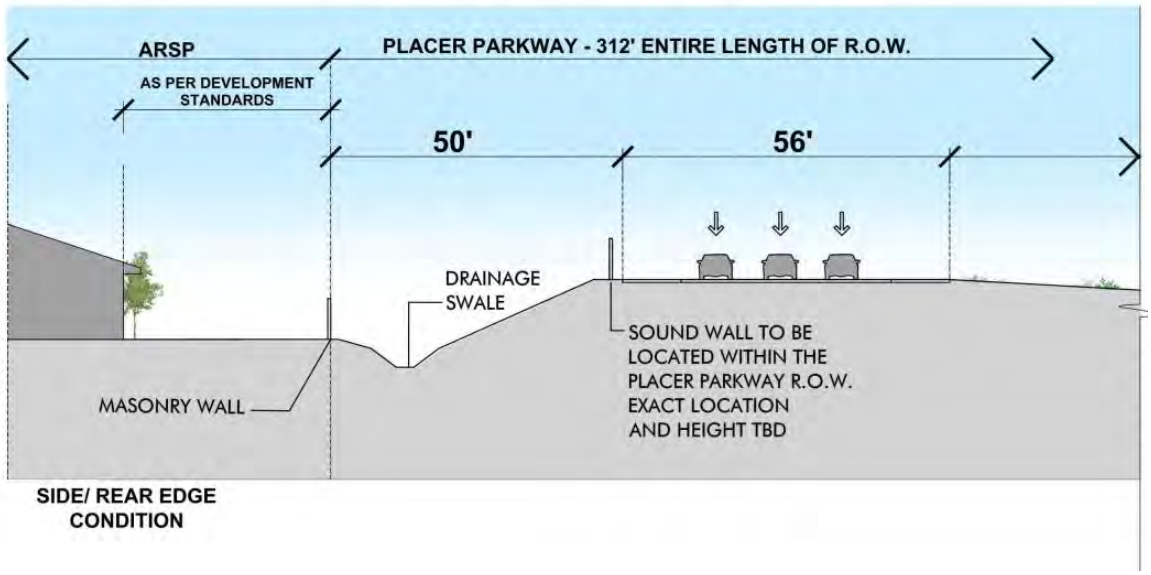


Figure B.25a: Conceptual P.P. Section and Edge Conditions (Interim Condition A-A)



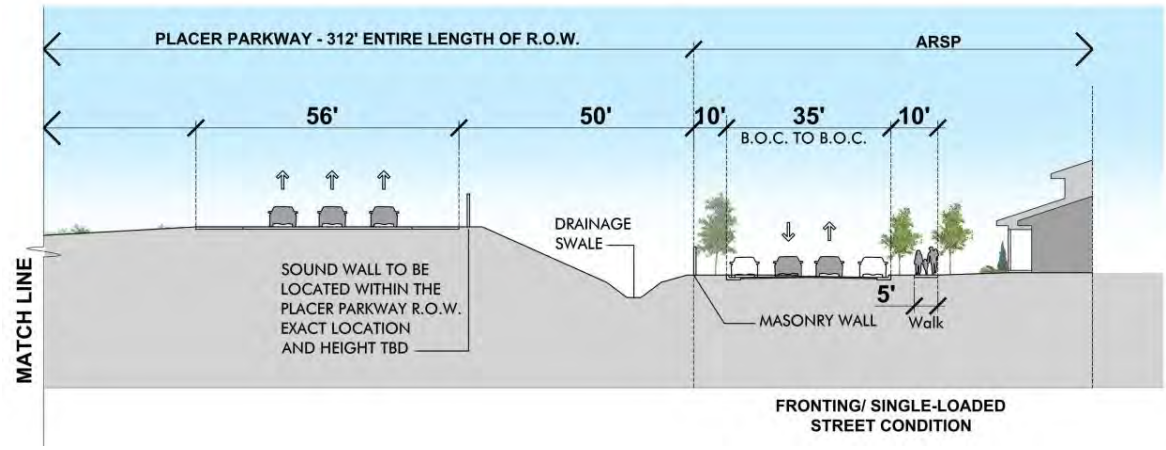


Figure B.25b: Conceptual P.P. Section and Edge Conditions (Ultimate Elevated Condition A-A)

C. Parks

The ARSP has an extensive network of both parks and trails. The description, general layout, and amenity schedule for the public parks has been addressed in Chapter 8.

In general, the park landscape should respond to the context in which it is located as well as the focus or "big idea" for the activities within each unique park. Where parks are adjacent to natural open space, the landscape with the parks should reflect and respond to the adjacent natural setting.

Privately owned urban relief areas (also referred to as "pocket parks") may occur throughout Amoruso Ranch and their design will be specific to each neighborhood. Where odd shaped "left over" parcels occur within a neighborhood, the merchant builder is encouraged to plan it as urban relief that is maintained by a Home Owner's Association or other private ownership entity.

In general, the following guidelines should be used when designing the parks. The design and materials shall be consistent with the City of Roseville Public Works and Parks Design and Construction Standards, the City's Water Efficient Landscape Ordinance and the project's Water Conservation Plan.

- Turf areas should be limited to active recreation areas.
- Shrubs and ground cover palettes should be simple and layered to give definition and variation to spaces and yet maintain a unified ground plain.

- Shrub and tree species in parks should be hardy, long lived, and easily maintainable.
- Use of low water use plants in appropriate areas is encouraged.
- All plant material should be chosen from the approved plant palette and consistent with the Parks Construction Standards as listed by the City's Urban Forester. Walks and hardscape within the parks are encouraged to use special finishes or score patterns to reinforce their identity.
- Site furnishings should be made of durable, long-lasting material, consistent with the Parks Construction Standards.

D. Village District Landscape and Hardscape

The Village District is a mix of retail, office, and residential uses with the goal of creating an urban gathering and activity hub for the residents of the community and surrounding area. The landscape within this area should have a sophisticated urban vibe. Outdoor dining, informal seating in open, shaded plazas, and large scale community events may all occur in the Village District.

In addition to the landscape character of Main Street previously discussed in this Appendix, there are opportunities for small urban plazas where buildings break along Main Street. These areas should be planned for accent paving with seating and should include a focal feature such as a large shade tree, art piece or water feature.

Where streets intersect with Main Street, the vehicle should feel secondary to the pedestrian. Enhanced paving should be used at the intersections and cross walks, as well as zero edge curbs at the corners.

At the Main Street Promenade, this entire block is intended to function as one large plaza with the center of the street being the main activity area. Within this plaza, accent paving or pavers should dominate the ground plane. It should include shaded and open moveable seating, and may include variety of other activities including a small structure. It is important to include art as a major component of this plaza space. The entire block can be cordoned off to host farmers markets, art shows, car shows, etc.

Memory points in parks.

The following are basic guidelines that should be followed when designing the hardscape of the Village District.

- All trees along the streets within the Village District should meet the street landscape guidelines discussed earlier in this Appendix.
- Paving along Main Street and within the adjacent plazas should be enhanced. Colored concrete, pavers, or brick are encouraged. Enhanced concrete scoring patterns are also encouraged.
- Pavers or scored concrete is encouraged to be used within intersections in crosswalks or within the entire intersection.
- Outdoor seating as part of the streetscape as well as areas for outdoor dining is encouraged.
- Within the parking areas in the Village District, trees should be placed to minimize the heat island effect and design of the parking lot shall meet City of Roseville standards, including standards for shading.

E. Landscape Planting Guidelines

The landscape within Amoruso Ranch is a major design element for reinforcing the character of the community. Plantings define street edges and add scale, visual interest, and seasonal change to spaces. In general, layout and plant selection for the community should complement their surroundings and mesh seamlessly with the architecture of the community.

There is a wide variety of deciduous and non-conifer evergreen trees that can be used in the Amoruso Ranch plan area. These trees can be planted in areas to reinforce pedestrian connections, define edges and views, provide shade for seating areas, and add visual interest. Trees can also be used to anchor corners and intersections throughout the community and demarcate gateways and amenity areas. All trees should be selected from the ARSP Tree Palette (Table B.1) for climactic hardiness, longevity, visual appeal and desired design intent. If a tree species is found to be susceptible to disease, structurally unsound or causes high maintenance challenges long term, it shall be replaced with an alternate species.

Understory planting is just as important as the tree selection. Shrubs, groundcover, grasses and perennials can be used to define spaces and create outdoor rooms in amenity areas. They are also important in helping to establish the character of the different neighborhoods. Shrub selection in general should reflect the architectural character of the community and should relate with the architectural theme of each neighborhood. These understory plants are encouraged to be selected for their form, texture, color, hardiness and longevity. Plantings are encouraged to be multi-layered and diverse to provide year-round interest, color and form.

Water efficient landscape shall be utilized in the Amoruso Ranch plan area and planting and irrigation design shall meet the City's Water Efficient Landscape Ordinance and Water Conservation Plan. Plant selection will be crucial in balancing the mandated state guidelines and the aesthetics of the community.

Pedestrian connectivity across street.

Specialty building or kiosk.

The following table lists the plants most suited for use at Amoruso Ranch. This table reflects the name of the plant material and water use (VL=Very Low; L=Low; M=Medium; H=High). This is not intended to be a comprehensive list. Additional varieties of plant material may be considered with the developer's consent.

Front yard landscaping in residential areas (including planter strips between curb and sidewalk, where present) are subject to the provisions of the City's WELO and the ARSP Water Conservation Plan. In instances where the WELO applies, landscaping and irrigation systems along residential streetscapes should comply with the following guidelines:

- When separated sidewalks are used within residential subdivisions, low maintenance landscaping should be encouraged in planter strips between the sidewalk and the curb, provided the irrigation system complies with the City's WELO.
- LID and other walk-on groundcovers may be used as specified in the plant palette above.
- Front yard landscaping should be consistent with the guidelines for plan-wide water conservation.

Water Efficient Plants

Planting Strips

Low Maintenance Landscaping

Table B.2 Amoruso Ranch Plant List			
Trees	***Botanical Name***	***Common Name***	***PF***
	Acer buergerianum	Trident Maple	M
	Acer campestre	Hedge Maple	M
	Acer circinatum	Vine Maple	M
	Acer rubrum	Red Maple	M
	Acer saccharum	Sugar Maple	M
	Acer tataricum ginnala	Amur Maple	M
	Aesculus hippocastanum	Common Horsechestnut	M
	Arbutus menziesii	Madrone	M/L
	Arbutus unedo	Strawberry Tree	M/L
	Callistemon citrinus	Lemon Bottlebrush	M/L
	Callistemon viminalis	Weeping Bottlebrush	M/L
	Carpinus betulus 'Fastigiata'	European Hornbeam	M
	Carpinus caroliniana	American Hornbeam	M
	Castanea dentata	American Chestnut	M
	Cedrus deodara	Deodar Cedar	M/L
	Celtis australis	European Hackberry	M
	Celtis sinensis	Chinese Hackberry	M
	Cercis canadensis	Eastern Redbud	M
	Cercis occidentalis	Western Redbud	M/L
	Chionanthus retusus	Chinese Fringe Tree	M
	Cornus florida	Eastern Dogwood	M
	Crataegus laevigata 'Paul's Scarlet'	English Hawthorn 'Paul's Scarlet'	M
	Crataegus phaenopyrum	Washington Hawthorn	M
	Cupressus arizonica	Arizona Cypress	L/VL
	Cupressus cashmeriana	Kashmir Cypress	M
	Cupressus forbesii	Tecate Cypress	L/VL
	Cupressus macrocarpa	Monterey Cypress	M/L
	Cupressus sempervirens	Italian Cypress	M/L
	Fagus sylvatica	European Beech	M
	Fraxinus velutina ‘Modesto’	Modesto Ash	M
	Gleditsia triacanthos	Honey Locust (thornless)	M
	Gymnocladus dioica	Kentucky Coffee Tree	M
	Koelreuteria bipinnata	Golden Flame Tree	M
	Koelreuteria paniculata	Goldenrain Tree	M
	Laburnum anagyroides	Golden Chain	M
	Lagerstroemia hybrids	Crape Myrtle	M
	Laurus nobilis	Grecian Laurel	M/L
	'Rotundifolia'	Sweet Gum	M
	Maackia amurensisM	Amur Maackia	M
	Magnolia kobus	Kobus Magnolia	M

Table B.2 (continued) Amoruso Ranch Plant List			
	Magnolia x soulangeana	Saucer Magnolia	M
	Malus ioensis 'Prariefire'	Crabapple 'Prariefire'	M
	Nyssa sylvatica	Tupelo / Sour Gum	M
	Pinus canariensis	Canary Island Pine	M/L
	Pinus densiflora	Japanese Red Pine	M
	Pinus pinea	Italian Stone Pine	M/L
	Pinus ponderosa	Ponderosa Pine	L
	Pistacia chinensis	Chinese Pistache	M
	Prunus caroliniana	Carolina Laurel Cherry	M
	Prunus cerasifera 'Krauter Vesuvius'	Purple Leaf Plum	M
	Pyrus calleryana 'Capital'	Ornamental Pear 'Capital'	M
	Pyrus calleryana 'Chanticleerl'	Ornamental Pear 'Chanticleer'	M
	Pyrus calleryana 'Redspire'	Ornamental Pear 'Redspire'	M
	Pyrus calleryana 'Holmford'	New Bradford Pear	M
	Quercus castaneifolia	Chestnut-Leafed Oak	M/L
	Quercus douglasii	Blue Oak	L/VL
	Quercus ilex	Holly Oak	M/L
	Quercus kelloggii	California Black Oak	M/L
	Quercus lobata	Valley Oak	M/L
	Quercus macrocarpa	Burr Oak	L
	Quercus palustris	Pin Oak	M
	Quercus rubra	Red Oak	M
	Quercus suber	Cork Oak	M/L
	Quercus wislizenii	Interior Live Oak	L/VL
	Sequoiadendron giganteum	Giant Sequoia	M
	Styrax japonicus	Japanese Snowdrop	M
	Styrax obassia	Fragrant Snowbell	M
	Tilia americana	American Linden	M
	Tilia cordata	Little-Leaf Linden	M
	Ulmus parvifolia	Chinese Evergreen Elm	M
	Zelkova serrata	Zelkova	M
Shrubs	***Botanical Name***	***Common Name***	***PF***
	Abelia grandiflora -Hybrids	Glossy Abelia	M
	Acanthus mollis	Bear's Breech	M/L
	Agave species	Agave	L/VL
	Aloe species	Aloe	L/VL
	Alyogyne huegelii 'Santa Cruz'	Blue Hibiscus	L
	Anigozanthos flavidus	Kangaroo Paw	M/L
	Arctostaphylos species	Manzanita	M/L
	Asparagus densiflorus	Asparagus Fern	M

Table B.2 (continued) Amoruso Ranch Plant List			
	Asparagus setaceus	Fern Asparagus	M
	Berginia cordifolia	Heartleaf Berginia	M
	Buddleia davidii	Butterfly Bush	M
	Buxus m. japonica 'Green Beauty'	Japanese Boxwood	M
	Camellia japonica 'Kramer's Supreme'	Camellia	M
	Carex buchananii	Leather Leaf Sedge	M
	Carex divulsa	Berkeley Sedge	M
	Carex flacca	Glaucous Sedge	M
	Carex pansa	California Meadow Grass	M
	Carex praegracilis	Western Meadow Sedge	M
	Carex spissa	San Diego Sedge	M
	Carex testacea	Orange Sedge	M
	Carpentaria californica	Bush Anemone	M/L
	Ceanothus spp.	Wild Lilac	M/L
	Chaenomeles speciosa	Flowering Quince	M
	Chrysanthemum frutescens	Marguerite	M
	Cistus species	Rockrose	M/L
	Coprosma repens	Mirror Plant	M
	Correa 'Ivory Bells'	Australian Fuchsia	M/L
	Elaeagnus pungens	Pacific Was Myrtle	M/L
	Escallonia spp.	Escallonia	M
	Euonymus japonicas	Evergreen Euonymus	M
	Garrya fremontii	Silktassell	M/L
	Geranium x 'Johnson's Blue'	NCN	M
	Grevillea spp.	Grevillea	M/L
	Hebe spp.	Hebe	M
	Helictotrichon sempervirens	Blue Oat Grass	M
	Hemerocallis hyb.	NCN	M/L
	Heteromeles arbutifolia	Toyon	M/L
	Hibiscus syriacus	Hibiscus	M
	Ilex crenata	Japanese Holly	M
	Ilex vomitoria Species	Yaupon	M
	Isomeris arborea	Bladderpod	M/L
	Lantana spp.	NCN	M/L
	Lavatera maritima	Tree Mallow	M/L
	Leptospermum laevigatum	Australian Tea Tree	M/L
	Leucophyllum frutescens	Texas Ranger	L/VL
	Ligustrum j. 'Texanum'	Texas Privet	M
	Liriope m. 'Gigantea'	Big Blue Lily Turf	M
	Liriope spicata	Creeping Lily Turf	M

Table B.2 (continued) Amoruso Ranch Plant List			
	Loropetalum chinense	NCN	M
	Muhlenbergia capillaris	Pink Muhly	M/L
	Muhlenbergia dubia	Mexican Muhly	M/L
	Muhlenbergia dumosa	Bamboo Muhly	M/L
	Muhlenbergia lindheimeri	Lindheimer's Muhly	M/L
	Muhlenbergia rigens	Deer Grass	M/L
	Myrica californica	Pacific Wax Myrtle	M/L
	Myrsine africana	African Boxwood	M
	Myrtus communis 'Compacta'	Dwarf Myrtle	M
	Nassella pulchra	Purple Needle Grass	L/VL
	Nassella cernua	Nodding Needle Grass	L/VL
	Nassella lepida	Foothill Needle Grass	L/VL
	Nassella speciosa	Desert Needle Grass	L/VL
	Nerium oleander - Hybrids	Oleander	M/L
	Ophiopogon japonicus	Mondo Grass	M
	Penstemon spp.	Penstemon	L/VL
	Phormium tenax	Phormium	M
	Photinia glabra	Japanese Photinia	M
	Photinia serratifolia	Chinese Photinia	M
	Photinia x fraseri	Fraser Photinia	M
	Phyllostachys spp.	Bamboo	M
	Pittosporum tobira	Tobira	M
	Plumbago auriculata	Cape Plumbago	M/L
	Pyracantha spp.	Firethorn	M/L
	Rhamnus california	California Coffeeberry	M/L
	Rhaphiolepis Spp.	India Hawthorn	M
	Rhus integrifolia	Lemonade Berry	L/VL
	Rhus lancea	African Sumac	M/L
	Rhus lentii	Pink Flowering Sumac	L/VL
	Rhus ovata	Sugar Bush	L/VL
	Rosa spp.	Rose	M
	Rosmarinus spp.	Rosemary	M/L
	Salvia spp.	Sage	L/VL
	Spiraea vanhouttei	Vanhoutte Spirea	M
	Trichostema lanatum	Wolly Blue Curls	M/L
	Viburnum japonicum	Japanese Viburnum	M
	Xylosma congestum	Xylosma	M
Ground Covers	***Botanical Name***	***Common Name***	***PF***
	Arctostaphylos spp.	Manzanita	M/L
	Arctotis hybrids	African daisy	M/L

Table B.2 (continued) Amoruso Ranch Plant List			
	Baccharis piluraris	Chaparral Broom	M/L
	Carex spp.	Sedge	M/L
	Carpobrotus spp.	Ice Plant	L/VL
	Ceanothus spp.	Wild Lilac	M/L
	Ceratostigma plumbaginoides	Dwarf Plumbago	M
	Eunymus fortunei 'Colorata'	Purple Winter Creeper	M
	Festuca californica	California Fescue	M
	Festuca glauca	Blue Fescue	M
	Festuca mairei	Atlas Fescue	M
	Gazania species	Gazania	M
	Hedera helix species	English Ivy	M
	Helictotrichon sempervirens	Blue Oat Grass	M/L
	Hippocrepis comosa	Horseshoe Vetch	L
	Juniperus species	Juniper	M
	Leymus triticoides	Creeping Wild Rye	M
	Liriope muscari	Big Blue Lily Turf	M
	Liriope spicata	Creeping Lily Turf	M
	Lonicera japonica 'Halliana'	Halls Honeysuckle	M
	Lupinus nanus	Douglas Jupine	L/VL
	Mahonia repens	Creeping Barberry	L
	Myoporum parvifolium	Myoporum	M
	Nassella spp.	Needlegrass	L/VL
	Pennisetum spp.	Fountain Grass	M/L
	Phyla lanceolata	Fogfruit	M
	Ribes viburnifolium	Evergreen Currant	M/L
	Rosmarinus o. "Prostratus"	Prostrate Rosemary	M/L
	Teucrium canadense	Wild Germander	M/L
	Thymus serpyllum	Creeping Thyme	M
	Trachelospermum asiaticum	Asiatic Jasmine	M
	Verbena spp.	Verbena	M/L
	Vinca spp.	Periwinkle	M
Vines	***Botanical Name***	***Common Name***	***PF***
	Campsis radicans	Trumpet Creeper	M
	Clematis ligusticifolia	Virgin's Bower	M
	Clytostoma callistegioides	Lavender Trumpet Vine	M
	Distictis spp.	Trumpet Vine	M
	Ficus pumila	Creeping Fig	M
	Hardenbergia violacea	Lilac Vine	M/L
	Jasminum polyanthum	Pink Jasmine	M
	Lonicera japonica - Hybrids	Honeysuckle	M

Table B.2 (continued) Amoruso Ranch Plant List			
	Parthenocissus tricuspidata	Boston Ivy	M
	Passiflora species	Passion Vine	M
	Tecomaria capensis	Cape Honeysuckle	M/L
	Wisteria sinensis	Chinese Wisteria	M

B.14 Community & Neighborhood Entry Features

There is a hierarchy of entry features at Amoruso Ranch that is split into three categories: City gateways announcing entry into the City of Roseville, Community monuments that demark the Plan Area and Neighborhood entry features

City Gateways are the most significant in the hierarchy of entrance features in the Plan. Located along the northern boundary of the Plan Area where Sunset Road intersects a major arterial (Westbrook Boulevard and/or Future Placer Parkway), these features give a pronounced entrance statement into the City.

Community monuments are the gateway features that announce entrance into the Plan Area along Westbrook Boulevard. Sited at key locations, these features should have a unified application of hardscape elements, project icons, landscaping and accent materials to define ARSP's visual character. Functionally, they serve as the signage for Amoruso Ranch and reinforce the community identity. The initial impression of a community is often formed by the quality and character of these monuments. The design of these monuments should reflect the architectural vernacular of the community. Materials with a feeling of quality and permanence such as stone, brick, tile or steel should be used for all monuments and they may incorporate art pieces to make them even more unique landmarks. By utilizing a consistent material palette and design philosophy for each unique monument within Amoruso Ranch, they become community threads that tie the community together.

Signage should utilize high quality materials which will endure outdoor seasonal conditions and resist vandalism. Signs and sign lettering are encouraged to be monolithic or panels/plaques, versus individual letters, such as those listed below. All signs are subject to review and approval by the Planning and Building Divisions as well as the Parks and Recreation Department and are subject to provisions in the Roseville Sign Ordinance.

Entry feature signage should feature the following types of characteristics:

- Flush mount channel letters
- Flush mount masonry cast concrete signage

All sign elements on pilasters or walls shall use mounting hardware securely embedded into the surface onto which it is affixed. Salvageable materials (metals) shall be avoided. No epoxy-mounted elements are permitted.

Neighborhood monument features are smaller and are related to the Community Monuments in terms of design character and material palette. They are strategically located at key vehicular and pedestrian intersections to reinforce the perception of Amoruso Ranch as a unique district within the City of Roseville.

The following graphic illustrates intended monumentation location and types.

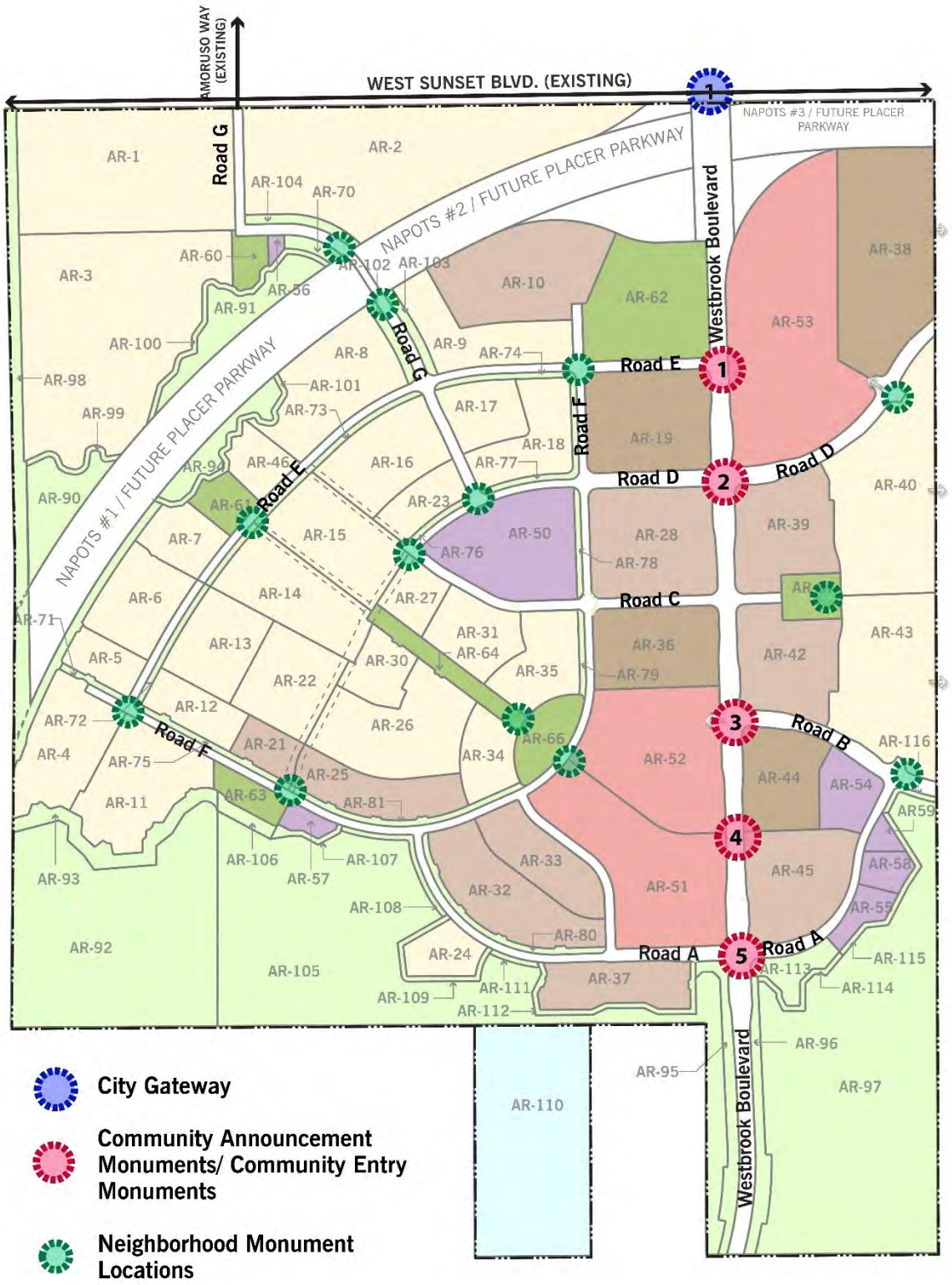


Figure B.26: Monument Sign Locations (updated May 2021)

City Gateways

Gateways are characterized by hardscape and landscape elements that have a visually pronounced stature along the streetscape, with a thematic application of landscaping, materials, finishes, and signage that are from a common palette created for ARSP. The following guidelines should be used to help direct the design of these features:

- Gateways should utilize landscape corridors at intersections where a corner clip creates a physical space for these features.
- Hardscape features should include iconic elements, such as monuments, walls, pilasters, raised planters, plazas, and/or other architectural elements, that are derived from a common palette of materials, colors and exterior finishes.
- Landscape materials should utilize water-conserving species and incorporate accent trees, shrubs, and groundcovers that harmonize with the overall landscape theme of ARSP, but in a manner that visually punctuates Gateways as significant elements of the public realm.
- Signage and indirect lighting should be incorporated into the design of monuments and walls in a subtle manner that is secondary to the hardscape features.
- Signage should be incorporated into gateways to identify the City of Roseville. This signage may also identify ARSP, provided it is complimentary to City signage

Community Announcement Monuments (Monuments 1 and 5)

The Community Announcement Monuments occur at either end and flank both sides of Westbrook Boulevard upon entering into the developed portions of Amoruso Ranch. They will require adequate space around them to create an appropriate scale to their setting. They will consist of a tall, vertical structure with the Amoruso Ranch logo or name plate set within the monument. The monument should be lit from below, such lighting equipment shall be approved by the City. Any low planters or walls should be constructed of the same material as the main monument. Within the setting there should be a bosque of sculptural deciduous trees, punctuated by a large specimen tree. The understory of this planting is a plain of groundcover or grasses, while foreground shrub planting should consist of an evergreen groundcover or low shrub. A backdrop for the monument should be established utilizing landscape features such as a row of columnar evergreen trees set in a shrub massing of medium height evergreen planting. Signage should be incorporated into gateways to identify the City of Roseville. This signage may also identify Amoruso Ranch Specific Plan, provided it is complimentary to City signage.

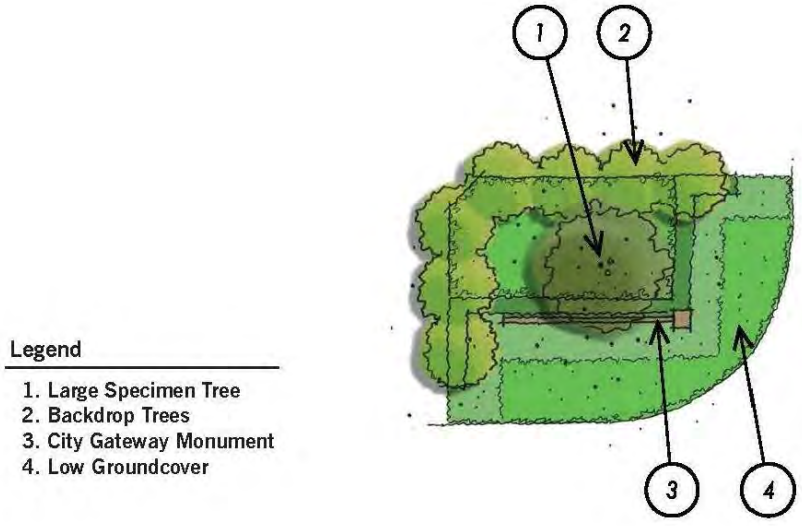


Figure B.27 City Gateway

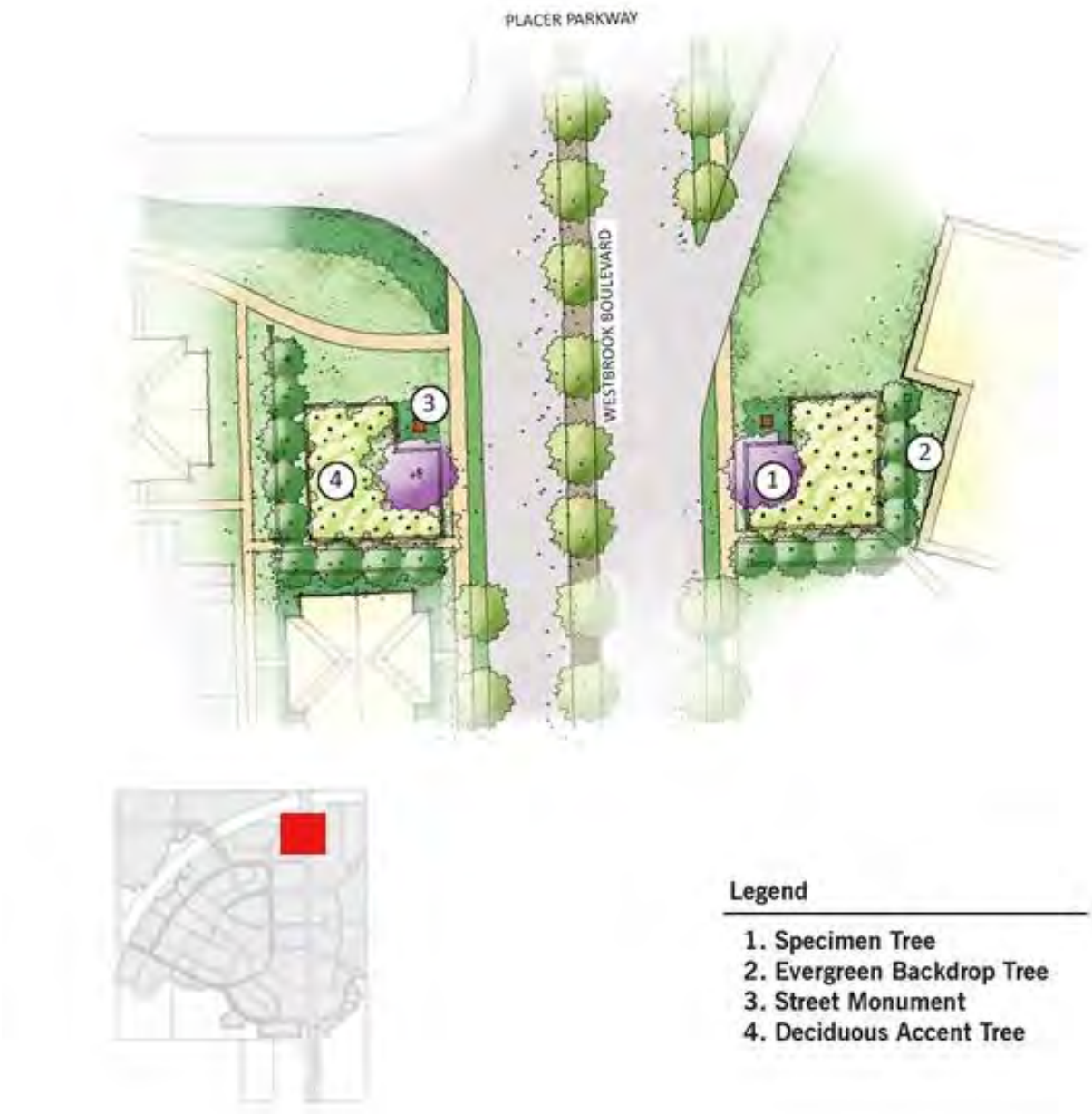


Figure B.28: Monument 1

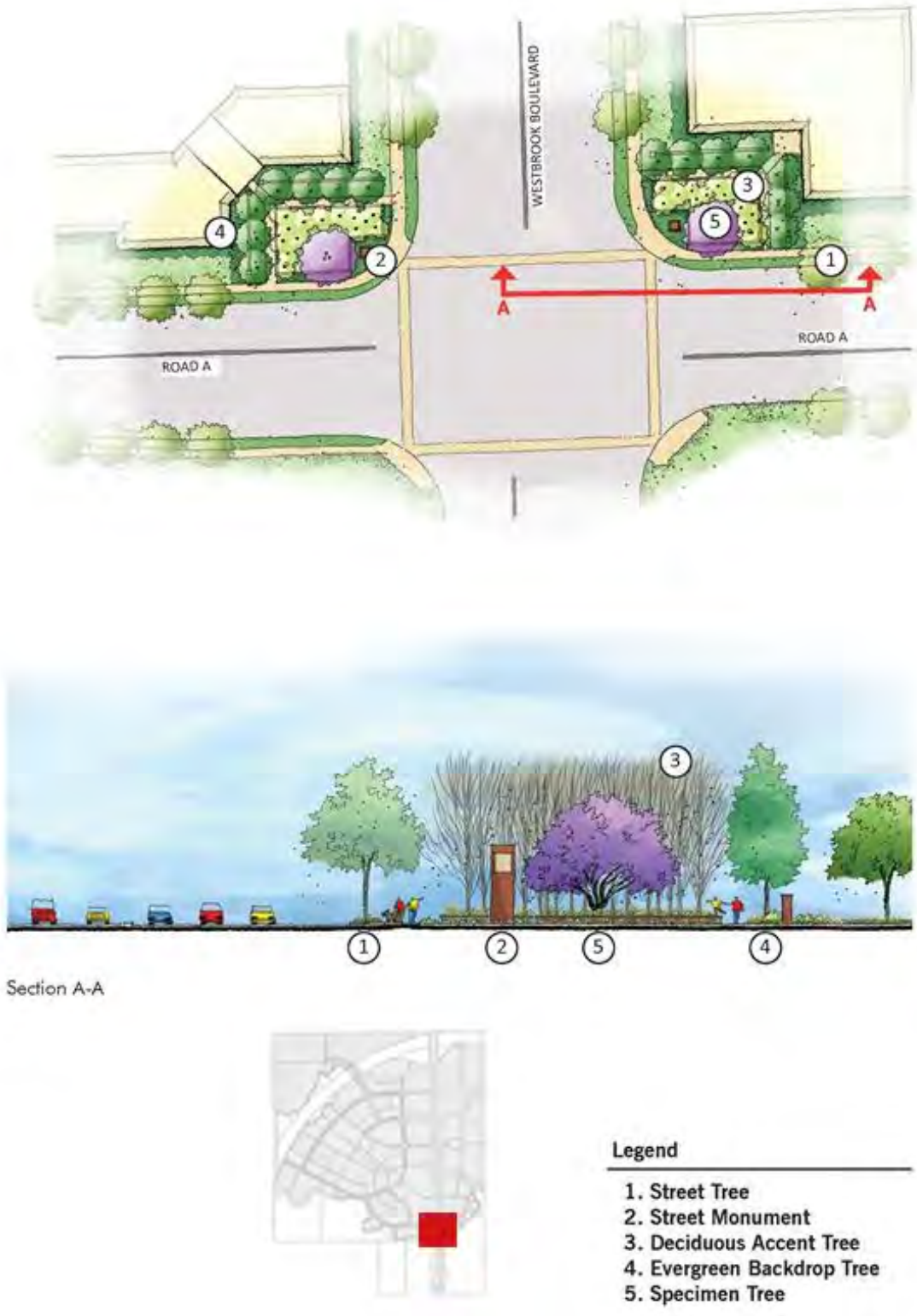


Figure B.29: Monument 5

Community Entry Monuments (Monuments 2, 3 and 4)
The Community Entry Monuments occur along Westbrook Boulevard at the three main entries to Amoruso Ranch: Road “B”, Road “D”, and Main Street.

Road “B” and Road “D”
At the signalized intersections of Road “B” and Road “D”, the entry monumentation will occur on all four corners. The entry monuments at these locations will consist of a vertical monument pilaster and may include wing walls and raised planters. Within this area will be a bosque of deciduous canopy trees set in a field of groundcover or grasses. A backdrop for the monument should be established utilizing landscape features such as a row of evergreen trees. Planting in the foreground and the background should consist of an evergreen groundcover or low shrub.

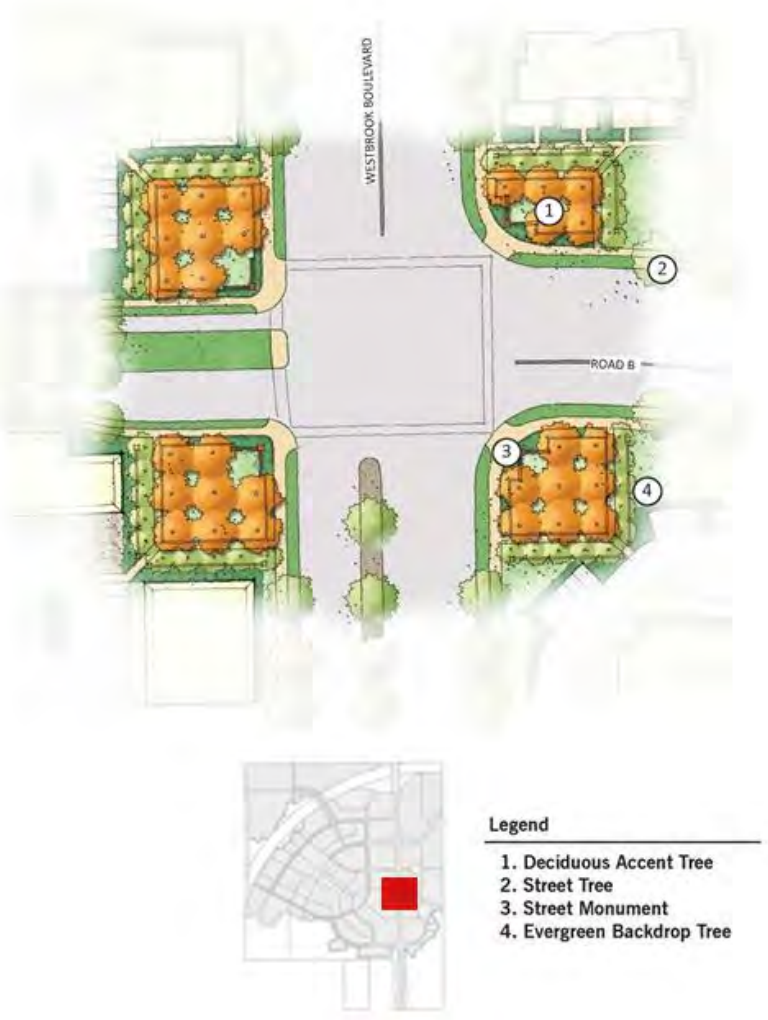


Figure B.30: Monument 3

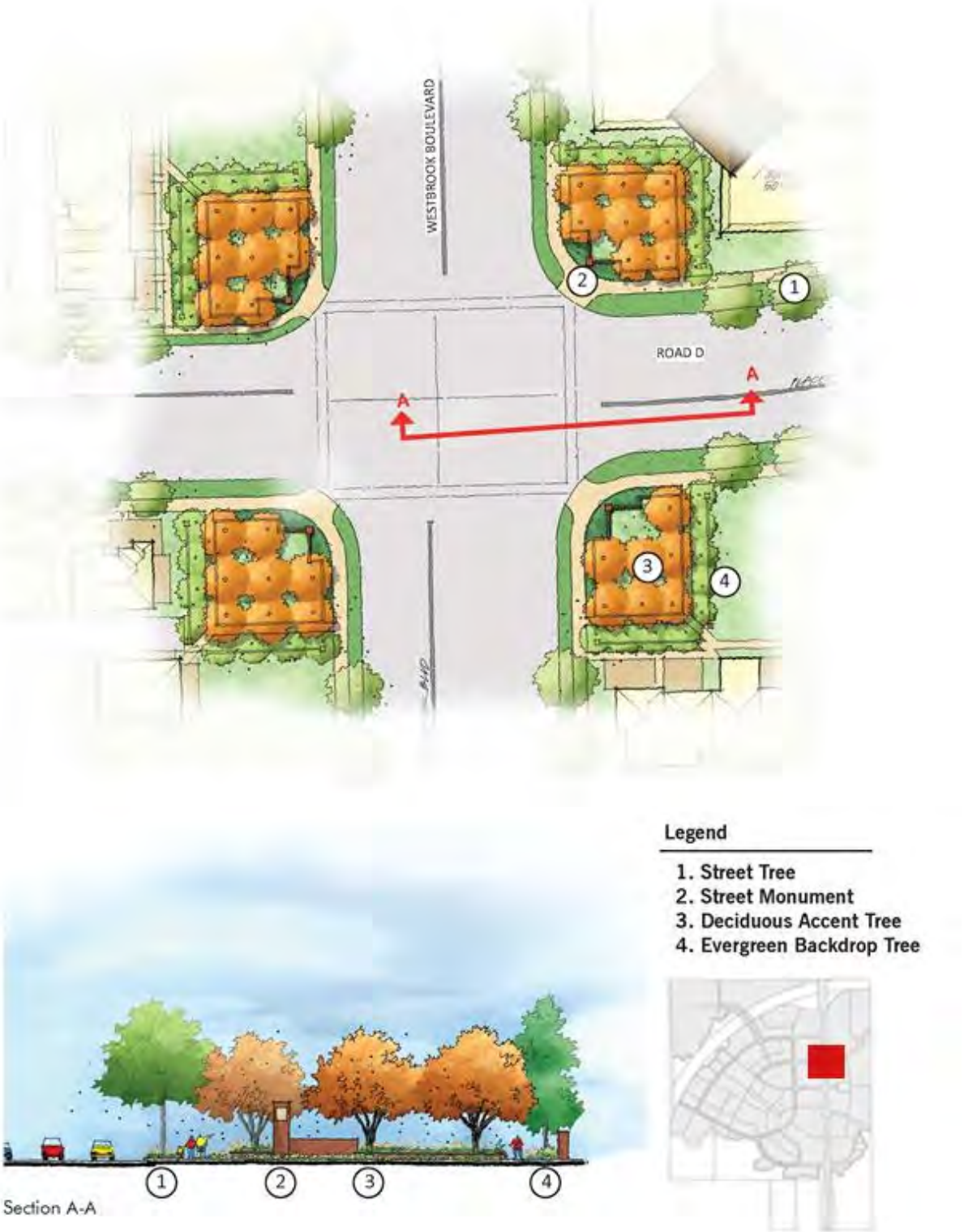


Figure B.31: Monument 2

Main Street - Monument 4

The intersection of Main Street and Westbrook Boulevard is important as it marks the entry into the Village District. This monument will occur on all four corners. On the east side of Westbrook Boulevard, the main portion of the monument will be the same size and scale as the other two community entry monuments. On the west side of Westbrook Boulevard, the monument may include a feature that spans across Main Street. This should be a contemporary interpretation of a classic main street element seen in many historic downtowns. In addition, a tall pilaster will be located in the median on Westbrook Boulevard, subject to the City's vehicle sight distance requirements. Planting at the Main Street entry should include flowering accent trees located within a field of groundcover or grasses.

Figure B.32: Monument 4

Figure B.33: Section A-A

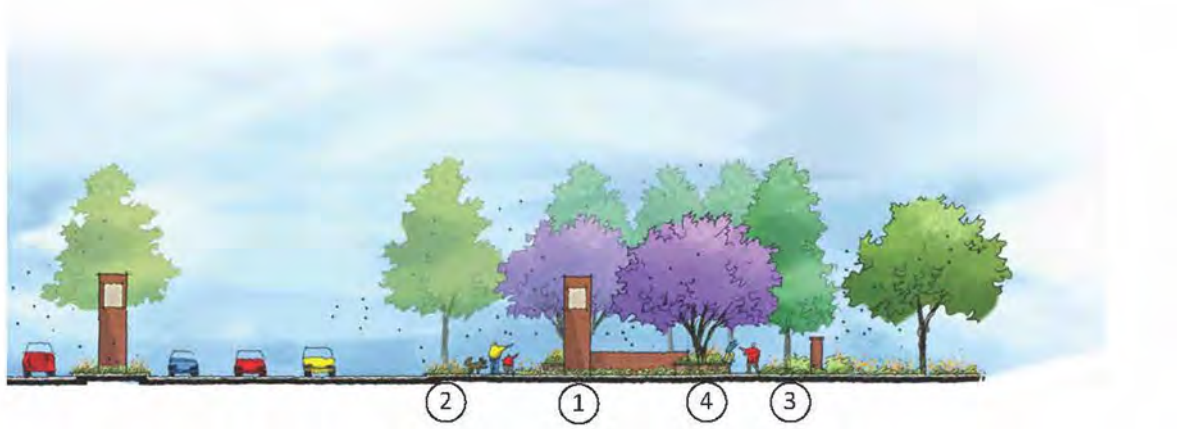


Figure B.34: Section B-B

Village Monument Example

Legend

1. Street Monument
2. Street Tree
3. Evergreen Backdrop Tree
4. Deciduous Accent Tree
5. Entry Sign

Neighborhood Monuments

Neighborhood monumentation may be located throughout Amoruso Ranch to mark the entries of different neighborhoods, particularly along the Modified Primary Residential Street with Street-side Paseo as it loops through the community. They should be located within the parkway and consist of a small pilaster. These monuments may also include unique artwork and can be used as way-finding throughout the community.

B.15 Walls and Fences

Walls and fences throughout the ARSP are intended to provide screening to land uses, create a transition between developed areas and open space, secure off-site edges from public access and provide privacy and security for private property. Design and material for walls and fencing varies throughout the Plan Area depending on the specific purpose. The following graphic identifies the wall types and their prospective locations.

A. Wall Guidelines

Amoruso Ranch is intended to be a fully integrated community to the extent feasible, by minimizing walls separating neighbor from neighbor or between land uses. Walls over 36 inches high may only be used in specific locations, as required mitigation for sound attenuation and must be integrated into the overall aesthetic of the community. The following are basic guidelines for the aesthetics of the walls if they are needed:

- Design of all walls should complement the architectural vernacular of the neighborhood in which they are found. Designs that conflict with this character are not permitted.
- Mitigation measures that utilize other techniques rather than sound walls are preferable. Those techniques may include building construction techniques, siting of structures to shield private outdoor space, etc.
- The height for any sound wall should be the minimum of six-feet or as otherwise required by the EIR, or site specific noise analysis, as a mitigation measure.
- The maximum height for front yard walls (within the front yard setback) should be 36 inches.
- Raising the pads of the homes at Amoruso Ranch is encouraged; low retaining walls (36 inches maximum) are permitted in the front yard zone.
- Tops of all walls should be level wherever feasible.
- Sound walls along arterial roadways shall be placed within the ROW and maintained with proceeds from the CFD. All other walls and fences shall be placed on the private property side of the property line and maintained by the private property owner.
- All walls should be constructed and engineered per local codes and regulations.
- Where sound attenuation walls are required, they must be constructed of high quality materials such as colored, split-faced block and include design appropriate cap and column details

Typical Neighborhood Monumentation

Masonry Walls

Masonry walls are intended to provide security, screening, privacy, and/or sound attenuation where appropriate. The typical application of masonry walls is on arterial roadways, along the back edge of the landscape corridor where needed for sound attenuation.

At a minimum masonry walls are required along the project boundary on West Sunset Boulevard, and the eastern edge of property boundary adjacent to the potential Placer Ranch Specific Plan Area. They must be constructed of high quality materials such as colored, split-faced block and include adequate cap and column details. Long, unbroken expanses of the same finish, color or texture are not permitted.

The guidelines below outline the key design requirements and common applications for masonry walls in the Plan Area:

- Masonry walls along public streets should be placed to avoid blocking views to the open space corridors and should not obstruct underground or above ground electric, telephone, cable, water or sewer services or equipment.
- Walls should be a minimum of six-feet high along arterial roads, or higher if necessary to meet the requirements of site specific noise analyses. For walls higher than six feet in height, designs should be encouraged for walls to be constructed atop low earthen berms.
- Opportunities for wall openings between land uses should be included where appropriate to encourage and facilitate pedestrian connection/access between land uses (i.e., between residential and commercial sites and between residential neighborhoods) to provide connectivity throughout the plan.
- Pilasters shall be used at each side of neighborhood vehicular and pedestrian entrances to define openings, and at each angle point or change in direction to enhance wall aesthetics.
- Continuity in materials shall be incorporated among walls including design, color, block style, trim style and cap style.
- Landscaping in front of the wall shall include shrubs close to the wall to break up any stretches of wall not interrupted by columns.
- Multiple pilasters at neighborhood entries are encouraged.
- Pilasters should provide sufficient bulk and dimensions to appear in proportion to the height and mass of the wall Pilasters and columns may not be less than 18 inches in any dimension at the base, and may be circular or square.
- Where adjacent to LDR and MDR neighborhoods, the maintenance obligation of the wall is the responsibility of the Community Facilities District (CFD).

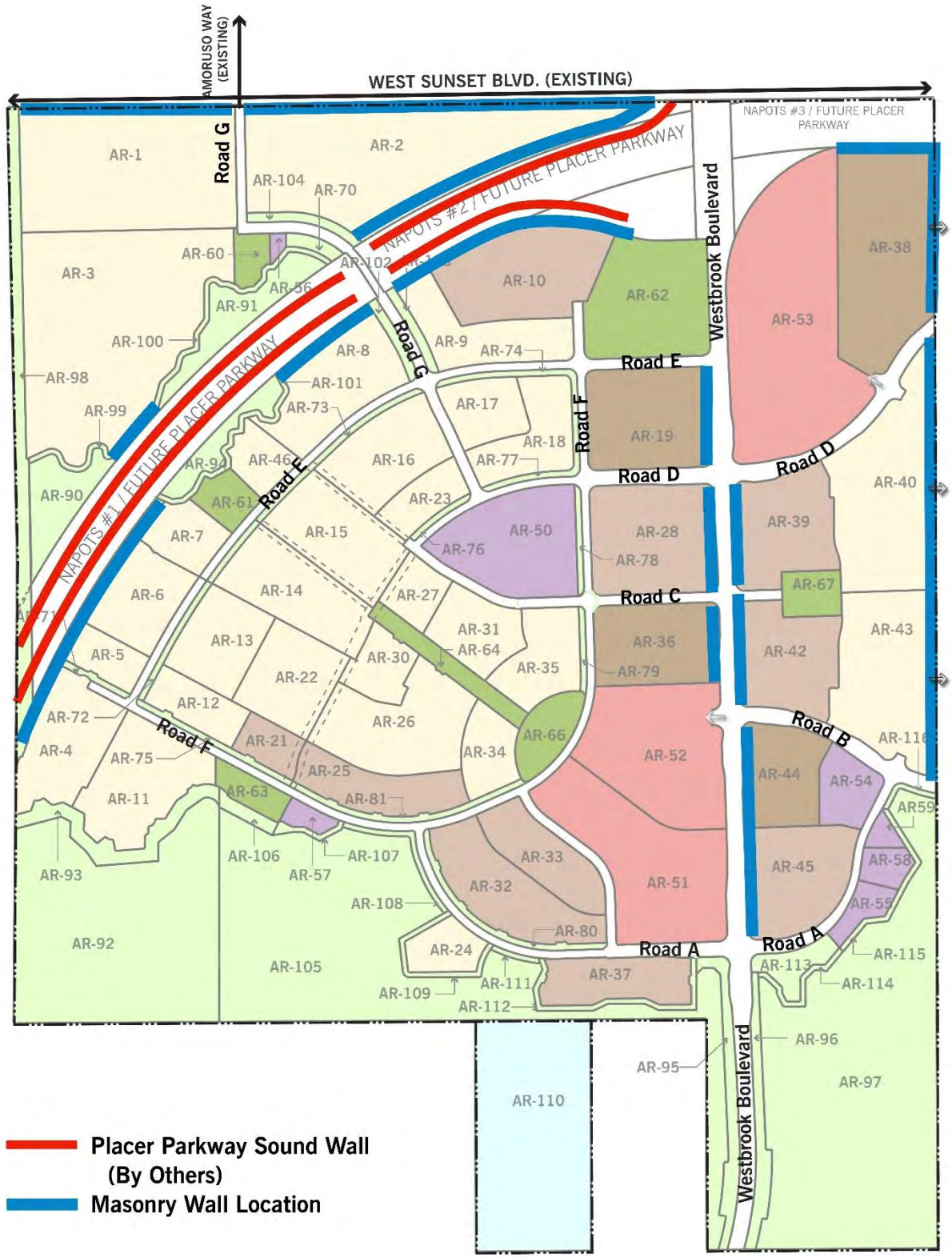


Figure B.35: Wall Locations (updated May 2021)

B. Fence Guidelines

The fences of Amoruso Ranch will play an important part in unifying the overall project. The following section will establish basic guidelines for the aesthetics of the walls and fences; followed by descriptions of each type of wall and fence found at Amoruso Ranch.

General Guidelines

Neighborhood fences should complement the architectural vernacular of the neighborhood in which they are found.

- The average maximum height for all fences should be seven feet.
- The maximum height for front yard walls and fences should be 36 inches.
- Materials not acceptable for fences include aluminum or sheet metal, woven wire, chain link or vinyl chain link, plastic or fiberglass sheets, and any kind of plastic mesh.
- Tops of all fencing should be level wherever feasible.

Fence Types

Amoruso Ranch has a variety of conditions that will require fencing. Below is a description of each type of fence within Amoruso Ranch.

Open Fencing

Open Space Fencing along Developed Edges

Open fences are intended to provide a visually transparent barrier at developed edges adjacent to open space parcels and include materials such as wrought iron and tubular steel. Where the open space interfaces with rear yards, an open view fence will be used. Where the natural open space interfaces in non-development areas, for instance against a park or a street, a split rail wood fence will be used.

Wall and Wall Cap Types

Fencing Types at Open Space

Fencing between Residential and Open Space

- Open fencing between residential and open space should be four to six feet in height and constructed of tubular steel or wrought iron and black or dark green in color
- Brick or other masonry pilasters or columns may be used as an optional detail with tubular steel or wrought iron fences.
- Both sides of fencing are to be addressed aesthetically if they are visible from streets.
- Where residential lots back up to open space, open fencing should be used. Open fencing at open space edges may incorporate masonry cheek walls.

Other Fencing Conditions at Open Space

- Concrete rail or post-and-cable fencing should be used along the street edge adjacent to open space preserves to define the landscape edge and discourage access of dirt bikes and motorized vehicles.

Front Yard Walls and Fencing
Any fences within the front yards of the residences should reflect the vernacular of the architecture of that neighborhood. The maximum height of fences in these areas should be 36 inches.

Good Neighbor Fence
The "Good Neighbor" fence is located along the yard perimeter of the residences and is a shared fence between neighbors. It should be of high quality wood construction and of a character that is compatible with the architectural style of the homes. It typically does not incorporate decorative top rails. It is intended to provide privacy and security between residential units.

Standard Wood Fence
Standard wood fences have a consistent architectural design appearance on each side and incorporate decorative top rails. This fence type is typically located adjacent to parks and paseos or on lots which back or side to a residential street where a masonry wall is not required.

Guidelines for standard wood fences:

- Minimum height of solid wood fence along all residential streets within neighborhoods is 7 feet.
- Fence sections may be 8 to 10 feet in length supported by 4-by-4 posts.
- Fences are to be of redwood construction and painted or stained in an earth tone color.
- Minimum six-feet high standard wood fence should be constructed where residential lots back up to schools or parks.
- Gates create focal points within a fence. Their design is encouraged to be differentiated from the fence and create an area of emphasis and demarcation.

Residential Wall and Fence Types

Residential Fence Types

B.16 Site Furnishings

Exterior furnishings at Amoruso Ranch should complement the overall character of the community yet the furnishing style of each neighborhood should be appropriate for its context. For instance, within the Village District, furniture should be durable and long lasting since it will see heavy use and therefore stylized metal or custom “art” benches are appropriate here. Below are some basic guidelines to follow when selecting site furniture for Amoruso Ranch.

- All site furniture should be made of high quality, durable material. Recycled plastic furniture is not acceptable.
- Painted finishes when used on metal furniture should be powder coated.
- Color and style of all furniture should complement the architecture of the surrounding neighborhood.
- Site furniture should be permanently mounted and located appropriately to take advantage of areas of high use and activity.
- Moveable furniture is encouraged where flexibility enhances the user’s experience such as in the Village District in the Urban Park and along the Main Street Promenade.
- Furniture should not obstruct access to buildings or impede handicap accessibility
- All site furniture should be consistent with the overall landscape design principles and community character of the project.

A. Furnishings

Exterior furnishings provide public amenities that establish a high quality and consistent urban design in the streetscape, reflecting the context of the area and helping to establish the unique qualities of places within the Amoruso Ranch community. These elements are encouraged to be integrated into the overall site design where appropriate. The amount of exterior furnishings should be appropriate to the level of use rather than creating too much clutter.

Bollards

Bollards can be used to protect pedestrians from vehicles in areas where pedestrians access walkways, paseos, and public plazas. Bollards can be permanent but placed to provide emergency vehicles access. Permanent bollards define edges and entrances to pedestrian areas and control vehicular access. They integrate illumination in pedestrian areas. Bollards are encouraged to be limited to locations that do not interfere with parking, deliveries, and other functions. It is recognized that bollards can also be an obstruction and hazard to bicyclists; therefore, their use should be minimized in areas where bicyclists are expected.

Bicycle Amenities

Bike racks are encouraged to be placed in areas where bicyclists need to park when visiting open space, recreational facilities, shopping and employment areas. Bike racks are to be double-poled and wide enough for resting the entire bike against the rack. Although they are primarily utilitarian, the chosen style

is encouraged to relate to the aesthetic of the neighborhood. Bike parking may also be provided at Bus Rapid Transit (BRT) stops.

Tree Grates
Tree grates are encouraged to be used for all street trees placed along sidewalks that are not part of a planting strip area. ADA compliance is recommended as is a minimum size of four feet by four feet. Tree guards protect trees in active areas that are vulnerable to damage from vehicle bumpers or door swings.

Planters, Pots, and Boxes
Planters are encouraged in plazas and other public spaces and can be raised 12 inches to 24 inches with seat walls at the edges to protect plants from pedestrian "short cut" paths and trampling. Pots and planter boxes can be used at public building entries where building maintenance personnel can care for them. Pots and planter boxes will be more effective if they are at least 18 inches deep and have a minimum of an 18 inch diameter.

B. Residential Subdivision Design

Residential subdivisions are subject to design requirements of the City's Subdivision Ordinance. To ensure neighborhoods provide cross connectivity for automobiles, bicyclists, and pedestrians, subdivision design should be guided by the design goals in this sub-section. The intent is to design individual subdivisions that appear seamless and are well-connected.
While connectivity is desired, some neighborhoods may be gated provided they do not limit access to open space, trails, paseos, parks or schools.

Neighborhood Connectivity

The compact design, and the different modes of paths of vehicular and non-vehicular connections creates highly connected residential neighborhoods. Connectivity is a main tenant of the Specific Plan. It is a design challenge to create connectivity across hard edges such as arterial roadways, the planned Placer Parkway, open space preserves and other site features. Where large lot parcel edges are between subdivisions and the types of hard edges described above do not exist, providing connectivity between subdivisions is encouraged.
The exact locations of street connections will be determined through small lot subdivision design. If subdivisions for adjacent large lot parcels are processed at separate times, the first subdivision to be processed by the City will establish the location for cross connection points.

Guidelines to enhance the connectivity of neighborhood units are outline below:

- To minimize barriers between neighborhoods and to enhance connectivity, street patterns should be encouraged to allow connection points between neighboring subdivisions.
- Paseo access should be used as a means to integrate multiple subdivisions consistent with the Paseo Plan in Figure B.36.

B.17 Gated Subdivisions

Residential subdivisions may be planned as gated subdivisions during small lot subdivision design.

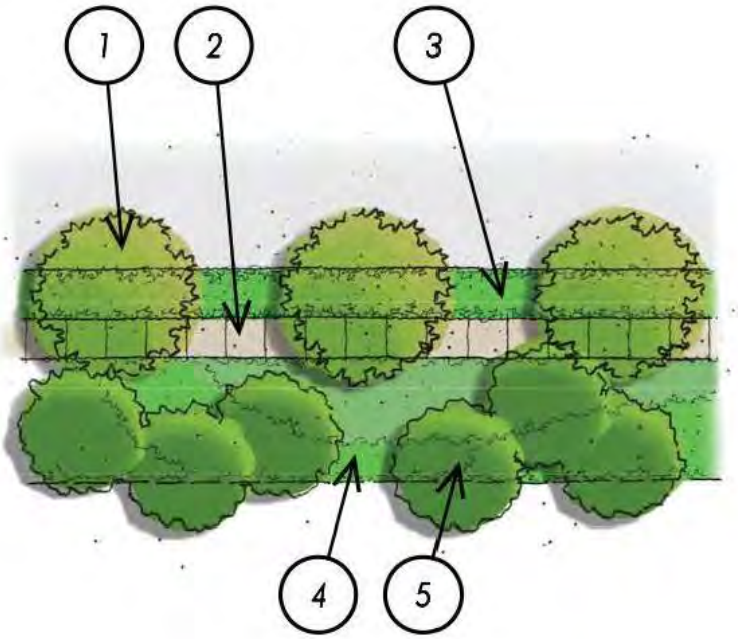
Residential parcels may be determined appropriate for a gated subdivision if it can be demonstrated the gates will not preclude adequate through-access for pedestrians, cyclists, or automobiles consistent with the circulation plan. Large lot parcels adjacent to parks, open space or paseos are not eligible for gating as to maintain public access to these amenities. Gating of subdivisions may be considered on a case-by-case basis, subject to approval by the Development Services Department, Planning, and Engineering Divisions.

B. 18 Paseos

Paseos are a key element which provide pedestrian and bikeway linkages throughout the Central portion of the ARSP. Paseos are intended to be active, useable areas which encourage pedestrian activity, interaction among residents and connectivity between neighborhoods.

The following design criteria apply to ensure paseos are adequately connected with adjacent neighborhoods:

- Residential street paseos are located internal to residential neighborhoods, generally between or on the edge of large lot parcels.
- Residential street paseos feature a 10 feet wide sidewalk and a landscape strip along one street edge.



Legend

1. Primary Street Tree
2. 10' Sidewalk
3. Groundcover
4. Shrubs
5. Secondary Street Tree

Figure B.36: Paseos

B. 19 Utility Sites Concept Plans

Six parcels are designated P/QP for the construction of utility infrastructure facilities to serve the ARSP. These include:

- Fire Station (AR-54)
- North Pump Station (AR-56)
- Sewer Lift Station (AR-57)
- Recycling Center (AR-59)
- Water Facilities (AR-58)
- Community Facility (use to be determined) (AR-55)

Concept plans for each of these are provided in Figures B.37-B.40. The concept plans should be used as a guide in the final design of each facility as backbone infrastructure improvement plans are prepared. They are preliminary concept plans and may be changed during the design of the land use plan for parcels AR-56, AR-57, AR-58 and AR-59. Conceptual plans for AR-55 has not been included as the proposed use of the parcel has not been determined. The final design and location of public facilities on these parcels are subject to review and approval of the City of Roseville.
The utility infrastructure facilities shall be designed to avoid conflict with pedestrian and vehicle circulation. The facilities shall be screened from public right-of-ways through the use of walls, fences, planting or a combination of the above.

The fire station (Parcel AR-54) shall be designed to accommodate future buildout with a maximum of three apparatus bays similar to several of the City's other fire stations, although during the initial construction, all three bays may not be built. The concept site plan shall include but not limited to driveways, gate access, landscaping, guest parking and other ancillary structures normally provided at a fire station. Turning movements to and from the fire station shall be included to ensure vehicle accessibility from the public streets. A turning radii of 30 and 50, interior and exterior respectively, shall be used as the template.

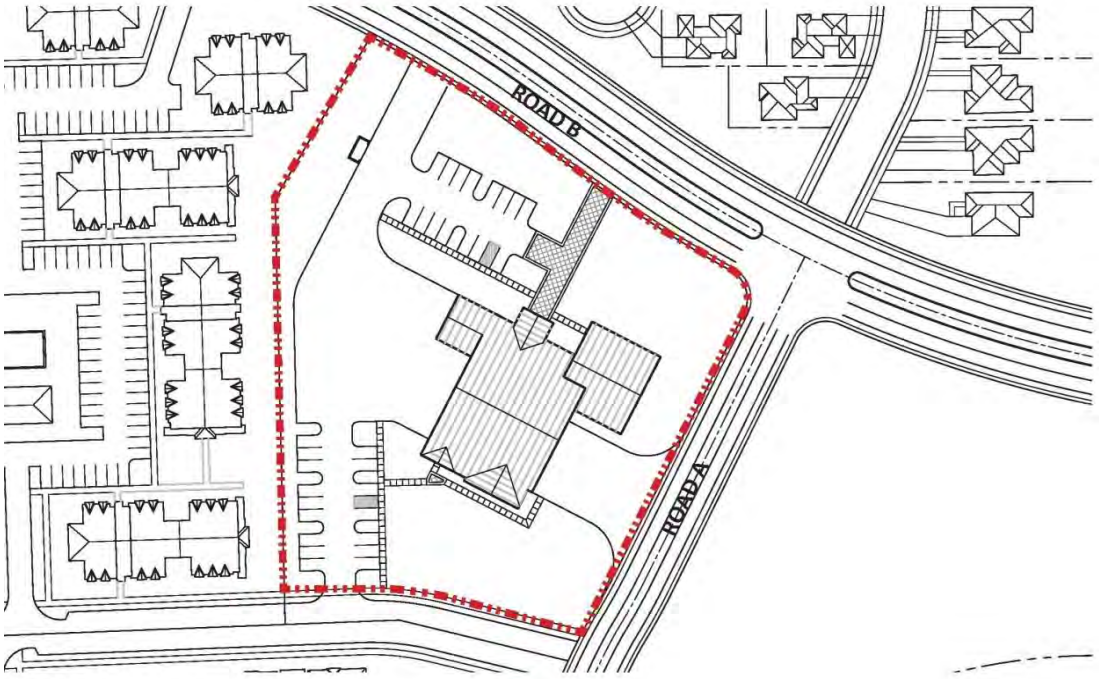


Figure B.37 Fire Station (AR-54)

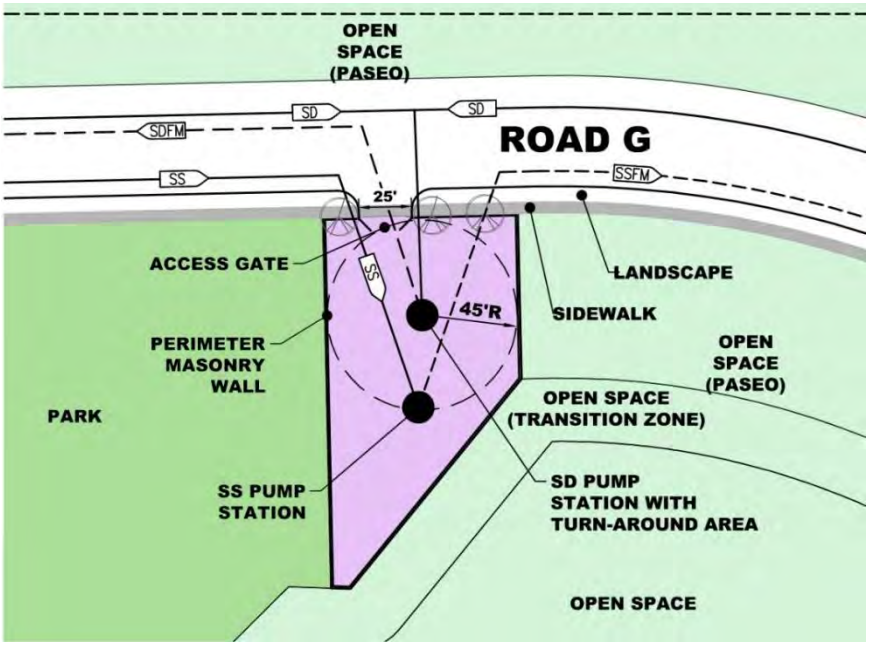


Figure B.38 North Pump Station (AR-56)

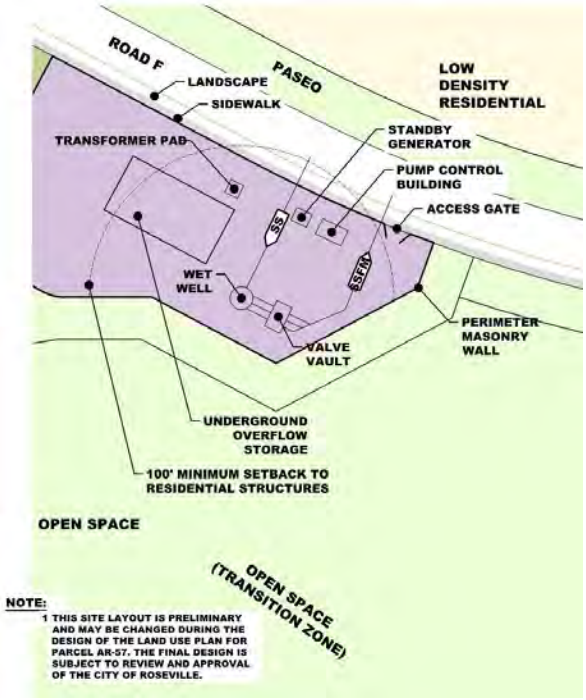


Figure B.39 Sewer Lift Station (AR-57)

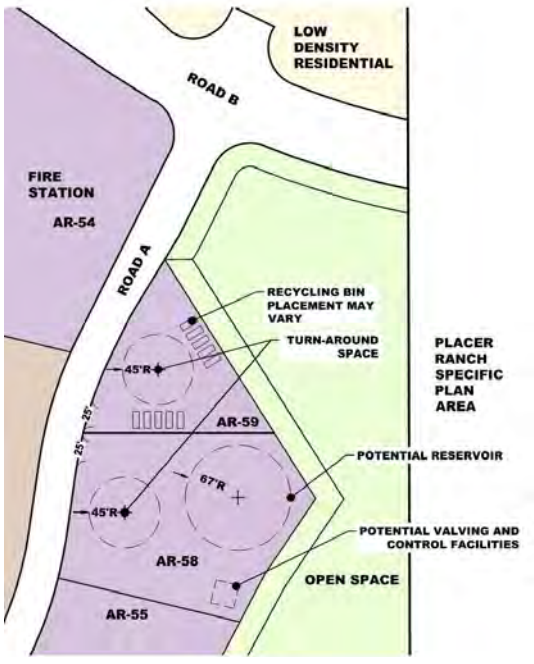


Figure B.40 Recycling Center and Water Facilities (AR-58 and 59)

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CITY OF
ROSEVILLE
CALIFORNIA

SECOND AMENDMENT OF DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE, BROOKFIELD SUNSET, LLC, AND JENNIFER M. AMORUSO, SUCCESSOR TRUSTEE OF THE AMORUSO FAMILY LIVING TRUST DATED MARCH 14, 2005 RELATIVE TO THE AMORUSO RANCH SPECIFIC PLAN

This Second Amendment of Development Agreement ("Second Amendment") is entered into this ____ day of _____, 2022, by and between the CITY OF ROSEVILLE, a municipal corporation ("City"), BROOKFIELD SUNSET, LLC, a California limited liability company ("Brookfield"), BROOKFIELD SACRAMENTO HOLDINGS, LLC, a Delaware limited liability company, ("Brookfield Sacramento"), and ANGELA EISENPRESS, Successor Trustee of the Amoruso Family Living Trust Dated March 14, 2005 ("Amoruso")(collectively, "Landowner"), pursuant to Sections 65864 through 65869.5 of the Government Code of the State of California.

RECITALS

A. Landowner and City entered into a Development Agreement (the "Development Agreement") which was approved by the City Council of City on July 6, 2016, and recorded on August 24, 2016, in the Official Records of Placer County as Document No. 2016-0070351-00. City and Landowner entered into the Development Agreement relative to development within a portion of the Amoruso Ranch Specific Plan ("Specific Plan", "ARSP", or "Plan Area"), as such is more precisely described in Exhibits "A" and "B" of the Development Agreement (the "Property"), as those exhibits are amended by Exhibits "A" and "B" attached hereto. Except as otherwise defined herein, all capitalized terms used herein shall have the meanings ascribed thereto in the Development Agreement.

B. Landowner and City entered into a First Amendment to the Development Agreement (the "First Amendment") which was approved by the City Council of City on April 1, 2020, and recorded on January 28, 2021, in the Official Records of Placer County as Document No. 2021-0012079-00.

C. Since approval of the Development Agreement, Brookfield Sacramento has become the fee title owner of a portion of the Property, as shown in Exhibit "D"

attached to the First Amendment, and Brookfield remains under contract to purchase the balance of the Property from Amoruso, with all persons holding legal or equitable interests in the Property being bound by the Development Agreement and this Second Amendment.

D. Concurrent with its consideration of this Second Amendment, City is processing a General Plan Amendment (Resolution No. _____), a Specific Plan Amendment (Resolution No. _____), a Rezone (Ordinance No. _____), and a Tentative Subdivision Map (TSM _____) for purposes of revising land use entitlements on the Property. City and Landowner wish to enter into this Second Amendment in order to provide consistency with these land use approvals.

E. This Second Amendment is authorized by Section 1.4 of the Development Agreement.

NOW, THEREFORE, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. AMENDMENT OF DEVELOPMENT AGREEMENT. The following section and exhibits of the Development Agreement are hereby amended as follows:

a. REVISED SECTION 2.2. Section 2.2 of the Development Agreement is revised in its entirety to read as follows:

> "2.2 Vested Entitlements. Subject to the provisions and conditions of this Agreement, City agrees that City is granting, and grants herewith, a fully vested entitlement and right to develop the Property in accordance with the terms and conditions of the Entitlements, including, but not limited to, allocation of residential units to residentially designated parcels in the Specific Plan, minimum lot sizes, street locations and configurations in any approved tentative subdivision maps, and allocation of building square footage to commercially designated parcels in the Specific Plan. City acknowledges that the Entitlements include the following Specific Plan land use designations and approximate gross acreages for all land uses for the Property as shown in the Specific Plan Land Plan in Exhibit "E", attached hereto and summarized below:
>
> | | |
> |---|---|
> | Low Density Residential | 1,099 units on 219.1 Gross Acres; |
> | Medium Density Residential | 695 units on 69.3 Gross Acres; |
> | High Density Residential | 873 units on 37.9 Gross Acres; |
> | Community Commercial | 23.7 Gross Acres; |
> | Community Commercial/Village District | 159 units on 27.2 Gross Acres; |

Park	22.2 Gross Acres;
Open Space	144.6 Gross Acres;
Open Space (Paseos)	11.0 Gross Acres;
School	9.6 Gross Acres;
Public/Quasi Public	7.5 Gross Acres;
Right of Way	51.7 Gross Acres;
NAPOTS (Placer Parkway)	50.6 Gross Acres.
TOTAL	674.4 Gross Acres

Such uses shall be developed in accordance with the Entitlements, as such Entitlements provide on the Effective Date of this Agreement. Landowner's vested right to proceed with the development of the Property shall be subject to subsequent approvals, provided that any conditions, terms, restrictions and requirements for such subsequent approvals shall not prevent development of the Property for the uses set forth in the Entitlements, and as more fully set forth in Section 2.4.1 below."

b. REVISED SECTION 3.7.3. Section 3.7.3 of the Development Agreement is revised in its entirety to read as follows:

"3.7.3 Groundwater Well.

3.7.3.1 Parcel Dedication. Landowner shall dedicate to City Parcel AR-58 for City facilities, including a groundwater well, at the approximate location shown on Exhibit "L". Landowner shall construct frontage improvements for Parcel AR-58, including water, recycled water, wastewater, storm drainage, electric and communication fiber conduit.

3.7.3.2 Well Construction Requirements. As shown in Exhibits "L" and "N", the water facilities site shall be constructed adjacent to the 24" water line to be constructed in Road B, and be connected to that 24" water line with a 16" water line within Road A, or other pipe sizes as may be approved by City's Environmental Utilities Director pursuant to updated water studies. Landowner shall install a test well in a location mutually agreed upon by Landowner and City to determine if the well location utilized meets desired capacity and water quality. If the desired capacity and water quality are confirmed by the test well, Landowner shall be responsible for drilling and completing the production well (but not above ground well improvements such as pumping and treatment facilities) as further described below (the "Well Construction Requirements"). City shall be responsible for the construction and costs of above ground production well (topside) improvements such as pumping and treatment facilities. It is the intent of this section (and the Parties) that the groundwater well location identified within the Project shall be capable of achieving a yield of

approximately 1,800 gallons per minute, be designed for Aquifer Storage and Recovery, and the groundwater water is of such quality that only disinfection will be required to meet California Drinking Water Quality Standards. Should the City determine the available capacity or water quality does not achieve these objectives, Landowner shall, at its own cost, work with the City to relocate the well site within the Project to an alternative site mutually agreed to by City and Landowner until these objectives are satisfied.

Landowner shall contact the City Environmental Utilities Department prior to design and construction of the production well. The production well shall be in operation at the time of occupancy of the 1,250th residential unit in the Project. Landowner shall receive approval from the City of the well design and drilling method prior to commencement of this work. In addition, notwithstanding the foregoing, the well shall be drilled prior to the time of occupancy of any residential units within 500 feet of the well site. Landowner shall include noise curtains for the well if at the time of construction of the well homes are occupied between 500 feet and 1,000 feet of the well.

If City determines that the production well is required prior to the occupancy of the 1,250th residential unit in the Project, City has the right to construct the test well and the production well. Landowner shall reimburse City for the actual cost of the below ground improvements for the test well and production well, as set forth above, including annual CCI adjustments of such costs, upon occupancy of the 1,250th residential unit in the Project. If City constructs the test well and production well prior to the occupancy of the 1,250th residential unit in the Project, Landowner agrees to construct an all weather access roadway within either the Road A or Road B RoW and all associated infrastructure necessary to serve Parcel AR-58 as specified in this Section 3.7.3 within one (1) year of notification from City if Road B has not otherwise already been constructed by Landowner.

Notwithstanding the foregoing, if the City adopts a revised water connection fee which encompasses the cost of the Well Construction Requirements, Landowner shall be relieved of the Well Construction Requirements set forth in this Section 3.7.3.2.

Landowner shall, prior to the issuance of the first building permit in the Project phase where an existing well is located, destroy the well or wells in that particular Project phase from among the two existing agriculture irrigation wells and one domestic well in the Project Area. Landowner shall obtain from City a Well Permit and follow the California Well Standards for the destruction of the wells on the Property. All construction plans shall be designed pursuant to City's then current Standards and mutually agreed to by Landowner and the

Environmental Utilities Director, and subject to City plan review, construction inspection and final approval. Landowner shall pay the then current plan check, mapping and inspection costs as incurred by City for review, mapping, and inspection of the destruction of the wells."

c. REVISED SECTION 3.8.8. Section 3.8.8 of the Development Agreement is revised in its entirety to read as follows:

"3.8.8. Water Service Area Boundary Modification. Landowner shall reimburse City for all costs associated with modifying City's service area boundary to include the Project with the U.S. Bureau of Reclamation. There shall be no delay or refusal to issue building permits in the Project by City while City is modifying the service area boundary to include the Project."

d. REVISED SECTION 3.9.2. The third and fourth paragraphs of Section 3.9.2 of the Development Agreement are revised in their entirety to read as follows:

"Landowner shall likewise be required to contribute its pro-rata share of the cost of expansion of the WRSP recycled water tank and pump station located north of the Pleasant Grove Wastewater Treatment Plant that is required to serve the WRSP, as set forth in Section 3.27 and 3.28 of this Agreement, and as set forth in Exhibits "Q-1" and "Q-2". Landowner's pro-rata share of the cost of expansion of the WRSP recycled water tank and pump station referenced herein, estimated at $2.287 million, shall be paid though the CFD for the Project, with payment from the CFD not required until after the 1,250th building permit is issued in the Project.

If City institutes a recycled water connection fee, or such fee is embedded into City's revised water connection fee (which encompasses the estimated $2.287 million for expansion of the WRSP recycled water tank and pump station described in the preceding paragraph), prior to the issuance of any building permits in the Project, Landowner shall not be responsible for the payment of the estimated $2.287 million pro-rata share of the cost of the expansion of the WRSP recycled water tank and pump station except through the payment of the City recycled water connection fee, or City's revised water connection fee if a recycled water connection fee is embedded into City's revised water connection fee, or any special benefit fees as may be applicable to the Project to fund the expansion of the WRSP recycled water tank and pump station."

e. REVISED EXHIBITS. The following exhibits attached to the Development Agreement are replaced by new exhibits attached to this Second Amendment as follows:

Exhibit A Property Legal Description

Exhibit B	Property Map
Exhibit C	Annexation Area and Plan Area
Exhibit D	Specific Plan Property Ownership
Exhibit E	Land Use Plan
Exhibit F	Affordable Housing Sites
Exhibit G	Phasing Plan
Exhibit H	Road Improvements
Exhibit H-1	Offsite Road Facilities for Reimbursement
Exhibit I	Traffic Signals
Exhibit J-1	Wastewater Facilities
Exhibit J-2	Wastewater Facilities
Exhibit K-1	Offsite Wastewater Facilities for Reimbursement
Exhibit L	Groundwater Well
Exhibit M	Water Conservation Plan
Exhibit N	Water Facilities
Exhibit O-1	Water Facilities for Reimbursement
Exhibit O-2	Offsite Water Facilities for Reimbursement
Exhibit P	Recycled Water Facilities
Exhibit Q-1	Offsite Recycled Water Facilities for Reimbursement
Exhibit R	Drainage Facilities
Exhibit S	Post Development 100 Year Floodplain
Exhibit T	Fiber Optic Improvements
Exhibit V	Parks and Open Space
Exhibit W	Parks Financing Plan
Exhibit Y	Open Space Areas
Exhibit AA	DUE Allocation to Specific Plan Parcels for CSP Reimbursements

2. CONSISTENCY WITH GENERAL PLAN. The City Council has found and determined that this Second Amendment of the Development Agreement is consistent with the General Plan and the Amoruso Ranch Specific Plan.

3. AMENDMENT. This Second Amendment amends, but does not replace or supersede, the Development Agreement, except as specified herein. As amended hereby, the Development Agreement remains in full force and effect.

4. FORM OF AMENDMENT. This Second Amendment is executed in two duplicate originals, each of which is deemed to be an original.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, as attested to by its City Clerk under the authority of Ordinance No. _____, adopted by the Council of the City of Roseville on the ____ day of _____, 2022.

CITY OF ROSEVILLE,
A municipal corporation

By: _____
Dominick Casey
City Manager

ATTEST:

By: _____
Carmen Avalos
City Clerk

APPROVED AS TO FORM:

By: _____
Michelle Sheidenberger
City Attorney

APPROVED AS TO SUBSTANCE:

By: _____
Mike Isom
Development Services Manager

LANDOWNER:

BROOKFIELD SACRAMENTO HOLDINGS, LLC,
a Delaware limited liability company

By: _____
John Norman
Vice President

By: _____
Rick Whitney
Chief Financial Officer

BROOKFIELD SUNSET, LLC,
a California limited liability company

By: _____
John Norman
Vice President

By: _____
Rick Whitney
Chief Financial Officer

ANGELA EISENPRESS, Successor Trustee of the Amoruso Family Living Trust Dated March 14, 2005

_____
Angela Eisenpress, Successor Trustee

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

ALL THAT REAL PROPERTY SITUATE IN THE COUNTY OF PLACER, STATE OF CALIFORNIA, BEING A PORTION OF SECTION 11, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1 AS SAID LOT IS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "FINAL MAP OF AMORUSO RANCH PHASE 1", FILED FOR RECORD MAY 3, 2019, IN BOOK EE OF MAPS, AT PAGE 51, PLACER COUNTY RECORDS.

CONTAINING 164.42 ACRES, MORE OR LESS.

PARCEL 2

ALL THAT REAL PROPERTY SITUATE IN THE COUNTY OF PLACER, STATE OF CALIFORNIA, BEING A PORTION OF SECTION 11, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THE DESIGNATED REMAINDER SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "FINAL MAP OF AMORUSO RANCH PHASE 1", FILED FOR RECORD MAY 3, 2019, IN BOOK EE OF MAPS, AT PAGE 51, PLACER COUNTY RECORDS.

CONTAINING 361.28 ACRES, MORE OR LESS.

Exhibit B
Property Map

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

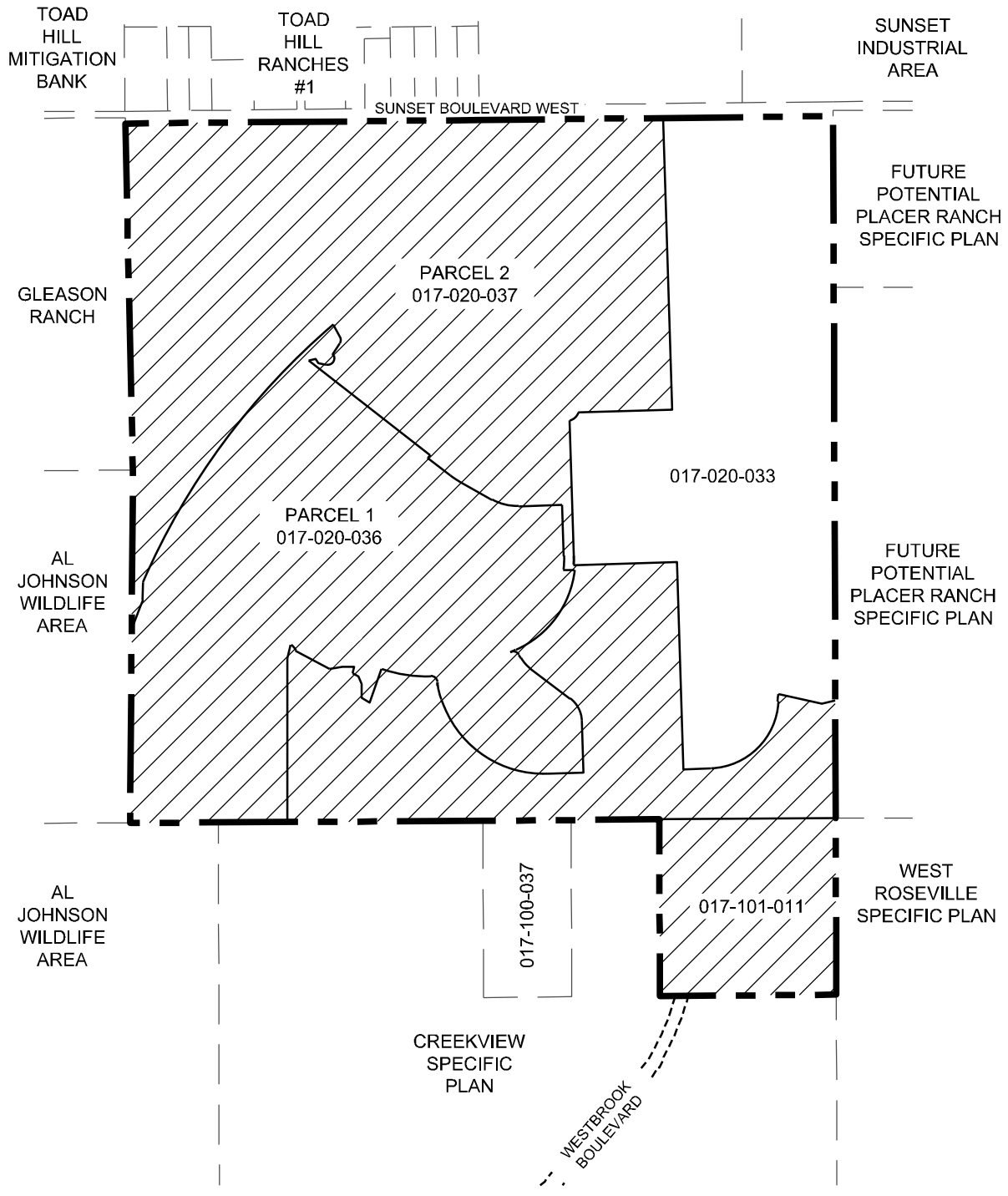

Exhibit B
Property Map

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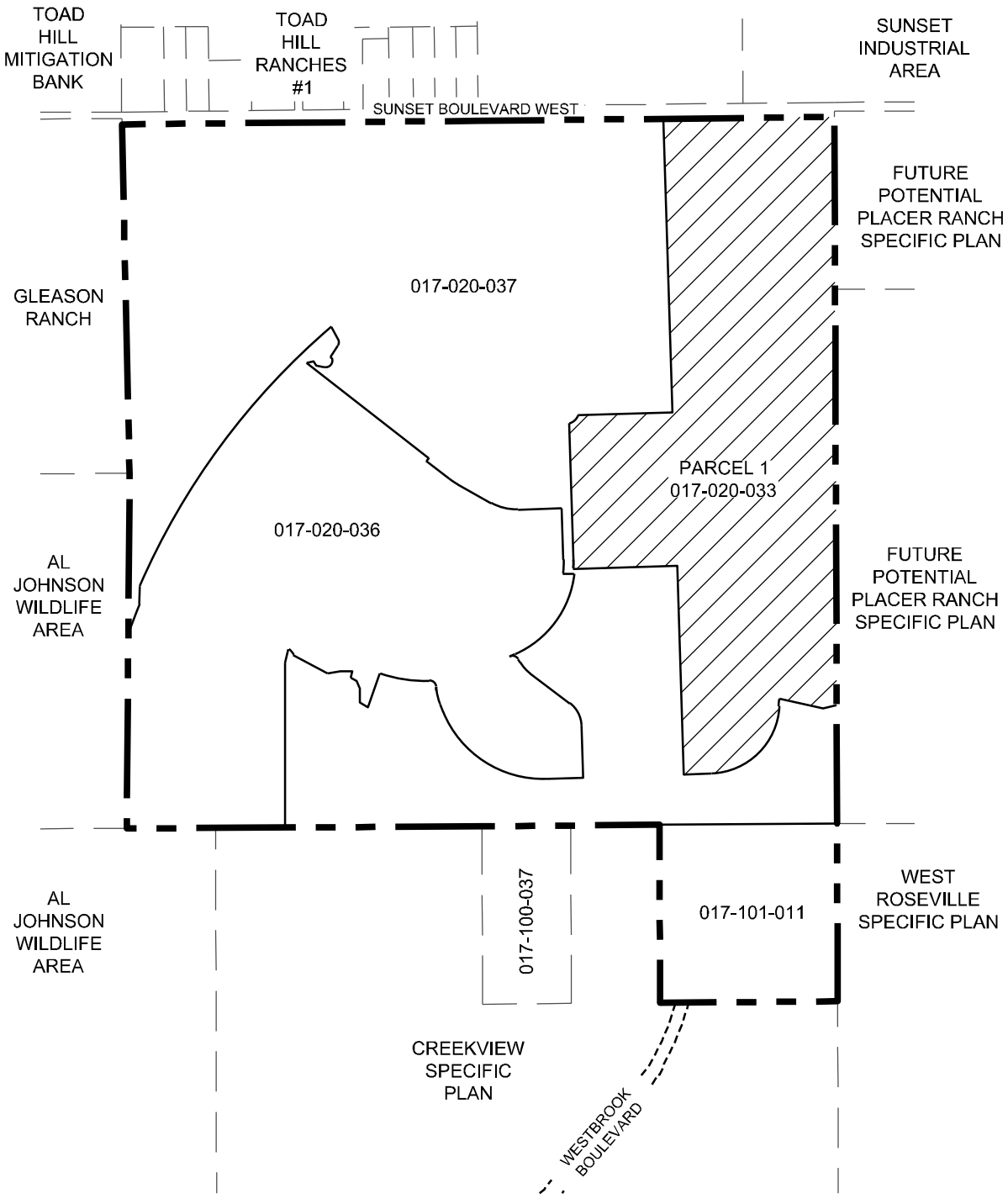


LEGEND

PROPERTY SUBJECT TO DEVELOPMENT AGREEMENT

0 600 1200

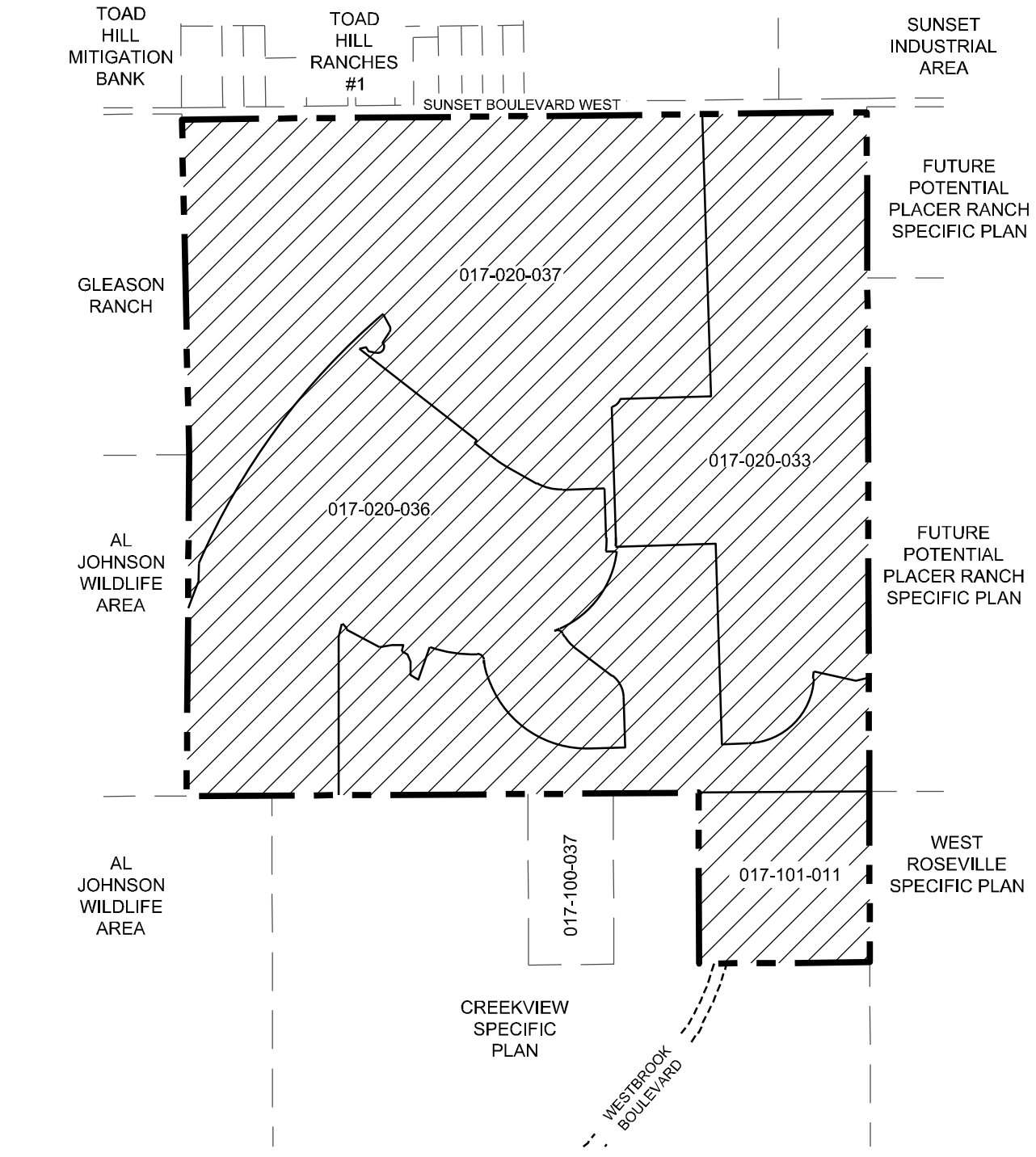
(IN FEET)

1 inch = 1200 ft.

NORTH

Exhibit C
Annexation Area and Plan Area

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678



LEGEND

PROPERTY SUBJECT TO DEVELOPMENT AGREEMENT

0 600 1200

(IN FEET)

1 inch = 1200 ft.

NORTH

Exhibit D
Specific Plan Property Ownership

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

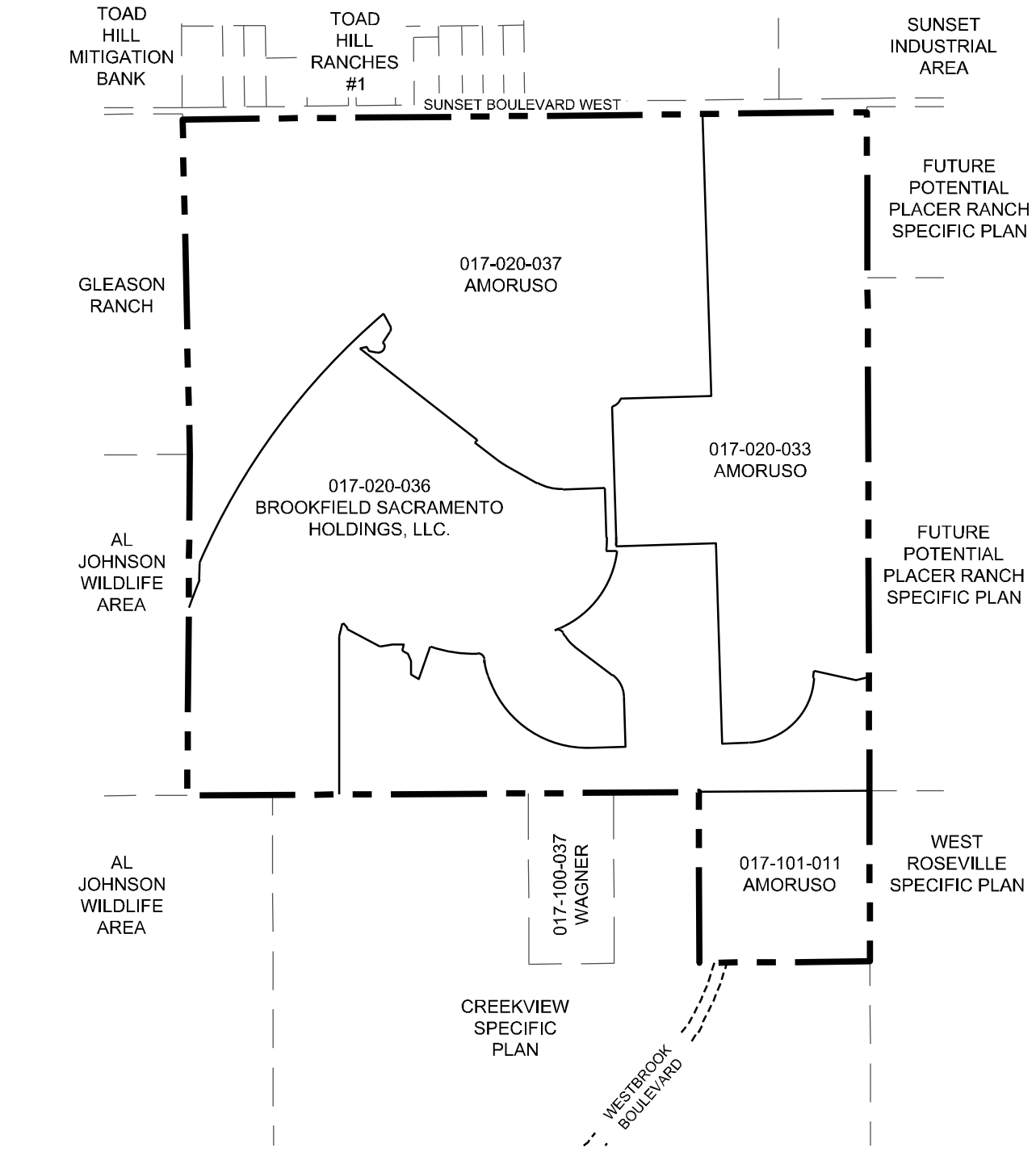


Exhibit E
Land Use Plan

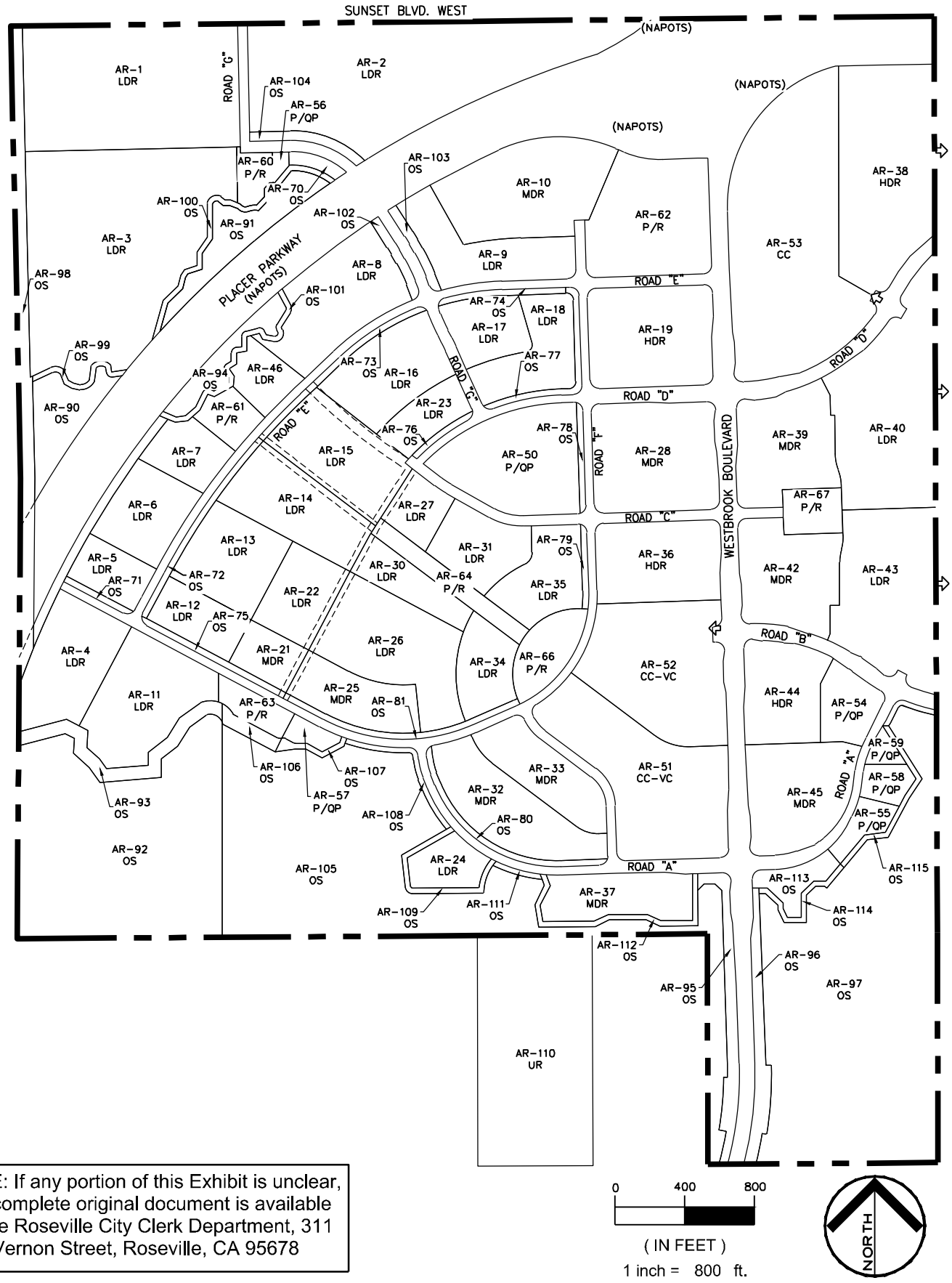


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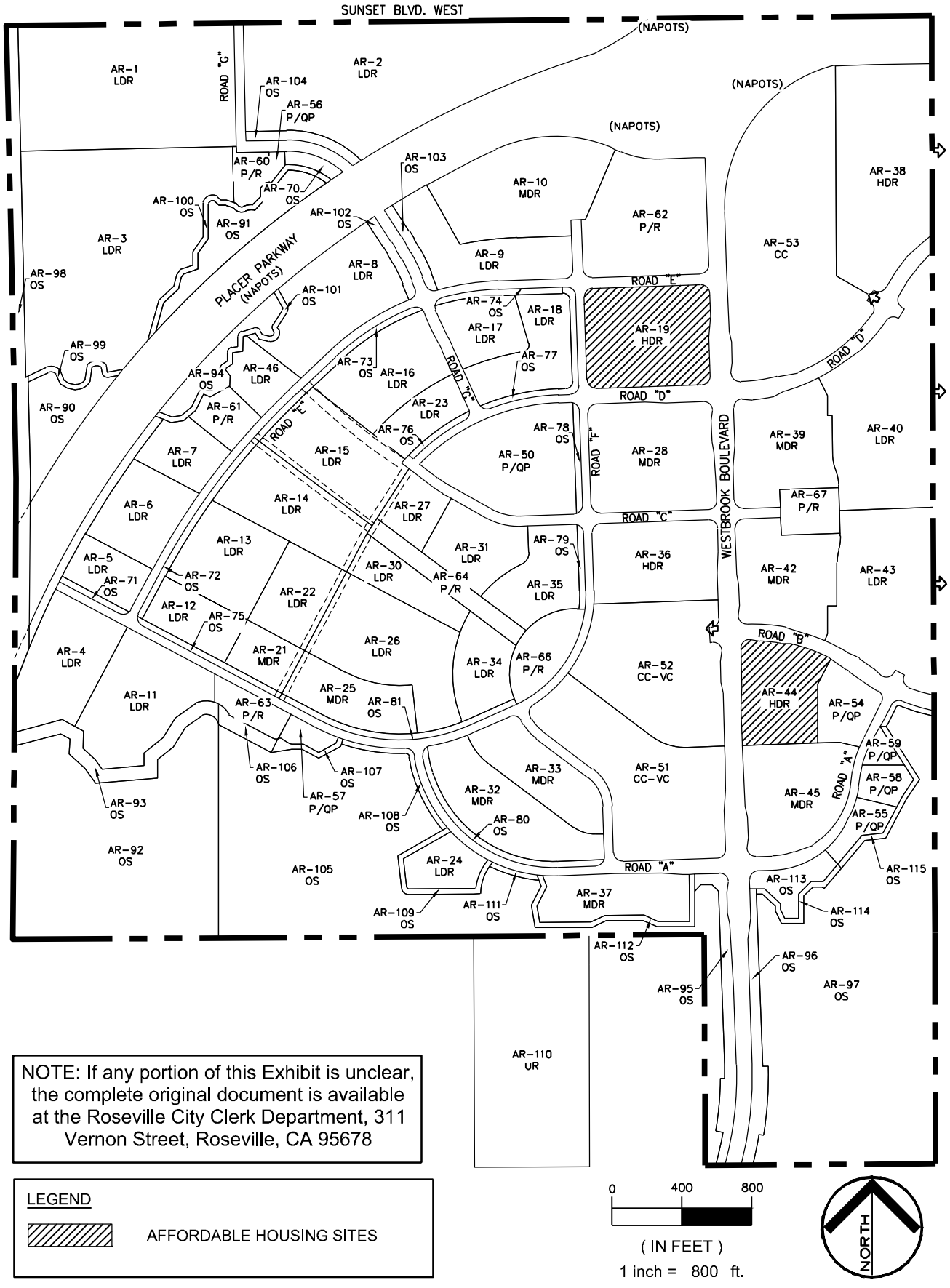
Exhibit F
Affordable Housing Sites

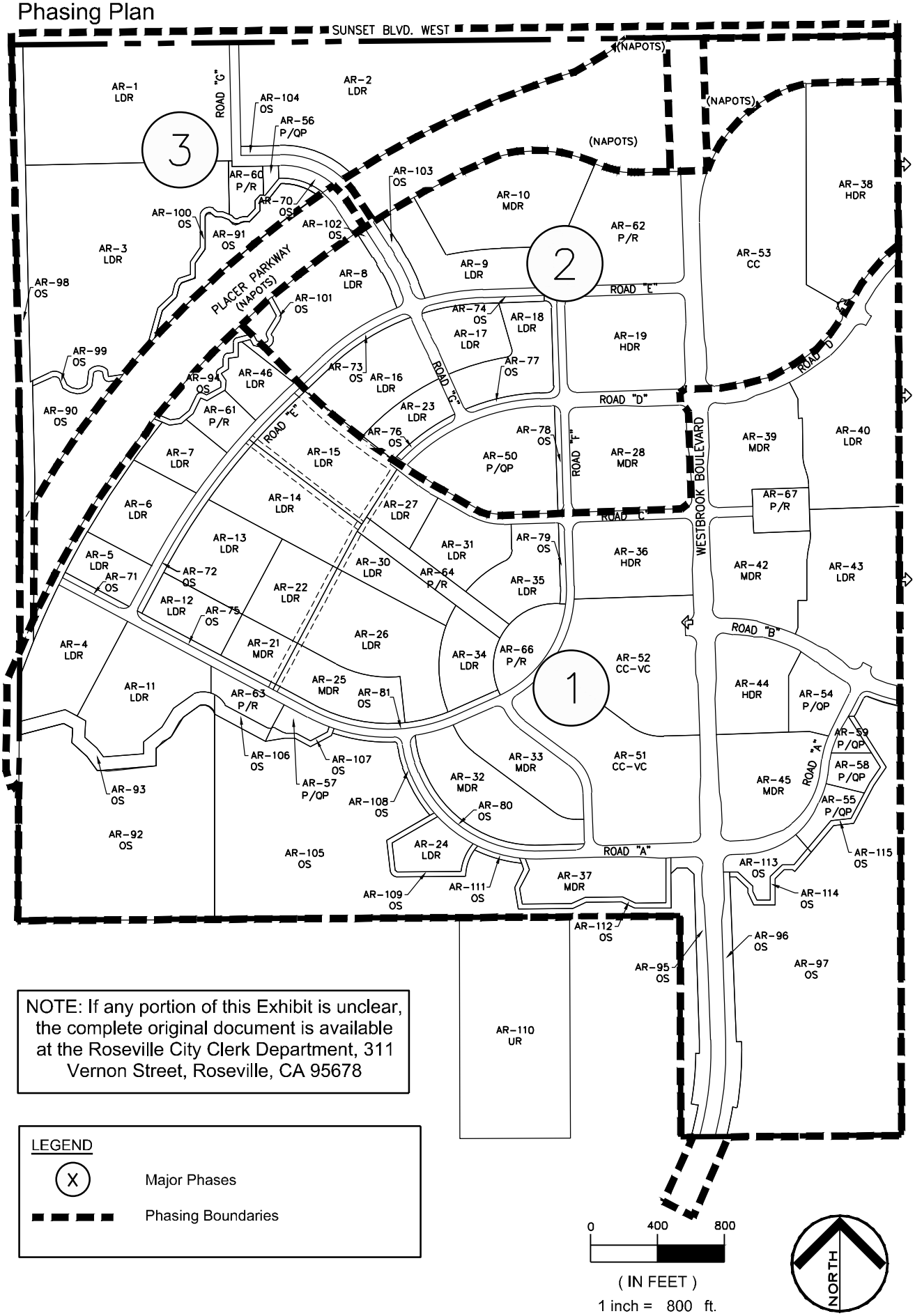


NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

LEGEND

AFFORDABLE HOUSING SITES

Exhibit G
Phasing Plan



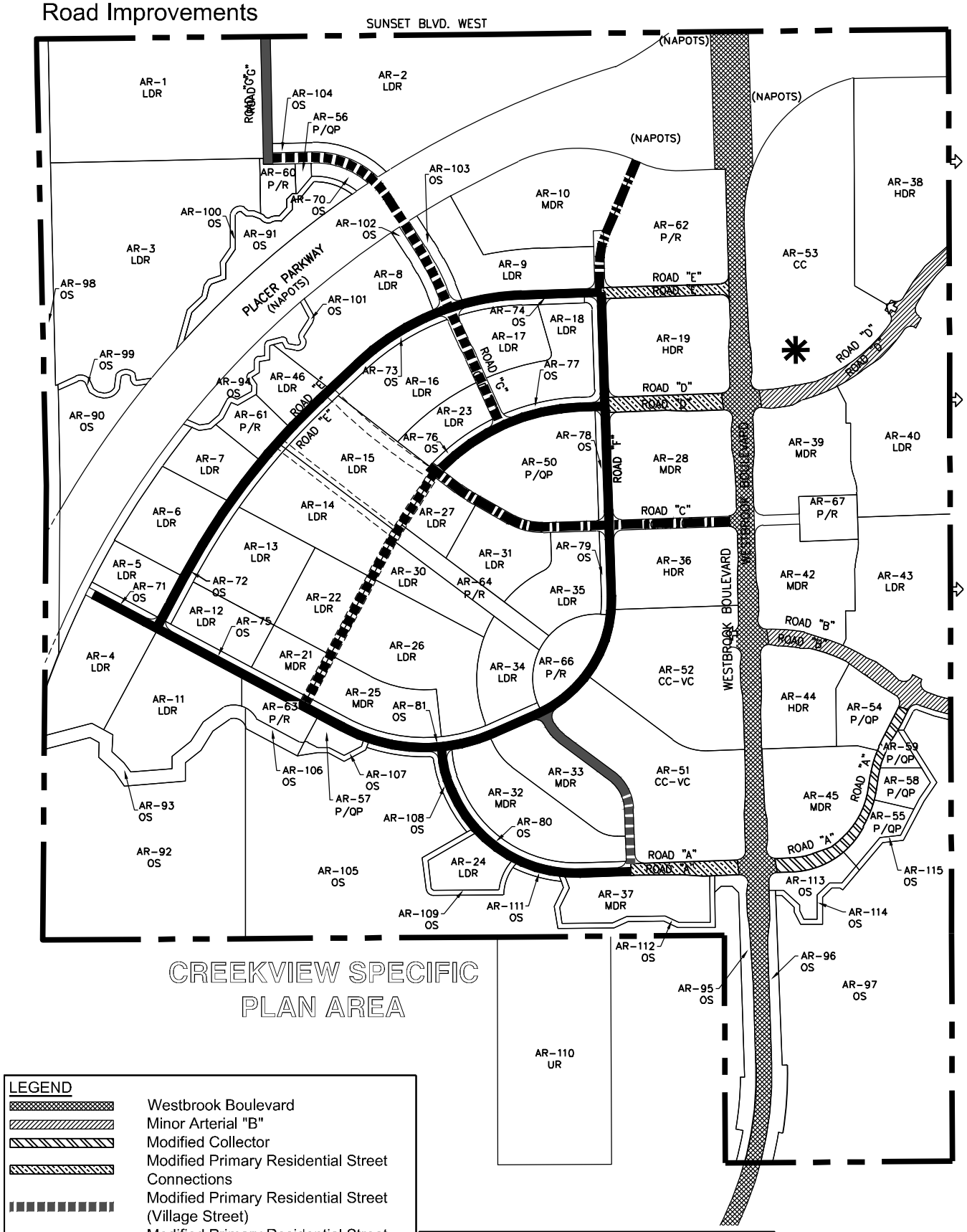
NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

LEGEND

(X) Major Phases

Phasing Boundaries

Exhibit H
Road Improvements



LEGEND

- Westbrook Boulevard
- Minor Arterial "B"
- Modified Collector
- Modified Primary Residential Street Connections
- Modified Primary Residential Street (Village Street)
- Modified Primary Residential Street with Street Side Paseo
- Modified Primary Residential Street
- Modified Minor Residential Street
- Modified Primary Residential Street - A
- * Park and Ride Location

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

0 400 800

(IN FEET)

1 inch = 800 ft.

NORTH

Exhibit H-1
Offsite Road Facilities For Reimbursement

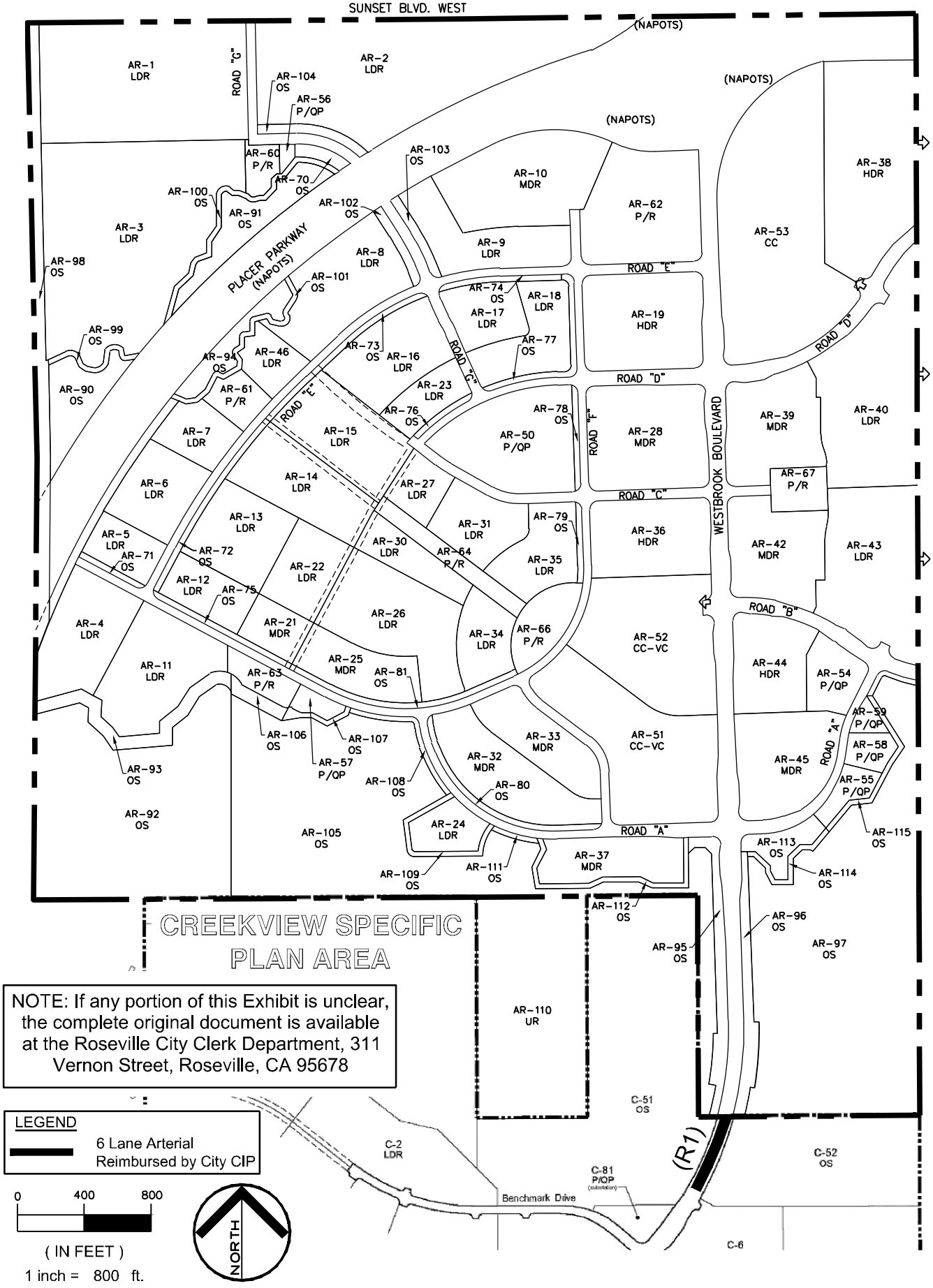


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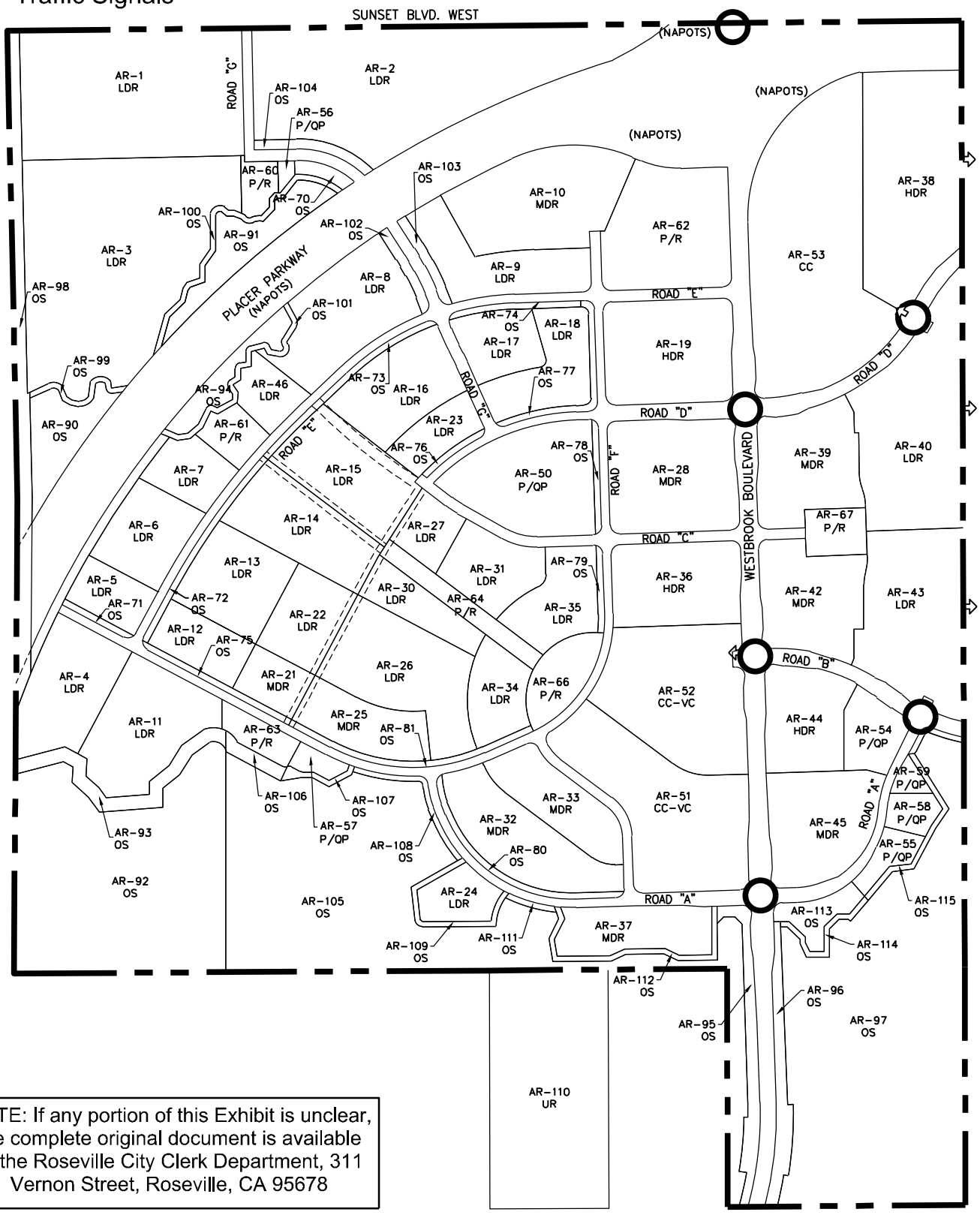
Exhibit I
Traffic Signals



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LEGEND

Traffic Signal

0 400 800

(IN FEET)

1 inch = 800 ft.

NORTH

Exhibit J - 1
Wastewater Facilities

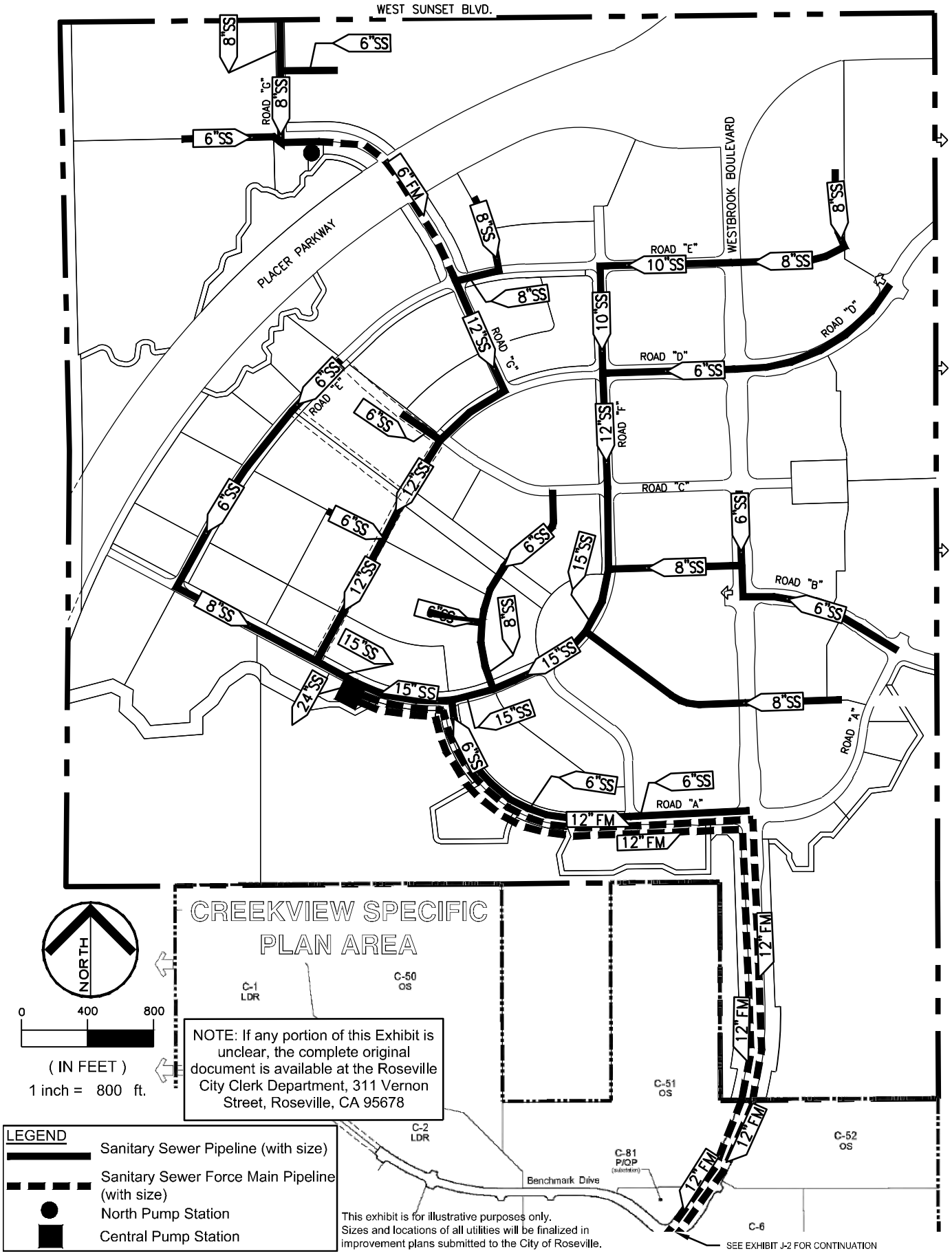
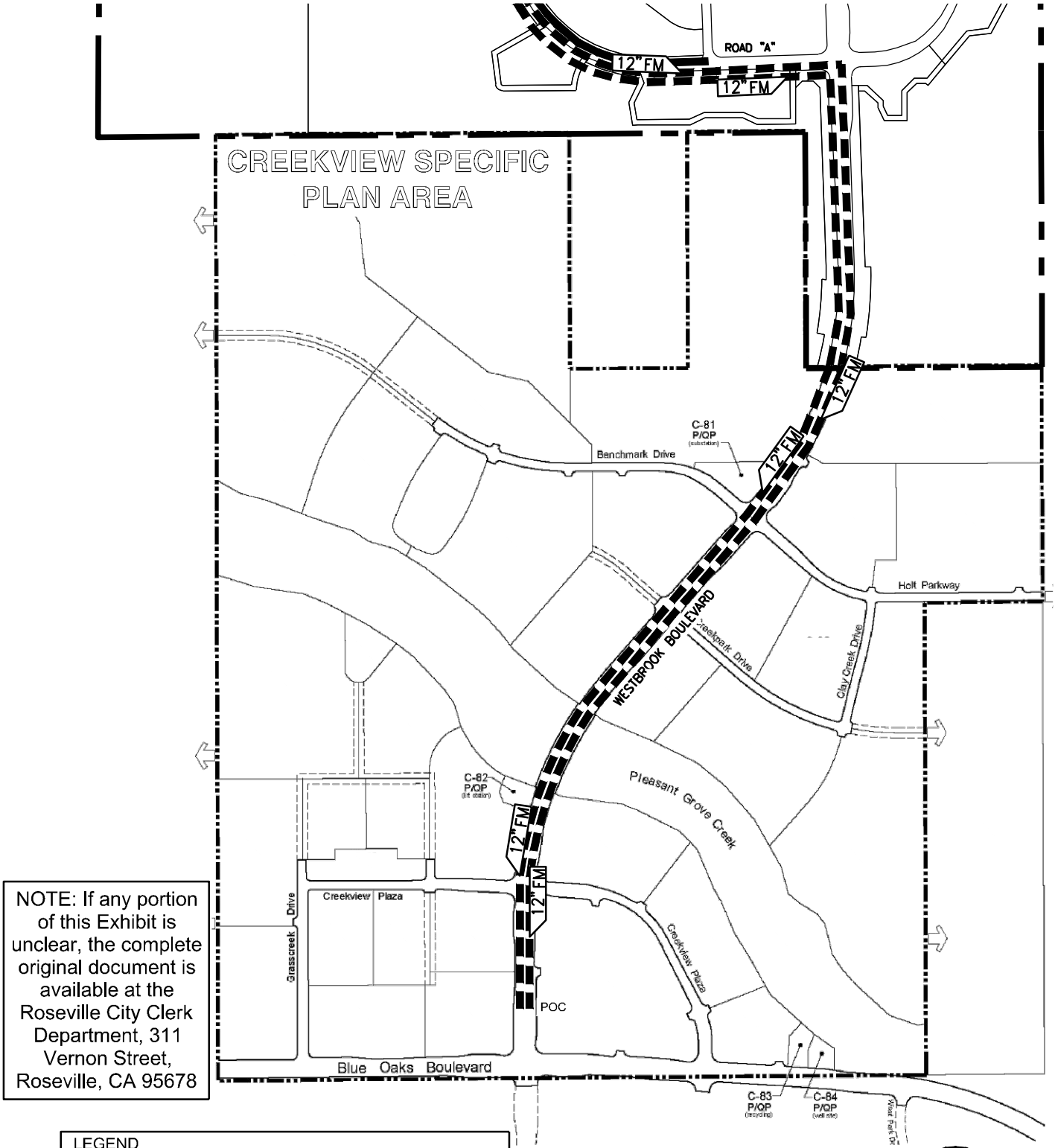


Exhibit J - 2
Wastewater Facilities



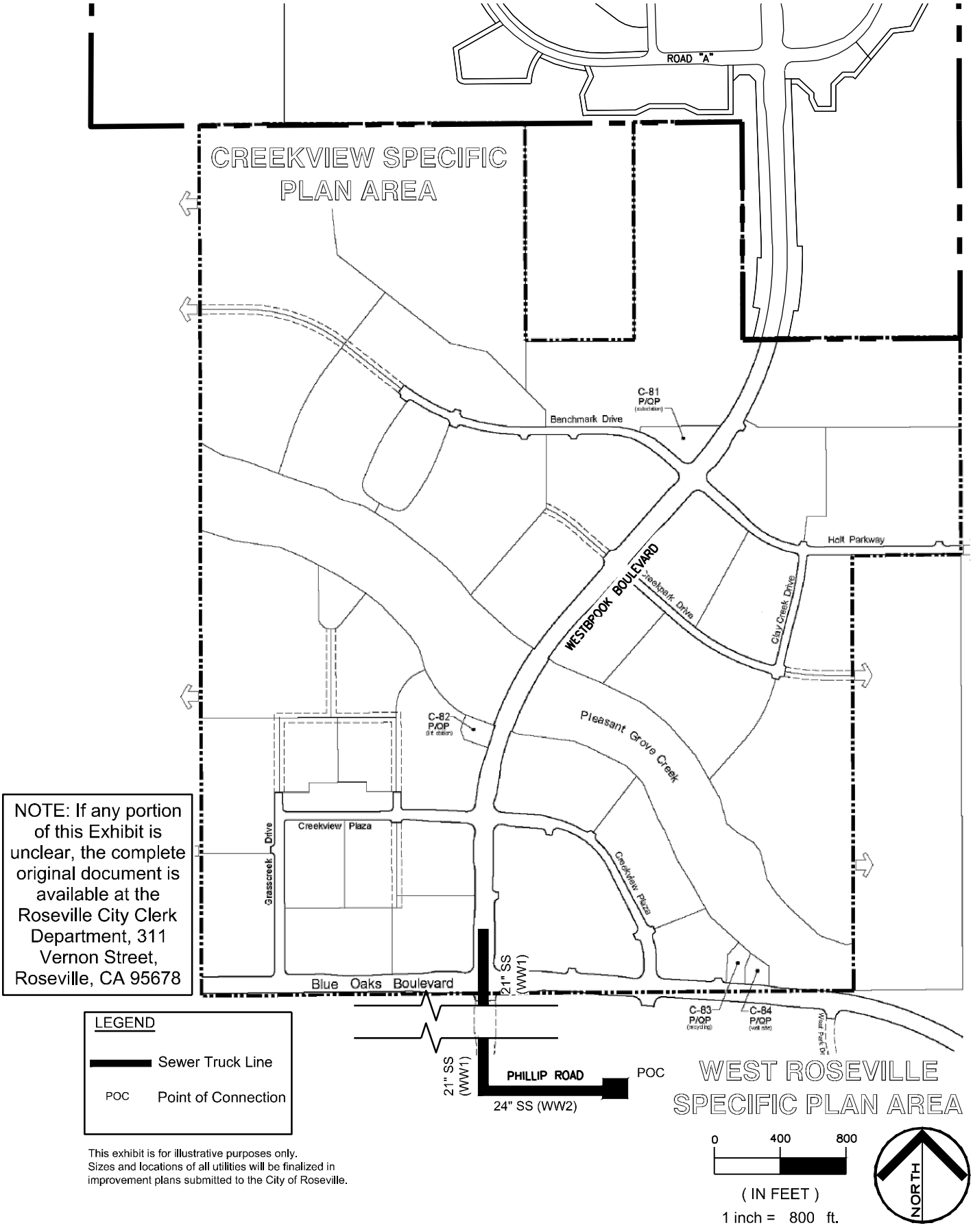
NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

LEGEND

- Sanitary Sewer Pipeline (with size)
- Sanitary Sewer Force Main Pipeline (with size)
- POC — Point of Connection

This exhibit is for illustrative purposes only.
Sizes and locations of all utilities will be finalized in improvement plans submitted to the City of Roseville.

Exhibit K-1
Offsite Wastewater Facilities For Reimbursement



NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

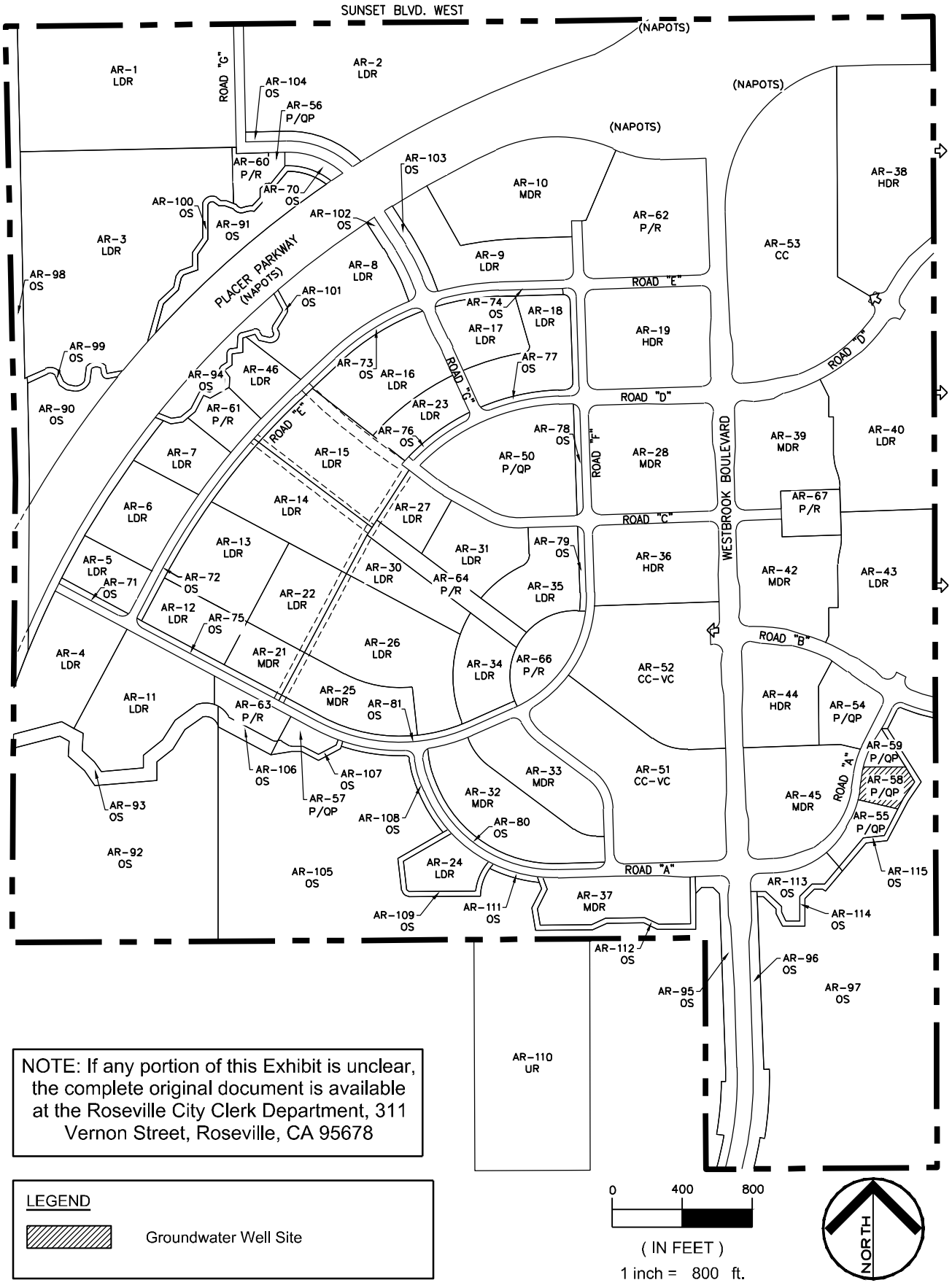
LEGEND

Sewer Truck Line

POC Point of Connection

This exhibit is for illustrative purposes only.
Sizes and locations of all utilities will be finalized in improvement plans submitted to the City of Roseville.

Exhibit L
Groundwater Well



NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

LEGEND

Groundwater Well Site

Exhibit M
Water Conservation Plan

Brookfield Residential

Amoruso Ranch Specific Plan Area

April 2016

Water Conservation Plan

Prepared By:

Kimley»Horn

Note: Refer to the City of Roseville for the Original Version with Color Exhibits and Figures

Brookfield Residential

Amoruso Ranch Specific Plan Area

Water Conservation Plan

Prepared By:

Kimley»Horn

Kimley»Horn

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Kimley»Horn

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Kimley»Horn

INTRODUCTION

The Amoruso Ranch Specific Plan (ARSP) Area Water Conservation Plan (Plan) has been prepared at the request of Brookfield Residential Properties, Inc. (Brookfield) to meet the City of Roseville's (City) requirements and in support of the ARSP process.

WATER CONSERVATION PLAN PURPOSE

In February 2008, then California Governor Arnold Schwarzenegger introduced a seven-part comprehensive plan for improving the Sacramento-San Joaquin Delta. As part of this effort, the Governor directed state agencies to develop a plan to reduce statewide per capita urban water use by 20 percent by the year 2020. In February 2010, the State Water Resources Control Board issued the 20x2020 Water Conservation Plan.

As part of the response to the 20x2020 Plan, the City has a requirement that all new specific plan projects incorporate water conservation measures into the overall project design such that the overall water demands (both potable and recycled) are reduced. The City has an overall conservation goal of 20% for potable and irrigation water usage throughout the City.

This Plan presents potentially feasible measures and guidance that can result in a reduction of the projected overall water usage within the ARSP Area, which will contribute towards the City-wide conservation goal. The projected reduction in water use will be established as part of this Plan through a process of: estimating the baseline water demands without conservation measures; identification of potentially feasible conservation measures; and estimation of the resultant water demands with application of the identified conservation measures. This Plan has been developed in conformance with the Water Efficient Landscape Ordinance (WELO) as a minimum.

ARSP AREA LOCATION AND DESCRIPTION

Project Vicinity

The ARSP Area consists of approximately 694.4 acres located in the northwest edge for the City of Roseville. Prior to the Specific Plan's adoption, the plan area was recognized as a logical growth extension for the City. The Specific Plan Area is bounded on the southwest by the Al Johnson Wildlife Area, to the west by the Gleason property, to the south by the Creekview Specific Plan Area, to the east by the future proposed Placer Ranch Specific Plan Area and to the north by the existing Toad Hills Ranches #1 area and unincorporated Placer County. The project vicinity is shown on Figure 1.

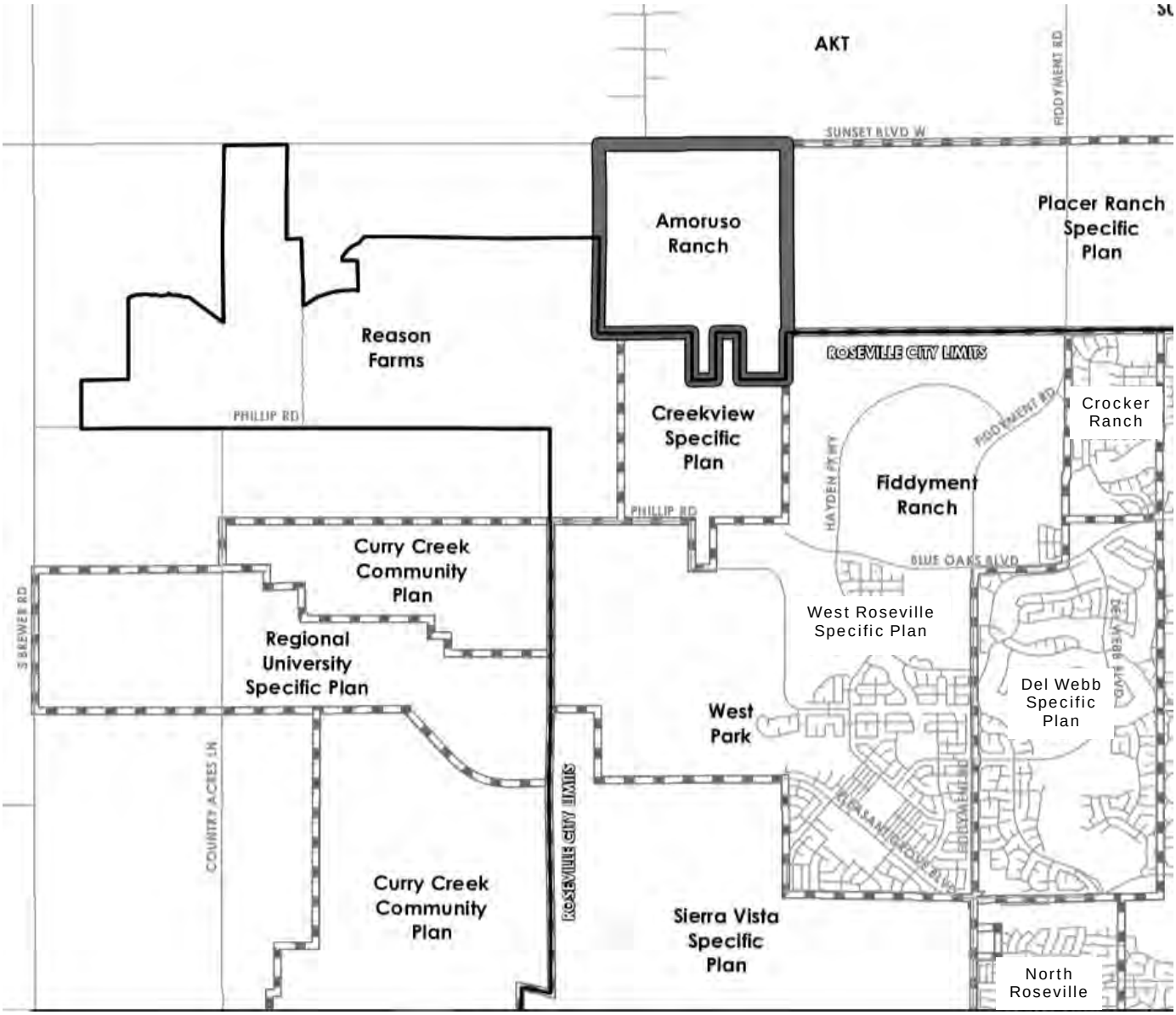

Figure 1 – ARSP Area Project Vicinity

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Pre-Development Conditions

The pre-development conditions of the ARSP Area were as a cattle ranch and for irrigated crops. The primary use was open grazing land, but included a small ranch house and out buildings. The land is gently rolling terrain generally trending to the west and south. Minor drainages flow in a radial pattern from a slight rise in the northeast quadrant of the property. The elevation changes from approximately 115 feet to 71 feet gently from the northeast down to the southwest.

The site vegetation is generally limited to short, seasonal grasses. There are several oak trees located along University Creek and a number of non-native trees located around the former ranch house. Wetland conditions and their associated flora and fauna are located in small areas typically along the drainage corridors and in flats along the southern boundary. Figure 2 highlights the ARSP Area pre-development conditions.

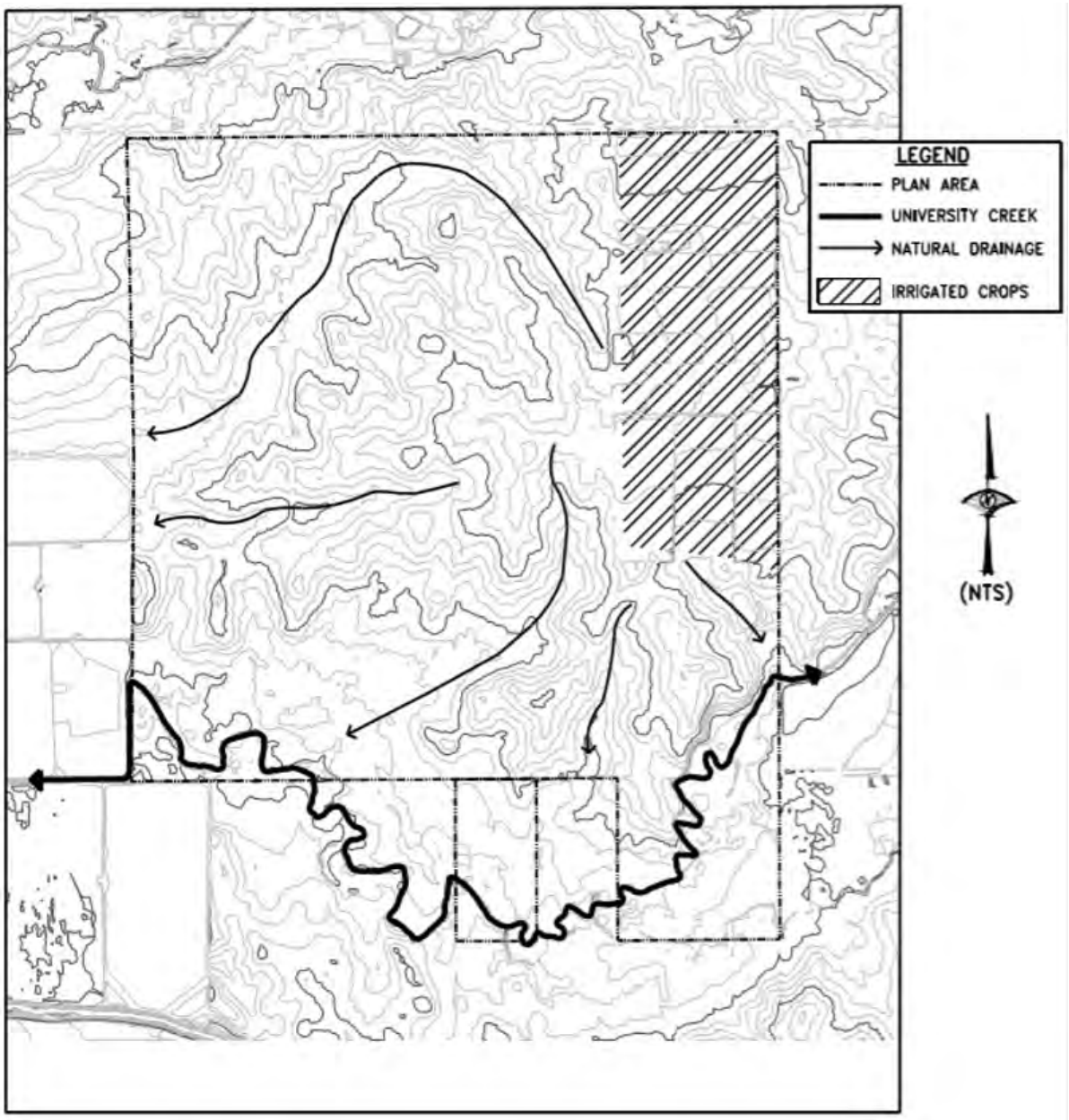

Figure 2 – ARSP Area Pre-Development Conditions

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ARSP Area Development Opportunities and Constraints

The proposed ARSP Area land use plan is influenced by several factors, including the physical setting, land use and circulation conditions, and public policies. Two significant aspects that influence the development of the land plan are described below and depicted on Figure 3.

Placer Parkway

The proposed Placer Parkway will be a dominant feature that sweeps through the ARSP Area. Interchanges at Fiddyment Road and Santucci Boulevard will provide access to the ARSP Area.

Open Space and Resources Preservation

The ARSP Area will support open space and resource preservation by providing permanent open space. In combination with the 1,700-acre open space afforded by the City of Roseville Al Johnson Wildlife Area, this open space provides connectivity with open space within the Creekview Specific Plan Area, and lands to the east of the ARSP Area.

The Amoruso Ranch Specific Plan will provide an open space corridor that includes a pedestrian and bike path linkage between this major open space area and the City's regional trail system. In addition, the corridor will provide a permanent preservation area for wetland resources.

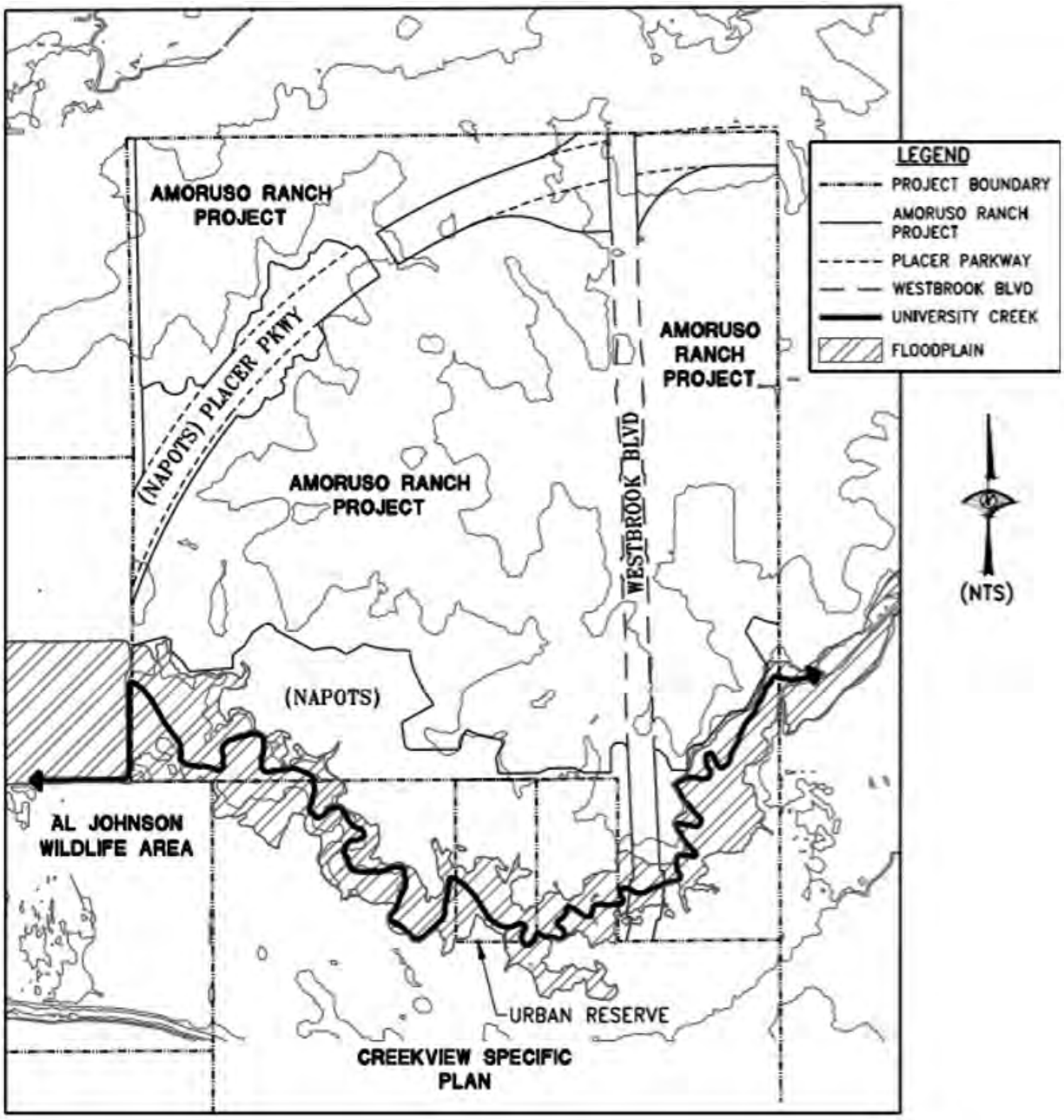

Figure 3 – ARSP Area Opportunities and Constraints

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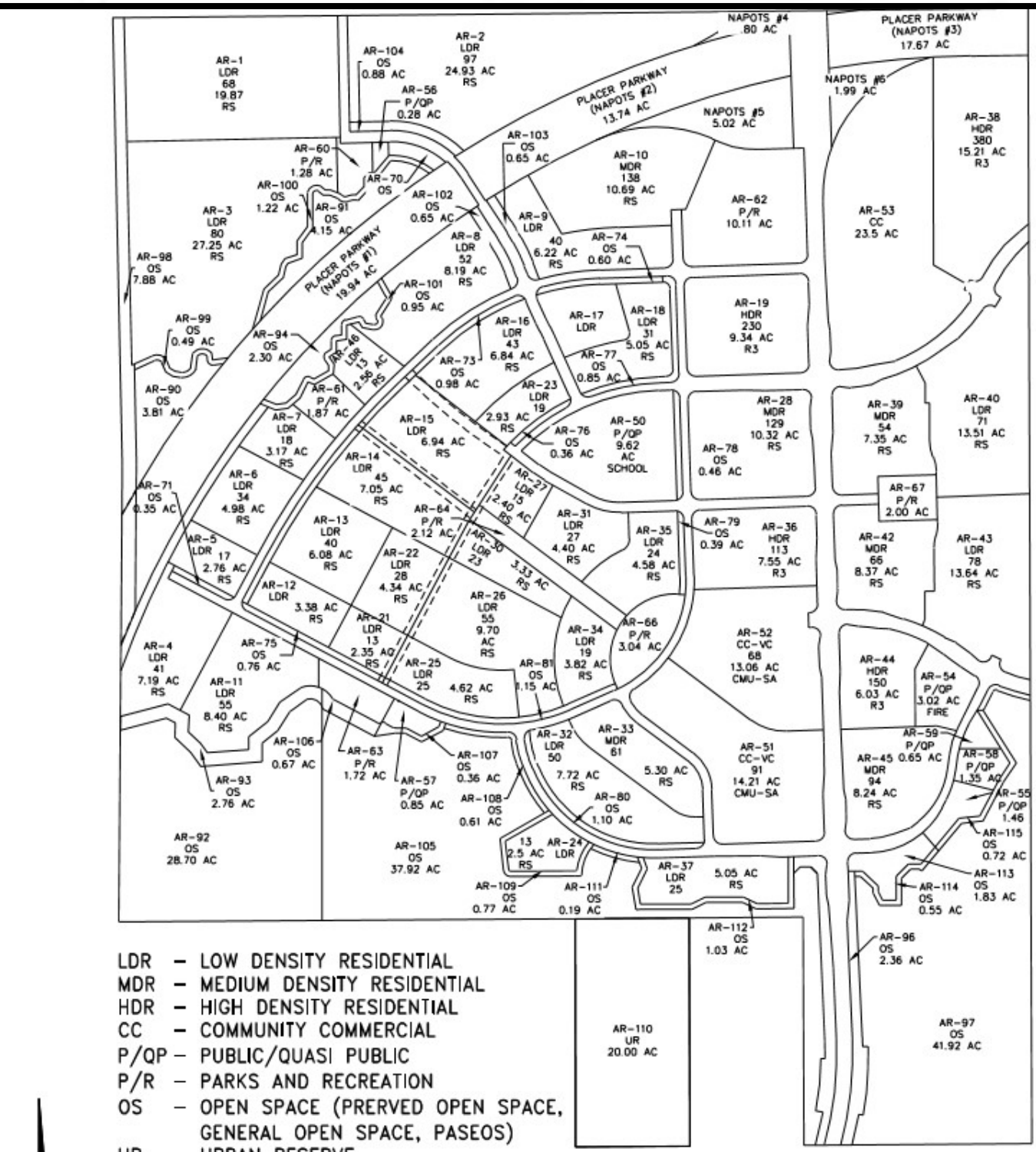
ARSP Area Land Use Plan

The ARSP Area provides for a mix of land uses to achieve the desired community form and objectives. These land use designations include low-, medium- and high density residential uses; commercial and office uses; which in some cases are sited with one another and/or with residential uses, public and quasi-public uses for the schools and civic activities such as a fire station, parks and open space uses, and an urban reserve.

At buildout, the ARSP Area will provide for 2,827 dwelling units, it adds approximately 51 acres of commercial retail and office land uses, and provides approximately 22-acres of parks and 146-acres of open space. The ARSP Area Land Use Plan is shown in Figure 4.



LDR – LOW DENSITY RESIDENTIAL
MDR – MEDIUM DENSITY RESIDENTIAL
HDR – HIGH DENSITY RESIDENTIAL
CC – COMMUNITY COMMERCIAL
P/QP – PUBLIC/QUASI PUBLIC
P/R – PARKS AND RECREATION
OS – OPEN SPACE (PRERVED OPEN SPACE, GENERAL OPEN SPACE, PASEOS)
UR – URBAN RESERVE
NAPOTS – NOT A PART OF THIS SUBDIVISION

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

BASELINE WATER USE ESTIMATION

The calculation of the baseline water use estimation was established based on the land use designations developed as part of the ARSP Area Land Use Plan shown on Figure 4.

The baseline water use for the project was established using the City's standard water use factors, as developed for the City by MWH in 2006. The City of Roseville employs standard demand factors for residential land uses of varying densities, as well as standard demand factors for commercial/other land uses. The residential demands are presented as gallons per day (GPD) per dwelling unit (DU), and the commercial/other demands are presented as GPD per acre. The City's demand factors are listed in Table 1.

Table 1
Amoruso Ranch Specific Plan
Water Conservation Plan
City of Roseville Demand Factors

General Plan Land Use Category	Average Day Demand
Residential GPD/DU	
LDR1: < 3.5 DU / Acre	728 GPD/DU
LDR2: > 3.5 to 5 DU / Acre	600 GPD/DU
LMDR1: > 5 to 6 DU / Acre	521 GPD/DU
LMDR2: > 6 to 8 DU / Acre	430 GPD/DU
MDR: > 8 to 12 DU / Acre	323 GPD/DU
HDR1: > 12 to 16 DU / Acre	288 GPD/DU
HDR2: > 16 DU / Acre	177 GPD/DU
Non-Residential GPD/Acre	
Commercial / Retail	2598 GPD/Acre
Business Professional	2598 GPD/Acre
Light Industrial	2598 GPD/Acre
Industrial	2562 GPD/Acre
Railroad Yard	109 GPD/Acre
Elementary School	3454 GPD/Acre
High School	4068 GPD/Acre
Public (Fire Station, etc)	1780 GPD/Acre
Park / Recreation	2988 GPD/Acre
Open Space / ROW	0 GPD/Acre
Vacant	0 GPD/Acre

Utilizing the City's demand factors, the estimated annual water use for the Low-, Medium- and High-Density Residential units proposed within the ARSP Area have been calculated. The basis of the Low-, Medium- and High-Density Residential water use is presented within Table 2.

Table 2
Amoruso Ranch Specific Plan
Water Conservation Plan
Water Use Estimation – LDR, MDR and HDR

Land Use Category Density	Number of Units	Average Day Demand (GPD/DU)	Total Average Day Demand (GPD)	Total Average Day Demand (AFY)	Total Average Day Demand with 2% (AFY)[1]
LDR1: < 3.5 DU / Acre	148	728	107,744	120.7	123.1
LDR2: > 3.5 to 5 DU / Acre	116	600	69,600	78.0	79.5
LMDR1: > 5 to 6 DU / Acre	401	521	208,921	234.0	238.7
LMDR2: > 6 to 8 DU / Acre	757	430	325,510	364.6	371.9
MDR: > 8 to 12 DU / Acre	155	323	50,065	56.1	57.2
HDR1: > 12 to 16 DU / Acre	380	288	109,440	122.6	125.0
HDR2: > 16 DU / Acre	760	177	134,520	150.7	153.7
Community Commercial - Village Center – Residential	109	288	31,392	35.2	35.9
Urban Reserve	1	728	728	0.8	0.8
Total	**2,827**	**-**	**1,037,920**	**1,162.6**	**1,185.9**

The water use estimation, as established by the City for purposes of water conservation does not distinguish between potable water and recycled water. Table 3 includes a summary of the estimated baseline water demands. Consistent with previous similar analyses completed by the City, a factor for water system losses has not been included in the water conservation calculations. It has, however, been included for informational purposes in both Tables 2 and 3.

[1] Demand accounts for 2% system losses.

Table 3
Amoruso Ranch Specific Plan
Water Conservation Plan
Water Use Factors and Demands

Land Use	Land Use Abbreviation/ Zoning	Total Area (Acres)	Dwelling Unit Count	Water Use Factor	Daily Demand (GPD)	Annual Demand (AFY)	Annual Demand with 2% (AFY)[1]
Low Density Residential	LDR	248.77	1,302	Varies	660,175	739.5	754.3
Medium Density Residential	MDR	50.27	542	Varies	178,561	200.0	204.0
High Density Residential	HDR	38.13	873	Varies	167,064	187.1	190.9
Community Commercial - Village Center - Residential	CMU-SA (Commercial Mixed-Use - Special Area)	Included On Next Line	109	288	31,392	35.2	35.9
Community Commercial - Village Center – Non-Residential	CMU-SA (Commercial Mixed-Use - Special Area)	27.27	-	2,598	70,847	79.4	80.9
Community Commercial	CC (Community Commercial)	23.85	-	2,598	61,962	69.4	70.8
Open Space (Paseos)	OS	10.71	-	2,988	32,001	35.8	36.6
Open Space (General)	OS	37.24	-	0	0	0	0
Open Space (Preserve)	OS	97.58	-	0	0	0	0
Parks & Recreation	PR	22.14	-	2,988	66,154	74.1	75.6
Public / Quasi Public (school)	P/QP (School)	9.62	-	3,454	33,227	37.2	38.0
Public / Quasi Public (Fire Station & Utility Site)	P/QP	7.61	-	1,780	13,546	15.2	15.5
Urban Reserve	UR	20.00	1	728	728	0.8	0.8
Rights-of-Way	ROW	52.04	-	0	0	0	0
Not a Part of This Subdivision	NAPOTS	49.16	-	0	0	0	0
Total		**694.4**	**2,827**	**-**	**1,315,659**	**1,473.7**	**1,503.2**

[1] Demand accounts for 2% system losses.

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SINGLE FAMILY RESIDENTIAL WATER USE DISTRIBUTION

Single family residential water use for land use designations for Low-, Medium- and High-Density (LDR, MDR and HDR) parcels can be further divided by the use within the home and the landscape irrigation demands outside of the home.

Table 4 represents the typical single family residential water usage that would be attributable to residential units within the land use designation of LDR and MDR. The percentage of total use will have a different distribution for HDR primarily attributable to the reduction in irrigated landscaped area.

Table 4
Amoruso Ranch Specific Plan
Water Conservation Plan
Single Family Residential Water Usage

Residential Use	Percentage of Total[1]
Landscaping	51%
Toilets	13%
Faucets, Cooking, Cleaning	10%
Showers	9%
Clothes Washing	8%
Bath	6%
Toilet Leaks	2%
Dishwasher	1%

Based on historic data the typical split between backyard and front yard irrigation of typical LDR and MDR parcels is approximately sixty-forty, with 60% of the landscape irrigation demand attributable to the backyard and 40% of the landscape irrigation attributable to the front yard. This is the result of typically smaller front yards than backyards along with less

[1] Percentage of total water use was derived from information obtained from the City of Roseville Frequently Asked Questions (FAQ) on the subject of water conservation.

landscape area in the front yard due to driveways and walks. Utilizing this ratio of front yard to backyard irrigation use, results in a further breakdown of the 51% total water use to 20.4% for the front yards and 30.6% for the backyards. The separation of front yard and backyard irrigation demands for LDR and MDR parcels allows analysis and application of different conservation measures between the two distinct areas.

The HDR units typically do not have front yard and backyard irrigation demand; however, there are common area irrigation demands that are attributable to HDR units. Average planning numbers for irrigation demands for HDR units is 20% of the estimated overall water usage. This value is expressed as 20% of the annual irrigation demand and not based on designation of demands split between front and back yard area designations. Table 5 presents a summary of demands based on the assumptions listed above.

Table 5
Amoruso Ranch Specific Plan
Water Conservation Plan
Residential Irrigation Water Demands

Land Use	Annual Demand (AFY)	Annual Demand Front Yard (AFY)	Annual Demand Backyard (AFY)	Annual Total Irrigation Demand (AFY)
Low Density Residential	739.5	150.86	226.29	377.15
Medium Density Residential	200.0	40.80	61.20	102.00
High Density Residential[1]	187.1	N/A	N/A	37.42
Urban Reserve	0.8	0.16	0.24	0.40
Total	**1,127.4**	**191.82**	**287.73**	**516.97**

[1] Demand for HDR parcels was calculated differently from LDR and MDR parcels, as described above. Demand for HDR parcels was not separated into front yard and backyard demand since traditional front and back yards are not present on HDR parcels.

WATER USE REDUCTION STRATEGIES

A series of implementable water use reduction strategies have been identified for the ARSP Area. These strategies are discussed in more detail in the following subsections of this document, including the estimated percentage of water use reduction.

The water use reduction strategies identified for the ARSP Area include:

- Reduction of Residential Turf Areas
- Reduction of Park and Recreation and Common Area Turf (Non-Residential)
- Irrigation Management
- Water Conservation Methods

REDUCTION OF RESIDENTIAL TURF AREAS

As represented in the previous sections and tables, turf areas account for a significant portion of the water demand of the residential development. In turn, this correlates to one of the greatest opportunities to reduce the projected water demands. The ARSP project will adopt a strategy to encourage the new residential developments to reduce the magnitude of front yard turf areas and plant these areas with vegetation that uses far less water.

The City of Roseville estimates that for a same sized area of turf, in comparison to utilization of low-water consumption vegetation, could result in a savings of up to 70% in the amount of water required. Therefore, 30% of the amount of water would be required for the low consumption vegetation as compared to the lawn area's water demand.

Low water consumption vegetation, benefits not only from the reduced requirement for uptake by the plants, it also benefits from more efficient landscape irrigation systems. Low water consumption vegetation is typically irrigated by drip systems, as opposed to overhead spray systems for lawn and turf areas.

Typical front yard landscaping generally ranges between 75% and 85% irrigated area. For purposes of this analysis, the low-point of 75% irrigated area has been selected with 70% being lawn area and the remaining irrigated area being lower water using plants and planters.

It is reasonable to reduce irrigated lawn areas from 70% of the typical front yard for LDR and MDR, as well as reduce the common area lawns on HDR, to 42%. This results in an increase of low water consumption vegetation from 5% to 33%. An example of the potential reductions in turf area is shown in Figure 5. The comparisons of water demands for irrigation are shown in Table 6.

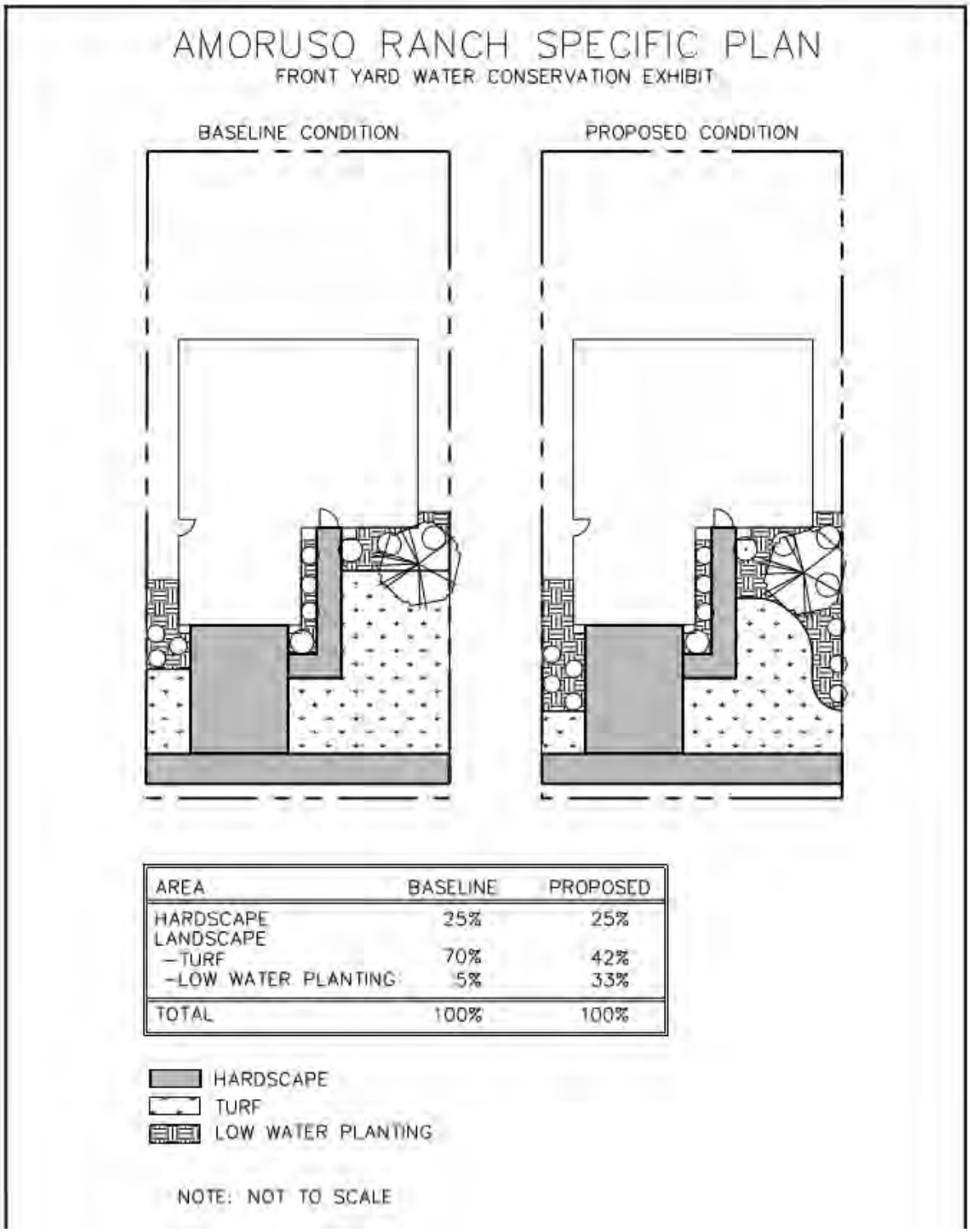

Figure 5 – Front Yard Water Conservation Comparison

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Table 6
Amoruso Ranch Specific Plan
Water Conservation Plan
Reduced Landscape Turf Area

Land Use	Front Yard Irrigated Area[1]	Base Condition		Base Condition with Water Conservation	
		Turf Area	Low Water Use Area	Turf Area	Low Water Use Area[2]
LDR, MDR and HDR[3]	75%	70%	5%	42%	33%

Table 7 is a comparison of the water use efficiencies that result from reduction in front yard turf areas. Since assumptions are based on similar reductions in turf areas for LDR, MDR and HDR product types, the water demands have been combined for presentation.

Table 7
Amoruso Ranch Specific Plan
Water Conservation Plan
Front Yard Irrigated Area Water Efficiencies

Land Use	Annual Demand Front Yard (AFY)[4]	New Front Yard Demand (AFY)	Annual Demand Savings (AFY)	Annual Demand Savings (%)	Water System Savings
Residential Properties LDR and MDR	191.82	139.24	52.58	27.4%	Potable
HDR	37.42	27.16	10.26	27.4%	Recycled
Total	**229.24**	**166.40**	**62.84**	**27.4%**	

As an example of how these values were calculated, the calculation for the annual front yard turf demand and the reduced annual front yard demand is presented below.

For the annual front yard turf demand, as calculated for low and medium density residential land uses, 75% of the front yard is landscaped with 70% turf and 5% low water use plantings. Since low water use plantings use 30% of the water required for turf, this 5%

[1] As a percentage of the front yard.
[2] Includes 5% existing low water use plantings plus 28% new low water use plantings.
[3] Represents the percentage of the entire exterior area for HDR.
[4] Front yard demand from Table 5. HDR is total since there is not a distinction between front and back yards.

area is equal to 1.5% turf area water demand. This results in the following annual front yard demands:

Turf (LDR & MDR):

$$191.82\ AFY * \left(\frac{70\%}{71.5\%}\right) = 187.80\ AFY$$

Low Water Use (LDR & MDR):

$$191.82\ AFY * \left(\frac{1.5\%}{71.5\%}\right) = 4.02\ AFY$$

For the reduced annual front yard demand, as calculated for low and medium density residential uses, reducing the base turf area in the front yards from 70% to 42% and replacing that (equivalent to 28%) with low water use plantings resulted in the following annual demands:

Reduced Demand Equation (LDR & MDR):

$$187.80\ AFY * \left(\frac{42\%}{70\%} + \frac{28\% * 30\%}{70\%}\right) + 4.02\ AFY = 139.24\ AFY$$

The same equations were generated for the HDR parcels as follows:

Turf (HDR):

$$37.42\ AFY * \left(\frac{70\%}{71.5\%}\right) = 36.63\ AFY$$

Low Water Use (HDR):

$$37.42\ AFY * \left(\frac{1.5\%}{71.5\%}\right) = 0.79\ AFY$$

Reduced Demand Equation (HDR):

$$36.63\ AFY * \left(\frac{42\%}{70\%} + \frac{28\% * 30\%}{70\%}\right) + 0.79\ AFY = 27.16\ AFY$$

REDUCTION OF PARK AND RECREATION AND COMMON AREA TURF (NON-RESIDENTIAL)

In addition to the turf areas for residential properties there are additional and significant turf areas throughout a typical development. These areas include the parks, irrigated paseos, commercial centers and school play fields. The estimated turf irrigation demand at each of these uses is as follows:

- It is estimated that parks utilize approximately 98% of their water demand for irrigation and 80% of their irrigated area for turf. This area is assumed to be reduced to 60% with the conversion of turf area (20%) to low water consumption vegetation or other uses.
- For the Roseville area, low water plantings were assumed to use 30% of the water used on turf (a 70% water savings).
- Low water use areas will utilize low volume irrigation systems like a drip or spray system (such as Netafim) designed to achieve a uniformity of 90% rather than an overhead spray irrigation system.
- Paseos are estimated to utilize 100% of their water demand for landscape irrigation. 80% of the paseo area is irrigated turf area. This area is assumed to be reduced to 60% with the conversion of turf area (20%) to low water consumption vegetation or other uses.

Based on these assumptions the water use efficiencies for the parks and paseos have been calculated and are presented in Table 8.

Table 8
Amoruso Ranch Specific Plan
Water Conservation Plan
Non-Residential Irrigated Area Water Efficiencies

Land Use	Annual Water Demand (AFY)[1]	Annual Irrigation Demand (AFY)	Base Turf Area	New Turf Area	Low Water Use Area	New Irrigation Demand (AFY)	Annual Demand Savings (AFY)	Annual Demand Savings (%)	Water System Savings
Park	4.3	4.21	80%	60%	20%	3.48	0.73	17.3%	Potable
Parks	69.8	68.40	80%	60%	20%	56.43	11.97	17.5%	Recycled
Paseos	4.8	4.80	80%	60%	20%	3.96	0.84	17.5%	Potable
Paseos	31.0	31.00	80%	60%	20%	25.58	5.42	17.5%	Recycled
Total	**109.9**	**108.41**				**89.45**	**18.96**	**17.5%**	

The new irrigation demand for the Parks is calculated as follows:

$$\frac{68.40\ AFY * 60\%}{80\%} = 51.30\ AFY$$

Demand remaining after turf reduction:

$$68.40\ AFY - 51.30\ AFY = 17.10 AFY$$

Low water plants use 30% of turf demand:

$$17.10\ AFY * 30\% = 5.13\ AFY$$

New irrigation demand:

$$51.30\ AFY + 5.13\ AFY = 56.43\ AFY$$

Similarly the new irrigation demand for the Paseos is calculated as follows:

$$\frac{31.00\ AFY * 60\%}{80\%} = 23.25\ AFY$$

[1]Annual water demand derived from Table 3.

Demand remaining after turf reduction:

$$31.00\ AFY - 23.25\ AFY = 7.75\ AFY$$

Low water plants use 30% of turf demand:

$$7.75\ AFY * 30\% = 2.33\ AFY$$

New irrigation demand:

$$23.25\ AFY + 2.33\ AFY = 25.58\ AFY$$

IRRIGATION MANAGEMENT

Smart and centrally located irrigation controllers restrict irrigation to times and rates necessary to maintain landscaping. They account for changes in the demand for water, which varies with weather patterns, seasonal influences and soil moisture content. In the ARSP, smart irrigation controllers, as defined in WELO, will be required for residential, commercial, and quasi-public parcels subject to turf reduction measures, and centrally controlled irrigation controllers for larger commercial and publicly maintained parcels.

As referenced in previous studies for the City of Roseville, a number of studies have been completed specifically on the conversion to smart irrigation controllers and the resultant water savings. Those studies suggest that water use reductions can be expected between 7% and 41%. This is a wide range of variability. Since ARSP is an entirely new development all significant irrigation applications will employ the use of smart irrigation controllers (per WELO). Therefore, a water use reduction value of 20% has been estimated for purposes of this analysis, consistent with previous analyses completed for similar developments within the City of Roseville. The sample calculation is presented below and the values are summarized in Table 9.

Smart Irrigation Equation:

$$139.24\ AFY * (80\%) = 111.39\ AFY$$

Table 9
Amoruso Ranch Specific Plan
Water Conservation Plan
Smart Irrigation Controller Water Efficiencies

Land Use	Annual Irrigation Demand (AFY)	New Irrigation Demand w/Controller (AFY)	Annual Demand Savings (AFY)	Annual Demand Savings (%)	Water System Savings
Residential Properties (Front)[1]	139.24	111.39	27.85	20%	Potable
Residential Properties (Back)[2]	287.73	230.18	57.55	20%	Potable
Residential Properties (HDR)[3]	27.16	21.73	5.43	20%	Recycled
Parks[4]	3.48	2.78	0.70	20%	Potable
Parks[5]	56.43	45.14	11.29	20%	Recycled
Paseos[6]	3.96	3.17	0.79	20%	Potable
Paseos[7]	25.58	20.46	5.12	20%	Recycled
Total	**543.58**	**434.85**	**108.73**	**20%**	

WATER CONSERVATION METHODS

There are many water conservation measures that can be implemented throughout the ARSP project. The reality is that a majority of the typical water conservation measures are already required or anticipated to be included in any new projects. These include low flow toilets, low flow shower heads, faucet aerators, etc.

One additional water conservation measure that will be considered for the ARSP project is the inclusion of recirculating hot water systems. Recirculating hot water systems feature a pump on a residential hot water line system which reduces the time necessary to receive hot water at any hot water faucet throughout the home. They provide hot water at the tap

[1] Annual irrigation demand derived from Table 7.
[2] Annual irrigation demand derived from Table 5.
[3] Annual irrigation demand derived from Table 7.
[4] Annual irrigation demand derived from Table 8.
[5] Annual irrigation demand derived from Table 8.
[6] Annual irrigation demand derived from Table 8.
[7] Annual irrigation demand derived from Table 8.

immediately upon engaging the hot water faucet, eliminating the waste of water as you wait for the water to transition from the cold water in the pipes to hot water. This type of system can be included on all residential units to generate additional water conservation. The amount of water savings with these systems varies based on the number of times hot water is utilized throughout the day. A typical conservative estimate indicates a water savings of approximately 1.25 gallons per use is saved by having "instant" hot water from the recirculation system. We have estimated that on average this would occur six times per day per residential unit, consistent with previous studies for the City of Roseville.

Re-Circulating Hot Water Equation:

$$2{,}827\ DU * 7.5 \frac{gal}{day} * \frac{AF}{325851\ gal} * 365\ day/yr = 23.75\ AFY$$

The estimated savings based on the installation of recirculating hot water systems is shown in Table 10.

Table 10
Amoruso Ranch Specific Plan
Water Conservation Plan
Recirculating Hot Water System Water Efficiencies

Land Use	Dwelling Unit Count	Savings per Dwelling Unit (Gal)	Annual Demand Savings (AFY)	Annual Demand Savings (%)	Water System Savings
Residential Units	2,827	7.5	23.75	1.6%	Potable

SUMMARY

A series of water conservation methods have been proposed for implementation as part of the ARSP project. These methods are readily implemented and are consistent with the goals and objectives of the Amoruso Ranch Specific Plan and the City of Roseville.

Table 11 provides a summary of the water conservation measures and their estimated savings in water use. As shown on Table 11, with implementation of all of the measures an estimated conservation of 14.5% of the projected water use would be realized within the ARSP Area.

Table 11
Amoruso Ranch Specific Plan
Water Conservation Plan
Summary of Water Efficiencies

Water Conservation Opportunity	Total Water Demand (AFY)	Potable Water Savings (AFY)	Recycled Water Savings (AFY)	Annual Demand Savings (AFY)	Annual Demand Savings (%)
Residential Properties Irrigation – Front[1]	**1,473.7**	52.58	10.26	62.84	4.3%
Non-Residential (Parks, ROW, School)[2]		1.57	17.39	18.96	1.3%
Smart Irrigation Controllers[3]		86.89	21.84	108.73	7.4%
Recirculating Hot Water System[4]		23.75	0	23.75	1.6%
Total		**164.79**	**49.49**	**214.28**	**14.5%**

The actual water conservation savings will be dependent on a number of factors including the participation and adherence by the actual homeowners. Constructing the residential units with a number of these measures already integrated (such as the hot water recirculation systems) will be beneficial to achieving the objective.

For the single family residential land uses there is anticipated to be ongoing outreach by the City to remind and reinforce the need for water conservation. This can include attachments to the water bill, water audits that can be made available to homeowners, the promotion of the City's water conservation website, and the availability of City water conservation staff to respond to specific questions. In addition, outreach can include educating homeowners on how to use and set up smart irrigation controllers along with including the installation and integration into their backyard irrigation system.

Guidance and education for the homeowners with regards to the landscaping of front and backyards will also be part of the overall plan including education in conformance with WELO.

[1] Annual demand savings derived from Table 7.
[2] Annual demand savings derived from Table 8.
[3] Annual demand savings derived from Table 9.
[4] Annual demand savings derived from Table 10.

Kimley»Horn

References

WMH. 2006. *TM 1 - Unit Water Demand Factor Verification and Water Demand Evaluation and Update*. September.

Prepared By:

Kimley»Horn

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Sacramento, CA 95816

WOOD RODGERS

Attachment to Exhibit M

TECHNICAL MEMORANDUM

To: City of Roseville

Date: January 27, 2020

Subject: Amoruso Ranch Specific Plan Amendment
Amendment to Water Conservation Plan to Accommodate Revised Land Use Plan

INTRODUCTION

The Amoruso Ranch Specific Plan (ARSP) Amendment has been prepared at the direction of Brookfield Residential Properties, Inc. (Brookfield) to meet the City of Roseville's (City) planning requirements to address proposed land use changes resulting from the State and Federal Environmental Permitting Processes. The ARSP Amendment modifies the original approved plan dated June 2016.

The ARSP Area consists of approximately 694.4-acres located in the northwest edge of the City of Roseville. The Specific Plan Area is bounded on the west by the Al Johnson Wildlife Area, to the south by the Creekview Specific Plan Area, to the east by the future proposed Placer Ranch Specific Plan Area and to the north by the existing Toad Hill Ranches #1 area/Sunset Boulevard West.

The ARSP Area provides for a mix of land uses to achieve the desired community form and objectives. These land use designations include low-, medium- and high-density residential uses; commercial and office uses; which in some cases are sited with one another and/or with residential uses; public and quasi-public uses for the schools and civic activities such as a fire station; parks and open space uses; and an urban reserve.

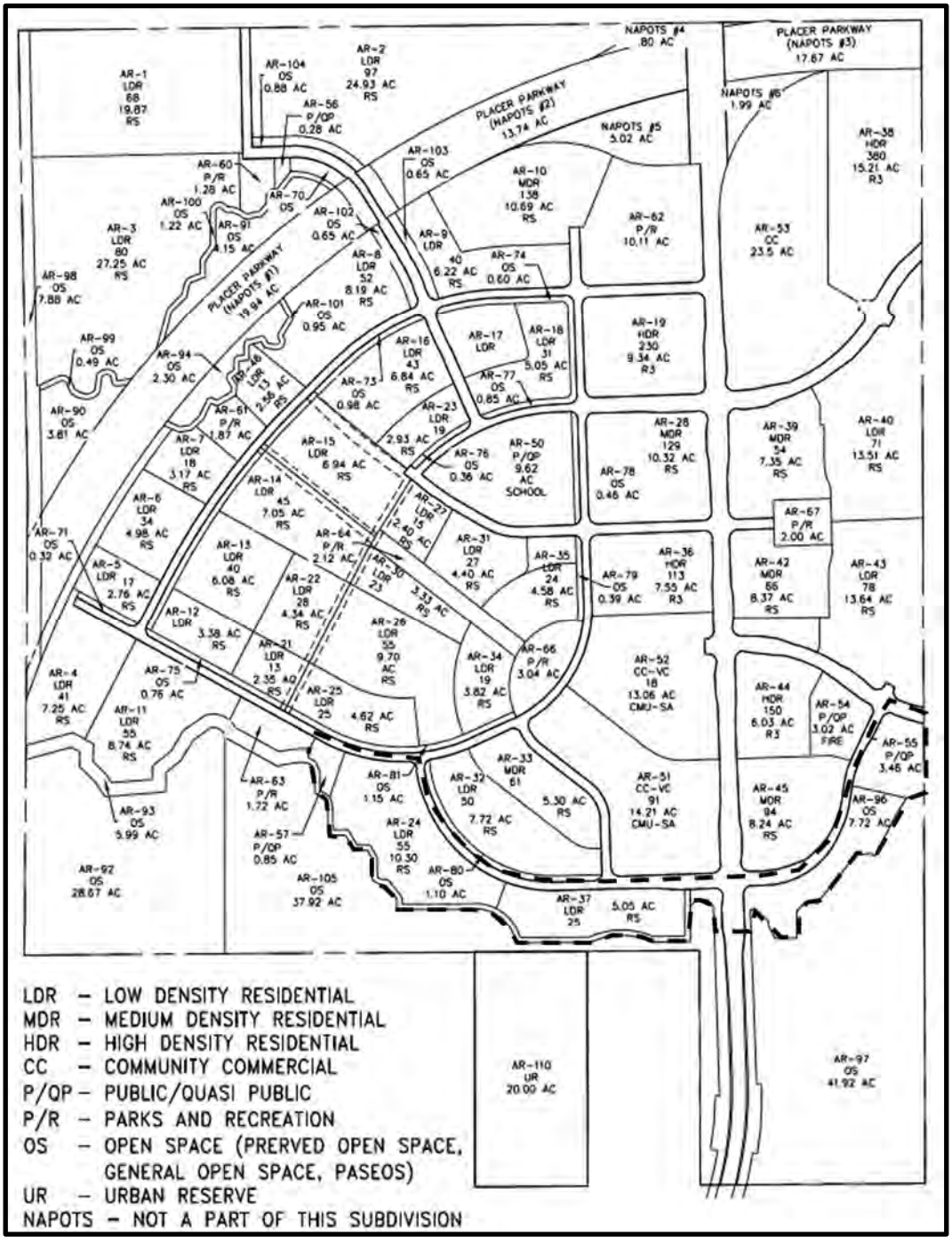
At buildout, as originally proposed, the ARSP Area will provide for 2,827 dwelling units, adds approximately 51 acres of commercial retail and office land uses, and provide approximately 22-acres of parks and 146-acres of open space.

With the changes in the land use plan, resulting from the environmental permitting processes, the project parameters are identical in terms of the number of units, acres of commercial, and acres of parks. However, the acres of open space have increased from approximately 146-acres to approximately 155-acres with a corresponding reduction in residential land use acreage.

As part of the original Specific Plan, the *"Brookfield Residential, Amoruso Ranch Specific Plan Area, Water Conservation Plan"*, dated April 2016, was prepared by Kimley-Horn and Associates. While the number of units proposed for the Specific Plan Area has not changed, the density of some of the units has been modified, which affects the calculations presented in the referenced Water Conservation Plan. This Technical Memorandum amends the referenced Water Conservation Plan to accommodate the changes in the land use plan.

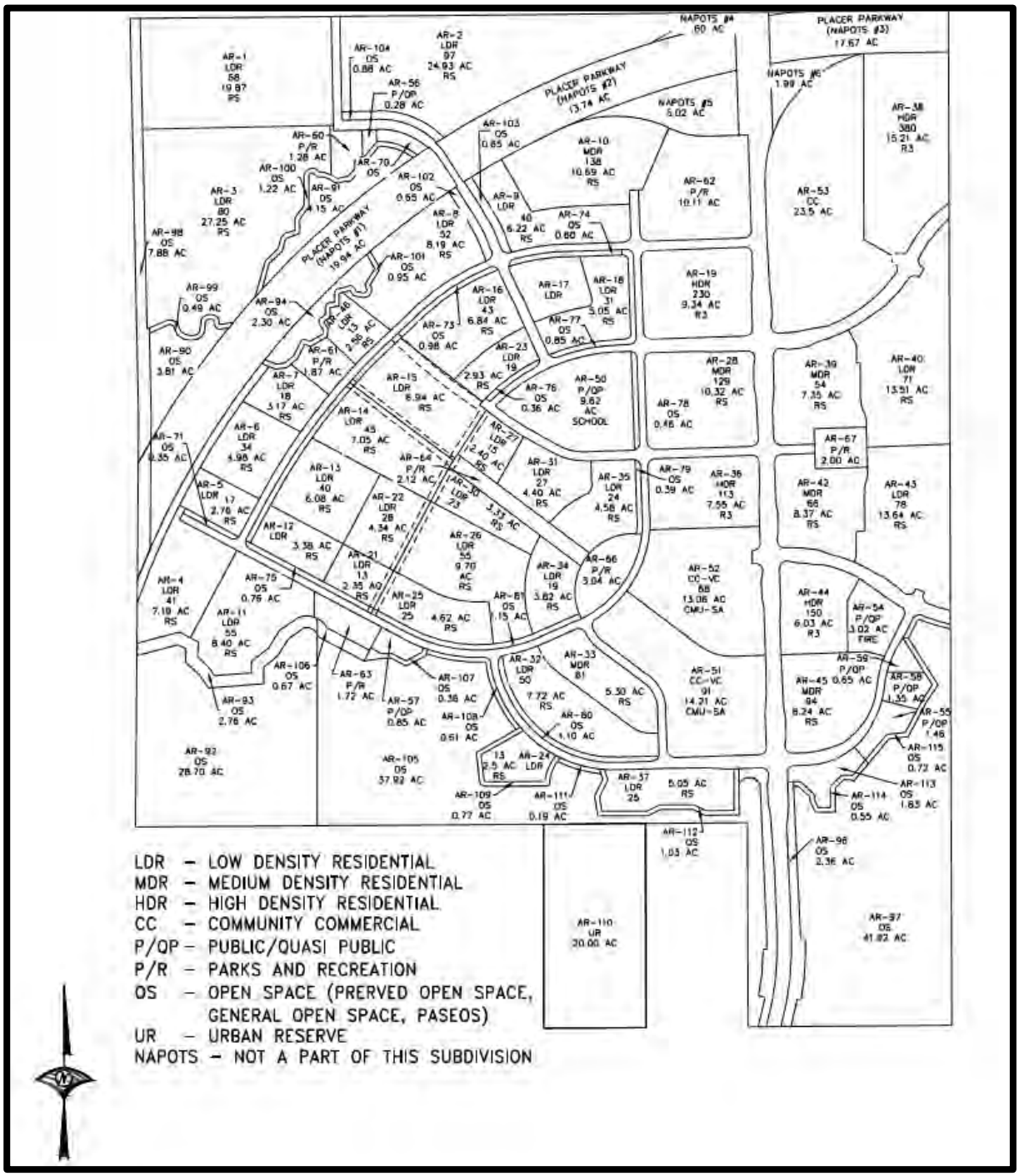
LAND USE PLAN UPDATE

As noted in the Introduction, the major change in the Land Use Plan occurs with the expansion of the open space and the coinciding reduction in the developable acres. The change represents approximately 9-acres that will be added to the open space, transitioning from developable land use. Figure TM-1 depicts the existing approved Land Use Plan that was adopted as part of the Amoruso Ranch Specific Plan in June 2016 by the City of Roseville. It depicts the area that was modified through the environmental permitting processes. The proposed and modified Land Use Plan is shown on Figure TM-2.



NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Figure TM-1 – 2016 Approved Land Use Plan



The required modifications in the Land Use Plan occur along the southern edge of development, both to the east and west of Westbrook Boulevard, in locations where the development abuts the open space. The changes are depicted on Figure TM-2.

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

While the land plan has a reduced number of developable acres, the total unit count has remained the same, with the displaced units reallocated to an existing developable parcel that can support the units, while conforming to the density ranges for the given product types.

Table TM-1 is a comparison of the unit allocation changes throughout the plan area.

Table TM-1
Unit Allocation Comparison

Parcel	Land Use	Acres			Units		
		2016	2019	Net Change	2016	2019	Net Change
AR-24	LDR	10.3	2.5	<7.8>	55	13	<42>
AR-37	LDR	6.28	5.05	<1.23>	33	25	<8>
AR-52	CC-VC	13.06	13.06	0	18	68	50
TOTAL				<9.03>			0

As noted in Table TM-1, the reallocated units are all located in the Community Commercial/Village Center (AR-52). This places the units very close to their original location. This also modifies the units from LDR to be CC/VC where the use factors for these units are consistent with HDR. This is important as it results in lower water use factors and lower wastewater generation rates.

The location of the affected land use parcels is shown on Figure TM-3 and indicated with a “blue circle”.

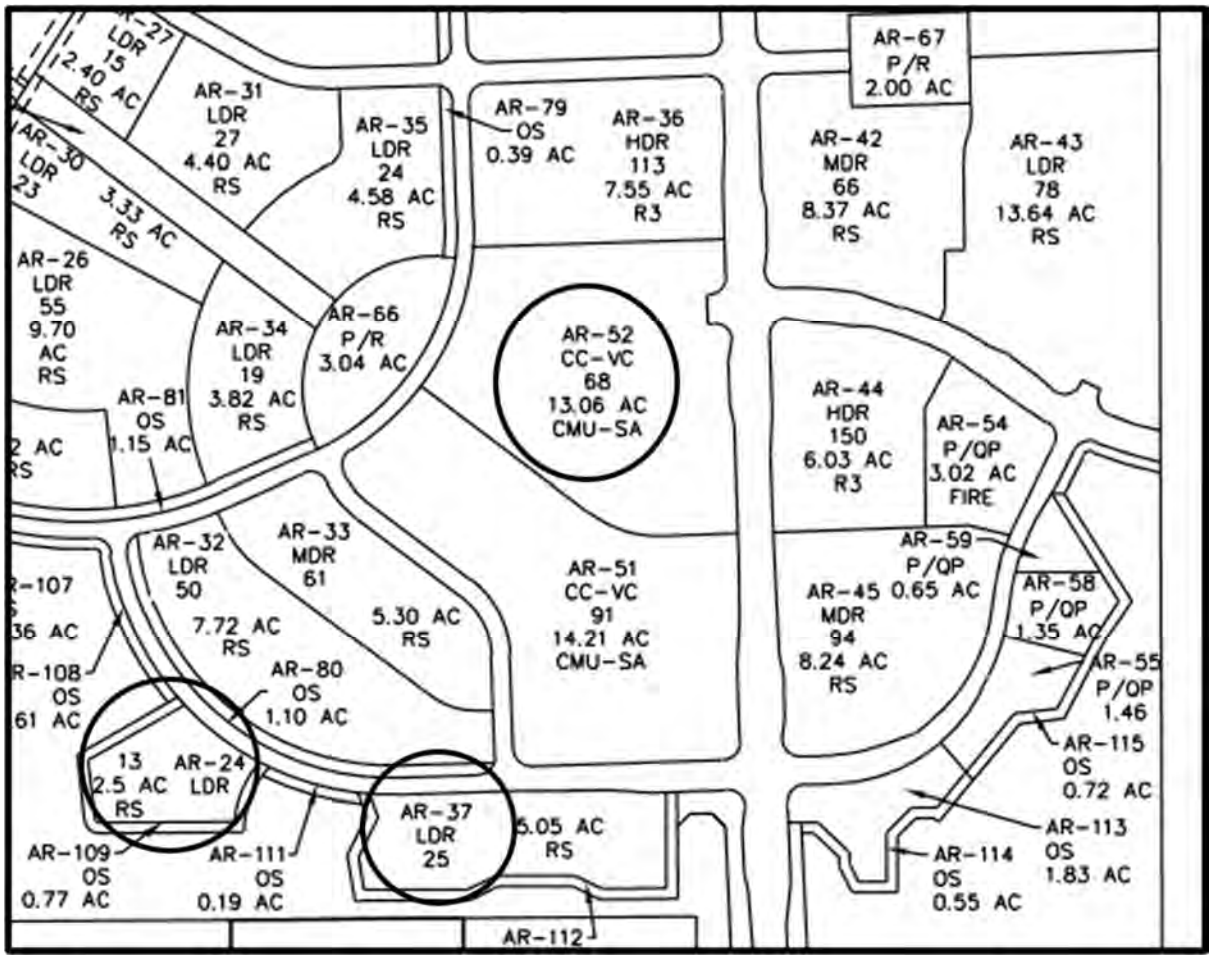


Figure TM-3 – Affected Land Use Parcels (Unit Transfer) (2019 Land Plan)

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

WATER CONSERVATION PLAN

As noted above, the calculations related to water conservation for the development change as a result in the shift in density of some of the units. Provided below are the revised Water Conservation Plan Tables that have been updated based on the new land plan.

Water Conservation Plan Table 2 - Amended

Amoruso Ranch Specific Plan Amendment
Water Use Estimation – LDR, MDR and HDR

Land Use Category Density	Number of Units	Average Day Demand (GPD/DU)	Total Average Day Demand (GPD)	Total Average Day Demand (AFY)	Total Average Day Demand with 2% (AFY)[1]
LDR1: < 3.5 DU / Acre	148	728	107,744	120.7	123.1
LDR2: > 3.5 to 5 DU / Acre	116	600	69,600	78.0	79.5
LMDR1: > 5 to 6 DU / Acre	351	521	182,871	204.8	208.9
LMDR2: > 6 to 8 DU / Acre	757	430	325,510	364.6	371.9
MDR: > 8 to 12 DU / Acre	155	323	50,065	56.1	57.2
HDR1: > 12 to 16 DU / Acre	380	288	109,440	122.6	125.0
HDR2: > 16 DU / Acre	760	177	134,520	150.7	153.7
Community Commercial - Village Center – Residential	159	288	45,792	51.3	52.3
Urban Reserve	1	728	728	0.8	0.8
Total	**2,827**	**-**	**1,037,920**	**1,162.60**	**1,185.90**

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

[1] Demand accounts for 2% system losses.

Water Conservation Plan Table 3 - Amended

Amoruso Ranch Specific Plan
Water Use Factors and Demands

Land Use	Land Use Abbreviation/ Zoning	Total Area (Acres)	Dwelling Unit Count	Water Use Factor	Daily Demand (GPD)	Annual Demand (AFY)	Annual Demand with 2% (AFY)[2]
Low Density Residential	LDR	239.34	1,252	Varies	634,125	710.3	724.5
Medium Density Residential	MDR	50.27	542	Varies	178,561	200.0	204.0
High Density Residential	HDR	38.13	873	Varies	167,064	187.1	190.9
Community Commercial - Village Center - Residential	CMU-SA (Commercial Mixed-Use - Special Area)	Included On Next Line	159	288	45,792	51.3	52.3
Community Commercial - Village Center – Non-Residential	CMU-SA (Commercial Mixed-Use - Special Area)	27.27	-	2,598	70,847	79.4	80.9
Community Commercial	CC (Community Commercial)	23.85	-	2,598	61,962	69.4	70.8
Open Space (Paseos)	OS	10.74	-	2,988	32,091	35.9	36.7
Open Space (General)	OS	37.24	-	0	0	0.0	0.0
Open Space (Preserve)	OS	106.97	-	0	0	0.0	0.0
Parks & Recreation	PR	22.14	-	2,988	66,154	74.1	75.6
Public / Quasi Public (school)	P/QP (School)	9.62	-	3,454	33,227	37.2	38.0
Public / Quasi Public (Fire Station & Utility Site)	P/QP	7.61	-	1,780	13,546	15.2	15.5
Urban Reserve	UR	20	1	728	728	0.8	0.8
Rights-of-Way	ROW	52.06	-	0	0	0.0	0.0
Not a Part of This Subdivision	NAPOTS	49.16	-	0	0	0.0	0.0
Total		**694.4**	**2,827**	**-**	**1,304,098**	**1,460.78**	**1,489.99**

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

[2] Demand accounts for 2% system losses.

Water Conservation Plan Table 4 - Amended

Amoruso Ranch Specific Plan
Single Family Residential Water Usage

Residential Use	Percentage of Total[3]
Landscaping	51%
Toilets	13%
Faucets, Cooking, Cleaning	10%
Showers	9%
Clothes Washing	8%
Bath	6%
Toilet Leaks	2%
Dishwasher	1%

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

[3] Percentage of total water use was derived from information obtained from the City of Roseville Frequently Asked Questions (FAQ) on the subject of water conservation.

Water Conservation Plan Table 5 - Amended

Amoruso Ranch Specific Plan
Residential Irrigation Water Demands

Land Use	Annual Demand (AFY)	Annual Demand Front Yard (AFY)	Annual Demand Backyard (AFY)	Annual Total Irrigation Demand (AFY)
Low Density Residential	710.3	144.90	217.35	362.25
Medium Density Residential	200.0	40.80	61.20	102.00
High Density Residential[4]	187.1	N/A	N/A	37.42
Urban Reserve	0.8	0.16	0.24	0.40
Total	**1098.2**	**185.86**	**278.79**	**502.07**

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

[4] Demand for HDR parcels was calculated differently from LDR and MDR parcels, as described above. Demand for HDR parcels was not separated into front yard and backyard demand since traditional front and back yards are not present on HDR parcels.

Water Conservation Plan Table 7 - Amended

Amoruso Ranch Specific Plan
Front Yard Irrigated Area Water Efficiencies

Land Use	Annual Demand Front Yard (AFY)[5]	New Front Yard Demand (AFY)	Annual Demand Savings (AFY)	Annual Demand Savings (%)	Water System Savings
Residential Properties LDR and MDR	185.70	134.8	50.90	30.0%	Potable
HDR	37.42	27.16	10.26	27.4%	Recycled
Total	**223.12**	**161.96**	**61.16**	**27.4%**	

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

[5] Front yard demand from Table 5. HDR is total since there is not a distinction between front and back yards.

Water Conservation Plan Table 8 - Amended

Amoruso Ranch Specific Plan
Non-Residential Irrigated Area Water Efficiencies

Land Use	Annual Water Demand (AFY)[6]	Annual Irrigation Demand (AFY)	Base Turf Area	New Turf Area	Low Water Use Area	New Irrigation Demand (AFY)	Annual Demand Savings (AFY)	Annual Demand Savings (%)	Water System Savings
Park	4.3	4.21	80%	60%	20%	3.48	0.73	17.3%	Potable
Parks	69.8	68.40	80%	60%	20%	56.43	11.97	17.5%	Recycled
Paseos	4.8	4.80	80%	60%	20%	3.96	0.84	17.5%	Potable
Paseos	31.0	31.00	80%	60%	20%	25.58	5.42	17.5%	Recycled
Total	**109.9**	**108.41**				**89.45**	**18.96**	**17.5%**	

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

[6]Annual water demand derived from Table 3.

Water Conservation Plan Table 9 - Amended

Amoruso Ranch Specific Plan
Smart Irrigation Controller Water Efficiencies

Land Use	Annual Irrigation Demand (AFY)	New Irrigation Demand w/Controller (AFY)	Annual Demand Savings (AFY)	Annual Demand Savings (%)	Water System Savings
Residential Properties (Front)[7]	134.80	107.84	26.96	20%	Potable
Residential Properties (Back)[8]	278.79	223.03	55.76	20%	Potable
Residential Properties (HDR)[9]	27.16	21.73	5.43	20%	Recycled
Parks[10]	3.48	2.78	0.7	20%	Potable
Parks[11]	56.43	45.14	11.29	20%	Recycled
Paseos[12]	3.96	3.17	0.79	20%	Potable
Paseos[13]	25.58	20.46	5.12	20%	Recycled
Total	**530.20**	**424.15**	**106.05**	**20%**	

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

[7] Annual irrigation demand derived from Table 7.

[8] Annual irrigation demand derived from Table 5.

[9] Annual irrigation demand derived from Table 7.

[10] Annual irrigation demand derived from Table 8.

[11] Annual irrigation demand derived from Table 8.

[12] Annual irrigation demand derived from Table 8.

[13] Annual irrigation demand derived from Table 8.

Water Conservation Plan Table 10 - Amended

Amoruso Ranch Specific Plan
Recirculating Hot Water System Water Efficiencies

Land Use	Dwelling Unit Count	Savings per Dwelling Unit (Gal)	Annual Demand Savings (AFY)	Annual Demand Savings (%)	Water System Savings
Residential Units	**2,827**	**7.5**	**23.75**	**1.6%**	**Potable**

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Water Conservation Plan Table 11 - Amended

Amoruso Ranch Specific Plan
Summary of Water Efficiencies

Water Conservation Opportunity	Total Water Demand (AFY)	Potable Water Savings (AFY)	Recycled Water Savings (AFY)	Annual Demand Savings (AFY)	Annual Demand Savings (%)
Residential Properties Irrigation – Front[14]	1,460.78	50.90	10.26	61.16	4.2%
Non-Residential (Parks, ROW, School)[15]		1.57	17.39	18.96	1.3%
Smart Irrigation Controllers[16]		84.21	21.84	106.05	7.3%
Recirculating Hot Water System[17]		23.75	0	23.75	1.6%
Total		**160.43**	**49.49**	**209.92**	**14.4%**

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

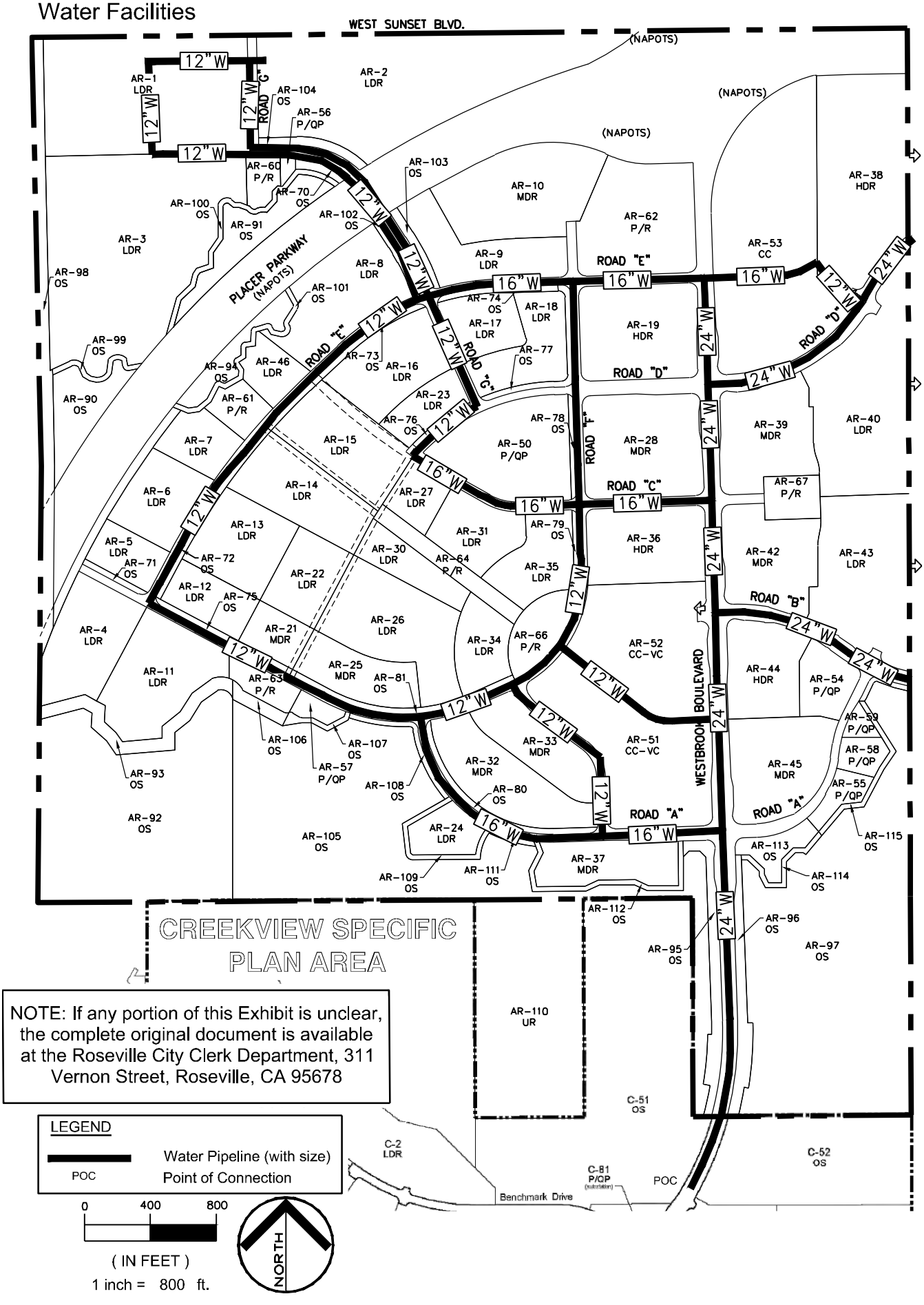
[14] Annual demand savings derived from Table 7.

[15] Annual demand savings derived from Table 8.

[16] Annual demand savings derived from Table 9.

[17] Annual demand savings derived from Table 10.

Exhibit N
Water Facilities



NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

LEGEND

Water Pipeline (with size)

POC — Point of Connection

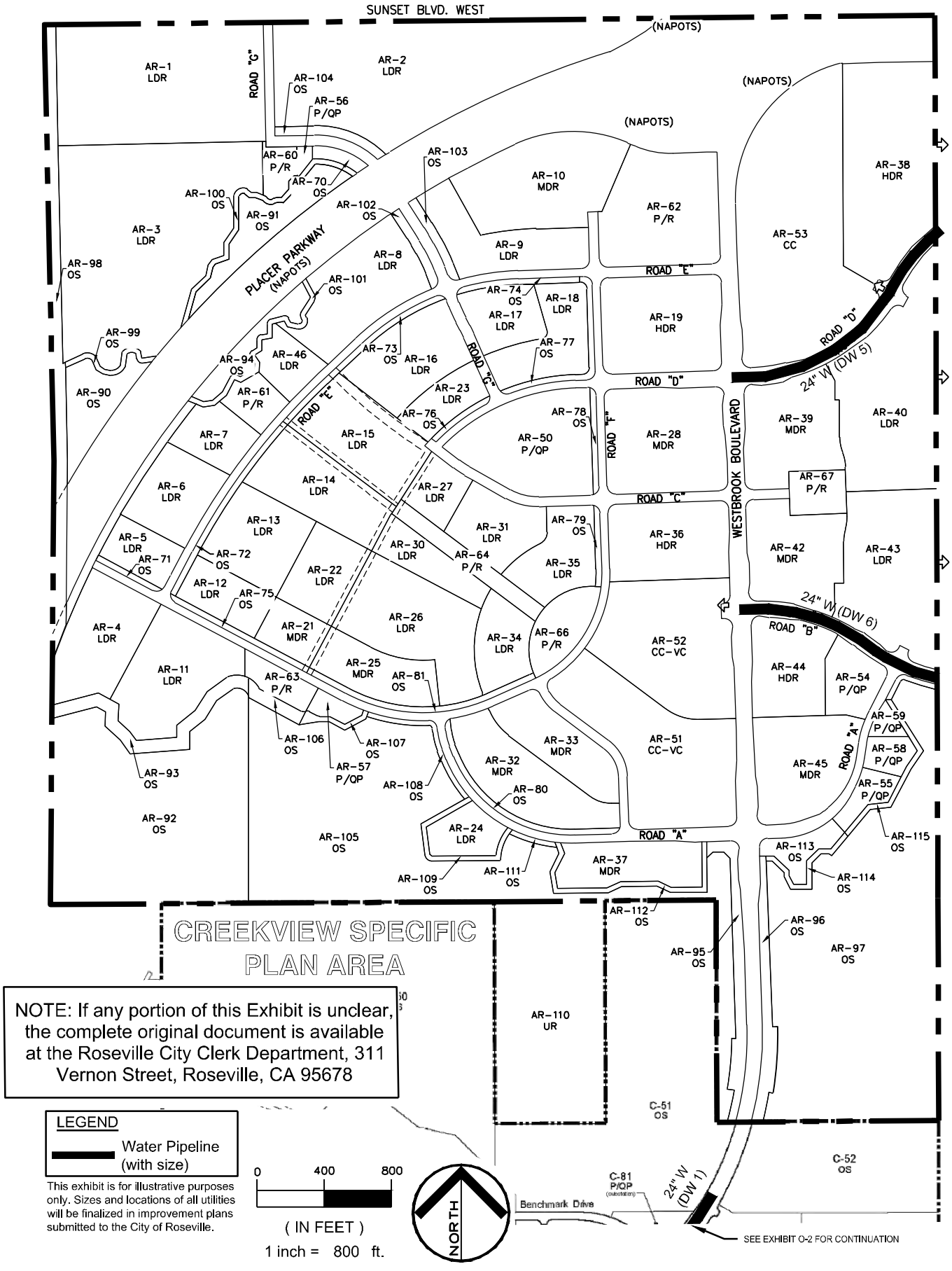
0 400 800

(IN FEET)

1 inch = 800 ft.

NORTH

Exhibit O-1
Water Facilities For Reimbursement



NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

LEGEND

Water Pipeline (with size)

This exhibit is for illustrative purposes only. Sizes and locations of all utilities will be finalized in improvement plans submitted to the City of Roseville.

0 400 800

(IN FEET)

1 inch = 800 ft.

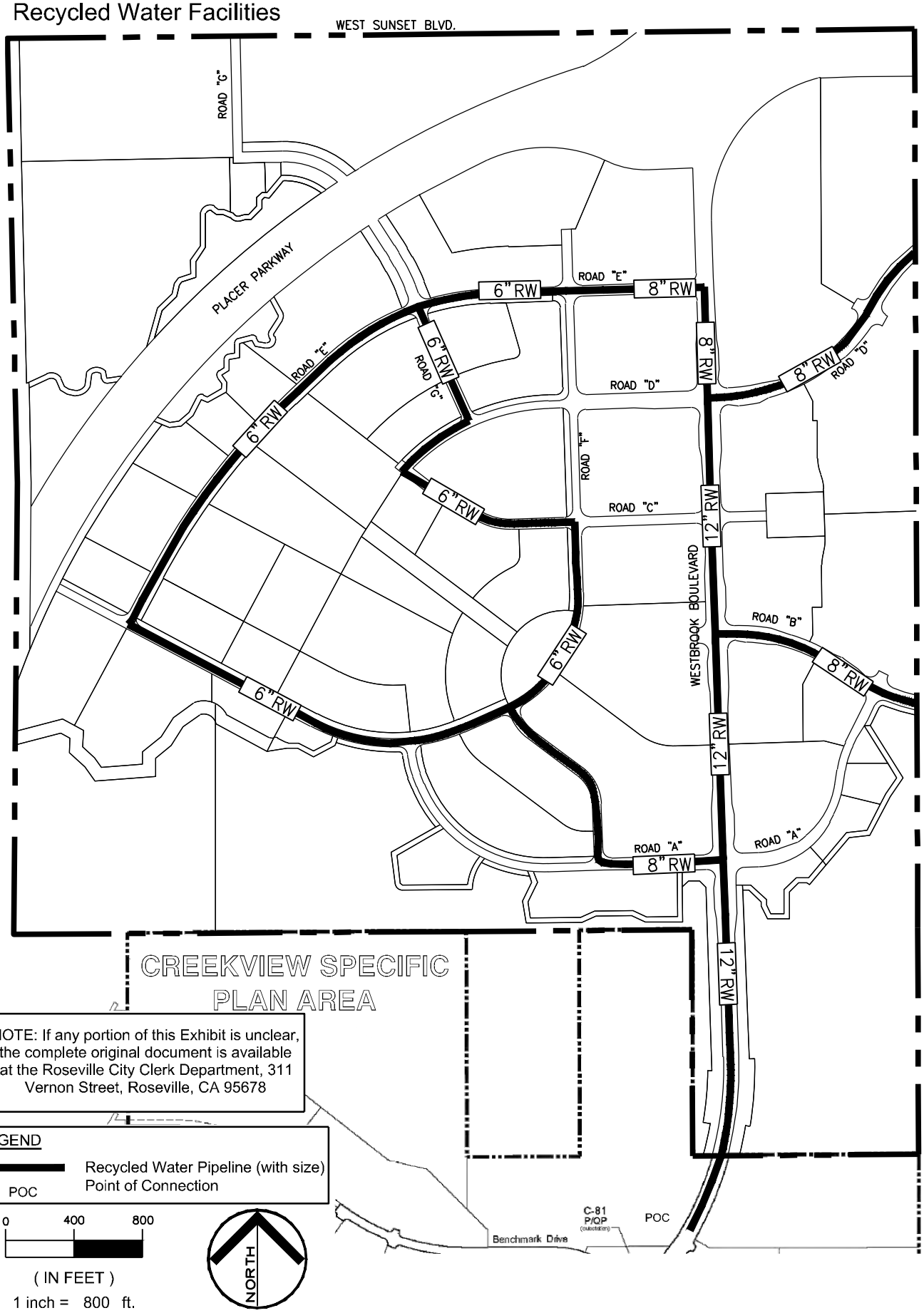
EXHIBIT O-3
WATER REIMBURSEMENT SCHEDULE

WATER REIMBURSEMENTS									
Reimbursements From ARSP									
No	Water Segment	Size	Approx. Length	Average Day Demand ARSP Flow (gpm)	Average Day Demand Total Flow (gpm)[4]	Reimbursable Party	Overall Reimbursement Cost	% Reimbursement	Reimbursement Owed
1	DW1	24"	1,210'	932	1,603	CSP	$ 318,240	58.14%	$185,028
2	DW2	24"	2,790'	932	1,675	CSP	$ 815,040	55.64%	$453,503
3	DW3	24"	2,390'	1,328	3,039	CSP	$ 630,000	43.70%	$275,301
4	DW4	24"	Per CSP DA[7]	78	180	CSP	$ 389,000	43.33%	$168,567
Reimbursements to ARSP									
No	Water Segment	Size	Approx. Length	Average Day Demand ARSP Flow (gpm)	Average Day Demand Capacity Total Flow (gpm)[5]	Reimbursable From	Overall Reimbursement Cost	% Reimbursement[6]	Reimbursement Owed to ARSP
1	DW5	24"	1,610'	106	TBD	Other 3rd Party	$ 192,480	TBD	TBD
2	DW6	24"	1,280'	37	TBD	Other 3rd Party	$ 160,250	TBD	TBD

1. Improvements are subject to annual adjustments for CCI.
2. Reimbursement estimate is based on the Creekview Specific Plan Development Agreement.
3. No water conservation measures were factored into the analysis.
4. Total flow includes Creekview SP and may include other third parties. See Creekview DA Exhibit U and Exhibit V.
5. Based on the ability to provide water to the potential future Placer Ranch with the 24" water line. Flows to be determined at time of development application for future Placer Ranch.
6. % Reimbursement to be determined at time of development processing for Placer Ranch.
7. Flowrates from Table 5 CSP Exhibit V - Scenario 2.

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Exhibit P
Recycled Water Facilities



NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

LEGEND

Recycled Water Pipeline (with size)

POC Point of Connection

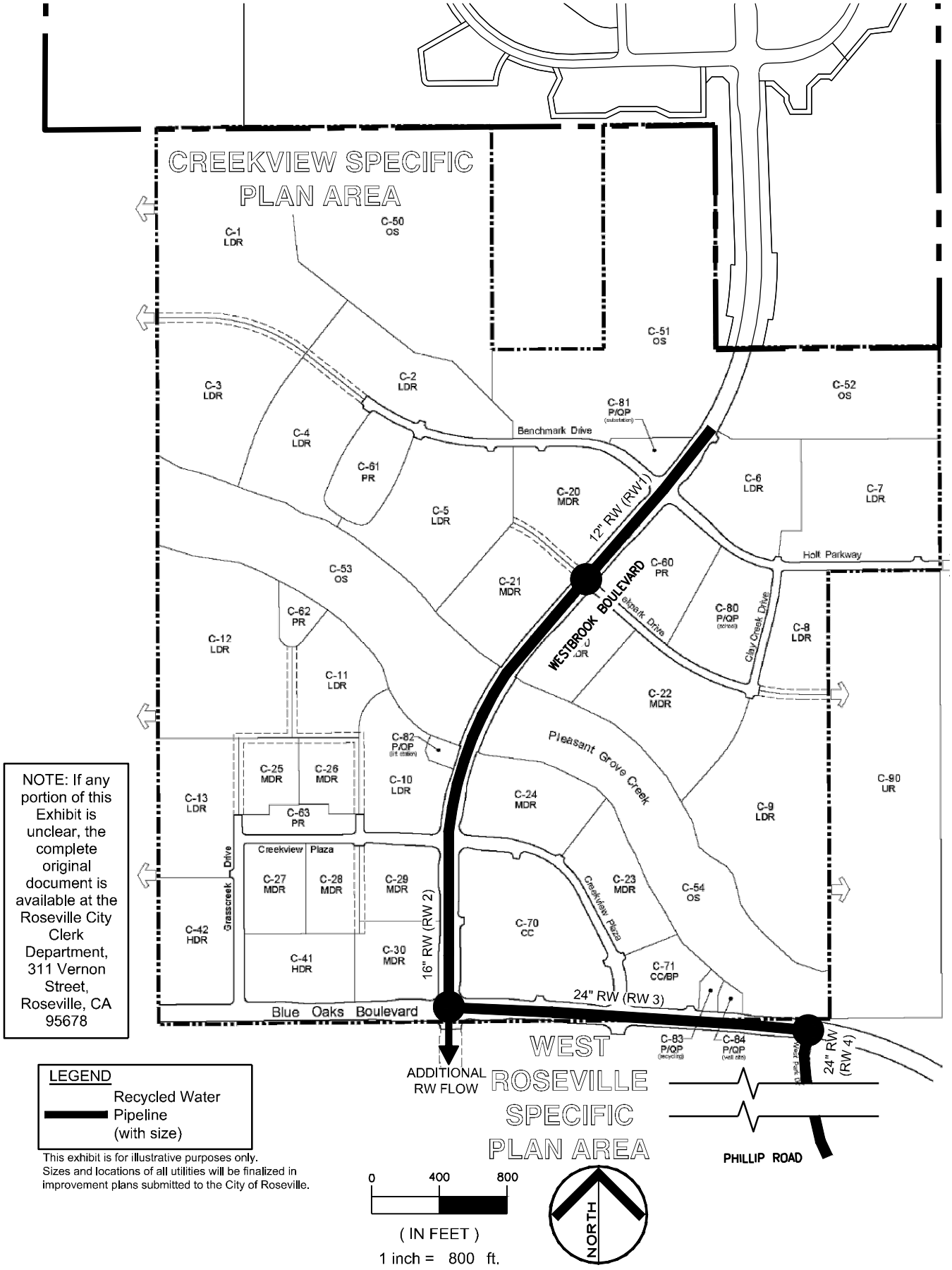
0 400 800

(IN FEET)

1 inch = 800 ft.

NORTH

Exhibit Q-1
Offsite Recycled Water Facilities For Reimbursement

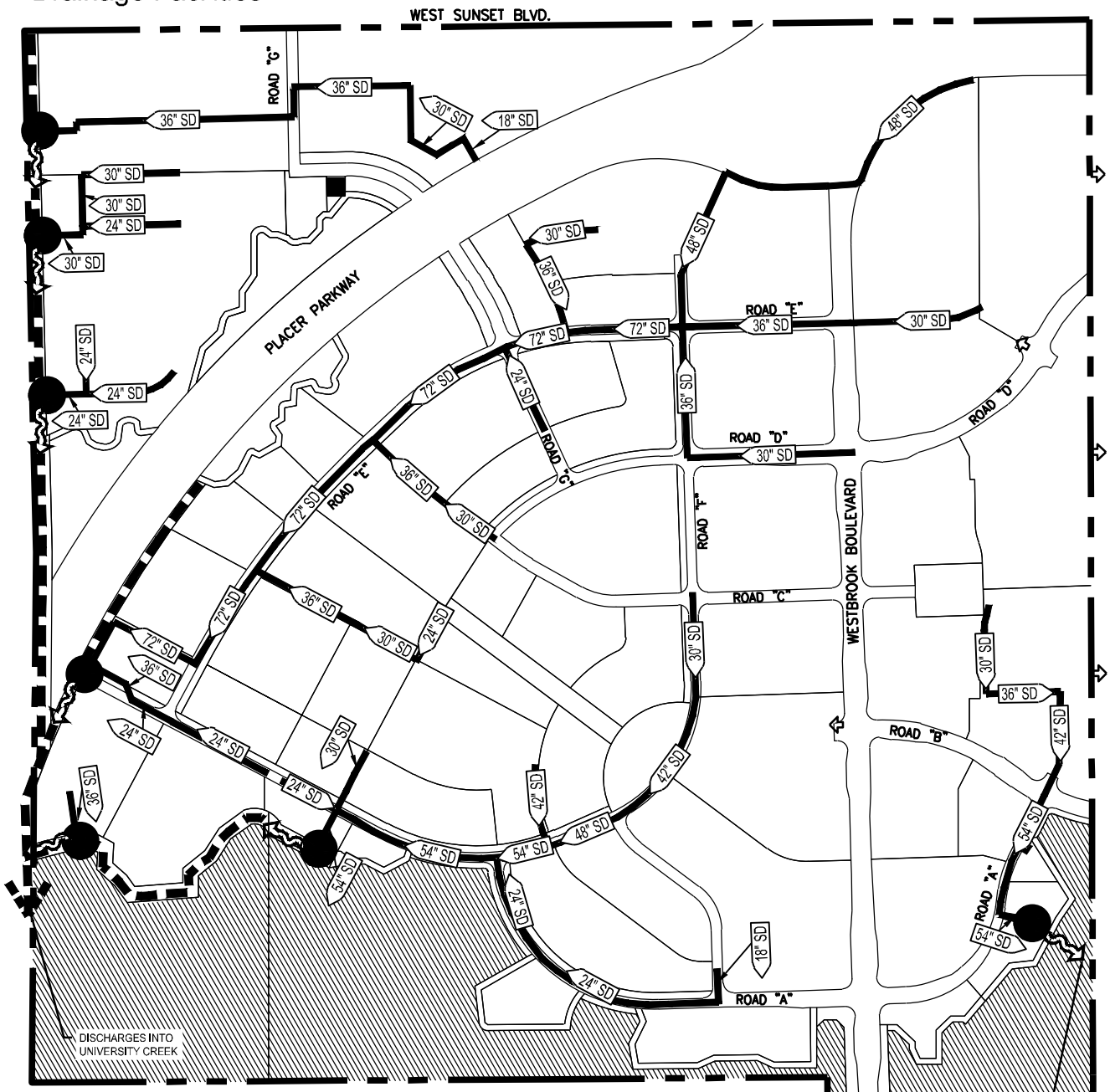


NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

LEGEND
Recycled Water Pipeline (with size)

This exhibit is for illustrative purposes only.
Sizes and locations of all utilities will be finalized in improvement plans submitted to the City of Roseville.

Exhibit R
Drainage Facilities



NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

LEGEND

- Major Storm Drain Pipeline (with size)
- Open Space
- Stormwater Open Channel
- Storm Drain Outfall
- Storm Drain Pump Station (Road G)
- Bioswale (Conceptual Locations)

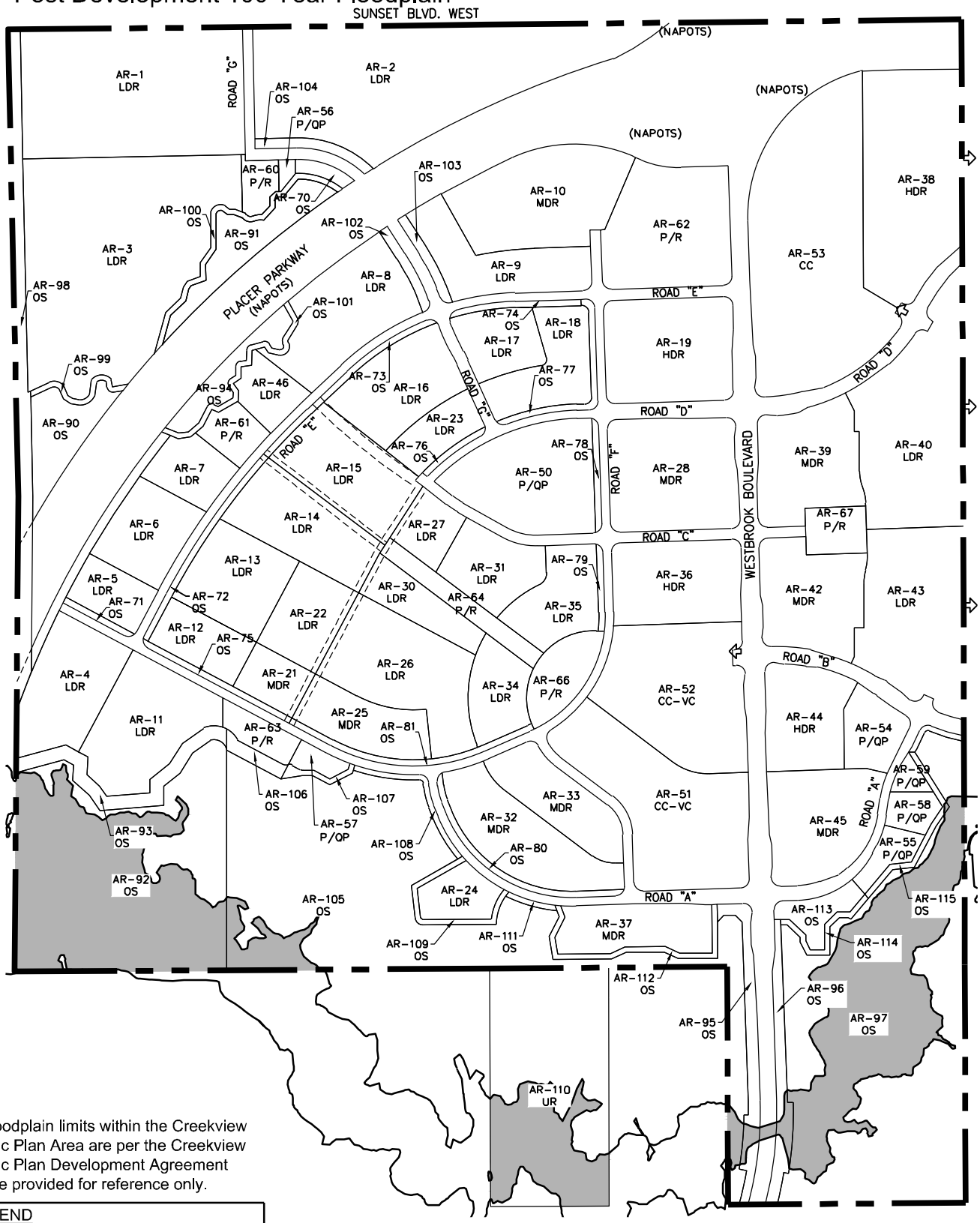
0 400 800

(IN FEET)

1 inch = 800 ft.

NORTH

Exhibit S
Post Development 100 Year Floodplain



Note:
The floodplain limits within the Creekview Specific Plan Area are per the Creekview Specific Plan Development Agreement and are provided for reference only.

LEGEND

Post Development 100 Year Floodplain

0 400 800

(IN FEET)

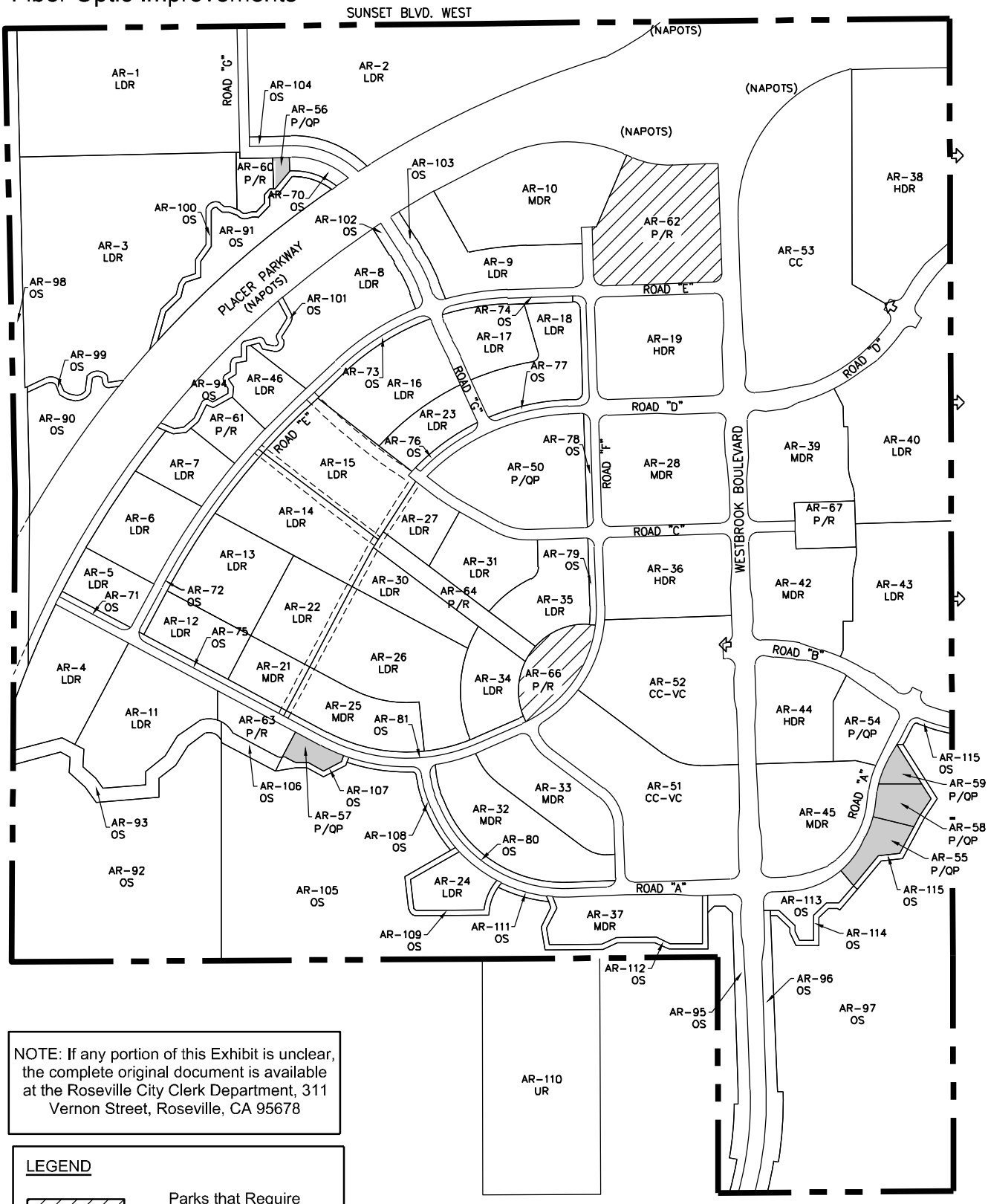
1 inch = 800 ft.

NORTH

CREEKVIEW SPECIFIC PLAN AREA

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Exhibit T
Fiber Optic Improvements



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LEGEND

Parks that Require Fiber Optics

Public Parcels that Require Fiber Optics

Fiber optic service to all City facilities will be placed in dedicated conduit, and installed per City Signal Interconnet (SIC) Standards.

Exhibit V
Parks and Open Space

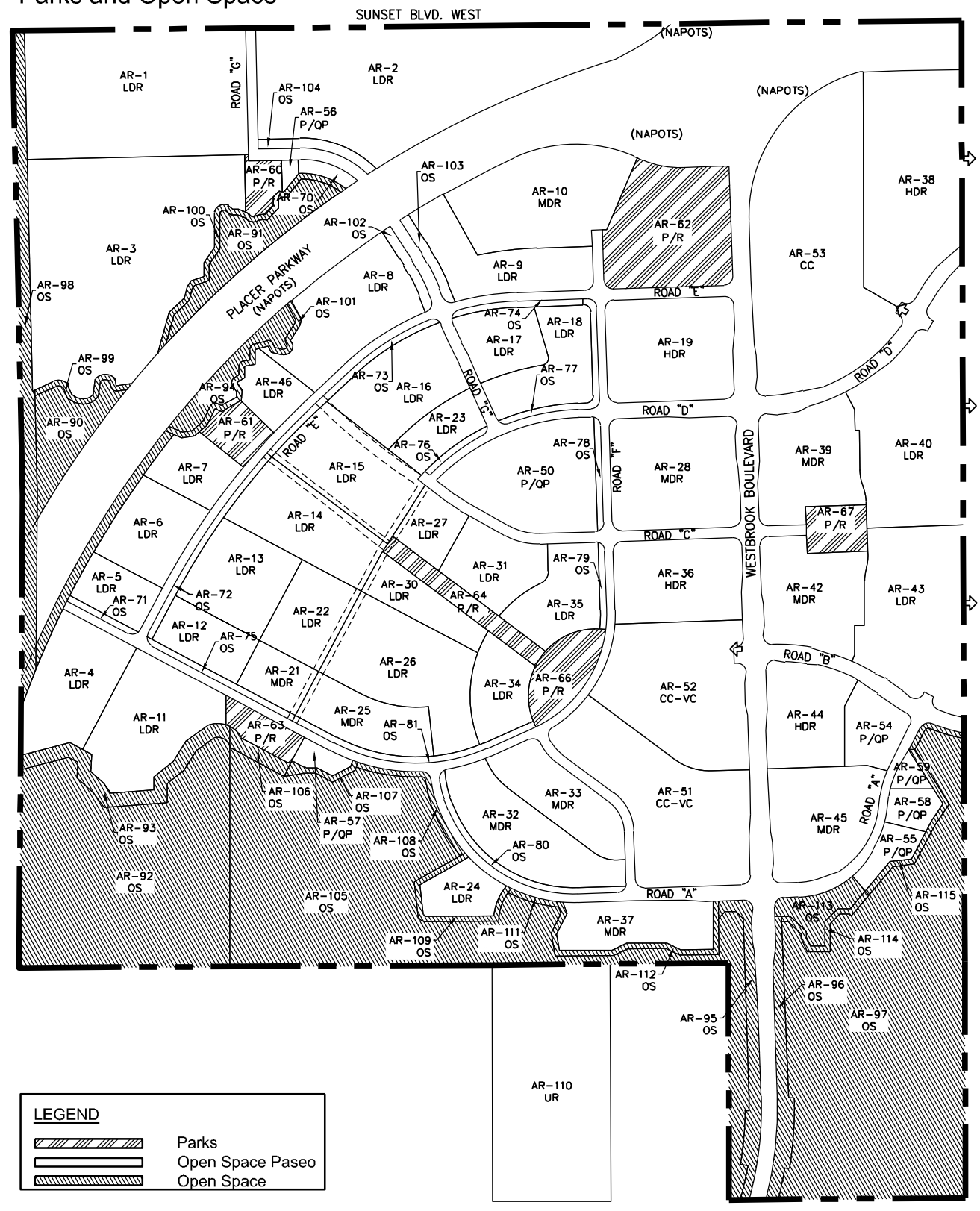

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Exhibit W
Parks Financing Plan

Amoruso Ranch

Parks Financing Plan

May 5, 2016

Prepared for:
Brookfield Residential

Prepared By:

DPFG
DEVELOPMENT PLANNING & FINANCING GROUP, INC.

4380 AUBURN BOULEVARD
SACRAMENTO, CALIFORNIA 95841

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III. Neighborhood Park Improvements **2**
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V. Bike Trail Improvements **3**
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Table 3: **Neighborhood Park Cost Allocation**

Table 4: **Park Fee Revenues by Phase (Neighborhood Park Component)**

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Table 8: **Ongoing Maintenance and Landscape Costs**

Table 9: **Allocation of Ongoing Maintenance and Landscape Costs**

Appendices

Appendix A: **Cost Estimates: The Collaborative West**

I. Introduction

Purpose of Report

This Parks Financing Plan was prepared for the Amoruso Ranch Specific Plan ("Project") by Development Planning and Financing Group, Inc. ("DPFG") as a strategy to fund and maintain the parks, bike trails, and paseos that are proposed in the Project. This document is an expansion of the Amoruso Ranch Public Facilities Financing Plan, and provides additional details regarding the costs and funding of neighborhood parks, citywide parks, bike trails, and paseos. The findings will provide a clear understanding of how the parks plan is feasible, the funding structure, and overall costs associated with the Project.

II. Amoruso Ranch Specific Plan

Parks and Open Space

The City of Roseville's Parks and Recreation Master Plan requires a ratio of 9 acres of parkland per 1,000 residents. The 9 acres of parkland includes; 3 acres/1,000 residents for neighborhood parks, 3 acres/1,000 residents for citywide parks, and 3 acres/1,000 residents for open space.

The parks program developed for Amoruso Ranch includes 157 acres of parkland on-site, including open space. The Project meets the neighborhood park and open space dedication requirement with at least 22.14 acres of each, but does not provide a citywide park. The project will pay a Citywide Park Fee which includes funding for park improvements and land (through an in-lieu calculation). Through the Citywide Park Fee, Amoruso Ranch will contribute its fair share to the creation of other planned facilities in the City. **Table 1** shows the required park acreage under the City's current Master Plan and project population assumptions. The developer is responsible for the budgeted park costs and the developer or City will be responsible for the construction of all the parks.

Seven neighborhood parks have been distributed throughout the Project. **Map 1** shows the location of all the neighborhood parks in the Amoruso Ranch project.

Bike Trails and Paseos

The bike trails and paseos planned within the Project are mainly located along roadways. Bike trails take the form of Class 1, Class 1A, Class 2, and Class 3. Only the Class 1 bike trails are located away from a roadway, and this bike trail class occurs on the south western portion of the Project and along Westbrook Boulevard through the southern open space. The paseos are expanded areas in addition to the normal landscaping along roadways. **Map 1** illustrates the paseos, while **Map 2** shows the bike trails.

III. Neighborhood Park Improvements

Facility Costs

Table 2 shows the total estimated neighborhood park facility costs. The parks program costs are estimated at roughly $7.1 million. The cost of the parks and recreation facilities include, but are not limited to, the following types of facilities:

- Landscaping
- Restrooms
- Parking
- Recreational fields
- Playgrounds
- Picnic areas

Detailed park improvements and costs are provided by The Collaborative West, and are attached as **Appendix A**.

Phasing

The development of Phase 1 would have park improvements that correspond to the amount of initial residential development. These improvements include five neighborhood parks at a size of 1.72 acres, 1.87 acres, 2.12 acres, 2.0 acres, and 3.04 acres, for a total of 10.75 acres. The estimated facilities cost for the park improvements for Phase 1 is approximately $3.9 million.

Funding Strategy – Existing Fee Programs

The neighborhood park impact fee funds the neighborhood park improvements in Amoruso Ranch. **Table 3** creates an updated fee for the Project by allocating the total neighborhood park improvement costs on a per residential unit basis. The costs were spread to the different residential land uses based on the persons per household that vary by unit size, using the same methodology as previous specific plans. This was done to create a tiered rate so that an HDR unit is not paying the same amount as an LDR unit.

Table 4 shows the neighborhood park impact fee revenues for Phase 1 and Build out.

IV. Citywide Park Improvements

The Citywide Park Improvement Fee funds the Project's fair share of the construction costs of a citywide park and the Citywide Park Land In-Lieu Fee will provide funding for the purchase of land that was not provided on site for a citywide park.

Facility Costs

Table 5 shows the total facility improvement costs and estimated in-lieu land costs. The Project's share of the citywide facilities costs are calculated by using the current Citywide Park Fee. The base fee for citywide park development is $2,111. A credit of $657 has been applied making the citywide park fee for ARSP $1,454 per unit.

Land Component

The Citywide Park land in-lieu was calculated using the acreage requirement determined in **Table 1**, multiplied by the land appraisal value of $135,000 per acre. This is the same value used in previous specific plans. A total in-lieu estimate of $2,988,900 was calculated for the ARSP. The land in-lieu fee per unit for citywide is $1,058 per unit.

Summary

The total citywide park improvement fee for facility costs and land in-lieu is $2,512 per unit.

The Citywide Park funds will be used to purchase land and/or build citywide park facilities in other locations throughout the City. Amoruso Ranch is currently not planned for citywide facilities to be built within the plan area.

Funding Strategy - Existing Fee Programs

The Citywide Park fee will fund the citywide park facilities throughout the City, and the in-lieu component will fund future land acquisitions or additional construction. **Table 6** creates the Citywide Park fee for the Amoruso Ranch project by allocating the total costs (construction and in-lieu) on a per residential unit. The costs were spread to the different residential land uses based on the persons per household that vary by unit size, using the same methodology as previous specific plans. This was done to create a tiered rate so that an HDR unit is not paying the same amount as an LDR unit.

Table 7 shows the citywide park fee revenues for Phase 1 and Build out.

V. Bike Trail Improvements

In the Amoruso Ranch project the Class 1 bike trail system is integrated with open space along the south west corner of the development and along Westbrook Boulevard in the open space on the south end of the development. **Map 2** illustrates the proposed bike trails in the project. The Class 1 bike trail system along with the other bike trails incorporated with the roadways (Class 1A, 2, and 3) are all included in the roadway backbone infrastructure costs outlined in the Amoruso Ranch Public Facilities Financing Plan. The developer will build these improvements as required, and as development progresses.

Phasing

The development of the Class 1 bike trail will occur entirely with the Phase 1 development.

Funding Strategy – Developer Built

The bike trail facilities will be built by the developer, without the formation of a fee program. These improvements will be an eligible facility to be funded and/or reimbursed by the project CFD when formed.

VI. Paseo Improvements

The paseos in Amoruso Ranch run along some segments of collector roadways. Paseos are expanded areas, in addition to landscape corridors with grass, trees, landscaping, and contain no facilities. **Map 1** illustrates the proposed layout of the paseos in the project. All of the paseo costs are included in the roadway backbone infrastructure costs outlined in the Amoruso Ranch Public Facilities Financing Plan. The developer will build these improvements as required, and as development progresses.

Phasing

The development of Phase 1 includes paseo improvements within the residential area on Road "E", "F", and Road "A", while the remaining improvements will be built in Phase 2 and 3 along Roads "F", "G", "E", and "D".

Funding Strategy – Developer Built

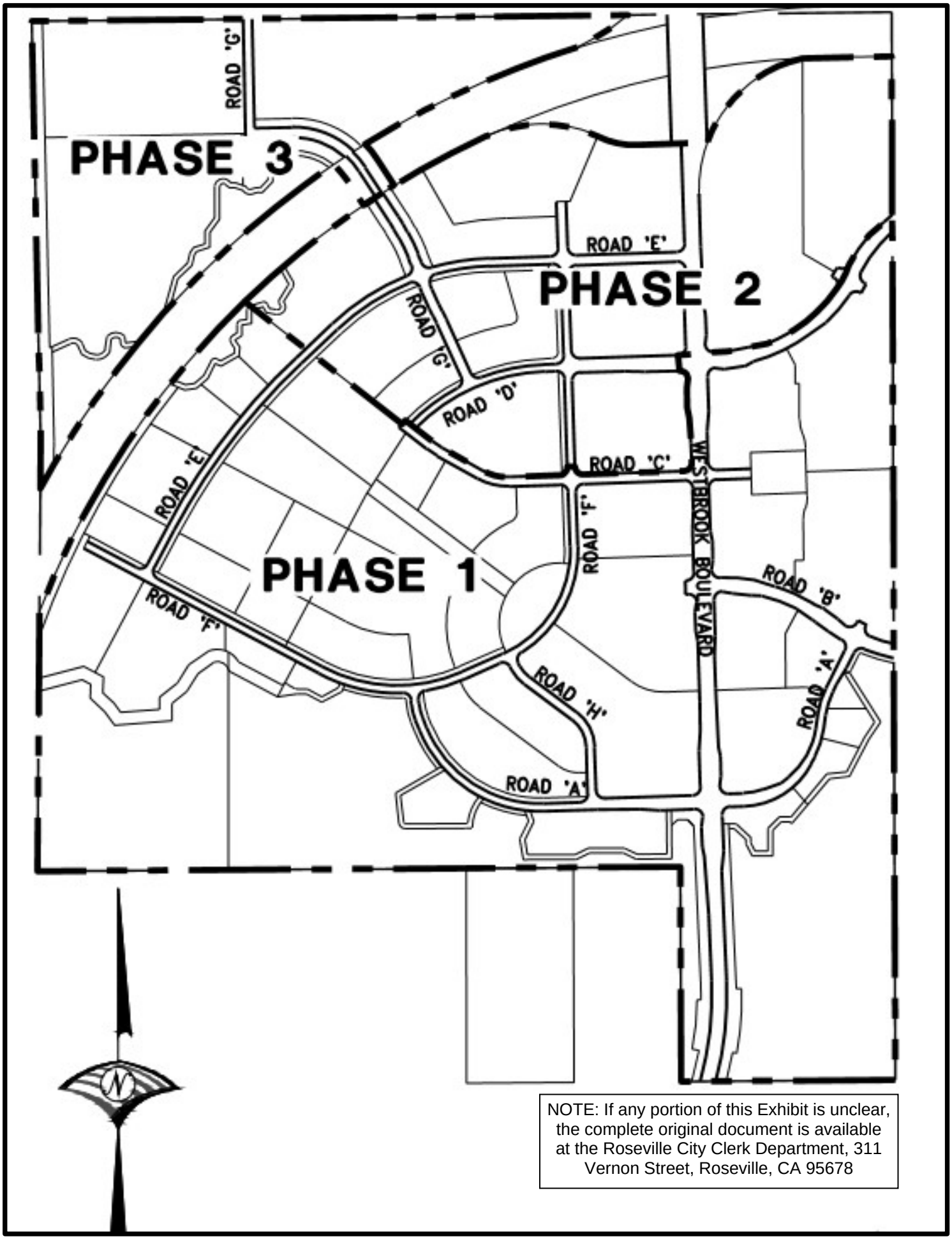
The paseo facilities will be built by the developer, without the formation of a fee program. These improvements will be an eligible facility to be funded and/or reimbursed by the project CFD when formed.

VII. Community Facilities District for Maintenance

The Developer will form a CFD for maintenance to finance the cost of operating and maintaining streets, landscaping, open space, parks, trails, paseos and storm water in the Project. A Rate and Method of Apportionment will be required in establishing a method of tax, a maximum special tax amount, and any escalation factors that will be implemented to allow the annual special tax to keep pace with inflation. **Table 8** details the quantities and cost assumptions to be used in the formation of the CFD with the exception of open space related items, while **Table 9** allocates the costs across the various product types to estimate the special tax amount. An updated Property Analysis Record ("PAR") will be required prior to CFD formation and based on 404 permit conditions, an inventory of all environmentally sensitive/protected areas within the open space, approved improvements, any mitigation requirements, final drainage channel design, vehicular access for maintenance, ultimate width of transition area, all ARSP specific permits, and other requirements/improvements outlined in the Overarching Open Space Management Plan and consistent with state/federal permits.

The maintenance CFD does not include the 645.5 acres of off-site open space. These parcels will be either conveyed to the City, pending agreed upon parameters for acceptance or deeded to a third party entity. If the City accepts these parcels, landowner shall annex these sites into the CFD for maintenance prior to formation. A PAR analysis for the cost of service shall be prepared prior to annexation.

Map 1 - Phasing



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PHASING PLAN

AMORUSO RANCH

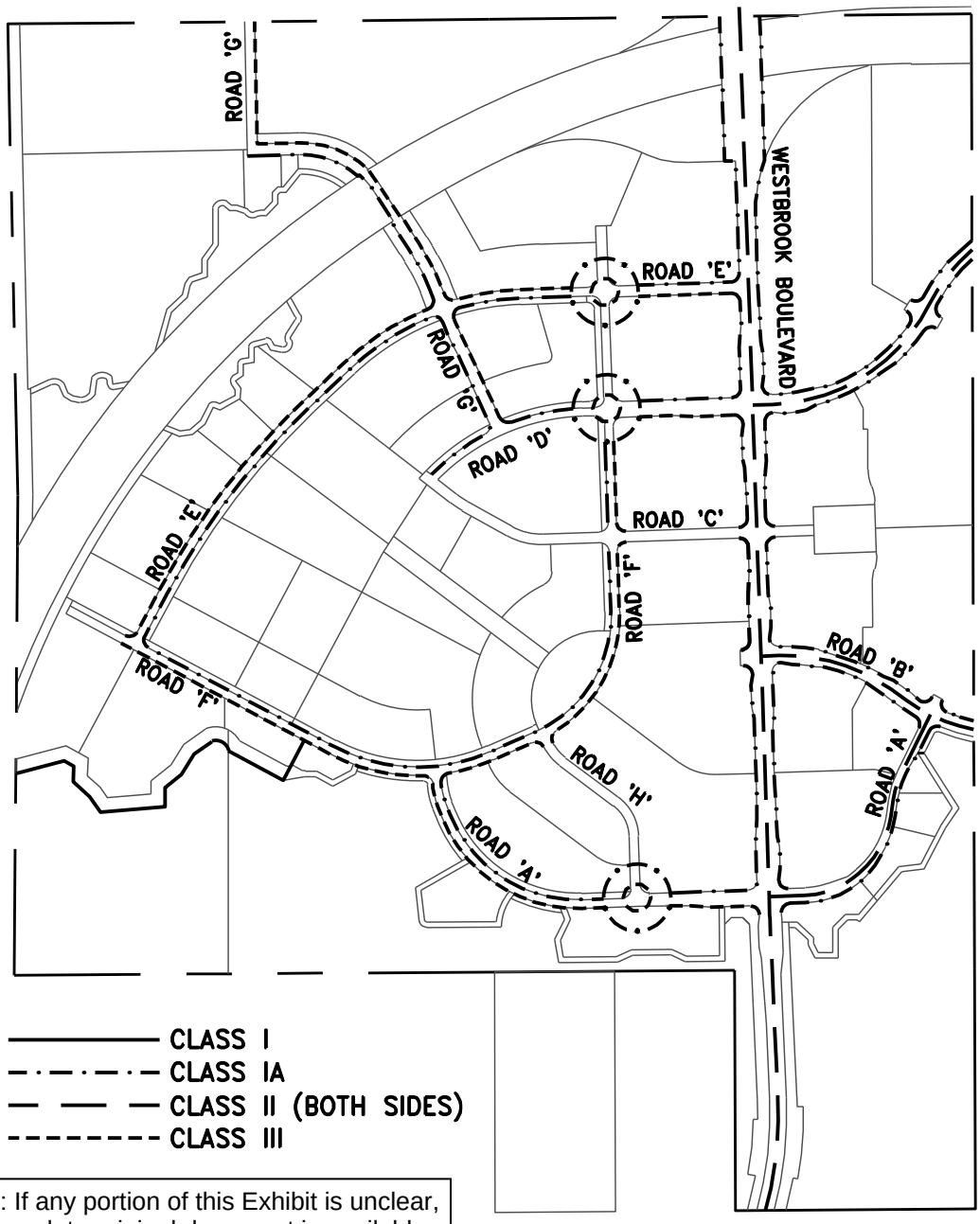
BROOKFIELD RESIDENTIAL

ROSEVILLE **CALIFORNIA**

1000' 500' 0 1000'

SCALE: 1" = 1000'

MAP 2



CLASS I
CLASS IA
CLASS II (BOTH SIDES)
CLASS III

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St, Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

Table 1

Amoruso Ranch Specific Plan - Park Financing Plan
Amoruso Ranch Parks Acreage

Park Type	Assumption	Acres Required	Acres Provided	Surplus/ (Deficit)
Population(2.61/pph)	*7,376*			
Neighborhood Park	3 acres/1,000 pop.	22.14	22.14	0.00
Citywide Park	3 acres/1,000 pop.	22.14	0.00	-22.14
Open Space[2]	3 acres/1,000 pop.	22.14	134.81	112.67
Total Park Land		**66.30**	**156.95**	

Footnotes:

[1]Persons per household per Amoruso Ranch Specific Plan.

[2]See detailed breakdown of open space acres on Table 8. Credit provided for preserve area and avoidance area only.

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Table 2

Amoruso Ranch Specific Plan - Park Financing Plan
Neighborhood Park Costs (2016$)

Item	Phase 1 Acres	Phase 1 Amount	Buildout Acres	Buildout Amount
Neighborhood Park				
AR-60	-	-	1.28	$374,677.00
Contingency (15%)		-		$56,201.55
Soft Costs (13%)		-		$56,014.21
Subtotal		-		**$486,892.76**
AR-61	1.87	$411,755.50	1.87	$411,755.50
Contingency (15%)		$61,763.33		$61,763.33
Soft Costs (13%)		$61,557.45		$61,557.45
Subtotal		**$535,076.27**		**$535,076.27**
AR-62	-	-	10.11	$2,064,735.00
Contingency (15%)		-		$309,710.25
Soft Costs (13%)		-		$308,677.88
Subtotal		-		**$2,683,123.13**
AR-63	1.72	$520,878.00	1.72	$520,878.00
Contingency (15%)		$78,131.70		$78,131.70
Soft Costs (13%)		$77,871.26		$77,871.26
Subtotal		**$676,880.96**		**$676,880.96**
AR-64	2.12	$746,150.50	2.12	$746,150.50
Contingency (15%)		$111,922.58		$111,922.58
Soft Costs (13%)		$111,549.50		$111,549.50
Subtotal		**$969,622.57**		**$969,622.57**
AR-66	3.04	$893,350.00	3.04	$893,350.00
Contingency (15%)		$134,002.50		$134,002.50
Soft Costs (13%)		$133,555.83		$133,555.83
Subtotal		**$1,160,908.33**		**$1,160,908.33**
AR-67	2.00	$480,750.00	2.00	$480,750.00
Contingency (15%)		$72,112.50		$72,112.50
Soft Costs (13%)		$71,872.13		$71,872.13
Subtotal		**$624,734.63**		**$624,734.63**
Total	**10.75**	**$3,967,222.76**	**22.1**	**$7,137,238.65**

Source: The Collaborative West Opinion of Probable Costs 3/23/2016, & Kimley-Horn.

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Table 3

Amoruso Ranch Specific Plan - Park Financing Plan
Neighborhood Park Cost Allocation

	Source	Total	Residential				Non-Residential	
			LDR	MDR	HDR	CMU	CC	CMU
Acres		388.3	248.8	50.3	38.2	5.5	23.9	21.8
Units		2,826	1,302	542	873	109	-	-
Square Feet		476,524	-	-	-	-	238,948	237,576
Neighborhood Parks	**Table 2**	**$7,137,239**		*PPH*				*PPH*
Use Factor[1]			2.61	2.23	1.85	1.85	-	-
Total Use		6,423.09	3,398.22	1,208.55	1,614.71	201.61	-	-
Percentage of Total Use		100%	53%	19%	25%	3%		
Cost Allocated to Use			$3,776,051.65	$1,342,926.51	$1,794,237.69	$224,022.80		
Neighborhood Parks Allocation per Unit/Sq.Ft.			$2,900.19	$2,477.72	$2,055.26	$2,055.26	-	-

Footnotes:

[1]The persons per household ("PPH") use factor assumed here, matches the average PPH of the City with an LDR unit. To create a tiered fee, the assumed PPH for the MDR and HDR land uses are then shown at a reduced amount. This methodology is consistent with what was done in the prior SVSP and CSP. The prior specific plans used an average PPH of 2.54, and thus land uses were assinged a PPH of 2.54 (LDR), 2.17 (MDR), and 1.8 (HDR). The updated factors asume the same percentage allocation of costs by land use as the prior specific plans, by using a PPH of 2.61 (LDR), 2.23 (MDR), and 1.85 (HDR).

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Table 4

Amoruso Ranch Specific Plan - Park Financing Plan

Park Fee Revenue by Phase (Neighborhood/Community Park Component)

Item	Phase 1 Revenues			Build Out Revenues		
	Units	Rate[1]	Total[1]	Units	Rate[1]	Total[1]
Residential						
Low Density	848	$2,900.19	$2,459,363.90	1,302	$2,900.19	$3,776,051.65
Medium Density	275	$2,477.72	$681,374.15	542	$2,477.72	$1,342,926.51
High Density	372	$2,055.26	$764,554.89	982	$2,055.26	$2,018,260.49
Subtotal Residential			**$3,905,292.94**			**$7,137,238.65**
Nonresidential						
Community Commercial			$0.00			$0.00
Commercial/Mixed Use			$0.00			$0.00
Subtotal Nonresidential			**$0.00**			**$0.00**
Total Fee Program Revenue (Neighborhood Park)			**$3,905,292.94**			**$7,137,238.65**
Total Neighborhood Park Costs (Table 2)			$3,967,222.76			$7,137,238.65

Footnotes:

[1]This park significantly serves Phase 2. Early in the absorption of Phase 2 (approximatly 21 units), combined with funding from Phase 1, sufficient funding will be available to construct AR-61.

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Table 5

Amoruso Ranch Specific Plan - Park Financing Plan
Citywide Park Construction & In-Lieu Costs

	Rate
Citywide Park Fee Base Rate	**$2,111**
Land Fee Portion[1]	$657
Construction Fee Portion	$1,454
Amoruso Ranch Citywide Park Construction	
ARSP units	2,826
Construction Fee Portion per Unit	$1,454
Total Citywide Construction Amount	**$4,109,004**
Amoruso Ranch In-Lieu of Park Acreage	
ARSP Citywide Acres Required (per Table 1)	22.14
Land Value per Acre[2]	$135,000
Total In-Lieu Amount	**$2,988,900**
Total Citywide Park Funding	**$7,097,904**

Footnotes:

[1]This portion of the base fee is excluded to avoid double charging, as the ARSP will calculate the in-lieu portion of the fee based on $135,000/acre.

[2]Per adopted in-lieu fee for both SVSP and CSP.

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Table 6

Amoruso Ranch Specific Plan - Park Financing Plan
Citywide Park Cost (Construction and In-Lieu) Allocation

	Source	Total	Residential				Non-Residential	
			LDR	MDR	HDR	CMU	CC	CMU
Acres		388.3	248.8	50.3	38.2	5.5	23.9	21.8
Units		2,826	1,302	542	873	109	-	-
Square Feet		476,524	-	-	-	-	238,948	237,576
Citywide Parks (Construction)	**Table 5**	**$4,109,004**		*PPH*				*PPH*
Use Factor[1]			2.61	2.23	1.85	1.85	-	-
Total Use		6,423.09	3,398.22	1,208.55	1,614.71	201.61	-	-
Percentage of Total Use		100%	53%	19%	25%	3%		
Cost Allocated to Use			$2,173,923.57	$773,140.80	$1,032,966.70	$128,972.93		
Citywide Parks Construciton Allocation per Unit/Sq.Ft.			$1,669.68	$1,426.46	$1,183.24	$1,183.24	-	-
Citywide Parks (In-Lieu)	**Table 5**	**$2,988,900**		*PPH*				*PPH*
Use Factor[1]			2.61	2.23	1.85	1.85	-	-
Total Use		6,423.09	3,398.22	1,208.55	1,614.71	201.61	-	-
Percentage of Total Use		100%	53%	19%	25%	3%		
Cost Allocated to Use			$1,581,317.56	$562,384.59	$751,382.61	$93,815.24		
Citywide Parks In-Lieu Allocation per Unit/Sq.Ft.			$1,214.53	$1,037.61	$860.69	$860.69	-	-
Total Citywide Park		**$7,097,904**	**$2,884.21**	**$2,464.07**	**$2,043.93**	**$2,043.93**		

Footnotes:

[1]The persons per household ("PPH") use factor assumed here, matches the average PPH of the City with an LDR unit. To create a tiered fee, the assumed PPH for the MDR and HDR land uses are then shown at a reduced amount. This methodology is consistent with what was done in the prior SVSP and CSP. The prior specific plans used an average PPH of 2.54, and thus land uses were assinged a PPH of 2.54 (LDR), 2.17 (MDR), and 1.8 (HDR). The updated factors asume the same percentage allocation of costs by land use as the prior specific plans, by using a PPH of 2.61 (LDR), 2.23 (MDR), and 1.85 (HDR).

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Table 7

Amoruso Ranch Specific Plan - Park Financing Plan

Park Fee Revenue by Phase (Citywide Park Component)

Item	Phase 1 Revenues			Build Out Revenues		
	Units	Rate[1]	Total[1]	Units	Rate[1]	Total[1]
Residential						
Low Density	848	$2,884.21	$2,445,809.89	1,302	$2,884.21	$3,755,241.13
Medium Density	275	$2,464.07	$677,618.97	542	$2,464.07	$1,335,525.39
High Density	372	$2,043.93	$760,341.29	982	$2,043.93	$2,007,137.48
Subtotal Residential			**$3,883,770.15**			**$7,097,904.00**
Nonresidential						
Community Commercial			$0.00			$0.00
Commercial/Mixed Use			$0.00			$0.00
Subtotal Nonresidential			**$0.00**			**$0.00**
Total Fee Program Revenue (Citywide Park)			**$3,883,770.15**			**$7,097,904.00**
Total Citywide Cost			N/A			N/A

Footnotes:

[1]Per unit rates have been rounded to the nearest dollar. Totals for each land use may seem incorrect, but total fee program revenue matches cost estimates.

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Table 8

Amoruso Ranch Specific Plan - Park Financing Plan
Ongoing Maintenance and Landscape Costs

	Quantity	Cost per Unit[1]	Total Annual Cost
Residential/Nonresidential Cost Allocation			
Landscape Corridor/Median	17.0 acres	$10,325.00	$175,879.34
Paseos	10.7 acres	$10,325.00	$110,580.75
Bike Trail Maintenance	4,412 linear feet	$1.06	$4,676.72
Leaf Pick-Up[2]	8.4 miles	$61.31	$512.87
Streetsweeping	25.1 miles	$28.62	$718.23
Open Space			
NAPOTS[3]	49.2 acres	TBD	-
Preserve[3]	97.6 acres	TBD	-
Avoidance[3]	10.3 acres	TBD	-
Transition/Channel[3]	27.0 acres	TBD	-
Subtotal Open Space (Placeholder)[3]	184.0 acres	$575.00	$105,782.75
Subtotal Costs			**$398,150.65**
Repair/Replacement (sinking fund) (5%)			$19,907.53
City Administration			
Finance Department (3%)			$12,541.75
Parks Department (10%)			$41,805.82
Subtotal City Administration			**$54,347.56**
County Administration (1%)			$4,724.06
Total Costs (Residential/Nonresidential Shared)			**$477,129.81**
Residential Only Cost Allocation			
Neighborhood Parks[4]	22.1 acres	$10,300.00	$228,042.00
Stormwater Management	2,826 units	$25.00	$70,650.00
Subtotal Costs			**$298,692.00**
Repair/Replacement (sinking fund) (5%)			$14,934.60
City Administration			
Finance Department (3%)			$9,408.80
Parks Department (10%)			$31,362.66
Subtotal City Administration			**$40,771.46**
County Administration (1%)			$3,543.98
Total Costs (Residential Only)			**$357,942.04**
Total Costs			**$835,071.85**

Source: City of Roseville, ECORP, and Kimley Horn.

Footnotes:

[1]Cost estimates derived from indepth analysis of City costs done for SVSP. Those costs have then been applied to all specific plans since.

[2]1/3 of streetsweeping miles.

[3]The Cost per Unit for Open Space placeholder of $575 per year was derived by simply averaging the City's proposed annual open space cost per acre of $1,000 and the Developer proposed annual open space cost per acre of $150. The actual annual open space cost per acre will be determined at the time of the formation of the maintenance CFD for this project as outlined in the Development Agreement. The ultimate cost per acre could be above or below the aforementioned range, depending upon the 404 permit conditions, an inventory of all environmentally sensitive/protected areas within the open space, approved improvements, any mitigation requirements, vehicular access for maintenance, final drainage channel design, ultimate width of transition area, all ARSP specific permits, other improvements outlined in the Overarching Open Space Management Plan, state and federal permits, and established city maintenance standards.

[4]Includes developed and undeveloped.

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Table 9

Amoruso Ranch Specific Plan - Park Financing Plan
Approximate Allocation of Ongoing Operations and Maintenance Costs

	Source	Total	Residential				Non-Residential	
			LDR	MDR	HDR	CMU	CC	CMU
Acres		388.3	248.8	50.3	38.2	5.5	23.9	21.8
Units		2,826	1,302	542	873	109	-	-
Square Feet		476,524	-	-	-	-	238,948	237,576
Operations/Maintenance (Residential & Nonresidential)	**Table 8**	**$477,129.81**		*EDU Factor per Unit*			*EDU Factor per SQFT*	
Use Factor			1.00	1.00	0.62	0.62	1,500	1,800
Total Use		2,744.13	1,302.00	542.00	541.26	67.58	159.30	131.99
Percentage of Total Use		100%	47%	20%	20%	2%	6%	5%
Cost Allocated to Use			$226,382.89	$94,239.27	$94,110.60	$11,750.35	$27,697.77	$22,948.94
O/M Res. & Nonres. Allocation per Unit/Sq.Ft.			$173.87	$173.87	$107.80	$107.80	$0.12	$0.10
Operations/Maintenance (Residential Only)	**Table 8**	**$357,942.04**		*EDU Factor per Unit*			*EDU Factor per SQFT*	
Use Factor			1.00	1.00	0.62	0.62	-	-
Total Use		2,452.84	1,302.00	542.00	541.26	67.58	-	-
Percentage of Total Use		100%	53%	22%	22%	3%		
Cost Allocated to Use			$190,000.38	$79,093.86	$78,985.87	$9,861.92		
O/M Res. Only Allocation per Unit/Sq.Ft.			$145.93	$145.93	$90.48	$90.48	-	-
Cost Allocation Per Unit/Sq.Ft.		**$835,071.85**	**$319.80**	**$319.80**	**$198.28**	**$198.28**	**$0.12**	**$0.10**

Note: Costs will require adjustment upon completion of PAR for open space. See Table 8.

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Appendix A:

Amoruso Ranch Parks

Option of Costs (TheCollaborative West)

Opinion of Probable Costs

Amoruso Ranch Parks
Brookfield Homes
Prepared: CF Date: 21-Apr-16
Revised:

TheCollaborativeWest
100 Avenida Miramar
San Clemente, CA 92672
949-366-6624

SUMMARY

1	***AR-60***		
	1.28 AC	***Construction***	***244,860.00***
		Landscape	***129,817.00***
		Construction & Landscape	***374,677.00***
		Estimated Total with Contingency and Soft Cost	***486,892.76***
2	***AR-61***		
	1.87 AC	***Construction***	***214,080.00***
		Landscape	***197,675.50***
		Construction & Landscape	***411,755.50***
		Estimated Total with Contingency and Soft Cost	***535,076.27***
3	***AR-62***		
	10.11 AC	***Construction***	***1,243,260.00***
		Landscape	***821,475.00***
		Construction & Landscape	***2,064,735.00***
		Estimated Total with Contingency and Soft Cost	***2,683,123.13***
4	***AR-63***		
	1.72 AC	***Construction***	***397,265.00***
		Landscape	***123,613.00***
		Construction & Landscape	***520,878.00***
		Estimated Total with Contingency and Soft Cost	***676,880.96***
5	***AR-64***		
	2.12 AC	***Construction***	***538,920.00***
		Landscape	***207,230.50***
		Construction & Landscape	***746,150.50***
		Estimated Total with Contingency and Soft Cost	***969,622.57***
6	***AR-66***		
	3.04 AC	***Construction***	***664,950.00***
		Landscape	***228,400.00***
		Construction & Landscape	***893,350.00***
		Estimated Total with Contingency and Soft Cost	***1,160,908.33***
7	***AR-67***		
	2.0 AC	***Construction***	***303,200.00***
		Landscape	***177,550.00***
		Construction & Landscape	***480,750.00***
		Estimated Total with Contingency and Soft Cost	***624,734.63***
		Grand Total	***$7,137,238.65***
		Cost Per Acre	***$322,368.50***
		Cost Per Square Foot	***$7.40***

TCW has no control over the cost of labor, materials, equipment, or market conditions. TCW makes no warranty or representation that the actual cost will not vary from the Owner's budget or from this opinion of probable costs.

AR-60 (1.28 AC)

Item/Description	Qty.	Unit	Unit Price	Total
Construction				
Hardscape				
5' Walkways at Park (concrete)	6,945	sf	8.00	55,560.00
Half-court Basketball	1	ea	35,000.00	35,000.00
Masonry				
Entry Sign Wall	1	allow	8,000.00	8,000.00
Park Site Features				
Playground Structures	1	allow	80,000.00	80,000.00
Shade Structure	1	ea	30,000.00	30,000.00
Trash Receptacles	2	ea	800.00	1,600.00
Bench	10	ea	1,000.00	10,000.00
Picnic Tables	1	ea	2,200.00	2,200.00
Drinking Fountain	1	ea	5,000.00	5,000.00
Lighting				
Security Lighting	4	ea	3,000.00	12,000.00
Utilities				
Sanitary Sewer Service Stub	1	allow	2,000.00	2,000.00
Domestic Water Service Stub	1	allow	1,500.00	1,500.00
Storm Drain Service Stub	1	allow	2,000.00	2,000.00
			Construction Total	**$244,860.00**
Landscape				
Shrubs	21,411	sf	1.00	21,410.80
Turf (seed)	27,400	sf	0.35	9,590.00
Automatic Irrigation	48,811	sf	1.50	73,216.20
General SiteDrainage (HDPE Pipe w/ inlets)	1.28	ac	20,000.00	25,600.00
			Landscape Total	**$129,817.00**
			Construction & Landscape Total	**$374,677.00**
			15% Contingency	**$56,201.55**
			13% Soft Costs	**$56,014.21**
			Estimated Total	**$486,892.76**
			Cost per Acre	**$380,384.97**
			Cost Per SF	**$8.73**

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AR-61 (1.87 AC)

Item/Description	Qty.	Unit	Unit Price	Total
Construction				
Hardscape				
Paving at Shade Structure	670	sf	8.00	5,360.00
5' Walkways at Park (concrete)	5,965	sf	8.00	47,720.00
Masonry				
Entry Sign Wall	1	allow	8,000.00	8,000.00
Park Site Features				
Playground Structures	1	allow	80,000.00	80,000.00
Shade Structures at Tot Lot	1	ea	45,000.00	45,000.00
Trash Receptacles	2	ea	800.00	1,600.00
Bench	4	ea	1,000.00	4,000.00
Picnic Tables	2	ea	2,200.00	4,400.00
Drinking Fountain	1	ea	5,000.00	5,000.00
Lighting				
Security Lighting	2	ea	3,000.00	6,000.00
Utilities				
Sanitary Sewer Service Stub	1	allow	2,000.00	2,000.00
Recycled Water Stub	1	allow	1,500.00	1,500.00
Domestic Water Service Stub	1	allow	1,500.00	1,500.00
Storm Drain Service Stub	1	allow	2,000.00	2,000.00
			Construction Total	**$214,080.00**
Landscape				
Shrubs	33,622	sf	1.00	33,622.20
Turf (seed)	41,200	sf	0.35	14,420.00
Automatic Irrigation	74,822	sf	1.50	112,233.30
General SiteDrainage (HDPE Pipe w/ inlets)	1.87	ac	20,000.00	37,400.00
			Landscape Total	**$197,675.50**
			Construction & Landscape Total	**$411,755.50**
			15% Contingency	**$61,763.33**
			13% Soft Costs	**$61,557.45**
			Estimated Total	**$535,076.27**
			Cost per Acre	**$286,137.04**
			Cost Per SF	**$6.57**

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AR-62 (10.11 AC)

Item/Description	Qty.	Unit	Unit Price	Total
Construction				
Hardscape				
Paving at Pavillion/Overhead Structures (Concrete)	900	sf	8.00	7,200.00
Asphalt Paving at Parking Lot w/ Aggregate Base	32,720	sf	3.00	98,160.00
Walkways at Park (natural gray, light wash finish)	15,800	sf	8.00	126,400.00
Masonry				
Entry Sign Wall	1	ea	8,000.00	8,000.00
Park Site Features				
Playground Structures	1	allow	80,000.00	80,000.00
Basketball Court	2	ea	35,000.00	70,000.00
Shade Structure at Playground Area	1	ea	40,000.00	40,000.00
Trash Receptacles	10	ea	800.00	8,000.00
Picnic Tables	5	ea	2,200.00	11,000.00
6' Benches	12	ea	1,000.00	12,000.00
Drinking Fountain	4	ea	5,000.00	20,000.00
Restroom Building / Snack Shop	1	allow	300,000.00	300,000.00
Ball Fields				
Baseball (Outfield and Infield)	3	ea	100,000.00	300,000.00
Soccer Field Overlay	1	ea	58,000.00	58,000.00
Fencing (Chainlink)	750	lf	50.00	37,500.00
Lighting				
Security Lighting	20	ea	3,000.00	60,000.00
Utilities				
Sanitary Sewer Service Stub	1	allow	2,000.00	2,000.00
Domestic Water Service Stub	1	allow	1,500.00	1,500.00
Recycled Water Service Stub	1	allow	1,500.00	1,500.00
Storm Drain Service Stub	1	allow	2,000.00	2,000.00
			Construction Total	**$1,243,260.00**

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AR-62 (10.11 AC)

Item/Description	Qty.	Unit	Unit Price	Total
Landscape				
Shrubs	40,200	sf	1.00	40,200.00
Turf (seed)	109,500	sf	0.35	38,325.00
Automatic Irrigation	360,500	sf	1.50	540,750.00
General SiteDrainage (HDPE Pipe w/ inlets)	10.11	ac	20,000.00	202,200.00
			Landscape Total	**$821,475.00**
			Construction & Landscape Total	**$2,064,735.00**
			15% Contingency	**$309,710.25**
			13% Soft Costs	**$308,677.88**
			Estimated Total	**$2,683,123.13**
			Cost per Acre	**$265,392.99**
			Cost Per SF	**$6.09**

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AR-63 (1.72 AC)

Item/Description	Qty.	Unit	Unit Price	Total
Construction				
Hardscape				
Bark Mulch/DG at Dog Park	26,835	sf	3.00	80,505.00
Paving at Shade Structure	1,425	sf	8.00	11,400.00
5' wide walkways at park (concrete)	2,650	sf	8.00	21,200.00
10' wide multi-purpose trail at park (concrete)	2,270	sf	8.00	18,160.00
Masonry				
Entry Sign Wall	1	allow	8,000.00	8,000.00
Metal				
5'-6" Dog Park Fencing	1,000	lf	50.00	50,000.00
Metal Dog Park Gates	4	ea	250.00	1,000.00
Park Site Features				
Shade Structure	2	ea	45,000.00	90,000.00
Playground Equipment	1	allow	80,000.00	80,000.00
Trash Receptacles	4	ea	800.00	3,200.00
Benches	7	ea	1,000.00	7,000.00
Picnic Tables	4	ea	2,200.00	8,800.00
Drinking Fountain	1	ea	5,000.00	5,000.00
Lighting				
Security Lighting	2	ea	3,000.00	6,000.00
Utilities				
Sanitary Sewer Service Stub	1	allow	2,000.00	2,000.00
Domestic Water Service Stub	1	allow	1,500.00	1,500.00
Recycled Water Service Stub	1	allow	1,500.00	1,500.00
Storm Drain Service Stub	1	allow	2,000.00	2,000.00
			Construction Total	**$397,265.00**
Landscape				
Shrubs	18,443	sf	1.00	18,443.20
Turf (seed)	23,300	sf	0.35	8,155.00
Automatic Irrigation	41,743	sf	1.50	62,614.80
General SiteDrainage (HDPE Pipe w/ inlets)	1.72	ac	20,000.00	34,400.00
			Landscape Total	**$123,613.00**
			Construction & Landscape Total	**$520,878.00**
			15% Contingency	**$78,131.70**
			13% Soft Costs	**$77,871.26**
			Estimated Total	**$676,880.96**
			Cost per Acre	**$393,535.44**
			Cost Per SF	**$9.03**

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AR-64 (2.12 AC)

Item/Description	Qty.	Unit	Unit Price	Total
Construction				
Hardscape				
Concrete Paving at Shade Structure	4,500	sf	8.00	36,000.00
5' Walkway (concrete)	11,815	sf	8.00	94,520.00
8' Walk (concrete)	7,600	sf	8.00	60,800.00
Masonry				
Entry Sign Wall	1	allow	8,000.00	8,000.00
Park Site Features				0.00
Playground Equipment	1	allow	80,000.00	80,000.00
Shade Structures	3	ea	45,000.00	135,000.00
Canvas Structure at Shaded Seating Area	1	ea	65,000.00	65,000.00
Crossfit Stations	3	ea	2,000.00	6,000.00
Trash Receptacles	4	ea	800.00	3,200.00
Benches	6	ea	1,000.00	6,000.00
Bike Racks	1	ea	1,200.00	1,200.00
Drinking Fountain	1	ea	5,000.00	5,000.00
Picnic Tables	6	ea	2,200.00	13,200.00
Lighting and Electrical				
Security Lighting	6	ea	3,000.00	18,000.00
Utilities				
Sanitary Sewer Service Stub	1	allow	2,000.00	2,000.00
Domestic Water Service Stub	1	allow	1,500.00	1,500.00
Recycled Water Service Stub	1	allow	1,500.00	1,500.00
Storm Drain Service Stub	1	allow	2,000.00	2,000.00
			Construction Total	**$538,920.00**
Landscape				
Planting	43,432	sf	1.00	43,432.20
Turf (sod)	25,000	sf	0.75	18,750.00
Automatic Irrigation	68,432	sf	1.50	102,648.30
General SiteDrainage (HDPE Pipe w/ inlets)	2.12	ac	20,000.00	42,400.00
			Landscape Total	**$207,230.50**
			Construction & Landscape Total	**$746,150.50**
			15% Contingency	**$111,922.58**
			13% Soft Costs	**$111,549.50**
			Estimated Total	**$969,622.57**
			Cost per Acre	**$457,369.14**
			Cost Per SF	**$10.50**

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AR-66 (3.04 AC)

Item/Description	Qty.	Unit	Unit Price	Total
Construction				
Hardscape				
Paving at Picnic Area	8,000	sf	8.00	64,000.00
Paving at Stage	1,200	sf	8.00	9,600.00
Walkways at Park (natural gray w/ finish)	12,000	sf	8.00	96,000.00
Surfacing at Game Area	6,750	sf	3.00	20,250.00
Surfacing at Bocce Courts	1,500	sf	3.00	4,500.00
Surfacing at Hard Courts	700	sf	10.00	7,000.00
Mowcurb at Horseshoes and Bocce	400	lf	15.00	6,000.00
Masonry				
Entry Sign Wall	1	allow	8,000.00	8,000.00
Park Site Features				
Playground Structures	1	allow	80,000.00	80,000.00
Covered Stage (Shade Sail)	1	allow	75,000.00	75,000.00
Restroom Building	1	allow	170,000.00	170,000.00
30' high Flag Pole	1	ea	600.00	600.00
Trash Receptacles	10	ea	800.00	8,000.00
Picnic Tables	20	ea	2,200.00	44,000.00
6' Benches	30	ea	1,000.00	30,000.00
Drinking Fountain	1	ea	5,000.00	5,000.00
Lighting				
Security Lighting	10	ea	3,000.00	30,000.00
Utilities				
Sanitary Sewer Service Stub	1	allow	2,000.00	2,000.00
Domestic Water Service Stub	1	allow	1,500.00	1,500.00
Recycled Water Stub	1	allow	1,500.00	1,500.00
Storm Drain Service Stub	1	allow	2,000.00	2,000.00
			Construction Total	**$664,950.00**
Landscape				
Shrubs	30,500	sf	1.00	30,500.00
Turf (sod)	40,600	sf	0.75	30,450.00
Automatic Irrigation	71,100	sf	1.50	106,650.00
General SiteDrainage (HDPE Pipe w/ inlets)	3.04	ac	20,000.00	60,800.00
			Landscape Total	**$228,400.00**
			Construction & Landscape Total	**$893,350.00**
			15% Contingency	**$134,002.50**
			13% Soft Costs	**$133,555.83**
			Estimated Total	**$1,160,908.33**
			Cost per Acre	**$381,877.74**
			Cost Per SF	**$8.77**

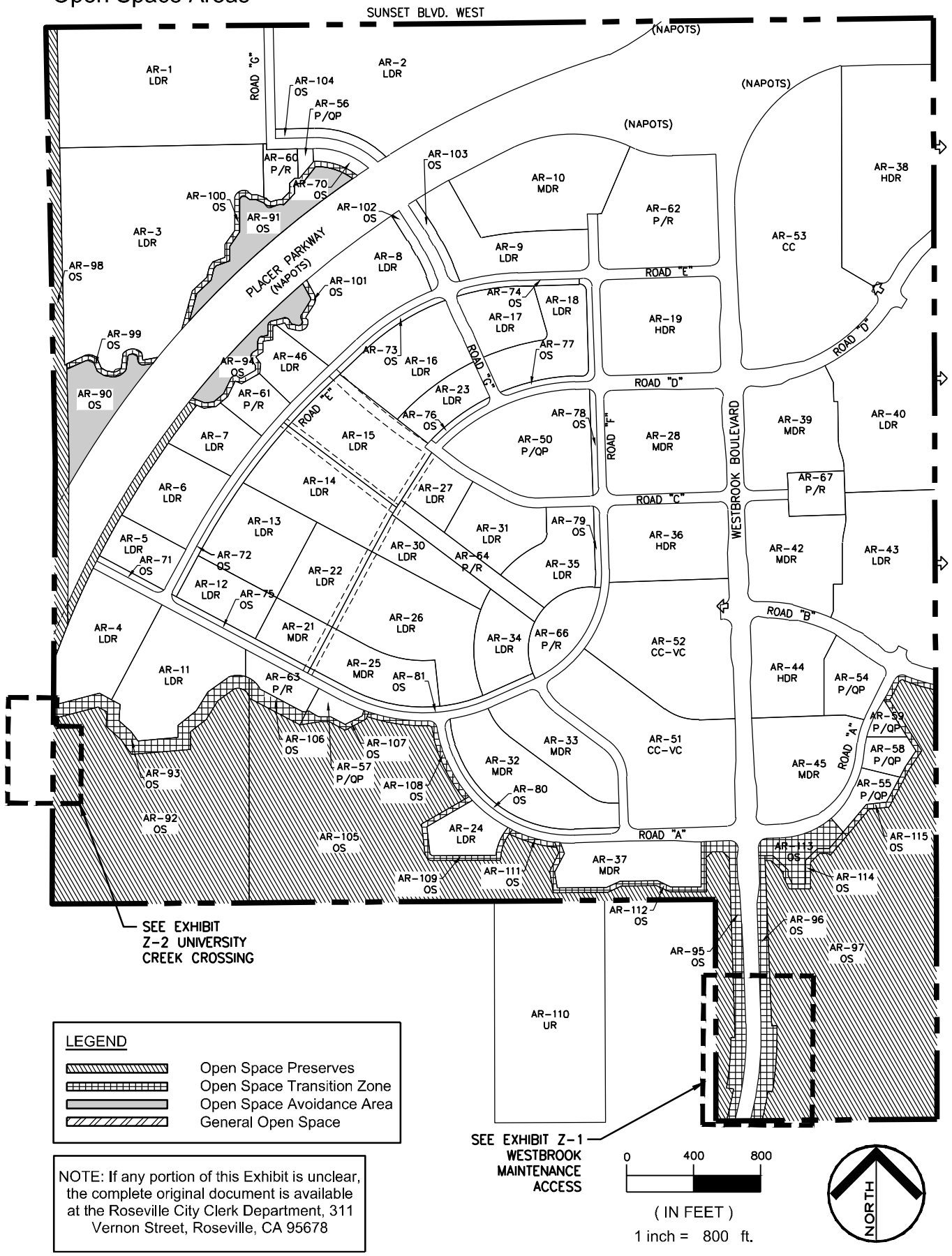
TCW has no control over the cost of labor, materials, equipment, or market conditions. TCW makes no warranty or representation that the actual cost will not vary from the Owner's budget or from this opinion of probable costs.

AR-67 (2.0 AC)

Item/Description	Qty.	Unit	Unit Price	Total
Construction				
Hardscape				
Paving at Shade Structure	2,000	sf	8.00	16,000.00
5' Walkways at Park (concrete)	8,350	sf	8.00	66,800.00
Masonry				
Entry Sign Wall	1	allow	8,000.00	8,000.00
Park Site Features				
Playground Structures & Surfaces	1	allow	80,000.00	80,000.00
Shade Structure	2	ea	45,000.00	90,000.00
Trash Receptacles	2	ea	800.00	1,600.00
Picnic Tables	4	ea	2,200.00	8,800.00
6' Benches	8	ea	1,000.00	8,000.00
Drinking Fountain	1	ea	5,000.00	5,000.00
Lighting				
Security Lighting	4	ea	3,000.00	12,000.00
Utilities				
Sanitary Sewer Service Stub	1	allow	2,000.00	2,000.00
Domestic Water Service Stub	1	allow	1,500.00	1,500.00
Recycled Water Service Stub	1	allow	1,500.00	1,500.00
Storm Drain Service Stub	1	allow	2,000.00	2,000.00
			Construction Total	**$303,200.00**
Landscape				
Shrubs	6,920	sf	1.00	6,920.00
Turf (seed)	65,000	sf	0.35	22,750.00
Automatic Irrigation	71,920	sf	1.50	107,880.00
General SiteDrainage (HDPE Pipe w/ inlets)	2.00	ac	20,000.00	40,000.00
			Landscape Total	**$177,550.00**
			Construction & Landscape Total	**$480,750.00**
			15% Contingency	**$72,112.50**
			13% Soft Costs	**$71,872.13**
			Estimated Total	**$624,734.63**
			Cost per Acre	**$312,367.31**
			Cost Per SF	**$7.17**

TCW has no control over the cost of labor, materials, equipment, or market conditions. TCW makes no warranty or representation that the actual cost will not vary from the Owner's budget or from this opinion of probable costs.

Exhibit Y
Open Space Areas



NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Exhibit AA
DUE Allocation to Specific Plan Parcels for CSP Reimbursements

Amoruso Ranch Specific Plan		**Specific Plan**											
Parcel	Specific Plan Land Use	Acres	Units	Density	Water EDU's	% of ARSP Water EDUs	Sewer EDUs	% of ARSP Sewer EDUs	Recycled Water EDUs	% of ARSP R.W. EDUs	Traffic EDUs	% of ARSP Traffic EDUs
AR-1	LDR	20.2	70	3.4	85	4.41%	70	2.65%	85	4.41%	70	2.24%
AR-2	LDR	24.7	101	4.1	101	5.25%	101	3.83%	101	5.25%	101	3.23%
AR-3	LDR	27.3	84	3.1	102	5.30%	84	3.18%	102	5.30%	84	2.68%
AR-4	LDR	7.2	31	4.3	31	1.61%	31	1.18%	31	1.61%	31	0.99%
AR-5	LDR	2.4	9	3.8	9	0.47%	9	0.34%	9	0.47%	9	0.29%
AR-6	LDR	5.4	25	4.7	25	1.30%	25	0.95%	25	1.30%	25	0.80%
AR-7	LDR	3.1	20	6.4	14	0.74%	20	0.76%	14	0.74%	20	0.64%
AR-8	LDR	8.4	56	6.6	40	2.09%	56	2.12%	40	2.09%	56	1.79%
AR-9	LDR	6.3	42	6.7	30	1.56%	42	1.59%	30	1.56%	42	1.34%
AR-11	LDR	8.3	38	4.6	38	1.97%	38	1.44%	38	1.97%	38	1.21%
AR-12	LDR	3.1	16	5.1	14	0.72%	16	0.61%	14	0.72%	16	0.51%
AR-13	LDR	5.4	30	5.6	26	1.35%	30	1.14%	26	1.35%	30	0.96%
AR-14	LDR	7.5	50	6.7	36	1.86%	50	1.90%	36	1.86%	50	1.60%
AR-15	LDR	7.3	49	6.7	35	1.82%	49	1.86%	35	1.82%	49	1.57%
AR-16	LDR	6.6	45	6.9	32	1.68%	45	1.71%	32	1.68%	45	1.44%
AR-17	LDR	3.6	24	6.6	17	0.89%	24	0.91%	17	0.89%	24	0.77%
AR-18	LDR	5.1	33	6.5	24	1.23%	33	1.25%	24	1.23%	33	1.05%
AR-22	LDR	6.0	32	5.3	28	1.44%	32	1.21%	28	1.44%	32	1.02%
AR-23	LDR	2.8	19	6.9	14	0.71%	19	0.72%	14	0.71%	19	0.61%
AR-24	LDR	2.5	12	4.8	12	0.62%	12	0.45%	12	0.62%	12	0.38%
AR-26	LDR	9.3	48	5.2	42	2.17%	48	1.82%	42	2.17%	48	1.53%
AR-27	LDR	2.5	15	6.0	13	0.68%	15	0.57%	13	0.68%	15	0.48%
AR-30	LDR	2.9	13	4.5	13	0.68%	13	0.49%	13	0.68%	13	0.42%
AR-31	LDR	4.4	27	6.1	19	1.01%	27	1.02%	19	1.01%	27	0.86%
AR-34	LDR	3.2	14	4.4	14	0.73%	14	0.53%	14	0.73%	14	0.45%
AR-35	LDR	4.8	20	4.2	20	1.04%	20	0.76%	20	1.04%	20	0.64%
AR-40	LDR	14.4	81	5.6	70	3.65%	81	3.07%	70	3.65%	81	2.59%
AR-43	LDR	12.1	82	6.8	59	3.05%	82	3.11%	59	3.05%	82	2.62%
AR-46	LDR	2.4	13	5.5	11	0.59%	13	0.49%	11	0.59%	13	0.42%
Low Density Residential		**219.0**	**1,099**	**156.8**	**974**	**51%**	**1,099**	**42%**	**974**	**51%**	**1,099**	**35%**

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Amoruso Ranch Specific Plan		**Specific Plan**											
Parcel	Specific Plan Land Use	Acres	Units	Density	Water EDU's	% of ARSP Water EDUs	Sewer EDUs	% of ARSP Sewer EDUs	Recycled Water EDUs	% of ARSP R.W. EDUs	Traffic EDUs	% of ARSP Traffic EDUs
AR-10	MDR	10.5	138	13.1	66	3.44%	138	5.23%	66	3.44%	138	4.41%
AR-21	MDR	2.1	15	7.3	11	0.56%	15	0.57%	11	0.56%	15	0.48%
AR-25	MDR	5.3	38	7.2	27	1.41%	38	1.44%	27	1.41%	38	1.21%
AR-28	MDR	10.2	129	12.7	62	3.22%	129	4.89%	62	3.22%	129	4.12%
AR-32	MDR	7.8	58	7.4	42	2.16%	58	2.20%	42	2.16%	58	1.85%
AR-33	MDR	5.1	42	817.0	12	0.64%	42	1.59%	12	0.64%	42	1.34%
AR-37	MDR	5.0	39	7.8	28	1.45%	39	1.48%	28	1.45%	39	1.25%
AR-39	MDR	7.8	66	8.5	36	1.85%	66	2.50%	36	1.85%	66	2.11%
AR-42	MDR	7.5	76	10.1	41	2.13%	76	2.88%	41	2.13%	76	2.43%
AR-45	MDR	8.0	94	11.8	51	2.63%	94	3.56%	51	2.63%	94	3.00%
Medium Density Residential		**69.3**	**695**	**902.9**	**375**	**19%**	**695**	**26%**	**375**	**19%**	**695**	**22%**
AR-19	HDR	9.3	230	24.6	68	3.53%	157	5.97%	68	3.53%	141	4.51%
AR-36	HDR	7.5	113	14.9	54	2.82%	77	2.93%	54	2.82%	69	2.22%
AR-38	HDR	15.1	380	25.2	112	5.82%	260	9.86%	112	5.82%	233	7.46%
AR-44	HDR	5.9	150	25.4	44	2.30%	103	3.89%	44	2.30%	92	2.94%
High Density Residential		**37.9**	**873**	**90.1**	**278**	**14%**	**597**	**23%**	**278**	**14%**	**536**	**17%**
AR-51	CC-VC		91		44	2.27%	62	2.36%	44	2.27%	56	1.79%
AR-51	CC-VC	14.3			62	3.21%	55	2.07%	62	3.21%	190	6.08%
AR-52	CC-VC		68		33	1.70%	47	1.76%	33	1.70%	42	1.33%
AR-52	CC-VC	13.0			56	2.92%	50	1.88%	56	2.92%	173	5.53%
AR-53	CC	23.7			103	5.33%	34	1.27%	103	5.33%	338	10.79%
Community Commercial		**51.0**	**159**		**297**	**15%**	**247**	**9%**	**297**	**15%**	**799**	**26%**
TOTAL		**377.1**	**2,826**	**7.5**	**1,925**	**100%**	**2,638**	**100%**	**1,925**	**100%**	**3,129**	**100%**

Note:

[1] One Water EDU = 600 gpd (Based on Table 1 of the ARSP Water Master Plan Final Report, February 2016)

[2] One Sewer EDU = 190 gpd (Based on Table 1 of the ARSP Wastewater Master Plan Final Report, February 2016)

[3] One Recycled Water EDU = 600 gpd (Based on Table 1 of the ARSP Recycled Water Master Plan Final Report, February 2016)

[4] Based on Table 6 of the ARSP Final Traffic Study, December 5, 2015

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SECOND AMENDMENT OF DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE, BROOKFIELD SUNSET, LLC, AND JENNIFER M. AMORUSO, SUCCESSOR TRUSTEE OF THE AMORUSO FAMILY LIVING TRUST DATED MARCH 14, 2005 RELATIVE TO THE AMORUSO RANCH SPECIFIC PLAN

This Second Amendment of Development Agreement ("Second Amendment") is entered into this ____ day of _____, 2022, by and between the CITY OF ROSEVILLE, a municipal corporation ("City"), BROOKFIELD SUNSET, LLC, a California limited liability company ("Brookfield"), BROOKFIELD SACRAMENTO HOLDINGS, LLC, a Delaware limited liability company, ("Brookfield Sacramento"), and ANGELA EISENPRESS, Successor Trustee of the Amoruso Family Living Trust Dated March 14, 2005 ("Amoruso")(collectively, "Landowner"), pursuant to Sections 65864 through 65869.5 of the Government Code of the State of California.

RECITALS

A. Landowner and City entered into a Development Agreement (the "Development Agreement") which was approved by the City Council of City on July 6, 2016, and recorded on August 24, 2016, in the Official Records of Placer County as Document No. 2016-0070352-00. City and Landowner entered into the Development Agreement relative to development within a portion of the Amoruso Ranch Specific Plan ("Specific Plan", "ARSP", or "Plan Area"), as such is more precisely described in Exhibits "A" and "B" of the Development Agreement (the "Property"), as those exhibits are amended by Exhibits "A" and "B" attached hereto. Except as otherwise defined herein, all capitalized terms used herein shall have the meanings ascribed thereto in the Development Agreement.

B. Landowner and City entered into a First Amendment to the Development Agreement (the "First Amendment") which was approved by the City Council of City on April 1, 2020, and recorded on January 28, 2021, in the Official Records of Placer County as Document No. 2021-0012078-00.

C. Since approval of the Development Agreement, Brookfield Sacramento has become the fee title owner of a portion of the Property, as shown in Exhibit "D"

attached to the First Amendment, and Brookfield remains under contract to purchase the balance of the Property from Amoruso, with all persons holding legal or equitable interests in the Property being bound by the Development Agreement and this Second Amendment.

D. Concurrent with its consideration of this Second Amendment, City is processing a General Plan Amendment (Resolution No. _____), a Specific Plan Amendment (Resolution No. _____), a Rezone (Ordinance No. _____), and a Tentative Subdivision Map (TSM _____) for purposes of revising land use entitlements on the Property. City and Landowner wish to enter into this Second Amendment in order to provide consistency with these land use approvals.

E. This Second Amendment is authorized by Section 1.4 of the Development Agreement.

NOW, THEREFORE, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. AMENDMENT OF DEVELOPMENT AGREEMENT. The following section and exhibits of the Development Agreement are hereby amended as follows:

a. REVISED SECTION 2.2. Section 2.2 of the Development Agreement is revised in its entirety to read as follows:

> "2.2 Vested Entitlements. Subject to the provisions and conditions of this Agreement, City agrees that City is granting, and grants herewith, a fully vested entitlement and right to develop the Property in accordance with the terms and conditions of the Entitlements, including, but not limited to, allocation of residential units to residentially designated parcels in the Specific Plan, minimum lot sizes, street locations and configurations in any approved tentative subdivision maps, and allocation of building square footage to commercially designated parcels in the Specific Plan. City acknowledges that the Entitlements include the following Specific Plan land use designations and approximate gross acreages for all land uses for the Property as shown in the Specific Plan Land Plan in Exhibit "E", attached hereto and summarized below:
>
> | | |
> |---|---|
> | Low Density Residential | 1,099 units on 219.1 Gross Acres; |
> | Medium Density Residential | 695 units on 69.3 Gross Acres; |
> | High Density Residential | 873 units on 37.9 Gross Acres; |
> | Community Commercial | 23.7 Gross Acres; |
> | Community Commercial/Village District | 159 units on 27.2 Gross Acres; |

Park	22.2 Gross Acres;
Open Space	144.6 Gross Acres;
Open Space (Paseos)	11.0 Gross Acres;
School	9.6 Gross Acres;
Public/Quasi Public	7.5 Gross Acres;
Right of Way	51.7 Gross Acres;
NAPOTS (Placer Parkway)	50.6 Gross Acres.
TOTAL	674.4 Gross Acres

Such uses shall be developed in accordance with the Entitlements, as such Entitlements provide on the Effective Date of this Agreement. Landowner's vested right to proceed with the development of the Property shall be subject to subsequent approvals, provided that any conditions, terms, restrictions and requirements for such subsequent approvals shall not prevent development of the Property for the uses set forth in the Entitlements, and as more fully set forth in Section 2.4.1 below."

b. REVISED SECTION 3.7.3. Section 3.7.3 of the Development Agreement is revised in its entirety to read as follows:

"3.7.3 Groundwater Well.

3.7.3.1 Parcel Dedication. Landowner shall dedicate to City Parcel AR-58 for City facilities, including a groundwater well, at the approximate location shown on Exhibit "L". Landowner shall construct frontage improvements for Parcel AR-58, including water, recycled water, wastewater, storm drainage, electric and communication fiber conduit.

3.7.3.2 Well Construction Requirements. As shown in Exhibits "L" and "N", the water facilities site shall be constructed adjacent to the 24" water line to be constructed in Road B, and be connected to that 24" water line with a 16" water line within Road A, or other pipe sizes as may be approved by City's Environmental Utilities Director pursuant to updated water studies. Landowner shall install a test well in a location mutually agreed upon by Landowner and City to determine if the well location utilized meets desired capacity and water quality. If the desired capacity and water quality are confirmed by the test well, Landowner shall be responsible for drilling and completing the production well (but not above ground well improvements such as pumping and treatment facilities) as further described below (the "Well Construction Requirements"). City shall be responsible for the construction and costs of above ground production well (topside) improvements such as pumping and treatment facilities. It is the intent of this section (and the Parties) that the groundwater well location identified within the Project shall be capable of achieving a yield of

approximately 1,800 gallons per minute, be designed for Aquifer Storage and Recovery, and the groundwater water is of such quality that only disinfection will be required to meet California Drinking Water Quality Standards. Should the City determine the available capacity or water quality does not achieve these objectives, Landowner shall, at its own cost, work with the City to relocate the well site within the Project to an alternative site mutually agreed to by City and Landowner until these objectives are satisfied.

Landowner shall contact the City Environmental Utilities Department prior to design and construction of the production well. The production well shall be in operation at the time of occupancy of the 1,250th residential unit in the Project. Landowner shall receive approval from the City of the well design and drilling method prior to commencement of this work. In addition, notwithstanding the foregoing, the well shall be drilled prior to the time of occupancy of any residential units within 500 feet of the well site. Landowner shall include noise curtains for the well if at the time of construction of the well homes are occupied between 500 feet and 1,000 feet of the well.

If City determines that the production well is required prior to the occupancy of the 1,250th residential unit in the Project, City has the right to construct the test well and the production well. Landowner shall reimburse City for the actual cost of the below ground improvements for the test well and production well, as set forth above, including annual CCI adjustments of such costs, upon occupancy of the 1,250th residential unit in the Project. If City constructs the test well and production well prior to the occupancy of the 1,250th residential unit in the Project, Landowner agrees to construct an all weather access roadway within either the Road A or Road B RoW and all associated infrastructure necessary to serve Parcel AR-58 as specified in this Section 3.7.3 within one (1) year of notification from City if Road B has not otherwise already been constructed by Landowner.

Notwithstanding the foregoing, if the City adopts a revised water connection fee which encompasses the cost of the Well Construction Requirements, Landowner shall be relieved of the Well Construction Requirements set forth in this Section 3.7.3.2.

Landowner shall, prior to the issuance of the first building permit in the Project phase where an existing well is located, destroy the well or wells in that particular Project phase from among the two existing agriculture irrigation wells and one domestic well in the Project Area. Landowner shall obtain from City a Well Permit and follow the California Well Standards for the destruction of the wells on the Property. All construction plans shall be designed pursuant to City's then current Standards and mutually agreed to by Landowner and the

Environmental Utilities Director, and subject to City plan review, construction inspection and final approval. Landowner shall pay the then current plan check, mapping and inspection costs as incurred by City for review, mapping, and inspection of the destruction of the wells."

c. REVISED SECTION 3.8.8. Section 3.8.8 of the Development Agreement is revised in its entirety to read as follows:

"3.8.8. Water Service Area Boundary Modification. Landowner shall reimburse City for all costs associated with modifying City's service area boundary to include the Project with the U.S. Bureau of Reclamation. There shall be no delay or refusal to issue building permits in the Project by City while City is modifying the service area boundary to include the Project."

d. REVISED SECTION 3.9.2. The third and fourth paragraphs of Section 3.9.2 of the Development Agreement are revised in their entirety to read as follows:

"Landowner shall likewise be required to contribute its pro-rata share of the cost of expansion of the WRSP recycled water tank and pump station located north of the Pleasant Grove Wastewater Treatment Plant that is required to serve the WRSP, as set forth in Section 3.27 and 3.28 of this Agreement, and as set forth in Exhibits "Q-1" and "Q-2". Landowner's pro-rata share of the cost of expansion of the WRSP recycled water tank and pump station referenced herein, estimated at $2.287 million, shall be paid though the CFD for the Project, with payment from the CFD not required until after the 1,250th building permit is issued in the Project.

If City institutes a recycled water connection fee, or such fee is embedded into City's revised water connection fee (which encompasses the estimated $2.287 million for expansion of the WRSP recycled water tank and pump station described in the preceding paragraph), prior to the issuance of any building permits in the Project, Landowner shall not be responsible for the payment of the estimated $2.287 million pro-rata share of the cost of the expansion of the WRSP recycled water tank and pump station except through the payment of the City recycled water connection fee, or City's revised water connection fee if a recycled water connection fee is embedded into City's revised water connection fee, or any special benefit fees as may be applicable to the Project to fund the expansion of the WRSP recycled water tank and pump station."

e. REVISED EXHIBITS. The following exhibits attached to the Development Agreement are replaced by new exhibits attached to this Second Amendment as follows:

Exhibit A Property Legal Description

Exhibit B	Property Map
Exhibit C	Annexation Area and Plan Area
Exhibit D	Specific Plan Property Ownership
Exhibit E	Land Use Plan
Exhibit F	Affordable Housing Sites
Exhibit G	Phasing Plan
Exhibit H	Road Improvements
Exhibit H-1	Offsite Road Facilities for Reimbursement
Exhibit I	Traffic Signals
Exhibit J-1	Wastewater Facilities
Exhibit J-2	Wastewater Facilities
Exhibit K-1	Offsite Wastewater Facilities for Reimbursement
Exhibit L	Groundwater Well
Exhibit M	Water Conservation Plan
Exhibit N	Water Facilities
Exhibit O-1	Water Facilities for Reimbursement
Exhibit O-2	Offsite Water Facilities for Reimbursement
Exhibit P	Recycled Water Facilities
Exhibit Q-1	Offsite Recycled Water Facilities for Reimbursement
Exhibit R	Drainage Facilities
Exhibit S	Post Development 100 Year Floodplain
Exhibit T	Fiber Optic Improvements
Exhibit V	Parks and Open Space
Exhibit W	Parks Financing Plan
Exhibit Y	Open Space Areas
Exhibit AA	DUE Allocation to Specific Plan Parcels for CSP Reimbursements

2. CONSISTENCY WITH GENERAL PLAN. The City Council has found and determined that this Second Amendment of the Development Agreement is consistent with the General Plan and the Amoruso Ranch Specific Plan.

3. AMENDMENT. This Second Amendment amends, but does not replace or supersede, the Development Agreement, except as specified herein. As amended hereby, the Development Agreement remains in full force and effect.

4. FORM OF AMENDMENT. This Second Amendment is executed in two duplicate originals, each of which is deemed to be an original.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, as attested to by its City Clerk under the authority of Ordinance No. _____, adopted by the Council of the City of Roseville on the ____ day of _____, 2022.

CITY OF ROSEVILLE,
A municipal corporation

By: _____
Dominick Casey
City Manager

ATTEST:

By: _____
Carmen Avalos
City Clerk

APPROVED AS TO FORM:

By: _____
Michelle Sheidenberger
City Attorney

APPROVED AS TO SUBSTANCE:

By: _____
Mike Isom
Development Services Manager

LANDOWNER:

BROOKFIELD SACRAMENTO HOLDINGS, LLC,
a Delaware limited liability company

By: _____
John Norman
Vice President

By: _____
Rick Whitney
Chief Financial Officer

BROOKFIELD SUNSET, LLC,
a California limited liability company

By: _____
John Norman
Vice President

By: _____
Rick Whitney
Chief Financial Officer

ANGELA EISENPRESS, Successor Trustee of the Amoruso Family Living Trust Dated March 14, 2005

_____
Angela Eisenpress, Successor Trustee

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

ALL THAT REAL PROPERTY SITUATE IN THE COUNTY OF PLACER, STATE OF CALIFORNIA, BEING A PORTION OF SECTION 11, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1 AS SAID LOT IS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "FINAL MAP OF AMORUSO RANCH PHASE 1", FILED FOR RECORD MAY 3, 2019, IN BOOK EE OF MAPS, AT PAGE 51, PLACER COUNTY RECORDS.

CONTAINING 164.42 ACRES, MORE OR LESS.

PARCEL 2

ALL THAT REAL PROPERTY SITUATE IN THE COUNTY OF PLACER, STATE OF CALIFORNIA, BEING A PORTION OF SECTION 11, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THE DESIGNATED REMAINDER SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "FINAL MAP OF AMORUSO RANCH PHASE 1", FILED FOR RECORD MAY 3, 2019, IN BOOK EE OF MAPS, AT PAGE 51, PLACER COUNTY RECORDS.

CONTAINING 361.28 ACRES, MORE OR LESS.

Exhibit B
Property Map

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

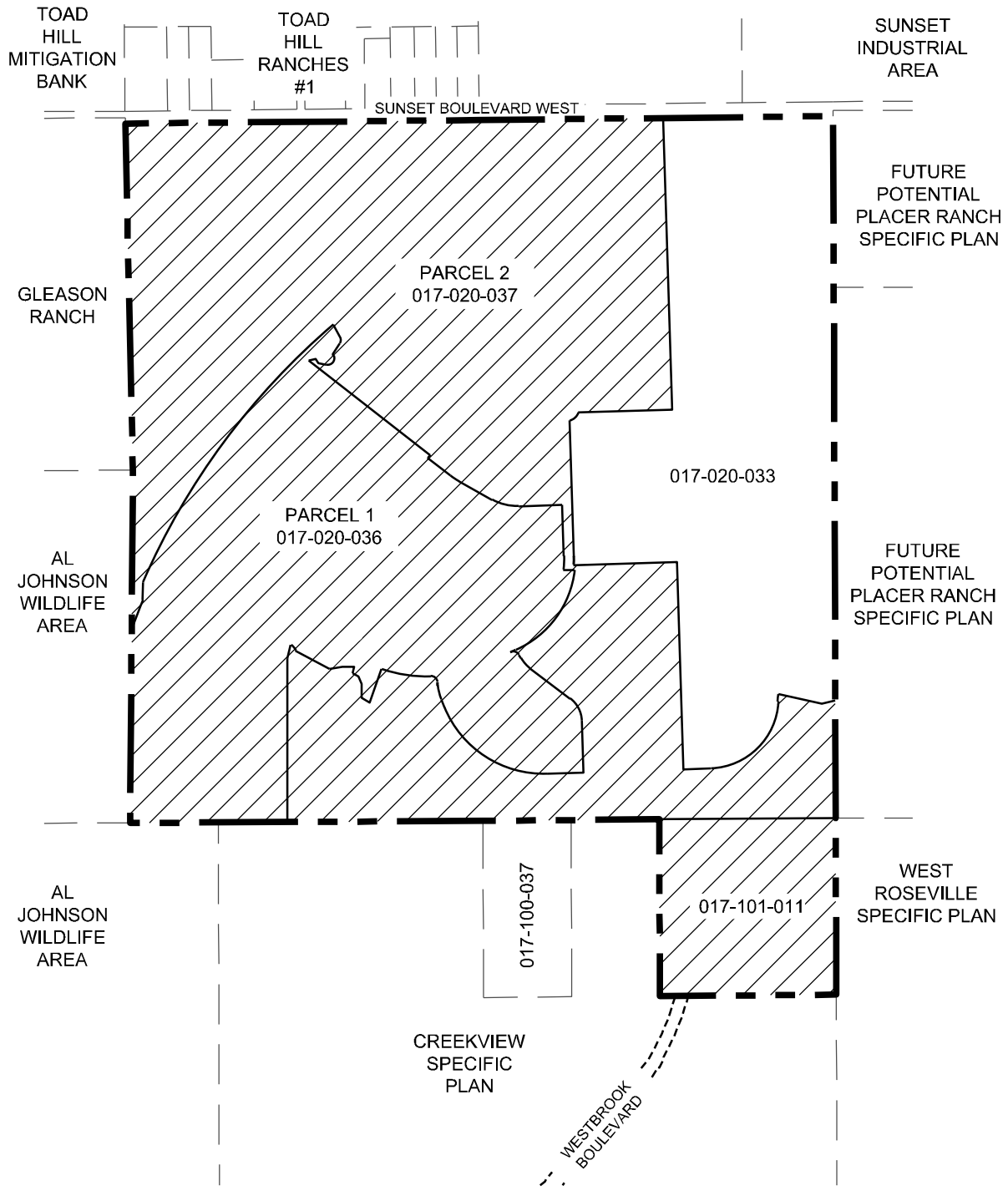

Exhibit B
Property Map

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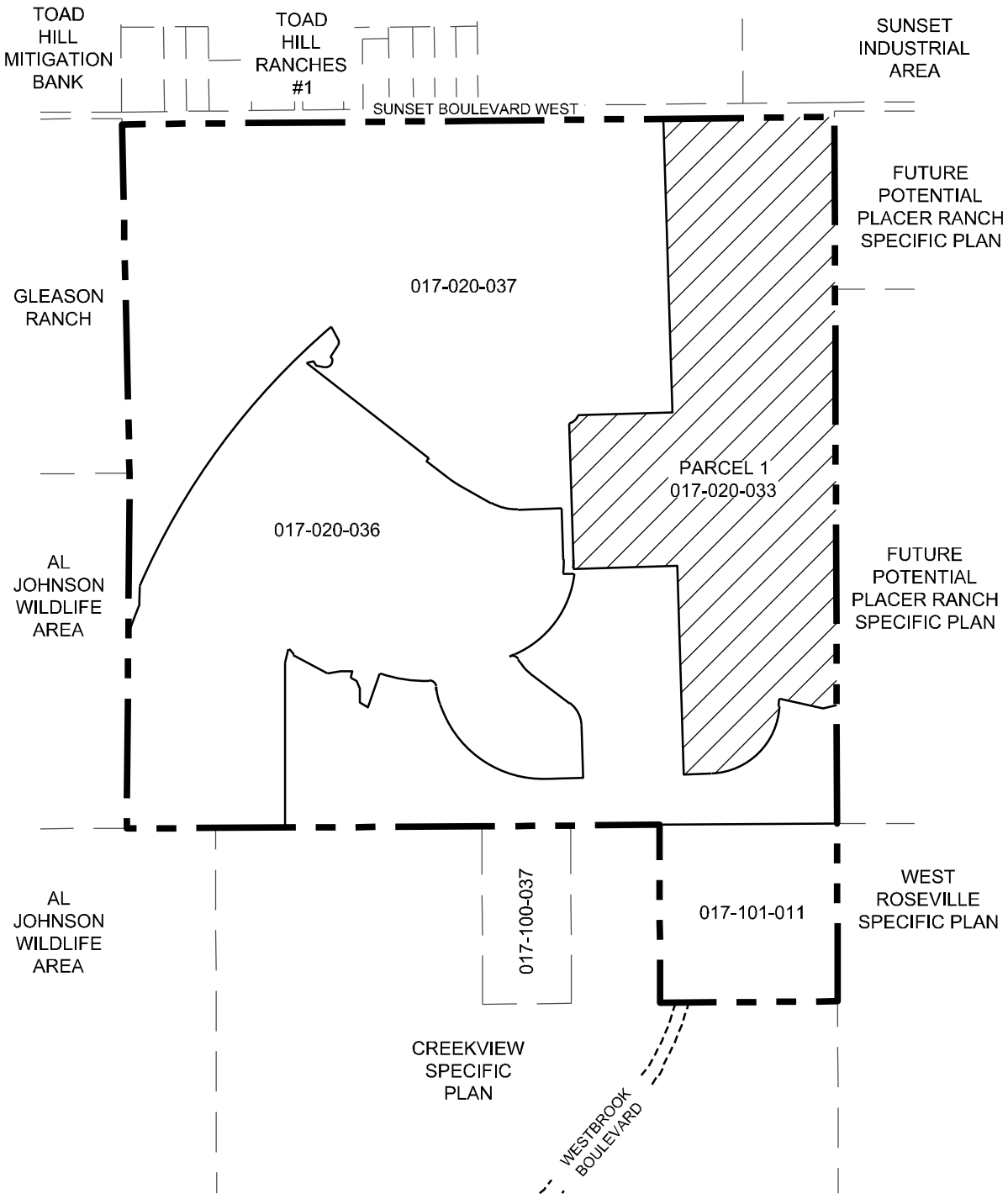


LEGEND

PROPERTY SUBJECT TO DEVELOPMENT AGREEMENT

0 600 1200

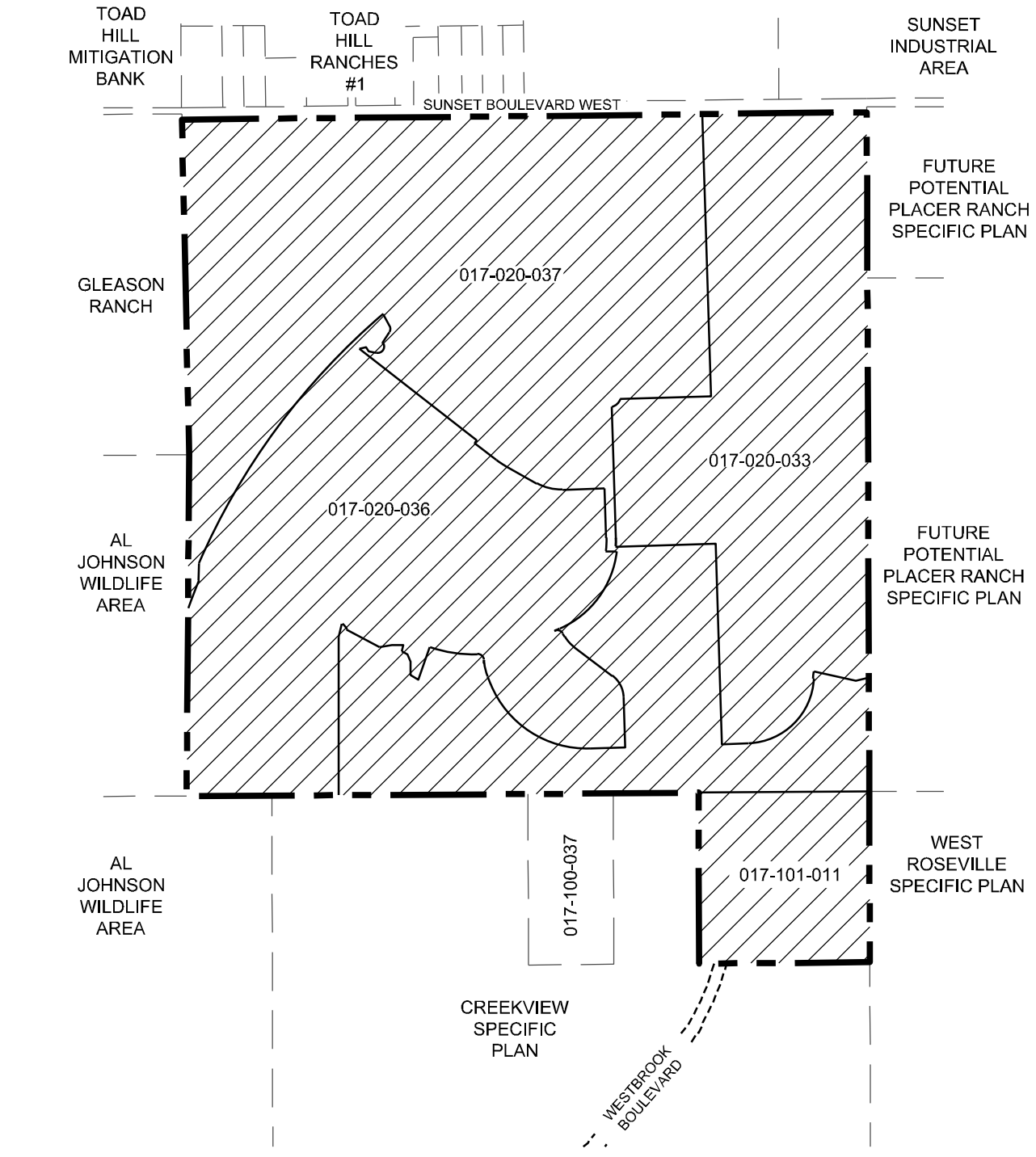
(IN FEET)

1 inch = 1200 ft.

NORTH

Exhibit C
Annexation Area and Plan Area

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678



LEGEND

PROPERTY SUBJECT TO DEVELOPMENT AGREEMENT

0 600 1200

(IN FEET)

1 inch = 1200 ft.

NORTH

Exhibit D
Specific Plan Property Ownership

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

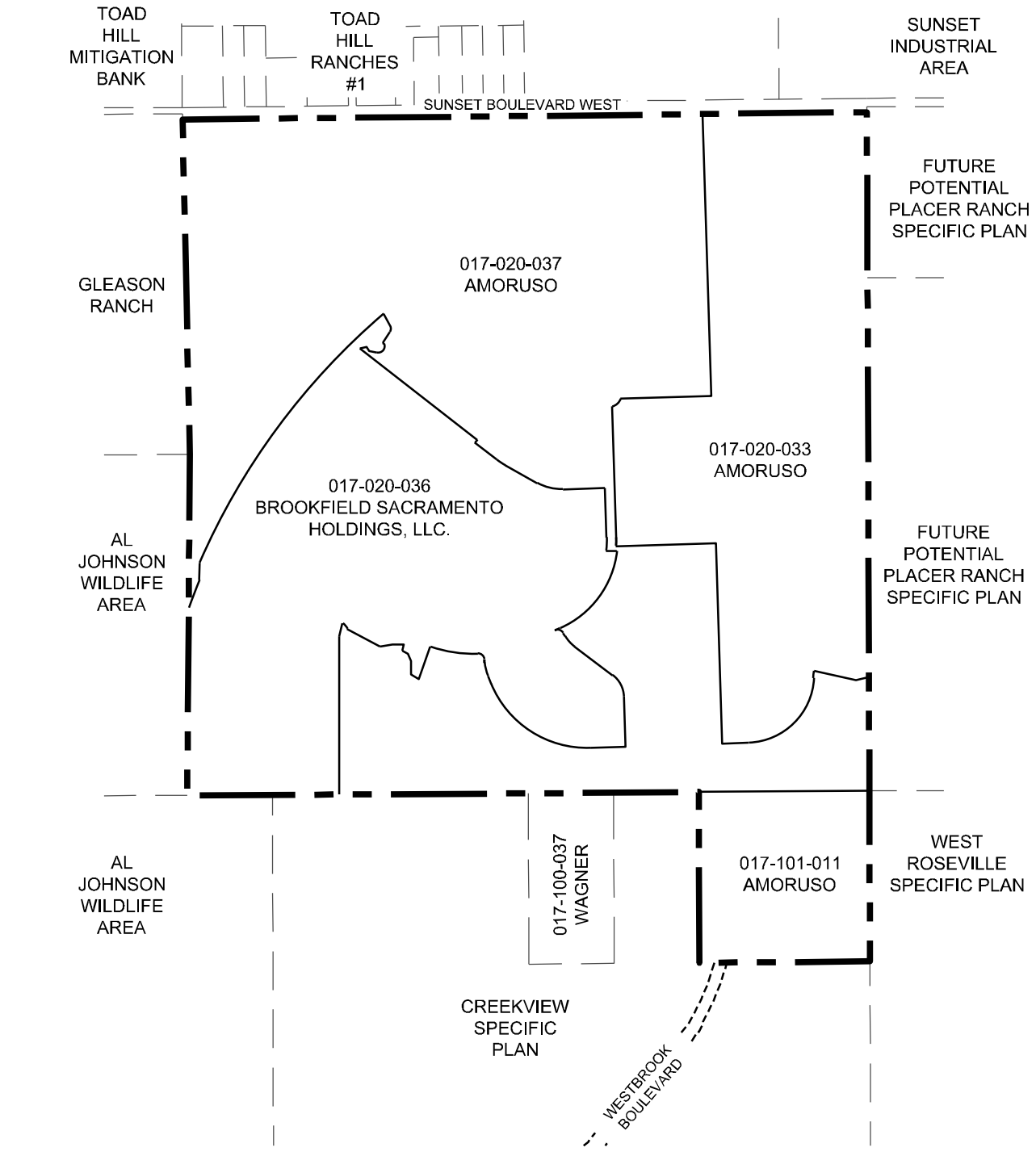


Exhibit E
Land Use Plan

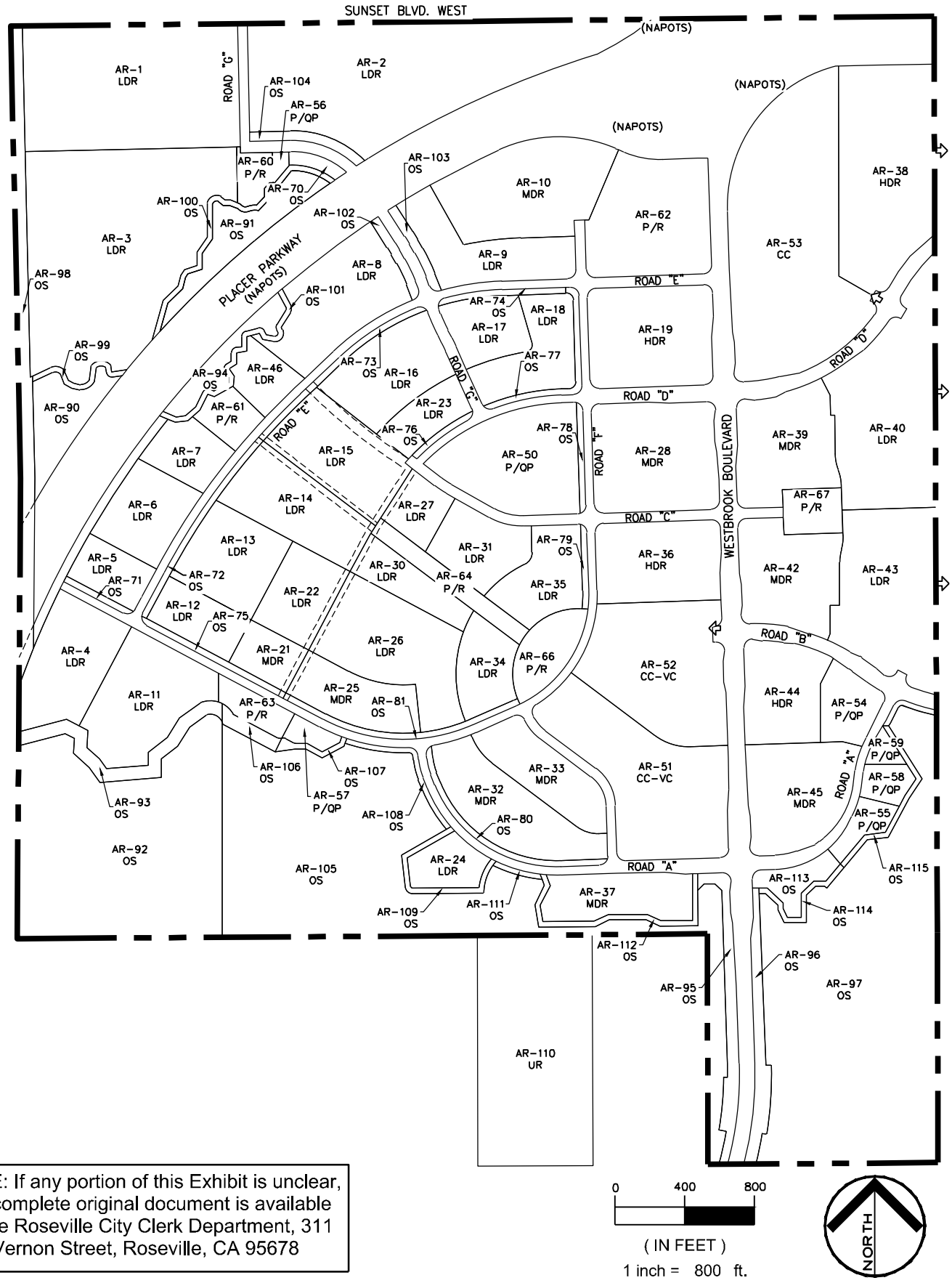


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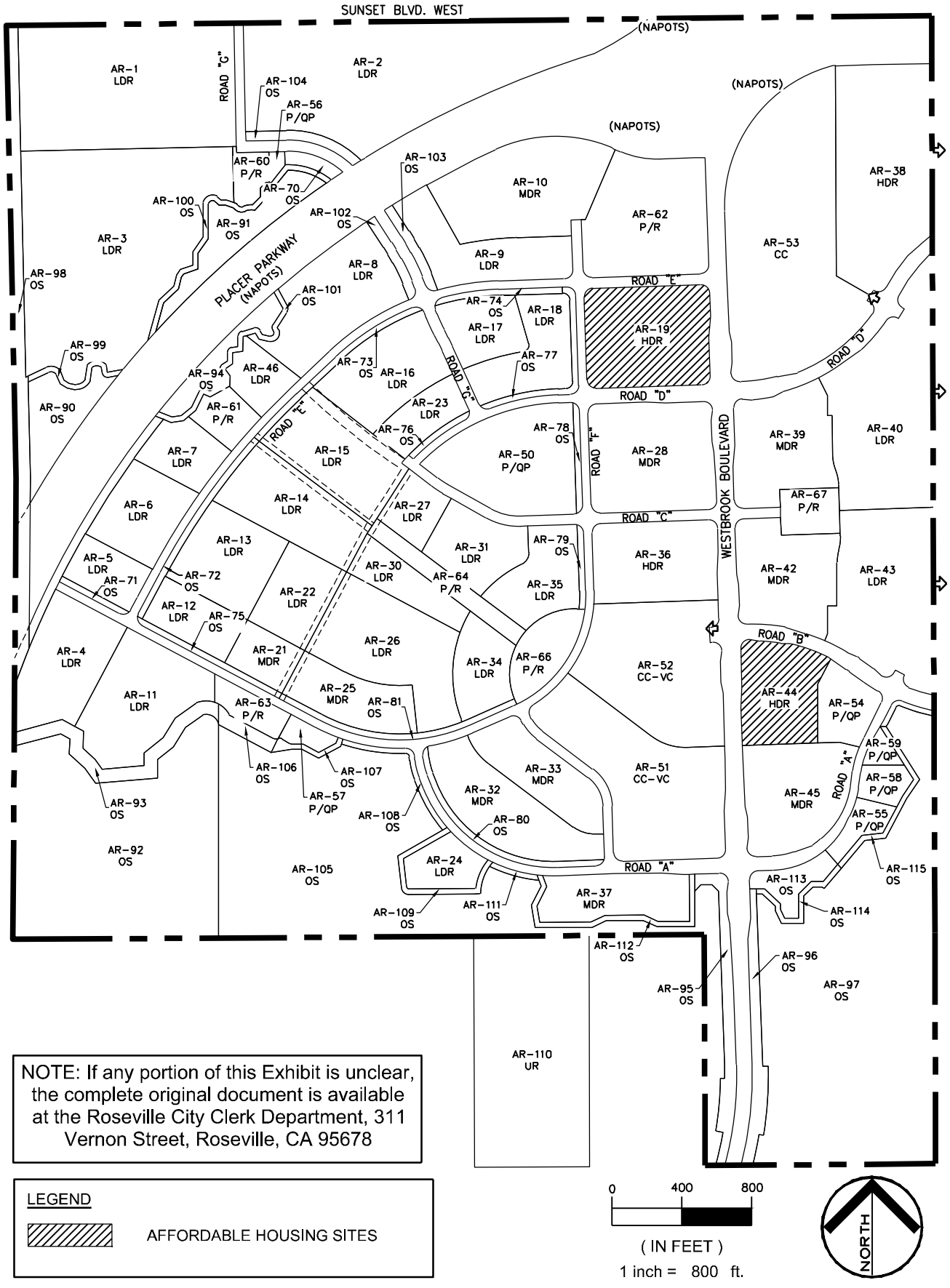
Exhibit F
Affordable Housing Sites



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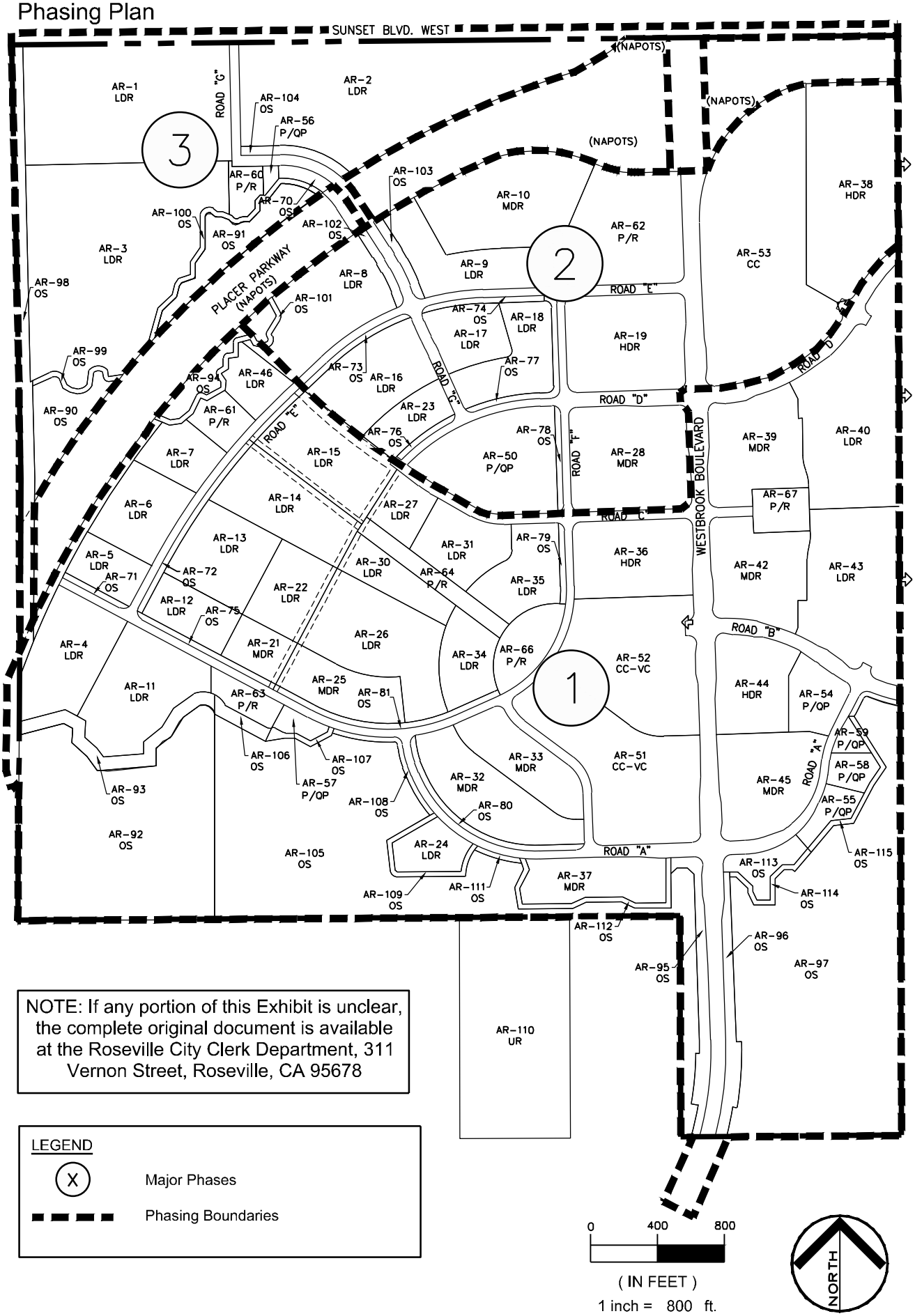
LEGEND

AFFORDABLE HOUSING SITES

Exhibit G
Phasing Plan



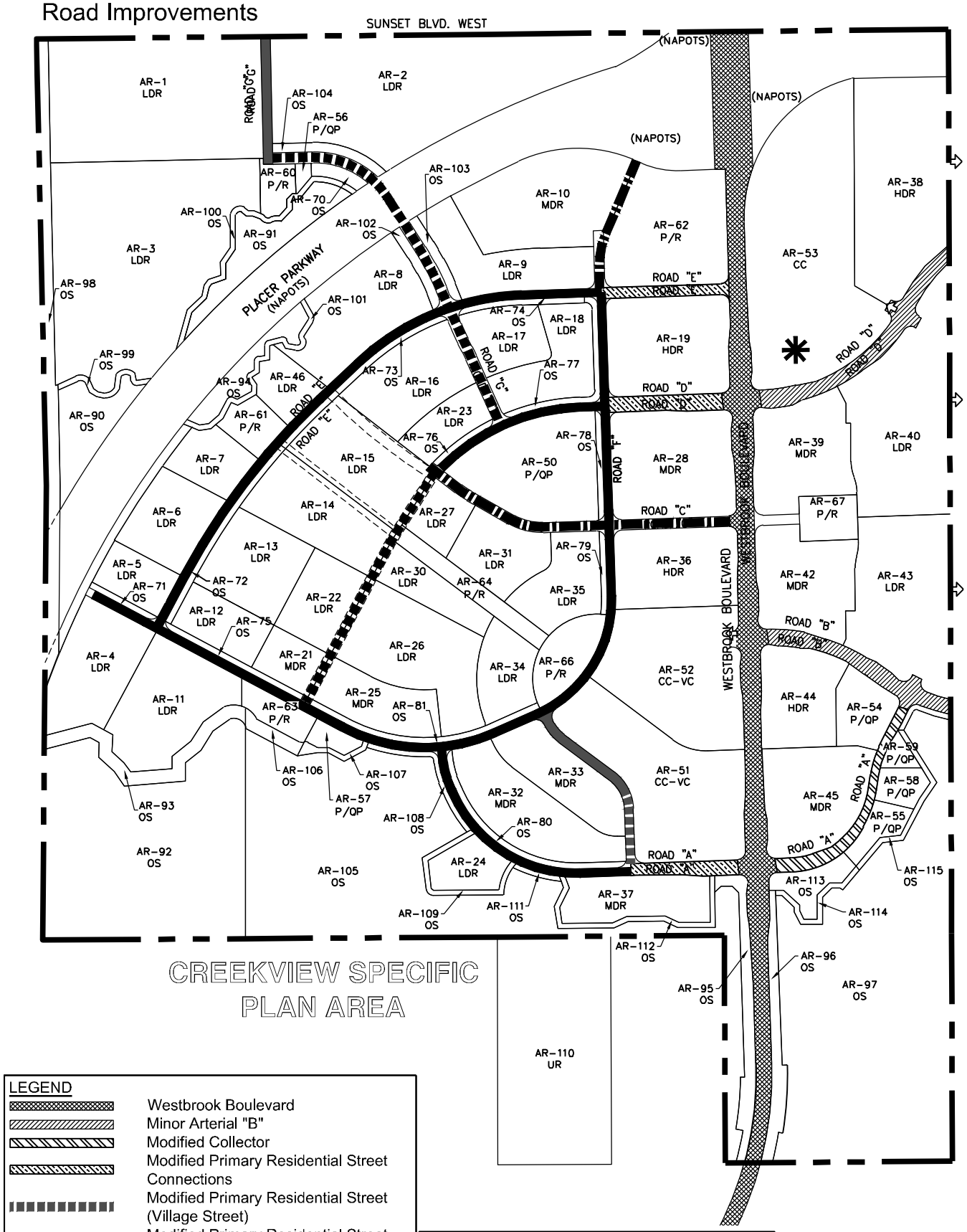
NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

LEGEND

(X) Major Phases

Phasing Boundaries

Exhibit H
Road Improvements



LEGEND

- Westbrook Boulevard
- Minor Arterial "B"
- Modified Collector
- Modified Primary Residential Street Connections
- Modified Primary Residential Street (Village Street)
- Modified Primary Residential Street with Street Side Paseo
- Modified Primary Residential Street
- Modified Minor Residential Street
- Modified Primary Residential Street - A
- * Park and Ride Location

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

0 400 800

(IN FEET)

1 inch = 800 ft.

NORTH

Exhibit H-1
Offsite Road Facilities For Reimbursement

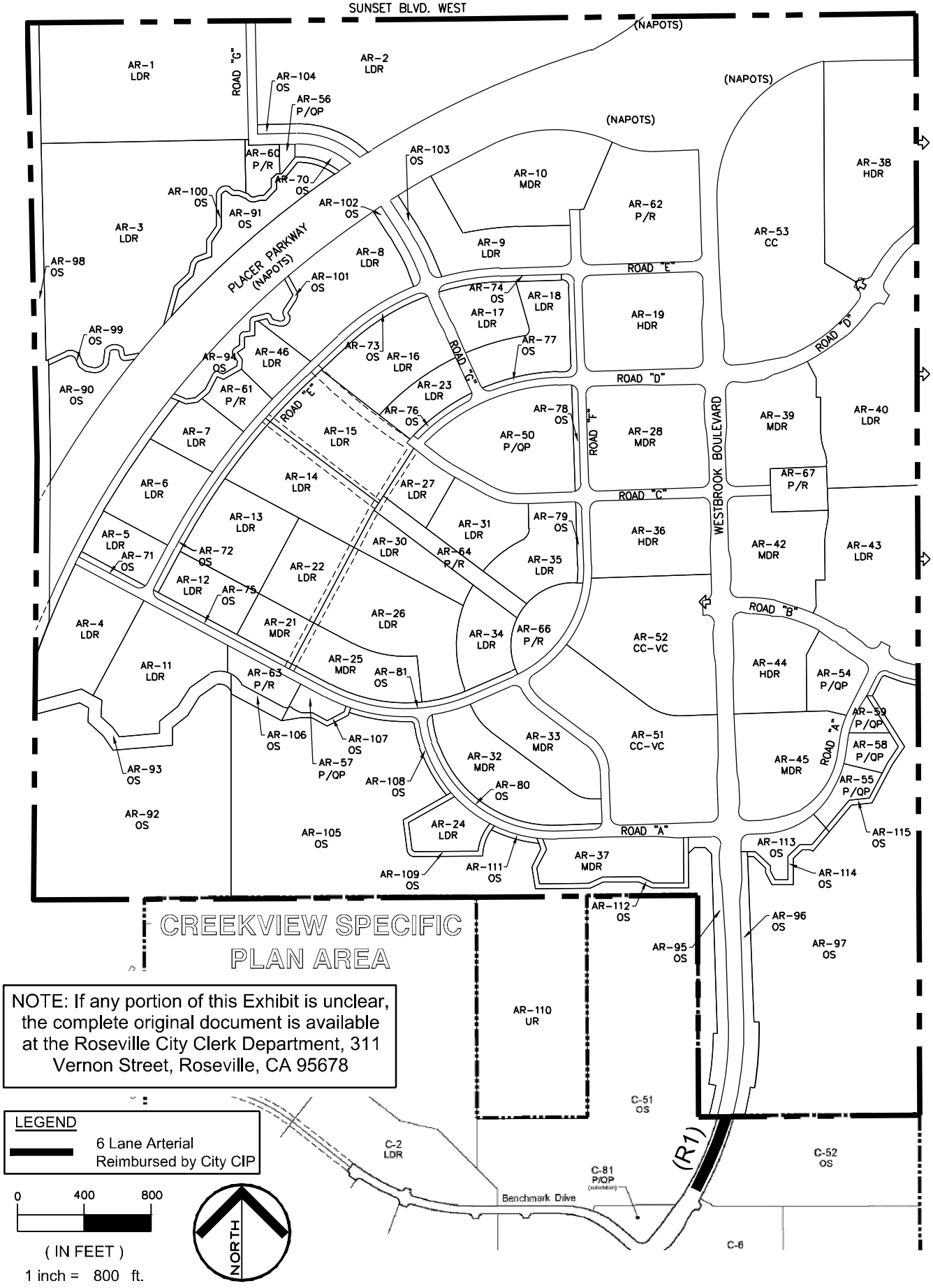


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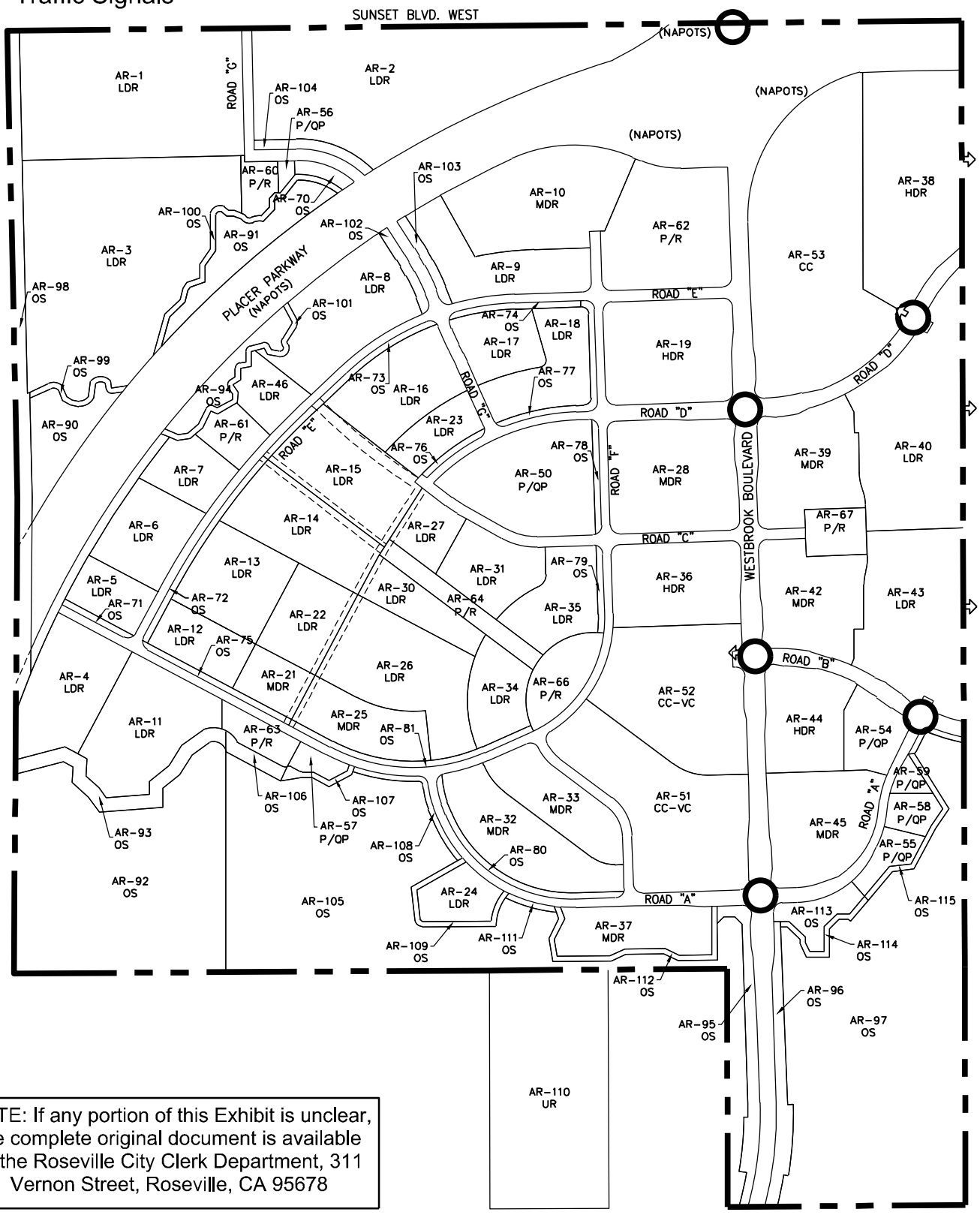
Exhibit I
Traffic Signals



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LEGEND

Traffic Signal

0 400 800

(IN FEET)

1 inch = 800 ft.

NORTH

Exhibit J - 1
Wastewater Facilities

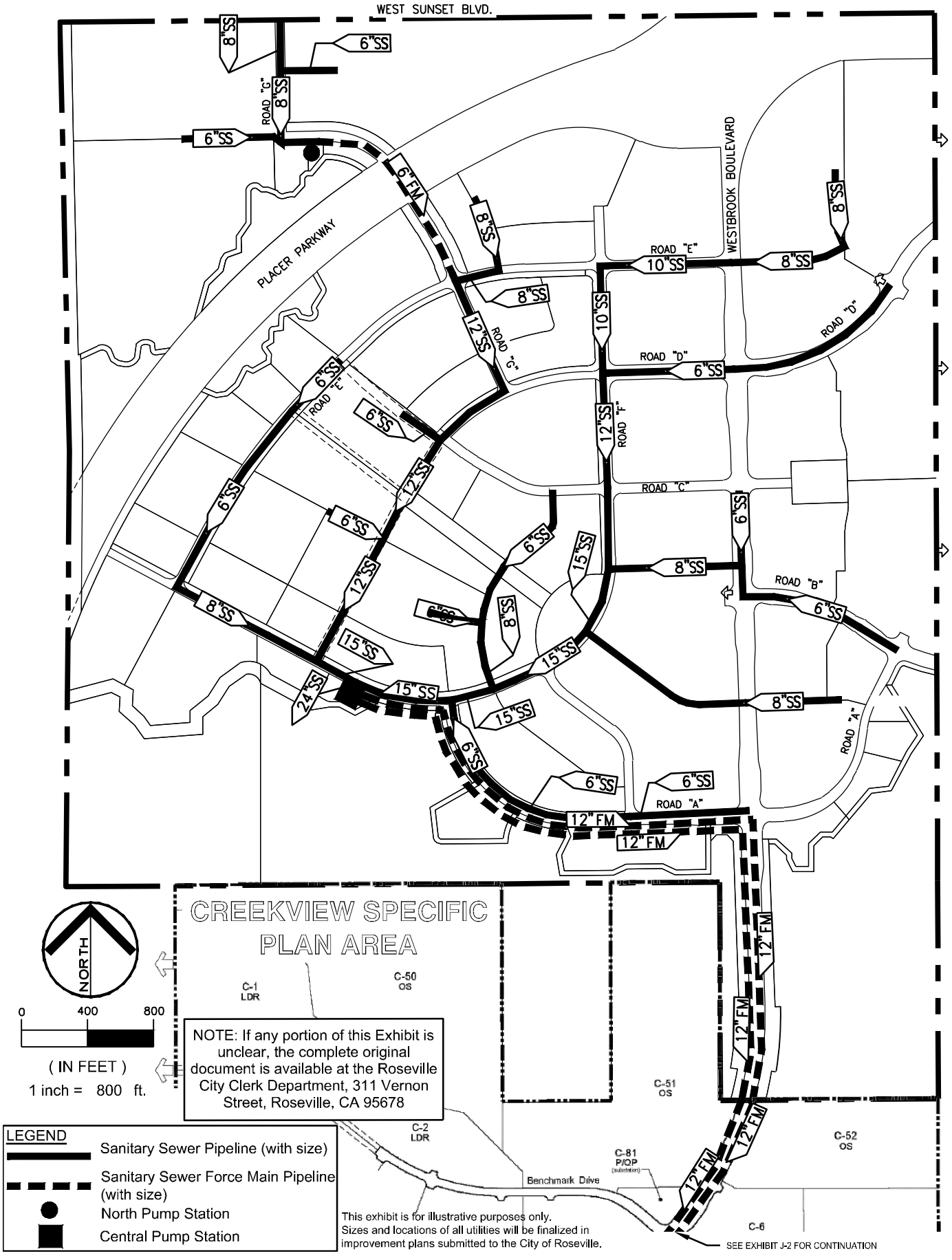
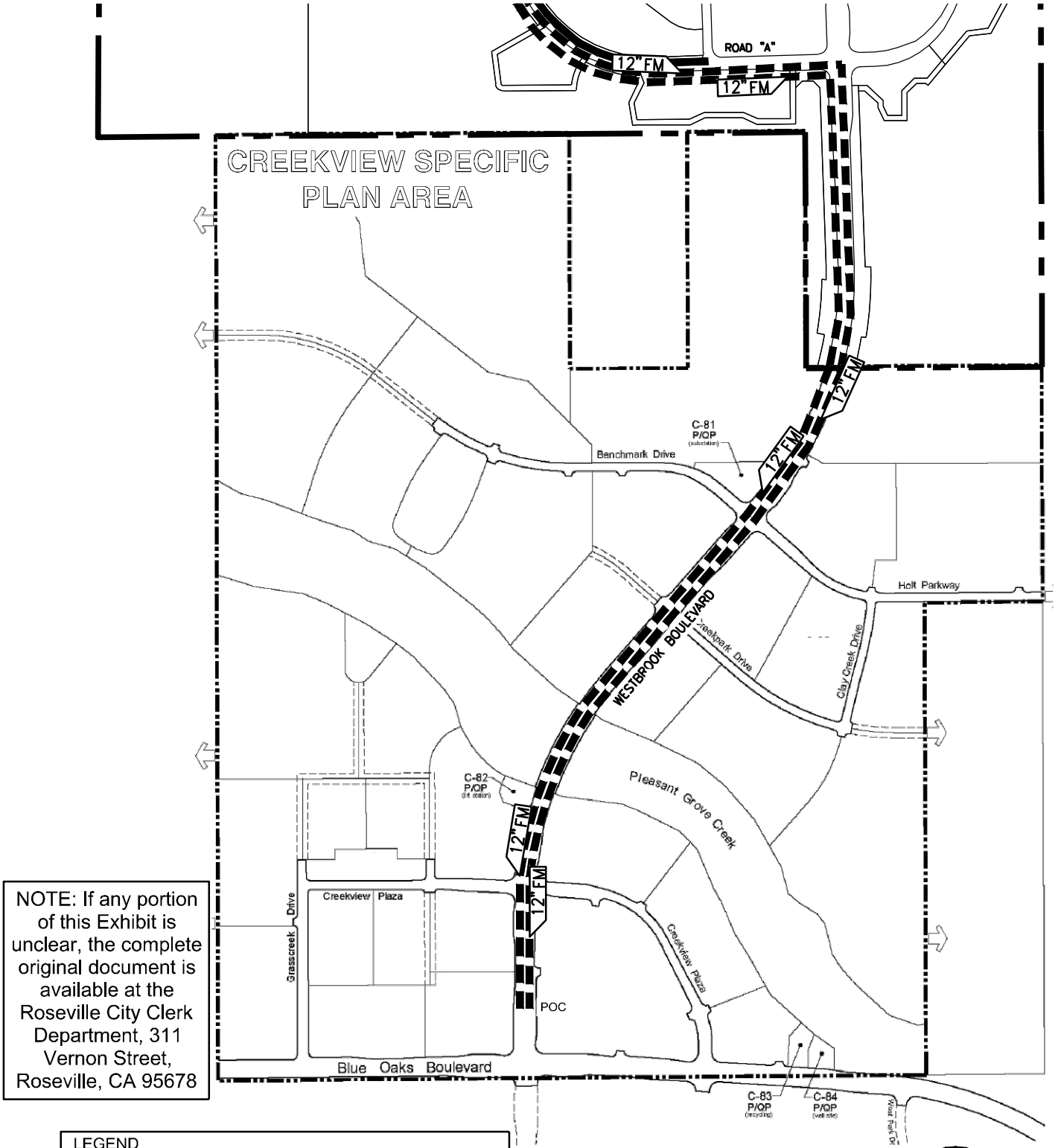


Exhibit J - 2
Wastewater Facilities



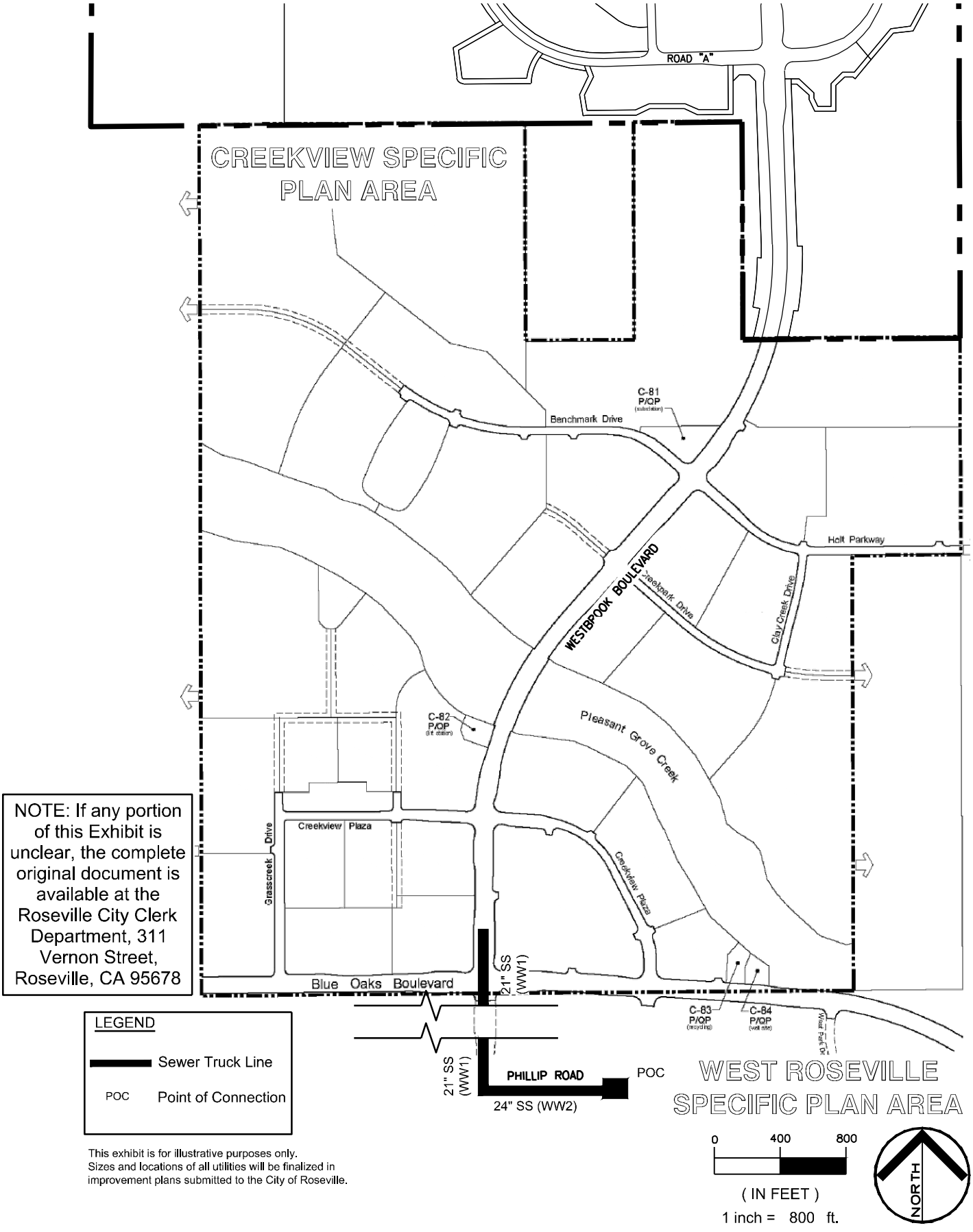
NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

LEGEND

- Sanitary Sewer Pipeline (with size)
- Sanitary Sewer Force Main Pipeline (with size)
- POC — Point of Connection

This exhibit is for illustrative purposes only.
Sizes and locations of all utilities will be finalized in improvement plans submitted to the City of Roseville.

Exhibit K-1
Offsite Wastewater Facilities For Reimbursement



NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

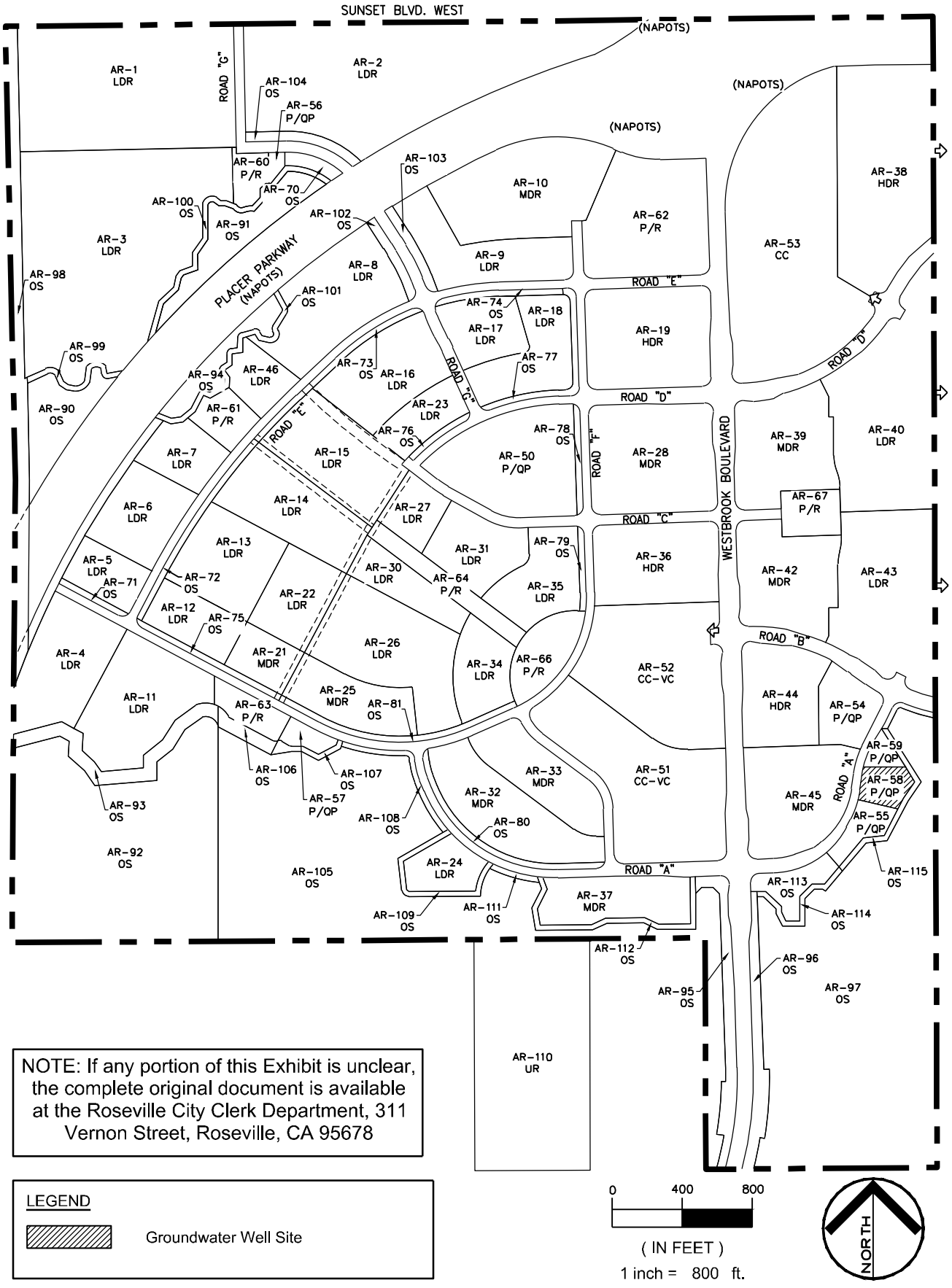
LEGEND

Sewer Truck Line

POC Point of Connection

This exhibit is for illustrative purposes only.
Sizes and locations of all utilities will be finalized in improvement plans submitted to the City of Roseville.

Exhibit L
Groundwater Well



NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

LEGEND

Groundwater Well Site

Exhibit M
Water Conservation Plan

Brookfield Residential

Amoruso Ranch Specific Plan Area

April 2016

Water Conservation Plan

Prepared By:

Kimley»Horn

Note: Refer to the City of Roseville for the Original Version with Color Exhibits and Figures

Brookfield Residential

Amoruso Ranch Specific Plan Area

Water Conservation Plan

Prepared By:

Kimley»Horn

Kimley»Horn

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Kimley»Horn

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Kimley»Horn

INTRODUCTION

The Amoruso Ranch Specific Plan (ARSP) Area Water Conservation Plan (Plan) has been prepared at the request of Brookfield Residential Properties, Inc. (Brookfield) to meet the City of Roseville's (City) requirements and in support of the ARSP process.

WATER CONSERVATION PLAN PURPOSE

In February 2008, then California Governor Arnold Schwarzenegger introduced a seven-part comprehensive plan for improving the Sacramento-San Joaquin Delta. As part of this effort, the Governor directed state agencies to develop a plan to reduce statewide per capita urban water use by 20 percent by the year 2020. In February 2010, the State Water Resources Control Board issued the 20x2020 Water Conservation Plan.

As part of the response to the 20x2020 Plan, the City has a requirement that all new specific plan projects incorporate water conservation measures into the overall project design such that the overall water demands (both potable and recycled) are reduced. The City has an overall conservation goal of 20% for potable and irrigation water usage throughout the City.

This Plan presents potentially feasible measures and guidance that can result in a reduction of the projected overall water usage within the ARSP Area, which will contribute towards the City-wide conservation goal. The projected reduction in water use will be established as part of this Plan through a process of: estimating the baseline water demands without conservation measures; identification of potentially feasible conservation measures; and estimation of the resultant water demands with application of the identified conservation measures. This Plan has been developed in conformance with the Water Efficient Landscape Ordinance (WELO) as a minimum.

ARSP AREA LOCATION AND DESCRIPTION

Project Vicinity

The ARSP Area consists of approximately 694.4 acres located in the northwest edge for the City of Roseville. Prior to the Specific Plan's adoption, the plan area was recognized as a logical growth extension for the City. The Specific Plan Area is bounded on the southwest by the Al Johnson Wildlife Area, to the west by the Gleason property, to the south by the Creekview Specific Plan Area, to the east by the future proposed Placer Ranch Specific Plan Area and to the north by the existing Toad Hills Ranches #1 area and unincorporated Placer County. The project vicinity is shown on Figure 1.

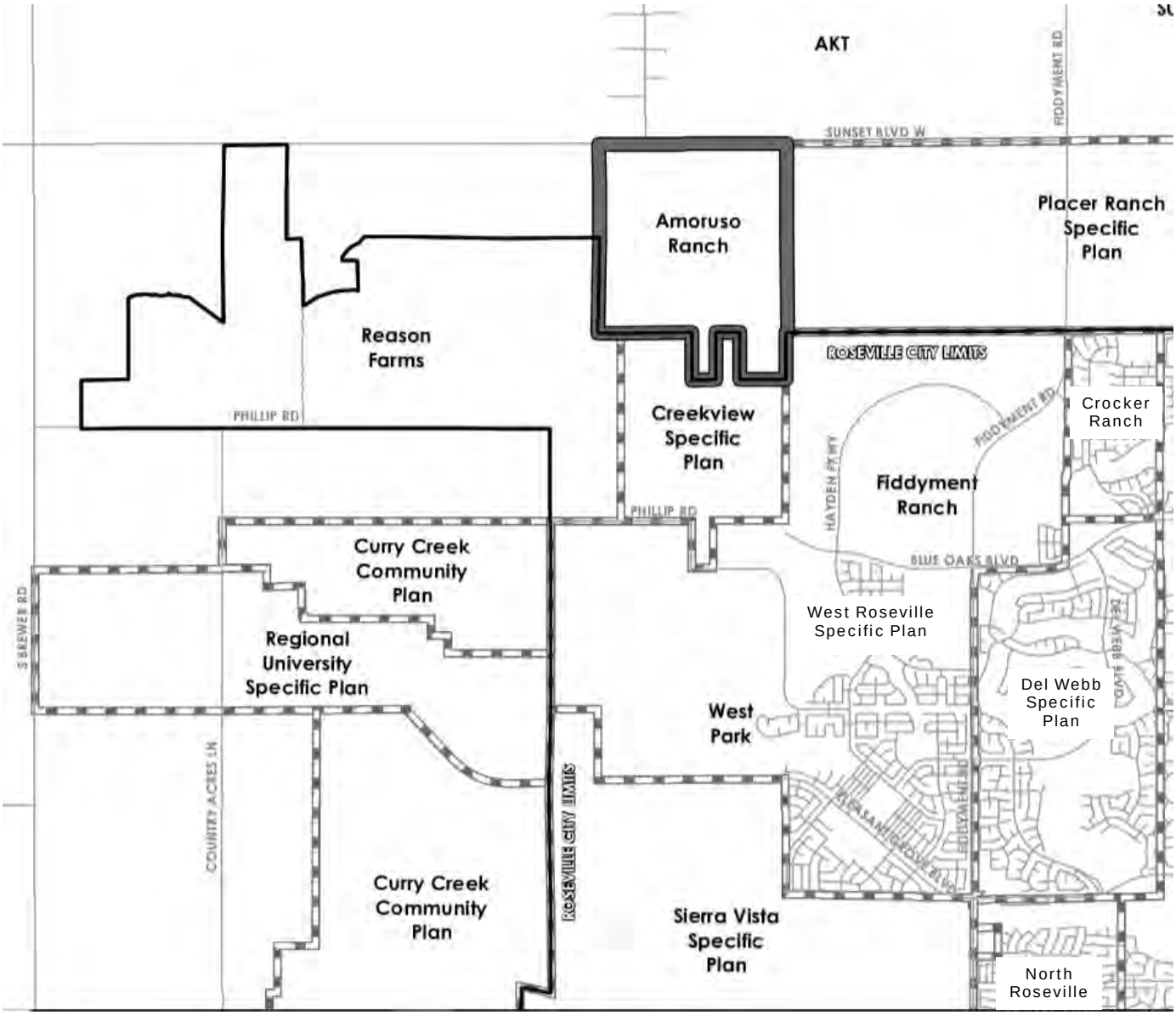

Figure 1 – ARSP Area Project Vicinity

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Pre-Development Conditions

The pre-development conditions of the ARSP Area were as a cattle ranch and for irrigated crops. The primary use was open grazing land, but included a small ranch house and out buildings. The land is gently rolling terrain generally trending to the west and south. Minor drainages flow in a radial pattern from a slight rise in the northeast quadrant of the property. The elevation changes from approximately 115 feet to 71 feet gently from the northeast down to the southwest.

The site vegetation is generally limited to short, seasonal grasses. There are several oak trees located along University Creek and a number of non-native trees located around the former ranch house. Wetland conditions and their associated flora and fauna are located in small areas typically along the drainage corridors and in flats along the southern boundary. Figure 2 highlights the ARSP Area pre-development conditions.

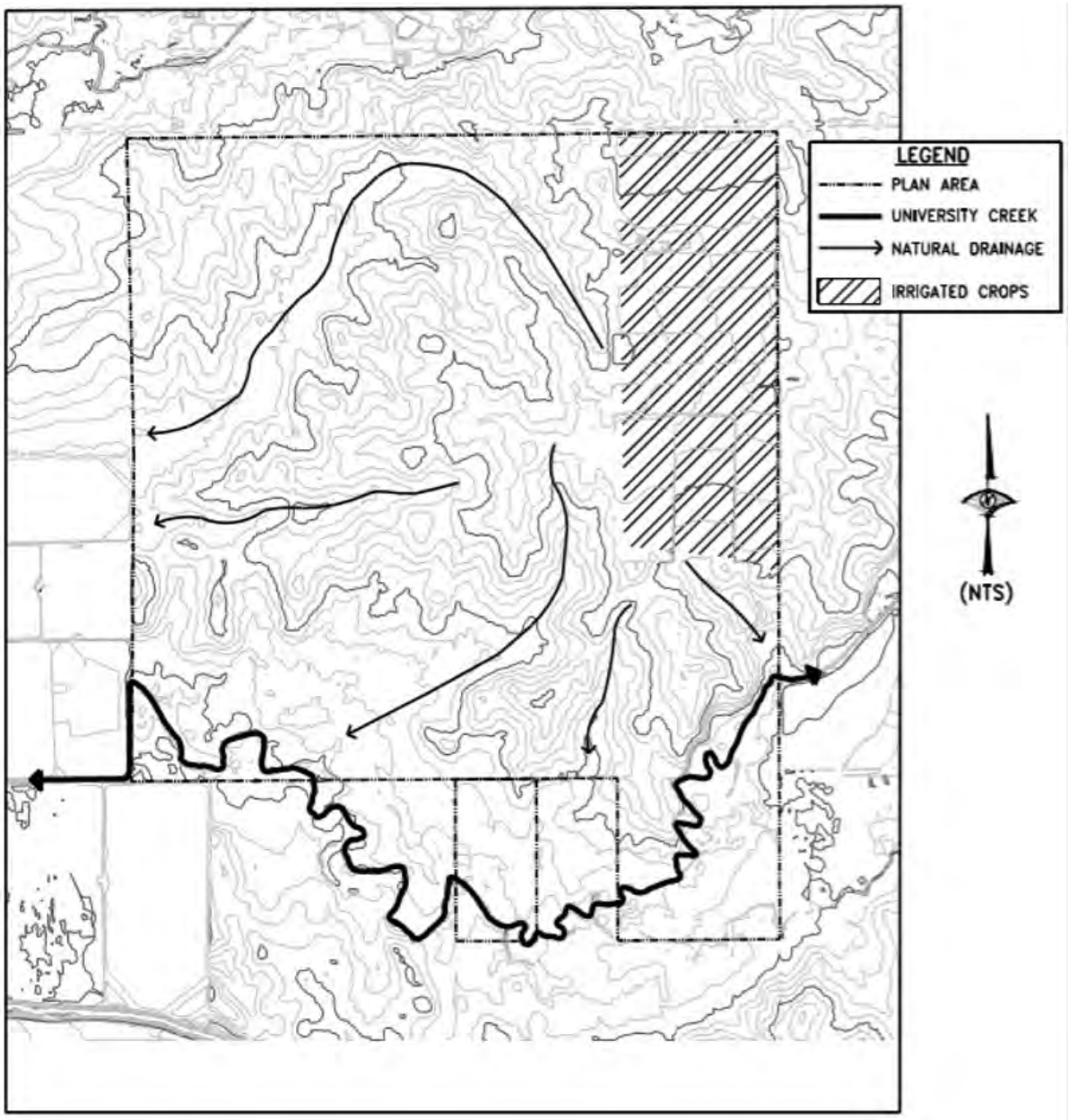

Figure 2 – ARSP Area Pre-Development Conditions

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

ARSP Area Development Opportunities and Constraints

The proposed ARSP Area land use plan is influenced by several factors, including the physical setting, land use and circulation conditions, and public policies. Two significant aspects that influence the development of the land plan are described below and depicted on Figure 3.

Placer Parkway

The proposed Placer Parkway will be a dominant feature that sweeps through the ARSP Area. Interchanges at Fiddyment Road and Santucci Boulevard will provide access to the ARSP Area.

Open Space and Resources Preservation

The ARSP Area will support open space and resource preservation by providing permanent open space. In combination with the 1,700-acre open space afforded by the City of Roseville Al Johnson Wildlife Area, this open space provides connectivity with open space within the Creekview Specific Plan Area, and lands to the east of the ARSP Area.

The Amoruso Ranch Specific Plan will provide an open space corridor that includes a pedestrian and bike path linkage between this major open space area and the City's regional trail system. In addition, the corridor will provide a permanent preservation area for wetland resources.

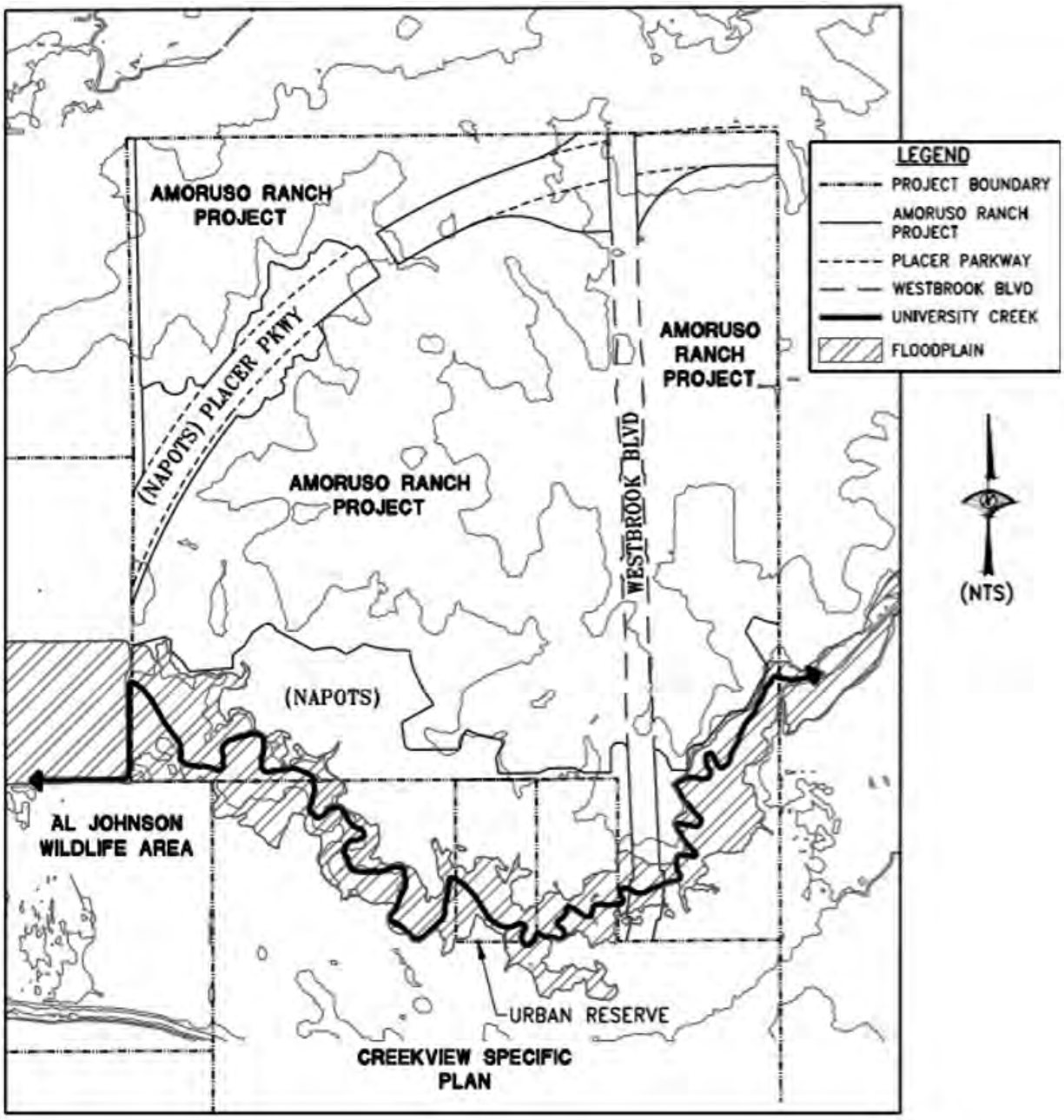

Figure 3 – ARSP Area Opportunities and Constraints

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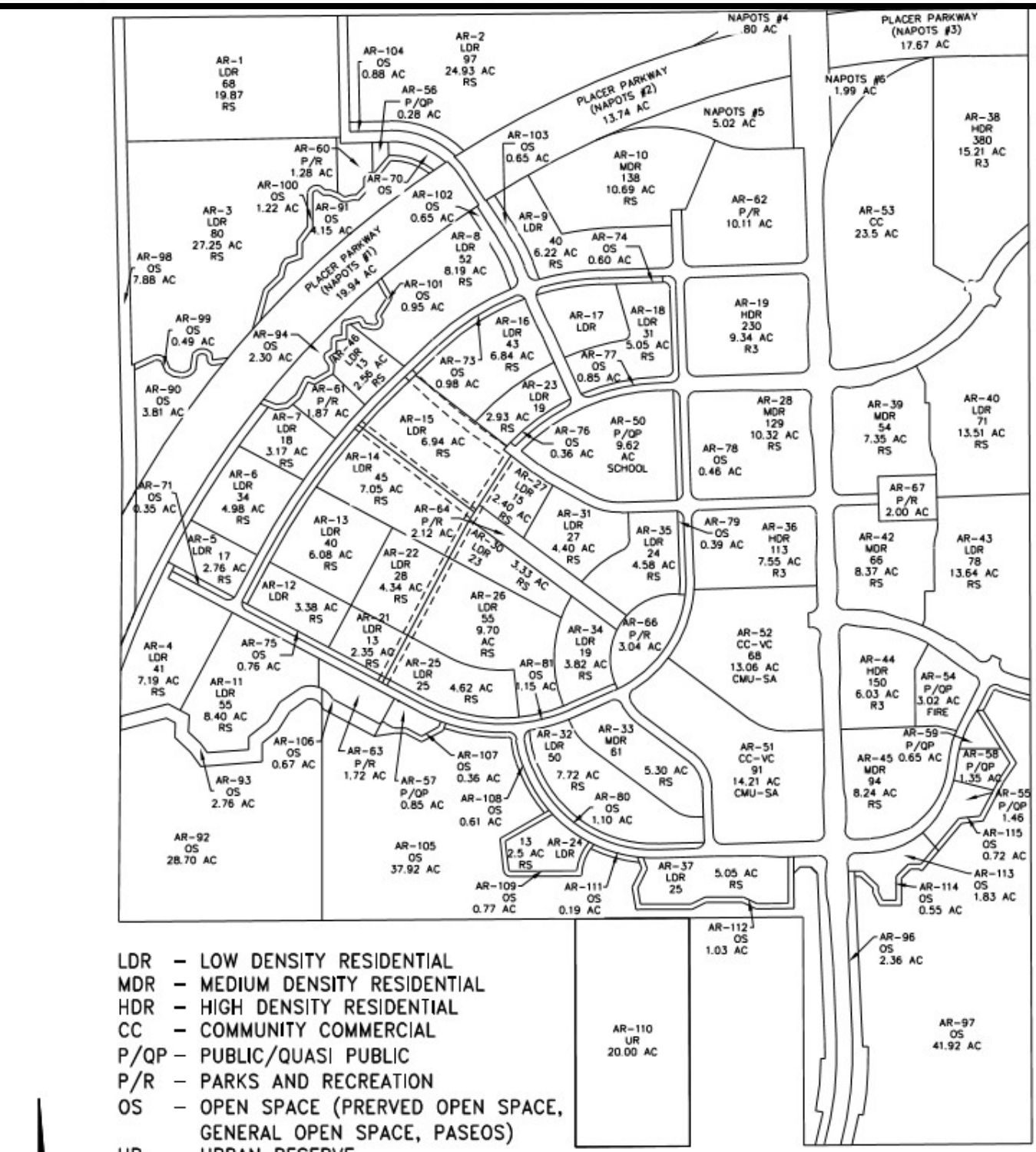
ARSP Area Land Use Plan

The ARSP Area provides for a mix of land uses to achieve the desired community form and objectives. These land use designations include low-, medium- and high density residential uses; commercial and office uses; which in some cases are sited with one another and/or with residential uses, public and quasi-public uses for the schools and civic activities such as a fire station, parks and open space uses, and an urban reserve.

At buildout, the ARSP Area will provide for 2,827 dwelling units, it adds approximately 51 acres of commercial retail and office land uses, and provides approximately 22-acres of parks and 146-acres of open space. The ARSP Area Land Use Plan is shown in Figure 4.



LDR – LOW DENSITY RESIDENTIAL
MDR – MEDIUM DENSITY RESIDENTIAL
HDR – HIGH DENSITY RESIDENTIAL
CC – COMMUNITY COMMERCIAL
P/QP – PUBLIC/QUASI PUBLIC
P/R – PARKS AND RECREATION
OS – OPEN SPACE (PRERVED OPEN SPACE, GENERAL OPEN SPACE, PASEOS)
UR – URBAN RESERVE
NAPOTS – NOT A PART OF THIS SUBDIVISION

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

BASELINE WATER USE ESTIMATION

The calculation of the baseline water use estimation was established based on the land use designations developed as part of the ARSP Area Land Use Plan shown on Figure 4.

The baseline water use for the project was established using the City's standard water use factors, as developed for the City by MWH in 2006. The City of Roseville employs standard demand factors for residential land uses of varying densities, as well as standard demand factors for commercial/other land uses. The residential demands are presented as gallons per day (GPD) per dwelling unit (DU), and the commercial/other demands are presented as GPD per acre. The City's demand factors are listed in Table 1.

Table 1
Amoruso Ranch Specific Plan
Water Conservation Plan
City of Roseville Demand Factors

General Plan Land Use Category	Average Day Demand
Residential GPD/DU	
LDR1: < 3.5 DU / Acre	728 GPD/DU
LDR2: > 3.5 to 5 DU / Acre	600 GPD/DU
LMDR1: > 5 to 6 DU / Acre	521 GPD/DU
LMDR2: > 6 to 8 DU / Acre	430 GPD/DU
MDR: > 8 to 12 DU / Acre	323 GPD/DU
HDR1: > 12 to 16 DU / Acre	288 GPD/DU
HDR2: > 16 DU / Acre	177 GPD/DU
Non-Residential GPD/Acre	
Commercial / Retail	2598 GPD/Acre
Business Professional	2598 GPD/Acre
Light Industrial	2598 GPD/Acre
Industrial	2562 GPD/Acre
Railroad Yard	109 GPD/Acre
Elementary School	3454 GPD/Acre
High School	4068 GPD/Acre
Public (Fire Station, etc)	1780 GPD/Acre
Park / Recreation	2988 GPD/Acre
Open Space / ROW	0 GPD/Acre
Vacant	0 GPD/Acre

Utilizing the City's demand factors, the estimated annual water use for the Low-, Medium- and High-Density Residential units proposed within the ARSP Area have been calculated. The basis of the Low-, Medium- and High-Density Residential water use is presented within Table 2.

Table 2
Amoruso Ranch Specific Plan
Water Conservation Plan
Water Use Estimation – LDR, MDR and HDR

Land Use Category Density	Number of Units	Average Day Demand (GPD/DU)	Total Average Day Demand (GPD)	Total Average Day Demand (AFY)	Total Average Day Demand with 2% (AFY)[1]
LDR1: < 3.5 DU / Acre	148	728	107,744	120.7	123.1
LDR2: > 3.5 to 5 DU / Acre	116	600	69,600	78.0	79.5
LMDR1: > 5 to 6 DU / Acre	401	521	208,921	234.0	238.7
LMDR2: > 6 to 8 DU / Acre	757	430	325,510	364.6	371.9
MDR: > 8 to 12 DU / Acre	155	323	50,065	56.1	57.2
HDR1: > 12 to 16 DU / Acre	380	288	109,440	122.6	125.0
HDR2: > 16 DU / Acre	760	177	134,520	150.7	153.7
Community Commercial - Village Center – Residential	109	288	31,392	35.2	35.9
Urban Reserve	1	728	728	0.8	0.8
Total	**2,827**	**-**	**1,037,920**	**1,162.6**	**1,185.9**

The water use estimation, as established by the City for purposes of water conservation does not distinguish between potable water and recycled water. Table 3 includes a summary of the estimated baseline water demands. Consistent with previous similar analyses completed by the City, a factor for water system losses has not been included in the water conservation calculations. It has, however, been included for informational purposes in both Tables 2 and 3.

[1] Demand accounts for 2% system losses.

Table 3
Amoruso Ranch Specific Plan
Water Conservation Plan
Water Use Factors and Demands

Land Use	Land Use Abbreviation/ Zoning	Total Area (Acres)	Dwelling Unit Count	Water Use Factor	Daily Demand (GPD)	Annual Demand (AFY)	Annual Demand with 2% (AFY)[1]
Low Density Residential	LDR	248.77	1,302	Varies	660,175	739.5	754.3
Medium Density Residential	MDR	50.27	542	Varies	178,561	200.0	204.0
High Density Residential	HDR	38.13	873	Varies	167,064	187.1	190.9
Community Commercial - Village Center - Residential	CMU-SA (Commercial Mixed-Use - Special Area)	Included On Next Line	109	288	31,392	35.2	35.9
Community Commercial - Village Center – Non-Residential	CMU-SA (Commercial Mixed-Use - Special Area)	27.27	-	2,598	70,847	79.4	80.9
Community Commercial	CC (Community Commercial)	23.85	-	2,598	61,962	69.4	70.8
Open Space (Paseos)	OS	10.71	-	2,988	32,001	35.8	36.6
Open Space (General)	OS	37.24	-	0	0	0	0
Open Space (Preserve)	OS	97.58	-	0	0	0	0
Parks & Recreation	PR	22.14	-	2,988	66,154	74.1	75.6
Public / Quasi Public (school)	P/QP (School)	9.62	-	3,454	33,227	37.2	38.0
Public / Quasi Public (Fire Station & Utility Site)	P/QP	7.61	-	1,780	13,546	15.2	15.5
Urban Reserve	UR	20.00	1	728	728	0.8	0.8
Rights-of-Way	ROW	52.04	-	0	0	0	0
Not a Part of This Subdivision	NAPOTS	49.16	-	0	0	0	0
Total		**694.4**	**2,827**	**-**	**1,315,659**	**1,473.7**	**1,503.2**

[1] Demand accounts for 2% system losses.

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SINGLE FAMILY RESIDENTIAL WATER USE DISTRIBUTION

Single family residential water use for land use designations for Low-, Medium- and High-Density (LDR, MDR and HDR) parcels can be further divided by the use within the home and the landscape irrigation demands outside of the home.

Table 4 represents the typical single family residential water usage that would be attributable to residential units within the land use designation of LDR and MDR. The percentage of total use will have a different distribution for HDR primarily attributable to the reduction in irrigated landscaped area.

Table 4
Amoruso Ranch Specific Plan
Water Conservation Plan
Single Family Residential Water Usage

Residential Use	Percentage of Total[1]
Landscaping	51%
Toilets	13%
Faucets, Cooking, Cleaning	10%
Showers	9%
Clothes Washing	8%
Bath	6%
Toilet Leaks	2%
Dishwasher	1%

Based on historic data the typical split between backyard and front yard irrigation of typical LDR and MDR parcels is approximately sixty-forty, with 60% of the landscape irrigation demand attributable to the backyard and 40% of the landscape irrigation attributable to the front yard. This is the result of typically smaller front yards than backyards along with less

[1] Percentage of total water use was derived from information obtained from the City of Roseville Frequently Asked Questions (FAQ) on the subject of water conservation.

landscape area in the front yard due to driveways and walks. Utilizing this ratio of front yard to backyard irrigation use, results in a further breakdown of the 51% total water use to 20.4% for the front yards and 30.6% for the backyards. The separation of front yard and backyard irrigation demands for LDR and MDR parcels allows analysis and application of different conservation measures between the two distinct areas.

The HDR units typically do not have front yard and backyard irrigation demand; however, there are common area irrigation demands that are attributable to HDR units. Average planning numbers for irrigation demands for HDR units is 20% of the estimated overall water usage. This value is expressed as 20% of the annual irrigation demand and not based on designation of demands split between front and back yard area designations. Table 5 presents a summary of demands based on the assumptions listed above.

Table 5
Amoruso Ranch Specific Plan
Water Conservation Plan
Residential Irrigation Water Demands

Land Use	Annual Demand (AFY)	Annual Demand Front Yard (AFY)	Annual Demand Backyard (AFY)	Annual Total Irrigation Demand (AFY)
Low Density Residential	739.5	150.86	226.29	377.15
Medium Density Residential	200.0	40.80	61.20	102.00
High Density Residential[1]	187.1	N/A	N/A	37.42
Urban Reserve	0.8	0.16	0.24	0.40
Total	**1,127.4**	**191.82**	**287.73**	**516.97**

[1] Demand for HDR parcels was calculated differently from LDR and MDR parcels, as described above. Demand for HDR parcels was not separated into front yard and backyard demand since traditional front and back yards are not present on HDR parcels.

WATER USE REDUCTION STRATEGIES

A series of implementable water use reduction strategies have been identified for the ARSP Area. These strategies are discussed in more detail in the following subsections of this document, including the estimated percentage of water use reduction.

The water use reduction strategies identified for the ARSP Area include:

- Reduction of Residential Turf Areas
- Reduction of Park and Recreation and Common Area Turf (Non-Residential)
- Irrigation Management
- Water Conservation Methods

REDUCTION OF RESIDENTIAL TURF AREAS

As represented in the previous sections and tables, turf areas account for a significant portion of the water demand of the residential development. In turn, this correlates to one of the greatest opportunities to reduce the projected water demands. The ARSP project will adopt a strategy to encourage the new residential developments to reduce the magnitude of front yard turf areas and plant these areas with vegetation that uses far less water.

The City of Roseville estimates that for a same sized area of turf, in comparison to utilization of low-water consumption vegetation, could result in a savings of up to 70% in the amount of water required. Therefore, 30% of the amount of water would be required for the low consumption vegetation as compared to the lawn area's water demand.

Low water consumption vegetation, benefits not only from the reduced requirement for uptake by the plants, it also benefits from more efficient landscape irrigation systems. Low water consumption vegetation is typically irrigated by drip systems, as opposed to overhead spray systems for lawn and turf areas.

Typical front yard landscaping generally ranges between 75% and 85% irrigated area. For purposes of this analysis, the low-point of 75% irrigated area has been selected with 70% being lawn area and the remaining irrigated area being lower water using plants and planters.

It is reasonable to reduce irrigated lawn areas from 70% of the typical front yard for LDR and MDR, as well as reduce the common area lawns on HDR, to 42%. This results in an increase of low water consumption vegetation from 5% to 33%. An example of the potential reductions in turf area is shown in Figure 5. The comparisons of water demands for irrigation are shown in Table 6.

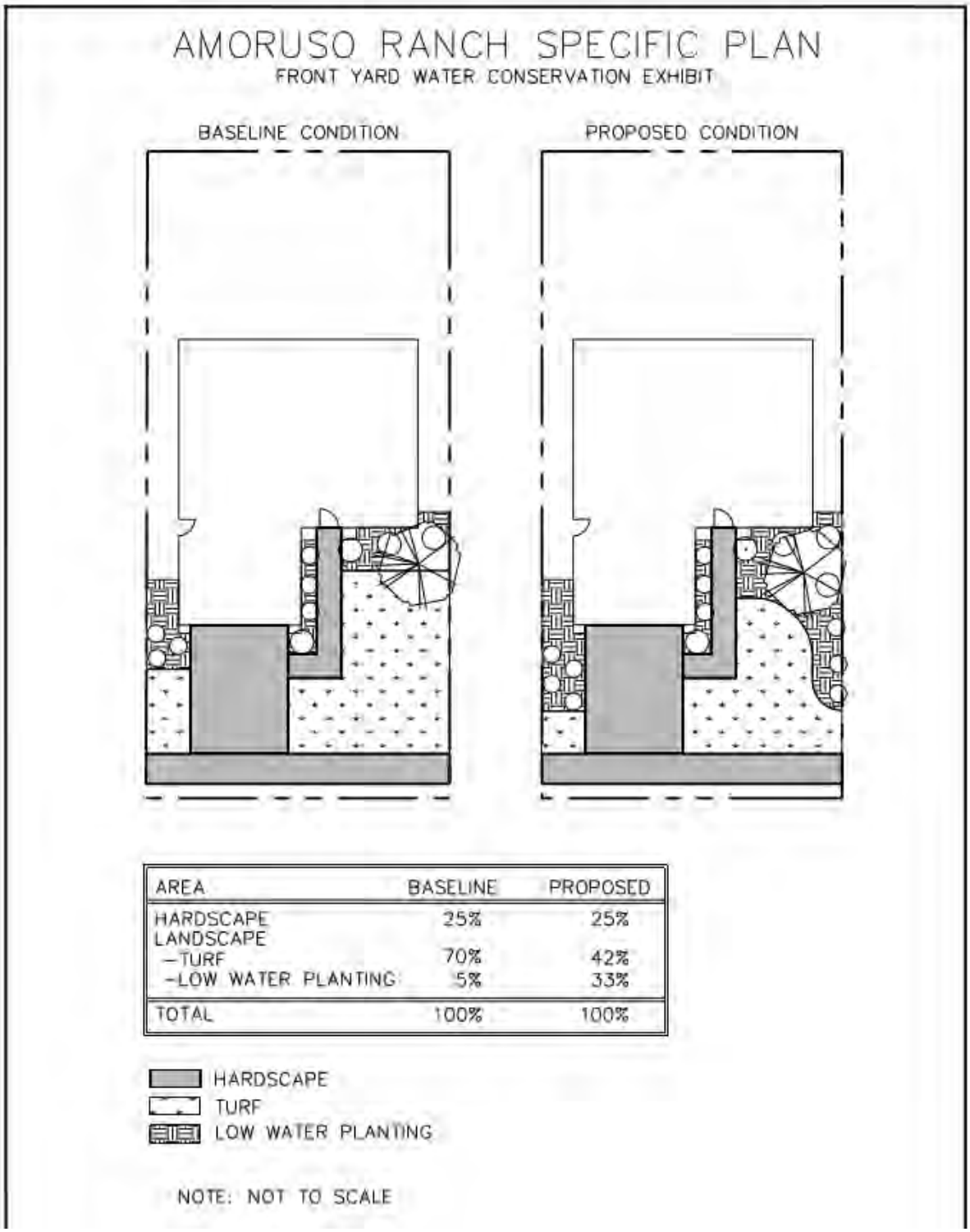


Figure 5 – Front Yard Water Conservation Comparison

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Table 6
Amoruso Ranch Specific Plan
Water Conservation Plan
Reduced Landscape Turf Area

Land Use	Front Yard Irrigated Area[1]	Base Condition		Base Condition with Water Conservation	
		Turf Area	Low Water Use Area	Turf Area	Low Water Use Area[2]
LDR, MDR and HDR[3]	75%	70%	5%	42%	33%

Table 7 is a comparison of the water use efficiencies that result from reduction in front yard turf areas. Since assumptions are based on similar reductions in turf areas for LDR, MDR and HDR product types, the water demands have been combined for presentation.

Table 7
Amoruso Ranch Specific Plan
Water Conservation Plan
Front Yard Irrigated Area Water Efficiencies

Land Use	Annual Demand Front Yard (AFY)[4]	New Front Yard Demand (AFY)	Annual Demand Savings (AFY)	Annual Demand Savings (%)	Water System Savings
Residential Properties LDR and MDR	191.82	139.24	52.58	27.4%	Potable
HDR	37.42	27.16	10.26	27.4%	Recycled
Total	**229.24**	**166.40**	**62.84**	**27.4%**	

As an example of how these values were calculated, the calculation for the annual front yard turf demand and the reduced annual front yard demand is presented below.

For the annual front yard turf demand, as calculated for low and medium density residential land uses, 75% of the front yard is landscaped with 70% turf and 5% low water use plantings. Since low water use plantings use 30% of the water required for turf, this 5%

[1] As a percentage of the front yard.
[2] Includes 5% existing low water use plantings plus 28% new low water use plantings.
[3] Represents the percentage of the entire exterior area for HDR.
[4] Front yard demand from Table 5. HDR is total since there is not a distinction between front and back yards.

area is equal to 1.5% turf area water demand. This results in the following annual front yard demands:

Turf (LDR & MDR):

$$191.82\ AFY * \left(\frac{70\%}{71.5\%}\right) = 187.80\ AFY$$

Low Water Use (LDR & MDR):

$$191.82\ AFY * \left(\frac{1.5\%}{71.5\%}\right) = 4.02\ AFY$$

For the reduced annual front yard demand, as calculated for low and medium density residential uses, reducing the base turf area in the front yards from 70% to 42% and replacing that (equivalent to 28%) with low water use plantings resulted in the following annual demands:

Reduced Demand Equation (LDR & MDR):

$$187.80\ AFY * \left(\frac{42\%}{70\%} + \frac{28\% * 30\%}{70\%}\right) + 4.02\ AFY = 139.24\ AFY$$

The same equations were generated for the HDR parcels as follows:

Turf (HDR):

$$37.42\ AFY * \left(\frac{70\%}{71.5\%}\right) = 36.63\ AFY$$

Low Water Use (HDR):

$$37.42\ AFY * \left(\frac{1.5\%}{71.5\%}\right) = 0.79\ AFY$$

Reduced Demand Equation (HDR):

$$36.63\ AFY * \left(\frac{42\%}{70\%} + \frac{28\% * 30\%}{70\%}\right) + 0.79\ AFY = 27.16\ AFY$$

REDUCTION OF PARK AND RECREATION AND COMMON AREA TURF (NON-RESIDENTIAL)

In addition to the turf areas for residential properties there are additional and significant turf areas throughout a typical development. These areas include the parks, irrigated paseos, commercial centers and school play fields. The estimated turf irrigation demand at each of these uses is as follows:

- It is estimated that parks utilize approximately 98% of their water demand for irrigation and 80% of their irrigated area for turf. This area is assumed to be reduced to 60% with the conversion of turf area (20%) to low water consumption vegetation or other uses.
- For the Roseville area, low water plantings were assumed to use 30% of the water used on turf (a 70% water savings).
- Low water use areas will utilize low volume irrigation systems like a drip or spray system (such as Netafim) designed to achieve a uniformity of 90% rather than an overhead spray irrigation system.
- Paseos are estimated to utilize 100% of their water demand for landscape irrigation. 80% of the paseo area is irrigated turf area. This area is assumed to be reduced to 60% with the conversion of turf area (20%) to low water consumption vegetation or other uses.

Based on these assumptions the water use efficiencies for the parks and paseos have been calculated and are presented in Table 8.

Table 8
Amoruso Ranch Specific Plan
Water Conservation Plan
Non-Residential Irrigated Area Water Efficiencies

Land Use	Annual Water Demand (AFY)[1]	Annual Irrigation Demand (AFY)	Base Turf Area	New Turf Area	Low Water Use Area	New Irrigation Demand (AFY)	Annual Demand Savings (AFY)	Annual Demand Savings (%)	Water System Savings
Park	4.3	4.21	80%	60%	20%	3.48	0.73	17.3%	Potable
Parks	69.8	68.40	80%	60%	20%	56.43	11.97	17.5%	Recycled
Paseos	4.8	4.80	80%	60%	20%	3.96	0.84	17.5%	Potable
Paseos	31.0	31.00	80%	60%	20%	25.58	5.42	17.5%	Recycled
Total	**109.9**	**108.41**				**89.45**	**18.96**	**17.5%**	

The new irrigation demand for the Parks is calculated as follows:

$$\frac{68.40\ AFY * 60\%}{80\%} = 51.30\ AFY$$

Demand remaining after turf reduction:

$$68.40\ AFY - 51.30\ AFY = 17.10 AFY$$

Low water plants use 30% of turf demand:

$$17.10\ AFY * 30\% = 5.13\ AFY$$

New irrigation demand:

$$51.30\ AFY + 5.13\ AFY = 56.43\ AFY$$

Similarly the new irrigation demand for the Paseos is calculated as follows:

$$\frac{31.00\ AFY * 60\%}{80\%} = 23.25\ AFY$$

[1]Annual water demand derived from Table 3.

Demand remaining after turf reduction:

$$31.00\ AFY - 23.25\ AFY = 7.75\ AFY$$

Low water plants use 30% of turf demand:

$$7.75\ AFY * 30\% = 2.33\ AFY$$

New irrigation demand:

$$23.25\ AFY + 2.33\ AFY = 25.58\ AFY$$

IRRIGATION MANAGEMENT

Smart and centrally located irrigation controllers restrict irrigation to times and rates necessary to maintain landscaping. They account for changes in the demand for water, which varies with weather patterns, seasonal influences and soil moisture content. In the ARSP, smart irrigation controllers, as defined in WELO, will be required for residential, commercial, and quasi-public parcels subject to turf reduction measures, and centrally controlled irrigation controllers for larger commercial and publicly maintained parcels.

As referenced in previous studies for the City of Roseville, a number of studies have been completed specifically on the conversion to smart irrigation controllers and the resultant water savings. Those studies suggest that water use reductions can be expected between 7% and 41%. This is a wide range of variability. Since ARSP is an entirely new development all significant irrigation applications will employ the use of smart irrigation controllers (per WELO). Therefore, a water use reduction value of 20% has been estimated for purposes of this analysis, consistent with previous analyses completed for similar developments within the City of Roseville. The sample calculation is presented below and the values are summarized in Table 9.

Smart Irrigation Equation:

$$139.24\ AFY * (80\%) = 111.39\ AFY$$

Table 9
Amoruso Ranch Specific Plan
Water Conservation Plan
Smart Irrigation Controller Water Efficiencies

Land Use	Annual Irrigation Demand (AFY)	New Irrigation Demand w/Controller (AFY)	Annual Demand Savings (AFY)	Annual Demand Savings (%)	Water System Savings
Residential Properties (Front)[1]	139.24	111.39	27.85	20%	Potable
Residential Properties (Back)[2]	287.73	230.18	57.55	20%	Potable
Residential Properties (HDR)[3]	27.16	21.73	5.43	20%	Recycled
Parks[4]	3.48	2.78	0.70	20%	Potable
Parks[5]	56.43	45.14	11.29	20%	Recycled
Paseos[6]	3.96	3.17	0.79	20%	Potable
Paseos[7]	25.58	20.46	5.12	20%	Recycled
Total	**543.58**	**434.85**	**108.73**	**20%**	

WATER CONSERVATION METHODS

There are many water conservation measures that can be implemented throughout the ARSP project. The reality is that a majority of the typical water conservation measures are already required or anticipated to be included in any new projects. These include low flow toilets, low flow shower heads, faucet aerators, etc.

One additional water conservation measure that will be considered for the ARSP project is the inclusion of recirculating hot water systems. Recirculating hot water systems feature a pump on a residential hot water line system which reduces the time necessary to receive hot water at any hot water faucet throughout the home. They provide hot water at the tap

[1] Annual irrigation demand derived from Table 7.
[2] Annual irrigation demand derived from Table 5.
[3] Annual irrigation demand derived from Table 7.
[4] Annual irrigation demand derived from Table 8.
[5] Annual irrigation demand derived from Table 8.
[6] Annual irrigation demand derived from Table 8.
[7] Annual irrigation demand derived from Table 8.

immediately upon engaging the hot water faucet, eliminating the waste of water as you wait for the water to transition from the cold water in the pipes to hot water. This type of system can be included on all residential units to generate additional water conservation. The amount of water savings with these systems varies based on the number of times hot water is utilized throughout the day. A typical conservative estimate indicates a water savings of approximately 1.25 gallons per use is saved by having "instant" hot water from the recirculation system. We have estimated that on average this would occur six times per day per residential unit, consistent with previous studies for the City of Roseville.

Re-Circulating Hot Water Equation:

$$2{,}827\ DU * 7.5 \frac{gal}{day} * \frac{AF}{325851\ gal} * 365\ day/yr = 23.75\ AFY$$

The estimated savings based on the installation of recirculating hot water systems is shown in Table 10.

Table 10
Amoruso Ranch Specific Plan
Water Conservation Plan
Recirculating Hot Water System Water Efficiencies

Land Use	Dwelling Unit Count	Savings per Dwelling Unit (Gal)	Annual Demand Savings (AFY)	Annual Demand Savings (%)	Water System Savings
Residential Units	2,827	7.5	23.75	1.6%	Potable

SUMMARY

A series of water conservation methods have been proposed for implementation as part of the ARSP project. These methods are readily implemented and are consistent with the goals and objectives of the Amoruso Ranch Specific Plan and the City of Roseville.

Table 11 provides a summary of the water conservation measures and their estimated savings in water use. As shown on Table 11, with implementation of all of the measures an estimated conservation of 14.5% of the projected water use would be realized within the ARSP Area.

Table 11
Amoruso Ranch Specific Plan
Water Conservation Plan
Summary of Water Efficiencies

Water Conservation Opportunity	Total Water Demand (AFY)	Potable Water Savings (AFY)	Recycled Water Savings (AFY)	Annual Demand Savings (AFY)	Annual Demand Savings (%)
Residential Properties Irrigation – Front[1]	**1,473.7**	52.58	10.26	62.84	4.3%
Non-Residential (Parks, ROW, School)[2]		1.57	17.39	18.96	1.3%
Smart Irrigation Controllers[3]		86.89	21.84	108.73	7.4%
Recirculating Hot Water System[4]		23.75	0	23.75	1.6%
Total		**164.79**	**49.49**	**214.28**	**14.5%**

The actual water conservation savings will be dependent on a number of factors including the participation and adherence by the actual homeowners. Constructing the residential units with a number of these measures already integrated (such as the hot water recirculation systems) will be beneficial to achieving the objective.

For the single family residential land uses there is anticipated to be ongoing outreach by the City to remind and reinforce the need for water conservation. This can include attachments to the water bill, water audits that can be made available to homeowners, the promotion of the City's water conservation website, and the availability of City water conservation staff to respond to specific questions. In addition, outreach can include educating homeowners on how to use and set up smart irrigation controllers along with including the installation and integration into their backyard irrigation system.

Guidance and education for the homeowners with regards to the landscaping of front and backyards will also be part of the overall plan including education in conformance with WELO.

[1] Annual demand savings derived from Table 7.
[2] Annual demand savings derived from Table 8.
[3] Annual demand savings derived from Table 9.
[4] Annual demand savings derived from Table 10.

Kimley»Horn

References

WMH. 2006. *TM 1 - Unit Water Demand Factor Verification and Water Demand Evaluation and Update*. September.

Prepared By:

Kimley»Horn

555 Capital Mall, Suite 300

Sacramento, CA 95816

WOOD RODGERS

Attachment to Exhibit M

TECHNICAL MEMORANDUM

To: City of Roseville

Date: January 27, 2020

Subject: Amoruso Ranch Specific Plan Amendment
Amendment to Water Conservation Plan to Accommodate Revised Land Use Plan

INTRODUCTION

The Amoruso Ranch Specific Plan (ARSP) Amendment has been prepared at the direction of Brookfield Residential Properties, Inc. (Brookfield) to meet the City of Roseville's (City) planning requirements to address proposed land use changes resulting from the State and Federal Environmental Permitting Processes. The ARSP Amendment modifies the original approved plan dated June 2016.

The ARSP Area consists of approximately 694.4-acres located in the northwest edge of the City of Roseville. The Specific Plan Area is bounded on the west by the Al Johnson Wildlife Area, to the south by the Creekview Specific Plan Area, to the east by the future proposed Placer Ranch Specific Plan Area and to the north by the existing Toad Hill Ranches #1 area/Sunset Boulevard West.

The ARSP Area provides for a mix of land uses to achieve the desired community form and objectives. These land use designations include low-, medium- and high-density residential uses; commercial and office uses; which in some cases are sited with one another and/or with residential uses; public and quasi-public uses for the schools and civic activities such as a fire station; parks and open space uses; and an urban reserve.

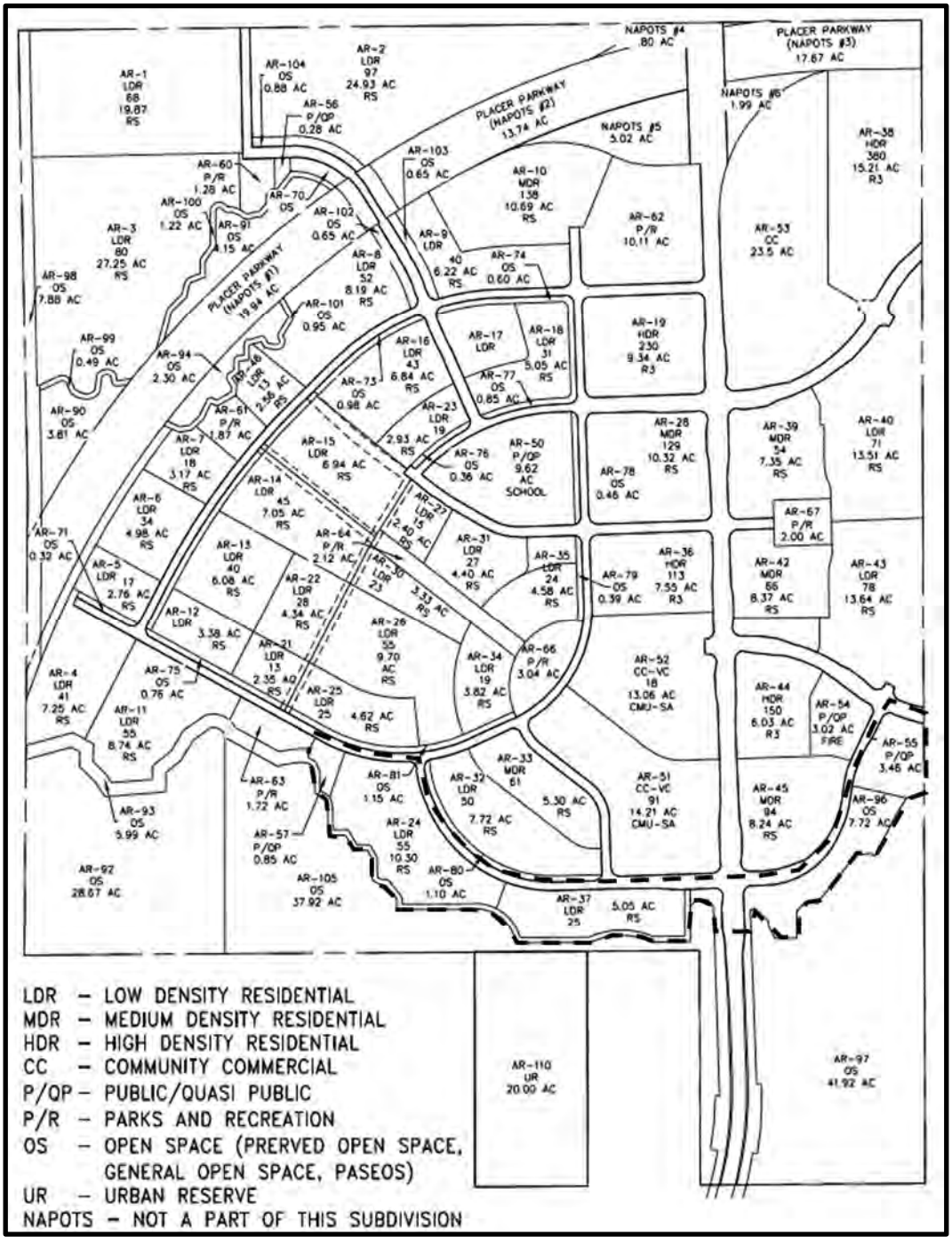
At buildout, as originally proposed, the ARSP Area will provide for 2,827 dwelling units, adds approximately 51 acres of commercial retail and office land uses, and provide approximately 22-acres of parks and 146-acres of open space.

With the changes in the land use plan, resulting from the environmental permitting processes, the project parameters are identical in terms of the number of units, acres of commercial, and acres of parks. However, the acres of open space have increased from approximately 146-acres to approximately 155-acres with a corresponding reduction in residential land use acreage.

As part of the original Specific Plan, the *"Brookfield Residential, Amoruso Ranch Specific Plan Area, Water Conservation Plan"*, dated April 2016, was prepared by Kimley-Horn and Associates. While the number of units proposed for the Specific Plan Area has not changed, the density of some of the units has been modified, which affects the calculations presented in the referenced Water Conservation Plan. This Technical Memorandum amends the referenced Water Conservation Plan to accommodate the changes in the land use plan.

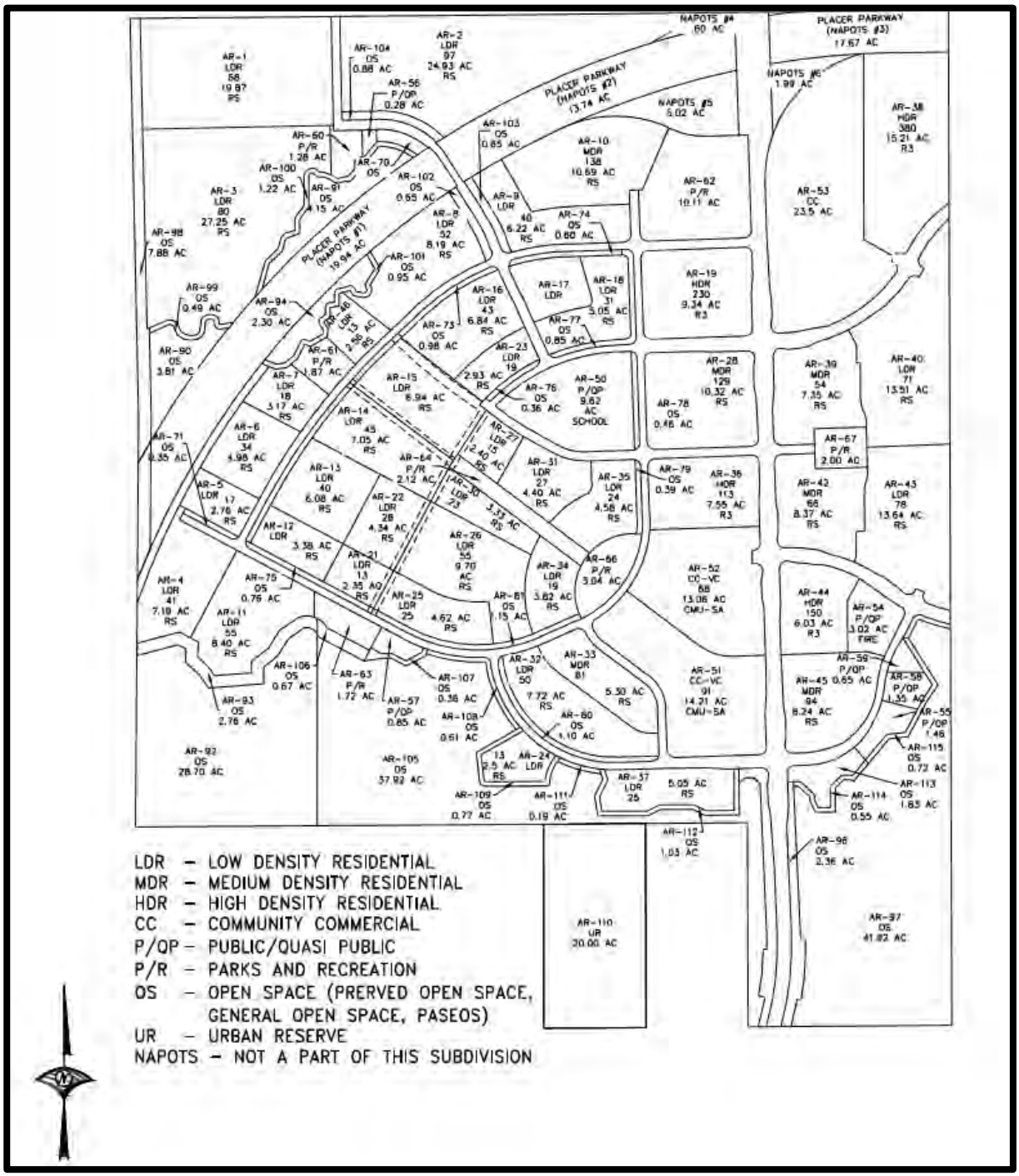
LAND USE PLAN UPDATE

As noted in the Introduction, the major change in the Land Use Plan occurs with the expansion of the open space and the coinciding reduction in the developable acres. The change represents approximately 9-acres that will be added to the open space, transitioning from developable land use. Figure TM-1 depicts the existing approved Land Use Plan that was adopted as part of the Amoruso Ranch Specific Plan in June 2016 by the City of Roseville. It depicts the area that was modified through the environmental permitting processes. The proposed and modified Land Use Plan is shown on Figure TM-2.



NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Figure TM-1 – 2016 Approved Land Use Plan



The required modifications in the Land Use Plan occur along the southern edge of development, both to the east and west of Westbrook Boulevard, in locations where the development abuts the open space. The changes are depicted on Figure TM-2.

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

While the land plan has a reduced number of developable acres, the total unit count has remained the same, with the displaced units reallocated to an existing developable parcel that can support the units, while conforming to the density ranges for the given product types.

Table TM-1 is a comparison of the unit allocation changes throughout the plan area.

Table TM-1
Unit Allocation Comparison

Parcel	Land Use	Acres			Units		
		2016	2019	Net Change	2016	2019	Net Change
AR-24	LDR	10.3	2.5	<7.8>	55	13	<42>
AR-37	LDR	6.28	5.05	<1.23>	33	25	<8>
AR-52	CC-VC	13.06	13.06	0	18	68	50
TOTAL				<9.03>			0

As noted in Table TM-1, the reallocated units are all located in the Community Commercial/Village Center (AR-52). This places the units very close to their original location. This also modifies the units from LDR to be CC/VC where the use factors for these units are consistent with HDR. This is important as it results in lower water use factors and lower wastewater generation rates.

The location of the affected land use parcels is shown on Figure TM-3 and indicated with a “blue circle”.

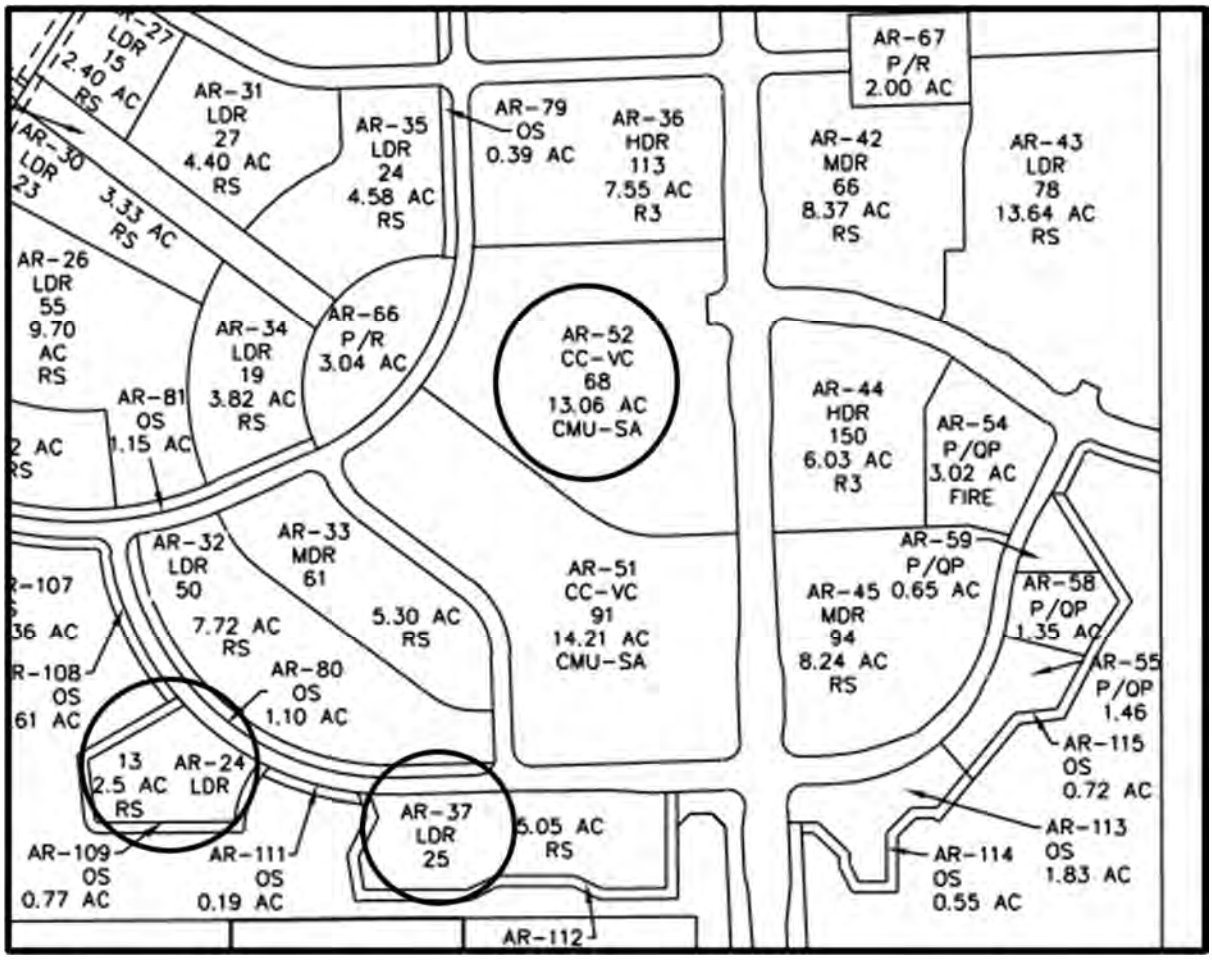


Figure TM-3 – Affected Land Use Parcels (Unit Transfer) (2019 Land Plan)

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

WATER CONSERVATION PLAN

As noted above, the calculations related to water conservation for the development change as a result in the shift in density of some of the units. Provided below are the revised Water Conservation Plan Tables that have been updated based on the new land plan.

Water Conservation Plan Table 2 - Amended

Amoruso Ranch Specific Plan Amendment
Water Use Estimation – LDR, MDR and HDR

Land Use Category Density	Number of Units	Average Day Demand (GPD/DU)	Total Average Day Demand (GPD)	Total Average Day Demand (AFY)	Total Average Day Demand with 2% (AFY)[1]
LDR1: < 3.5 DU / Acre	148	728	107,744	120.7	123.1
LDR2: > 3.5 to 5 DU / Acre	116	600	69,600	78.0	79.5
LMDR1: > 5 to 6 DU / Acre	351	521	182,871	204.8	208.9
LMDR2: > 6 to 8 DU / Acre	757	430	325,510	364.6	371.9
MDR: > 8 to 12 DU / Acre	155	323	50,065	56.1	57.2
HDR1: > 12 to 16 DU / Acre	380	288	109,440	122.6	125.0
HDR2: > 16 DU / Acre	760	177	134,520	150.7	153.7
Community Commercial - Village Center – Residential	159	288	45,792	51.3	52.3
Urban Reserve	1	728	728	0.8	0.8
Total	**2,827**	**-**	**1,037,920**	**1,162.60**	**1,185.90**

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

[1] Demand accounts for 2% system losses.

Water Conservation Plan Table 3 - Amended

Amoruso Ranch Specific Plan
Water Use Factors and Demands

Land Use	Land Use Abbreviation/ Zoning	Total Area (Acres)	Dwelling Unit Count	Water Use Factor	Daily Demand (GPD)	Annual Demand (AFY)	Annual Demand with 2% (AFY)[2]
Low Density Residential	LDR	239.34	1,252	Varies	634,125	710.3	724.5
Medium Density Residential	MDR	50.27	542	Varies	178,561	200.0	204.0
High Density Residential	HDR	38.13	873	Varies	167,064	187.1	190.9
Community Commercial - Village Center - Residential	CMU-SA (Commercial Mixed-Use - Special Area)	Included On Next Line	159	288	45,792	51.3	52.3
Community Commercial - Village Center – Non-Residential	CMU-SA (Commercial Mixed-Use - Special Area)	27.27	-	2,598	70,847	79.4	80.9
Community Commercial	CC (Community Commercial)	23.85	-	2,598	61,962	69.4	70.8
Open Space (Paseos)	OS	10.74	-	2,988	32,091	35.9	36.7
Open Space (General)	OS	37.24	-	0	0	0.0	0.0
Open Space (Preserve)	OS	106.97	-	0	0	0.0	0.0
Parks & Recreation	PR	22.14	-	2,988	66,154	74.1	75.6
Public / Quasi Public (school)	P/QP (School)	9.62	-	3,454	33,227	37.2	38.0
Public / Quasi Public (Fire Station & Utility Site)	P/QP	7.61	-	1,780	13,546	15.2	15.5
Urban Reserve	UR	20	1	728	728	0.8	0.8
Rights-of-Way	ROW	52.06	-	0	0	0.0	0.0
Not a Part of This Subdivision	NAPOTS	49.16	-	0	0	0.0	0.0
Total		**694.4**	**2,827**	**-**	**1,304,098**	**1,460.78**	**1,489.99**

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

[2] Demand accounts for 2% system losses.

Water Conservation Plan Table 4 - Amended

Amoruso Ranch Specific Plan
Single Family Residential Water Usage

Residential Use	Percentage of Total[3]
Landscaping	51%
Toilets	13%
Faucets, Cooking, Cleaning	10%
Showers	9%
Clothes Washing	8%
Bath	6%
Toilet Leaks	2%
Dishwasher	1%

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

[3] Percentage of total water use was derived from information obtained from the City of Roseville Frequently Asked Questions (FAQ) on the subject of water conservation.

Water Conservation Plan Table 5 - Amended

Amoruso Ranch Specific Plan
Residential Irrigation Water Demands

Land Use	Annual Demand (AFY)	Annual Demand Front Yard (AFY)	Annual Demand Backyard (AFY)	Annual Total Irrigation Demand (AFY)
Low Density Residential	710.3	144.90	217.35	362.25
Medium Density Residential	200.0	40.80	61.20	102.00
High Density Residential[4]	187.1	N/A	N/A	37.42
Urban Reserve	0.8	0.16	0.24	0.40
Total	**1098.2**	**185.86**	**278.79**	**502.07**

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

[4] Demand for HDR parcels was calculated differently from LDR and MDR parcels, as described above. Demand for HDR parcels was not separated into front yard and backyard demand since traditional front and back yards are not present on HDR parcels.

Water Conservation Plan Table 7 - Amended

Amoruso Ranch Specific Plan
Front Yard Irrigated Area Water Efficiencies

Land Use	Annual Demand Front Yard (AFY)[5]	New Front Yard Demand (AFY)	Annual Demand Savings (AFY)	Annual Demand Savings (%)	Water System Savings
Residential Properties LDR and MDR	185.70	134.8	50.90	30.0%	Potable
HDR	37.42	27.16	10.26	27.4%	Recycled
Total	**223.12**	**161.96**	**61.16**	**27.4%**	

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

[5] Front yard demand from Table 5. HDR is total since there is not a distinction between front and back yards.

Water Conservation Plan Table 8 - Amended

Amoruso Ranch Specific Plan
Non-Residential Irrigated Area Water Efficiencies

Land Use	Annual Water Demand (AFY)[6]	Annual Irrigation Demand (AFY)	Base Turf Area	New Turf Area	Low Water Use Area	New Irrigation Demand (AFY)	Annual Demand Savings (AFY)	Annual Demand Savings (%)	Water System Savings
Park	4.3	4.21	80%	60%	20%	3.48	0.73	17.3%	Potable
Parks	69.8	68.40	80%	60%	20%	56.43	11.97	17.5%	Recycled
Paseos	4.8	4.80	80%	60%	20%	3.96	0.84	17.5%	Potable
Paseos	31.0	31.00	80%	60%	20%	25.58	5.42	17.5%	Recycled
Total	**109.9**	**108.41**				**89.45**	**18.96**	**17.5%**	

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

[6]Annual water demand derived from Table 3.

Water Conservation Plan Table 9 - Amended

Amoruso Ranch Specific Plan
Smart Irrigation Controller Water Efficiencies

Land Use	Annual Irrigation Demand (AFY)	New Irrigation Demand w/Controller (AFY)	Annual Demand Savings (AFY)	Annual Demand Savings (%)	Water System Savings
Residential Properties (Front)[7]	134.80	107.84	26.96	20%	Potable
Residential Properties (Back)[8]	278.79	223.03	55.76	20%	Potable
Residential Properties (HDR)[9]	27.16	21.73	5.43	20%	Recycled
Parks[10]	3.48	2.78	0.7	20%	Potable
Parks[11]	56.43	45.14	11.29	20%	Recycled
Paseos[12]	3.96	3.17	0.79	20%	Potable
Paseos[13]	25.58	20.46	5.12	20%	Recycled
Total	**530.20**	**424.15**	**106.05**	**20%**	

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

[7] Annual irrigation demand derived from Table 7.

[8] Annual irrigation demand derived from Table 5.

[9] Annual irrigation demand derived from Table 7.

[10] Annual irrigation demand derived from Table 8.

[11] Annual irrigation demand derived from Table 8.

[12] Annual irrigation demand derived from Table 8.

[13] Annual irrigation demand derived from Table 8.

Water Conservation Plan Table 10 - Amended

Amoruso Ranch Specific Plan
Recirculating Hot Water System Water Efficiencies

Land Use	Dwelling Unit Count	Savings per Dwelling Unit (Gal)	Annual Demand Savings (AFY)	Annual Demand Savings (%)	Water System Savings
Residential Units	**2,827**	**7.5**	**23.75**	**1.6%**	**Potable**

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Water Conservation Plan Table 11 - Amended

Amoruso Ranch Specific Plan
Summary of Water Efficiencies

Water Conservation Opportunity	Total Water Demand (AFY)	Potable Water Savings (AFY)	Recycled Water Savings (AFY)	Annual Demand Savings (AFY)	Annual Demand Savings (%)
Residential Properties Irrigation – Front[14]	1,460.78	50.90	10.26	61.16	4.2%
Non-Residential (Parks, ROW, School)[15]		1.57	17.39	18.96	1.3%
Smart Irrigation Controllers[16]		84.21	21.84	106.05	7.3%
Recirculating Hot Water System[17]		23.75	0	23.75	1.6%
Total		**160.43**	**49.49**	**209.92**	**14.4%**

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

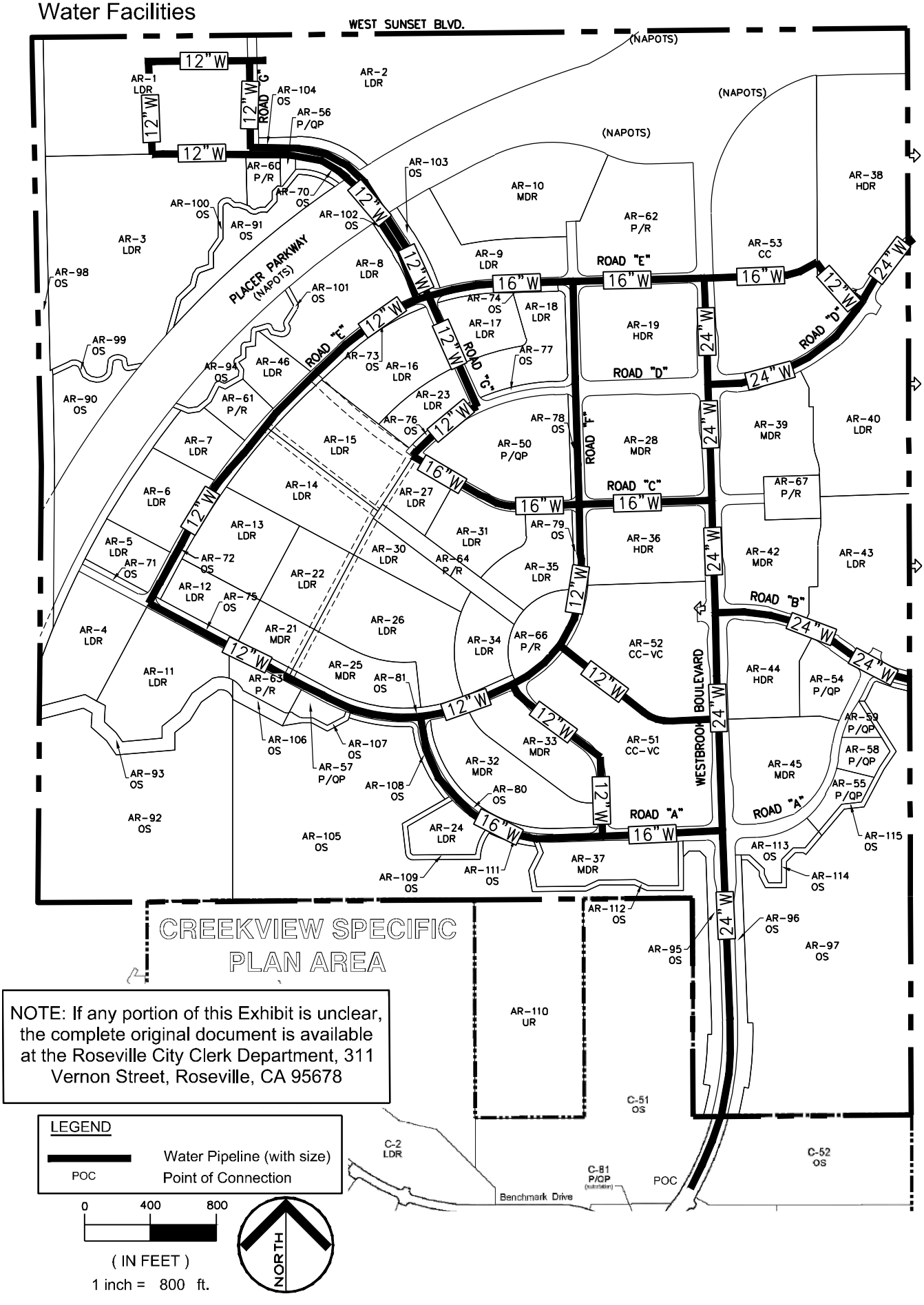
[14] Annual demand savings derived from Table 7.

[15] Annual demand savings derived from Table 8.

[16] Annual demand savings derived from Table 9.

[17] Annual demand savings derived from Table 10.

Exhibit N
Water Facilities



NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

LEGEND

Water Pipeline (with size)

POC — Point of Connection

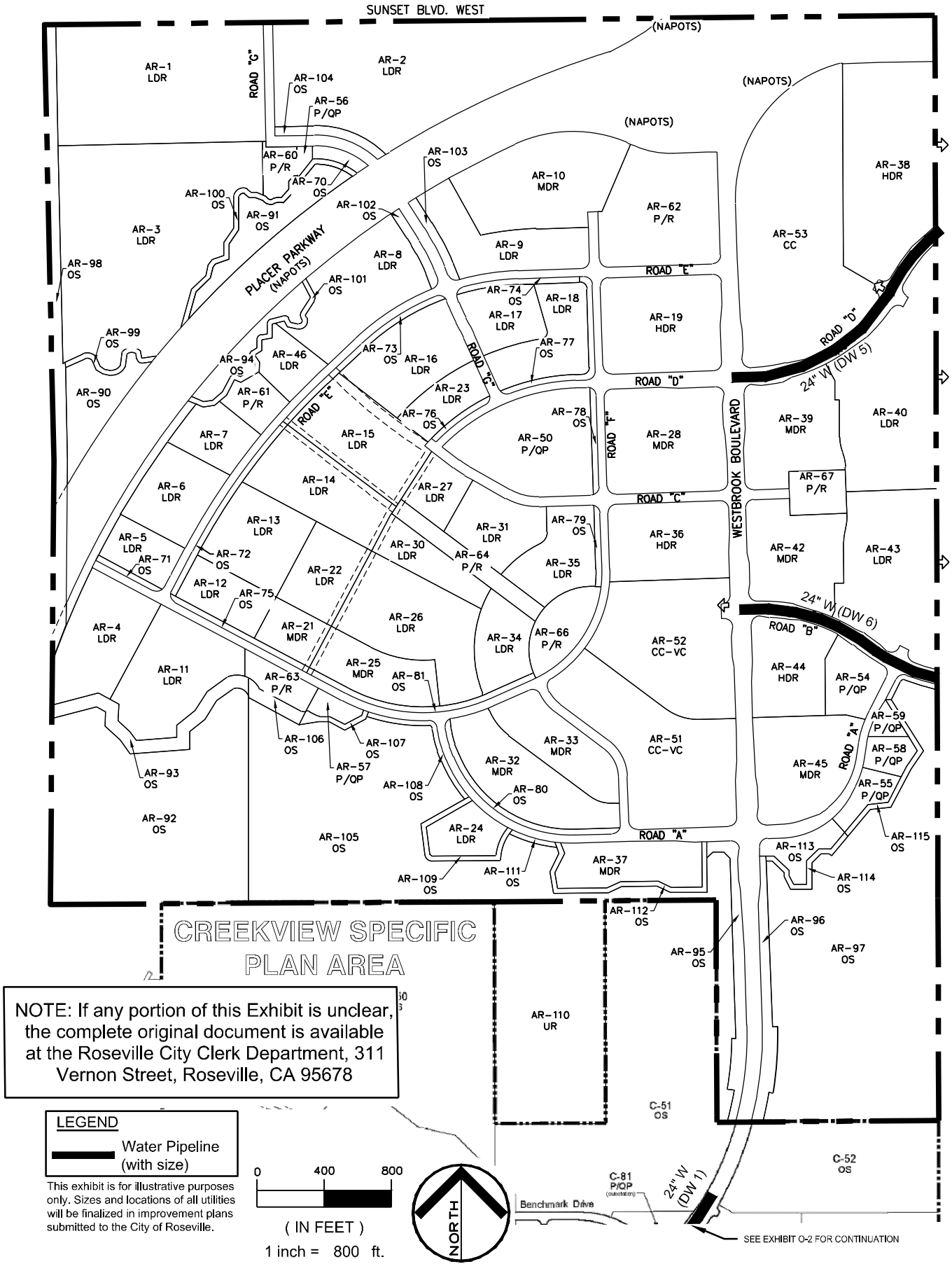
0 400 800

(IN FEET)

1 inch = 800 ft.

NORTH

Exhibit O-1
Water Facilities For Reimbursement



NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

LEGEND

Water Pipeline (with size)

This exhibit is for illustrative purposes only. Sizes and locations of all utilities will be finalized in improvement plans submitted to the City of Roseville.

0 400 800

(IN FEET)

1 inch = 800 ft.

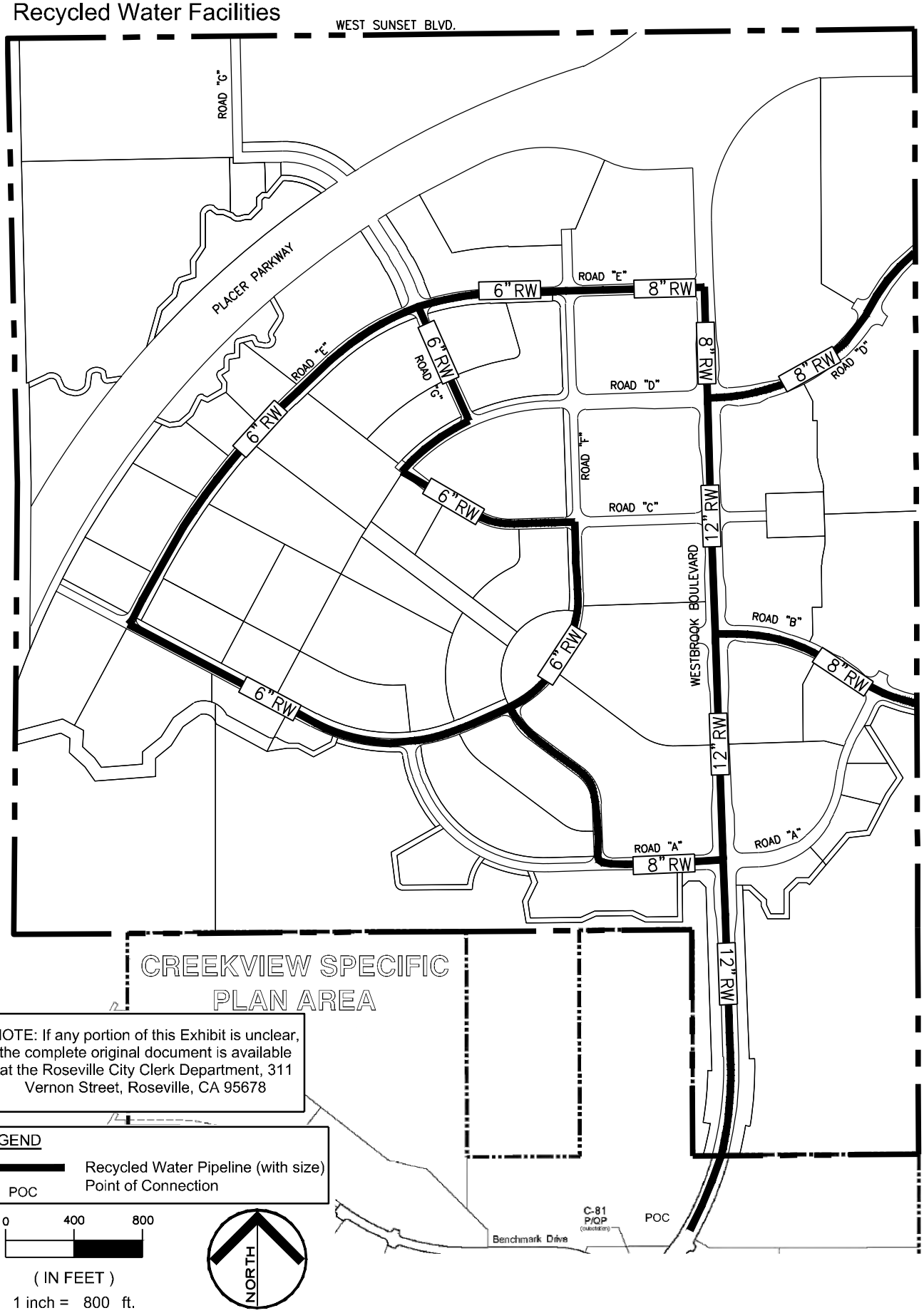
EXHIBIT O-3
WATER REIMBURSEMENT SCHEDULE

WATER REIMBURSEMENTS									
Reimbursements From ARSP									
No	Water Segment	Size	Approx. Length	Average Day Demand ARSP Flow (gpm)	Average Day Demand Total Flow (gpm)[4]	Reimbursable Party	Overall Reimbursement Cost	% Reimbursement	Reimbursement Owed
1	DW1	24"	1,210'	932	1,603	CSP	$ 318,240	58.14%	$185,028
2	DW2	24"	2,790'	932	1,675	CSP	$ 815,040	55.64%	$453,503
3	DW3	24"	2,390'	1,328	3,039	CSP	$ 630,000	43.70%	$275,301
4	DW4	24"	Per CSP DA[7]	78	180	CSP	$ 389,000	43.33%	$168,567
Reimbursements to ARSP									
No	Water Segment	Size	Approx. Length	Average Day Demand ARSP Flow (gpm)	Average Day Demand Capacity Total Flow (gpm)[5]	Reimbursable From	Overall Reimbursement Cost	% Reimbursement[6]	Reimbursement Owed to ARSP
1	DW5	24"	1,610'	106	TBD	Other 3rd Party	$ 192,480	TBD	TBD
2	DW6	24"	1,280'	37	TBD	Other 3rd Party	$ 160,250	TBD	TBD

1. Improvements are subject to annual adjustments for CCI.
2. Reimbursement estimate is based on the Creekview Specific Plan Development Agreement.
3. No water conservation measures were factored into the analysis.
4. Total flow includes Creekview SP and may include other third parties. See Creekview DA Exhibit U and Exhibit V.
5. Based on the ability to provide water to the potential future Placer Ranch with the 24" water line. Flows to be determined at time of development application for future Placer Ranch.
6. % Reimbursement to be determined at time of development processing for Placer Ranch.
7. Flowrates from Table 5 CSP Exhibit V - Scenario 2.

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Exhibit P
Recycled Water Facilities



NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

LEGEND

Recycled Water Pipeline (with size)

POC Point of Connection

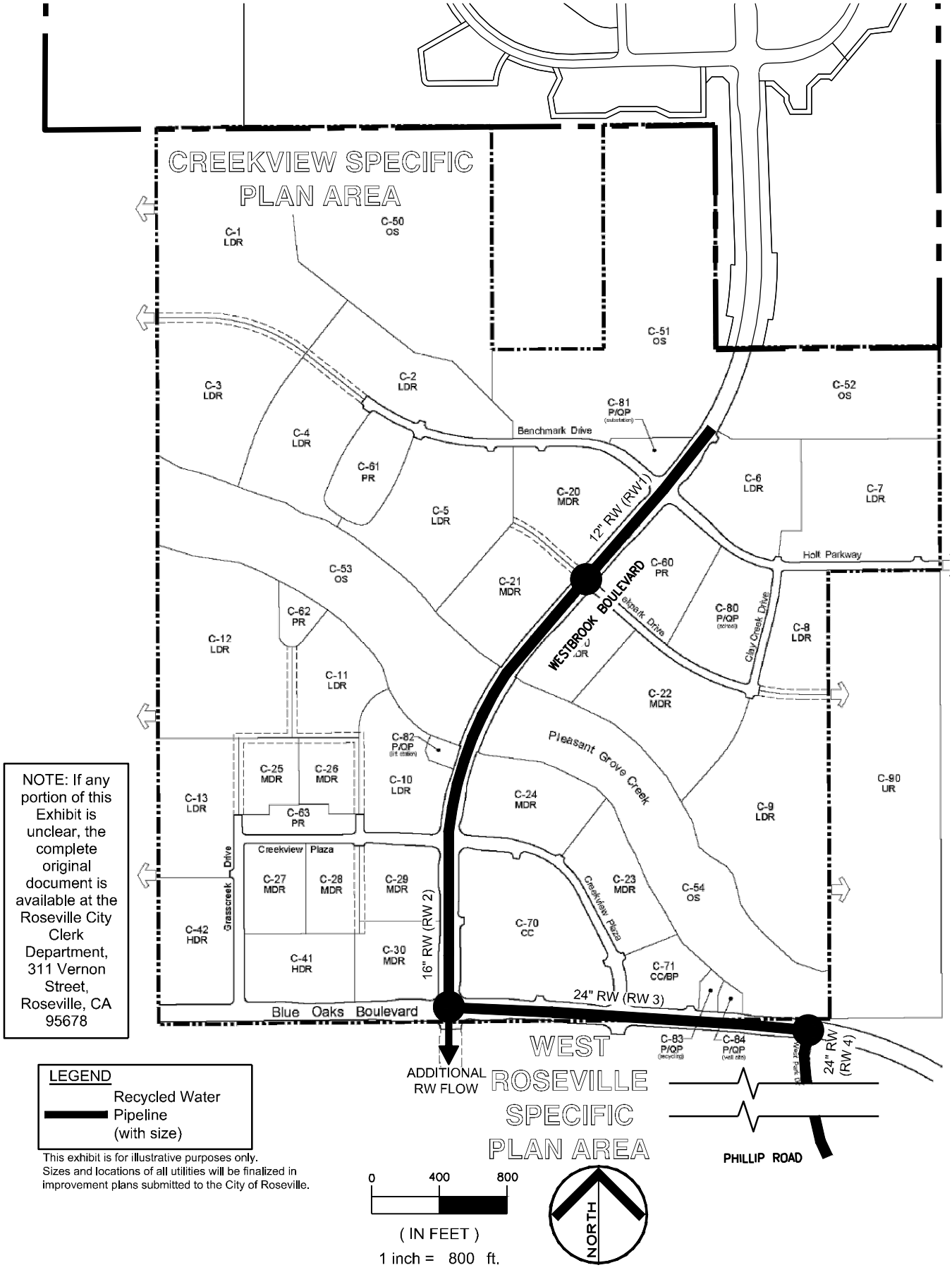
0 400 800

(IN FEET)

1 inch = 800 ft.

NORTH

Exhibit Q-1
Offsite Recycled Water Facilities For Reimbursement

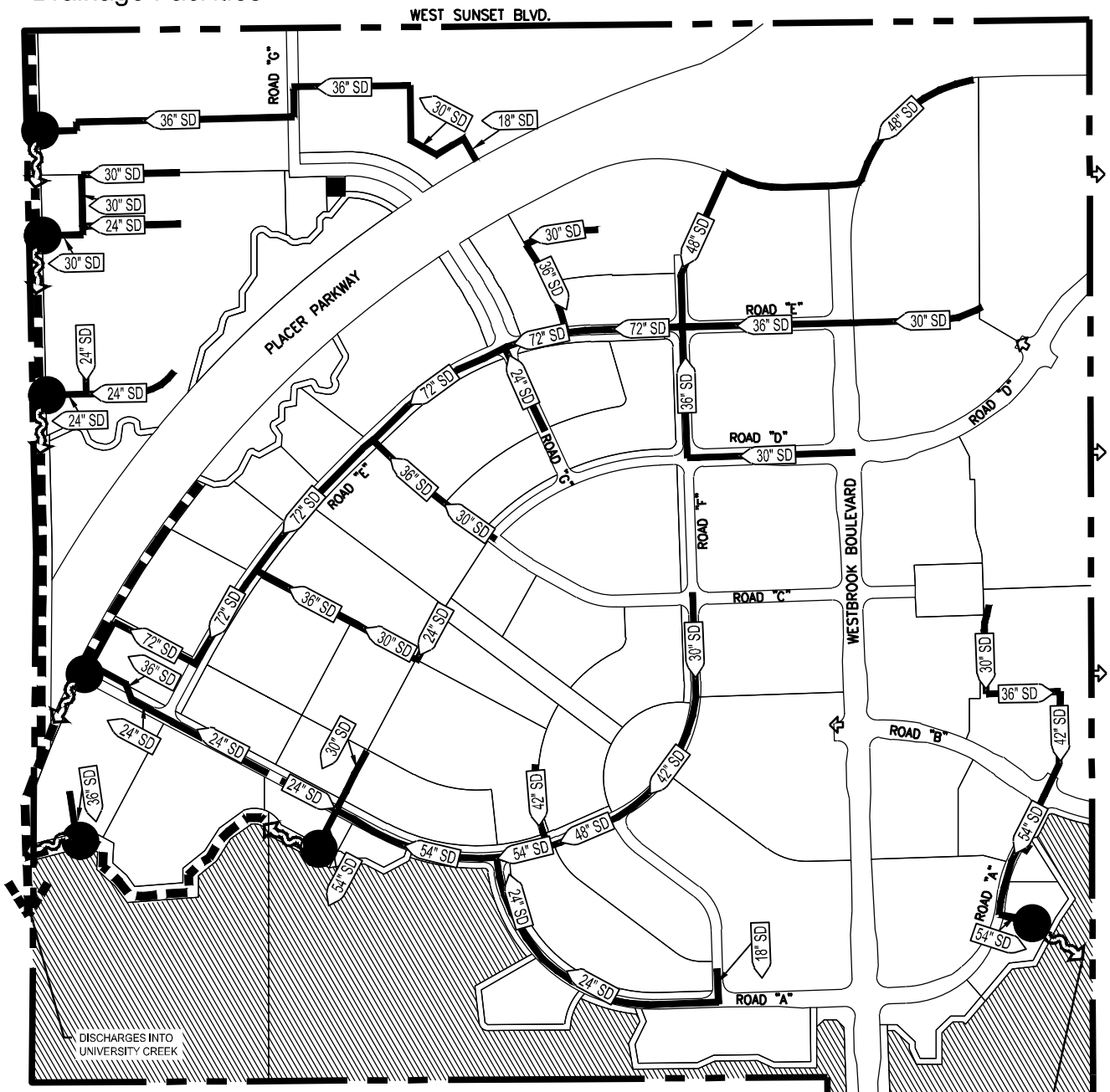


NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

LEGEND
Recycled Water Pipeline (with size)

This exhibit is for illustrative purposes only.
Sizes and locations of all utilities will be finalized in improvement plans submitted to the City of Roseville.

Exhibit R
Drainage Facilities



NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

LEGEND

- Major Storm Drain Pipeline (with size)
- Open Space
- Stormwater Open Channel
- Storm Drain Outfall
- Storm Drain Pump Station (Road G)
- Bioswale (Conceptual Locations)

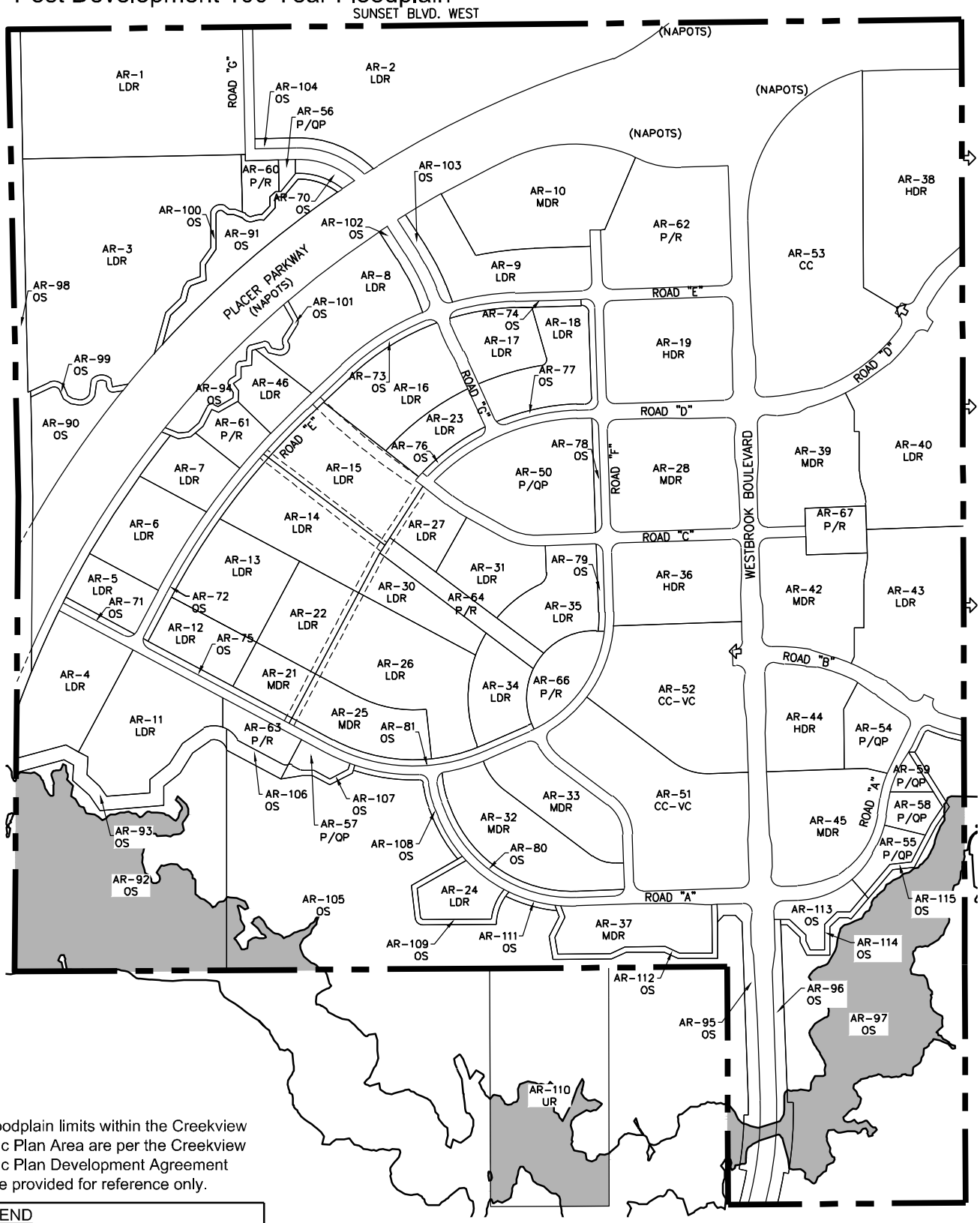
0 400 800

(IN FEET)

1 inch = 800 ft.

NORTH

Exhibit S
Post Development 100 Year Floodplain



Note:
The floodplain limits within the Creekview Specific Plan Area are per the Creekview Specific Plan Development Agreement and are provided for reference only.

LEGEND

Post Development 100 Year Floodplain

0 400 800

(IN FEET)

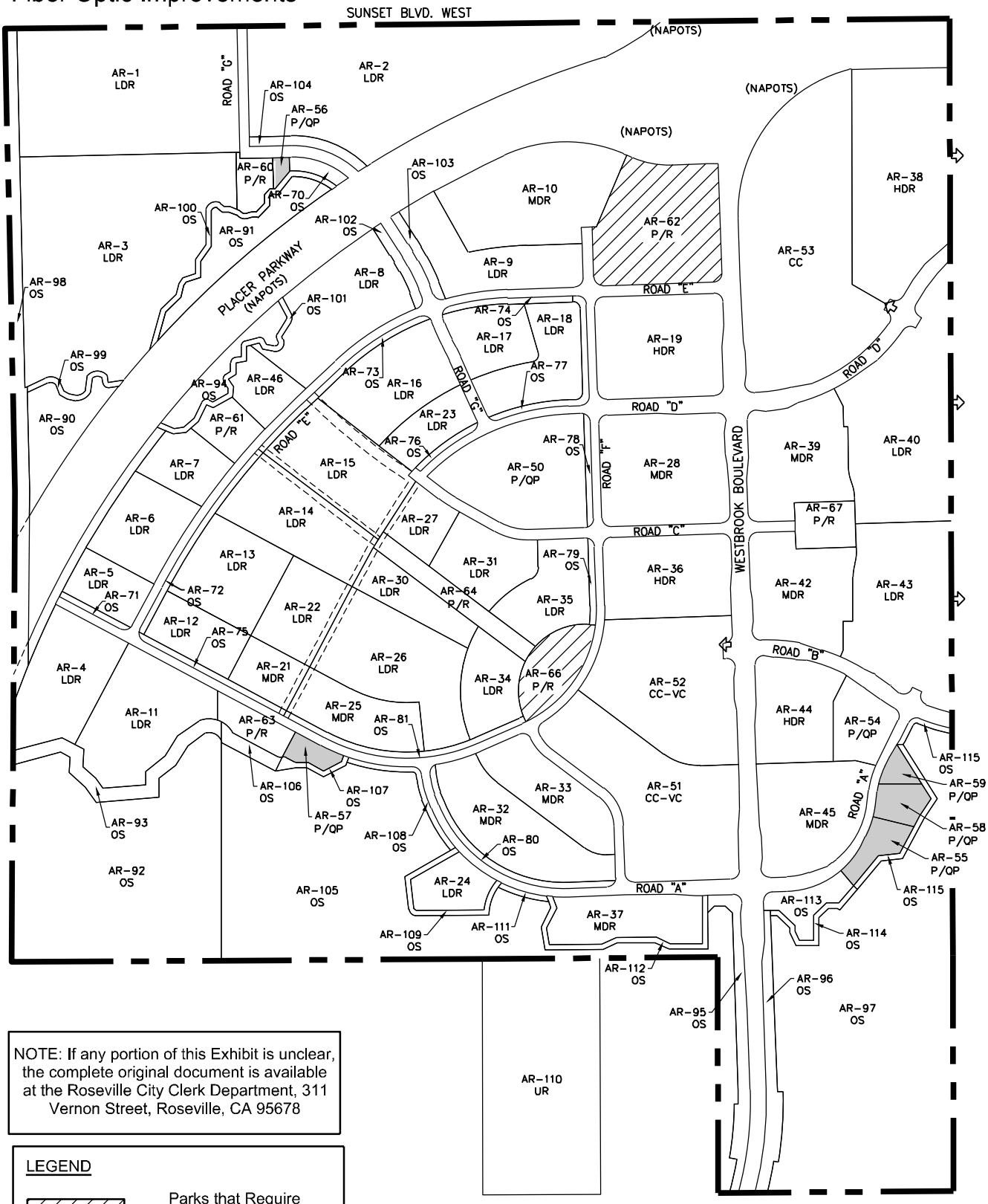
1 inch = 800 ft.

NORTH

CREEKVIEW SPECIFIC PLAN AREA

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Exhibit T
Fiber Optic Improvements



NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

LEGEND

Parks that Require Fiber Optics

Public Parcels that Require Fiber Optics

Fiber optic service to all City facilities will be placed in dedicated conduit, and installed per City Signal Interconnet (SIC) Standards.

Exhibit V
Parks and Open Space

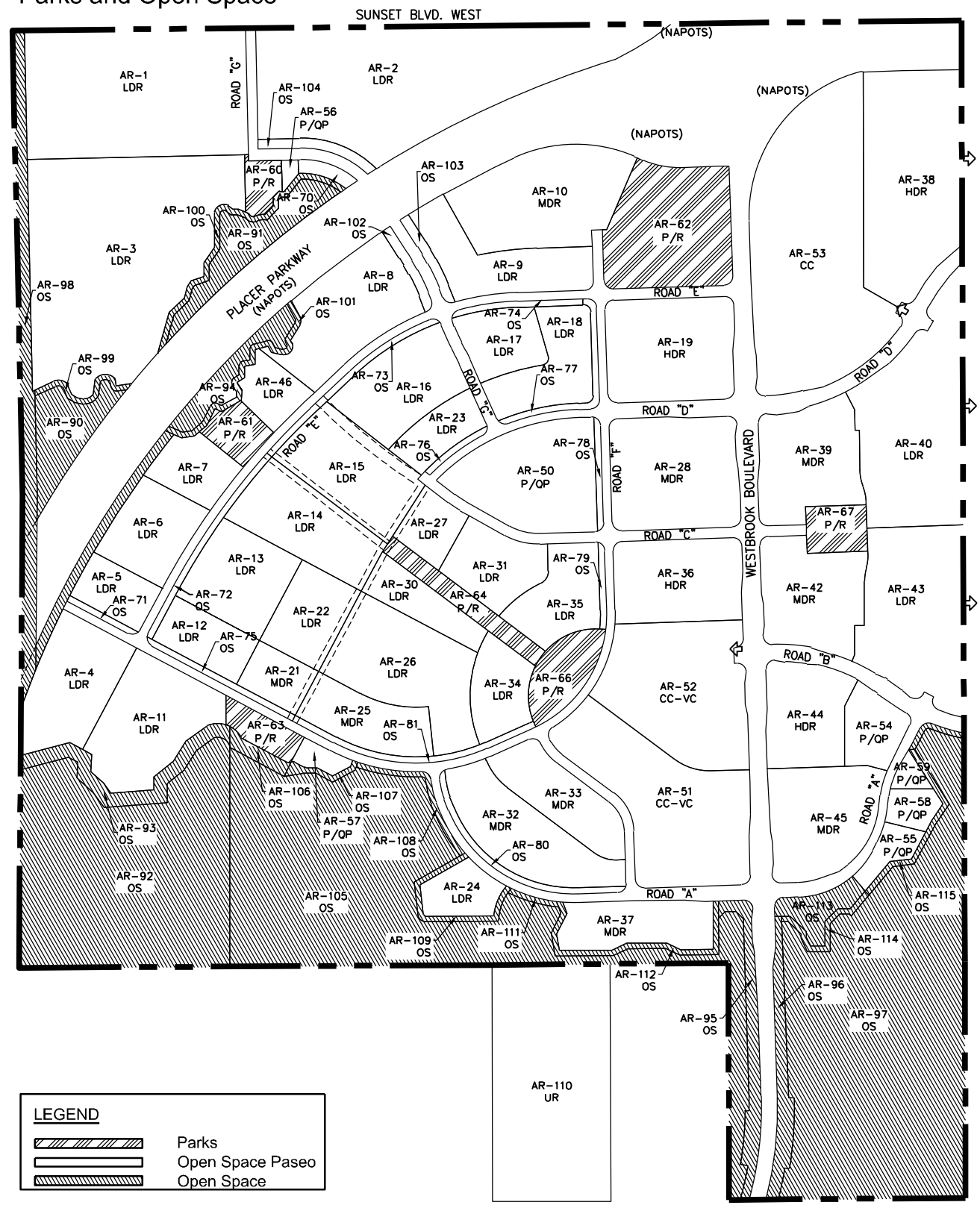


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Exhibit W
Parks Financing Plan

Amoruso Ranch

Parks Financing Plan

May 5, 2016

Prepared for:
Brookfield Residential

Prepared By:

DPFG
DEVELOPMENT PLANNING & FINANCING GROUP, INC.

4380 AUBURN BOULEVARD
SACRAMENTO, CALIFORNIA 95841

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V. Bike Trail Improvements **3**
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Table 3: **Neighborhood Park Cost Allocation**

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Table 8: **Ongoing Maintenance and Landscape Costs**

Table 9: **Allocation of Ongoing Maintenance and Landscape Costs**

Appendices

Appendix A: **Cost Estimates: The Collaborative West**

I. Introduction

Purpose of Report

This Parks Financing Plan was prepared for the Amoruso Ranch Specific Plan ("Project") by Development Planning and Financing Group, Inc. ("DPFG") as a strategy to fund and maintain the parks, bike trails, and paseos that are proposed in the Project. This document is an expansion of the Amoruso Ranch Public Facilities Financing Plan, and provides additional details regarding the costs and funding of neighborhood parks, citywide parks, bike trails, and paseos. The findings will provide a clear understanding of how the parks plan is feasible, the funding structure, and overall costs associated with the Project.

II. Amoruso Ranch Specific Plan

Parks and Open Space

The City of Roseville's Parks and Recreation Master Plan requires a ratio of 9 acres of parkland per 1,000 residents. The 9 acres of parkland includes; 3 acres/1,000 residents for neighborhood parks, 3 acres/1,000 residents for citywide parks, and 3 acres/1,000 residents for open space.

The parks program developed for Amoruso Ranch includes 157 acres of parkland on-site, including open space. The Project meets the neighborhood park and open space dedication requirement with at least 22.14 acres of each, but does not provide a citywide park. The project will pay a Citywide Park Fee which includes funding for park improvements and land (through an in-lieu calculation). Through the Citywide Park Fee, Amoruso Ranch will contribute its fair share to the creation of other planned facilities in the City. **Table 1** shows the required park acreage under the City's current Master Plan and project population assumptions. The developer is responsible for the budgeted park costs and the developer or City will be responsible for the construction of all the parks.

Seven neighborhood parks have been distributed throughout the Project. **Map 1** shows the location of all the neighborhood parks in the Amoruso Ranch project.

Bike Trails and Paseos

The bike trails and paseos planned within the Project are mainly located along roadways. Bike trails take the form of Class 1, Class 1A, Class 2, and Class 3. Only the Class 1 bike trails are located away from a roadway, and this bike trail class occurs on the south western portion of the Project and along Westbrook Boulevard through the southern open space. The paseos are expanded areas in addition to the normal landscaping along roadways. **Map 1** illustrates the paseos, while **Map 2** shows the bike trails.

III. Neighborhood Park Improvements

Facility Costs

Table 2 shows the total estimated neighborhood park facility costs. The parks program costs are estimated at roughly $7.1 million. The cost of the parks and recreation facilities include, but are not limited to, the following types of facilities:

- Landscaping
- Restrooms
- Parking
- Recreational fields
- Playgrounds
- Picnic areas

Detailed park improvements and costs are provided by The Collaborative West, and are attached as **Appendix A**.

Phasing

The development of Phase 1 would have park improvements that correspond to the amount of initial residential development. These improvements include five neighborhood parks at a size of 1.72 acres, 1.87 acres, 2.12 acres, 2.0 acres, and 3.04 acres, for a total of 10.75 acres. The estimated facilities cost for the park improvements for Phase 1 is approximately $3.9 million.

Funding Strategy – Existing Fee Programs

The neighborhood park impact fee funds the neighborhood park improvements in Amoruso Ranch. **Table 3** creates an updated fee for the Project by allocating the total neighborhood park improvement costs on a per residential unit basis. The costs were spread to the different residential land uses based on the persons per household that vary by unit size, using the same methodology as previous specific plans. This was done to create a tiered rate so that an HDR unit is not paying the same amount as an LDR unit.

Table 4 shows the neighborhood park impact fee revenues for Phase 1 and Build out.

IV. Citywide Park Improvements

The Citywide Park Improvement Fee funds the Project's fair share of the construction costs of a citywide park and the Citywide Park Land In-Lieu Fee will provide funding for the purchase of land that was not provided on site for a citywide park.

Facility Costs

Table 5 shows the total facility improvement costs and estimated in-lieu land costs. The Project's share of the citywide facilities costs are calculated by using the current Citywide Park Fee. The base fee for citywide park development is $2,111. A credit of $657 has been applied making the citywide park fee for ARSP $1,454 per unit.

Land Component

The Citywide Park land in-lieu was calculated using the acreage requirement determined in **Table 1**, multiplied by the land appraisal value of $135,000 per acre. This is the same value used in previous specific plans. A total in-lieu estimate of $2,988,900 was calculated for the ARSP. The land in-lieu fee per unit for citywide is $1,058 per unit.

Summary

The total citywide park improvement fee for facility costs and land in-lieu is $2,512 per unit.

The Citywide Park funds will be used to purchase land and/or build citywide park facilities in other locations throughout the City. Amoruso Ranch is currently not planned for citywide facilities to be built within the plan area.

Funding Strategy - Existing Fee Programs

The Citywide Park fee will fund the citywide park facilities throughout the City, and the in-lieu component will fund future land acquisitions or additional construction. **Table 6** creates the Citywide Park fee for the Amoruso Ranch project by allocating the total costs (construction and in-lieu) on a per residential unit. The costs were spread to the different residential land uses based on the persons per household that vary by unit size, using the same methodology as previous specific plans. This was done to create a tiered rate so that an HDR unit is not paying the same amount as an LDR unit.

Table 7 shows the citywide park fee revenues for Phase 1 and Build out.

V. Bike Trail Improvements

In the Amoruso Ranch project the Class 1 bike trail system is integrated with open space along the south west corner of the development and along Westbrook Boulevard in the open space on the south end of the development. **Map 2** illustrates the proposed bike trails in the project. The Class 1 bike trail system along with the other bike trails incorporated with the roadways (Class 1A, 2, and 3) are all included in the roadway backbone infrastructure costs outlined in the Amoruso Ranch Public Facilities Financing Plan. The developer will build these improvements as required, and as development progresses.

Phasing

The development of the Class 1 bike trail will occur entirely with the Phase 1 development.

Funding Strategy – Developer Built

The bike trail facilities will be built by the developer, without the formation of a fee program. These improvements will be an eligible facility to be funded and/or reimbursed by the project CFD when formed.

VI. Paseo Improvements

The paseos in Amoruso Ranch run along some segments of collector roadways. Paseos are expanded areas, in addition to landscape corridors with grass, trees, landscaping, and contain no facilities. **Map 1** illustrates the proposed layout of the paseos in the project. All of the paseo costs are included in the roadway backbone infrastructure costs outlined in the Amoruso Ranch Public Facilities Financing Plan. The developer will build these improvements as required, and as development progresses.

Phasing

The development of Phase 1 includes paseo improvements within the residential area on Road "E", "F", and Road "A", while the remaining improvements will be built in Phase 2 and 3 along Roads "F", "G", "E", and "D".

Funding Strategy – Developer Built

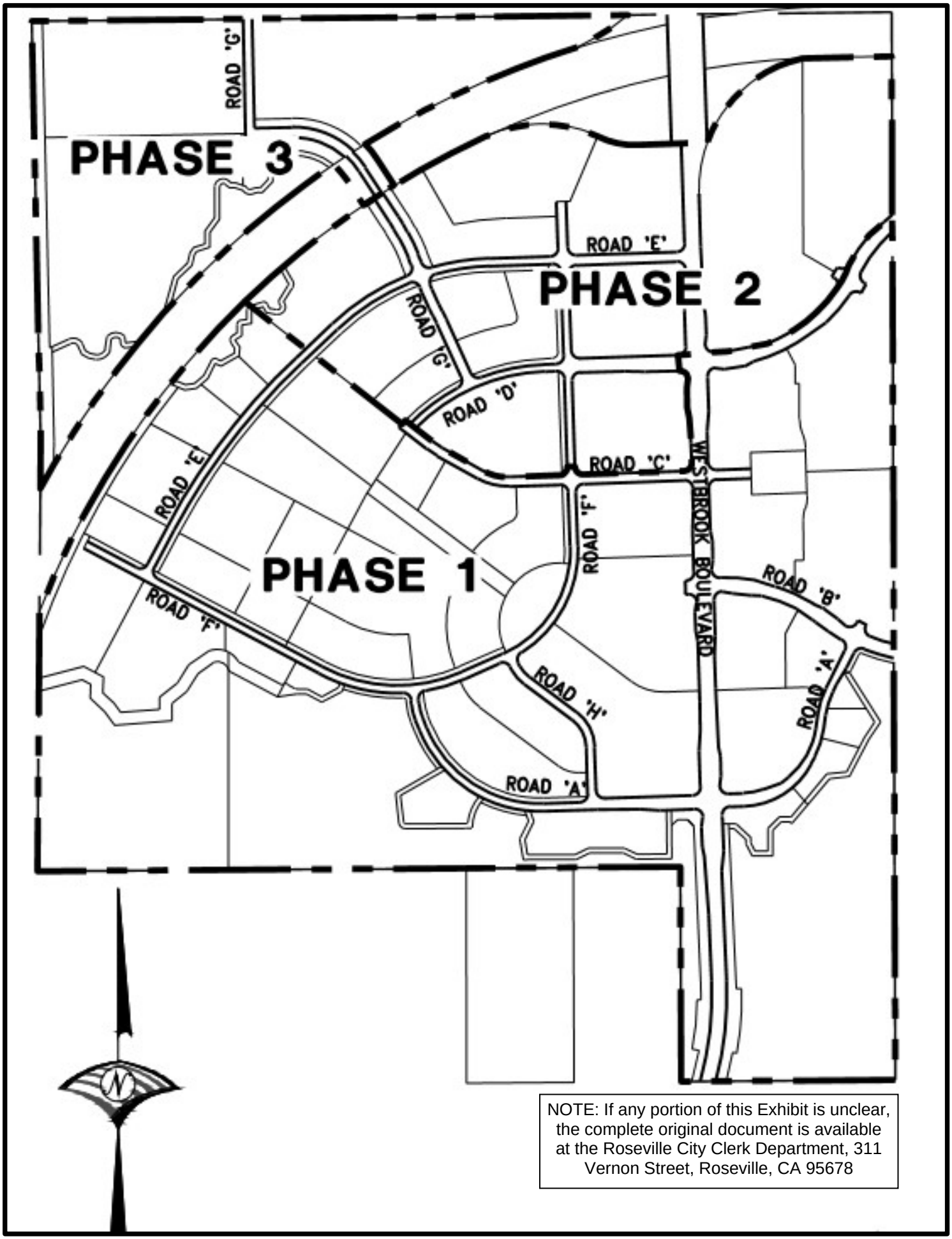
The paseo facilities will be built by the developer, without the formation of a fee program. These improvements will be an eligible facility to be funded and/or reimbursed by the project CFD when formed.

VII. Community Facilities District for Maintenance

The Developer will form a CFD for maintenance to finance the cost of operating and maintaining streets, landscaping, open space, parks, trails, paseos and storm water in the Project. A Rate and Method of Apportionment will be required in establishing a method of tax, a maximum special tax amount, and any escalation factors that will be implemented to allow the annual special tax to keep pace with inflation. **Table 8** details the quantities and cost assumptions to be used in the formation of the CFD with the exception of open space related items, while **Table 9** allocates the costs across the various product types to estimate the special tax amount. An updated Property Analysis Record ("PAR") will be required prior to CFD formation and based on 404 permit conditions, an inventory of all environmentally sensitive/protected areas within the open space, approved improvements, any mitigation requirements, final drainage channel design, vehicular access for maintenance, ultimate width of transition area, all ARSP specific permits, and other requirements/improvements outlined in the Overarching Open Space Management Plan and consistent with state/federal permits.

The maintenance CFD does not include the 645.5 acres of off-site open space. These parcels will be either conveyed to the City, pending agreed upon parameters for acceptance or deeded to a third party entity. If the City accepts these parcels, landowner shall annex these sites into the CFD for maintenance prior to formation. A PAR analysis for the cost of service shall be prepared prior to annexation.

Map 1 - Phasing



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PHASING PLAN

AMORUSO RANCH

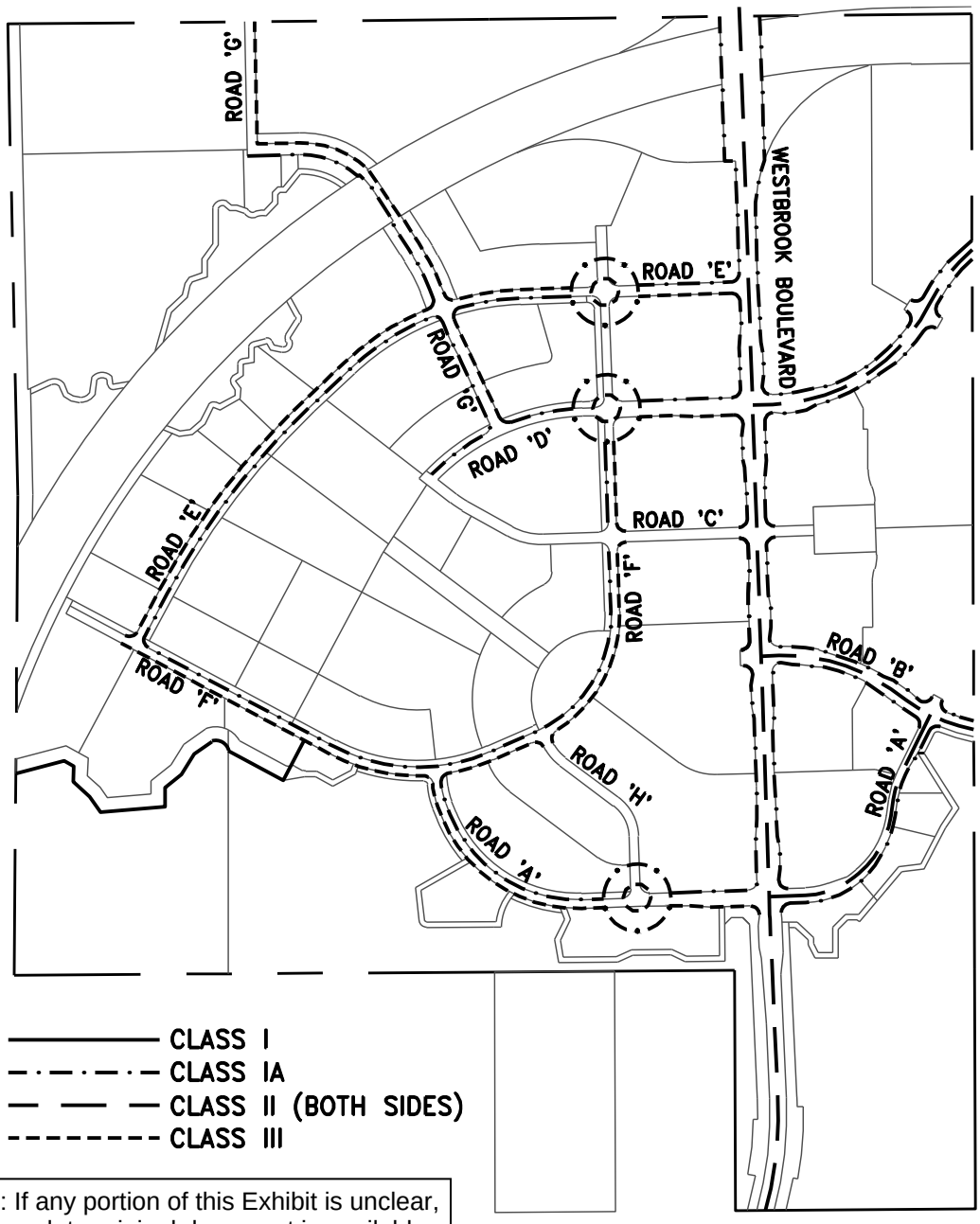
BROOKFIELD RESIDENTIAL

ROSEVILLE **CALIFORNIA**

1000' 500' 0 1000'

SCALE: 1" = 1000'

MAP 2



CLASS I
CLASS IA
CLASS II (BOTH SIDES)
CLASS III

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St, Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

Table 1

Amoruso Ranch Specific Plan - Park Financing Plan
Amoruso Ranch Parks Acreage

Park Type	Assumption	Acres Required	Acres Provided	Surplus/ (Deficit)
Population(2.61/pph)	*7,376*			
Neighborhood Park	3 acres/1,000 pop.	22.14	22.14	0.00
Citywide Park	3 acres/1,000 pop.	22.14	0.00	-22.14
Open Space[2]	3 acres/1,000 pop.	22.14	134.81	112.67
Total Park Land		**66.30**	**156.95**	

Footnotes:

[1]Persons per household per Amoruso Ranch Specific Plan.

[2]See detailed breakdown of open space acres on Table 8. Credit provided for preserve area and avoidance area only.

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Table 2

Amoruso Ranch Specific Plan - Park Financing Plan
Neighborhood Park Costs (2016$)

Item	Phase 1 Acres	Phase 1 Amount	Buildout Acres	Buildout Amount
Neighborhood Park				
AR-60	-	-	1.28	$374,677.00
Contingency (15%)		-		$56,201.55
Soft Costs (13%)		-		$56,014.21
Subtotal		-		**$486,892.76**
AR-61	1.87	$411,755.50	1.87	$411,755.50
Contingency (15%)		$61,763.33		$61,763.33
Soft Costs (13%)		$61,557.45		$61,557.45
Subtotal		**$535,076.27**		**$535,076.27**
AR-62	-	-	10.11	$2,064,735.00
Contingency (15%)		-		$309,710.25
Soft Costs (13%)		-		$308,677.88
Subtotal		-		**$2,683,123.13**
AR-63	1.72	$520,878.00	1.72	$520,878.00
Contingency (15%)		$78,131.70		$78,131.70
Soft Costs (13%)		$77,871.26		$77,871.26
Subtotal		**$676,880.96**		**$676,880.96**
AR-64	2.12	$746,150.50	2.12	$746,150.50
Contingency (15%)		$111,922.58		$111,922.58
Soft Costs (13%)		$111,549.50		$111,549.50
Subtotal		**$969,622.57**		**$969,622.57**
AR-66	3.04	$893,350.00	3.04	$893,350.00
Contingency (15%)		$134,002.50		$134,002.50
Soft Costs (13%)		$133,555.83		$133,555.83
Subtotal		**$1,160,908.33**		**$1,160,908.33**
AR-67	2.00	$480,750.00	2.00	$480,750.00
Contingency (15%)		$72,112.50		$72,112.50
Soft Costs (13%)		$71,872.13		$71,872.13
Subtotal		**$624,734.63**		**$624,734.63**
Total	**10.75**	**$3,967,222.76**	**22.1**	**$7,137,238.65**

Source: The Collaborative West Opinion of Probable Costs 3/23/2016, & Kimley-Horn.

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Table 3

Amoruso Ranch Specific Plan - Park Financing Plan
Neighborhood Park Cost Allocation

	Source	Total	Residential				Non-Residential	
			LDR	MDR	HDR	CMU	CC	CMU
Acres		388.3	248.8	50.3	38.2	5.5	23.9	21.8
Units		2,826	1,302	542	873	109	-	-
Square Feet		476,524	-	-	-	-	238,948	237,576
Neighborhood Parks	**Table 2**	**$7,137,239**		*PPH*				*PPH*
Use Factor[1]			2.61	2.23	1.85	1.85	-	-
Total Use		6,423.09	3,398.22	1,208.55	1,614.71	201.61	-	-
Percentage of Total Use		100%	53%	19%	25%	3%		
Cost Allocated to Use			$3,776,051.65	$1,342,926.51	$1,794,237.69	$224,022.80		
Neighborhood Parks Allocation per Unit/Sq.Ft.			$2,900.19	$2,477.72	$2,055.26	$2,055.26	-	-

Footnotes:

[1]The persons per household ("PPH") use factor assumed here, matches the average PPH of the City with an LDR unit. To create a tiered fee, the assumed PPH for the MDR and HDR land uses are then shown at a reduced amount. This methodology is consistent with what was done in the prior SVSP and CSP. The prior specific plans used an average PPH of 2.54, and thus land uses were assinged a PPH of 2.54 (LDR), 2.17 (MDR), and 1.8 (HDR). The updated factors asume the same percentage allocation of costs by land use as the prior specific plans, by using a PPH of 2.61 (LDR), 2.23 (MDR), and 1.85 (HDR).

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Table 4

Amoruso Ranch Specific Plan - Park Financing Plan

Park Fee Revenue by Phase (Neighborhood/Community Park Component)

Item	Phase 1 Revenues			Build Out Revenues		
	Units	Rate[1]	Total[1]	Units	Rate[1]	Total[1]
Residential						
Low Density	848	$2,900.19	$2,459,363.90	1,302	$2,900.19	$3,776,051.65
Medium Density	275	$2,477.72	$681,374.15	542	$2,477.72	$1,342,926.51
High Density	372	$2,055.26	$764,554.89	982	$2,055.26	$2,018,260.49
Subtotal Residential			**$3,905,292.94**			**$7,137,238.65**
Nonresidential						
Community Commercial			$0.00			$0.00
Commercial/Mixed Use			$0.00			$0.00
Subtotal Nonresidential			**$0.00**			**$0.00**
Total Fee Program Revenue (Neighborhood Park)			**$3,905,292.94**			**$7,137,238.65**
Total Neighborhood Park Costs (Table 2)			$3,967,222.76			$7,137,238.65

Footnotes:

[1]This park significantly serves Phase 2. Early in the absorption of Phase 2 (approximatly 21 units), combined with funding from Phase 1, sufficient funding will be available to construct AR-61.

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Table 5

Amoruso Ranch Specific Plan - Park Financing Plan
Citywide Park Construction & In-Lieu Costs

	Rate
Citywide Park Fee Base Rate	**$2,111**
Land Fee Portion[1]	$657
Construction Fee Portion	$1,454
Amoruso Ranch Citywide Park Construction	
ARSP units	2,826
Construction Fee Portion per Unit	$1,454
Total Citywide Construction Amount	**$4,109,004**
Amoruso Ranch In-Lieu of Park Acreage	
ARSP Citywide Acres Required (per Table 1)	22.14
Land Value per Acre[2]	$135,000
Total In-Lieu Amount	**$2,988,900**
Total Citywide Park Funding	**$7,097,904**

Footnotes:

[1]This portion of the base fee is excluded to avoid double charging, as the ARSP will calculate the in-lieu portion of the fee based on $135,000/acre.

[2]Per adopted in-lieu fee for both SVSP and CSP.

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Table 6

Amoruso Ranch Specific Plan - Park Financing Plan
Citywide Park Cost (Construction and In-Lieu) Allocation

	Source	Total	Residential				Non-Residential	
			LDR	MDR	HDR	CMU	CC	CMU
Acres		388.3	248.8	50.3	38.2	5.5	23.9	21.8
Units		2,826	1,302	542	873	109	-	-
Square Feet		476,524	-	-	-	-	238,948	237,576
Citywide Parks (Construction)	**Table 5**	**$4,109,004**		*PPH*				*PPH*
Use Factor[1]			2.61	2.23	1.85	1.85	-	-
Total Use		6,423.09	3,398.22	1,208.55	1,614.71	201.61	-	-
Percentage of Total Use		100%	53%	19%	25%	3%		
Cost Allocated to Use			$2,173,923.57	$773,140.80	$1,032,966.70	$128,972.93		
Citywide Parks Construciton Allocation per Unit/Sq.Ft.			$1,669.68	$1,426.46	$1,183.24	$1,183.24	-	-
Citywide Parks (In-Lieu)	**Table 5**	**$2,988,900**		*PPH*				*PPH*
Use Factor[1]			2.61	2.23	1.85	1.85	-	-
Total Use		6,423.09	3,398.22	1,208.55	1,614.71	201.61	-	-
Percentage of Total Use		100%	53%	19%	25%	3%		
Cost Allocated to Use			$1,581,317.56	$562,384.59	$751,382.61	$93,815.24		
Citywide Parks In-Lieu Allocation per Unit/Sq.Ft.			$1,214.53	$1,037.61	$860.69	$860.69	-	-
Total Citywide Park		**$7,097,904**	**$2,884.21**	**$2,464.07**	**$2,043.93**	**$2,043.93**		

Footnotes:

[1]The persons per household ("PPH") use factor assumed here, matches the average PPH of the City with an LDR unit. To create a tiered fee, the assumed PPH for the MDR and HDR land uses are then shown at a reduced amount. This methodology is consistent with what was done in the prior SVSP and CSP. The prior specific plans used an average PPH of 2.54, and thus land uses were assinged a PPH of 2.54 (LDR), 2.17 (MDR), and 1.8 (HDR). The updated factors asume the same percentage allocation of costs by land use as the prior specific plans, by using a PPH of 2.61 (LDR), 2.23 (MDR), and 1.85 (HDR).

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Table 7

Amoruso Ranch Specific Plan - Park Financing Plan

Park Fee Revenue by Phase (Citywide Park Component)

Item	Phase 1 Revenues			Build Out Revenues		
	Units	Rate[1]	Total[1]	Units	Rate[1]	Total[1]
Residential						
Low Density	848	$2,884.21	$2,445,809.89	1,302	$2,884.21	$3,755,241.13
Medium Density	275	$2,464.07	$677,618.97	542	$2,464.07	$1,335,525.39
High Density	372	$2,043.93	$760,341.29	982	$2,043.93	$2,007,137.48
Subtotal Residential			**$3,883,770.15**			**$7,097,904.00**
Nonresidential						
Community Commercial			$0.00			$0.00
Commercial/Mixed Use			$0.00			$0.00
Subtotal Nonresidential			**$0.00**			**$0.00**
Total Fee Program Revenue (Citywide Park)			**$3,883,770.15**			**$7,097,904.00**
Total Citywide Cost			N/A			N/A

Footnotes:

[1]Per unit rates have been rounded to the nearest dollar. Totals for each land use may seem incorrect, but total fee program revenue matches cost estimates.

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Table 8

Amoruso Ranch Specific Plan - Park Financing Plan
Ongoing Maintenance and Landscape Costs

	Quantity	Cost per Unit[1]	Total Annual Cost
Residential/Nonresidential Cost Allocation			
Landscape Corridor/Median	17.0 acres	$10,325.00	$175,879.34
Paseos	10.7 acres	$10,325.00	$110,580.75
Bike Trail Maintenance	4,412 linear feet	$1.06	$4,676.72
Leaf Pick-Up[2]	8.4 miles	$61.31	$512.87
Streetsweeping	25.1 miles	$28.62	$718.23
Open Space			
NAPOTS[3]	49.2 acres	TBD	-
Preserve[3]	97.6 acres	TBD	-
Avoidance[3]	10.3 acres	TBD	-
Transition/Channel[3]	27.0 acres	TBD	-
Subtotal Open Space (Placeholder)[3]	184.0 acres	$575.00	$105,782.75
Subtotal Costs			**$398,150.65**
Repair/Replacement (sinking fund) (5%)			$19,907.53
City Administration			
Finance Department (3%)			$12,541.75
Parks Department (10%)			$41,805.82
Subtotal City Administration			**$54,347.56**
County Administration (1%)			$4,724.06
Total Costs (Residential/Nonresidential Shared)			**$477,129.81**
Residential Only Cost Allocation			
Neighborhood Parks[4]	22.1 acres	$10,300.00	$228,042.00
Stormwater Management	2,826 units	$25.00	$70,650.00
Subtotal Costs			**$298,692.00**
Repair/Replacement (sinking fund) (5%)			$14,934.60
City Administration			
Finance Department (3%)			$9,408.80
Parks Department (10%)			$31,362.66
Subtotal City Administration			**$40,771.46**
County Administration (1%)			$3,543.98
Total Costs (Residential Only)			**$357,942.04**
Total Costs			**$835,071.85**

Source: City of Roseville, ECORP, and Kimley Horn.

Footnotes:

[1]Cost estimates derived from indepth analysis of City costs done for SVSP. Those costs have then been applied to all specific plans since.

[2]1/3 of streetsweeping miles.

[3]The Cost per Unit for Open Space placeholder of $575 per year was derived by simply averaging the City's proposed annual open space cost per acre of $1,000 and the Developer proposed annual open space cost per acre of $150. The actual annual open space cost per acre will be determined at the time of the formation of the maintenance CFD for this project as outlined in the Development Agreement. The ultimate cost per acre could be above or below the aforementioned range, depending upon the 404 permit conditions, an inventory of all environmentally sensitive/protected areas within the open space, approved improvements, any mitigation requirements, vehicular access for maintenance, final drainage channel design, ultimate width of transition area, all ARSP specific permits, other improvements outlined in the Overarching Open Space Management Plan, state and federal permits, and established city maintenance standards.

[4]Includes developed and undeveloped.

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Table 9

Amoruso Ranch Specific Plan - Park Financing Plan
Approximate Allocation of Ongoing Operations and Maintenance Costs

	Source	Total	Residential				Non-Residential	
			LDR	MDR	HDR	CMU	CC	CMU
Acres		388.3	248.8	50.3	38.2	5.5	23.9	21.8
Units		2,826	1,302	542	873	109	-	-
Square Feet		476,524	-	-	-	-	238,948	237,576
Operations/Maintenance (Residential & Nonresidential)	**Table 8**	**$477,129.81**		*EDU Factor per Unit*			*EDU Factor per SQFT*	
Use Factor			1.00	1.00	0.62	0.62	1,500	1,800
Total Use		2,744.13	1,302.00	542.00	541.26	67.58	159.30	131.99
Percentage of Total Use		100%	47%	20%	20%	2%	6%	5%
Cost Allocated to Use			$226,382.89	$94,239.27	$94,110.60	$11,750.35	$27,697.77	$22,948.94
O/M Res. & Nonres. Allocation per Unit/Sq.Ft.			$173.87	$173.87	$107.80	$107.80	$0.12	$0.10
Operations/Maintenance (Residential Only)	**Table 8**	**$357,942.04**		*EDU Factor per Unit*			*EDU Factor per SQFT*	
Use Factor			1.00	1.00	0.62	0.62	-	-
Total Use		2,452.84	1,302.00	542.00	541.26	67.58	-	-
Percentage of Total Use		100%	53%	22%	22%	3%		
Cost Allocated to Use			$190,000.38	$79,093.86	$78,985.87	$9,861.92		
O/M Res. Only Allocation per Unit/Sq.Ft.			$145.93	$145.93	$90.48	$90.48	-	-
Cost Allocation Per Unit/Sq.Ft.		**$835,071.85**	**$319.80**	**$319.80**	**$198.28**	**$198.28**	**$0.12**	**$0.10**

Note: Costs will require adjustment upon completion of PAR for open space. See Table 8.

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Appendix A:

Amoruso Ranch Parks

Option of Costs (TheCollaborative West)

Opinion of Probable Costs

Amoruso Ranch Parks
Brookfield Homes
Prepared: CF Date: 21-Apr-16
Revised:

TheCollaborativeWest
100 Avenida Miramar
San Clemente, CA 92672
949-366-6624

SUMMARY

1	***AR-60***		
	1.28 AC	***Construction***	***244,860.00***
		Landscape	***129,817.00***
		Construction & Landscape	***374,677.00***
		Estimated Total with Contingency and Soft Cost	***486,892.76***
2	***AR-61***		
	1.87 AC	***Construction***	***214,080.00***
		Landscape	***197,675.50***
		Construction & Landscape	***411,755.50***
		Estimated Total with Contingency and Soft Cost	***535,076.27***
3	***AR-62***		
	10.11 AC	***Construction***	***1,243,260.00***
		Landscape	***821,475.00***
		Construction & Landscape	***2,064,735.00***
		Estimated Total with Contingency and Soft Cost	***2,683,123.13***
4	***AR-63***		
	1.72 AC	***Construction***	***397,265.00***
		Landscape	***123,613.00***
		Construction & Landscape	***520,878.00***
		Estimated Total with Contingency and Soft Cost	***676,880.96***
5	***AR-64***		
	2.12 AC	***Construction***	***538,920.00***
		Landscape	***207,230.50***
		Construction & Landscape	***746,150.50***
		Estimated Total with Contingency and Soft Cost	***969,622.57***
6	***AR-66***		
	3.04 AC	***Construction***	***664,950.00***
		Landscape	***228,400.00***
		Construction & Landscape	***893,350.00***
		Estimated Total with Contingency and Soft Cost	***1,160,908.33***
7	***AR-67***		
	2.0 AC	***Construction***	***303,200.00***
		Landscape	***177,550.00***
		Construction & Landscape	***480,750.00***
		Estimated Total with Contingency and Soft Cost	***624,734.63***
		Grand Total	***$7,137,238.65***
		Cost Per Acre	***$322,368.50***
		Cost Per Square Foot	***$7.40***

TCW has no control over the cost of labor, materials, equipment, or market conditions. TCW makes no warranty or representation that the actual cost will not vary from the Owner's budget or from this opinion of probable costs.

AR-60 (1.28 AC)

Item/Description	Qty.	Unit	Unit Price	Total
Construction				
Hardscape				
5' Walkways at Park (concrete)	6,945	sf	8.00	55,560.00
Half-court Basketball	1	ea	35,000.00	35,000.00
Masonry				
Entry Sign Wall	1	allow	8,000.00	8,000.00
Park Site Features				
Playground Structures	1	allow	80,000.00	80,000.00
Shade Structure	1	ea	30,000.00	30,000.00
Trash Receptacles	2	ea	800.00	1,600.00
Bench	10	ea	1,000.00	10,000.00
Picnic Tables	1	ea	2,200.00	2,200.00
Drinking Fountain	1	ea	5,000.00	5,000.00
Lighting				
Security Lighting	4	ea	3,000.00	12,000.00
Utilities				
Sanitary Sewer Service Stub	1	allow	2,000.00	2,000.00
Domestic Water Service Stub	1	allow	1,500.00	1,500.00
Storm Drain Service Stub	1	allow	2,000.00	2,000.00
			Construction Total	**$244,860.00**
Landscape				
Shrubs	21,411	sf	1.00	21,410.80
Turf (seed)	27,400	sf	0.35	9,590.00
Automatic Irrigation	48,811	sf	1.50	73,216.20
General SiteDrainage (HDPE Pipe w/ inlets)	1.28	ac	20,000.00	25,600.00
			Landscape Total	**$129,817.00**
			Construction & Landscape Total	**$374,677.00**
			15% Contingency	**$56,201.55**
			13% Soft Costs	**$56,014.21**
			Estimated Total	**$486,892.76**
			Cost per Acre	**$380,384.97**
			Cost Per SF	**$8.73**

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AR-61 (1.87 AC)

Item/Description	Qty.	Unit	Unit Price	Total
Construction				
Hardscape				
Paving at Shade Structure	670	sf	8.00	5,360.00
5' Walkways at Park (concrete)	5,965	sf	8.00	47,720.00
Masonry				
Entry Sign Wall	1	allow	8,000.00	8,000.00
Park Site Features				
Playground Structures	1	allow	80,000.00	80,000.00
Shade Structures at Tot Lot	1	ea	45,000.00	45,000.00
Trash Receptacles	2	ea	800.00	1,600.00
Bench	4	ea	1,000.00	4,000.00
Picnic Tables	2	ea	2,200.00	4,400.00
Drinking Fountain	1	ea	5,000.00	5,000.00
Lighting				
Security Lighting	2	ea	3,000.00	6,000.00
Utilities				
Sanitary Sewer Service Stub	1	allow	2,000.00	2,000.00
Recycled Water Stub	1	allow	1,500.00	1,500.00
Domestic Water Service Stub	1	allow	1,500.00	1,500.00
Storm Drain Service Stub	1	allow	2,000.00	2,000.00
			Construction Total	**$214,080.00**
Landscape				
Shrubs	33,622	sf	1.00	33,622.20
Turf (seed)	41,200	sf	0.35	14,420.00
Automatic Irrigation	74,822	sf	1.50	112,233.30
General SiteDrainage (HDPE Pipe w/ inlets)	1.87	ac	20,000.00	37,400.00
			Landscape Total	**$197,675.50**
			Construction & Landscape Total	**$411,755.50**
			15% Contingency	**$61,763.33**
			13% Soft Costs	**$61,557.45**
			Estimated Total	**$535,076.27**
			Cost per Acre	**$286,137.04**
			Cost Per SF	**$6.57**

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AR-62 (10.11 AC)

Item/Description	Qty.	Unit	Unit Price	Total
Construction				
Hardscape				
Paving at Pavillion/Overhead Structures (Concrete)	900	sf	8.00	7,200.00
Asphalt Paving at Parking Lot w/ Aggregate Base	32,720	sf	3.00	98,160.00
Walkways at Park (natural gray, light wash finish)	15,800	sf	8.00	126,400.00
Masonry				
Entry Sign Wall	1	ea	8,000.00	8,000.00
Park Site Features				
Playground Structures	1	allow	80,000.00	80,000.00
Basketball Court	2	ea	35,000.00	70,000.00
Shade Structure at Playground Area	1	ea	40,000.00	40,000.00
Trash Receptacles	10	ea	800.00	8,000.00
Picnic Tables	5	ea	2,200.00	11,000.00
6' Benches	12	ea	1,000.00	12,000.00
Drinking Fountain	4	ea	5,000.00	20,000.00
Restroom Building / Snack Shop	1	allow	300,000.00	300,000.00
Ball Fields				
Baseball (Outfield and Infield)	3	ea	100,000.00	300,000.00
Soccer Field Overlay	1	ea	58,000.00	58,000.00
Fencing (Chainlink)	750	lf	50.00	37,500.00
Lighting				
Security Lighting	20	ea	3,000.00	60,000.00
Utilities				
Sanitary Sewer Service Stub	1	allow	2,000.00	2,000.00
Domestic Water Service Stub	1	allow	1,500.00	1,500.00
Recycled Water Service Stub	1	allow	1,500.00	1,500.00
Storm Drain Service Stub	1	allow	2,000.00	2,000.00
			Construction Total	**$1,243,260.00**

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AR-62 (10.11 AC)

Item/Description	Qty.	Unit	Unit Price	Total
Landscape				
Shrubs	40,200	sf	1.00	40,200.00
Turf (seed)	109,500	sf	0.35	38,325.00
Automatic Irrigation	360,500	sf	1.50	540,750.00
General SiteDrainage (HDPE Pipe w/ inlets)	10.11	ac	20,000.00	202,200.00
			Landscape Total	**$821,475.00**
			Construction & Landscape Total	**$2,064,735.00**
			15% Contingency	**$309,710.25**
			13% Soft Costs	**$308,677.88**
			Estimated Total	**$2,683,123.13**
			Cost per Acre	**$265,392.99**
			Cost Per SF	**$6.09**

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AR-63 (1.72 AC)

Item/Description	Qty.	Unit	Unit Price	Total
Construction				
Hardscape				
Bark Mulch/DG at Dog Park	26,835	sf	3.00	80,505.00
Paving at Shade Structure	1,425	sf	8.00	11,400.00
5' wide walkways at park (concrete)	2,650	sf	8.00	21,200.00
10' wide multi-purpose trail at park (concrete)	2,270	sf	8.00	18,160.00
Masonry				
Entry Sign Wall	1	allow	8,000.00	8,000.00
Metal				
5'-6" Dog Park Fencing	1,000	lf	50.00	50,000.00
Metal Dog Park Gates	4	ea	250.00	1,000.00
Park Site Features				
Shade Structure	2	ea	45,000.00	90,000.00
Playground Equipment	1	allow	80,000.00	80,000.00
Trash Receptacles	4	ea	800.00	3,200.00
Benches	7	ea	1,000.00	7,000.00
Picnic Tables	4	ea	2,200.00	8,800.00
Drinking Fountain	1	ea	5,000.00	5,000.00
Lighting				
Security Lighting	2	ea	3,000.00	6,000.00
Utilities				
Sanitary Sewer Service Stub	1	allow	2,000.00	2,000.00
Domestic Water Service Stub	1	allow	1,500.00	1,500.00
Recycled Water Service Stub	1	allow	1,500.00	1,500.00
Storm Drain Service Stub	1	allow	2,000.00	2,000.00
			Construction Total	**$397,265.00**
Landscape				
Shrubs	18,443	sf	1.00	18,443.20
Turf (seed)	23,300	sf	0.35	8,155.00
Automatic Irrigation	41,743	sf	1.50	62,614.80
General SiteDrainage (HDPE Pipe w/ inlets)	1.72	ac	20,000.00	34,400.00
			Landscape Total	**$123,613.00**
			Construction & Landscape Total	**$520,878.00**
			15% Contingency	**$78,131.70**
			13% Soft Costs	**$77,871.26**
			Estimated Total	**$676,880.96**
			Cost per Acre	**$393,535.44**
			Cost Per SF	**$9.03**

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AR-64 (2.12 AC)

Item/Description	Qty.	Unit	Unit Price	Total
Construction				
Hardscape				
Concrete Paving at Shade Structure	4,500	sf	8.00	36,000.00
5' Walkway (concrete)	11,815	sf	8.00	94,520.00
8' Walk (concrete)	7,600	sf	8.00	60,800.00
Masonry				
Entry Sign Wall	1	allow	8,000.00	8,000.00
Park Site Features				0.00
Playground Equipment	1	allow	80,000.00	80,000.00
Shade Structures	3	ea	45,000.00	135,000.00
Canvas Structure at Shaded Seating Area	1	ea	65,000.00	65,000.00
Crossfit Stations	3	ea	2,000.00	6,000.00
Trash Receptacles	4	ea	800.00	3,200.00
Benches	6	ea	1,000.00	6,000.00
Bike Racks	1	ea	1,200.00	1,200.00
Drinking Fountain	1	ea	5,000.00	5,000.00
Picnic Tables	6	ea	2,200.00	13,200.00
Lighting and Electrical				
Security Lighting	6	ea	3,000.00	18,000.00
Utilities				
Sanitary Sewer Service Stub	1	allow	2,000.00	2,000.00
Domestic Water Service Stub	1	allow	1,500.00	1,500.00
Recycled Water Service Stub	1	allow	1,500.00	1,500.00
Storm Drain Service Stub	1	allow	2,000.00	2,000.00
			Construction Total	**$538,920.00**
Landscape				
Planting	43,432	sf	1.00	43,432.20
Turf (sod)	25,000	sf	0.75	18,750.00
Automatic Irrigation	68,432	sf	1.50	102,648.30
General SiteDrainage (HDPE Pipe w/ inlets)	2.12	ac	20,000.00	42,400.00
			Landscape Total	**$207,230.50**
			Construction & Landscape Total	**$746,150.50**
			15% Contingency	**$111,922.58**
			13% Soft Costs	**$111,549.50**
			Estimated Total	**$969,622.57**
			Cost per Acre	**$457,369.14**
			Cost Per SF	**$10.50**

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AR-66 (3.04 AC)

Item/Description	Qty.	Unit	Unit Price	Total
Construction				
Hardscape				
Paving at Picnic Area	8,000	sf	8.00	64,000.00
Paving at Stage	1,200	sf	8.00	9,600.00
Walkways at Park (natural gray w/ finish)	12,000	sf	8.00	96,000.00
Surfacing at Game Area	6,750	sf	3.00	20,250.00
Surfacing at Bocce Courts	1,500	sf	3.00	4,500.00
Surfacing at Hard Courts	700	sf	10.00	7,000.00
Mowcurb at Horseshoes and Bocce	400	lf	15.00	6,000.00
Masonry				
Entry Sign Wall	1	allow	8,000.00	8,000.00
Park Site Features				
Playground Structures	1	allow	80,000.00	80,000.00
Covered Stage (Shade Sail)	1	allow	75,000.00	75,000.00
Restroom Building	1	allow	170,000.00	170,000.00
30' high Flag Pole	1	ea	600.00	600.00
Trash Receptacles	10	ea	800.00	8,000.00
Picnic Tables	20	ea	2,200.00	44,000.00
6' Benches	30	ea	1,000.00	30,000.00
Drinking Fountain	1	ea	5,000.00	5,000.00
Lighting				
Security Lighting	10	ea	3,000.00	30,000.00
Utilities				
Sanitary Sewer Service Stub	1	allow	2,000.00	2,000.00
Domestic Water Service Stub	1	allow	1,500.00	1,500.00
Recycled Water Stub	1	allow	1,500.00	1,500.00
Storm Drain Service Stub	1	allow	2,000.00	2,000.00
			Construction Total	**$664,950.00**
Landscape				
Shrubs	30,500	sf	1.00	30,500.00
Turf (sod)	40,600	sf	0.75	30,450.00
Automatic Irrigation	71,100	sf	1.50	106,650.00
General SiteDrainage (HDPE Pipe w/ inlets)	3.04	ac	20,000.00	60,800.00
			Landscape Total	**$228,400.00**
			Construction & Landscape Total	**$893,350.00**
			15% Contingency	**$134,002.50**
			13% Soft Costs	**$133,555.83**
			Estimated Total	**$1,160,908.33**
			Cost per Acre	**$381,877.74**
			Cost Per SF	**$8.77**

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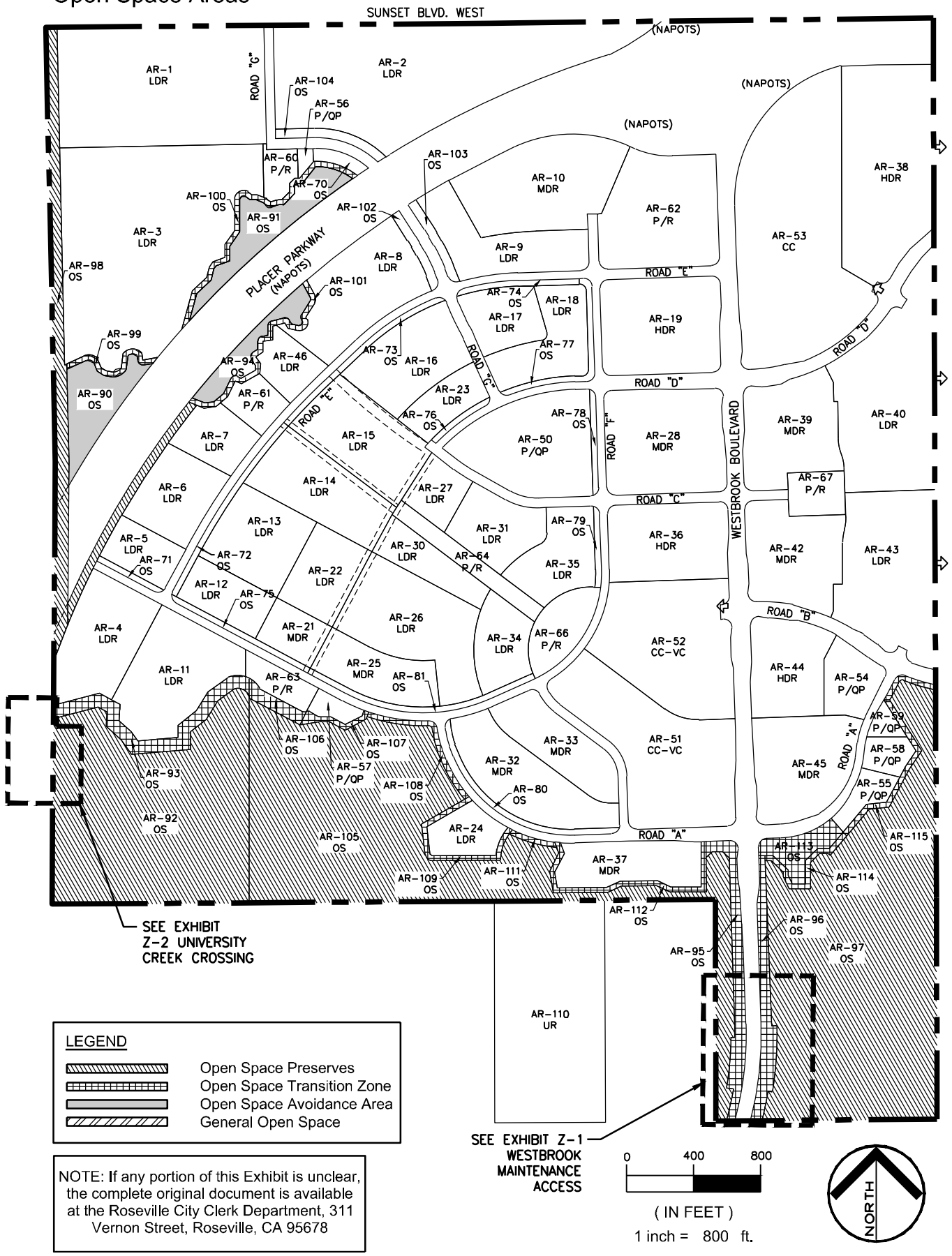
AR-67 (2.0 AC)

Item/Description	Qty.	Unit	Unit Price	Total
Construction				
Hardscape				
Paving at Shade Structure	2,000	sf	8.00	16,000.00
5' Walkways at Park (concrete)	8,350	sf	8.00	66,800.00
Masonry				
Entry Sign Wall	1	allow	8,000.00	8,000.00
Park Site Features				
Playground Structures & Surfaces	1	allow	80,000.00	80,000.00
Shade Structure	2	ea	45,000.00	90,000.00
Trash Receptacles	2	ea	800.00	1,600.00
Picnic Tables	4	ea	2,200.00	8,800.00
6' Benches	8	ea	1,000.00	8,000.00
Drinking Fountain	1	ea	5,000.00	5,000.00
Lighting				
Security Lighting	4	ea	3,000.00	12,000.00
Utilities				
Sanitary Sewer Service Stub	1	allow	2,000.00	2,000.00
Domestic Water Service Stub	1	allow	1,500.00	1,500.00
Recycled Water Service Stub	1	allow	1,500.00	1,500.00
Storm Drain Service Stub	1	allow	2,000.00	2,000.00
			Construction Total	**$303,200.00**
Landscape				
Shrubs	6,920	sf	1.00	6,920.00
Turf (seed)	65,000	sf	0.35	22,750.00
Automatic Irrigation	71,920	sf	1.50	107,880.00
General SiteDrainage (HDPE Pipe w/ inlets)	2.00	ac	20,000.00	40,000.00
			Landscape Total	**$177,550.00**
			Construction & Landscape Total	**$480,750.00**
			15% Contingency	**$72,112.50**
			13% Soft Costs	**$71,872.13**
			Estimated Total	**$624,734.63**
			Cost per Acre	**$312,367.31**
			Cost Per SF	**$7.17**

TCW has no control over the cost of labor, materials, equipment, or market conditions. TCW makes no warranty or representation that the actual cost will not vary from the Owner's budget or from this opinion of probable costs.

Exhibit Y
Open Space Areas



NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Exhibit AA
DUE Allocation to Specific Plan Parcels for CSP Reimbursements

Amoruso Ranch Specific Plan		**Specific Plan**											
Parcel	Specific Plan Land Use	Acres	Units	Density	Water EDU's	% of ARSP Water EDUs	Sewer EDUs	% of ARSP Sewer EDUs	Recycled Water EDUs	% of ARSP R.W. EDUs	Traffic EDUs	% of ARSP Traffic EDUs
AR-1	LDR	20.2	70	3.4	85	4.41%	70	2.65%	85	4.41%	70	2.24%
AR-2	LDR	24.7	101	4.1	101	5.25%	101	3.83%	101	5.25%	101	3.23%
AR-3	LDR	27.3	84	3.1	102	5.30%	84	3.18%	102	5.30%	84	2.68%
AR-4	LDR	7.2	31	4.3	31	1.61%	31	1.18%	31	1.61%	31	0.99%
AR-5	LDR	2.4	9	3.8	9	0.47%	9	0.34%	9	0.47%	9	0.29%
AR-6	LDR	5.4	25	4.7	25	1.30%	25	0.95%	25	1.30%	25	0.80%
AR-7	LDR	3.1	20	6.4	14	0.74%	20	0.76%	14	0.74%	20	0.64%
AR-8	LDR	8.4	56	6.6	40	2.09%	56	2.12%	40	2.09%	56	1.79%
AR-9	LDR	6.3	42	6.7	30	1.56%	42	1.59%	30	1.56%	42	1.34%
AR-11	LDR	8.3	38	4.6	38	1.97%	38	1.44%	38	1.97%	38	1.21%
AR-12	LDR	3.1	16	5.1	14	0.72%	16	0.61%	14	0.72%	16	0.51%
AR-13	LDR	5.4	30	5.6	26	1.35%	30	1.14%	26	1.35%	30	0.96%
AR-14	LDR	7.5	50	6.7	36	1.86%	50	1.90%	36	1.86%	50	1.60%
AR-15	LDR	7.3	49	6.7	35	1.82%	49	1.86%	35	1.82%	49	1.57%
AR-16	LDR	6.6	45	6.9	32	1.68%	45	1.71%	32	1.68%	45	1.44%
AR-17	LDR	3.6	24	6.6	17	0.89%	24	0.91%	17	0.89%	24	0.77%
AR-18	LDR	5.1	33	6.5	24	1.23%	33	1.25%	24	1.23%	33	1.05%
AR-22	LDR	6.0	32	5.3	28	1.44%	32	1.21%	28	1.44%	32	1.02%
AR-23	LDR	2.8	19	6.9	14	0.71%	19	0.72%	14	0.71%	19	0.61%
AR-24	LDR	2.5	12	4.8	12	0.62%	12	0.45%	12	0.62%	12	0.38%
AR-26	LDR	9.3	48	5.2	42	2.17%	48	1.82%	42	2.17%	48	1.53%
AR-27	LDR	2.5	15	6.0	13	0.68%	15	0.57%	13	0.68%	15	0.48%
AR-30	LDR	2.9	13	4.5	13	0.68%	13	0.49%	13	0.68%	13	0.42%
AR-31	LDR	4.4	27	6.1	19	1.01%	27	1.02%	19	1.01%	27	0.86%
AR-34	LDR	3.2	14	4.4	14	0.73%	14	0.53%	14	0.73%	14	0.45%
AR-35	LDR	4.8	20	4.2	20	1.04%	20	0.76%	20	1.04%	20	0.64%
AR-40	LDR	14.4	81	5.6	70	3.65%	81	3.07%	70	3.65%	81	2.59%
AR-43	LDR	12.1	82	6.8	59	3.05%	82	3.11%	59	3.05%	82	2.62%
AR-46	LDR	2.4	13	5.5	11	0.59%	13	0.49%	11	0.59%	13	0.42%
Low Density Residential		**219.0**	**1,099**	**156.8**	**974**	**51%**	**1,099**	**42%**	**974**	**51%**	**1,099**	**35%**

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Amoruso Ranch Specific Plan		**Specific Plan**											
Parcel	Specific Plan Land Use	Acres	Units	Density	Water EDU's	% of ARSP Water EDUs	Sewer EDUs	% of ARSP Sewer EDUs	Recycled Water EDUs	% of ARSP R.W. EDUs	Traffic EDUs	% of ARSP Traffic EDUs
AR-10	MDR	10.5	138	13.1	66	3.44%	138	5.23%	66	3.44%	138	4.41%
AR-21	MDR	2.1	15	7.3	11	0.56%	15	0.57%	11	0.56%	15	0.48%
AR-25	MDR	5.3	38	7.2	27	1.41%	38	1.44%	27	1.41%	38	1.21%
AR-28	MDR	10.2	129	12.7	62	3.22%	129	4.89%	62	3.22%	129	4.12%
AR-32	MDR	7.8	58	7.4	42	2.16%	58	2.20%	42	2.16%	58	1.85%
AR-33	MDR	5.1	42	817.0	12	0.64%	42	1.59%	12	0.64%	42	1.34%
AR-37	MDR	5.0	39	7.8	28	1.45%	39	1.48%	28	1.45%	39	1.25%
AR-39	MDR	7.8	66	8.5	36	1.85%	66	2.50%	36	1.85%	66	2.11%
AR-42	MDR	7.5	76	10.1	41	2.13%	76	2.88%	41	2.13%	76	2.43%
AR-45	MDR	8.0	94	11.8	51	2.63%	94	3.56%	51	2.63%	94	3.00%
Medium Density Residential		**69.3**	**695**	**902.9**	**375**	**19%**	**695**	**26%**	**375**	**19%**	**695**	**22%**
AR-19	HDR	9.3	230	24.6	68	3.53%	157	5.97%	68	3.53%	141	4.51%
AR-36	HDR	7.5	113	14.9	54	2.82%	77	2.93%	54	2.82%	69	2.22%
AR-38	HDR	15.1	380	25.2	112	5.82%	260	9.86%	112	5.82%	233	7.46%
AR-44	HDR	5.9	150	25.4	44	2.30%	103	3.89%	44	2.30%	92	2.94%
High Density Residential		**37.9**	**873**	**90.1**	**278**	**14%**	**597**	**23%**	**278**	**14%**	**536**	**17%**
AR-51	CC-VC		91		44	2.27%	62	2.36%	44	2.27%	56	1.79%
AR-51	CC-VC	14.3			62	3.21%	55	2.07%	62	3.21%	190	6.08%
AR-52	CC-VC		68		33	1.70%	47	1.76%	33	1.70%	42	1.33%
AR-52	CC-VC	13.0			56	2.92%	50	1.88%	56	2.92%	173	5.53%
AR-53	CC	23.7			103	5.33%	34	1.27%	103	5.33%	338	10.79%
Community Commercial		**51.0**	**159**		**297**	**15%**	**247**	**9%**	**297**	**15%**	**799**	**26%**
TOTAL		**377.1**	**2,826**	**7.5**	**1,925**	**100%**	**2,638**	**100%**	**1,925**	**100%**	**3,129**	**100%**

Note:

[1] One Water EDU = 600 gpd (Based on Table 1 of the ARSP Water Master Plan Final Report, February 2016)

[2] One Sewer EDU = 190 gpd (Based on Table 1 of the ARSP Wastewater Master Plan Final Report, February 2016)

[3] One Recycled Water EDU = 600 gpd (Based on Table 1 of the ARSP Recycled Water Master Plan Final Report, February 2016)

[4] Based on Table 6 of the ARSP Final Traffic Study, December 5, 2015

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LARGE LOT TENTATIVE MAP

AMORUSO RANCH

3884 WESTBROOK BOULEVARD

CITY OF ROSEVILLE, CALIFORNIA

JANUARY 17, 2022

PROJECT NOTES

RECORD OWNER
JENNIFER M. AMORUSO, SUCCESSOR TRUSTEE
AMORUSO FAMILY LIVING TRUST
PO BOX 640
PLYMOUTH, CA 95669

APPLICANT
BROOKFIELD RESIDENTIAL
2271 LAVA RIDGE CT, SUITE 220
ROSEVILLE, CA 95661
CONTACT: JOHN NORMAN
PHONE: (916) 783-1177

ENGINEER/ PLANNER
WOOD RODGERS INC.
3301 'C' STREET, BLDG. 1008
SACRAMENTO, CA 95816
CONTACT: PAUL KLEIN, PE #48367
STAN MEITE
PHONE: (916) 341-7760

ASSESSORS PARCEL NUMBERS
017-470-001 THROUGH ...-046 &
017-480-001 THROUGH ...-058

AREA
674.4 ± ACRES

NUMBER OF PARCELS
101 LARGE LOT PARCELS

EXISTING USE
VACANT

PROPOSED USE
FUTURE PLANNED DEVELOPMENT

EXISTING ZONING
F-B-X

PROPOSED ZONING
SEE LAND USE SUMMARY BELOW

PARK DISTRICT
CITY OF ROSEVILLE

FIRE PROTECTION
CITY OF ROSEVILLE

SCHOOL DISTRICT
ROSEVILLE CITY SCHOOL DISTRICT
ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT

SEWER
CITY OF ROSEVILLE

STORM DRAIN
CITY OF ROSEVILLE

WATER
CITY OF ROSEVILLE

ELECTRICITY
CITY OF ROSEVILLE

GAS
PG&E

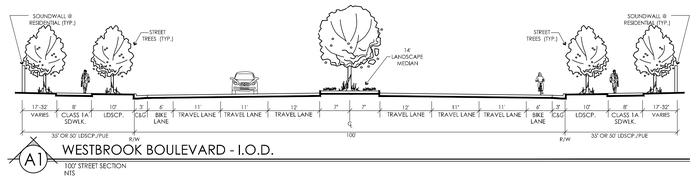
NOTE:

1) SUBDIVIDER(S) RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT.
2) A 10' P.U.E. SHALL BE LOCATED ADJACENT TO ALL PUBLIC STREETS UNLESS OTHERWISE SHOWN ON THIS EXHIBIT.
3) MASTER PARCEL NUMBERING IS FOR IDENTIFICATION PURPOSES ONLY AND DOES NOT INDICATE PHASING ORDER OF DEVELOPMENT.
4) ALL EXISTING STRUCTURES TO BE REMOVED AND ALL EXISTING WELLS TO BE ABANDONED.
5) EXISTING TOPOGRAPHY PROVIDED BY OTHERS.
6) THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
7) THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
8) PURSUANT TO SECTION 66499.20.2 OF THE SUBDIVISION MAP ACT, THE LAND SHOWN HEREON IS HEREBY TO BE MERGED AND RE-SUBDIVIDED.
9) MASTER PARCEL LINES SHOWN HEREON ARE SUBJECT TO CHANGE AS ACCESS, PUBLIC UTILITIES AND/OR PHASING REQUIREMENTS DICTATE.
10) TEMPORARY ACCESS EASEMENTS TO BE ABANDONED & RE-LOCATED ON SUBSEQUENT SMALL LOT TENTATIVE MAPS.
11) FUTURE PUBLIC LANDS, INCLUDING THE WELL SITE, SEWER LIFT STATION, FIRE STATION, OPEN SPACE, DRAINAGE CHANNELS, PARKS AND THE FUTURE PLACER PARKWAY ALIGNMENT TO BE DEDICATED TO THE CITY AS AN IRREVOCABLE OFFER OF DEDICATION (IOD), SCHOOL SITE IS EXCLUDED.
12) OFF-SITE DRAINAGE IMPROVEMENTS TO BE CONSTRUCTED PER SPECIFIC PLAN DRAINAGE STUDY AND DEVELOPMENT AGREEMENT.

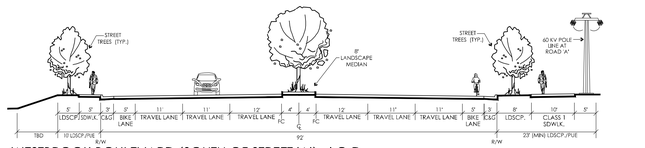
LAND USE SUMMARY

LOT NO.	GENERAL PLAN DESIGNATION	ZONING	LAND USE DESCRIPTION	GROSS ACRE
AR-1	LDR	R1	LOW DENSITY RESIDENTIAL	20.2
AR-2	LDR	R1	LOW DENSITY RESIDENTIAL	24.7
AR-3	LDR	R1	LOW DENSITY RESIDENTIAL	27.3
AR-4	LDR	RS/DS	LOW DENSITY RESIDENTIAL	7.2
AR-5	LDR	RS/DS	LOW DENSITY RESIDENTIAL	2.4
AR-6	LDR	RS/DS	LOW DENSITY RESIDENTIAL	5.4
AR-7	LDR	RS/DS	LOW DENSITY RESIDENTIAL	3.1
AR-8	LDR	RS/DS	LOW DENSITY RESIDENTIAL	8.4
AR-9	LDR	RS/DS	LOW DENSITY RESIDENTIAL	6.3
AR-11	LDR	RS/DS	LOW DENSITY RESIDENTIAL	8.2
AR-12	LDR	RS/DS	LOW DENSITY RESIDENTIAL	3.1
AR-13	LDR	RS/DS	LOW DENSITY RESIDENTIAL	5.4
AR-14	LDR	RS/DS	LOW DENSITY RESIDENTIAL	7.5
AR-15	LDR	RS/DS	LOW DENSITY RESIDENTIAL	7.4
AR-16	LDR	RS/DS	LOW DENSITY RESIDENTIAL	6.6
AR-17	LDR	RS/DS	LOW DENSITY RESIDENTIAL	3.6
AR-18	LDR	RS/DS	LOW DENSITY RESIDENTIAL	5.1
AR-22	LDR	RS/DS	LOW DENSITY RESIDENTIAL	6.0
AR-23	LDR	RS/DS	LOW DENSITY RESIDENTIAL	2.8
AR-24	LDR	RS/DS	LOW DENSITY RESIDENTIAL	2.5
AR-26	LDR	RS/DS	LOW DENSITY RESIDENTIAL	9.3
AR-27	LDR	RS/DS	LOW DENSITY RESIDENTIAL	2.4
AR-30	LDR	RS/DS	LOW DENSITY RESIDENTIAL	2.9
AR-31	LDR	RS/DS	LOW DENSITY RESIDENTIAL	4.4
AR-34	LDR	RS/DS	LOW DENSITY RESIDENTIAL	3.2
AR-35	LDR	RS/DS	LOW DENSITY RESIDENTIAL	4.8
AR-40	LDR	RS/DS	LOW DENSITY RESIDENTIAL	14.4
AR-43	LDR	RS/DS	LOW DENSITY RESIDENTIAL	12.1
AR-46	LDR	RS/DS	LOW DENSITY RESIDENTIAL	2.4
	SUBTOTAL			**219.1**
AR-10	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	10.5
AR-21	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	2.0
AR-25	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	5.3
AR-28	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	10.2
AR-32	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	7.8
AR-33	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	5.1
AR-37	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	5.0
AR-39	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	7.8
AR-42	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	7.5
AR-45	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	8.0
	SUBTOTAL			**69.3**
AR-19	HDR	R3	HIGH DENSITY RESIDENTIAL (AFF.)	9.3
AR-36	HDR	R3	HIGH DENSITY RESIDENTIAL	7.5
AR-38	HDR	R3	HIGH DENSITY RESIDENTIAL	15.1
AR-44	HDR	R3	HIGH DENSITY RESIDENTIAL (AFF.)	5.9
	SUBTOTAL			**37.8**
AR-50	P/QP	P/QP	SCHOOL	9.6
AR-54	P/QP	P/QP	FIRE STATION	2.9
AR-55	P/QP	P/QP	PUBLIC/ QUASI-PUBLIC	1.5
AR-56	P/QP	P/QP	PUBLIC/ QUASI-PUBLIC	0.3
AR-57	P/QP	P/QP	PUBLIC/ QUASI-PUBLIC	0.9
AR-58	P/QP	P/QP	PUBLIC/ QUASI-PUBLIC	1.3
AR-59	P/QP	P/QP	PUBLIC/ QUASI-PUBLIC	0.7
	SUBTOTAL			**17.1**
AR-51	CC/VC	CMU/SA	COMMUNITY COMMERCIAL	14.2
AR-52	CC/VC	CMU/SA	COMMUNITY COMMERCIAL	13.0
AR-53	CC	C/C	COMMUNITY COMMERCIAL	23.7
	SUBTOTAL			**50.8**
AR-60	P/R	P/R	PARKS & RECREATION	1.3
AR-61	P/R	P/R	PARKS & RECREATION	1.9
AR-62	P/R	P/R	PARKS & RECREATION	10.3
AR-63	P/R	P/R	PARKS & RECREATION	1.7
AR-64A	P/R	P/R	PARKS & RECREATION	0.7
AR-64B	P/R	P/R	PARKS & RECREATION	1.8
AR-66	P/R	P/R	PARKS & RECREATION	2.9
AR-67	P/R	P/R	PARKS & RECREATION	2.0
	SUBTOTAL			**22.6**
AR-70	OS	OS	OPEN SPACE/ PASEO	0.6
AR-71	OS	OS	OPEN SPACE/ PASEO	0.3
AR-72A	OS	OS	OPEN SPACE/ PASEO	0.6
AR-72B	OS	OS	OPEN SPACE/ PASEO	0.4
AR-73	OS	OS	OPEN SPACE/ PASEO	1.0
AR-74	OS	OS	OPEN SPACE/ PASEO	0.6
AR-75	OS	OS	OPEN SPACE/ PASEO	0.8
AR-76	OS	OS	OPEN SPACE/ PASEO	0.3
AR-77	OS	OS	OPEN SPACE/ PASEO	0.9
AR-78	OS	OS	OPEN SPACE/ PASEO	0.5
AR-79	OS	OS	OPEN SPACE/ PASEO	0.4
AR-80	OS	OS	OPEN SPACE/ PASEO	1.2
AR-81	OS	OS	OPEN SPACE/ PASEO	1.2
AR-90	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	3.8
AR-91	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	4.2
AR-92	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	28.7
AR-93	OS	OS	OPEN SPACE/ PASEO	3.1
AR-94	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	2.3
AR-95	OS	OS	OPEN SPACE/ PASEO	2.7
AR-96	OS	OS	OPEN SPACE/ PASEO	2.3
AR-97	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	41.7
AR-98A	OS	OS	OPEN SPACE/ PASEO	6.2
AR-98B	OS	OS	OPEN SPACE/ PASEO	1.7
AR-99	OS	OS	OPEN SPACE/ PASEO	0.5
AR-100	OS	OS	OPEN SPACE/ PASEO	1.2
AR-101	OS	OS	OPEN SPACE/ PASEO	1.0
AR-102	OS	OS	OPEN SPACE/ PASEO	0.6
AR-103	OS	OS	OPEN SPACE/ PASEO	0.7
AR-104	OS	OS	OPEN SPACE/ PASEO	0.9
AR-105	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	38.2
AR-106	OS	OS	OPEN SPACE/ PASEO	0.7
AR-107	OS	OS	OPEN SPACE/ PASEO	0.4
AR-108	OS	OS	OPEN SPACE/ PASEO	0.6
AR-109	OS	OS	OPEN SPACE/ PASEO	0.8
AR-111	OS	OS	OPEN SPACE/ PASEO	0.2
AR-112	OS	OS	OPEN SPACE/ PASEO	1.1
AR-113	OS	OS	OPEN SPACE/ PRESERVED OPEN SPACE	1.8
AR-114	OS	OS	OPEN SPACE/ PASEO	0.5
AR-115	OS	OS	OPEN SPACE/ PASEO	0.7
AR-116	OS	OS	OPEN SPACE/ PASEO	0.3
	SUBTOTAL			**155.6**
LOT A1-A	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	6.3
LOT A1-B	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	0.9
LOT A2-A	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	7.9
LOT A2-B	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	1.1
LOT A3	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	2.2
LOT A4-A	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	7.0
LOT A4-B	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	1.6
LOT A4-C	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	0.1
LOT A5	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	3.9
LOT A6	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	2.0
LOT A7	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	0.4
LOT A8	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	6.4
LOT A9-A	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	6.5
LOT A9-B	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	0.1
LOT A9-C	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	0.1
LOT A10	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	3.1
LOT A11	RW	RW	WESTBROOK BLVD & INTERIOR ROADS	2.0
	SUBTOTAL			**51.4**
-	RW	RW	FUTURE PLACER PARKWAY	50.6
	SUBTOTAL			**50.6**
	TOTAL			**674.4**

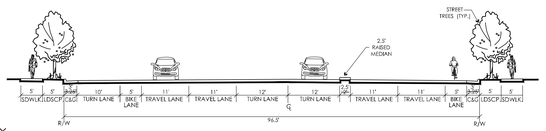
NOTE:
THE FOLLOWING PARCEL NUMBERS WERE OMITTED ON PURPOSE: AR-29, AR-41, AR-47, AR-48, AR-49, AR-82, AR-83, AR-84, AR-85, AR-86, AR-87, AR-88, AND AR-89.



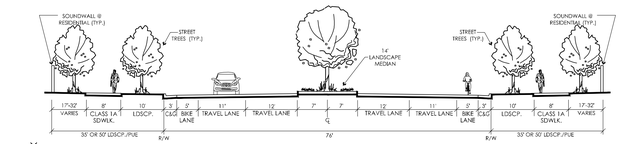
A1 WESTBROOK BOULEVARD - I.O.D.
100' STREET SECTION
NTS



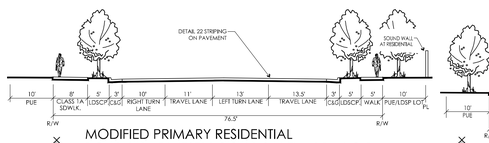
A2 WESTBROOK BOULEVARD (SOUTH OF STREET 'A') - I.O.D.
92' STREET SECTION
NTS



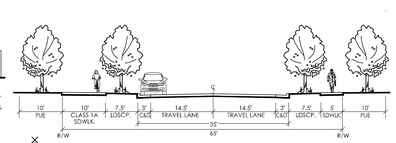
B MODIFIED PRIMARY RESIDENTIAL ROAD 'D' - I.O.D.
96.5' STREET SECTION
NTS



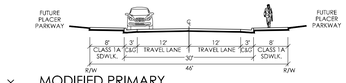
C MINOR ARTERIAL ROAD 'B' & 'D' - I.O.D.
76' STREET SECTION
NTS



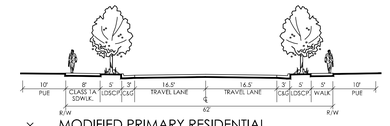
D MODIFIED PRIMARY RESIDENTIAL ROAD 'A' AT WESTBROOK BOULEVARD - I.O.D.
74' STREET SECTION
NTS



E1 MODIFIED PRIMARY RESIDENTIAL ROAD 'G' - I.O.D.
65' STREET SECTION
NTS

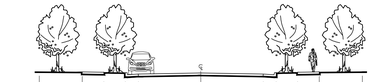


E2 MODIFIED PRIMARY RESIDENTIAL ROAD 'G' (UNDERCROSS) - I.O.D.
46' STREET SECTION
NTS



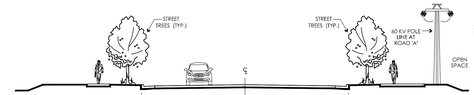
F MODIFIED PRIMARY RESIDENTIAL ROAD 'E' AT WESTBROOK BOULEVARD - I.O.D.
62' STREET SECTION
NTS

G MODIFIED PRIMARY RESIDENTIAL ROAD 'C' - I.O.D.
59' STREET SECTION
NTS

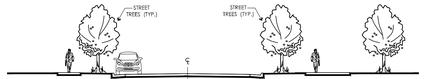


H MODIFIED MINOR RESIDENTIAL ROAD 'G'&'H' - I.O.D.
55' STREET SECTION
NTS

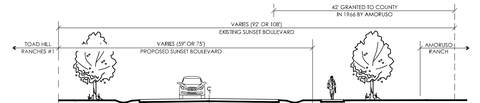
I MODIFIED PRIMARY RESIDENTIAL ROAD ROAD 'H' - I.O.D.
51.5' STREET SECTION
NTS



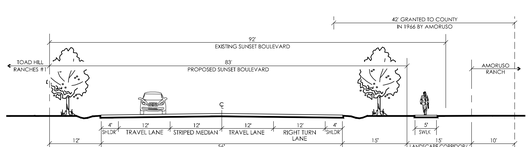
J MODIFIED COLLECTOR ROAD 'A' - I.O.D.
48' STREET SECTION
NTS



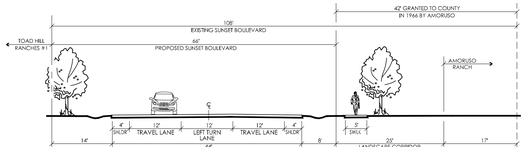
K MODIFIED PRIMARY RESIDENTIAL ROAD 'A', 'D', 'E' & 'F' - I.O.D.
47.5' STREET SECTION
NTS



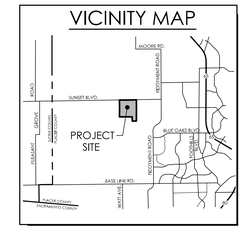
L1 WEST SUNSET BOULEVARD
32' STREET SECTION
NTS
PER FIGURE 7.2N1 OF THE AMORUSO SPECIFIC PLAN

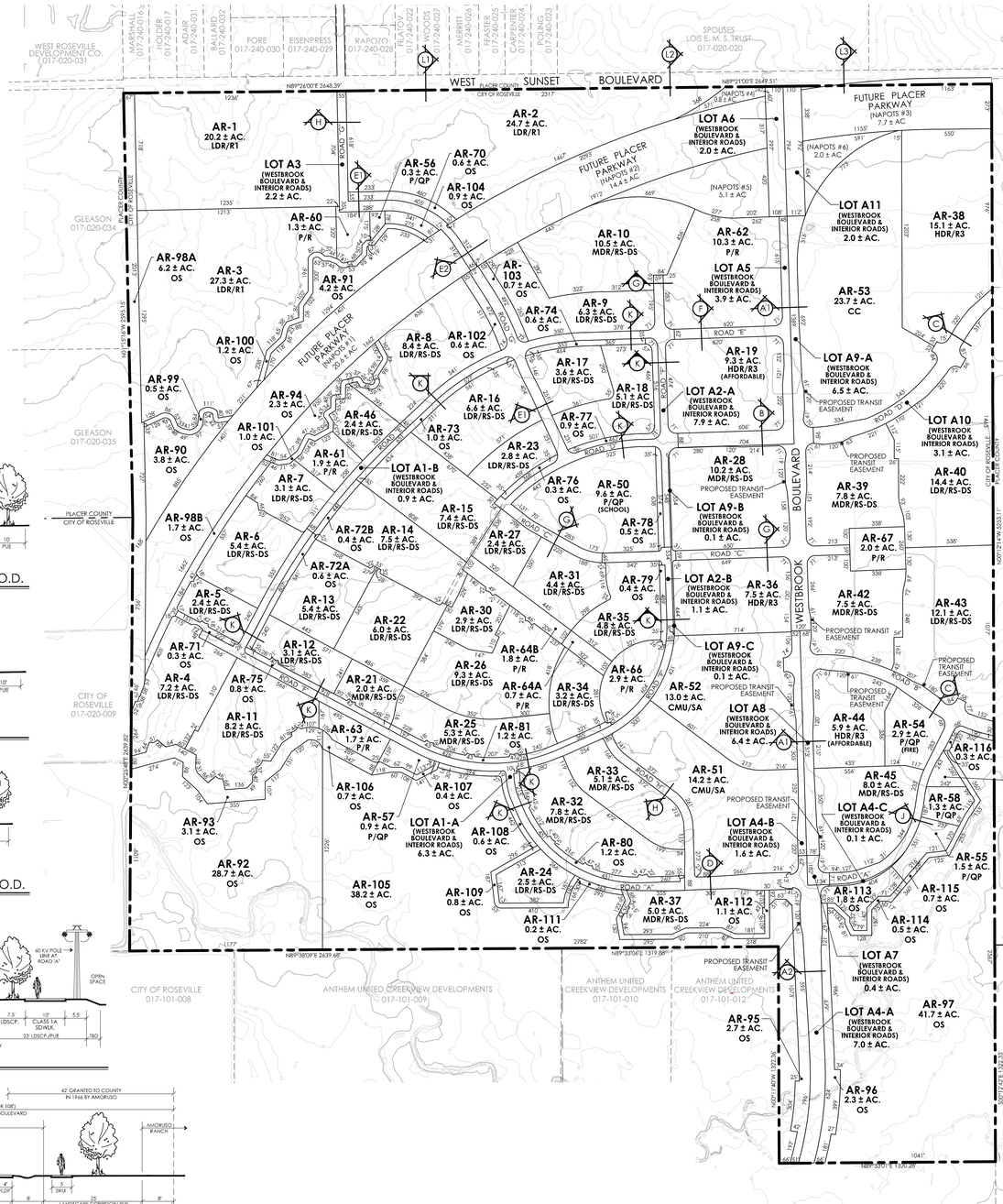


L2 WEST SUNSET BOULEVARD
56' STREET SECTION
NTS
PER FIGURE 7.2N2 OF THE AMORUSO SPECIFIC PLAN



L3 WEST SUNSET BOULEVARD
44' STREET SECTION
NTS
PER FIGURE 7.2N3 OF THE AMORUSO SPECIFIC PLAN





0 600 NORTH 300 1200

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St, Bldg. 100-B
Sacramento, CA 95816
Tel 916.341.7760
Fax 916.341.7767

PC EXHIBIT F

PC EXHIBIT G

PROJECT NOTES

RECORD OWNER
JENNIFER M. AMORUSO, SUCCESSOR TRUSTEE
AMORUSO FAMILY LIVING TRUST
PO BOX 640
PLYMOUTH, CA 95669

APPLICANT
BROOKFIELD RESIDENTIAL
2271 LAVA RIDGE CT, SUITE 220
ROSEVILLE, CA 95661
CONTACT: JOHN NORMAN
PHONE: (916) 783-1177

ENGINEER/ PLANNER
WOOD RODGERS INC.
3301 'C' STREET, BLDG. 100B
SACRAMENTO, CA 95816
CONTACT: PAUL KLEIN, PE #48367
STAN METTE
PHONE: (916) 341-7760

ASSESSOR'S PARCEL NUMBERS
017-470-001 THROUGH ...-046 &
017-480-001 THROUGH ...-058

AREA
120.0 ± ACRES

NUMBER OF PARCELS
481 SINGLE FAMILY RESIDENTIAL PARCELS
1 P/QP PARCEL
3 PARK PARCELS
14 OPEN SPACE PARCELS
3 LANDSCAPE PARCELS
502 TOTAL PARCELS

EXISTING USE
VACANT

PROPOSED USE
FUTURE PLANNED DEVELOPMENT

EXISTING ZONING
F-B-X

PROPOSED ZONING
SEE LAND USE SUMMARY BELOW

PARK DISTRICT
CITY OF ROSEVILLE

FIRE PROTECTION
CITY OF ROSEVILLE

SCHOOL DISTRICT
ROSEVILLE CITY SCHOOL DISTRICT
ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT

SEWER
CITY OF ROSEVILLE

STORM DRAIN
CITY OF ROSEVILLE

WATER
CITY OF ROSEVILLE

ELECTRICITY
CITY OF ROSEVILLE

GAS
PG&E

NOTE:

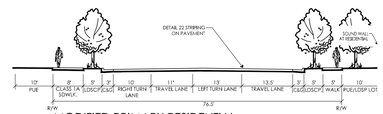
1) SUBDIVIDER(S) RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT.
2) A 10' P.U.E. SHALL BE LOCATED ADJACENT TO ALL PUBLIC STREETS UNLESS OTHERWISE SHOWN ON THIS EXHIBIT.
3) MASTER PARCEL NUMBERING IS FOR IDENTIFICATION PURPOSES ONLY AND DOES NOT INDICATE PHASING ORDER OF DEVELOPMENT.
4) ALL EXISTING STRUCTURES TO BE REMOVED AND ALL EXISTING WELLS TO BE ABANDONED.
5) EXISTING TOPOGRAPHY PROVIDED BY OTHERS.
6) THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
7) THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
8) PURSUANT TO SECTION 66499.20.2 OF THE SUBDIVISION MAP ACT, THE LAND SHOWN HEREON IS HEREBY TO BE MERGED AND RE-SUBDIVIDED.
9) MASTER PARCEL LINES SHOWN HEREON ARE SUBJECT TO CHANGE AS ACCESS, PUBLIC UTILITIES AND/OR PHASING REQUIREMENTS DICTATE.
10) FUTURE PUBLIC LANDS, INCLUDING THE SEWER PUMP STATION, OPEN SPACE, DRAINAGE CHANNELS, AND PARKS TO BE DEDICATED TO THE CITY AS AN IRREVOCABLE OFFER OF DEDICATION (IOD).
11) OFF-SITE DRAINAGE IMPROVEMENTS TO BE CONSTRUCTED PER AMORUSO RANCH SPECIFIC PLAN DRAINAGE STUDY AND DEVELOPMENT AGREEMENT.

LAND USE SUMMARY

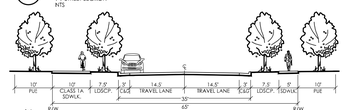
LOT NO.	GENERAL PLAN DESIGNATION	SPECIFIC PLAN DESIGNATION	ZONING	LAND USE DESCRIPTION	MINIMUM LOT DIM.	DWELLING UNITS	GROSS ACRE	NET ACRES	NET DENSITY
AR-4	LDR	LDR	RS/DS	LOW DENSITY RESIDENTIAL	60'x100'	31	7.21	5.30	5.9
AR-5	LDR	LDR	RS/DS	LOW DENSITY RESIDENTIAL	60'x100'	10	2.39	1.77	5.7
AR-6	LDR	LDR	RS/DS	LOW DENSITY RESIDENTIAL	60'x100'	25	5.37	4.05	6.2
AR-11	LDR	LDR	RS/DS	LOW DENSITY RESIDENTIAL	60'x100'	38	8.24	6.20	6.1
AR-12	LDR	LDR	RS/DS	LOW DENSITY RESIDENTIAL	50'x100'	16	3.13	2.21	7.2
AR-13	LDR	LDR	RS/DS	LOW DENSITY RESIDENTIAL	50'x100'	30	5.39	3.76	8.0
AR-21	MDR	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	40'x80'	15	2.05	1.34	11.2
AR-22	LDR	LDR	RS/DS	LOW DENSITY RESIDENTIAL	50'x100'	32	6.05	3.90	8.2
AR-24	LDR	LDR	RS/DS	LOW DENSITY RESIDENTIAL	50'x100'	12	2.50	2.10	5.7
AR-25	MDR	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	40'x80'	38	5.29	3.58	10.6
AR-26	LDR	LDR	RS/DS	LOW DENSITY RESIDENTIAL	50'x100'	48	9.26	6.61	7.3
AR-30	LDR	LDR	RS/DS	LOW DENSITY RESIDENTIAL	50'x100'	13	2.89	1.95	6.7
AR-32	MDR	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	40'x80'	58	7.78	5.57	10.4
AR-33	MDR	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	40'x80'	42	5.14	3.97	10.6
AR-34	LDR	LDR	RS/DS	LOW DENSITY RESIDENTIAL	60'x100'	14	3.21	2.42	5.8
AR-35	LDR	LDR	RS/DS	LOW DENSITY RESIDENTIAL	60'x100'	20	4.82	3.40	5.9
AR-37	MDR	MDR	RS/DS	MEDIUM DENSITY RESIDENTIAL	40'x80'	39	4.96	3.55	11.0
	SUBTOTAL					**481**	**85.67**	**61.67**	
AR-57	P/QP	P/QP	P/QP	PUBLIC/ QUASI PUBLIC	-	-	0.85	0.85	-
	SUBTOTAL						**0.85**	**0.85**	
AR-63	P/R	P/R	P/R	PARKS & RECREATION	-	-	1.71	1.71	
AR-64A	P/R	P/R	P/R	PARKS & RECREATION	-	-	0.74	0.48	
AR-66	P/R	P/R	P/R	PARKS & RECREATION	-	-	2.86	2.86	
	SUBTOTAL						**5.30**	**5.04**	
AR-71	OS	OS	OS	OS/PASEO	-	-	0.33	0.33	
AR-72A	OS	OS	OS	OS/PASEO	-	-	0.64	0.43	
AR-75	OS	OS	OS	OS/PASEO	-	-	0.84	0.73	
AR-79	OS	OS	OS	OS/PASEO	-	-	0.39	0.32	
AR-80	OS	OS	OS	OS/PASEO	-	-	1.16	1.16	
AR-81	OS	OS	OS	OS/PASEO	-	-	1.19	1.01	
AR-93	OS	OS	OS	OS/PASEO	-	-	3.10	3.10	
AR-98B	OS	OS	OS	OS/PASEO	-	-	2.01	2.01	
AR-106	OS	OS	OS	OS/PASEO	-	-	0.66	0.66	
AR-107	OS	OS	OS	OS/PASEO	-	-	0.36	0.36	
AR-108	OS	OS	OS	OS/PASEO	-	-	0.62	0.62	
AR-109	OS	OS	OS	OS/PASEO	-	-	0.77	0.77	
AR-111	OS	OS	OS	OS/PASEO	-	-	0.19	0.19	
AR-112	OS	OS	OS	OS/PASEO	-	-	1.05	1.05	
	SUBTOTAL						**13.31**	**12.74**	
MAJOR RIGHT-OF-WAY	ROAD 'A', 'C', 'E', 'F', & 'H'			RIGHT-OF-WAY	-	-	14.91	14.91	
	SUBTOTAL						**14.91**	**14.91**	
A	LDR	LDR	RS/DS	LANDSCAPE LOT	-	-	-	0.06	
B	MDR	MDR	RS/DS	LANDSCAPE LOT	-	-	-	0.08	
C	MDR	MDR	RS/DS	LANDSCAPE LOT	-	-	-	0.10	
MINOR RIGHT-OF-WAY	ROAD 1-25, 'D', & CIRCLE 'H'			RIGHT-OF-WAY	-	-	-	24.59	
	SUBTOTAL						**0.00**	**24.83**	
TOTAL						**481 DU**	**120.04 AC**	**120.04 AC**	

NOTE: NET ACREAGE EXCLUDES MINOR RIGHT-OF-WAYS AND LANDSCAPE LOTS.

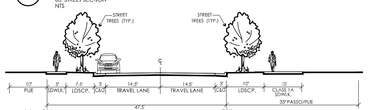
STREET SECTIONS



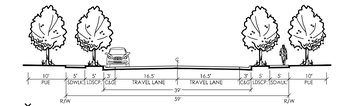
A MODIFIED PRIMARY RESIDENTIAL ROAD 'A' AT WESTBROOK BOULEVARD - I.O.D.
74' STREET SECTION
NTS



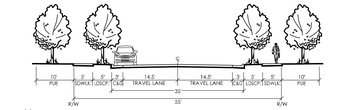
B MODIFIED PRIMARY RESIDENTIAL ROAD 'D' - I.O.D.
63' STREET SECTION
NTS



C MODIFIED PRIMARY RESIDENTIAL ROAD 'A', 'D', 'E' & 'F' - I.O.D.
87.5' STREET SECTION
NTS

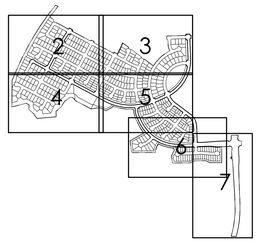


D MODIFIED PRIMARY RESIDENTIAL ROAD 'C' - I.O.D.
59' STREET SECTION
NTS



E MODIFIED MINOR RESIDENTIAL ROAD 'G'&'H' - I.O.D.
55' STREET SECTION
NTS

SHEET INDEX DIAGRAM



SHEET INDEX

1	COVER SHEET-NOTES -SECTIONS	1"=300'
2	TENTATIVE SUBDIVISION MAP	1"=40'
3	TENTATIVE SUBDIVISION MAP	1"=40'
4	TENTATIVE SUBDIVISION MAP	1"=40'
5	TENTATIVE SUBDIVISION MAP	1"=40'
6	TENTATIVE SUBDIVISION MAP	1"=40'
7	TENTATIVE SUBDIVISION MAP	1"=40'

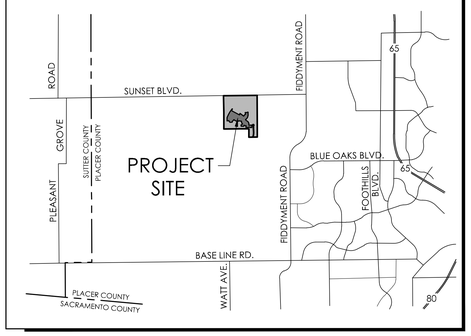
LEGEND

PROJECT BOUNDARY
VILLAGE LOT LINE
RIGHT-OF-WAY
STREET CENTERLINE
PROPOSED LOTS
PUE (TYP)
VILLAGE BOUNDARY
TOP BACK OF CURB
SIDEWALK
LIP OF CURB
SEWER MAIN — 8" S
SEWER MANHOLE
DRAINAGE MAIN — 12" D
DRAINAGE MANHOLE
DRAIN INLET
WATER MAIN — 8" W
GATE VALVE
FIRE HYDRANT

EARTHWORK SUMMARY

ESTIMATED RAW EXCAVATION:	248,000	CUBIC YARDS
ESTIMATED RAW FILL:	195,000	CUBIC YARDS
ESTIMATED EXPORT:	53,000	CUBIC YARDS

LOCATION MAP



TENTATIVE SUBDIVISION MAP
AMORUSO RANCH
PHASE 1 - SUBPHASE A1

CITY OF ROSEVILLE, CALIFORNIA
FEBRUARY 14, 2022

NORTH
0 400
200

WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
3301 C St, Bldg. 100-B
Sacramento, CA 95816
Tel 916.341.7760
Fax 916.341.7767

TENTATIVE SUBDIVISION MAP

AMORUSO RANCH

PHASE 1 - SUBPHASE A1

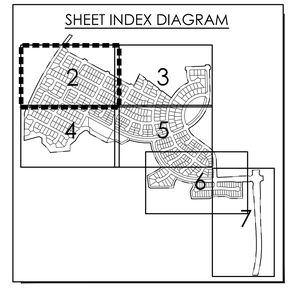
CITY OF ROSEVILLE, CALIFORNIA

FEBRUARY 14, 2022

LEGEND

PROJECT BOUNDARY	PUE (TYP)	SEWER MAIN	8"S	DRAIN INLET	
VILLAGE LOT LINE	VILLAGE BOUNDARY	SEWER MANHOLE		WATER MAIN	8"W
RIGHT-OF-WAY	TOP BACK OF CURB	DRAINAGE MAIN	12"D	GATE VALVE	
STREET CENTERLINE	SIDEWALK	DRAINAGE MANHOLE		FIRE HYDRANT	
PROPOSED LOTS	LIP OF CURB				

SHEET INDEX DIAGRAM



APPROVED AMORUSO RANCH 017-470-045

APPROVED AMORUSO RANCH 017-470-011

APPROVED AMORUSO RANCH 017-480-005

VILLAGE AR-6
(25) 60'x100' (TYP.) LOTS
5.37 ± AC (G)
4.05 ± AC (N)

AR-72A
OPEN SPACE
0.64 ± AC (G)
0.43 ± AC (N)

VILLAGE AR-12
(16) 50'x100' (TYP.) LOTS
3.13 ± AC (G)
2.21 ± AC (N)

VILLAGE AR-13
(30) 50'x100' (TYP.) LOTS
5.39 ± AC (G)
3.76 ± AC (N)

AR-98B
OPEN SPACE
2.01 ± AC (G)
2.01 ± AC (N)

VILLAGE AR-5
(10) 60'x100' (TYP.) LOTS
2.39 ± AC (G)
1.77 ± AC (N)

AR-71
OPEN SPACE
0.33 ± AC (G)
0.33 ± AC (N)

VILLAGE AR-4
(31) 60'x100' (TYP.) LOTS
7.21 ± AC (G)
5.30 ± AC (N)

STREET 14 · STREET 15 · STREET 16 · STREET 18 · STREET 19 · STREET 20 · STREET 21 · ROAD 'E' · ROAD 'F' · LOT K · LOT L · LOT M · LOT N

SEE SHEET 3

SEE SHEET 4

NORTH

0 80 40 160

WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
3301 C St, Bldg. 100-B
Sacramento, CA 95816
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Fax 916.341.7767

TENTATIVE SUBDIVISION MAP

AMORUSO RANCH

PHASE 1 - SUBPHASE A1

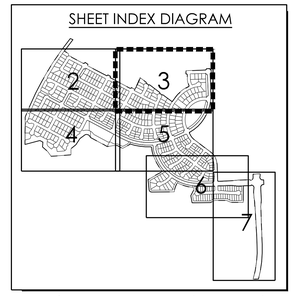
CITY OF ROSEVILLE, CALIFORNIA

FEBRUARY 14, 2022

LEGEND

PROJECT BOUNDARY	PUE (TYP)	SEWER MAIN 8"S	DRAIN INLET		
VILLAGE LOT LINE	VILLAGE BOUNDARY	SEWER MANHOLE	WATER MAIN 8"W		
RIGHT-OF-WAY	TOP BACK OF CURB	DRAINAGE MAIN 12"D	GATE VALVE		
STREET CENTERLINE	SIDEWALK	DRAINAGE MANHOLE	FIRE HYDRANT		
PROPOSED LOTS	LIP OF CURB				

SHEET INDEX DIAGRAM



APPROVED AMORUSO RANCH 017-470-036

APPROVED AMORUSO RANCH 017-480-015

APPROVED AMORUSO RANCH 017-470-038

APPROVED AMORUSO RANCH 017-470-037

APPROVED AMORUSO RANCH 017-470-027

APPROVED AMORUSO RANCH 017-480-016

APPROVED AMORUSO RANCH 017-480-014

APPROVED AMORUSO RANCH 017-480-042

VILLAGE AR-22
(32) 50'x100' (TYP.) LOTS
6.05 ± AC (G)
3.90 ± AC (N)

LOT A
LANDSCAPE
0.06 ± AC (N)

VILLAGE AR-30
(13) 50'x100' (TYP.) LOTS
2.89 ± AC (G)
1.95 ± AC (N)

VILLAGE AR-35
(20) 60'x100' (TYP.) LOTS
4.82 ± AC (G)
3.40 ± AC (N)

VILLAGE AR-26
(48) 50'x100' (TYP.) LOTS
9.26 ± AC (G)
6.61 ± AC (N)

AR-79
OPEN SPACE
0.39 ± AC (G)
0.32 ± AC (N)

AR-64A
PARK
0.74 ± AC(G)
0.48 ± AC(N)

AR-66
PARK
2.86 ± AC (G)
2.86 ± AC (N)

ROAD 'C'
ROAD 'D'
ROAD 'F'
STREET 8
STREET 9
STREET 10
STREET 13
STREET 14
STREET 15
CIRCLE 'H'
LOT S

SEE SHEET 2
SEE SHEET 5

NORTH
0 80 40 160

WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
3301 C St, Bldg. 100-B
Sacramento, CA 95816
Tel 916.341.7760
Fax 916.341.7767

TENTATIVE SUBDIVISION MAP

AMORUSO RANCH

PHASE 1 - SUBPHASE A1

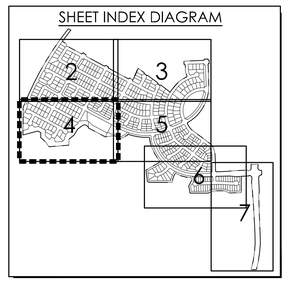
CITY OF ROSEVILLE, CALIFORNIA

FEBRUARY 14, 2022

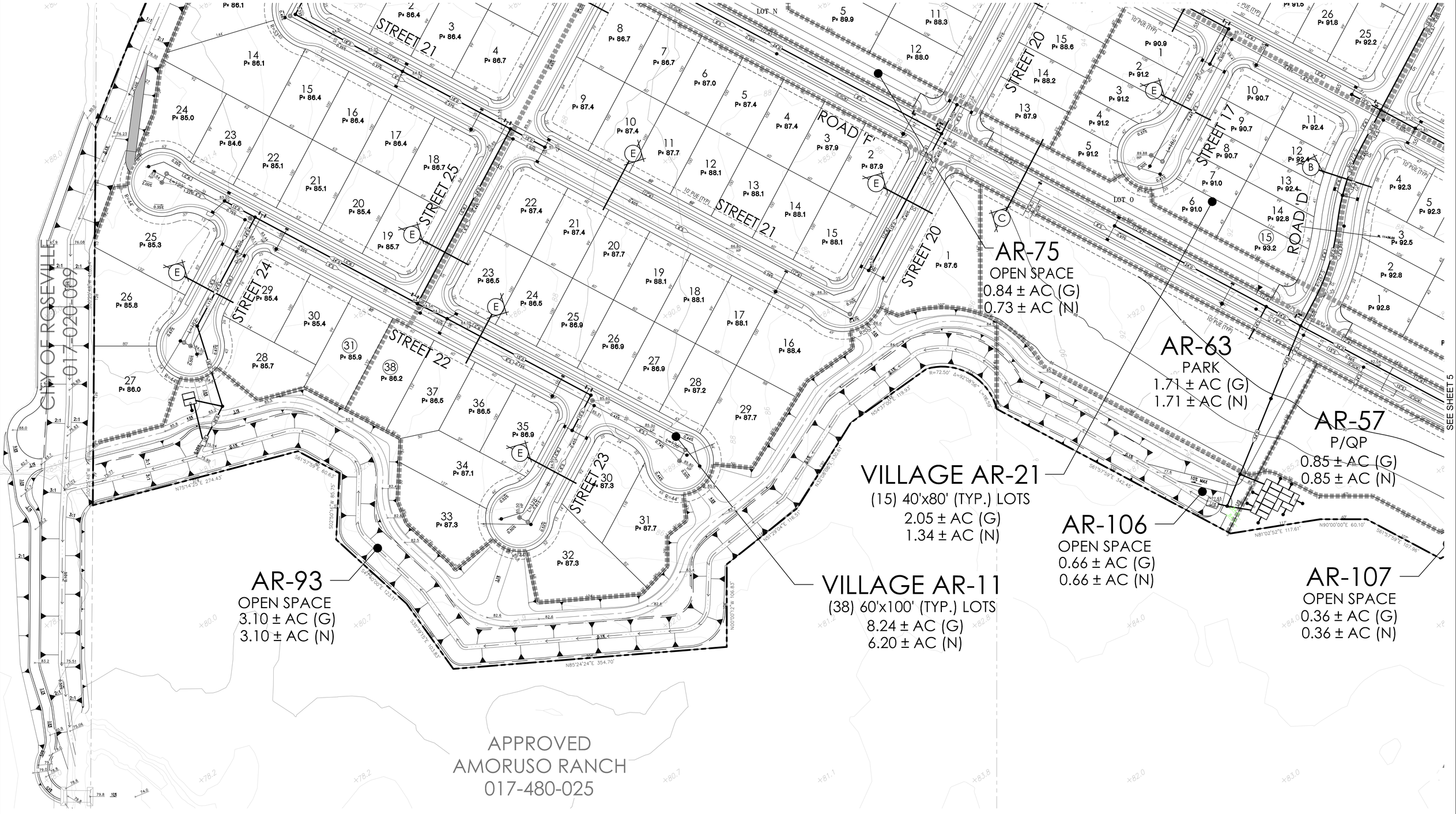
LEGEND

PROJECT BOUNDARY	PUE (TYP)	SEWER MAIN	8"S	DRAIN INLET	
VILLAGE LOT LINE	VILLAGE BOUNDARY	SEWER MANHOLE		WATER MAIN	8"W
RIGHT-OF-WAY	TOP BACK OF CURB	DRAINAGE MAIN	12"D	GATE VALVE	
STREET CENTERLINE	SIDEWALK	DRAINAGE MANHOLE		FIRE HYDRANT	
PROPOSED LOTS	LIP OF CURB				

SHEET INDEX DIAGRAM



SEE SHEET 2



SEE SHEET 5

NORTH

0 40 80 160

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K:\2020-1-2020_Amoruso\Amoruso_Phase A1\Planning\Exhibits\VM_TSM_SUP-A1.dwg 2/10/2022 8:31 PM Kelly Wightman

TENTATIVE SUBDIVISION MAP

AMORUSO RANCH

PHASE 1 - SUBPHASE A1

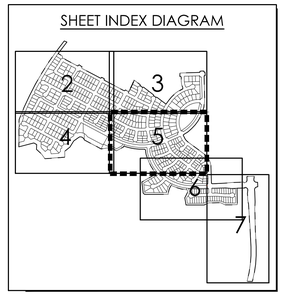
CITY OF ROSEVILLE, CALIFORNIA

FEBRUARY 14, 2022

LEGEND

PROJECT BOUNDARY	PUE (TYP)	SEWER MAIN 8"S	DRAIN INLET		
VILLAGE LOT LINE	VILLAGE BOUNDARY	SEWER MANHOLE	WATER MAIN 8"W		
RIGHT-OF-WAY	TOP BACK OF CURB	DRAINAGE MAIN 12"D	GATE VALVE		
STREET CENTERLINE	SIDEWALK	DRAINAGE MANHOLE	FIRE HYDRANT		
PROPOSED LOTS	LIP OF CURB				

SHEET INDEX DIAGRAM



SEE SHEET 3

SEE SHEET 4

PARK
2.86 ± AC (G)
2.86 ± AC (N)

VILLAGE AR-34
(14) 60'x100' (TYP.) LOTS
3.21 ± AC (G)
2.42 ± AC (N)

APPROVED
AMORUSO RANCH
017-480-043

AR-81
OPEN SPACE
1.19 ± AC (G)
1.01 ± AC (N)

APPROVED
AMORUSO RANCH
017-480-044

VILLAGE AR-33
(42) 40'x80' (TYP.) LOTS
5.14 ± AC (G)
3.97 ± AC (N)

VILLAGE AR-25
(38) 40'x80' (TYP.) LOTS
5.29 ± AC (G)
3.58 ± AC (N)

AR-80
OPEN SPACE
1.16 ± AC (G)
1.16 ± AC (N)

AR-108
OPEN SPACE
0.62 ± AC (G)
0.62 ± AC (N)

APPROVED
AMORUSO RANCH
017-480-025

SEE SHEET 6

NORTH

0 80 160 40

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TENTATIVE SUBDIVISION MAP

AMORUSO RANCH

PHASE 1 - SUBPHASE A1

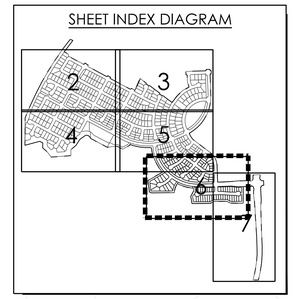
CITY OF ROSEVILLE, CALIFORNIA

FEBRUARY 14, 2022

LEGEND

PROJECT BOUNDARY	PUE (TYP)	SEWER MAIN	8"S	DRAIN INLET	
VILLAGE LOT LINE	VILLAGE BOUNDARY	SEWER MANHOLE		WATER MAIN	8"W
RIGHT-OF-WAY	TOP BACK OF CURB	DRAINAGE MAIN	12"D	GATE VALVE	
STREET CENTERLINE	SIDEWALK	DRAINAGE MANHOLE		FIRE HYDRANT	
PROPOSED LOTS	LIP OF CURB				

SHEET INDEX DIAGRAM



SEE SHEET 5

APPROVED
AMORUSO RANCH
017-480-044

AR-108
OPEN SPACE
0.62 ± AC (G)
0.62 ± AC (N)

VILLAGE AR-24
(12) 50'x100' (TYP.) LOTS
2.50 ± AC (G)
2.10 ± AC (N)

AR-109
OPEN SPACE
0.77 ± AC (G)
0.77 ± AC (N)

VILLAGE AR-32
(58) 40'x80' (TYP.) LOTS
7.78 ± AC (G)
5.57 ± AC (N)

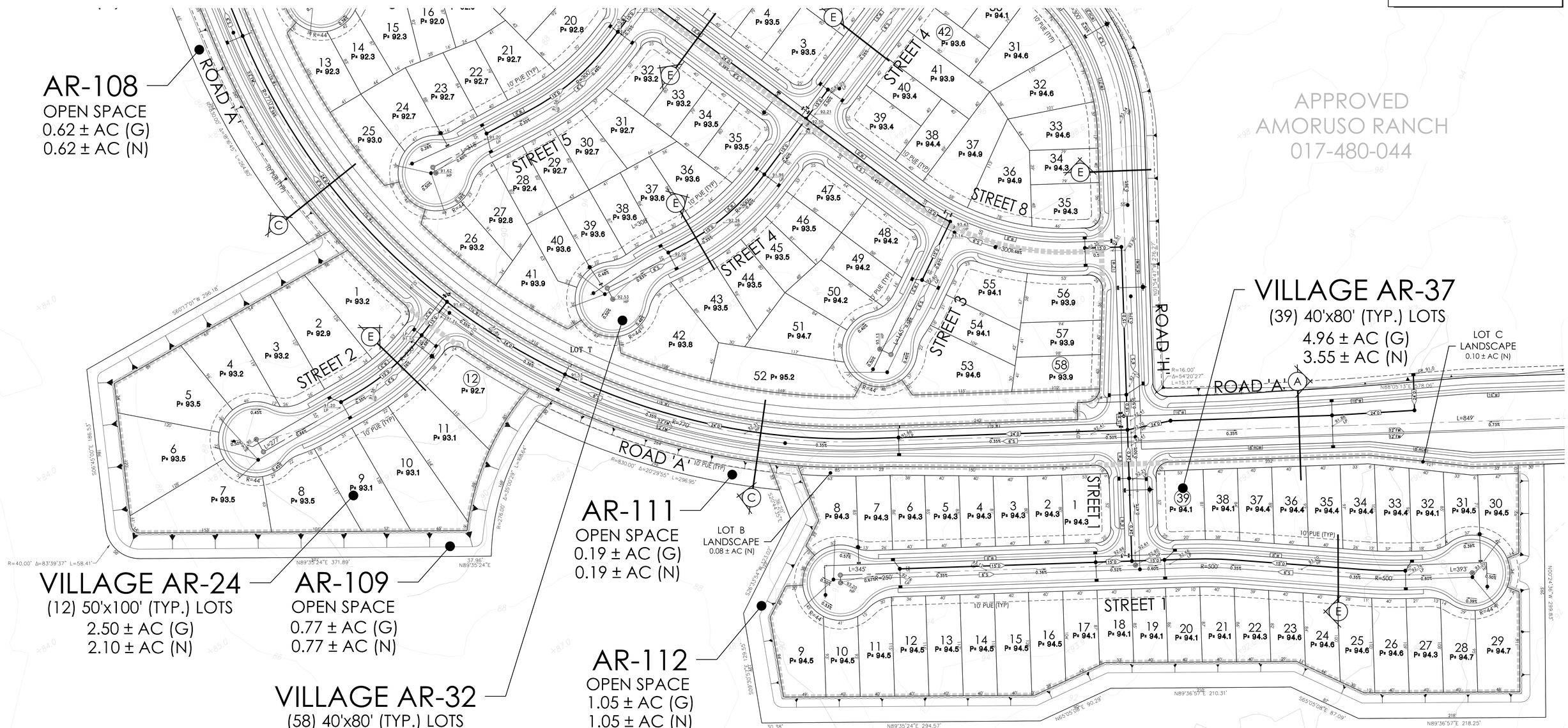
AR-111
OPEN SPACE
0.19 ± AC (G)
0.19 ± AC (N)

LOT B
LANDSCAPE
0.08 ± AC (N)

AR-112
OPEN SPACE
1.05 ± AC (G)
1.05 ± AC (N)

VILLAGE AR-37
(39) 40'x80' (TYP.) LOTS
4.96 ± AC (G)
3.55 ± AC (N)

LOT C
LANDSCAPE
0.10 ± AC (N)



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TENTATIVE SUBDIVISION MAP

AMORUSO RANCH

PHASE 1 - SUBPHASE A1

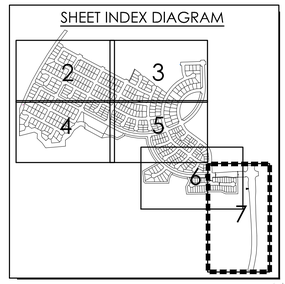
CITY OF ROSEVILLE, CALIFORNIA

FEBRUARY 14, 2022

LEGEND

PROJECT BOUNDARY	PUE (TYP)	SEWER MAIN	8"S	DRAIN INLET	
VILLAGE LOT LINE	VILLAGE BOUNDARY	SEWER MANHOLE		WATER MAIN	8"W
RIGHT-OF-WAY	TOP BACK OF CURB	DRAINAGE MAIN	12"D	GATE VALVE	
STREET CENTERLINE	SIDEWALK	DRAINAGE MANHOLE		FIRE HYDRANT	
PROPOSED LOTS	LIP OF CURB				

SHEET INDEX DIAGRAM



APPROVED AMORUSO RANCH 017-480-034

APPROVED AMORUSO RANCH 017-480-051

APPROVED AMORUSO RANCH 017-480-033

APPROVED AMORUSO RANCH 017-480-052

APPROVED AMORUSO RANCH 017-480-025

APPROVED AMORUSO RANCH 017-480-032

APPROVED AMORUSO RANCH 017-480-044

APPROVED AMORUSO RANCH 017-480-043

24" WATER CONTINUES NORTH APPROXIMATELY 600' AND CONNECTS TO 12" TO COMPLETE LOOP (SEE SHEET 5). SEE WATER LOOP DETAIL, THIS SHEET.

WESTBROOK BOULEVARD

VILLAGE AR-37
(39) 40'x80' (TYP.) LOTS
4.96 ± AC (G)
3.55 ± AC (N)

AR-112
OPEN SPACE
1.05 ± AC (G)
1.05 ± AC (N)

LOT C
LANDSCAPE
0.10 ± AC (N)

ROAD 'A'

ROAD 'H'

STREET 1

ROAD F

ROAD H

ROAD A

FUTURE WESTBROOK BLVD

20'X20' BUS SHELTER EASEMENT

SEE SHEET 6

WATER LOOP DETAIL
1"=100'

NORTH

0 40 80 160

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Amoruso Ranch Phase 1A			
Table A			
Alternative Development Standards			
RS/DS Zone (Development standards to be used in conjunction with street sections as approved in the Amoruso Ranch Specfic Plan)			
Max Block Length		600'	
Lot Size	Interior	40'x80' min.	3,200 SF
	Corner	50'x80 min.	4,000 SF
Lot Width	Interior	40' (min)	
	Corner	50' (min)	
Lot Depth	Interior	80' (Min)	
	Corner	80' (Min)	
Lot Coverage (max)		none	
Bldg Height	Max	30'	
Bldg Setbacks	Front (To Living Area or side wall of the garage)	10' (Min)	
	Front (To Garage/ driveway depth)	18' (Min)	
	Front (To Porch)	7.5' (Min)	(shall not encroach into the PUE)
	Side Yard	4' (Min)	
	Street Side Yard	10' (Min)	
	Rear	10' (Min)	

PLANNING COMMISSION COMMUNICATION

Title:	SVSP PCL KT-40A & KT-40B – Estia, 6350 Baseline Rd, File # PL21-0256
Contact:	Kinarik Shallow, kshallow@roseville.ca.us, (916) 746-1309

Meeting Date: 3/24/2022
Item #: 6.3.

ATTACHMENTS:

Description

Staff Report

Attachment 1 Addendum

Attachment 2 Arborist Report

Exhibit A SVSP Change Pages

Exhibit B Baybrook DAA

Exhibit C Baseline P&R DAA

Exhibit D Site Plan

Exhibit E Tentative Subdivision Map

Exhibit F Preliminary Grading & Drainage Plan

Exhibit G Preliminary Utility Plan

Exhibit H Elevations

Exhibit I Floor Plans

Exhibit J Colors & Materials

Exhibit K Preliminary Landscape Plan

CITY OF ROSEVILLE CALIFORNIA

Planning Division Staff Report
Planning Commission Meeting ***March 24, 2022***

Prepared by: Kinarik Shallow, Associate Planner

ITEM 6.3: **Specific Plan Amendment, Development Agreement Amendment, Design Review Permit, Tentative Subdivision Map, and Tree Permit – 6350 Baseline Road – SVSP PCL KT-40A & KT-40B – Estia – File #PL21-0256**

REQUEST

The proposed project is a Tentative Subdivision Map to subdivide the 23-acre property into three parcels (KT-40A, KT-40B, and KT-40C), a Tree Permit to remove two native oak trees, and a Design Review Permit to allow construction of 209 multi-family residential units on parcel KT-40A. In addition, a Specific Plan Amendment is requested to reflect the subdivision of the site and to modify the applicable Commercial Mixed Use/Special Area (CMU/SA) description in the Sierra Vista Specific Plan. The two Development Agreements ("Baseline P&R DA" and "Baybrook DA") applicable to the property will be amended so that the property is covered under one Development Agreement (Baseline P&R DA).

Applicant – Jeff Pemstein, Towne Development of Sacramento
Property Owner – KV Sierra Vista, LLC

SUMMARY RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

1. Consider the 7th Addendum to the Sierra Vista Specific Plan Environmental Impact Report;
2. Recommend the City Council approve the Specific Plan Amendment;
3. Recommend the City Council adopt the five (5) findings of fact and approve the Development Agreement Amendment ("Baseline P&R DA");
4. Recommend City Council adopt the five (5) findings of fact and approve the Development Agreement Amendment ("Baybrook DA");
5. Adopt the four (4) findings of fact and approve the Design Review Permit subject to ninety-three (93) conditions of approval;
6. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to forty-seven (47) conditions of approval; and
7. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

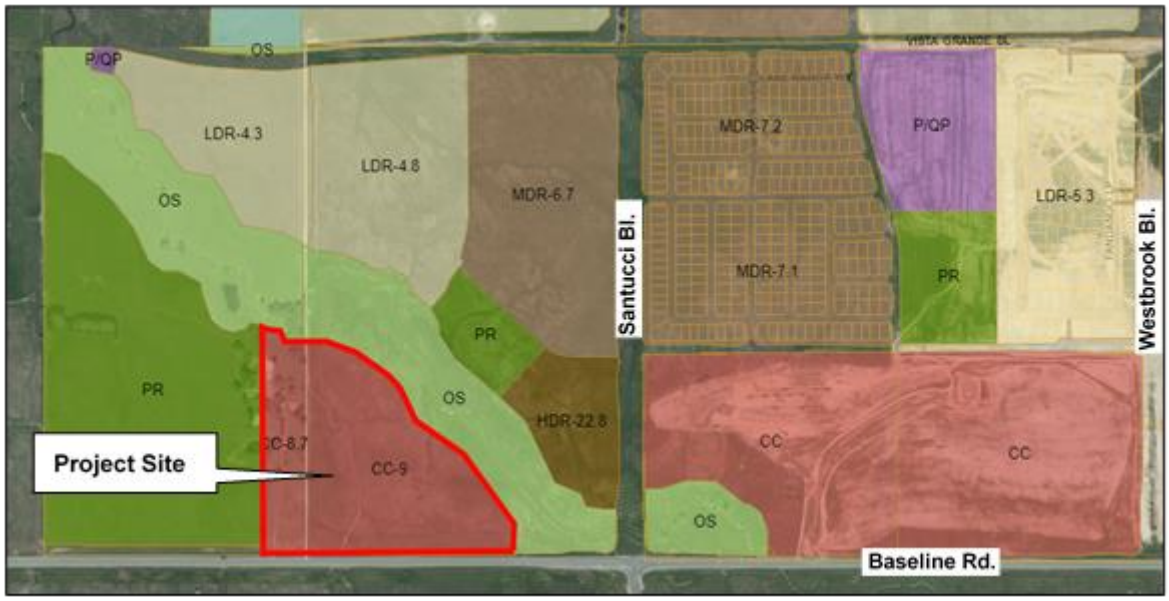
There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with all recommended conditions of approval.

BACKGROUND

The 23-acre project site is located at 6350 Baseline Road (APN 499-010-014-000), on Parcel KT-40A and KT-40B within the Sierra Vista Specific Plan (SVSP) area (see Figure 1 below). The site is a single parcel with two large lot numbers. The property has a land use designation of Community Commercial/Commercial Mixed Use (CC/CMU) and a zoning designation of Commercial Mixed Use/Special Area (CMU/SA). The CMU/SA zone is described in the SVSP as intended for mixed-use centers that allow for a combination of commercial, office, and residential uses at a minimum density of 13 units per acre. The SVSP allocates a total of 209 residential units to the site. The site is currently

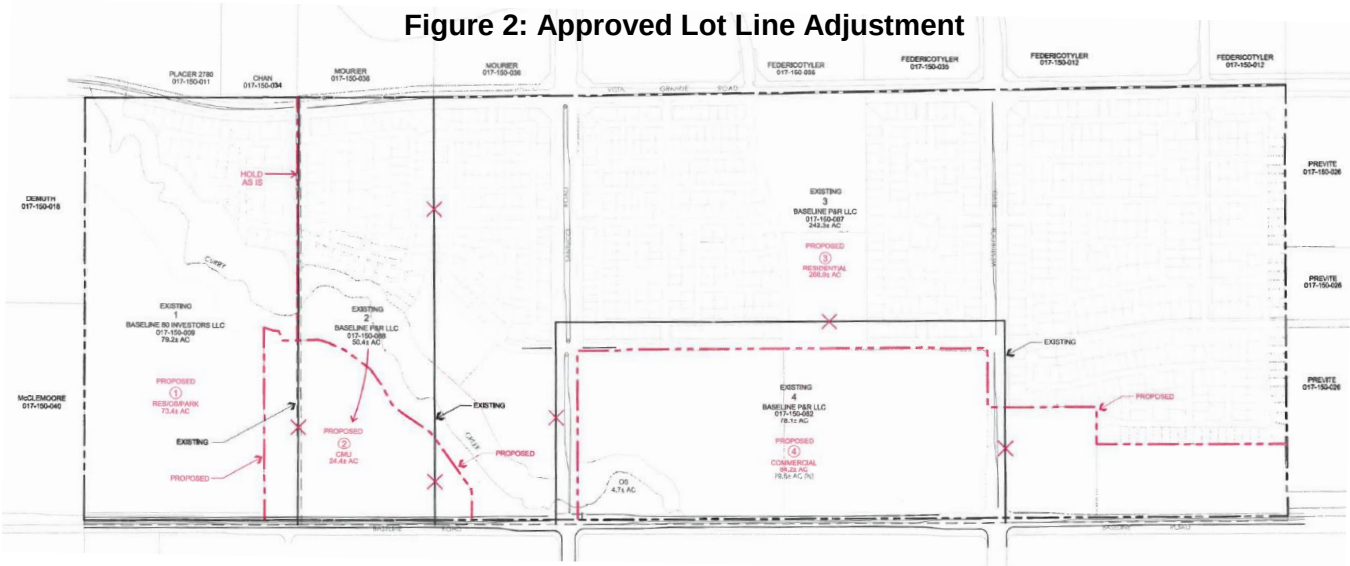
undeveloped but consists of abandoned structures in the northwestern portion of the property. The site has frontage on Blue Oaks Boulevard to the south, and is adjacent to the Curry Creek open space preserve to the north and east, and an undeveloped Park and Recreation parcel to the west that is planned for a Citywide park.

Figure 1: Project Location



The SVSP was approved by the City Council on May 5, 2010 (file #2007PL-044). Development Agreements (DAs) with the property owners of the SVSP parcels and the City were entered into to outline development obligations within the Plan area. In January 2014, a lot line adjustment (file #PL13-0236) was approved administratively by the Planning Manager to modify the boundaries of four (4) fee parcels that encompassed approximately 450 acres of the SVSP (see Figure 2 below). The property boundaries were adjusted to conform to the lot lines as configured on the approved SVSP Phased Large Lot Tentative Subdivision Map and the SVSP Land Use Plan. Originally, Parcel KT-40A was located on Parcel 1 and Parcel KT-40B was located on Parcel 2. In addition, these parcels were covered under two different DAs—Parcel 1 was covered under the "Baybrook DA" and Parcel 2 was covered under the "Baseline P&R DA". The lot line adjustment resulted in both Parcels KT-40A and KT-40B being located on Parcel 2, however the parcels remain subject to two different DAs.

Figure 2: Approved Lot Line Adjustment



Proposed Project

The proposed project includes a Tentative Subdivision Map to subdivide the 23-acre property into three parcels (KT-40A, KT-40B, and KT-40C), a Design Review Permit to allow construction of 209 multi-family residential units on the resulting Parcel KT-40A, and a Tree Permit to allow removal of two (2) native oak trees. Approximately 7.5 acres of the site, which will be the resulting parcels KT-40B and KT-40C fronting on Baseline Road, will remain undeveloped and designated for future commercial uses. A separate Design Review Permit will be required prior to development of parcels KT-40B and KT-40C. The project requires a Specific Plan Amendment to reflect the subdivision of the site and to modify the applicable CMU/SA description in the SVSP. Lastly, the two Development Agreements (Baseline P&R DA and Baybrook DA) applicable to the property will be amended so that the property is covered under one Development Agreement (Baseline P&R DA).

The proposed multi-family residential development, Estia, will consist of 209 rental dwelling units. The project is designed as a "duet" style, which consists of attached single-family homes. There will be a mix of single-story, one-bedroom and two-bedroom units ranging from 709 to 1,083 square feet, with three (3) total plan types. The community will be gated and the units will have private entries, limited shared walls, covered porches, and private fenced backyards with covered patios. The project includes a clubhouse building with a fitness center, a maintenance building, and site amenities such as an outdoor swimming pool, a courtyard with bocce ball and cornhole, a dog park, paseos, and landscaping. A portion of the parking spaces provided will be located in rentable garages that will have separate storage units for residents.

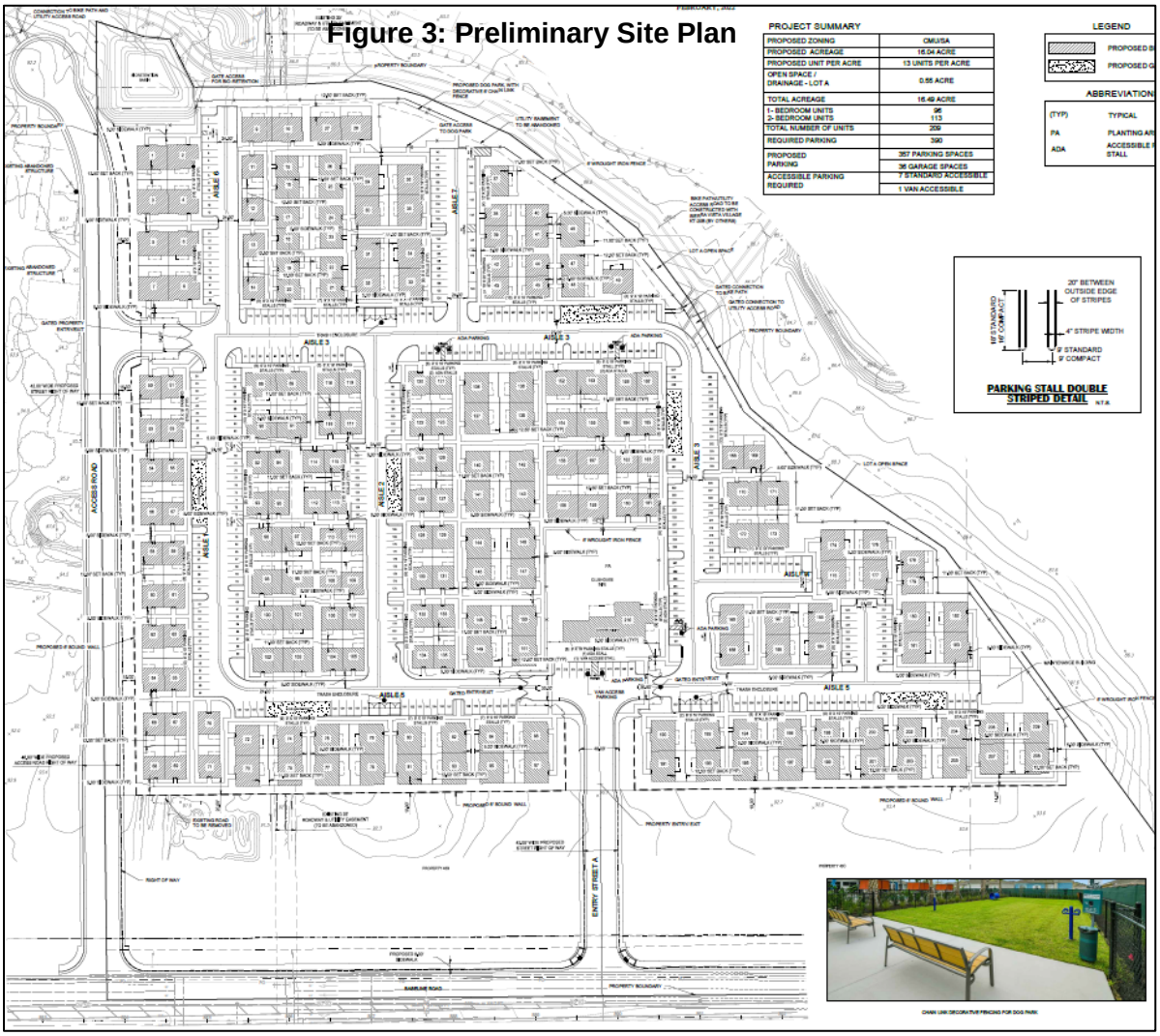


Figure 3: Preliminary Site Plan

EVALUATION – SPECIFIC PLAN AMENDMENT

Specific Plan Amendments (SPA) are analyzed for consistency with the goals and policies of the affected plan. The project will allow development of 209 multi-family residential units, which is the same number of units allocated to Parcels KT-40A and KT-40B in the SVSP. The land use table, land use map, and all applicable exhibits in the SVSP will be amended to reflect the subdivision of the site into three parcels (KT-40A, KT-40B, and KT-40C). Parcel KT-40A will be 16.49 gross acres and will have 209 units allocated to the site. Parcel KT-40B will be 3.44 gross acres and Parcel KT-40C will be 3.94 gross acres. No changes to the land use or zoning designation are proposed. The project will maintain the same number of units in the SVSP. As such, there will be no impacts to planned infrastructure, roadways, or other public facilities.

The SPA also consists of amending the Special Area (SA) overlay description of the CMU zone. Presently, the CMU/SA zone is intended to be a mixed-use center with an assumed development allocation of 60% commercial/office and 40% high-density residential with a minimum density of 13 units per acre. Given the 209 allocated units to the site will be developed only on Parcel KT-40A, the applicant is proposing to modify the description to specify Parcel KT-40A will be allocated the 209 residential units while Parcels KT-40B and KT-40C will be anticipated for commercial uses. The permitted uses on KT-40B and KT-40C will be modified with the SA overlay to ensure compatibility with the adjacent residential use. The table of permitted uses is included with the SVSP change pages in Exhibit A.

EVALUATION – DEVELOPMENT AGREEMENT AMENDMENT

Section 19.84.040 of the City of Roseville Zoning Ordinance specifies that recommendations for approval or denial of a Development Agreement (DA), including Amendments, shall include consideration of the following:

1. ***Consistency with the objectives, policies, general land uses and programs specified in the General Plan and the Sierra Vista Specific Plan;***

2. ***Consistency with the provisions of the City of Roseville Zoning Ordinance;***

3. ***Conformity with the public health, safety and general welfare;***

4. ***The effect on the orderly development of the property or the preservation of property values; and***

5. ***Whether the provisions of the Agreement shall provide sufficient benefit to the City to justify entering into the Agreement.***

The project includes a first amendment of the Development Agreement (DA) by and between the City of Roseville and Baybrook Limited Partnership relative to the Sierra Vista Specific Plan (or the Baybrook DA) and a second amendment of the DA by and between the City of Roseville and Baseline P&R, LLC relative to the Sierra Vista Specific Plan (or the Baseline P&R DA). The DA Amendments are included as Exhibits B and C.

Development Agreements are binding contracts that set the terms, rules, conditions, regulations, entitlements, responsibilities, and other provisions relating to the development of the covered properties. Each DA in the SVSP includes a cost sharing agreement between the landowners, which includes fees that are required to be paid per unit or per commercial building square footage. These fees differ between the DAs because they have different obligations related to infrastructure/land dedication and Citywide park land dedication. The portion of the project site subject to the Baybrook DA is 5.2 net acres and 46 of the units. The remaining 18.3 net acres and 136 units are subject to the Baseline P&R DA. As a result, there is an inconsistency in the applicable development fees for the project. The applicant proposes to rectify this by amending the Baybrook DA to exclude the portion of the project site and

including it with the Baseline P&R DA. This necessitates amendments to the legal description of the covered properties in each DA and changes to Section 2.2 to update the land use acreages. In addition, Section 4.8.2.1 is added to the Baseline P&R DA, which discusses the infrastructure fee allocations for Parcels KT-40A, KT-40B, and KT-40C. Lastly, Section 3.17.1.2(i) of the Baseline P&R DA, relating to the SVSP fee program, will be amended to remove the previous fee deferrals, except for the deferrals of the South Placer Regional Transportation Authority (SPRTA) Tier II Traffic Fee and the City-wide Park fee.

Items that are not addressed in the amendments are subject to the terms of the original DAs and prior Amendment. In summary, City staff has found the proposed DA Amendments to be consistent with the General Plan, SVSP, and the Zoning Ordinance. The DA Amendments are in conformance with the public health, safety, and welfare, and will not adversely affect the orderly development of the property or the preservation of property values. Therefore, the proposed DA Amendments are consistent with items 1-5 above.

EVALUATION – DESIGN REVIEW PERMIT

The evaluation of the Design Review Permit has been based on the applicable development and design standards within the City's Zoning Ordinance, the City's Community Design Guidelines (CDG), and the SVSP. Section 19.78.060(B) of the City of Roseville Zoning Ordinance requires four findings of fact be made in order to approve a Design Review Permit. The four findings for approval of the Design Review Permit are listed below in ***italicized, bold*** text and are followed by an evaluation of the project in relation to each finding.

1. ***The project as approved preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and water courses; provides adequate drainage for the project; and allows beneficial use to be made of the site for development.***

The project site is currently undeveloped and is comprised mostly of annual grasslands. The northwestern corner of the parcel consists of a mix of evergreen and deciduous trees as well as abandoned structures. Two of the existing trees are considered protected oak trees and will require approval of a Tree Permit. Further discussion is provided in the Tree Permit evaluation section of this report. No other biological resources exist on the site. Aerials of the site show evidence of previous ground disturbance due to construction of adjacent roadways. A bioretention basin is proposed on the northwestern corner of the site. The project has been reviewed by the City's Engineering Division and has been designed consistent with City standards related to drainage improvements and stormwater quality facilities. The proposed project will allow a beneficial use to be made of the site.

2. ***The project site design as approved provides open space; access; vehicle parking; vehicle, pedestrian and bicycle circulation; pedestrian walks and links to alternative modes of transportation; loading areas; landscaping; irrigation; and lighting which results in a safe, efficient, and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the applicable specific plan and/or applicable design guidelines.***

Multi-family residential development guidelines are included within the City's Community Design Guidelines (CDG). The guidelines include recommendations for site planning, circulation, architecture, and other aspects of development. The following discussion provides an evaluation with respect to the applicable design guidelines in the CDG.

Site Planning

The Estia project will be constructed on Parcel KT-40A, which will be setback ±220 feet north of Baseline Road. Access to the community will be gated. The site plan is designed with the clubhouse building situated at the entry to the development with the outdoor area facing internal to the site. The residential units are primarily arranged in clusters of four with fenced backyards facing each other. The design of the fence will

be determined at the time of building permit submittal. The setbacks between the rear of the buildings range from approximately 22 feet to 25 feet. Some units will side on to the proposed roadway on the west and will be setback 25 feet from the back of sidewalk. The units siding on to the adjacent commercial parcels will be setback 10 feet from the property line. A 6-foot-tall masonry wall will be constructed along the southern and western boundary of Parcel KT-40A to provide sound attenuation from the future commercial parcels and adjacent roadways. Consistent with the SVSP design guidelines, a 6-foot-tall wrought-iron fence will be constructed adjacent to the open space along the northeastern boundary.

Vehicle Access and Circulation

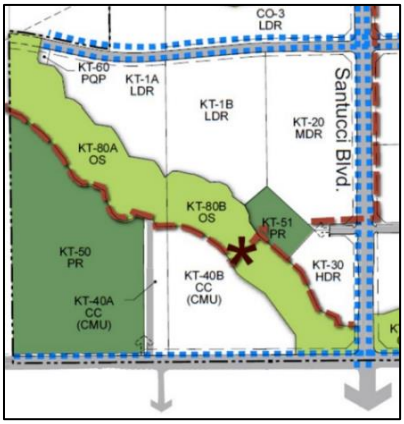
The existing access road that runs through the property will be removed. A 42-foot-wide roadway ("Entry Street A") will be constructed in between Parcels KT-40B and KT-40C that will provide a connection to the Estia Development from Baseline Road to the south. Baseline Road will ultimately have six lanes, however the project will provide interim improvements that will provide for four lanes with an auxiliary lane, a 6-foot-wide bike lane, and 8-foot-wide sidewalks. A 46-foot-wide access road ("Access Road") will also be constructed along the western boundary of the project site between the future Citywide park parcel. As required by the SVSP, infrastructure will be installed for a traffic signal at the intersection of Baseline Road and Access Drive. The Estia project will have a 34-foot-wide driveway located on Access Road that will provide for a secondary gated entry/exit for residents.

The project consists of several internal drive aisles aisle that will provide access to the parking areas. The project was reviewed by the City Engineering and City Fire Department staff and was found to comply with refuse service standards and with emergency circulation requirements.

Pedestrian Access and Circulation

Pedestrian connections will be provided throughout the project site. Five-foot wide sidewalks will connect the parking lot areas to the residential units. These sidewalks will also connect to the perimeter sidewalks on Baseline Road and Access Road. Per SVSP Figure 6-21, which is shown in Figure 4 on the right, a Class I bikeway is planned along a portion of the open space adjacent to the site (represented by the red dashed line) with a trail crossing connecting to the northern side. The project will provide a gated pedestrian connection to the bike path consistent with the SVSP requirements. A second connection to the bike path will be provided via the sidewalk along the access road on the west.

Figure 4: Portion of SVSP Figure 6-21



Parking

Parking for the site is based on the Zoning Ordinance parking requirement for multi-family residential uses, which requires 1.5 spaces per 1-bedroom unit and 2 spaces per 2+ bedroom units. In addition, projects with 10 or more dwelling units must provide one (1) additional space for every 10 dwelling units or portion thereof. The project consists of 209 units, which will require 20 guest parking spaces. The project consists of 96 one-bedroom units and 113 two-bedroom units. Based on this, the project requires a total of 390 parking spaces (which includes guest parking). The site plan indicates 357 parking spaces and 36 garage spaces will be provided for a total of 393 spaces, exceeding the parking requirement. The parking spaces are evenly distributed throughout the site. A condition of approval has been placed on the project requiring the CC&Rs to include a clause prohibiting storage in the garages that displaces vehicle parking (see Condition 27d of the Tentative Subdivision Map).

Landscaping and Open Space

CDG Policy MF-44 recommends using landscaping throughout the site, placing trees to provide shading for sidewalks and public spaces, using native or drought-tolerant plants where possible, and providing a

minimum of 50% shading (based on 15-year maturity) over the parking spaces. The proposed landscape plan is included in Exhibit J. Landscaping will be provided around the perimeter of the site, at project entries, within the parking lot areas, in front of the units, and around the clubhouse building. The trees used within the parking lot areas provide 51% shade coverage of the uncovered parking spaces, which meets the CDG requirement. The project includes a 15-foot wide landscape setback along Access Road. Primary street trees proposed within the setback consist of a mix of shade and accent trees consistent with the SVSP recommended plant palette. Landscaping adjacent to the preserve is conditioned to consist of California native, drought-tolerant groundcover, shrubs, plants, and trees. Overall, the landscape design is consistent with the SVSP design guidelines, the CDG and the City's Water Efficient Landscape Ordinance. Because development of the commercial parcels is not proposed at this time, landscaping along Baseline Road will be reviewed as part of the Design Review Permit required for Parcels KT-40B and KT-40C.

As encouraged by the CDG, the project includes open space areas and other recreational amenities. Each unit will consist of a covered porch and fenced backyard with a covered patio. The Unit 1 patio areas will be 70 square feet and the Unit 2 patio areas will be 80 square feet. The clubhouse will have an outdoor area enclosed with a 6-foot-tall wrought-iron fence. The outdoor area will feature a pool, an outdoor fire pit and BBQ grills, and recreational amenities such as bocce ball and cornhole. A gated dog park will also be provided in the northern portion of the site as an additional amenity for residents.

Lighting

The project will consist of building-mounted light fixtures that complement the architectural style of the buildings. The project is conditioned to comply with the City's minimum lighting level requirements (0.5 foot-candles in pedestrian areas and 1.0 foot-candles in vehicle areas). In addition, pole mounted lighting shall be no taller than twenty-five (25) feet and lighting sources shall have cut off lenses and be located to avoid light spillage and glare on adjacent properties.

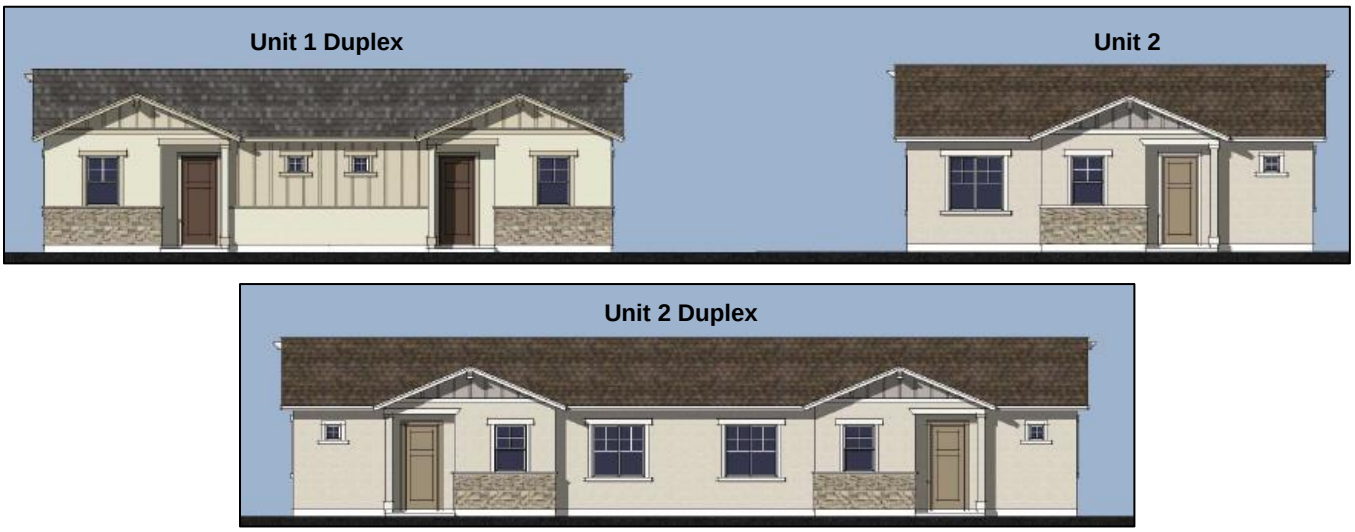
3. The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site, as approved is harmonious with other development and buildings in the vicinity and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the applicable specific plan and/or applicable design guidelines.

Key guidelines related to architectural design within the CDG for multi-family residential projects include direction to define development character through the use of a consistent design concept (MF-26), to use variation in wall planes and building form to create visually engaging designs (MF-28), to use a variation of colors and materials (MF-32), and to apply architectural treatment to all elevations of a building (MF-33).

Unit Designs

Figure 5 below includes the front building elevations for the three plan types offered (Unit 1 Duplex, Unit 2, and Unit 2 Duplex), which are all single-story with an overall height of approximately 16 feet. The Unit 1 Duplex will consist of two attached units that are 709 square feet each. Unit 2 is 1,083 square feet and will be offered as either a detached or attached unit. Of the 209 units, 96 units will be one-bedroom units and 113 units will be two-bedroom units. The units are designed to resemble single-family homes with a craftsman style, utilizing a mix of stucco and board and batten siding, stacked stone veneer, low pitched gable roofs with composition asphalt shingles, and decorative wood corbels. Five (5) color schemes consisting of complimentary neutral and earth tones will be used throughout the project. Consistent with CDG Policy MF-33, architectural treatment is applied to all elevations of the buildings and all windows and doors are trimmed.

Figure 5: Front Building Elevations



Clubhouse Building

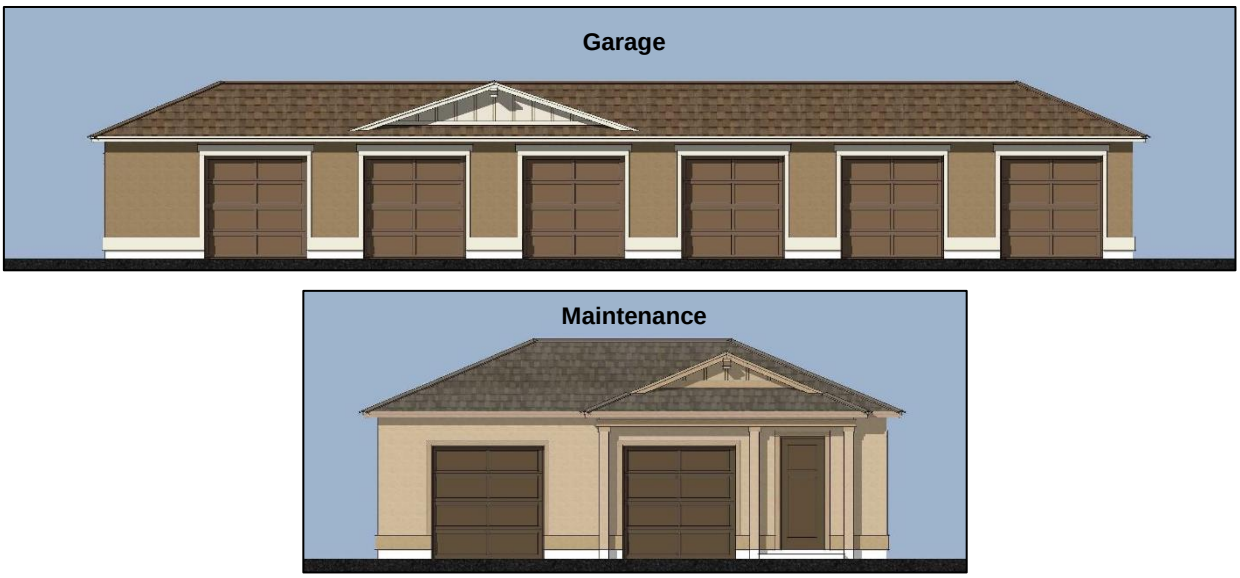
The clubhouse building is a 3,551-square-foot single-story building that will consist of a leasing office, fitness center, club room, and an outdoor area enclosed with a 6-foot tall wrought iron fence. The front building elevation is shown in Figure 6 below. The building will utilize one of the color schemes applied for the residential units and is designed consistent with the craftsman theme of the project. Similar to the residential units, the building primarily consists of stucco and utilizes stacked stone veneer and board and batten siding in accent areas to add decorative detail. The variation in building height and wall planes combined with the mix in colors and materials creates a visually engaging design consistent with the CDG.

Figure 6: Clubhouse Building

Garages and Maintenance Buildings

The garage and maintenance buildings are shown in Figure 7 below. There will be six (6) garage buildings that will consist of six (6) parking spaces each. The garages will be approximately 1,500 square feet and will be distributed throughout the parking lot. As shown in Exhibit H, the left elevation of the garages will consist of four (4) storage spaces that will be available for rent. Each storage space will be approximately 100 square feet. There will be one 794-square-foot maintenance building in the southeastern portion of the site. The garage and maintenance buildings are designed consistent with the residential units and clubhouse building.

Figure 7: Garage/Storage & Maintenance Buildings



Overall, the elevations are designed to include variation in colors, materials, wall planes, and rooflines to create a visually interesting design that is compatible with neighborhoods in the vicinity of the project and the CDG.

4. The design of the public services, as approved, including, but not limited to, trash enclosures and service equipment are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors and landscaping that are harmonious with the site and the building designs.

All trash containers will be screened within a trash enclosure. The project will provide a total of three trash enclosures that will match the color and materials of the residential buildings. The enclosures will surround the three non-accessible sides of the trash containers, and will also be screened with landscaping. All other service equipment will be screened from public view, consistent with the conditions of approval.

EVALUATION – TENTATIVE SUBDIVISION MAP

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made to approve or conditionally approve a Tentative Subdivision Map. The three findings are listed below in ***italicized, bold*** text and are followed by an evaluation of the map in relation to each finding.

1. The size, design, character, grading, location, orientation and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the general plan or any applicable specific plan for the area, whichever is more restrictive, and the design standards of Title 18 (Subdivision Ordinance) of the Roseville Municipal Code.

Parcel size, design, character, location, orientation and configuration: The proposed subdivision will result in the creation of three development parcels—KT-40A, KT-40B, and KT-40C. Parcel KT-40A will be 16.49 gross acres, Parcel KT-40B will be 3.44 gross acres, and Parcel KT-40C will be 3.94 gross acres. A 0.55-acre parcel (Parcel A) will also be created and dedicated to the City as open space and will be located along the existing open space parcel to the north. Parcels KT-40B and KT-40C will have frontage on Blue Oaks Boulevard to the south and Parcel KT-40A will be located to the north of these parcels. The Map Act and Subdivision Ordinance do not contain any maximum or minimum lot sizes.

Based on the Design Review Permit evaluation section, the lots are large enough to adequately allow for the proposed development on the parcels.

Grading and Drainage: Grading and drainage required for development of the parcels have been reviewed with the Design Review Permit and have been determined to comply with City standards as shown in the grading and drainage plan, and as conditioned.

Access & Circulation: The project is conditioned to ensure the access roads and driveways are constructed to comply with the City's design standards. On-site circulation has been reviewed with the Design Review Permit and found to be adequate. Access and circulation is consistent with the City's Subdivision Ordinance and the City's Improvement Standards.

2. The subdivision will result in lots which can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or, some other physical condition of the area.

The proposed parcels are of sufficient size and shape to accommodate the proposed development and are consistent with the applicable zoning and design requirements, as discussed in the Design Review Permit evaluation section of the staff report. There are no watercourses or other natural features on the site that would impede development.

3. The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, pursuant to Division 7 of the Water Code.

Anticipated water quality impacts and discharge of waste are not affected by the proposed Tentative Subdivision Map. The design of the sewer lines in the project area and treatment capacity at the City's sewage treatment plant have adequate conveyance and capacity to accommodate development on the proposed parcels created by the Tentative Subdivision Map.

EVALUATION – TREE PERMIT

Pursuant to Zoning Ordinance Section 19.66.030, a Tree Permit is required for any removal of native oak trees or for more than 20% encroachment into the dripline of a native oak tree. The proposed project will result in the removal of several native oak trees. The required findings to approve a Tree Permit are listed below.

1. Approval of the Tree Permit will not be detrimental to the public health, safety or welfare, and approval of the Tree Permit is consistent with the provisions of Chapter 19.66.

2. Measures have been incorporated into the project or permit to mitigate impacts to remaining trees or to provide replacement for trees removed.

An arborist report including a tree inventory summary was provided by California Tree and Landscape Consulting, Inc., dated February 20, 2020 (see Exhibit K). All of the trees present on the property, which are located in the northwestern portion of the site, will be removed to facilitate development of the site. Two (2) of these trees were identified as protected oak trees with a total aggregate diameter of 54 inches (see Table 1 below).

Table 1: Protected Oak Tree Removals

Tree #	Common Name	Botanical Name	Diameter at Breast Height (DBH)	Tree Condition
8511	Interior Live Oak	*Quercus wislizeni*	31”	Fair – Minor Problems
8513	Interior Live Oak	*Quercus wislizeni*	23”	Extreme Structure or Health Problems

The applicant has proposed to comply with the compensation requirements of the City’s Tree Preservation Ordinance. The total number of mitigation inches for this project is 54. Mitigation will be completed with a combination of on-site planting and payment into the City’s in-lieu fee program. The funds in the City’s in-lieu fee program are used for the replanting and preservation of trees throughout the City and are calculated at a rate of $118 per inch of tree removed when measured at the tree’s diameter at breast height (DBH). The tree mitigation fees are required to be paid prior to the removal of the trees.

The Tree Permit contains all of the standard conditions of approval, which includes a requirement to follow all of the recommendations of the Arborist Report. The arborist’s recommendations include monitoring any excavation for the retaining wall footings for the trees to remain on the site. The removal of these trees will not be detrimental to the public health, safety, or welfare, and measures have been incorporated to mitigate impacts.

PUBLIC OUTREACH

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. Early notification of the project was posted on the Roseville Coalition of Neighborhood Associations (RCONA)’s website. A notice of the public hearing was published in the Roseville Press Tribune on March 11, 2022 and a notice of the hearing was also distributed to all property owners within 300 feet of the site and posted on the RCONA website. No comments have been received as of publication of the staff report.

ENVIRONMENTAL DETERMINATION

Consistent with CEQA Guidelines Section 15164, regarding a previously certified and adopted Environmental Impact Report (EIR), an Addendum to the Sierra Vista Specific Plan EIR (SCH #2008032115, certified May 5, 2010) has been prepared to cover the minor technical changes and additions necessary to describe the impacts of the proposed project (see Attachment 1). The Addendum did not identify any new environmental impacts from the project. The project is conditioned to comply with the applicable SVSP EIR mitigation measures.

RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

1. Consider the **7th Addendum to the Sierra Vista Specific Plan Environmental Impact Report**;
2. Recommend the City Council approve the **SPECIFIC PLAN AMENDMENT – 6350 BASELINE ROAD – SVSP PCL KT-40A & KT-40B – ESTIA – FILE #PL21-0256**;

3. Recommend the City Council adopt the five (5) findings of fact and approve the **DEVELOPMENT AGREEMENT AMENDMENT ("BASELINE P&R DA")** – **6350 BASELINE ROAD – SVSP PCL KT-40A & KT-40B – ESTIA – FILE #PL21-0256**;

4. Recommend the City Council adopt the five (5) findings of fact and approve the **DEVELOPMENT AGREEMENT AMENDMENT ("BAYBROOK DA")** – **6350 BASELINE ROAD – SVSP PCL KT-40A & KT-40B – ESTIA – FILE #PL21-0256**;

5. Adopt the four (4) findings of fact and approve the **DESIGN REVIEW PERMIT – 6350 BASELINE ROAD – SVSP PCL KT-40A & KT-40B – ESTIA – FILE #PL21-0256** subject to ninety-three (93) conditions of approval;

6. Adopt the three (3) findings of fact and approve the **TENTATIVE SUBDIVISION MAP** – **6350 BASELINE ROAD – SVSP PCL KT-40A & KT-40B – ESTIA – FILE #PL21-0256** subject to forty-seven (47) conditions of approval; and

7. Adopt the two (2) findings of fact and approve the **TREE PERMIT** – **6350 BASELINE ROAD – SVSP PCL KT-40A & KT-40B – ESTIA – FILE #PL21-0256** subject to twenty (20) conditions of approval.

CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT – FILE #PL21-0256

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **March 24, 2022** and if not effectuated shall expire on **March 24, 2024**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **March 24, 2025**. (Planning)

2. The project is approved as shown in Exhibit A—L and as conditioned or modified below. (Planning)

3. The project shall comply with all required environmental mitigation identified in the Sierra Vista Specific Plan (SVSP) EIR and the 7th Addendum to the SVSP EIR (Attachment 1), and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)

4. A Design Review Permit shall be required prior to issuance of building permits for the development of Parcels KT-40B and KT-40C. (Planning)

5. The project shall be addressed as 6350 Baseline Rd. All projects with multi-tenants or buildings must submit a site plan with building footprint(s), upon initial building permit submittal, to the Development Services Department (Business Services – Addressing) for building/unit addressing review. (Business Services)

6. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Electric, Finance)

7. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)

8. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans have been submitted for review and are approved and grading and/or encroachment permits are issued by the Development Services- Engineering (Engineering)

9. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions

of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)

10. Garage spaces shall not be utilized for storage that displaces vehicle parking. (Planning)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

11. Parking lot design shall conform to the City's design standards, including the following minimum standards for parking stalls:

    a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6-inch raised curb or concrete bumper. (Planning)

    b. Standard – 9 feet x 18 feet; Compact – 9 feet x 16 feet; Accessible – 14 feet x 18 feet (a 9-foot-wide parking area plus a 5-foot-wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible – 17 feet x 18 feet (9-foot-wide parking area plus an 8-foot-wide loading area). (Planning)

    c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:

        i. Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-208.2 of the CBC.

        ii. Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.

        iii. Accessible parking and exterior route of travel shall comply with CBC, Sections 11B-206 and 11B-208. (Building)

12. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)

13. The plans submitted to the Building Division for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)

14. The project Landscape Plans shall comply with the following:

    a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines; backflow preventers; fire department connections; and public water, sewer, and storm drain facilities. (Planning, Fire, Environmental Utilities, Electric, Engineering)

    b. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)

    c. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)

d. The landscape plan shall comply with the Landscape Guidelines for Sierra Vista Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Environmental Utilities)

e. Landscaping adjacent to preserve areas shall consist of California native, drought-tolerant groundcover, shrubs, plants, and trees. (Open Space, Planning)

f. All landscaping in areas containing electrical service equipment shall conform to the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)

g. Slopes within landscape planters shall be no more than 3:1. A two-foot flat bench located at back-of-walk shall be included in the landscape area to slow or allow absorption of nuisance run-off from the planters. (Parks, Recreation, and Libraries)

h. All landscaping shall conform to the standards of crime prevention through environmental design with the intent to create natural surveillance, controlling access, and territorial reinforcement to property boundaries. (Police)

15. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)

16. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the proposed addressing for the building and dwelling unit numbers. The Building Official, or the designee, shall approve said plan prior to building permit approval. Refer to the *City of Roseville Addressing Guidelines*. (Building)

17. A separate Architectural Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans for the Clubhouse. (Building)

18. For Multiple Building Complexes: As part of the required Architectural Site Accessibility Plan, the developer shall delineate the extent of the site accessibility improvements being installed as part of the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)

19. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code–CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)

20. For restaurants, other food services, or commercial swimming pools: The developer shall obtain all required approvals and permits from the Placer County Health Department and the City of Roseville Industrial Waste Division. (Building, Environmental Utilities)

21. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address. (Building)

22. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Public Works prior to approval of any plans. (Engineering)

23. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)

24. Baseline Road/Access Drive – install signal infrastructure including conduit, loops and poles as part of the Estia project improvements per the Development Agreement. Provide 40' minimum width of pavement for the Access Drive to accommodate a city standard southbound right turn lane. (Engineering)

25. Landowner shall be responsible for the costs of construction of the traffic signals as shown on Exhibit "K" of the Baybrook LP and Baseline P & R LLC Development Agreement. The developer shall receive fee credits for the completion of the traffic signals as part of the City's TMF Set-Aside Fund. (Engineering)

26. The entry drive for the project shall consist of 36' width of pavement to allow for an eventual striped center turn lane. The applicant to provide city standard 3' vertical curb-gutter and 5' sidewalk on both sides of the street. See Sheet 1, Section B of the Tentative Parcel Map. (Engineering).

27. Any backbone improvements, not constructed adjacent to (or needed to serve) a proposed project shall be completed by the applicant. (Engineering)

28. Baseline Road improvements shall be constructed to a four lane arterial with auxiliary lane. The roadway section shall include providing an additional paving (from the existing pavement as shown, as part of the Baseline Road & Watt Avenue Infrastructure Plans- EN20-0362) and 3' vertical curb and gutter and 8' separated sidewalk. The roadway section will include two (2) 11' travel lanes, a 6' bike lane, a 10' auxiliary lane and the aforementioned 3' curb and gutter. The dimension from the ultimate centerline of Baseline Road to back curb will be 60'. (Engineering)

29. A note shall be added to the grading plans that states:

    *"Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified."* (Engineering)

30. The site shall include a designated Dial-a-Ride drop off and pick up area with an accessible path of travel to the main entrance of the building. Applicant shall install a pole for Dial-A-Ride sign (sign provided by Alternative Transportation). A covered seating area for our Dial-a-Ride passengers shall be located at the main entrance and it will be visible from the drive aisle of the drop-off and pick-up area. (Alternative Transportation, Planning, and Engineering)

31. If not constructed prior to the project, per the Development Agreement, the developer shall be responsible for preliminary design, permitting and rough grading of the trail. In this case, developer may request reimbursement for this work by obtaining a reimbursement agreement prior to approval of improvement plans. (Engineering, Alternative Transportation)

32. If not constructed prior to the project, per the Development Agreement, if the City has sufficient funds to reimburse Landowner, Landowner shall prepare the final design and construct Class I bike trail improvements where adjacent to residential subdivisions. The developer shall provide an estimate for trail construction prior to or concurrent to the first submittal of improvement plans. (Alternative Transportation)

33. The design of the trail shall be consistent with City standards and shall incorporate the following:

    a. Where an overland release crosses a bike trail, the trail design shall accommodate the potential drainage through grading, concrete paving and scour control while meeting trail design standards as determined necessary by Development Services/Engineering. (Engineering, Alternative Transportation)

34. Per the Sierra Vista Specific plan, pedestrian sidewalks along the open spaces will be installed at the time of adjacent roadway construction. (Engineering, Alternative Transportation)

35. The design of the on-site connection to the bike trail shall be reviewed and approved by Development Services/Engineering and Alternative Transportation. (Engineering, Alternative Transportation)

36. The applicant shall dedicate all necessary rights-of-way or Public Utility Easement for the widening of any streets or transfer of public utilities across and over any portion of the property as required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)

37. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Engineering)

38. Prior to approval of improvement plans, drainage calculations must be submitted that are consistent with the Master Drainage Study for Sierra Vista or the Master Drainage Study shall be amended as necessary to accommodate any change in sheds. Detention and drainage swales shall also be consistent with the Master Drainage Study or the Master Drainage Study amended to reflect any proposed changes. (Engineering)

39. Prior to the approval of the Improvement Plans, the project proponent shall provide proof of preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB). Proof shall be in the form of the Waste Discharge Identification Number (WDID#), provided to the applicant from RWQCB, placed on the coversheet of the improvement plans. Upon approval of the improvement plans, a copy of the SWPPP shall be required onsite and available for viewing by City inspection staff upon request. (Engineering)

40. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)

41. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)

42. Improvement plans shall show the Preserve boundary and label it as a protected area. The Pre-Construction meeting shall address the presence of the Preserve, the sensitive habitats present and minimization of disturbance to the Preserve. During grading and construction the preserve area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove

all trash blown into the preserve from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the preserve, along with all temporary erosion control measures (e.g., straw bales, straw waddles and stakes, silt fencing). (Engineering, Development Services Department, Planning)

43. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the Preserve. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Engineering, Development Services Department, Planning)

44. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the Preserve. Post and cable fencing or other improvements shall be utilized to meet this requirement. (Public Works, Development Services Department, Planning)

45. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)

46. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)

47. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan-view and in profile-view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)

48. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

49. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:

    a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.

    b. Water, sewer and recycled mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions of approval.

    c. All sewer manholes shall have all-weather, 10-ton vehicle access unless otherwise authorized by these conditions of approval. (Environmental Utilities)

50. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)

51. This project will require some units to be served by sewer mains installed through landscaping. Sewer mains outside of the paved areas shall be privately owned and maintained. (Environmental Utilities)

52. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)

53. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)

54. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)

55. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)

56. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting. (Fire)

57. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:

    a. one (1) set of improvement plans

    b. load calculations

    c. electrical panel one-line drawings

58. No new drainage/run off into the open space shall occur, all landscaping adjacent to the open space shall be native and non-invasive and all irrigation shall avoid run-off or over-spray into the open space. Lot A shall have a non-living finish to deter weed growth and to minimize long-term maintenance. (Parks)

59. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas and pedestrian walkways shall provide a maintained minimum of one (1) foot-candle, and 0.5 foot-candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning, Police)

60. The parking lot shall have properly posted signs that state the use of the parking area is for the exclusive use of employees and customers of this project. (See California Vehicle Code Sections 22507.8, 22511.5, 22511.8, 22658(a), and the City of Roseville Municipal Code Section 11.20.110). The location of the signs shall be shown on the approved site plan. (Planning, Police)

61. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

62. Any backflow preventers visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventers shall be screened with landscaping and shall comply with the following criteria:

    a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventer to the landscaping.

b. For maintenance purposes, the landscaping shall only be installed on three sides and the plant material shall not have thorns.

c. The control valves and the water meter shall be physically unobstructed.

d. The backflow preventer shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)

63. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:

a. A 12.5'-foot-wide public utilities easement along all public road frontages.

b. Water, sewer, and reclaimed water easements.

c. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)

64. Prior to releasing building permits, the existing 25' PG&E Roadway & Utility easement shall be abandoned or a quitclaim process completed. (Engineering)

65. Easement widths shall comply with the City's Improvement Standards and Construction Standards. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Engineering, Environmental Utilities, Electric)

66. Inspection of the potable water supply system on new commercial/industrial/office projects shall be as follows:

a. The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventer.

b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventer to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.

c. The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)

67. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)

68. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)

69. Water, sewer and reclaimed water shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)

70. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)

71. **Restaurants or other Food Service Establishment (FSE).** The applicant shall design for installation and/or install an exterior grease interceptor if the proposed business could potentially discharge substances containing fats, oils and grease (FOG) into the sewer system. The grease interceptor shall be adequate to separate and remove FOG contained in the wastewater from FSE's prior to discharge to the public sewer. (Environmental Utilities)

72. In the event an exterior grease interceptor cannot be installed due to space limitation, the developer shall install a grease trap, per City Standards, that will mechanically separate the FOG contained in the wastewater from the FSE prior to discharge to the public sewer. (Environmental Utilities)

73. Pursuant to the Municipal Code, the applicant shall apply for and obtain a FOG waste discharge permit (FOG WDP) from the Environmental Utilities Industrial Waste Division prior to occupancy or prior to discharging waste to the public sewer. The applicant shall submit information required by the Environmental Utilities Department for evaluation, including but not limited to: site plans, floor plans, mechanical and plumbing plans, and details to show all sewers, FOG control device, grease interceptor or other pretreatment equipment and appurtenances by size, location and elevation. Additional information related to the applicant's business operations and potential discharge may be requested to properly evaluate the FOG WDP application. (Environmental Utilities)

74. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)

75. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial and Residential Construction." These charges will be determined upon completion of the final electrical design. (Electric)

76. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)

77. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)

78. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:

    a. Locate the metered service panel on the outside of the building.

    b. Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry. (Electric)

79. One ¾-inch conduit with a 2-pair phone line shall be installed from the building's telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)

80. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

81. The Developer will be responsible for extending mainline infrastructure on the north side of baseline from Santucci Boulevard west to the project site. These improvements shall be installed in the ultimate Public Utility Easement location along Baseline Road. These improvements shall include point of connections for parcels 40B and 40C. (Electric)

OTHER CONDITIONS OF APPROVAL:

82. Signs shown on the elevations are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)

83. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed-free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)

84. The City reserves the right to restrict vehicle turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. (Engineering)

85. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)

86. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000 gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)

87. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable of not and if site remediation is required. (Fire)

88. The location and design of the gas service shall be determined by PG&E. The design of the gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)

89. All residential units must install a Seasonal Energy Efficiency Rating ("SEER") of 2 points above the minimum, as defined by the State of California in the current Title 24 of the Code of California regulations, up to a total maximum of 16 points including the 2 point premium, an Energy Efficiency Ratio ("EER") of 12 or greater, and a thermal expansion valve "TXV"). The SEER rating of 2 points above the minimum, as defined by the current Title 24, up to a maximum of 16 points, and an EER rating of 12 or greater along with a TXV will be specified on building plans and Title 24 compliance certificates at the time building permits are requested. If Title 24 of the Code of California Regulations in effect at the time of request for building permits requires higher SEER or EER ratings, residential units in the Plan Area shall comply with such State requirements. The SEER and EER ratings will be verified with appropriate documentation. These requirements shall be utilized in the overall energy compliance calculations required for issuance of a building permit for any residential unit. Any variances must be approved by the Electric Department's Retail Energy Services Department. (Building, Electric)

90. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance, project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and

Sunday, provided that all construction equipment shall be fitted with factory installed muffling devices and be maintained in good working order. (Building)

91. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Division Field Inspector at the time of or prior to the foundation inspection. (Building)

92. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Certificate of Occupancy (TCO) of the building. If a TCO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Certificate of Occupancy. (Building)

93. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple building occupancies. This request shall be made in writing to the Building Division and shall include the following:

    a. A description of measures that will be undertaken to minimize conflict between residents/building occupants and construction traffic (e.g. fencing, etc.);

    b. A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and

    c. An estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

CONDITIONS OF APPROVAL FOR THE TENTATIVE SUBDIVISION MAP – FILE #PL21-0256

1. The project shall comply with all required environmental mitigation identified in the Sierra Vista Specific Plan (SVSP) EIR and 7th Addendum to the SVSP EIR, and shall include all applicable mitigation measures as notes on the plans. (Planning)

PRIOR TO ISSUANCE OF A GRADING PERMIT AND/OR IMPROVEMENT PLANS

2. Grading around the native oak trees or other natural features shall be as shown on the tentative map or as approved in these conditions. (Planning)

3. The applicant shall submit to the Planning and Engineering Departments the applicable Army Corps of Engineers permit or clearance, the California Department of Fish and Game Stream Bed Alteration Agreement, and/or the Regional Water Quality Control Board Water Quality Certificate. (Planning)

4. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:

    a) Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.

    b) Grading shall comply with the City grading ordinance. There shall be no cut and/or fill slopes steeper than a 4:1 ratio. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans and all erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site; it

is the applicant's responsibility to ensure that necessary measures are taken to minimize silt discharge from the site. Modification of the erosion control plan may be warranted during wet weather conditions.

c) A rough grading permit may be approved by the Engineering Department prior to approval of the improvement plans.

d) Access to the floodplain shall be provided as required by Engineering and the Streets Department.

e) Standard accessible ramps shall be installed at all curb returns per City Standards. (Engineering)

5. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way and/or City easements. (Engineering)

6. All drainage facilities shall conform to natural drainage sheds. (Engineering)

7. The following note shall be added to the Grading and/or Improvement Plans:

   To minimize dust/grading impacts during construction the applicant shall:

   a) Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day.

   b) Use tarpaulins or other affective covers on all stockpiled earth material and on all haul trucks.

   c) Sweep the adjacent streets frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.

   d) Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off site.

   e) *The City shall have the authority to stop all grading operations if, in the opinion of city staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. (Engineering)*

8. The grading plans for the site shall be accompanied with a shed map that defines that area tributary to this site. All drainage facilities shall be designed to accommodate the tributary flow. All on-site storm drainage shall be collected on-site and shall be routed to the nearest existing storm drain stub of the natural drainage course. (Engineering)

9. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater than four (4) feet in height. All retaining walls shall be of either split-faced masonry units, keystone type construction, or cast in place concrete with fascia treatment. (Engineering)

10. Landscaping adjacent to the Preserve shall be California native, drought-tolerant groundcover, shrubs, plants, and trees. (Development Services, Planning)

11. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)

PRIOR TO ISSUANCE OF GRADING PERMIT OR IMPROVEMENT PLANS

12. Prior to the approval of Improvement Plans, the applicant shall submit to the Development Services Engineering Division a paper copy and an electronic copy of the final set of Improvement Plans per the Division's "Digital Submission of Utility Composites" standards. Additionally, the applicant shall submit approved/proposed street names for the approved subdivision map. Final street names for the subdivision shall be approved by the Engineering Division prior to the approval of the Improvement Plans. The approved street names shall be included on the final set of Improvement Plans. (Engineering)

13. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 1,000 feet on center. (Fire)

14. Minimum fire flow is 1,500 gallons per minute with 20 pounds per square inch residual pressure. A change in any of the conditions may increase the required fire flow. (Fire)

15. There shall be two points of access for all phasing plans. (Fire)

16. Testing of all fire systems shall be performed prior to the sales office being opened for business. (Fire)

17. Framing construction cannot commerce until access roads and public fire hydrants are approved by the Fire Department. (Fire)

18. If this project will be phased, the fire department requirements for access and circulation throughout shall be reviewed and approved by the Fire Department. Access roads shall comply with the California Fire Code and the City of Roseville's Amendments. (Fire)

19. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)

20. The design for electrical service for this project will begin when the Electric Department has received a full set of improvement plans for the project. (Electric)

21. All landscaping in areas containing electrical service equipment shall conform to the "Electric Department Landscape Design Requirements" as outlined in Section 10.00 of the Electric Department's "Specifications for Commercial Construction." (Electric)

22. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:

    a) one (1) set of improvement plans

    b) load calculations

    c) electrical panel one-line drawings

23. The location and design of the gas service shall be determined by PG&E. The design of gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)

24. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

PRIOR TO OR UPON RECORDATION OF FINAL MAP

25. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)

26. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville." All legal descriptions shall be prepared by a licensed Land Surveyor (Environmental Utilities, Electric, Engineering)

27. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with the Final/Parcel Map. The CC&Rs shall include the following item(s):

    a) A clause stating that the property owners within this subdivision shall agree to participate in a Transportation Systems Management (TSM) Plan and shall agree to enter into a Transportation Management Agreement with the City of Roseville. (Attorney)

    b) A clause prohibiting the amendment, revision or deletion of any sections in the CC&Rs required by these conditions of approval without the prior written consent of the City Attorney. (Attorney)

    c) A clause excluding any property owned by the City from the terms of the CC&Rs. (Attorney)

    d) A clause prohibiting storage in the garages that displaces vehicle parking. (Planning)

28. The City shall not approve the Final Map for recordation until either:

    a) A subdivision agreement is entered into along with the necessary bonds and insurance as required by the City. Said agreement shall be in a form acceptable to the City Attorney.

    OR

    b) The improvement plans are approved, and the improvements are constructed and accepted as complete. In this case, the subdivider shall enter into a one-year maintenance agreement concurrent with the recordation of the Final Map. (Engineering)

29. Any structures crossing Lot/Parcel lines created by the Final/Parcel map shall be removed. (Engineering)

30. Lot/Parcel A shall be dedicated as an easement (or in fee) to the City for the purposes of open space. (Engineering)

31. Street names shall be approved by the City of Roseville. (Engineering)

32. In the event that the Final (Parcel) Map will record prior to the completion of on-site construction, all utility and access easements shall be placed on the face of the Map to the satisfaction of the City Engineer. If all on-site improvements are complete prior to the recordation of the map, then a separate agreement allowing all parcels/lots the rights of reciprocal access, rights to construct, and parking shall be submitted to the City as a part of final/parcel map submittal. Said agreement shall be in a form acceptable to the City Attorney and referenced on the face of the recorded map. (Engineering)

33. The Final/Parcel Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. (Engineering)

34. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUEs) located along public roadways. (Engineering)

35. The Final/Parcel Map shall be submitted per "The Digital Submittal of Cadastral Surveys." A plot or print of the submittal shall accompany the electronic copy. The complete submittal shall occur after the

Engineering Department approval but prior to City Council approval of the Final/Parcel Map. (Engineering)

36. The cost of any facilities, which are identified in the Capital Improvement Program and are beyond those needed for this project, may be reimbursed to the developer. In accordance with §66485 and §66486 of the Subdivision Map Act, for any improvements constructed by the subdivider which contain supplemental size, capacity, number, or length for the benefit of property not within the subdivision and which are to be dedicated to the public, the subdivider shall be entitled to reimbursement for that portion of the cost of the improvements which is in excess of the construction required for the subdivision. (Engineering)

37. Electric construction costs incurred by the City of Roseville Electric Department for this project shall be paid for by the developer per the applicable policy. (Electric)

38. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)

39. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)

40. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)

41. The Environmental Utilities Department shall make a determination that there is adequate conveyance and treatment capacity in the City sewer system to handle the newly created Lot/Parcels. (Environmental Utilities)

42. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

43. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)

44. It is the responsibility of the developer to ensure all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)

45. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance, provided all construction equipment is fitted with factory installed muffling devices and is maintained in good working order, project construction noise is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. (Engineering)

46. If site survey or earthmoving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor shall notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. Non-emergency releases or notifications about the presence of containers found shall be reported to the Fire Department. (Fire)

47. The Tentative Subdivision Map shall not be deemed approved until the actions on the Development Agreement Amendment and Specific Plan Amendment are approved and become effective. (Planning)

CONDITIONS OF APPROVAL FOR THE TREE PERMIT – FILE #PL21-0256

PRIOR TO ISSUANCE OF ANY PERMITS OR ANY CONSTRUCTION ON-SITE

1. All recommendations contained in the Arborist Report(s) (Attachment 2) are incorporated by reference into these conditions, except as modified herein. (Planning)

2. Trees #8511 and #8513 (or as listed in Attachment 2 and identified on Exhibit D) are approved for removal with this tree permit. All other native oak trees shall remain in place. Trees to be removed shall be clearly marked in the field and inspected by Planning Staff prior to removal. Removal of the trees shall be performed by or under the supervision of a certified arborist. (Planning)

3. The developer shall be responsible for the replacement of the total number of inches proposed for removal prior to any tree removal. The total number of inches for this project is 54. Mitigation must be provided prior to tree removal in the form of payment of in-lieu fees ($118 per inch) and/or combination of native and non-native tree plantings, unless otherwise approved in the tree replacement plan or in these conditions. (Planning)

4. No activity shall be permitted within the protected zone of any native oak tree beyond those identified by this report. (Planning)

5. A $10,000 cash deposit or bond (or other means of security provided to the satisfaction of the Planning Division) shall be posted to ensure the preservation of all remaining trees during construction. The cash deposit or bond shall be posted in a form approved by the City Attorney. Each occurrence of a violation on any condition regarding tree preservation shall result in forfeiture of all or a portion of the cash deposit or bond. (Planning)

6. A violation of any of the conditions of this Tree Permit is a violation of the Roseville Municipal Code, the Zoning Ordinance (Chapter 19.74) and the Tree Preservation Ordinance (Chapter 19.66). Penalties for violation of any of the conditions of approval may include forfeiture of the bond, suspension or revocation of the permit, payment of restitution, and criminal penalties. (Planning)

7. A fencing plan shall be shown on the approved site plan and/or improvement plans demonstrating the Protected Zone for the affected trees. A maximum of three feet beyond the edge of the walls, driveways, or walkways will be allowed for construction activity and shall be shown on the fencing plan. The fencing plan shall be reviewed and approved by the Planning Division prior to the placement of the protective fencing. (Planning)

8. The applicant shall install a minimum of a five-foot high chain link fence (or acceptable alternative) at the outermost edge of the Protected Zone of the oak tree. Where encroachment is permitted pursuant to Condition 4, above, the fencing for encroachments shall be installed at the limit of construction activity. The applicant shall install signs at two equidistant locations on the temporary fence that are clearly visible from the front of the lot and where construction activity will occur. The size of each sign shall be a minimum of two feet (2') by two feet (2') and must contain the following language: "WARNING THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE PLANNING DIVISION". (Planning)

9. Once the fencing is installed, the applicant shall schedule an appointment with the Planning Division to inspect and approve the temporary fencing before beginning any construction. (Planning)

10. The applicant shall arrange with the arborist to perform, and certify in writing, the completion of deadwooding, fertilization, and all other work recommended for completion prior to the approval of

improvement plans. Pruning shall be done by an Arborist or under the direct supervision of a Certified Arborist, in conformance with International Society of Arboriculture (I.S.A.) standards. Any watering and deep root fertilization which the arborist deems necessary to protect the health of the trees as noted in the arborist report or as otherwise required by the arborist shall be completed by the applicant. (Planning)

11. A utility trenching pathway plan shall be submitted depicting all of the following systems: storm drains, sewers, water mains, and underground utilities. The trenching pathway plan shall show the proposed locations of all lateral lines. (Planning)

12. A Site Planning Meeting shall be held with the applicant, the applicant's primary contractor, the Planning Division and the Engineering Division to review this permit, the approved grading or improvement plans, and the tree fencing prior to any grading on-site. The Developer shall call the Planning Division and Engineering Division two weeks prior to the start of grading work to schedule the meeting and fencing inspection. (Planning)

13. The following information must be located on-site during construction activities: Arborist Report, approved site plan/improvement plans including fencing plan, and conditions of approval for the Tree Permit. All construction must follow the approved plans for this tree permit without exception. (Planning)

14. All preservation devices (aeration systems, oak tree wells, drains, special paving, etc.) shall be designed and installed as required by these conditions and the arborist's recommendations, and shall be shown on the improvement plans or grading plans. (Planning)

15. If any native ground surface fabric within the Protected Zone must be removed for any reason, it shall be replaced within forty-eight (48) hours. (Planning)

16. Storage or parking of materials, equipment, or vehicles is not permitted within the Protected Zone of any oak tree. Vehicles and other heavy equipment shall not be operated within the Protected Zone of any oak tree. (Planning)

17. Where recommended by the arborist, portions of the foundation shall be hand dug under the direct supervision of the project arborist. The certified arborist shall immediately treat any severed or damaged roots. Minor roots less than one (1) inch in diameter may be cut, but damaged roots shall be traced back and cleanly cut behind any split, cracked or damaged area. Major roots over one (1) inch in diameter may not be cut without approval of an arborist and any arborist recommendations shall be implemented. (Planning)

18. The temporary fencing shall remain in place throughout the entire construction period and shall not be removed without obtaining written authorization from the Planning Division. In no event shall the fencing be removed before the written authorization is received from the Planning Division. (Planning)

PRIOR TO ISSUANCE OF FINAL

19. Within 5 days of the completion of construction, a Certification Letter from a certified arborist shall be submitted to and approved by the Planning Division. The certification letter shall attest to all of the work (regulated activity) that was conducted in the protected zone of the tree, either being in conformance with this permit or of the required mitigation still needing to be performed. (Planning)

20. The approval of this Tree Permit shall expire on **March 24, 2024**. (Planning)

ATTACHMENTS

1. Addendum to the SVSP EIR
2. Arborist Report

EXHIBITS

A. SVSP Change Pages Redlines
B. Draft First Amendment of the Baybrook DA
C. Draft Second Amendment of the Baseline P&R DA
D. Site Plan
E. Tentative Subdivision Map
F. Preliminary Grading & Drainage Plan
G. Preliminary Utility Plan
H. Elevations
I. Floor Plans
J. Colors & Materials
K. Preliminary Landscape Plan
L. Site Details

Note to Applicant and/or Developer: Please contact Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.

CITY OF ROSEVILLE CALIFORNIA

DEVELOPMENT SERVICES DEPARTMENT–PLANNING DIVISION

311 Vernon St, Roseville, CA 95678 (916) 774-5276

7th ADDENDUM TO THE SIERRA VISTA SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (SCH #2008032115, ADOPTED ON MAY 5, 2010)

Project Title/File Number:	SVSP PCL KT-40A & KT-40B- Estia; File #PL21-0256
Project Location:	6350 and 6400 Baseline Road, Roseville, Placer County, CA (APN 499-010-014-000)
Project Description:	The proposed project will create 209 multi-family residential units within the Sierra Vista Specific Plan (SVSP). The proposed project is a Tentative Parcel Map to subdivide the 23-acre property into three parcels (KT-40A, KT-40B, and KT-40C), a Tree Permit to remove two native oak trees, and a Design Review Permit to allow construction of 209 multi-family residential units on parcel KT-40A. In addition, a Specific Plan Amendment is requested to reflect the subdivision of the site and to modify the applicable Commercial Mixed Use/Special Area (CMU/SA) description in the Sierra Vista Specific Plan. The two Development Agreements ("Baseline P&R" and "Baybrook") applicable to the property will be amended so that the property is covered under one Development Agreement ("Baseline P&R"). Approximately 7.5 acres of the site, which will be the resulting parcels KT-40B & KT-40C, will remain undeveloped and designated for future commercial uses.
Project Applicant:	Vanessa Humphrey, REY Engineers
Property Owner:	KV Sierra Vista, LLC
Lead Agency Contact:	Kinarik Shallow, Associate Planner; Phone (916) 746-1309

An Addendum to a previously certified and adopted negative declaration or environmental impact report may be prepared for a project if only minor technical changes or additions are necessary or none of the conditions calling for the preparation of a subsequent EIR or negative declaration have occurred (California Environmental Quality Act Guidelines [CEQA] Section 15164). Consistent with CEQA Guidelines Section 15164, the below analysis has been prepared in order to demonstrate that none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent EIR have occurred and that only minor technical changes or additions are necessary in order to deem the adopted negative declaration adequate to describe the impacts of the proposed project. CEQA Guidelines Section 15164 also states that an addendum need not be circulated for public review, but can be included in or attached to the adopted negative declaration for consideration by the hearing body. This Addendum focuses only on those aspects of the project or its impacts which require additional discussion.

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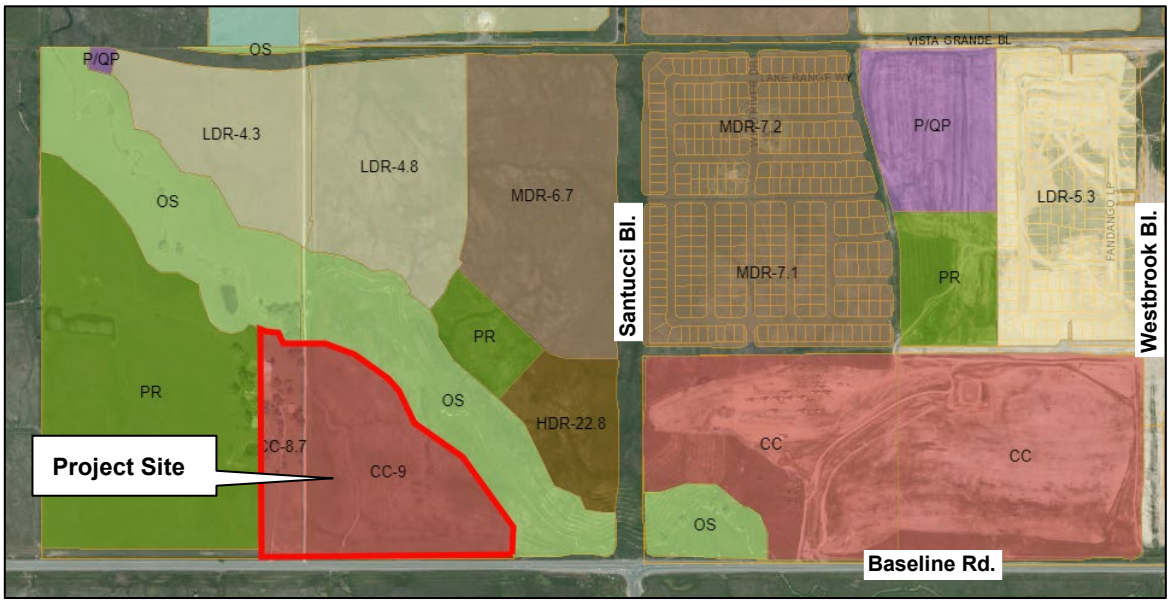
PROJECT DESCRIPTION

Project Location

The 23-acre project site is located at 6350 Baseline Road (APN 499-010-014-000), on Parcel KT-40A and KT-40B within the Sierra Vista Specific Plan area (see Figure 1). The site is a single parcel with two large lot numbers.

Figure 1: Project Location



Background

The SVSP was approved by the City Council on May 5, 2010 (file #2007PL-044). An Environmental Impact Report (EIR) was certified on May 5, 2010 (SCH #2008032115) and a Mitigation Monitoring Program was adopted with the SVSP. The plan area includes 2,064 acres west of Fiddyment Road, north of Baseline Road. The SVSP at a program level anticipated development of the plan area with a mix of residential, commercial, parks and open space land uses. Additionally, Development Agreements with the property owners of the SVSP parcels and the City were entered into to outline development obligations within the SVSP.

Parcels KT-40A and KT-40B are designated as Community Commercial/Commercial Mixed Use (CC/CMU) parcels in the SVSP with a zoning designation of Commercial Mixed Use/Special Area (CMU/SA). The CMU/SA zone is described in the SVSP as intended for mixed-use centers that allow for a combination of commercial, office, and residential uses at a minium density of 13 units per acre. The SVSP allocates a total of 209 residential units to the site.

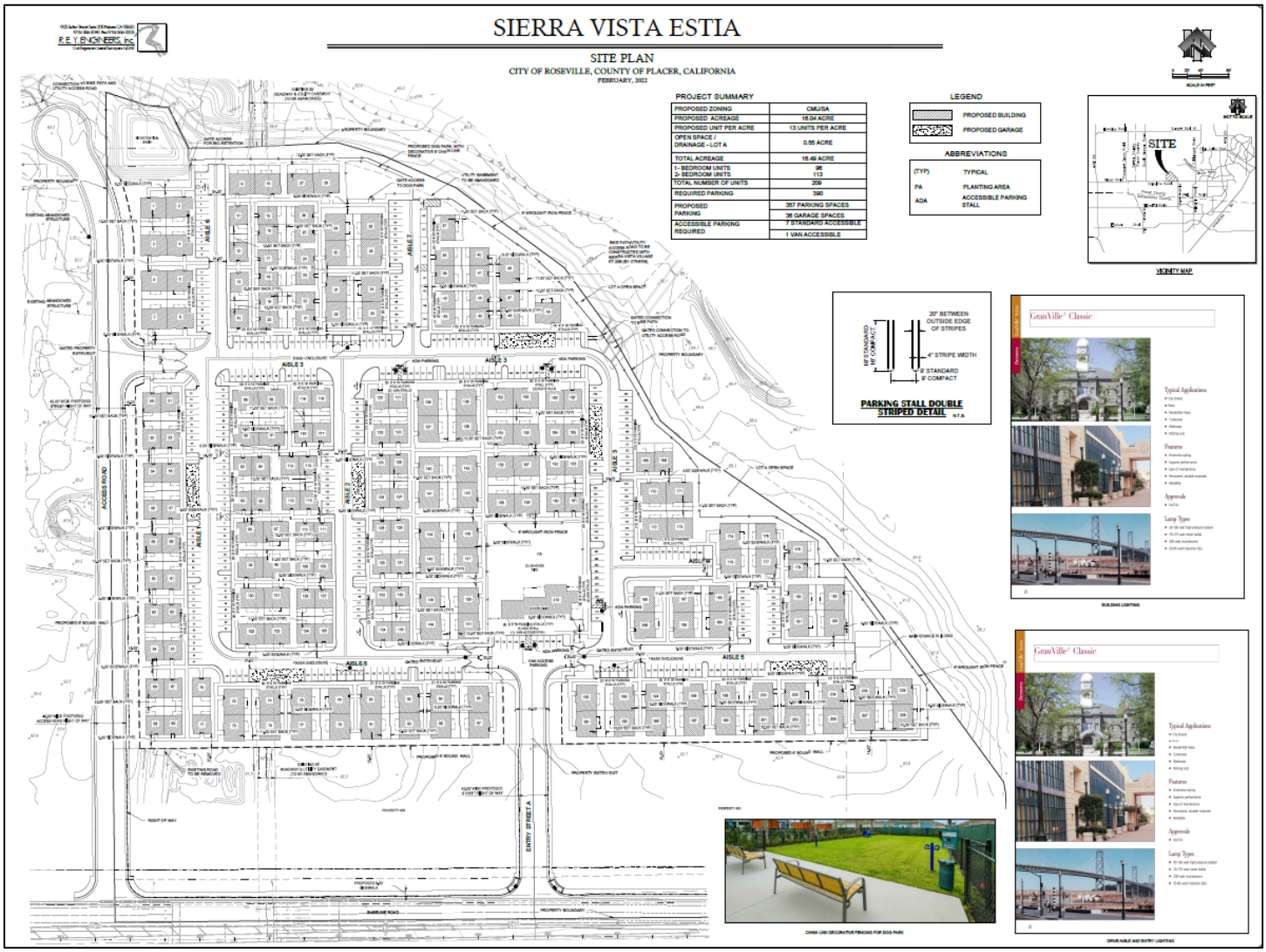
Environmental Setting

The project site is currently undeveloped and is comprised mostly of annual grasslands. The northwestern corner of the parcel consists of a mix of evergreen and deciduous trees as well as abandoned structures. A 25-foot-wide roadway and overhead power lines traverse the property in a north to south direction. Aerials of the site show evidence of previous ground disturbance due to construction of adjacent roadways. The parcel has frontage on Blue Oaks Boulevard to the south, and is adjacent to Curry Creek open space to the north and east, and an undeveloped Park and Recreation parcel to the west.

Table 1: Surrounding Zoning and Land Uses

Location	Zoning	General Plan Land Use	Actual Use of Property
Site	Commercial Mixed Use/Special Area (CMU/SA)	Community Commercial (CC-9)	Vacant
North	Open Space (OS)	Open Space (OS)	Curry Creek Open Space
South	Unincorporated Placer County	Unincorporated Placer County	Unincorporated Placer County
East	OS	OS	Open Space
West	Parks & Recreation (PR)	Parks & Recreation (PR)	Vacant

Figure 2: Preliminary Site Plan



Proposed Project

The preliminary site plan of the proposed project is shown in Figure 2 above. The proposed project is a Tentative Parcel Map to subdivide the 23-acre property into three parcels (KT-40A, KT-40B, and KT-40C), a Tree Permit to remove two native oak trees, and a Design Review Permit to allow construction of 209 multi-family residential units on parcel KT-40A. In addition, a Specific Plan Amendment is requested to reflect the subdivision of the site and to modify the applicable Commercial Mixed Use/Special Area (CMU/SA) description in the Sierra Vista Specific Plan. The two Development Agreements ("Baseline P&R" and "Baybrook") applicable to the property will be amended so that the property is covered under one Development Agreement ("Baseline P&R"). Approximately 7.5 acres of the site, which will be the resulting parcels KT-40B and KT-40C, will remain undeveloped and will be designated for future commercial uses. A separate Design Review Permit will be required prior to development of parcels KT-40B and KT-40C.

PURPOSE AND SCOPE OF ADDENDUM

This Addendum has been prepared to identify and assess the anticipated environmental impacts of the above-described project. The document relies on previous environmental documents and site-specific studies prepared to address in detail the effects or impacts associated with the project as well as updated technical analyses, prepared by qualified consultants. This document has been prepared to satisfy the California Environmental Quality Act (CEQA), (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.). CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

Where, as here, an EIR addressing an earlier version of the project has been previously prepared and certified, the lead agency considers the relevance of that prior EIR in light of the current modified version of the project and changed circumstances since the time of the preparation of the prior EIR. Pursuant to CEQA Guidelines §15162-15163, if the lead agency determines, based on substantial evidence, that new information of substantial importance, or changes to the project or surrounding circumstances will require major revisions to the previous EIR due either to a new significant effect or a substantial increase in the severity of a previously identified significant effect on the environment, the lead agency is required to prepare a Subsequent EIR or an EIR Supplement to analyze the project at hand. Pursuant to CEQA Guidelines §15164, if the agency finds no basis for requiring the preparation of either a Subsequent EIR or an EIR Supplement, but some changes or additions are necessary, an Addendum shall be prepared.

The Sierra Vista Specific Plan EIR was adopted by City Council on May 5, 2010. The document analyzed the impacts that would occur as a result of development of the SVSP area. A copy of the SVSP EIR is available for review online at www.roseville.ca.us/planning under Specific Plans and then the Sierra Vista Specific Plan page. The City Council adopted a Statement of Overriding Considerations when it certified the SVSP EIR. The EIR identified the following impacts associated with development of the SVSP area, including the buildout of the project area, as significant and unavoidable:

- Conversion of agricultural land to developed uses
- Inducement of substantial population growth
- Increased traffic on City of Roseville roadways
- Increased traffic on State Highways, including Interstate 80
- Increased traffic on Placer County roadways
- Increased emissions of fugitive dust and PM10 from grading and trenching activities (short term)
- Increased emissions of ozone precursors during construction (short-term)
- Increased emissions of air pollutants during operation
- Loss of oak trees of greater than 6 inches diameter breast height (dbh) (short-term)
- Removal of historically significant properties and/or loss of historic integrity of such resources

- Increased demand for solid waste services at the Western Regional Sanitary Landfill
- Increased demand for solid waste services at the Materials Recovery Facility (MRF)
- Construction debris demand for solid waste services
- Alteration of the visual character of the site and vicinity
- New sources of light and glare

For build out of the SVSP project area, the SVSP EIR also identified the following cumulative impacts as significant and unavoidable:

- Agricultural land conversion
- Air pollutant emissions from construction
- Air pollutant emissions from operation
- Contribution to greenhouse gas emissions/global warming
- On-site noise levels that exceed City standards
- Off-site noise levels that exceed City standards
- Traffic impacts to Roseville, Placer County, Sacramento County, Sutter County and State facilities
- Increased demand for water
- Increased demand for recycled water distribution system
- Increased generation of solid waste
- Change in visual character

The analyses below rely on the EIR analysis with minor supplements or technical updates where appropriate. Most of the project impacts remain identical to the impacts of the SVSP EIR, because the proposed project is consistent with the land uses anticipated for the site and does not change the development footprint or anticipated grading for the site. Impacts to physical resources (such as agricultural land, biological resources, etc.) are based on the grading and development of an area, not on the land use designation of the property. For other types of impacts which are affected by land use type, the project uses reduce or maintain the same level of potential impacts.

ENVIRONMENTAL CHECKLIST FOR ADDENDUM ENVIRONMENTAL REVIEW

The purpose of this checklist is to evaluate the categories in terms of any "changed condition" (i.e. changed circumstances, project changes, or new information of substantial importance) that may result in a changed environmental result. A "no" answer does not necessarily mean there are no potential impacts relative to the environmental category, but that there is no change in the condition or status of the impact since it was analyzed and addressed in prior environmental documents.

EXPLANATION OF CHECKLIST EVALUATION CATEGORIES

Where Impact was Analyzed
This column provides a cross-reference to the pages of the prior environmental documents where information and analysis may be found relative to the environmental issue listed under each topic.

Do Proposed Changes Involve New Significant Impacts?
Pursuant to Section 15162(a)(1) of the CEQA Guidelines, this column indicates whether the changes represented by the current project will result in new significant impacts that have not already been considered and mitigated by the prior environmental review documents and related approvals, or will result in a substantial increase in the severity of a previously identified impact.

Any new Circumstances Involving New Impacts?
Pursuant to Section 15162(a)(2) of the CEQA Guidelines, this column indicates whether there have been changes to the project site or the vicinity (circumstances under which the project is undertaken) which have

occurred subsequent to the certification or adoption of prior environmental documents, which would result in the current project having new significant environmental impacts that were not considered in the prior environmental documents or that substantially increase the severity of a previously identified impact.

Any new Information Requiring New Analysis or Verification?
Pursuant to Section 15162(a)(3)(A–D) of the CEQA Guidelines, this column indicates whether new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental documents were certified or adopted is available requiring an update to the analysis of the previous environmental documents to verify that the environmental conclusions and mitigation measures remain valid. Either "yes" or "no" will be answered to indicate whether there is new information showing that: (A) the project will have one or more significant effects not discussed in the prior environmental documents; (B) that significant effects previously examined will be substantially more severe than shown in the prior environmental documents; (C) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or (D) that mitigation measures or alternatives which are considerably different from those analyzed in the prior environmental documents would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. If "no," then no additional environmental documentation (supplemental or subsequent EIR) is required.

Mitigation Measures Implemented or Addressing Impacts
Pursuant to Section 15162(a)(3) of the CEQA Guidelines, this column indicates whether the prior environmental documents provide mitigation measures to address effects in the related impact category. In some cases, the mitigation measures have already been implemented. A "yes" response will be provided in any instance where mitigation was included, regardless of whether the mitigation has been completed at this time. If "none" is indicated, this environmental analysis concludes a significant impact does not occur with this project, no mitigation was previously included, and no mitigation is needed.

DISCUSSION AND MITIGATION SECTIONS

Discussion
A discussion of the elements of the checklist is provided under each environmental category in order to clarify the answers. The discussion provides information about the particular environmental issue, how the project relates to the issue and the status of any mitigation that may be required or has already been implemented.

Mitigation Measures
Applicable mitigation measures from the prior environmental review that apply to the project are listed under each environmental category.

Conclusions
A discussion of the conclusion relating to the analysis contained in each section.

OHER CONSIDERATIONS

Since certification of the SVSP EIR, the Office of Planning and Research (OPR) has updated CEQA Guidelines Appendix G (Environmental Checklist Form), effective early 2019[1]. These updates address legislative changes to CEQA, clarify language, and update language consistent with case law. None of the changes to the checklist require new analysis related to impacts which were not known or which could not have been known at the time the SVSP EIR was prepared. The majority of the checklist changes clarify language, reorganize existing language, or eliminate analysis requirements. For analysis requirements which have been eliminated, this is in response to case law affirming that analysis must focus on impacts caused by the project, not impacts to the project. An example of each of these types of changes is included below:

- Cultural Resources (a): Cause a substantial adverse change in the significance of an historic resource ~~as defined in~~ pursuant to Section 15064.5?

  The replacement of "as defined in" with "pursuant to" is a phrasing change which has no impact on required analysis.

- Cultural Resources (c) has been moved to Geology and Soils (f).

  Moving the topical section of this analysis requirement (which is related to paleontological resources) from Cultural Resources to Geology and Soils has no impact on required analysis.

- Noise (b): ~~Exposure of persons to or~~ Generation of excessive ground borne vibration of ground borne noise levels?

  The above changes redirect the analysis from considering overall exposure of persons to ground borne vibration, and focus the analysis on any ground borne vibration generated by a project. This same change is reflected in all other checklist questions related to noise. Therefore, the EIR included more analysis than is currently required, because they included analysis related to exposing neighboring areas to noise, but also analyzed the effect of noise on the proposed uses; the latter analysis is no longer required.

The updated CEQA Guidelines Appendix G also includes three new sections (Tribal Cultural Resources, Energy, and Wildfire) and includes new and modified requirements as part of the Transportation/Traffic section. Although the Tribal Cultural Resources section is new, the analysis of this impact area was included in the SVSP EIR as part of the Cultural Resources section. The new Energy section was formerly included in CEQA Guidelines Appendix F, but has been moved into the Appendix G, so while it is new to the checklist it is not new to the CEQA Guidelines. The changes to the Transportation/Traffic section—which is now called simply Transportation—refocuses the analysis on vehicle miles traveled (VMT).

As evaluated below, none of the modifications to CEQA Guidelines Appendix G require new analysis related to impacts which were not known or which could not have been known at the time the SVSP EIR was prepared. Therefore, an Addendum is the appropriate environmental document to describe the impacts of the proposed project.

[1]Although the older checklist could be used for this Addendum because of the date of publication of the original EIR, the updated checklist is used instead as part of a good-faith effort to provide the most up-to-date information to decision-makers and the public (Public Resources Code Section 21002.1(e); CEQA Guidelines Sections 15002(a)(1), 15003(c)).

CHECKLIST

I. Aesthetics

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a. Have a substantial adverse effect on a scenic vista?	SVSP EIR Section 4.14	No	No	No	None
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	Same	No	No	No	None
c. In non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	Same	No	No	No	None
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	Same	No	No	No	SVSP EIR MM 4.13-1

Discussion: Impacts to visual and aesthetic resources were adequately addressed in the SVSP EIR as it relates to the proposed project, and were previously identified as significant and unavoidable. There is no significant change in the proposed project that would change the environmental impact for this section. The proposed land use change and subdivision map do not introduce development to properties not already planned for development. The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts.

The project has been evaluated for compliance with the City's Community Design Guidelines (CDG) and the design guidelines established in the SVSP. The CDG establishes common design elements and expectations for development within the City. The CDG includes provisions related to architectural design, site design and landscape design, to enhance the visual character of the urban environment. The CDG recommends preserving, to the extent feasible, visual resources such as native oak trees and creek or wetland resources. The site does not contain any creek or wetland resources; however, the project will require the removal of one native oak tree on the project site, and therefore requires a Tree Permit. Consistent with the City's Tree Preservation ordinance (RMC Ch. 19.66), the Tree Permit would contain conditions of approval that require

compliance with mitigation measures. These measures include payment of in-lieu mitigation fees to compensate for oak tree removal. The project has been reviewed by City staff and was found to be consistent with the goals and policies of the CDG, the SVSP, and applicable zoning regulations.

As it relates to light and glare, Mitigation Measure (MM) 4.13-1 requires all light fixtures for commercial and office uses to have glare shields and all new buildings to be constructed with low-glare materials. While the project does not involve development of the commercial parcels at this time, MM 4.13-1 is still applicable. Given the project's proximity to the Curry Creek open space to the north, SVSP MM 4.14-3 will also apply, which ensures lighting would not adversely affect wildlife in open space areas and along Curry Creek. In addition, lighting is conditioned to comply with City standards (i.e., CDG) to limit the height of light standards and also require cut-off lenses and glare shields to minimize light and glare impacts. Based on the reasons listed in this section, there would be no new significant impacts not previously identified in the SVSP EIR. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" relative to aesthetic resources.

Mitigation Measures: SVSP EIR Mitigation Measures 4.13-1 (use low-glare materials) and 4.14-3 (avoid light spill over into Curry Creek open space) remain applicable to the proposed project. These mitigation measures can be found in the table of applicable mitigation measures included with this Addendum (see Attachment 1).

II. Agricultural & Forestry Resources

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	SVSP EIR Section 4.1	No	No	No	SVSP EIR MM 4.1-2
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	Same	No	No	No	None
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	Same	No	No	No	None
d) Result in the loss of forest land or conversion of forest land to non-forest use?	Same	No	No	No	None
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	Same	No	No	No	None

Discussion: Agricultural resources were adequately addressed in the SVSP EIR as it relates to the proposed project. There is no significant change in the proposed project that would change the environmental impact for this section. The SVSP EIR concluded development of the project area would convert fallow grazing land to urbanized development. The proposed project will result in the same impact, as it falls within the planned development footprint of the SVSP. The project site is not used for agricultural purposes, does not include agricultural zoning, is not within or adjacent to one of the areas of the City designated as a protected farmland category on the Placer County Important Farmland map, is not within

or adjacent to land within a Williamson Act Contract, and is not considered forest land. For these reasons, no subsequent or supplemental EIR is required for the project with respect to agricultural and forestry resources.

Mitigation Measures: SVSP EIR Mitigation Measure (MM) 4.1-2 required preservation of open space within Placer County in order to mitigate for the loss of open space in the SVSP. Though this measure remains applicable to the project, the measure has been completed via an established fee program that directs funds to the Placer Land Trust, which then sets aside land.

III. Air Quality

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Conflict with or obstruct implementation of the applicable air quality plan?	SVSP EIR Section 4.4	No	No	No	None
b) Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	Same	No	No	No	SVSP EIR MM 4.4-1, MM 4.5-1, and MM 4.5-2
c) Expose sensitive receptors to substantial pollutant concentrations?	Same	No	No	No	None
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	Same	No	No	No	None

Discussion: The SVSP EIR concluded that standard dust control and other construction measures would be sufficient to avoid particulate matter and ozone precursor construction impacts, but that reactive organic gases would remain significant. Construction activity associated with the proposed project remains consistent with the scale of activity and resulting scope of impacts anticipated in the SVSP EIR. The proposed project is consistent with the land use designation for the site and evaluated in the SVSP EIR, and is substantially consistent with the build out assumptions. Therefore, operational impacts of the proposed project remain consistent with the scope of impacts and mitigation already established in the SVSP EIR. Based on the foregoing, there would be no new significant impacts not previously identified in the SVSP EIR. Pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" relative to air quality impacts.

Mitigation Measures: Mitigation Measures 4.4-1 (construction emissions), 4.5-1 (operational emissions), 4.5-2 (greenhouse gas emissions) from the SVSP EIR remain applicable to the proposed project, and have been incorporated into the design of the project as appropriate. These mitigation measures can be found in the table of applicable mitigation measures included with this Addendum (see Attachment 1).

IV. Biological Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	SVSP EIR Section 4.8	No	No	No	SVSP EIR MM 4.8-1 to 4.8-7
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	Same	No	No	No	SVSP EIR MM 4.8-4 to 4.8-7
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	Same	No	No	No	SVSP EIR MM 4.8-1 to 4.8-7
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	Same	No	No	No	SVSP EIR MM 4.8-4 to 4.8-7
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Same	No	No	No	None

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	Same	No	No	No	None

Discussion: Biological Resources were adequately addressed in the SVSP EIR as it relates to the proposed project. Mitigation measures were adopted to reduce impacts to wetlands, vernal pool species, Swainson's hawk, burrowing owl, and other protected raptors nesting and foraging habitat to less-than-significant levels. There is no significant change in the proposed project that would change the environmental impact for this section and the proposed project is located on properties already anticipated for development.

An Arborist Report was prepared for the project by California Tree and Landscape Consulting, Inc. (see Attachment 2) that inventoried a total 41 trees on the site. The Tree Preservation Chapter (Chapter 19.66) of the City's Zoning Ordinance identifies a protected tree as any native oak tree equal to or greater than six inches diameter at breast height (DBH), and requires a Tree Permit for the removal of a protected tree. All trees on the site will be removed, however, only two are considered protected trees—Tree #8511 (31" DBH interior live oak) and Tree #8513 (23" DBH interior live oak). The trees could potentially provide habitat for nesting birds and construction activities could also have the potential to disrupt offsite nesting species. The SVSP EIR adopted MM 4.8-3 which requires pre-construction nesting surveys to ensure that nesting birds are not harmed during construction. Compliance with this measure was found to render potential impacts to nesting birds as less than significant. In addition, the SVSP EIR concluded that compliance with the City's Zoning Ordinance Tree Preservation Chapter 19.66 would ensure that removal of oak trees would be adequately replaced. Consistent with the Zoning Ordinance, the project includes a request for a Tree Permit to allow removal of the protected oak trees. The Tree Permit will have conditions of approval requiring compliance with the SVSP EIR mitigation measures. The SVSP EIR mitigation measures were found to render potential impacts less than significant.

The proposed project would not result in any new or modified impacts to biological resources beyond what was previously analyzed in the SVSP EIR. The project site is devoid of vernal pools and other water features. The site is primarily populated by non-native annual grasses and aerial photography shows evidence of previous ground disturbance on the site due to construction of the adjacent roadways. The mitigation measures adopted with certification of the SVSP EIR remain applicable and no additional impacts will occur. Impacts remain less than significant upon compliance with the applicable mitigation measures.

Based on the reasons listed in this section, there would be no new significant impacts not previously identified in the SVSP EIR. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" relative to impacts to biological resources.

Mitigation Measures: Mitigation Measure 4.8-1 (wetland permits and no net loss), 4.8-2 (relocate western spadefoot), 4.8-3 (protection for nesting birds), 4.8-4 (preservation of grassland habitat), 4.8-5 (wildlife movement protection), 4.8-6 (habitat restoration), 4.8-7 (off-site surveys for infrastructure), and 4.14-3 (avoid light spill over into Curry Creek open space) were identified to reduce the impacts to biological resources to less than significant. These measures also applicable to the proposed project.

V. Cultural Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Cause a substantial adverse change in the significance of an historic resource pursuant to in Section 15064.5?	SVSP EIR Section 4.9	No	No	No	None
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	Same	No	No	No	SVSP EIR MM 4.9-1 to 4.9-3
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	Same	No	No	No	SVSP EIR MM 4.9-1 to 4.9-3

Discussion: The SVSP EIR discussed the potential for subsurface remains or deposits to be found on the site, and included a mitigation measure requiring a cessation of work should any item of cultural interest be found. The mitigation was found to render potential impacts less than significant. The project will result in the same impact, and the mitigation remains applicable to the proposed project. Consistent with state law, notice of the proposed project was mailed on September 14, 2021 to tribes which had requested such notice pursuant to Assembly Bill 32 (AB32) and Senate Bill 18 (SB18). No request for consultation was received during the request for consultation period.

Mitigation Measures: Mitigation Measure 4.9-1 (cease work and consult with archeologist), 4.9-2 (cease work and consult with paleontologist), and 4.9-3 (conduct appropriate studies) remain applicable to the proposed project.

VI. Energy

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	SVSP EIR Section 4.12.5	No	No	No	None
b) Conflict with or obstruct a state or local plan for renewable energy or energy inefficiency?	SVSP EIR Section 4.12.5	No	No	No	None

Discussion: The SVSP EIR concluded that development and implementation of the SVSP would add land uses that would increase the demand for electrical services. However, Roseville Electric determined there were no constraints to providing a reliable energy source to serve the development proposed in the SVSP area. Electricity in the area is provided by Roseville Electric and natural gas is provided by Pacific Gas & Electric (PG&E). Impacts 4.12-5.1 and 4.12-5-2 in the SVSP EIR evaluated the potential for development of the SVSP to increase demands for electricity and natural gas and found these impacts to be less than significant.

The project would allow for the development of 209 multi-family residential units. The project would consume energy both during project construction and during project operation. During construction, fossil fuels, electricity, and natural gas would be used by construction vehicles and equipment. However, the energy consumed during construction would be temporary, and would not represent a significant demand on available resources. There are no unusual project characteristics that would necessitate the use of construction equipment or methods that would be less energy-efficient or which would be wasteful.

The completed project would consume energy related to building operation, exterior lighting, landscape irrigation and maintenance, and vehicle trips to and from the use. In accordance with California Energy Code Title 24, the Project would be required to meet the Building Energy Efficiency Standards. This includes standards for water and space heating and cooling equipment; insulation for doors, pipes, walls, and ceilings; and appliances, to name a few. The project would also be eligible for rebates and other financial incentives from both the electric and gas providers for the purchase of energy-efficient appliances and systems, which would further reduce the operational energy demand of the project. The project was distributed to both PG&E and Roseville Electric for comments, and was found to conform to the standards of both providers; energy supplies are available to serve the project.

The SVSP EIR included an assessment of energy impacts for the entire plan area. The analysis included consideration of transportation energy, and evaluated walkability, alternative transportation modes, and the degree to which the mix and location of uses would reduce vehicle miles

traveled in the plan area. The EIR also included a citywide assessment of energy demand based on the existing and proposed land uses within the City and Specific Plan. Impacts related to energy consumption were found to be less than significant. The proposed project is consistent with the existing land use designation, and therefore is consistent with the current citywide assessment of energy demand, and will not result in substantial unplanned, inefficient, wasteful, or unnecessary consumption of energy; impacts are less than significant.

Based on the reasons listed in this section, there would be no new significant impacts not previously identified in the SVSP EIR. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" relative to energy impacts.

Mitigation Measures: None required for this Project.

VII. Geology and Soils

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	SVSP EIR Section 4.7	No	No	No	None
i) Ruptures of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	Same	No	No	No	None
ii) Strong seismic ground shaking?	Same	No	No	No	None
iii) Seismic-related ground failure, including liquefaction?	Same	No	No	No	None
iv) Landslides?	Same	No	No	No	None
b) Result in substantial soil erosion or the loss of topsoil?	Same	No	No	No	None
c) Be located in a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	Same	No	No	No	None
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	Same	No	No	No	None

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	Same	No	No	No	None
f) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	SVSP EIR Section 4.7 and Section 4.9	No	No	No	SVSP EIR MM 4.9-2 to MM 4.9-3

Discussion: The project is not expected to expose people or structures to potential substantial adverse effects involving seismic shaking, ground failure or landslides. The project site is located in Roseville, which is in Placer County. The California Department of Mines and Geology classifies the South Placer area as a low severity earthquake zone. No active faults are known to exist within the County. The project site is considered to have low seismic risk with respect to faulting, ground shaking, seismically related ground failure and liquefaction.

The SVSP EIR indicated that compliance with existing regulations and permit requirements would be sufficient to avoid impacts related to these issues. This conclusion remains appropriate for the proposed project because there is no new information indicating that geologic conditions are different than previously understood. The SVSP EIR discussed the potential for paleontological resources to be found on the site, and included a mitigation measure requiring a cessation of work should any be found on site. The mitigation was found to render potential impacts less than significant. The project will result in the same impact, and the mitigation remains applicable to the proposed project.

Based on the reasons listed in this section, there would be no new significant impacts not previously identified in the SVSP EIR. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” relative to geology and soil impacts.

Mitigation Measures: Mitigation Measure 4.9-2 (cease work and consult with paleontologist) and 4.9-3 (conduct appropriate studies) remain applicable to the proposed project.

VIII. Greenhouse Gases

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	SVSP EIR Section 4.4	No	No	No	SVSP EIR MM 4.4-1, 4.5-1 and 4.5-2
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Same	No	No	No	None

Discussion: The SVSP EIR concluded that buildout of the project area would cause significant and unavoidable impacts with respect to greenhouse gases (GHG) emissions and mitigation measures were adopted to reduce the project's GHG emissions and resultant impacts. Construction activity associated with the proposed project remains consistent with the scale of activity and resulting scope of impacts anticipated in the SVSP EIR. The proposed project is consistent with the land use designation for the site and evaluated in the SVSP EIR, and is substantially consistent with the build out assumptions. Greenhouse gas emissions, from both the construction and operational phases, will result in impacts consistent with those analyzed in the SVSP EIR. The project will comply with the required mitigation in the SVSP EIR. Thus, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" relative to GHG emissions.

Mitigation Measures: Mitigation Measures 4.4-1 (construction emissions), 4.5-1 (operational emissions), and 4.5-2 (greenhouse gas emissions) from the SVSP EIR remain applicable to the proposed project, and have been incorporated into the design of the project as appropriate.

IX. Hazards and Hazardous Materials

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	SVSP EIR Section 4.10	No	No	No	None
b) Create a significant hazard to the public or the environment though reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	Same	No	No	No	SVSP EIR MM 4.10-1
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	Same	No	No	No	None
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	Same	No	No	No	None
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	Same	No	No	No	None
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Same	No	No	No	None

g) Expose people or structures either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?	Same	No	No	No	None

Discussion: The SVSP EIR includes a brief overview for each impact topic, concluding that compliance with existing federal, state, and local regulations regarding the use, transport and disposal of hazardous materials would ensure most impacts will be less than significant. The exception was for unknown soil contamination, as land which was used for agricultural purposes may include undiscovered, underground storage tanks or other contamination issues; mitigation for this was included. The project is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The SVSP EIR analysis also found that there would be sufficient emergency services and facilities and that the area was not located within an airport land use plan or other aviation hazard area. These conclusions still fit for the proposed project, which is within the same development footprint.

Standard construction activities would require the use of hazardous materials such as fuels, oils, lubricants, glues, paints and paint thinners, soaps, bleach, and solvents. These are common household and commercial materials routinely used by both businesses and average members of the public. The materials only pose a hazard if they are improperly used, stored, or transported either through upset conditions (e.g. a vehicle accident) or mishandling. In addition to construction use, the operational project would result in the use of common hazardous materials as well, including bleach, solvents, and herbicides. Regulations pertaining to the transport of materials are codified in 49 Code of Federal Regulations 171–180, and transport regulations are enforced and monitored by the California Department of Transportation and by the California Highway Patrol. Specifications for storage on a construction site are contained in various regulations and codes, including the California Code of Regulations, the Uniform Fire Code, and the California Health and Safety Code. These same codes require that all hazardous materials be used and stored in the manner specified on the material packaging. Existing regulations and programs are sufficient to ensure that potential impacts as a result of the use or storage of hazardous materials are reduced to less than significant levels.

The California Department of Forestry and Fire Protection (CAL FIRE) is the state agency responsible for wildland fire protection and management. As part of that task, CAL FIRE maintains maps designating Wildland Fire Hazard Severity zones. The City is not located within a Very High Fire Hazard Severity Zone, and is not in a CAL FIRE responsibility area; fire suppression is entirely within local responsibility. The project site is in an urban area, and therefore would not expose people to any risk from wildland fire.

The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts not previously identified in the SVSP EIR regarding hazardous materials. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” relative to hazards and hazardous materials.

Mitigation Measures: The SVSP EIR included a mitigation measure to address the low possibility that some contamination of soils still lingered due to past use of the land for agricultural purposes. The measure, Mitigation Measure 4.10-1, indicates that if evidence of contamination is observed (stained soils, unearthing of a tank, etc.) then proper testing and remediation is required, in coordination with the appropriate City Departments. This measure remains applicable to the project.

X. Hydrology and Water Quality

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	SVSP EIR Section 4.13	No	No	No	None
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	Same	No	No	No	None
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	Same	No	No	No	None
i) result in substantial erosion or siltation on or off-site;	Same	No	No	No	None
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	Same	No	No	No	None
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater systems or provide substantial additional sources of polluted runoff; or	Same	No	No	No	None
iv) impede or redirect flood flows?	Same	No	No	No	None

d) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	Same	No	No	No	None
e) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	Same	No	No	No	None
f) In flood hazard, tsunami, or seiches zones, risk release of pollutants due to project inundation?	Same	No	No	No	None

Discussion: A Drainage and Storm water Master Plan was prepared and approved by the City as part of the SVSP EIR. As noted in the EIR, the Drainage and Storm water Master Plan demonstrated that the increases in impervious surfaces being caused by buildout of the SVSP would be offset by proposed drainage facilities and storm water improvements. The project would offset increases in peak flow, no development would occur within the 100-year floodplain area, and consistency with existing City regulations would ensure that all homes would be elevated at least two feet above the 100-year water surface elevation. With regard to storm water quality, the EIR notes that there are existing programs, regulations, and permits in place to ensure that the project would not have significant effects related to water pollution from construction or operation, though a mitigation measure is included to require compliance with this regulations.

The project is in an area of flat topography and is not near any large water bodies or dams/levees, so would not be subject to losses due to dam/levee failure, seiche, tsunami, or mudflow. The project falls within the development footprint of the SVSP, and does not result in any changes to the scope or scale of impacts, and the prior conclusions remain appropriate.

Mitigation Measures: Mitigation Measure 4.13-1 was included to require compliance with the City's stormwater quality standards, including preparation of a Storm Water Pollution Prevention Plan (SWPPP). This measure remains applicable to the proposed project.

XI. Land Use and Planning

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Physically divide an established community?	SVSP EIR Section 4.1	No	No	No	None
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation of an agency adopted for the purpose of avoiding or mitigating an environmental effect?	Same	No	No	No	SVSP EIR MM 4.1-3, 4.6-1 and 4.6-2

Discussion: The SVSP EIR concluded that there were some potential land use incompatibilities, but that these could be addressed by a mix of mitigation and compliance with the City Noise Ordinance and Grading Ordinance. Land use issues discussed and addressed included noise from McClellan overflights, agricultural uses in Placer County next to urban uses in the SVSP, construction noise, and commercial land use noise. The overflight noise is a potential nuisance discussion requiring disclosure to future purchasers within the Project area; noise volumes do not exceed standards. It was concluded that the project would not physically divide an established community and that the project did not conflict with any land use policies or regulations, or with a Habitat Conservation Plan (or similar). The EIR concluded that all impacts of the SVSP could be reduced to less than significant levels with mitigation. The project involves the same use types within the same development footprint, and therefore the conclusions of SVSP EIR remain applicable to the proposed project. In addition, the project is consistent with the policies of the Zoning Ordinance, SVSP, and the General Plan which are adopted for the purpose of avoiding environmental effects.

The project area has been planned for development, including adequate roads, pedestrian paths, and bicycle paths to provide connections within the community. The project involves frontage improvements including new driveways, sidewalks, and pedestrian connections. As such, the project will not physically divide an established community.

As described above, changes introduced by the project and/or new circumstances relevant to the project would not, as compared to the SVSP EIR, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" relative to land use and planning.

Mitigation Measures: Mitigation Measure 4.1-3 (McClellan overflight disclosure), 4.6-1 (construction noise) and 4.6-2 (commercial noise controls). The measure regarding disclosure ensure that people purchasing property within the project area which could be affected by overflight noise are aware of this potential affects. The disclosure measure is implemented by including a Condition of Approval requiring that the deed

disclosures are a component of the Covenants, Conditions, and Restrictions for all affected properties. The condition has been addressed in the Development Agreement for the project area, so the measures are already complete. The construction noise and commercial noise control measures are applied during construction, so remain applicable to the proposed project.

XII. Mineral Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
c) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	SVSP EIR Section 4.7	No	No	No	None
d) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	Same	No	No	No	None

Discussion: The SVSP EIR indicated that there were no significant mineral resources in the area. Therefore, the project is not considered to have any impacts on mineral resources. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred" relative to mineral resources.

Mitigation Measures: None required for this Project.

XIII. Noise

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	SVSP EIR Section 4.6	No	No	No	SVSP EIR MM 4.1-3, 4.6-1 and 4.6-4
b) Generation of excessive ground borne vibration of ground borne noise levels?	Same	No	No	No	SVSP EIR MM 4.6-1 and 4.6-4
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	Same	No	No	No	None

Discussion: The SVSP EIR addressed construction noise, roadway noise, noise from non-residential land uses, and aircraft overflight noise. Overflight noise has already been addressed in the Land Use section of this Addendum. Construction noise in general was discussed, and addressed via mitigation. Noise was determined to be an issue for all of the major roadways in the SVSP area, including Baseline Road. Mitigation was found to reduce noise volumes to levels within General Plan standards, and so impacts were found to be less than significant.

The project will be subdividing the property into three lots—KT-40A, KT-40B, and KT-40C. The 209 units allocated to the property will be built on KT-40A, while the remaining KT-40B and KT-40C will be designated for commercial uses and developed in the future. Consistent with the SVSP noise reduction mitigation measures, a 6-foot tall masonry sound wall will be constructed along the shared property line between the residential and commercial uses. The sound wall will also help mitigate noise resulting from Baseline Road and ensure that noise volumes are consistent with City standards.

Based on the foregoing, the project would not result in new or more severe impacts than described in the SVSP EIR, and the impact conclusions of the EIR are unchanged. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred" relative to noise.

Mitigation Measures: Mitigation Measures 4.1-3 (McClellan overflight disclosure), 4.6-1 (construction noise), and 4.6-4 (traffic noise attenuation) were applied in the SVSP EIR. Construction noise controls in the mitigation includes located fixed equipment away from noise sensitive uses and having a construction disturbance coordinator to address noise concerns. Traffic noise attenuation also calls for the use of masonry walls along major roadways. These mitigation measures remain applicable to the proposed project.

XIV. Population and Housing

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, though extension of roads or other infrastructure)?	SVSP EIR Section 4.2	No	No	No	None
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	Same	No	No	No	None

Discussion: The SVSP EIR indicated the SVSP would increase the number of housing units above those which had been anticipated in the General Plan, and analysis the effect on supporting services, infrastructure, and other issues related to environmental impacts. It was concluded that impacts would be significant and unavoidable. The project will construct 209 residential units, which is the total number of units allocated to the site. Given the project involves the same number of housing units as analyzed in the SVSP EIR, the project will result in the same previously identified impacts. No existing buildings or residents are present on the project site; therefore, no residences or communities would be displaced. The project would not result in new or more severe impacts than described in the SVSP EIR, and the impact conclusions of the EIR are unchanged. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred” relative to population and housing impacts.

Mitigation Measures: None required for this Project.

XV. Public Services

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any the public services:					
a) Fire protection?	SVSP EIR Section 4.11	No	No	No	None
b) Police protection?	Same	No	No	No	None
c) Schools?	Same	No	No	No	SVSP EIR MM 4.11-3
d) Parks?	Same	No	No	No	None
e) Other public facilities?	Same	No	No	No	None

Discussion: The SVSP EIR concluded that fire and police protection services, and other public services would not be negatively affected by the project. Existing City codes and regulations require adequate water pressure in the water lines, and construction must comply with the Uniform Fire and Building Codes used by the City of Roseville. Additionally, the applicant is required to pay a fire service construction tax, which is used for purchasing capital facilities for the Fire Department. Sales taxes and property taxes resulting from development will add revenue to the General Fund, which provides funding for police services. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure less than significant impacts.

An analysis of impacts to schools was included in the SVSP EIR, which concluded that two new elementary schools and one new intermediate school would be required in the project area. The high school students generated from the SVSP were assumed in the nearby high schools located outside the plan area. A portion of the SVSP is located within the Center School District and a portion is located within the Roseville City School District, though the current project area is entirely within the Center School District. The project will not change the overall number of housing units in the SVSP; therefore, the conclusions of SVSP EIR remain applicable to the proposed project.

The project was routed to the School District for review, and no issues were identified. The project will be required to pay per-unit school fees to mitigate any impacts. Under state law, such payments are deemed to constitute "*full and complete mitigation*" of impacts to school facilities (Gov. Code, § 65995, subd. (h)). In addition, the developer is required to work with the School District to identify a Safe Routes to School program. Impacts to public services were determined to be less than significant, with mitigation.

The developer will be required to pay fees into a Community Facilities District, which provides funding for park services. Future park and recreation sites and facilities have already been identified as part of the Specific Plan process. The City charges fees for end-users for other services, such as garbage and greenwaste collection, in order to fund those services. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure less than significant impacts.

Based on the evaluation above, the project would not result in new or more severe impacts than described in the SVSP EIR, and the impact conclusions of the EIR are unchanged. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred" relative to public services.

Mitigation Measures: Mitigation Measure 4.11-3 requires a Safe Routes to School program, which would be implemented at the time of school construction, and remains applicable to the proposed project.

XVI. Recreation

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that physical deterioration of the facility would occur or be accelerated?	SVSP EIR Section 4.11	No	No	No	None
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	Same	No	No	No	None

Discussion: The SVSP indicates that the required parkland dedication was met by dedication of parkland and through payment of park dedication in-lieu fees. As noted in the EIR, the payment of Citywide and neighborhood park fees will be required, and the payment of fees combined with the dedication of parkland will ensure that impacts to park services are less than significant. The project involves the construction of 209 units, which is consistent with the number of units allocated to the site by the General Plan and the SVSP. As such, the project will not increase the number of residents anticipated for the SVSP nor decrease the amount of area dedicated to park and recreation uses; therefore, this conclusion remains applicable to the proposed project. Given the foregoing, the project would not result in new or more severe impacts than described in the SVSP EIR, and the impact conclusions of the EIR are unchanged. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred" relative to recreation impacts.

Mitigation Measures: None required for this Project.

XVII. Transportation

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	SVSP EIR Section 4.3	No	No	No	SVSP EIR MM 4.3-1 to 4.3-5
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	n/a	No	No	No	None
c) Substantially increase hazards due to a geometric design feature(s) (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	SVSP EIR Section 4.3	No	No	No	None
d) Result in inadequate emergency access?	Same	No	No	No	None

Discussion: The SVSP EIR evaluated the traffic impacts to existing and future roadways from traffic being generated by the anticipated uses within the plan area. The EIR concluded that with mitigation, impacts to City roadways would be less than significant. Impacts to adjacent agency roadways was identified as a significant and unavoidable impact, and mitigation to lessen the impact was accepted. The proposed project is consistent with the Community Commercial/Commercial Mixed Use designation of the site and will be building the same number of units contemplated for the site. Therefore, the project would not cause new or more severe impacts than already described in the SVSP EIR.

Checklist item b) focuses on Vehicle Miles Traveled (VMT). This was added to the checklist after publication of the SVSP EIR. However, the General Plan Update (GPU) EIR[2] used the Roseville travel forecasting model to estimate VMT for the City. The VMT data was then normalized to residents as a "per capita" rate. As described in the GPU EIR, and consistent with the VMT reductions in OPR's *Technical Advisory on Evaluating Transportation Impacts in CEQA*, the City has adopted a VMT significance threshold of 12.8 VMT/capita. This threshold represents a 15 percent reduction to baseline per capita VMT. The GPU EIR concluded that buildout of the remaining undeveloped areas of the City, consistent with existing land use designations and existing development agreements, would exceed the City's adopted threshold resulting in a

[2] General Plan Update EIR: www.roseville.ca.us/GeneralPlan

Significant Impact in both the constrained and unconstrained buildout scenarios; and that mitigation requiring land use changes was not feasible because of existing development agreements in place for the undeveloped areas of the City.

As stated in the GPU EIR and pursuant to the tiering provisions of CEQA, projects that are consistent with the General Plan do not require further VMT analysis. The proposed project is consistent with the General Plan land use and will allow the development of 209 residential units, which is consistent with the number of units allocated to the site in the General Plan and in the SVSP. The project does not change the total number of units anticipated for buildout of the SVSP and analyzed in the GPU EIR; therefore, it can be concluded that the project is consistent with the GPU EIR analysis as it relates to VMT, and the project does not require further VMT analysis.

The proposed project has no impact on air traffic patterns, and does not present substantial safety risks. The project design does not introduce hazards such as sharp curves or dangerous intersections. The project has been reviewed by the City Engineering Division and City Fire Department staff, and has been found to be consistent with the City's Design Standards. Furthermore, standard conditions of approval added to all City project require compliance with Fire Codes and other design standards. Compliance with existing regulations ensure that impacts are less than significant.

The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts not previously identified in the SVSP EIR relative to transportation. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred" relative to transportation.

Mitigation Measures: Mitigation was included for each impacted facility (see SVSP EIR MM 4.3-1 to 4.3-5), but these measures have already been incorporated into the City's Capital Improvement Program and fee programs. The measures are no longer necessary to impose on individual projects, as a mechanism for their funding and construction is already implemented.

XVIII. Tribal Cultural Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:					
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	SVSP EIR Section 4.9	No	No	No	None
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1 the lead agency shall consider the significance of the resource to a California Native American tribe.	Same	No	No	No	None

Discussion: In addition to archeological resources, tribal cultural resources are also given particular treatment. Tribal cultural resources are defined in Public Resources Code Section 21074, as either 1) a site, feature, place, geographically-defined cultural landscape, sacred place, or object with cultural value to a California Native American Tribe, that is listed or eligible for listing on the California Register or Historical Resources, or on a local register of historical resources or as 2) a resource determined by the lead agency, supported by substantial evidence, to be significant according to the historical register criteria in Public Resources Code section 5024.1(c), and considering the significance of the resource to a California Native American Tribe. This section was added to the CEQA Guidelines after the publication of the prior environmental document to which this Addendum is attached, but cultural resources were addressed in that document. The only item not completed was the required notice to tribes which have requested such notice pursuant to the Public Resources Code. As part of this Addendum, notice of the proposed project was mailed to tribes which had requested such notice, and no requests for consultation were received during the consultation period. Previously applied mitigation should be adequate to address potential impacts of the project, which require cessation of work should any item of cultural interest be found, to ensure the project will have a less than significant impact on cultural resources. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred" relative to Tribal Cultural Resources.

Mitigation Measures: Mitigation Measure 4.9-1 (cease work and consult with archeologist) and 4.9-2 (cease work and consult with paleontologist) remain applicable to the proposed project.

XIX. Utilities and Service Systems

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	SVS EIR Section 4.12.1 & 4.12.3	No	No	No	None
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	SVSP EIR Section 4.12.1	No	No	No	None
c) Result in a determination by the wastewater treatment provider which serves the project that it has adequate capacity to serve the project's projected demand in addition of the provider's existing commitments?	SVSP EIR Section 4.12.3	No	No	No	None
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	SVSP EIR Section 4.12.4	No	No	No	None
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	Same	No	No	No	None

Discussion: The SVSP EIR addressed water demand for the plan area and determined there was adequate supply to meet the anticipated water demands from development of the plan area. Water demand and supply is based on existing land use designations and population projections. Because the project is consistent with the existing land use designations and will be building the same number of units allocated to the site, the project is consistent with the prior analysis.

Development of the project area will require the construction of water lines and sewer lines and facilities, but these were previously identified through the infrastructure master plans developed for the SVSP. Additionally, the project will have no effect on wastewater generation beyond that previously analyzed in the SVSP EIR. Given the project is consistent with the existing land use designations, Environmental Utilities determined that the project falls within the scope of the prior assessment. The SVSP EIR concluded that the Pleasant Grove Wastewater Treatment Plan was sized to accommodate flow from the plan area and that impacts would be less than significant. This conclusion remains applicable to the proposed project.

The SVSP EIR indicated that the Western Placer Waste Management Authority facilities would be used to dispose of solid waste, and that there was sufficient capacity to accept solid waste from the SVSP. Solid waste generation is based on population, and as the project will not change the estimated population for the plan area, the project falls within the scope of the prior analysis, and does not result in any new or expanded impacts to this previously-identified significant and unavoidable impact.

As described above, changes introduced by the project and/or new circumstances relevant to the project would not, as compared to the SVSP EIR, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR or negative declaration have occurred.”

Mitigation Measures: Mitigation Measures 4.12.4-1 (expand the landfill) and 4.12.4-2 (diversion of construction debris) were included to require payment of fees to be used for landfill expansion and to require a 50% reduction in the construction waste stream. The landfill expansion measure has already been implemented, as fees are already in place that will apply to the proposed project. The remaining measure regarding diversion of construction debris remains applicable, as it is a project-level measure that applies during construction.

XX. Wildfire

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:					
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	n/a	No	No	No	None
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	n/a	No	No	No	None
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	n/a	No	No	No	None
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	n/a	No	No	No	None
Discussion: The Wildfire section was added to the CEQA Guidelines after the publication of the prior environmental document to which this Addendum is attached. The California Department of Forestry and Fire Protection (CAL FIRE) is the state agency responsible for wildland fire protection and management. As part of that task, CAL FIRE maintains maps designating Wildland Fire Hazard Severity zones. The City is not located within a Very High Fire Hazard Severity Zone, and is not in a CAL FIRE responsibility area; fire suppression is entirely within local					

responsibility. Checklist questions a—d above do not apply, because the project site is not within a Very High Fire Hazard Severity Zone and is not in a CAL FIRE responsibility area. Therefore, there would be no impact to this criteria.

Mitigation Measures: None required for this Project.

XXI. Mandatory Findings of Significance

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, threatened or rare species, or eliminate important examples of the major periods of California history or prehistory?	SVSP EIR	No	No	No	None
b) Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	SVSP EIR	No	No	No	None
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	SVSP EIR	No	No	No	None

Discussion: Long term environmental goals are not impacted by the proposed project. The cumulative impacts do not deviate beyond what was contemplated in the SVSP EIR, and mitigation measures have already been incorporated. With implementation of the City's Mitigating Ordinances, Guidelines, and Standards and best management practices, mitigation measures described in this chapter, and permit conditions, the proposed project will not have a significant impact on the habitat of any plant or animal species. Based on the foregoing, the project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of any wildlife species, or create adverse effects on human beings. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred" relative to the mandatory findings of significance.

ENVIRONMENTAL DETERMINATION:

In reviewing the site specific information provided for this project and acting as Lead Agency, the City of Roseville, Development Services Department, Planning Division has analyzed the potential environmental impacts created by this project and determined that the findings of CEQA Section 15162 concerning the decision not to prepare a subsequent EIR or negative declaration and the findings of CEQA Section 15164 concerning the decision to prepare an Addendum can be made. As supported by substantial evidence within the Addendum to the Sierra Vista Specific Plan EIR (2008032115, adopted on May 5, 2010), the Lead Agency makes the following findings:

[**X**] No substantial changes are proposed in the project which would require major revisions of the previous EIR or Mitigated Negative Declaration.

[**X**] No substantial changes have occurred with respect to the circumstances under which the project is undertaken.

[**X**] There is no new information of substantial importance which was not known and could not have been known with the exercise of due diligence at the time the previous EIR was certified as complete or the Mitigated Negative Declaration was adopted.

[**X**] Only minor technical changes or additions are necessary in order to deem the adopted environmental document adequate.

Addendum Prepared by:

Kinarik Shallow

Kinarik Shallow, Associate Planner
City of Roseville, Development Services–Planning Division

Attachments:

1. SVSP Applicable Mitigation Measures
2. Arborist Report

TABLE OF APPLICABLE MITIGATION MEASURES

Mitigation Measure	Implementation	Timing	Reviewing Party	Documents to be Submitted to City	Staff Use Only
MM 4.4-1 Dust and Construction Control Measures In accordance with the PCAPCD, the applicant shall comply with all applicable rules and regulations as listed above (e.g., Rule 202, 218 and 228). In addition, at the time of tentative map the applicant(s) shall implement a minimum of five (5) of the following measures unless superseded by state or other more stringent standards: The following mitigation measures shall be implemented to reduce short-term construction-related air quality impacts. In addition, dust control measures are required to be implemented by all projects in accordance with the City of Roseville Grading Ordinance, and the PCAPCD Fugitive Dust Rule 228. • Applicant shall submit to PCAPCD a Construction Emission / Dust Control Plan within 30 days prior to groundbreaking. If the PCAPCD does not respond within 20 days, the plan shall be considered approved. The plan must address the minimum requirements found in section 300 and 400 of District Rule 228, Fugitive Dust (www.placer.ca.gov/airpollution/airpolut.htm). The applicant shall keep a hard or electronic copy of Rule 228, Fugitive Dust on-site for reference. • The Construction Emission/Dust Control Plan shall include a comprehensive inventory (i.e. make, model, year, emission rating) of all heavy-duty off-road equipment (50 horsepower (HP) of greater) that will be used an aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall the prime contractor shall contact the APCD prior to the new equipment being utilized. The project representative shall provide PCAPCD with the anticipated construction timeline including start date, and name and phone number of the project manager and on-site foreman. The plan shall demonstrate that the heavy-duty (> 50 HP) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20% NO_X reduction and 45% particulate reduction compared to the most recent ARB fleet average. PCAPCD shall be contacted for average fleet emission data. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. Contractors can access the Sacramento Metropolitan Air Quality Management District's web site to determine if their off-road fleet meets the requirements listed in this measure (http://www.airquality.org/ceqa/Construction_Mitigation_Calculator.xls). The following measures are also included to reduce construction-related ROG, NOx, PM10 and PM2.5 emissions: • All construction equipment shall be maintained in good operating condition. Contractor shall ensure that all construction equipment is being properly serviced and maintained as per the manufacturer's specifications. Maintenance records shall be available at the construction site for verification. This measure will reduce combustion emissions of all criteria air pollutants. • Prior to the issuance of any grading permits, all applicants shall submit construction plans denoting the proposed schedule and projected equipment use. Construction contractors shall provide evidence that low emission mobile construction will be used, or that their use was investigated and found to be infeasible for the project. Low emission equipment is defined as meeting the California Air Resources Board's Tier III standards. Contractors shall also conform to any construction measures imposed by the PCAPCD as well as City Planning Staff. This measure will primarily reduce ROG, NOx, PM10, and PM2.5 exhaust emissions. • Paints and coating shall be applied either by hand or by high volume, low-pressure spray. This measure will reduce evaporative ROG emissions. • All construction shall comply with the following measures to reduce fugitive dust related emissions of PM10 and PM2.5: ○ Maintain a minimum 24-inch freeboard on soil haul trucks or cover payloads using tarps or other suitable means. ○ Suspend grading operations during high winds (greater than 15 mph). ○ Sweep streets as necessary if silt is carried off-site to adjacent public thoroughfares or occurs as a result of hauling.	The applicants shall submit construction management plans as part of the Grading Permit application. Engineering will review plans for inclusion of these measures prior to issuance of permits or approval of plans.	*Pre-Construction*: Prior to issuance of Grading Permits or Improvement Plans. Add as note on Improvement Plans.	Engineering	Dust Control Plan and proof of submittal to PCAPCD	

○ Dispose of surplus excavated material in accordance with local ordinances and use sound engineering practices. ○ Schedule activities to minimize the amounts of exposed excavated soil during and after the end of work periods. ○ Phase grading into smaller areas to prevent the susceptibility of larger areas to erosion over extended periods of time. ○ Pave or apply gravel to any on-site haul roads. ○ Reestablish ground cover on the construction site through seeding and water. ○ Clean earth moving construction equipment with water or sweep clean, once per day, or as necessary (e.g., when moving onsite), consistent with National Pollutant Discharge Elimination System Best Management Practices and the Roseville Grading Ordinance. Water shall be applied to control dust as needed to prevent dust impacts offsite. Operational water truck(s), shall be on-site, as required, to control fugitive dust. Construction vehicles leaving the site shall be cleaned, as needed, to prevent dust, silt, mud, and dirt from being released or tracked off-site. ○ Spread soil binders on unpaved roads and employee/equipment parking areas. Soil binders shall be non-toxic in accordance with state and local regulations. Apply approved chemical soil stabilizers, or vegetated mats, etc. according to manufacturers' specifications, to all-inactive construction areas (previously graded areas which remain inactive for 96 hours). ○ Minimize diesel idling time to a maximum of five minutes. ○ Utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators, if feasible. ○ An applicant representative, ARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely (i.e., once per week) evaluate project related off-road and heavy-duty on-road equipment emissions for compliance with this requirement for projects grading more than 20 acres in size, regardless of how many acres are to be disturbed daily. ○ Construction equipment exhaust emissions shall not exceed the PCAPCD Visible Emissions Rule 202. Fugitive dust is not to exceed 40% opacity and not go beyond property boundary at any time. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified and the equipment must be repaired within 72 hours. The following measures will be required: 1. Include the following standard note on the Improvement/Grading Plan: *If required by the Public Works Department, the contractor shall hold a pre-construction meeting prior to grading activities. The contractor shall invite the Placer County APCD to the pre-construction meeting in order to discuss the construction emission/dust control plan with employees and/or contractors.* 2. Prior to building permit approval, the applicant shall show, on the plans submitted to the Building Department, that electrical outlets shall be installed on the exterior walls of both the front and back of all residences or all commercial buildings to promote the use of electric landscape maintenance equipment. 3. Prior to building permit approval, the applicant shall show, on the plans submitted to the Building Department, provisions for construction of new residences, and where natural gas is available, the installation of a gas outlet for use with outdoor cooking appliances, such as a gas barbecue or outdoor recreational fire pits. 4. Prior to building permit approval, in accordance with District Rule 225, only U.S. EPA Phase II certified wood burning devices shall be allowed in single-family residences. The emission potential from each residence shall not exceed a cumulative total of 7.5 grams per hour for all devices. Masonry fireplaces shall have either an EPA certified Phase II wood burning device or shall be a U.L. Listed Decorative Gas Appliance. (Rule 225) 5. Wood burning or Pellet appliances shall not be permitted in multi-family developments. Only natural gas or propane fired fireplace appliances are permitted. These appliances shall be clearly delineated on the Floor Plans submitted in conjunction with the Building Permit application. (Rule 225 / section 302.2) 6. Prior to the issuance of a Building Permit, the applicant shall show that all flat roofs with parapets shall include a white or silver cap sheet to reduce energy demands. 7. Diesel trucks shall be prohibited from idling more than five minutes. Prior to the issuance of a Building Permit, the applicant shall show that all truck loading and unloading docks shall be					

equipped with one 110/208 volt power outlet for every two dock doors. Diesel Trucks idling for more than five minutes shall be required to connect to the 110/208 volt power to run any auxiliary equipment. 2'x3' signage which indicates "Diesel engine Idling Limited to a Maximum of 5 Minutes" shall be shown on the building elevations and shall be submitted to the Placer County APCD prior to the issuance of Building Permits for the project. 8. Prior to approval of Improvement Plans, an enforcement plan shall be established, and submitted to the APCD for review, in order to evaluate project-related on-and-off- road heavy-duty vehicle engine emission opacities on a weekly basis, using standards as defined in California Code of Regulations, Title 13, Sections 2180 – 2194. An Environmental Coordinator, hired by the prime contractor or property owner, and who is CARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate project related off-road and heavy duty on-road equipment emissions for compliance with this requirement. Operators of vehicles and equipment found to exceed opacity limits will be notified by APCD and the equipment must be repaired within 72 hours. (California Code of Regulations, Title 13, Sections 2180 – 2194) *The project shall comply with all applicable Placer County Air Pollution Control District rules and regulations, and shall obtain applicable permits and/or clearances from the District prior to the start of construction.* • The contractor shall use CARB ultra-low sulfur diesel fuel for all diesel–powered equipment. In addition, low sulfur fuel shall be utilized for all stationary equipment. (California Standards for Motor Vehicle Diesel Fuel, title 13, article 4.8, chapter 9, California Code of Regulations). • Processes that discharge 2 pounds per day or more of air contaminants, as defined by Health and Safety Code Section 39013, to the atmosphere may require a permit. Permits are required for both construction and operation. Developers/contractors should contact the District prior to construction and obtain any necessary permits prior to the issuance of a Building Permit. (Rule 501) • Pursuant to the Placer County Air Pollution Control District Rule 501, General Permit Requirements, the proposed project may need a permit from the District prior to construction. In general, any engine greater than 50 brake horsepower or any boiler with heat greater than 1,000,000 Btu per hour shall require a permit issued by the District. (Rule 501) • All on-site stationary equipment which is classified as 50 hp or greater shall either obtain a state issued portable equipment permit or a Placer County APCD issued portable equipment permit. (California Portable Equipment Registration Program, Section 2452). • The contractor shall utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators if feasible. • During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment. • During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less. **(**Rule 228 / section 401.2)					
MM 4.6-2 & 4.4-1 Commercial Noise Controls For all commercial uses within 150 feet of residential uses, the developer shall implement the following or equally effective measures: • In general, where commercial land uses adjoin residential property lines, the following measures should be included in the design of the commercial use. If the primary noise sources are parking lot noise, HVAC equipment and light truck deliveries, then 6-7 foot tall masonry walls shall be constructed to provide adequate isolation of parking lot and delivery truck activities. HVAC equipment shall be located either at ground level, or when located on roof-tops the building facades shall include parapets for shielding. • Where commercial uses adjoin common residential property lines, and loading docks or truck circulation routes face the residential areas, the following mitigation measures shall be included in the project design: ○ Loading docks and truck delivery areas shall maintain a minimum distance of 30 feet from residential property lines; ○ Property line barriers shall be 6 to 8 feet in height. Circulation routes for trucks should be located a minimum of 30-feet from residential property lines;	Project plans will be reviewed for compliance.	*Pre-Construction:* Prior to issuance of Improvement Plans and/or Building Permits Add as note on Improvement Plans and Building Plans	Engineering will review Improvement Plans for compliance with wall requirements. Building will review Building Plans for compliance with HVAC requirements.	Acoustical Study if loading docks or truck delivery routes are less than 100 feet from residential property lines	

○ All heating, cooling and ventilation equipment shall be located within mechanical rooms where possible; ○ All heating, cooling and ventilation equipment shall be shielded from view with solid barriers; ○ Emergency generators shall comply with the local noise criteria at the nearest noise-sensitive receivers; In cases where loading docks or truck delivery circulation routes are located less than 100 feet from residential property lines, an acoustical evaluation shall be submitted to verify compliance with the City of Roseville Noise Level Performance Standards.					
MM 4.6- 4: Traffic Noise Attenuation **MM 4.6-4(a):** Masonry walls and/or landscaped berms shall be constructed along the major project-area roadways adjacent to proposed residential uses if acoustical studies warrant sound attenuation, otherwise standard wood fencing is acceptable. Draft EIR Table 4.6-10 data shall be consulted to determine appropriate barrier heights. If the assumptions shown in Table 4.6-10 vary considerably, a detailed analysis of exterior and interior mitigation measures should be conducted when tentative maps become available. **MM 4.6-4(b):** In areas requiring sound attenuation, noise barrier walls shall be constructed of concrete panels, concrete masonry units, earthen berms, or any combination of these materials. Wood is not recommended for construction due to eventual warping and degradation of acoustical performance. **MM 4.6-4c:** Tentative map applications for residential uses located along Fiddyment Road would be required to include an analysis of interior noise levels. The report shall be conducted by a qualified acoustical engineer and shall specify the measures required to achieve compliance with the City of Roseville 45 dB Ldn interior noise level standard.	The developer shall construct walls in locations consistent with the walls exhibit of the Specific Plan, which shall be a minimum of six feet tall per the Draft EIR. The developer shall include wall and/or landscaped berm details as part of Improvement Plans which demonstrate consistency with the design requirements of the measure.	*Pre-Construction:* Prior to issuance of Improvement Plans. Add as note on Improvement Plans and Building Plans	Engineering to review plans for consistency with measure.	An acoustical Study, if conditions or plans deviate from Specific Plan or EIR.	
WMM 4.7-13 Riparian Habitat Policies To protect riparian vegetation within the SOI Amendment Area SVSP and Urban Reserve areas, the following policies shall be implemented: a) The project applicant shall provide for temporary fencing along the top of the bank during construction of those areas of the proposed project adjacent to riparian habitat to discourage access to the riparian habitat by humans and pets. b) The project applicant shall provide for permanent fencing and/or a landscape barrier to discourage access to the riparian habitat by humans and pets. The fencing and/or landscape barrier shall be placed at the top of the bank of the creeks along those portions of the site adjacent to riparian habitat. The proposed recreation trail shall be on the project site side of the fence/landscape barrier. The fencing and/or landscape barrier shall be constructed of wood or other natural materials and shall allow for the viewing of the riparian habitat while discouraging access. c) Interpretive signs and displays shall be posted along the border of the riparian area to educate the public and route access away from sensitive areas. These informative signs will be posted at intervals determined appropriate by the City of Roseville Parks and Recreation Director along the border with information regarding the objectives of creek and riparian habitat protection. Signs should also include information regarding the importance of restricting access to the riparian area by household pets. Such signs will be made of wood or similar natural material, and be maintained by the Applicant. d) Lighting adjacent to riparian buffers should be shielded away from the riparian areas.	The applicants shall design the project to avoid and preserve riparian vegetation.	*Pre-Construction*: Temporary fencing shall be installed prior to construction. Permanent measures shall be shown on Improvement Plans. Add as note on Improvement Plans.	Engineering and Parks	None	
Use Low-Glare Materials for New Development In order to reduce the effects of daytime glare from development of commercial or office uses within the SVSP Area, building developers should make use, when feasible, of low-glare materials. **MM 4.14-3 Avoid Light Spill Over into Curry Creek and Open Space Areas** Outdoor lighting shall be placed, designed and directed so as to avoid light spillover into the habitat of Curry Creek and the Open Space Preserve areas located immediately adjacent to the open space, as shown on the Land Use Map as parcels KT-1, KT-40, KT-30, KT-41, DF-1, DF-2, DF-40, CG-1, CG-82m JM-21, JM-3, and JM-4.	Comply with the measure	*Pre-Construction:* Ensure fixtures shown on Improvement Plans and Building Plans comply with the measure. Add as note on Improvement Plans and Building Plans	Engineering and Building	None	

MM 4.6-1 Construction Noise Reduction **MM 4.6-1(a):** Construction activities shall comply with the requirements of the City of Roseville Noise Ordinance. **MM4.6-1(b):** Locate fixed construction equipment such as compressors and generators as far as possible from sensitive receptors. Shroud or shield all impact tools, and muffle or shield all in-take and exhaust ports on power construction equipment. **MM 4.6-1(c):** Designate a construction disturbance coordinator and conspicuously post the Coordinator's contact information around the project site and in adjacent public spaces. The disturbance coordinator will receive all public complaints about construction noise disturbances, and will be responsible for determining the cause of the complaint, and implementing any feasible measures to be taken to alleviate the problem. **MM 4.6-1(d):** Well drilling shall occur prior to construction of the adjacent subdivision, to the extent feasible. If construction timing for the wells occurs after subdivision construction, then measures to reduce noise shall include; hanging flexible sound control curtains around the drilling apparatus, and the drill rig, to the degree feasible, as determined by the Environmental Utilities Director, if located within 1,000-feet of an occupied residence.	Discuss during pre-construction meeting and comply with the measure.	*Pre-Construction and Construction*: During construction for MM 4.6-1(d), and prior to issuance of Improvement Plans and/or Building Permits for all others. Add as note on Improvement Plans and Building Plans	Engineering staff to discuss this measure during pre-construction meeting and ensure posting has occurred. Environmental Utilities to address well drilling.	None	
MM 4.8-3 Avoid Nesting Sites To ensure that fully protected bird and raptor species are not injured or disturbed by construction in the vicinity of nesting habitat, the project applicant shall implement the following measures: *Raptors* a) When feasible, all tree removal shall occur between August 30th and February 15th to avoid the breeding season of any raptor species that could be using the area, and to discourage hawks from nesting in the vicinity of an upcoming construction area. b) For Swainson's hawk, if avoidance of tree removal outside the breeding season is not feasible, and a nest is present, the applicants would be required to obtain a 2081 permit from CDFG to mitigate for potential "take" under CESA. If no nesting is occurring, a take permit would not be required. c) Prior to the beginning of mass grading, including grading for major infrastructure improvements, during the period between February 15th and August 30th, all trees and potential burrowing owl habitat within 350 feet of any grading or earthmoving activity shall be surveyed for active raptor nests or burrows by a qualified biologist no more than 30-days prior to disturbance. If active raptor nests or burrows are found, and the site is within 350-feet of potential construction activity, a highly visible temporary fence shall be erected around the tree or burrow(s) at a distance of up to 350-feet, depending on the species, from the edge of the canopy to prevent construction disturbance and intrusions on the nest area. d) Preconstruction and non-breeding season exclusion measures shall be developed in consultation with CDFG, and shall preclude burrowing owl occupation of the portions of the project site subject to disturbance such as grading. Burrowing owls may be passively excluded from burrows in construction areas by placing one-way doors in the burrows according to CDFG protocol. The one-way doors must be in place for a minimum of three days. All burrows that may be occupied by burrowing owls regardless of whether they exhibit signs of occupation must be cleared with the one way doors. Burrows that have been cleared through the use of the one-way doors shall then be closed or backfilled to prevent owls from entering the burrow. e) No construction vehicles shall be permitted within restricted areas (i.e., raptor protection zones) unless directly related to the management or protection of the legally protected species. f) If a legally protected species nest is located in a tree designated for removal, the removal shall be deferred until after August 30th or until the adults and young of the year are no longer dependent on the nest site as determined by a qualified biologist. *Black Rails and Tri-colored Blackbirds* Prior to earth moving that would disturb marsh habitat, a qualified biologist shall conduct surveys to determine the presence of the California black rail. If either of these species is found, all earth moving within 250 feet shall stop and measures, including establishing nest protection buffers along both sides of Curry Creek during the nesting season (generally February 1 through August 31st) shall be implemented. *Rookeries* No heron rookeries are present within the plan area. Prior to earthmoving that would disturb marsh habitat or tree removal of the eucalyptus grove, pre-construction surveys should be conducted to verify	Results of preconstruction surveys shall be submitted prior to the issuance of a grading permit or Improvement Plans. Applicable construction restrictions shall be reflected within plans. The applicants shall prepare annual reports on the status and success of mitigation and shall submit these reports to USFWS and CDFG. The applicants shall coordinate with USFWS and CDFG to modify as necessary any mitigation plans in an effort to attain mitigation success.	*Pre-Construction and Construction*: Surveys required prior to construction. If surveys are positive for birds, then remainder of mitigation steps are required prior to construction. Add as note on Improvement Plans.	Engineering	Nesting bird surveys	

California Tree and Landscape Consulting, Inc.

CalTLC
TENDER LOVING CARE FOR YOUR TREES

June 4, 2021

Laura Zuckerman
TCS Planning
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Via Email: lzuckerman@tcsplanning.com

PRELIMINARY ARBORIST REPORT & TREE INVENTORY

RE: Sierra Vista, 6400 Baseline Road, APN 499-010-014, City of Roseville Jurisdiction

Executive Summary

Towne Development of Sacramento contacted California Tree and Landscape Consulting, Inc. to inventory and evaluate the trees on the site for purposes of providing preliminary tree information for planning for development of the parcel. The property is located at 6400 Baseline Road, in the City of Roseville, California, and is subject to the jurisdiction of Roseville. See Supporting Information Appendix 1 – Tree Inventory Map.

Edwin E. Stirtz, ISA Certified Arborist #WE-0510A, and Thomas M. Stein, ISA Certified Arborist WE-12854A, were on the site on May 5, 2021, to provide species identification, measurements of diameter and canopy, field condition notes, and arborist ratings. A total of 41 trees were included in the inventory, 9 of which are protected by the City of Roseville Tree Preservation Municipal Code 19.66.

Tree Species	Trees Inventoried	Trees on the Site[1]	Protected Trees	Trees Proposed for Removal	Trees impacted by the proposed development and requiring special protection measures	Predicted Impact	Diameter Inches Proposed for Removal or Impact
Interior Live Oak	2	2	2	1	n/a	n/a	n/a
Non-Protected: Aleppo Pine, Almond, American Elm, Arizona Cypress, Black Locust, Black Walnut, Casuarina, Eucalyptus, European Olive, Honey Locust, Interior Live Oak, Mulberry, Oregon Ash, Unknown	39	39	0	13	n/a	n/a	n/a
Totals	**41**	**41**	**2**	**14**	**n/a**	**n/a**	**n/a**

See Appendices for specific information on each tree and preservation requirements and/or restrictions.

[1] CalTLC is not a licensed land surveyor. Tree locations are approximate and we do not determine tree ownership. Trees which appear to be on another parcel are listed as off-site and treated as the property of that parcel.

Methods

Appendix 2 in this report is the detailed inventory of the trees. The following terms will further explain our methods and findings.

The protected trees evaluated as part of this report have a numbered tag that was placed on each one that is 1-1/8" x 1-3/8", green anodized aluminum, "acorn" shaped, and labeled: CalTLC, Auburn, CA with 1/4" pre-stamped tree number and Tree Tag. They are attached with a natural-colored aluminum 10d nail, installed at approximately 6 feet above ground level on the approximate north side of the tree. The tag should last ~10-20+ years depending on the species, before it is enveloped by the trees' normal growth cycle.

A Level 2 – Basic Visual Assessment was performed in accordance with the International Society of Arboriculture's best management practices. This assessment level is limited to the observation of conditions and defects which are readily visible. Additional limiting factors, such as blackberries, poison oak, and/or debris piled at the base of a tree can inhibit the visual assessment.

Tree Location: The GPS location of each tree was collected using the ESRI's ArcGIS collector application on an Apple iPhone or Samsung. The data was then processed in ESRI's ArcMap by Julie McNamara, M.S. GISci, to produce the Tree Location Map.

Tree Measurements: DBH (diameter breast high) is normally measured at 4'6" (above the average ground height for "Urban Forestry"), but if that varies then the location where it is measured is noted. A steel diameter tape was used to measure the diameter. A Stanley laser distance meter was used to measure distances. Canopy radius measurements may also have been estimated due to obstructions, such as steep slopes, fences, or other trees.

Terms

Field Tag #	The pre-stamped tree number on the tag which is installed at approximately 6 feet above ground level on the north side of the tree.
Old Tag #	If additional field tags are found on the trees and are legible, they are listed here.
Species	The species of a tree is listed by our local and correct common name and botanical name by genus (capitalized) and species (lower case). Oaks frequently cross-pollinate and hybridize, but the identification is towards the strongest characteristics.
DBH	Diameter breast high' is normally measured at 4'6" (above the average ground height for "Urban Forestry"), but if that varies then the location where it is measured is noted in the next column "measured at"
Measured at	Height above average ground level where the measurement of DBH was taken.
Canopy Radius	The farthest extent of the crown composed of leaves and small twigs. Most trees are not evenly balanced. This measurement represents the longest extension from the trunk to the outer canopy. The dripline measurement is from the center point of the tree and is shown on the Tree Location Map as a circle. This measurement further defines the protection zone if specified in the local ordinance as such or can indicate if pruning may be required for development
Protected Root Zone	The radius of the protected root zone is a circle equal to the trunk diameter inches converted to feet and factored by tree age, condition and health pursuant to the industry standard. Best Management Practices: Managing Trees During Construction, the companion publication to the Approved American National Standard, provides guidance regarding minimum tree root protection zones for long term survival. In instances where a tree is multi-stemmed, the protected root zone is equal to the extrapolated diameter (sum of the area of each stem converted to a single stem) factored by tree age, condition and health.

Arborist Rating

Subjective to condition and is based on both the health and structure of the tree. All of the trees were rated for condition, per the recognized national standard as set up by the Council of Tree and Landscape Appraisers and the International Society of Arboriculture (ISA) on a numeric scale of 5 (being the highest) to 0 (the worst condition, dead) as in Chart A. The rating was done in the field at the time of the measuring and inspection.

No problem(s)	Excellent	**5**	No problems found from a visual ground inspection. Structurally, these trees have properly spaced branches and near perfect
No apparent problem(s)	Good or Fair to Good	**4**	The tree is in good condition and there are no apparent problems that a Certified Arborist can see from a visual ground inspection. If potential structural or health problems are tended to at this stage future hazard can be reduced and more serious health problems can be averted.
Minor problem(s)	Fair	**3**	The tree is in fair condition. There are some minor structural or health problems that pose no immediate danger. When the recommended actions in an arborist report are completed correctly the defect(s) can be minimized or eliminated and/or health can be improved.
Major or uncorrectable problems (2)	Fair to Poor	**2**	The tree has major problems. If the option is taken to preserve the tree, additional evaluation to identify if health or structure can be improved with correct arboricultural work including, but not limited to: pruning, cabling, bracing, bolting, guying, spraying, mistletoe removal, vertical mulching, fertilization, etc. Additionally, risk should be evaluated as a tree rated 2 may have structural conditions which indicate there is a high likelihood of some type of failure. Tree rated 2 should be removed if these additional evaluations will not be performed.
Extreme problem(s)	Poor	**1**	The problems are extreme. This rating is assigned to a tree that has structural and/or health problems that no amount of work or effort can change. The issues may or may not be considered a dangerous situation.
Dead	Dead	**0**	This indicates the tree has no significant sign of life.

Notes: Provide notable details about each tree which are factors considered in the determination of the tree rating including: (a) condition of root crown and/or roots; (b) condition of trunk; (c) condition of limbs and structure; (d) growth history and twig condition; (e) leaf appearance; and (f) dripline environment. Notes also indicate if the standard tree evaluation procedure was not followed (for example - why DBH may have been measured at a location other than the standard 54”). Additionally, notes will list any evaluation limiting factors such as debris at the base of a tree.

Actions Recommended actions to increase health and longevity.

Development Impacts Projected development impacts are based solely on distance relationships between tree location and grading. Field inspections and findings during the project at the time of grading and trenching can change relative impacts. Closely followed guidelines and requirements can result in a higher chance of survival, while requirements that are overlooked can result in a dramatically lower chance of survival. Impacts are measured as follows:

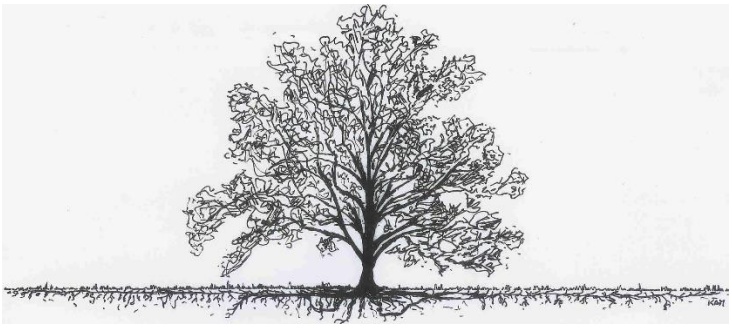
Impact Term:	Long Term Result of Impact:
Negligible	Tree is unlikely to show any symptoms. Chance of survival post development is excellent. Impacts to the Protected Root Zone are less than 5%.
Minor	Tree is likely to show minor symptoms. Chance of survival post development is good. Impacts to the Protected Root Zone are less than 15% and species tolerance is good.
Moderate	Tree is likely to show moderate symptoms. Chance of survival post development is fair. Impacts to the Protected Root Zone are less than 35% and species tolerance is good or moderate.
Severe	Tree is likely to show moderate symptoms annually and a pattern of decline. Chance of long-term survival post development is low. Impacts to the Protected Root Zone are up to 50% and species tolerance is moderate to poor.
Critical	Tree is likely to show moderate to severe symptoms annually and a pattern of decline. Chance of long-term survival post development is negligible. Impacts to the Protected Root Zone are up to 80%.

Discussion

Trees need to be protected from normal construction practices if they are to remain on the site and are expected to survive long term. While construction damage in the root zone is often the death of a tree, the time from when the damage occurs to when the symptoms begin and/or the tree dies can be years. Our recommendations are based on experience and the local ordinance requirements to enhance tree longevity. It requires the calculated root zone must remain intact as an underground ecosystem despite the use of heavy equipment to install foundations, driveways, underground utilities, and landscape irrigation systems. Simply walking and driving on soil can have serious consequences to tree health. The Tree Preservation Requirements and General Development Guidelines should be incorporated into the site plans and enforced onsite. The project arborist should be included in the development team during construction to provide expertise and make additional recommendations if additional impacts occur or tree response is poor.

Root Structure

The majority of a tree's roots are contained in a radius from the main trunk outward approximately two to three times the canopy of the tree. These roots are located in the top 6" to 3' of soil. It is a common misconception that a tree underground resembles the canopy. The correct root structure of a tree is in the drawing below. All plants' roots need both water and air for survival. Poor canopy development or canopy decline in mature trees after development is often the result of inadequate root space and/or soil compaction.



The reality of where roots are generally located

Pruning Mature Trees for Risk Reduction and/or Development Clearance

There are few good reasons to prune mature trees. Removal of deadwood, directional pruning, removal of decayed or damaged wood, and end-weight reduction as a method of mitigation for structural faults are the only reasons a mature tree should be pruned. Live wood over 3" should not be pruned unless absolutely necessary. Pruning cuts should be clean and correctly placed. Pruning should be done in accordance with the American National Standards Institute (ANSI) A300 standards.

Pruning causes an open wound in the tree. Trees do not "heal" they compartmentalize. It is far better to use more small cuts than a few large cuts as small pruning wounds reduce risk while large wounds increase risk. Any wound made today will always remain, but a healthy tree, in the absence of decay in the wound, will 'cover it' with callus tissue. Large, old pruning wounds which did not close with callous tissue often have advanced decay. These wounds are a likely failure point. Mature trees with large wounds have a high risk of failure.

Overweight limbs are a common structural fault in suppressed trees. There are two remedial actions for over- weight limbs (1) prune the limb to reduce the extension of the canopy, or (2) cable the limb to reduce movement. Cables do not hold weight they only stabilize the limb and additionally require annual inspection.

Arborist Classifications

There are different types of Arborists:

Tree Removal and/or Pruning Companies: These companies may be licensed by the State of California to do business as a tree removal company, but they do not necessarily know anything about trees biology.

Arborists: Arborist is a broad term intended to mean someone with specialized knowledge of trees, but it is often used to imply knowledge that is not there.

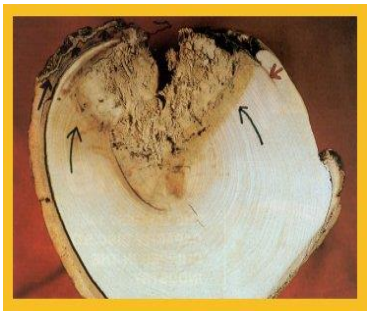
ISA Certified Arborist: An International Society of Arboriculture Certified Arborist is someone who has trained, met the qualifications for application, and been tested to have specialized knowledge of trees. You can look up certified arborists at the International Society of Arboriculture website: isa-arbor.org.

Consulting Arborist: An American Society of Consulting Arborists Registered Consulting Arborist is someone who has been trained and then tested to have specialized knowledge of trees; and trained and tested to provide high quality reports and documentation. You can look up registered consulting arborists at the American Society of Consulting Arborists website: ASCA-consultants.org.

Decay in Trees

Decay (in General): Fungi cause all decay of living trees. Decay is considered a disease because cell walls are altered, wood strength is affected, and living sapwood cells may be killed. Fungi decay wood by secreting enzymes. Different types of fungi cause different types of decay through the secretion of different chemical enzymes. Some decays, such as white rot, cause less wood strength loss than others because they first attack the lignin (causes cell walls to thicken and reduces susceptibility to decay and pest damage) secondarily the cellulose (another structural component in a cell walls). Others, such as soft rot, attack the cellulose chain and cause substantial losses in wood strength even in the initial stages of decay. Brown rot causes wood to become brittle and fractures easily with tension. Identification of internal decay in a tree is difficult because visible evidence may not be present.

According to Evaluation of Hazard Trees in Urban Areas (Matheny, 1994) decay is a critical factor in the stability of the tree. As decay progresses in the trunk, the stem becomes a hollow tube or cylinder rather than a solid rod. This change is not readily apparent to the casual observer. Trees require only a small amount of bark and wood to transport water, minerals and sugars. Interior heartwood can be eliminated (or degraded) to a great degree without compromising the transport process. Therefore, trees can contain significant amounts of decay without showing decline symptoms in the crown. Compartmentalization of decay in trees is a biological process in which the cellular tissue around wounds is changed to inhibit fungal growth and provide a barrier against the spread of decay agents into additional cells. The weakest of the barrier zones is the formation of the vertical wall. Accordingly, while a tree may be able to limit decay progression inward at large pruning cuts, in the event that there are more than one pruning cut located vertically along the main trunk of the tree, the likelihood of decay progression and the associated structural loss of integrity of the internal wood is high.



Oak Tree Impacts

Our native oak trees are easily damaged or killed by having the soil within the Protected Root Zone (PRZ) disturbed or compacted. All of the work initially performed around protected trees that will be saved should be done by people rather than by wheeled or track type tractors. Oaks are fragile giants that can take little change in soil grade, compaction, or warm season watering. Don't be fooled into believing that warm season watering has no adverse effects on native oaks. Decline and eventual death can take as long as 5-20 years with poor care and inappropriate watering. Oaks can live hundreds of years if treated properly during construction, as well as later with proper pruning, and the appropriate landscape/irrigation design.

RECOMMENDATIONS: Summary of Tree Protection Measures

The Owner and/or Developer should ensure the project arborist's protection measures are incorporated into the site plans and followed. Tree specific protection measures can be found in Appendix 2 – Tree Data.

- The project arborist should inspect the fencing prior to grading and/or grubbing for compliance with the recommended protection zones.
- All stumps within the root zone of trees to be preserved shall be ground out using a stump router or left in place. **No trunk within the root zone of other trees shall be removed using a backhoe or other piece of grading equipment.**
- Prior to any grading, or other work on the site that will come within 50' of any tree to be preserved, irrigation will be required from April through September and placement of a 4-6" layer of chip mulch over the protected root zone of all trees that will be impacted. Chips should be obtained from onsite materials and trees to be removed.
- Clearance pruning should include removal of all the lower foliage that may interfere with equipment PRIOR to having grading or other equipment on site. The Project Arborist should approve the extent of foliage elevation and oversee the pruning to be performed by a contractor who is an ISA Certified Arborist.

- Clearly designate an area on the site outside the drip line of all trees where construction materials may be stored, and parking can take place. No materials or parking shall take place within the root zones of protected trees.
- Any and all work to be performed inside the protected root zone fencing shall be supervised by the project arborist.
- Trenching inside the protected root zone shall be by a hydraulic or air spade, placing pipes underneath the roots, or boring deeper trenches underneath the roots.
- Follow all of the General Development Guidelines, Appendix 3, for all trees.

Report Prepared by:

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Certified Arborist WE-0510A
ISA Tree Risk Assessment Qualified
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Enc.: Appendix 1 – Tree Inventory Map
Appendix 2 – Tree Data
Appendix 3 – General Development Guidelines

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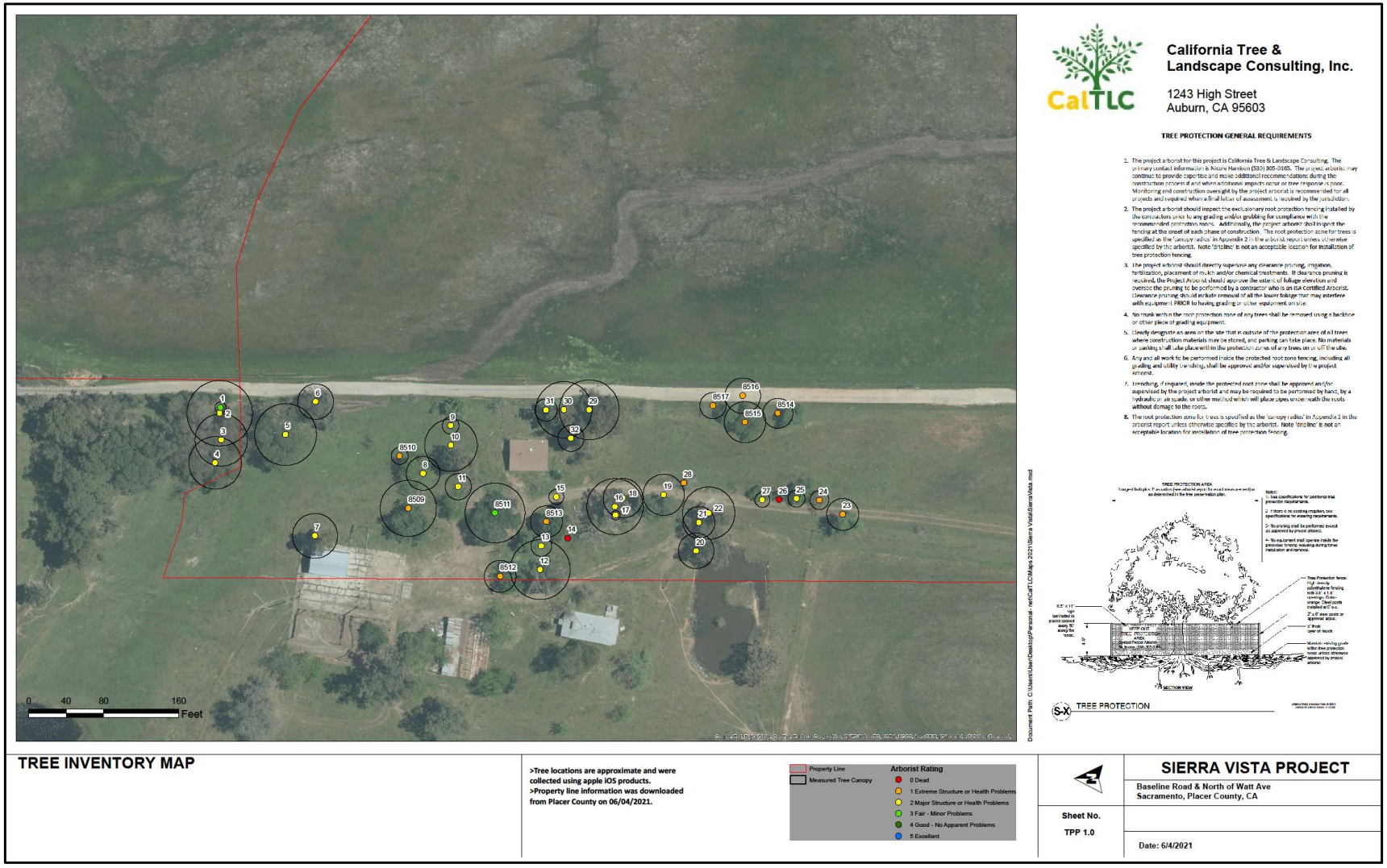
APPENDIX 1 – TREE INVENTORY MAP



APPENDIX 2 – TREE DATA

Tag #	Old Tag #	Protected By Code	Offsite	Common Name	Botanical Name	Multi-Stems	DBH	Measured At	Measured Canopy Radius	Arborist Rating	Notes	Recommendations
Non-Protected Trees*												
1		No	No	Interior Live Oak	*Quercus wislizeni*		5	54	6	3 Fair - Minor Problems	Substandard size tree adjacent to the gravel road. 3" Live Oak 3' south.	None at this time.
2		No	No	Eucalyptus	*Eucalyptus globulus*		45	54	35	2 Major Structure or Health Problems	Large Eucalyptus forks 4.5' above grade with weak attachments.	None at this time.
3		No	No	Eucalyptus	*Eucalyptus globulus*	14,17	31	54	28	2 Major Structure or Health Problems	Forks 1' above grade with weak attachments. Above average amount of dead branches.	None at this time.
4		No	No	Eucalyptus	*Eucalyptus globulus*		16	54	28	2 Major Structure or Health Problems		None at this time.
5		No	No	Eucalyptus	*Eucalyptus globulus*	29,33	62	54	33	2 Major Structure or Health Problems	Two smaller Eucalyptus trees directly north of this tree.	None at this time.
6		No	No	Eucalyptus	*Eucalyptus globulus*	12,12	24	54	19	2 Major Structure or Health Problems	Forks at grade. One 12" Eucalyptus to the north. Two trees to the south (one 13" and one 10,11,12").	None at this time.
7		No	No	Eucalyptus	*Eucalyptus globulus*		24	54	24	2 Major Structure or Health Problems	Growing adjacent to old barn. Reaction growth over concrete slab.	None at this time.
8		No	No	Black Locust	*Robinia pseudoacacia*		15	54	18	2 Major Structure or Health Problems	Single stem. Poor condition. Excessive deadwood and sparse foliage.	None at this time.
9		No	No	Unknown	*Unknown*		10	54	9	2 Major Structure or Health Problems		None at this time.
10		No	No	Eucalyptus	*Eucalyptus globulus*	12,13,28	53	54	28	2 Major Structure or Health Problems	One-sided south. Smaller Eucalyptus directly north with stems 12,14".	None at this time.
11		No	No	Honey Locust	*Gleditsia triacanthos*		8	54	14	2 Major Structure or Health Problems	One stem surrounded by 4 volunteers, 4-5" each. Poor condition.	None at this time.
12		No	No	Eucalyptus	*Eucalyptus globulus*		47	54	32	2 Major Structure or Health Problems	Forks 4.5' above grade into 2 large stems, both leaning northwest.	**Recommend removal due to nature and extent of defects.**

Tag #	Old Tag #	Protected By Code	Offsite	Common Name	Botanical Name	Multi-Stems	DBH	Measured At	Measured Canopy Radius	Arborist Rating	Notes	Recommendations
13		No	No	Almond	*Prunus dulcis*		12	54	11	2 Major Structure or Health Problems	Tree is 95% dead.	None at this time.
14		No	No	Eucalyptus	*Eucalyptus globulus*		25	54		0 Dead	Tree is dead	**Recommend removal due to nature and extent of defects.**
15		No	No	Arizona Cypress	*Cupressus arizonica*		12	54	8	2 Major Structure or Health Problems		None at this time.
16		No	No	Eucalyptus	*Eucalyptus globulus*		25	54	30	2 Major Structure or Health Problems	Dead branches, leans.	None at this time.
17		No	No	Arizona Cypress	*Cupressus arizonica*		7	54	5	2 Major Structure or Health Problems		None at this time.
18		No	No	Aleppo Pine	*Pinus halepensis*		23	54	21	2 Major Structure or Health Problems	Trunk leans south and bends east.	None at this time.
19		No	No	Casuarina	*Casuarina equisetifolia*		17	54	22	2 Major Structure or Health Problems		None at this time.
20		No	No	Eucalyptus	*Eucalyptus globulus*		25	36	19	2 Major Structure or Health Problems		None at this time.
21		No	No	Eucalyptus	*Eucalyptus globulus*		15	54	17	2 Major Structure or Health Problems		None at this time.
22		No	No	Eucalyptus	*Eucalyptus globulus*		17	54	28	2 Major Structure or Health Problems		None at this time.
23		No	No	American Elm	*Ulmus americana*		26	54	17	1 Extreme Structure or Health Problems	Poor condition. Forks into codominant stems 5' above grade. Northerly stem broken 9' above grade. Tree is 90% dead.	**Recommend removal due to nature and extent of defects.**
24		No	No	Almond	*Prunus dulcis*	5,6,8,12	31	54	10	1 Extreme Structure or Health Problems	Above average dead branches.	**Recommend removal due to nature and extent of defects.**
25		No	No	Almond	*Prunus dulcis*	8,8	16	54	9	2 Major Structure or Health Problems		None at this time.

Tag #	Old Tag #	Protected By Code	Offsite	Common Name	Botanical Name	Multi-Stems	DBH	Measured At	Measured Canopy Radius	Arborist Rating	Notes	Recommendations
26		No	No	Almond	*Prunus dulcis*	5,6	11	54	3	0 Dead	Tree is dead.	**Recommend removal due to nature and extent of defects.**
27		No	No	Almond	*Prunus dulcis*	4,4,5,5,5	23	54	8	2 Major Structure or Health Problems	Poor condition.	None at this time.
28		No	No	Mulberry	*Morus*		16	36	2	1 Extreme Structure or Health Problems	Tree is 90% dead.	**Recommend removal due to nature and extent of defects.**
29		No	No	Eucalyptus	*Eucalyptus globulus*		30	54	32	2 Major Structure or Health Problems		None at this time.
30		No	No	Eucalyptus	*Eucalyptus globulus*		34	54	30	2 Major Structure or Health Problems	5 small Eucalyptus 3-4" beneath this tree and the previous tree.	None at this time.
31		No	No	European Olive	*Olea europaea*	3,4,5,7	19	54	12	2 Major Structure or Health Problems	Poor structure.	None at this time.
32		No	No	Eucalyptus	*Eucalyptus globulus*		13	54	14	2 Major Structure or Health Problems		None at this time.
8509	1509	Yes	No	Black Walnut	*Juglans nigra*	10,11,13,19	53	54	30	1 Extreme Structure or Health Problems	Branches 1' above grade. Large basal cavity. Moderate decay. Canopy ~50% dead.	**Recommend removal due to nature and extent of defects.**
8510		Yes	No	Oregon Ash	*Fraxinus latifolia*		8	54	9	1 Extreme Structure or Health Problems	Trunk split from grade to 12' above grade. Half missing with extreme decay.	**Recommend removal due to nature and extent of defects.**
8512	1589	Yes	No	Black Walnut	*Juglans nigra*		17	54	17	1 Extreme Structure or Health Problems	Trunk leans slightly south. Codominant branching at 5' above grade with included bark. Canopy is 70% dead.	**Recommend removal due to nature and extent of defects.**
8514		Yes	No	Black Walnut	*Juglans nigra*		18	12	16	1 Extreme Structure or Health Problems	Branches 2-3' above grade. Canopy ~50% dead.	**Recommend removal due to nature and extent of defects.**
8515	1579	Yes	No	Black Walnut	*Juglans nigra*		18	54	22	1 Extreme Structure or Health Problems	Codominant branching 6' above grade with included bark. Canopy ~30% dead. Moderate lean north.	**Recommend removal due to nature and extent of defects.**

Tag #	Old Tag #	Protected By Code	Offsite	Common Name	Botanical Name	Multi-Stems	DBH	Measured At	Measured Canopy Radius	Arborist Rating	Notes	Recommendations
8516	1581	Yes	No	Black Walnut	*Juglans nigra*	4,5,6	15	54	19	1 Extreme Structure or Health Problems	Branches at grade. Canopy ~50% dead. Broken branches throughout.	**Recommend removal due to nature and extent of defects.**
8517	1582	Yes	No	Black Walnut	*Juglans nigra*	6,6	12	54	14	1 Extreme Structure or Health Problems	Branches 1' above grade. Canopy ~45% dead.	**Recommend removal due to nature and extent of defects.**
Protected Trees**												
8511	1587	Yes	No	Interior Live Oak	*Quercus wislizeni*		31	54	32	3 Fair - Minor Problems	Moderate lean west from grade to 8' above grade. One-sided east.	Canopy raise on east side.
8513	1586	Yes	No	Interior Live Oak	*Quercus wislizeni*		23	54	17	1 Extreme Structure or Health Problems	Mechanical wound south side from grade to 7' above grade. Partially callused. Extreme decay. Fruiting bodies. Extremely sparse canopy.	**Recommend removal due to nature and extent of defects.**

TOTAL INVENTORIED TREES = 41 trees (932 aggregate diameter inches)
TOTAL RECOMMENDED REMOVALS = 14 trees (320 aggregate diameter inches)
Rating (0-5, where 0 is Dead) = 0=2 trees; 1=11 trees; 2=26 trees; 3=2 trees
Total Non-Protected Trees = 39 trees (878 aggregate diameter inches)
Total Protected Trees = 2 trees (54 aggregate diameter inches)

**Non-Protected Trees for identification purposes, not numbered in the field.*

***Protected Trees tagged in the field.*

APPENDIX 3 – GENERAL PRACTICES FOR TREE PROTECTION

Definitions

Root zone: The roots of trees grow fairly close to the surface of the soil, and spread out in a radial direction from the trunk of tree. A general rule of thumb is that they spread 2 to 3 times the radius of the canopy, or 1 to 1 ½ times the height of the tree. It is generally accepted that disturbance to root zones should be kept as far as possible from the trunk of a tree.

Inner Bark: The bark on large valley oaks and coast live oaks is quite thick, usually 1" to 2". If the bark is knocked off a tree, the inner bark, or cambial region, is exposed or removed. The cambial zone is the area of tissue responsible for adding new layers to the tree each year, so by removing it, the tree can only grow new tissue from the edges of the wound. In addition, the wood of the tree is exposed to decay fungi, so the trunk present at the time of the injury becomes susceptible to decay. Tree protection measures require that no activities occur which can knock the bark off the trees.

Methods Used in Tree Protection:

No matter how detailed Tree Protection Measures are in the initial Arborist Report, they will not accomplish their stated purpose unless they are applied to individual trees and a Project Arborist is hired to oversee the construction. The Project Arborist should have the ability to enforce the Protection Measures. The Project Arborist should be hired as soon as possible to assist in design and to become familiar with the project. He must be able to read and understand the project drawings and interpret the specifications. He should also have the ability to cooperate with the contractor, incorporating the contractor's ideas on how to accomplish the protection measures, wherever possible. It is advisable for the Project Arborist to be present at the Pre-Bid tour of the site, to answer questions the contractors may have about Tree Protection Measures. This also lets the contractors know how important tree preservation is to the developer.

Root Protection Zone (RPZ): Since in most construction projects it is not possible to protect the entire root zone of a tree, a Root Protection Zone is established for each tree to be preserved. The minimum Root Protection Zone is the area underneath the tree's canopy (out to the dripline, or edge of the canopy), plus 10'. The Project Arborist must approve work within the RPZ.

Irrigate, Fertilize, Mulch: Prior to grading on the site near any tree, the area within the Tree Protection fence should be fertilized with 4 pounds of nitrogen per 1000 square feet, and the fertilizer irrigated in. The irrigation should percolate at least 24 inches into the soil. This should be done no less than 2 weeks prior to grading or other root disturbing activities. After irrigating, cover the RPZ with at least 12" of leaf and twig mulch. Such mulch can be obtained from chipping or grinding the limbs of any trees removed on the site. Acceptable mulches can be obtained from nurseries or other commercial sources. Fibrous or shredded redwood or cedar bark mulch shall not be used anywhere on site.

Fence: Fence around the Root Protection Zone and restrict activity therein to prevent soil compaction by vehicles, foot traffic or material storage. The fenced area shall be off limits to all construction equipment, unless there is express written notification provided by the Project Arborist, and impacts are discussed and mitigated prior to work commencing.

No storage or cleaning of equipment or materials, or parking of any equipment can take place within the fenced off area, known as the RPZ.

The fence should be highly visible, and stout enough to keep vehicles and other equipment out. I recommend the fence be made of orange plastic protective fencing, kept in place by t-posts set no farther apart than 6'.

In areas of intense impact, a 6' chain link fence is preferred.

In areas with many trees, the RPZ can be fenced as one unit, rather than separately for each tree.

Where tree trunks are within 3' of the construction area, place 2" by 4" boards vertically against the tree trunks, even if fenced off. Hold the boards in place with wire. Do not nail them directly to the tree. The purpose of the boards is to protect the trunk, should any equipment stray into the RPZ.

Elevate Foliage: Where indicated, remove lower foliage from a tree to prevent limb breakage by equipment. Low foliage can usually be removed without harming the tree, unless more than 25% of the foliage is removed. Branches need to be removed at the anatomically correct location in order to prevent decay organisms from entering the trunk. For this reason, a contractor who is an ISA Certified Arborist should perform all pruning on protected trees.[2]

Expose and Cut Roots: Breaking roots with a backhoe, or crushing them with a grader, causes significant injury, which may subject the roots to decay. Ripping roots may cause them to splinter toward the base of the tree, creating much more injury than a clean cut would make. At any location where the root zone of a tree will be impacted by a trench or a cut (including a cut required for a fill and compaction), the roots shall be exposed with either a backhoe digging radially to the trunk, by hand digging, or by a hydraulic air spade, and then cut cleanly with a sharp instrument, such as chainsaw with a carbide chain. Once the roots are severed, the area behind the cut should be moistened and mulched. A root protection fence should also be erected to protect the remaining roots, if it is not already in place. Further grading or backhoe work required outside the established RPZ can then continue without further protection measures.

Protect Roots in Deeper Trenches: The location of utilities on the site can be very detrimental to trees. Design the project to use as few trenches as possible, and to keep them away from the major trees to be protected. Wherever possible, in areas where trenches will be very deep, consider boring under the roots of the trees, rather than digging the trench through the roots. This technique can be quite useful for utility trenches and pipelines.

Protect Roots in Small Trenches: After all construction is complete on a site, it is not unusual for the landscape contractor to come in and sever a large number of "preserved" roots during the installation of irrigation systems. The Project Arborist must therefore approve the landscape and irrigation plans. The irrigation system needs to be designed so the main lines are located outside the root zone of major trees, and the secondary lines are either laid on the surface (drip systems), or carefully dug with a hydraulic or air spade, and the flexible pipe fed underneath the major roots.

Design the irrigation system so it can slowly apply water (no more than ¼" to ½" of water per hour) over a longer period of time. This allows deep soaking of root zones. The system also needs to accommodate infrequent irrigation settings of once or twice a month, rather than several times a week.

Monitoring Tree Health During and After Construction: The Project Arborist should visit the site at least twice a month during construction to be certain the tree protection measures are being followed, to monitor the health of impacted trees, and make recommendations as to irrigation or other needs. After construction is complete, the arborist should monitor the site monthly for one year and make recommendations for care where needed.

Chemical Treatments: The owner or developer shall be responsible to contact an arborist with a pesticide applicators license to arrange for an application of a root enhancing hormone, such as Paclobutrazol, to mitigate the stress produced by the development **prior to grading**. Additionally, at the discretion of the project arborist, an insect infestation preventative for both boring insects and leaf feeding insects and/or fungal preventative for leaf surfaces may be required. Roots pruned during the course of performing a cut may be required to be treated with a biofungicide such as Bio-Tam.

[2] International Society of Arboriculture (ISA), maintains a program of Certifying individuals. Each Certified Arborist has a number and must maintain continuing education credits to remain Certified.

that no rookeries have been established. If rookeries are present all earth moving within 250-feet shall stop, during the breeding season.					
MM 4.13-1 Implementation of construction activity stormwater protection standards Prior to the issuance of a City grading permit and the commencement of construction activities, compliance with the State's General Construction permit, the City of Roseville's Construction Standards, and the City's Stormwater BMP Guidance Manual will be met. This includes the creation of a Storm Water Pollution Prevention Plan (SWPPP) that will identify the site, the location of sensitive habitats or watercourses, drainage areas, discharge locations, soil disturbance areas, and the locations of all runoff, erosion control, and sediment control Best Management Practices (BMPs). On-going monitoring and adjustments to the SWPPP will occur when needed to address changes in the field as construction activities evolve.	The developer shall create a SWPPP, submit it to the City, and comply with its provisions.	*Pre-Construction and Construction*: Submit SWPPP and ensure that BMPs remain in place during construction. Add as note on Improvement Plans and Building Plans.	Engineering	SWPPP	
MM 4.9-1 Cease Work and Consult with Qualified Archaeologist Should any cultural resources, such as structural features, any amount of bone or shell, artifacts, human remains, or architectural remains, be encountered during any subsurface development activities, work shall be suspended within 100-feet of the find. The City of Roseville Planning and Public Works Staff shall be immediately notified. At that time, the City of Roseville shall coordinate any necessary investigation of the site with qualified archaeologists as needed, to assess the resource (i.e., whether it is an "historical resource" or a "unique archaeological resource") and provide proper management recommendations should potential impacts to the resources be found to be significant. Possible management recommendations for important resources could include resource avoidance or, where avoidance is infeasible in light of project design or layout or is unnecessary to avoid significant effects, data recovery excavations. The contractor shall implement any measures deemed feasible and necessary by City staff, in consultation with the archaeologists, to be to avoid or minimize significant effects to the cultural resources. In addition, pursuant to Section 5097.98 or the State Public Resources Code, and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.	This condition shall be reflected in all construction and building plans, and construction site workers shall be advised by the site manager of this measure.	*Construction*: Measure applies if resources are discovered during construction. Add as note on Improvement Plans and Building Plans.	Engineering and Building	None	
Mitigation Measure 4.9-3 Cease Work and Consult with Qualified Paleontologist Should any evidence of paleontological resources (e.g. fossils) be encountered during grading or excavation, work shall be suspended within 100 feet of the find, and the City of Roseville shall be immediately notified. At that time, the City shall coordinate any necessary investigation of the site with a qualified paleontologist to assess the resource and provide proper management recommendations. Possible management recommendations for important resources could include resource avoidance, if feasible in light of project design or layout, or data recovery excavations. The contractor shall implement any measures deemed feasible and necessary by City staff in consultation with the paleontologist for the protection of the paleontological resources.	This condition shall be reflected in all construction and building plans, and construction site workers shall be advised by the site manager of this measure.	*Construction*: Measure applies if resources are discovered during construction. Add as note on Improvement Plans and Building Plans.	Engineering and Building	None	
MM 4.10-1 Identify Potential Hazardous Materials (soil contamination, tank or well sites, lead based paint and/or asbestos) Prior to site development in the SVSP, recommended testing and remediation, if needed shall occur. Groundwater wells shall be properly closed. If evidence of soil contamination, septic tanks, or other underground storage tanks are encountered in previously unidentified locations in the SVSP area, work shall cease until the area can be tested, and if necessary remediated and/or properly removed or closed. Remediation activities could include removal of contaminated soil, and/or onsite treatment. As part of the process, the City shall ensure that any necessary investigation and/or remediation activities are coordinated with the Roseville Fire Department, Placer County Division of Environmental Health, and if needed, other appropriate federal, state and local agencies. Once a site is remediated, construction can continue.	The applicants shall be responsible for conducting soil testing and/or recommendation of the Phase I environmental site assessments, if conditions are encountered which warrant such studies.	*Construction*: Applies if conditions found which warrant assessment (e.g. stained soils, underground tanks). Add as note on Improvement Plans.	Engineering and Fire	Phase I environmental assessment, if conditions warrant	
MM 4.12.4-2 Divert Construction Debris The applicants shall ensure a 50% reduction in the construction waste stream generated from development within the SVSP. In Developer contracts with construction contractors and their sub-contractors, the Developer shall require that construction waste be reduced by 50%. The Developer shall further require that contractors and sub-contractors submit records of diversion and disposal to the City's Environmental Utilities Department in order to verify compliance with this requirement.	Comply with the measure	*Construction:* Contractor to ensure diversion occurs during construction. Add as note on Improvement Plans and Building Plans.	Environmental Utilities	Records of diversion	

NOTE: This table is provided as a courtesy to the developer, to highlight the text of measures which are required to be placed on Improvement Plans and/or Building Plans. Refer to the applicable environmental document (e.g. Environmental Impact Report) for a full list of measures, and for context. Other measures may be applicable, but are not included here because they have already been completed or they are addressed via other mechanisms (e.g. development fees).

California Tree and Landscape Consulting, Inc.

CalTLC
TENDER LOVING CARE FOR YOUR TREES

June 4, 2021

Laura Zuckerman
TCS Planning
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Rancho Cordova, California 95670
Via Email: lzuckerman@tcsplanning.com

PRELIMINARY ARBORIST REPORT & TREE INVENTORY

RE: Sierra Vista, 6400 Baseline Road, APN 499-010-014, City of Roseville Jurisdiction

Executive Summary

Towne Development of Sacramento contacted California Tree and Landscape Consulting, Inc. to inventory and evaluate the trees on the site for purposes of providing preliminary tree information for planning for development of the parcel. The property is located at 6400 Baseline Road, in the City of Roseville, California, and is subject to the jurisdiction of Roseville. See Supporting Information Appendix 1 – Tree Inventory Map.

Edwin E. Stirtz, ISA Certified Arborist #WE-0510A, and Thomas M. Stein, ISA Certified Arborist WE-12854A, were on the site on May 5, 2021, to provide species identification, measurements of diameter and canopy, field condition notes, and arborist ratings. A total of 41 trees were included in the inventory, 9 of which are protected by the City of Roseville Tree Preservation Municipal Code 19.66.

Tree Species	Trees Inventoried	Trees on the Site[1]	Protected Trees	Trees Proposed for Removal	Trees impacted by the proposed development and requiring special protection measures	Predicted Impact	Diameter Inches Proposed for Removal or Impact
Interior Live Oak	2	2	2	1	n/a	n/a	n/a
Non-Protected: Aleppo Pine, Almond, American Elm, Arizona Cypress, Black Locust, Black Walnut, Casuarina, Eucalyptus, European Olive, Honey Locust, Interior Live Oak, Mulberry, Oregon Ash, Unknown	39	39	0	13	n/a	n/a	n/a
Totals	**41**	**41**	**2**	**14**	**n/a**	**n/a**	**n/a**

See Appendices for specific information on each tree and preservation requirements and/or restrictions.

[1] CalTLC is not a licensed land surveyor. Tree locations are approximate and we do not determine tree ownership. Trees which appear to be on another parcel are listed as off-site and treated as the property of that parcel.

Methods

Appendix 2 in this report is the detailed inventory of the trees. The following terms will further explain our methods and findings.

The protected trees evaluated as part of this report have a numbered tag that was placed on each one that is 1-1/8" x 1-3/8", green anodized aluminum, "acorn" shaped, and labeled: CalTLC, Auburn, CA with 1/4" pre-stamped tree number and Tree Tag. They are attached with a natural-colored aluminum 10d nail, installed at approximately 6 feet above ground level on the approximate north side of the tree. The tag should last ~10-20+ years depending on the species, before it is enveloped by the trees' normal growth cycle.

A Level 2 – Basic Visual Assessment was performed in accordance with the International Society of Arboriculture's best management practices. This assessment level is limited to the observation of conditions and defects which are readily visible. Additional limiting factors, such as blackberries, poison oak, and/or debris piled at the base of a tree can inhibit the visual assessment.

Tree Location: The GPS location of each tree was collected using the ESRI's ArcGIS collector application on an Apple iPhone or Samsung. The data was then processed in ESRI's ArcMap by Julie McNamara, M.S. GISci, to produce the Tree Location Map.

Tree Measurements: DBH (diameter breast high) is normally measured at 4'6" (above the average ground height for "Urban Forestry"), but if that varies then the location where it is measured is noted. A steel diameter tape was used to measure the diameter. A Stanley laser distance meter was used to measure distances. Canopy radius measurements may also have been estimated due to obstructions, such as steep slopes, fences, or other trees.

Terms

Field Tag #	The pre-stamped tree number on the tag which is installed at approximately 6 feet above ground level on the north side of the tree.
Old Tag #	If additional field tags are found on the trees and are legible, they are listed here.
Species	The species of a tree is listed by our local and correct common name and botanical name by genus (capitalized) and species (lower case). Oaks frequently cross-pollinate and hybridize, but the identification is towards the strongest characteristics.
DBH	Diameter breast high' is normally measured at 4'6" (above the average ground height for "Urban Forestry"), but if that varies then the location where it is measured is noted in the next column "measured at"
Measured at	Height above average ground level where the measurement of DBH was taken.
Canopy Radius	The farthest extent of the crown composed of leaves and small twigs. Most trees are not evenly balanced. This measurement represents the longest extension from the trunk to the outer canopy. The dripline measurement is from the center point of the tree and is shown on the Tree Location Map as a circle. This measurement further defines the protection zone if specified in the local ordinance as such or can indicate if pruning may be required for development
Protected Root Zone	The radius of the protected root zone is a circle equal to the trunk diameter inches converted to feet and factored by tree age, condition and health pursuant to the industry standard. Best Management Practices: Managing Trees During Construction, the companion publication to the Approved American National Standard, provides guidance regarding minimum tree root protection zones for long term survival. In instances where a tree is multi-stemmed, the protected root zone is equal to the extrapolated diameter (sum of the area of each stem converted to a single stem) factored by tree age, condition and health.

Arborist Rating

Subjective to condition and is based on both the health and structure of the tree. All of the trees were rated for condition, per the recognized national standard as set up by the Council of Tree and Landscape Appraisers and the International Society of Arboriculture (ISA) on a numeric scale of 5 (being the highest) to 0 (the worst condition, dead) as in Chart A. The rating was done in the field at the time of the measuring and inspection.

No problem(s)	Excellent	**5**	No problems found from a visual ground inspection. Structurally, these trees have properly spaced branches and near perfect
No apparent problem(s)	Good or Fair to Good	**4**	The tree is in good condition and there are no apparent problems that a Certified Arborist can see from a visual ground inspection. If potential structural or health problems are tended to at this stage future hazard can be reduced and more serious health problems can be averted.
Minor problem(s)	Fair	**3**	The tree is in fair condition. There are some minor structural or health problems that pose no immediate danger. When the recommended actions in an arborist report are completed correctly the defect(s) can be minimized or eliminated and/or health can be improved.
Major or uncorrectable problems (2)	Fair to Poor	**2**	The tree has major problems. If the option is taken to preserve the tree, additional evaluation to identify if health or structure can be improved with correct arboricultural work including, but not limited to: pruning, cabling, bracing, bolting, guying, spraying, mistletoe removal, vertical mulching, fertilization, etc. Additionally, risk should be evaluated as a tree rated 2 may have structural conditions which indicate there is a high likelihood of some type of failure. Tree rated 2 should be removed if these additional evaluations will not be performed.
Extreme problem(s)	Poor	**1**	The problems are extreme. This rating is assigned to a tree that has structural and/or health problems that no amount of work or effort can change. The issues may or may not be considered a dangerous situation.
Dead	Dead	**0**	This indicates the tree has no significant sign of life.

Notes: Provide notable details about each tree which are factors considered in the determination of the tree rating including: (a) condition of root crown and/or roots; (b) condition of trunk; (c) condition of limbs and structure; (d) growth history and twig condition; (e) leaf appearance; and (f) dripline environment. Notes also indicate if the standard tree evaluation procedure was not followed (for example - why DBH may have been measured at a location other than the standard 54”). Additionally, notes will list any evaluation limiting factors such as debris at the base of a tree.

Actions Recommended actions to increase health and longevity.

Development Impacts Projected development impacts are based solely on distance relationships between tree location and grading. Field inspections and findings during the project at the time of grading and trenching can change relative impacts. Closely followed guidelines and requirements can result in a higher chance of survival, while requirements that are overlooked can result in a dramatically lower chance of survival. Impacts are measured as follows:

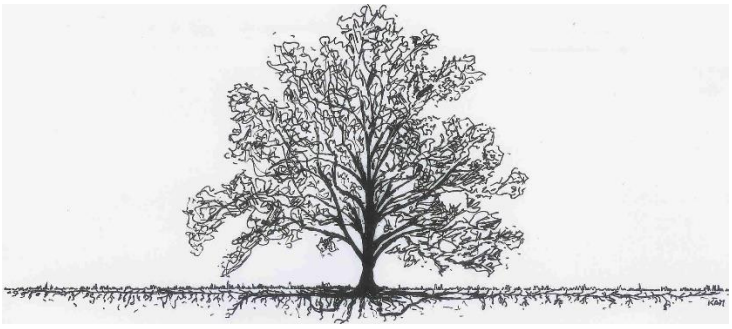
Impact Term:	Long Term Result of Impact:
Negligible	Tree is unlikely to show any symptoms. Chance of survival post development is excellent. Impacts to the Protected Root Zone are less than 5%.
Minor	Tree is likely to show minor symptoms. Chance of survival post development is good. Impacts to the Protected Root Zone are less than 15% and species tolerance is good.
Moderate	Tree is likely to show moderate symptoms. Chance of survival post development is fair. Impacts to the Protected Root Zone are less than 35% and species tolerance is good or moderate.
Severe	Tree is likely to show moderate symptoms annually and a pattern of decline. Chance of long-term survival post development is low. Impacts to the Protected Root Zone are up to 50% and species tolerance is moderate to poor.
Critical	Tree is likely to show moderate to severe symptoms annually and a pattern of decline. Chance of long-term survival post development is negligible. Impacts to the Protected Root Zone are up to 80%.

Discussion

Trees need to be protected from normal construction practices if they are to remain on the site and are expected to survive long term. While construction damage in the root zone is often the death of a tree, the time from when the damage occurs to when the symptoms begin and/or the tree dies can be years. Our recommendations are based on experience and the local ordinance requirements to enhance tree longevity. It requires the calculated root zone must remain intact as an underground ecosystem despite the use of heavy equipment to install foundations, driveways, underground utilities, and landscape irrigation systems. Simply walking and driving on soil can have serious consequences to tree health. The Tree Preservation Requirements and General Development Guidelines should be incorporated into the site plans and enforced onsite. The project arborist should be included in the development team during construction to provide expertise and make additional recommendations if additional impacts occur or tree response is poor.

Root Structure

The majority of a tree's roots are contained in a radius from the main trunk outward approximately two to three times the canopy of the tree. These roots are located in the top 6" to 3' of soil. It is a common misconception that a tree underground resembles the canopy. The correct root structure of a tree is in the drawing below. All plants' roots need both water and air for survival. Poor canopy development or canopy decline in mature trees after development is often the result of inadequate root space and/or soil compaction.



The reality of where roots are generally located

Pruning Mature Trees for Risk Reduction and/or Development Clearance

There are few good reasons to prune mature trees. Removal of deadwood, directional pruning, removal of decayed or damaged wood, and end-weight reduction as a method of mitigation for structural faults are the only reasons a mature tree should be pruned. Live wood over 3" should not be pruned unless absolutely necessary. Pruning cuts should be clean and correctly placed. Pruning should be done in accordance with the American National Standards Institute (ANSI) A300 standards.

Pruning causes an open wound in the tree. Trees do not "heal" they compartmentalize. It is far better to use more small cuts than a few large cuts as small pruning wounds reduce risk while large wounds increase risk. Any wound made today will always remain, but a healthy tree, in the absence of decay in the wound, will 'cover it' with callus tissue. Large, old pruning wounds which did not close with callous tissue often have advanced decay. These wounds are a likely failure point. Mature trees with large wounds have a high risk of failure.

Overweight limbs are a common structural fault in suppressed trees. There are two remedial actions for over- weight limbs (1) prune the limb to reduce the extension of the canopy, or (2) cable the limb to reduce movement. Cables do not hold weight they only stabilize the limb and additionally require annual inspection.

Arborist Classifications

There are different types of Arborists:

Tree Removal and/or Pruning Companies: These companies may be licensed by the State of California to do business as a tree removal company, but they do not necessarily know anything about trees biology.

Arborists: Arborist is a broad term intended to mean someone with specialized knowledge of trees, but it is often used to imply knowledge that is not there.

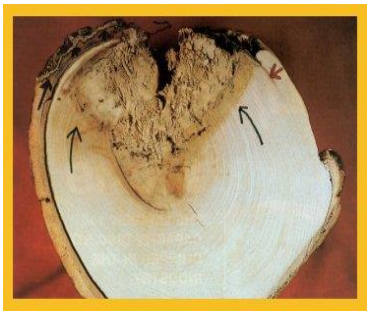
ISA Certified Arborist: An International Society of Arboriculture Certified Arborist is someone who has trained, met the qualifications for application, and been tested to have specialized knowledge of trees. You can look up certified arborists at the International Society of Arboriculture website: isa-arbor.org.

Consulting Arborist: An American Society of Consulting Arborists Registered Consulting Arborist is someone who has been trained and then tested to have specialized knowledge of trees; and trained and tested to provide high quality reports and documentation. You can look up registered consulting arborists at the American Society of Consulting Arborists website: ASCA-consultants.org.

Decay in Trees

Decay (in General): Fungi cause all decay of living trees. Decay is considered a disease because cell walls are altered, wood strength is affected, and living sapwood cells may be killed. Fungi decay wood by secreting enzymes. Different types of fungi cause different types of decay through the secretion of different chemical enzymes. Some decays, such as white rot, cause less wood strength loss than others because they first attack the lignin (causes cell walls to thicken and reduces susceptibility to decay and pest damage) secondarily the cellulose (another structural component in a cell walls). Others, such as soft rot, attack the cellulose chain and cause substantial losses in wood strength even in the initial stages of decay. Brown rot causes wood to become brittle and fractures easily with tension. Identification of internal decay in a tree is difficult because visible evidence may not be present.

According to Evaluation of Hazard Trees in Urban Areas (Matheny, 1994) decay is a critical factor in the stability of the tree. As decay progresses in the trunk, the stem becomes a hollow tube or cylinder rather than a solid rod. This change is not readily apparent to the casual observer. Trees require only a small amount of bark and wood to transport water, minerals and sugars. Interior heartwood can be eliminated (or degraded) to a great degree without compromising the transport process. Therefore, trees can contain significant amounts of decay without showing decline symptoms in the crown. Compartmentalization of decay in trees is a biological process in which the cellular tissue around wounds is changed to inhibit fungal growth and provide a barrier against the spread of decay agents into additional cells. The weakest of the barrier zones is the formation of the vertical wall. Accordingly, while a tree may be able to limit decay progression inward at large pruning cuts, in the event that there are more than one pruning cut located vertically along the main trunk of the tree, the likelihood of decay progression and the associated structural loss of integrity of the internal wood is high.



Oak Tree Impacts

Our native oak trees are easily damaged or killed by having the soil within the Protected Root Zone (PRZ) disturbed or compacted. All of the work initially performed around protected trees that will be saved should be done by people rather than by wheeled or track type tractors. Oaks are fragile giants that can take little change in soil grade, compaction, or warm season watering. Don't be fooled into believing that warm season watering has no adverse effects on native oaks. Decline and eventual death can take as long as 5-20 years with poor care and inappropriate watering. Oaks can live hundreds of years if treated properly during construction, as well as later with proper pruning, and the appropriate landscape/irrigation design.

RECOMMENDATIONS: Summary of Tree Protection Measures

The Owner and/or Developer should ensure the project arborist's protection measures are incorporated into the site plans and followed. Tree specific protection measures can be found in Appendix 2 – Tree Data.

- The project arborist should inspect the fencing prior to grading and/or grubbing for compliance with the recommended protection zones.
- All stumps within the root zone of trees to be preserved shall be ground out using a stump router or left in place. **No trunk within the root zone of other trees shall be removed using a backhoe or other piece of grading equipment.**
- Prior to any grading, or other work on the site that will come within 50' of any tree to be preserved, irrigation will be required from April through September and placement of a 4-6" layer of chip mulch over the protected root zone of all trees that will be impacted. Chips should be obtained from onsite materials and trees to be removed.
- Clearance pruning should include removal of all the lower foliage that may interfere with equipment PRIOR to having grading or other equipment on site. The Project Arborist should approve the extent of foliage elevation and oversee the pruning to be performed by a contractor who is an ISA Certified Arborist.

- Clearly designate an area on the site outside the drip line of all trees where construction materials may be stored, and parking can take place. No materials or parking shall take place within the root zones of protected trees.
- Any and all work to be performed inside the protected root zone fencing shall be supervised by the project arborist.
- Trenching inside the protected root zone shall be by a hydraulic or air spade, placing pipes underneath the roots, or boring deeper trenches underneath the roots.
- Follow all of the General Development Guidelines, Appendix 3, for all trees.

Report Prepared by:

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Certified Arborist WE-0510A
ISA Tree Risk Assessment Qualified
Member, American Society of Consulting Arborists

Enc.: Appendix 1 – Tree Inventory Map
Appendix 2 – Tree Data
Appendix 3 – General Development Guidelines

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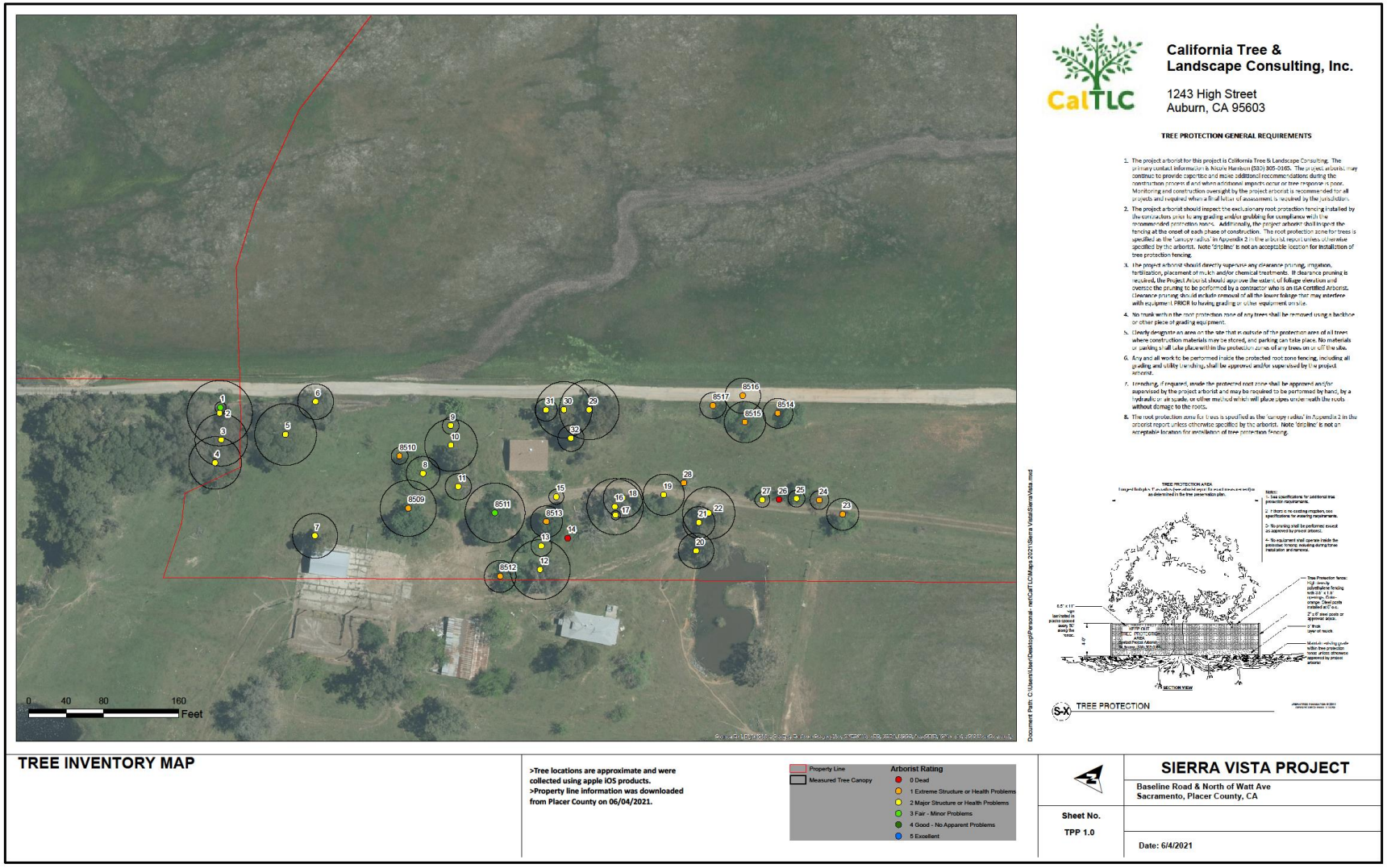
APPENDIX 1 – TREE INVENTORY MAP



APPENDIX 2 – TREE DATA

Tag #	Old Tag #	Protected By Code	Offsite	Common Name	Botanical Name	Multi-Stems	DBH	Measured At	Measured Canopy Radius	Arborist Rating	Notes	Recommendations
Non-Protected Trees*												
1		No	No	Interior Live Oak	*Quercus wislizeni*		5	54	6	3 Fair - Minor Problems	Substandard size tree adjacent to the gravel road. 3" Live Oak 3' south.	None at this time.
2		No	No	Eucalyptus	*Eucalyptus globulus*		45	54	35	2 Major Structure or Health Problems	Large Eucalyptus forks 4.5' above grade with weak attachments.	None at this time.
3		No	No	Eucalyptus	*Eucalyptus globulus*	14,17	31	54	28	2 Major Structure or Health Problems	Forks 1' above grade with weak attachments. Above average amount of dead branches.	None at this time.
4		No	No	Eucalyptus	*Eucalyptus globulus*		16	54	28	2 Major Structure or Health Problems		None at this time.
5		No	No	Eucalyptus	*Eucalyptus globulus*	29,33	62	54	33	2 Major Structure or Health Problems	Two smaller Eucalyptus trees directly north of this tree.	None at this time.
6		No	No	Eucalyptus	*Eucalyptus globulus*	12,12	24	54	19	2 Major Structure or Health Problems	Forks at grade. One 12" Eucalyptus to the north. Two trees to the south (one 13" and one 10,11,12").	None at this time.
7		No	No	Eucalyptus	*Eucalyptus globulus*		24	54	24	2 Major Structure or Health Problems	Growing adjacent to old barn. Reaction growth over concrete slab.	None at this time.
8		No	No	Black Locust	*Robinia pseudoacacia*		15	54	18	2 Major Structure or Health Problems	Single stem. Poor condition. Excessive deadwood and sparse foliage.	None at this time.
9		No	No	Unknown	*Unknown*		10	54	9	2 Major Structure or Health Problems		None at this time.
10		No	No	Eucalyptus	*Eucalyptus globulus*	12,13,28	53	54	28	2 Major Structure or Health Problems	One-sided south. Smaller Eucalyptus directly north with stems 12,14".	None at this time.
11		No	No	Honey Locust	*Gleditsia triacanthos*		8	54	14	2 Major Structure or Health Problems	One stem surrounded by 4 volunteers, 4-5" each. Poor condition.	None at this time.
12		No	No	Eucalyptus	*Eucalyptus globulus*		47	54	32	2 Major Structure or Health Problems	Forks 4.5' above grade into 2 large stems, both leaning northwest.	**Recommend removal due to nature and extent of defects.**

Tag #	Old Tag #	Protected By Code	Offsite	Common Name	Botanical Name	Multi-Stems	DBH	Measured At	Measured Canopy Radius	Arborist Rating	Notes	Recommendations
13		No	No	Almond	*Prunus dulcis*		12	54	11	2 Major Structure or Health Problems	Tree is 95% dead.	None at this time.
14		No	No	Eucalyptus	*Eucalyptus globulus*		25	54		0 Dead	Tree is dead	**Recommend removal due to nature and extent of defects.**
15		No	No	Arizona Cypress	*Cupressus arizonica*		12	54	8	2 Major Structure or Health Problems		None at this time.
16		No	No	Eucalyptus	*Eucalyptus globulus*		25	54	30	2 Major Structure or Health Problems	Dead branches, leans.	None at this time.
17		No	No	Arizona Cypress	*Cupressus arizonica*		7	54	5	2 Major Structure or Health Problems		None at this time.
18		No	No	Aleppo Pine	*Pinus halepensis*		23	54	21	2 Major Structure or Health Problems	Trunk leans south and bends east.	None at this time.
19		No	No	Casuarina	*Casuarina equisetifolia*		17	54	22	2 Major Structure or Health Problems		None at this time.
20		No	No	Eucalyptus	*Eucalyptus globulus*		25	36	19	2 Major Structure or Health Problems		None at this time.
21		No	No	Eucalyptus	*Eucalyptus globulus*		15	54	17	2 Major Structure or Health Problems		None at this time.
22		No	No	Eucalyptus	*Eucalyptus globulus*		17	54	28	2 Major Structure or Health Problems		None at this time.
23		No	No	American Elm	*Ulmus americana*		26	54	17	1 Extreme Structure or Health Problems	Poor condition. Forks into codominant stems 5' above grade. Northerly stem broken 9' above grade. Tree is 90% dead.	**Recommend removal due to nature and extent of defects.**
24		No	No	Almond	*Prunus dulcis*	5,6,8,12	31	54	10	1 Extreme Structure or Health Problems	Above average dead branches.	**Recommend removal due to nature and extent of defects.**
25		No	No	Almond	*Prunus dulcis*	8,8	16	54	9	2 Major Structure or Health Problems		None at this time.

Tag #	Old Tag #	Protected By Code	Offsite	Common Name	Botanical Name	Multi-Stems	DBH	Measured At	Measured Canopy Radius	Arborist Rating	Notes	Recommendations
26		No	No	Almond	*Prunus dulcis*	5,6	11	54	3	0 Dead	Tree is dead.	**Recommend removal due to nature and extent of defects.**
27		No	No	Almond	*Prunus dulcis*	4,4,5,5,5	23	54	8	2 Major Structure or Health Problems	Poor condition.	None at this time.
28		No	No	Mulberry	*Morus*		16	36	2	1 Extreme Structure or Health Problems	Tree is 90% dead.	**Recommend removal due to nature and extent of defects.**
29		No	No	Eucalyptus	*Eucalyptus globulus*		30	54	32	2 Major Structure or Health Problems		None at this time.
30		No	No	Eucalyptus	*Eucalyptus globulus*		34	54	30	2 Major Structure or Health Problems	5 small Eucalyptus 3-4" beneath this tree and the previous tree.	None at this time.
31		No	No	European Olive	*Olea europaea*	3,4,5,7	19	54	12	2 Major Structure or Health Problems	Poor structure.	None at this time.
32		No	No	Eucalyptus	*Eucalyptus globulus*		13	54	14	2 Major Structure or Health Problems		None at this time.
8509	1509	Yes	No	Black Walnut	*Juglans nigra*	10,11,13,19	53	54	30	1 Extreme Structure or Health Problems	Branches 1' above grade. Large basal cavity. Moderate decay. Canopy ~50% dead.	**Recommend removal due to nature and extent of defects.**
8510		Yes	No	Oregon Ash	*Fraxinus latifolia*		8	54	9	1 Extreme Structure or Health Problems	Trunk split from grade to 12' above grade. Half missing with extreme decay.	**Recommend removal due to nature and extent of defects.**
8512	1589	Yes	No	Black Walnut	*Juglans nigra*		17	54	17	1 Extreme Structure or Health Problems	Trunk leans slightly south. Codominant branching at 5' above grade with included bark. Canopy is 70% dead.	**Recommend removal due to nature and extent of defects.**
8514		Yes	No	Black Walnut	*Juglans nigra*		18	12	16	1 Extreme Structure or Health Problems	Branches 2-3' above grade. Canopy ~50% dead.	**Recommend removal due to nature and extent of defects.**
8515	1579	Yes	No	Black Walnut	*Juglans nigra*		18	54	22	1 Extreme Structure or Health Problems	Codominant branching 6' above grade with included bark. Canopy ~30% dead. Moderate lean north.	**Recommend removal due to nature and extent of defects.**

Tag #	Old Tag #	Protected By Code	Offsite	Common Name	Botanical Name	Multi-Stems	DBH	Measured At	Measured Canopy Radius	Arborist Rating	Notes	Recommendations
8516	1581	Yes	No	Black Walnut	*Juglans nigra*	4,5,6	15	54	19	1 Extreme Structure or Health Problems	Branches at grade. Canopy ~50% dead. Broken branches throughout.	**Recommend removal due to nature and extent of defects.**
8517	1582	Yes	No	Black Walnut	*Juglans nigra*	6,6	12	54	14	1 Extreme Structure or Health Problems	Branches 1' above grade. Canopy ~45% dead.	**Recommend removal due to nature and extent of defects.**
Protected Trees**												
8511	1587	Yes	No	Interior Live Oak	*Quercus wislizeni*		31	54	32	3 Fair - Minor Problems	Moderate lean west from grade to 8' above grade. One-sided east.	Canopy raise on east side.
8513	1586	Yes	No	Interior Live Oak	*Quercus wislizeni*		23	54	17	1 Extreme Structure or Health Problems	Mechanical wound south side from grade to 7' above grade. Partially callused. Extreme decay. Fruiting bodies. Extremely sparse canopy.	**Recommend removal due to nature and extent of defects.**

TOTAL INVENTORIED TREES = 41 trees (932 aggregate diameter inches)
TOTAL RECOMMENDED REMOVALS = 14 trees (320 aggregate diameter inches)
Rating (0-5, where 0 is Dead) = 0=2 trees; 1=11 trees; 2=26 trees; 3=2 trees
Total Non-Protected Trees = 39 trees (878 aggregate diameter inches)
Total Protected Trees = 2 trees (54 aggregate diameter inches)

**Non-Protected Trees for identification purposes, not numbered in the field.*

***Protected Trees tagged in the field.*

APPENDIX 3 – GENERAL PRACTICES FOR TREE PROTECTION

Definitions

Root zone: The roots of trees grow fairly close to the surface of the soil, and spread out in a radial direction from the trunk of tree. A general rule of thumb is that they spread 2 to 3 times the radius of the canopy, or 1 to 1 ½ times the height of the tree. It is generally accepted that disturbance to root zones should be kept as far as possible from the trunk of a tree.

Inner Bark: The bark on large valley oaks and coast live oaks is quite thick, usually 1" to 2". If the bark is knocked off a tree, the inner bark, or cambial region, is exposed or removed. The cambial zone is the area of tissue responsible for adding new layers to the tree each year, so by removing it, the tree can only grow new tissue from the edges of the wound. In addition, the wood of the tree is exposed to decay fungi, so the trunk present at the time of the injury becomes susceptible to decay. Tree protection measures require that no activities occur which can knock the bark off the trees.

Methods Used in Tree Protection:

No matter how detailed Tree Protection Measures are in the initial Arborist Report, they will not accomplish their stated purpose unless they are applied to individual trees and a Project Arborist is hired to oversee the construction. The Project Arborist should have the ability to enforce the Protection Measures. The Project Arborist should be hired as soon as possible to assist in design and to become familiar with the project. He must be able to read and understand the project drawings and interpret the specifications. He should also have the ability to cooperate with the contractor, incorporating the contractor's ideas on how to accomplish the protection measures, wherever possible. It is advisable for the Project Arborist to be present at the Pre-Bid tour of the site, to answer questions the contractors may have about Tree Protection Measures. This also lets the contractors know how important tree preservation is to the developer.

Root Protection Zone (RPZ): Since in most construction projects it is not possible to protect the entire root zone of a tree, a Root Protection Zone is established for each tree to be preserved. The minimum Root Protection Zone is the area underneath the tree's canopy (out to the dripline, or edge of the canopy), plus 10'. The Project Arborist must approve work within the RPZ.

Irrigate, Fertilize, Mulch: Prior to grading on the site near any tree, the area within the Tree Protection fence should be fertilized with 4 pounds of nitrogen per 1000 square feet, and the fertilizer irrigated in. The irrigation should percolate at least 24 inches into the soil. This should be done no less than 2 weeks prior to grading or other root disturbing activities. After irrigating, cover the RPZ with at least 12" of leaf and twig mulch. Such mulch can be obtained from chipping or grinding the limbs of any trees removed on the site. Acceptable mulches can be obtained from nurseries or other commercial sources. Fibrous or shredded redwood or cedar bark mulch shall not be used anywhere on site.

Fence: Fence around the Root Protection Zone and restrict activity therein to prevent soil compaction by vehicles, foot traffic or material storage. The fenced area shall be off limits to all construction equipment, unless there is express written notification provided by the Project Arborist, and impacts are discussed and mitigated prior to work commencing.

No storage or cleaning of equipment or materials, or parking of any equipment can take place within the fenced off area, known as the RPZ.

The fence should be highly visible, and stout enough to keep vehicles and other equipment out. I recommend the fence be made of orange plastic protective fencing, kept in place by t-posts set no farther apart than 6'.

In areas of intense impact, a 6' chain link fence is preferred.

In areas with many trees, the RPZ can be fenced as one unit, rather than separately for each tree.

Where tree trunks are within 3' of the construction area, place 2" by 4" boards vertically against the tree trunks, even if fenced off. Hold the boards in place with wire. Do not nail them directly to the tree. The purpose of the boards is to protect the trunk, should any equipment stray into the RPZ.

Elevate Foliage: Where indicated, remove lower foliage from a tree to prevent limb breakage by equipment. Low foliage can usually be removed without harming the tree, unless more than 25% of the foliage is removed. Branches need to be removed at the anatomically correct location in order to prevent decay organisms from entering the trunk. For this reason, a contractor who is an ISA Certified Arborist should perform all pruning on protected trees.[2]

Expose and Cut Roots: Breaking roots with a backhoe, or crushing them with a grader, causes significant injury, which may subject the roots to decay. Ripping roots may cause them to splinter toward the base of the tree, creating much more injury than a clean cut would make. At any location where the root zone of a tree will be impacted by a trench or a cut (including a cut required for a fill and compaction), the roots shall be exposed with either a backhoe digging radially to the trunk, by hand digging, or by a hydraulic air spade, and then cut cleanly with a sharp instrument, such as chainsaw with a carbide chain. Once the roots are severed, the area behind the cut should be moistened and mulched. A root protection fence should also be erected to protect the remaining roots, if it is not already in place. Further grading or backhoe work required outside the established RPZ can then continue without further protection measures.

Protect Roots in Deeper Trenches: The location of utilities on the site can be very detrimental to trees. Design the project to use as few trenches as possible, and to keep them away from the major trees to be protected. Wherever possible, in areas where trenches will be very deep, consider boring under the roots of the trees, rather than digging the trench through the roots. This technique can be quite useful for utility trenches and pipelines.

Protect Roots in Small Trenches: After all construction is complete on a site, it is not unusual for the landscape contractor to come in and sever a large number of "preserved" roots during the installation of irrigation systems. The Project Arborist must therefore approve the landscape and irrigation plans. The irrigation system needs to be designed so the main lines are located outside the root zone of major trees, and the secondary lines are either laid on the surface (drip systems), or carefully dug with a hydraulic or air spade, and the flexible pipe fed underneath the major roots.

Design the irrigation system so it can slowly apply water (no more than ¼" to ½" of water per hour) over a longer period of time. This allows deep soaking of root zones. The system also needs to accommodate infrequent irrigation settings of once or twice a month, rather than several times a week.

Monitoring Tree Health During and After Construction: The Project Arborist should visit the site at least twice a month during construction to be certain the tree protection measures are being followed, to monitor the health of impacted trees, and make recommendations as to irrigation or other needs. After construction is complete, the arborist should monitor the site monthly for one year and make recommendations for care where needed.

Chemical Treatments: The owner or developer shall be responsible to contact an arborist with a pesticide applicators license to arrange for an application of a root enhancing hormone, such as Paclobutrazol, to mitigate the stress produced by the development **prior to grading**. Additionally, at the discretion of the project arborist, an insect infestation preventative for both boring insects and leaf feeding insects and/or fungal preventative for leaf surfaces may be required. Roots pruned during the course of performing a cut may be required to be treated with a biofungicide such as Bio-Tam.

[2] International Society of Arboriculture (ISA), maintains a program of Certifying individuals. Each Certified Arborist has a number and must maintain continuing education credits to remain Certified.

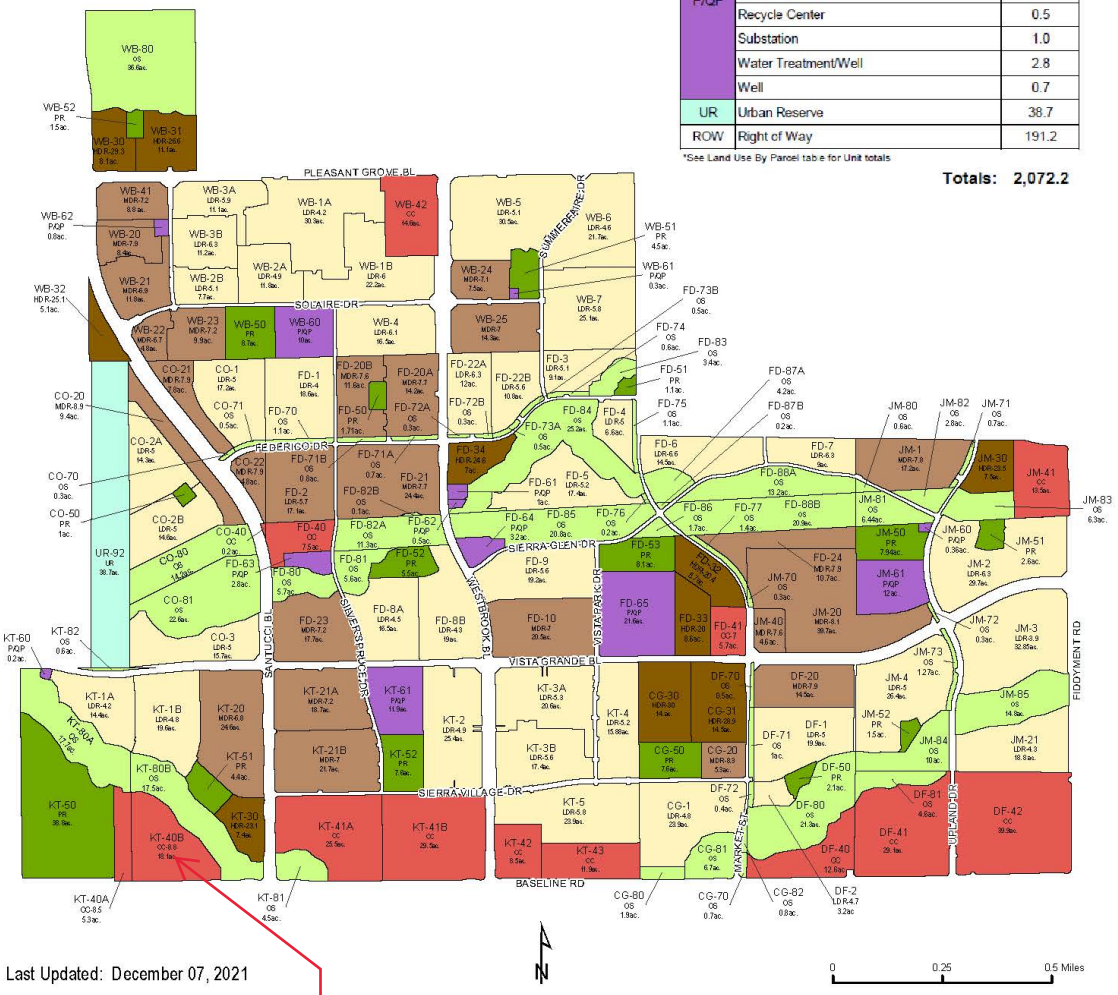
SIERRA VISTA LAND USE PLAN

Figure 4-1

	Land Use Designation	Acres
LDR	Residential	595.6
	Residential - Age Restricted	94.3
MDR	Residential	353.7
HDR	Residential	92.1
CC	Business Professional and Commercial	25.4
	Commercial	167.2
	Commercial Mixed Use	29.1
OS	Open Space	301.8
	Open Space/Paseo	13.7
PR	Park	104.3
P/QP	Elementary School	34.1
	Fire Station	3.2
	Lift Station	1.2
	Middle School	21.6
	Recycle Center	0.5
	Substation	1.0
	Water Treatment/Well	2.8
	Well	0.7
UR	Urban Reserve	38.7
ROW	Right of Way	191.2

*See Land Use By Parcel table for Unit totals

Totals: 2,072.2



Update to be consistent with the tentative subdivision map for KT-40A, KT-40B, and KT-40C

Figure 4-1: Land Use Map

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

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	DENSITY
JM-1	MDR (Residential)	RS/DS	17.16	135	7.9
JM-2	LDR (Residential)	RS/DS	29.70	187	6.3
JM-3	LDR (Residential)	RS/DS	30.20	127	4.2
JM-4	LDR (Residential)	RS/DS	26.40	132	5.0
JM-20	MDR (Residential)	RS/DS	39.70	322	8.1
JM-21	LDR (Residential)	RS/DS	18.80	80	4.3
JM-30	HDR (Residential)	R3	7.51	176	23.5
JM-40	MDR (Residential)	RS/DS	4.57	35	7.6
JM-41	CC (Commercial/Business Professional)	CC/SA	13.50		
JM-50	PR (Park)	PR	7.94		
JM-51	PR (Park)	PR	2.59		
JM-52	PR (Park)	PR	1.50		
JM-60	Public/Quasi-Public (Well)	P/QP	0.36		
JM-61	Public/Quasi-Public (Elementary School)	P/QP	12.00		
JM-70	OS (Open Space/Paseo)	OS	0.26		
JM-71	OS (Open Space/Paseo)	OS	0.7		
JM-72	OS (Open Space/Paseo)	OS	0.25		
JM-73	OS (Open Space/Paseo)	OS	1.27		
JM-80	OS (Open Space)	OS	0.63		
JM-81	OS (Open Space)	OS	6.44		
JM-82	OS (Open Space)	OS	2.80		
JM-83	OS (Open Space)	OS	6.27		
JM-84	OS (Open Space)	OS	10.40		
JM-85	OS (Open Space)	OS	14.80		
	Sub-totals (Mourier Investments LLC)		**255.75**	**1,194**	
KT-1A	LDR (Residential)	RS/DS	14.35	60	4.2
KT-1B	LDR (Residential)	RS/DS	19.60	95	4.8
KT-2	LDR (Residential)	RS/DS	25.37	125	4.9
KT-3A	LDR (Residential)	RS/DS	20.60	110	5.3
KT-3B	LDR (Residential)	RS/DS	17.40	97	5.6
KT-4	LDR (Residential)	RS/DS	15.89	82	5.2
KT-5	LDR (Residential)	RS/DS	23.93	140	5.8
KT-20	MDR (Residential)	RS/DS	24.62	167	6.8
KT-21A	MDR (Residential)	RS/DS	18.68	135	7.2
KT-21B	MDR (Residential)	RS/DS	21.66	152	7.0
KT-30	HDR (Residential)	R3	7.40	171	23.1
KT-40A	CC (Commercial Mixed Use)	CMU/SA	~~5.39~~16.04	~~46~~209	~~8.5~~13.0
KT-40B	CC (Commercial Mixed Use)	CMU/SA	~~18.10~~3.44	~~163~~	~~8.8~~
KT-40C	CC (Commercial Mixed Use)	CMU/SA	3.94		
KT-41A	CC (Commercial)	GC	25.52		
KT-41B	CC (Commercial)	GC	29.52		
KT-42	CC (Commercial)	GC	8.45		
KT-43	Commercial/Business Professional	CC/SA	11.91		
KT-50	PR (Park)	PR	38.80		
KT-51	PR (Park)	PR	4.36		
KT-52	PR (Park)	PR	7.61		
KT-60	Public/Quasi-Public (Sewer Lift Station)	P/QP	0.22		
KT-61	Public/Quasi-Public (Elementary School)	P/QP	11.94		
KT-80A	OS (Open Space)	OS	17.68		
KT-80B	OS (Open Space)	OS	17.47		
KT-81	OS (Open Space)	OS	4.54		
KT-82	OS (Open Space)	OS	0.61		
	Sub-totals (KT Development)		**~~411.62~~411.55**	**1,543**	

Community Commercial (CC) – Mixed Use

FAR & Density:	Commercial/Office: Up to 3.0 FAR Residential: 13.0 dwelling units per acre and higher
Applied Zoning Districts:	CMU/SA – Commercial Mixed Use/Special Area overlay
Description:	Sites with a Community Commercial (CC) – Mixed Use designation are intended to develop as mixed-use centers that allow for a combination of commercial, office, and residential uses. To foster this type of development pattern, these sites have a Commercial Mixed Use (CMU) zoning district, which is combined with a Special Area (SA) overlay. These sites are intended to promote a variety of commercial use types and the flexible citing of other uses that are typically considered to be compatible with commercial development. The permitted uses on these parcels could be mixed in either a horizontal or vertical manner. This means that a commercial/office component could be co-located on the same site with a residential component, or that a commercial/office component could be located on the ground floor of a multi-story residential component. This allows flexibility for future market conditions while maintaining sites for local neighborhood services. At full buildout of the Plan Area, these CMU parcels can accommodate approximately 366,000 sq. ft. of commercial/office uses (assuming FAR of 0.4 for the portion of each site assumed to be non-residential) and ~~255~~ 249 residential units. The development allocation is assumed to be 60% commercial/office and 40% high-density residential. While the intent is that each CMU site develops with a mixture of uses, it could develop solely as a commercial use, or with a different mixture of commercial/residential uses, provided some non-residential use is provided. Therefore, the final development plan for each site may ultimately deviate from the square footage/ dwelling unit assumptions listed in Table 4-2. See Figure B-23 for an illustrative concept plan. Parcel KT-40A is designated for 209 multi-family residential units and Parcels KT-40B and KT-40C are designated for commercial uses. See Table 4-3 on the following page for a list of permitted uses for Parcels KT-40B and KT-40C.
Permitted Uses & Development Standards	As specified in the City of Roseville Zoning Ordinance.

Table 4-3: CMU/SA Permitted Use Types for Parcel KT-40B and KT-40C

AGRICULTURAL AND OPEN SPACE USE TYPES		CMU/SA
Resource Protection & Restoration		-
Resource Related Restoration		-
CIVIC USE TYPES		**CMU/SA**
Community Assembly		-
Community Services		-
Essential Services		P
Hospital Services		
	General Hospital Services	-
	Psychiatric Hospital Services	-
Libraries & Museums, Private		-
Public Parking Services		-
Schools		
	College & University	CUP
	Public/Private Elementary & Secondary	-
Social Services		
	Food Distribution	-
	Food Service	-
	Temporary Resident Shelter	-
Power Generating Facilities		
	Emergency	-
	Supplemental/Individual Use	-
	Passive Power	-
RESIDENTIAL USE TYPES		**CMU/SA**
Caretaker/Employee Housing		-
Dwelling		
	Multi-Family	P
	Single-Family	-
	Two-Family	-
Family Day Care Home, Small		-
Family Day Care Home, Large		-
Single Room Occupant		-
COMMERCIAL USE TYPES		**CMU/SA**
Adult Business Establishments		-
Animal Sales & Services		
	Grooming & Pet Stores	P
	Kennels	-
	Veterinary Clinics	P
	Veterinary Hospital	-
Automotive & Equipment		
	Automotive Rentals	-
	Automotive Repairs	-
	Automotive Sales	-
	Car Wash and Detailing	-
	Commercial Parking	-
	Heavy Equipment Rental, Repair and Sales	-
	Equipment Repair	-

	Gasoline Sales	-
Banks & Financial Services (1)		P
Bars & Drinking Places		P
Broadcasting and Recording Studios		-
Building Materials Stores		-
Business Support Services		P
Commercial Recreation		
	Amusement Center	P
	Indoor Entertainment	P
	Indoor Sports and Recreation	P
	Outdoor Entertainment	-
	Outdoor Sports and Recreation	-
	Large Amusement Complexes	-
Community Care Facility		P
Day Care Center		P
Eating and Drinking Establishment		
	Fast Food with Drive Through	-
	Convenience	P
	Full Service	P
Food & Beverage Retail Sales		P
Funeral & Internment Services		-
Lodging Services		-
Long Term Care Facility		-
Maintenance and Repair		-
Medical Services, General		P
Neighborhood Commercial		P
Nightclubs		-
Nursery, Retail		-
Offices, Professional (1)		P
Personal Services (2)		P
Retail Sales and Services (1) (3)		P
Specialized Education & Training		
	Vocational Schools	CUP
	Specialty Schools	CUP
Storage, Personal Storage Facility		-
INDUSTRIAL USE TYPES		**CMU/SA**
Laundries, Commercial		-
Printing & Publishing		-
Research Services		-
Wholesale & Distribution, Light		-
TRANSPORTATION AND COMMUNICATION USE TYPES		**CMU/SA**
Antennas & Communications Facilities		
	Developed Lot	-
	Undeveloped Lot	-
Heliport		-
Intermodal Facilities		-

All highlighted uses have been modified by the SVSP SA Overlay.

(P) Principally Permitted

(CUP) Permitted through approval of a Conditional Use Permit

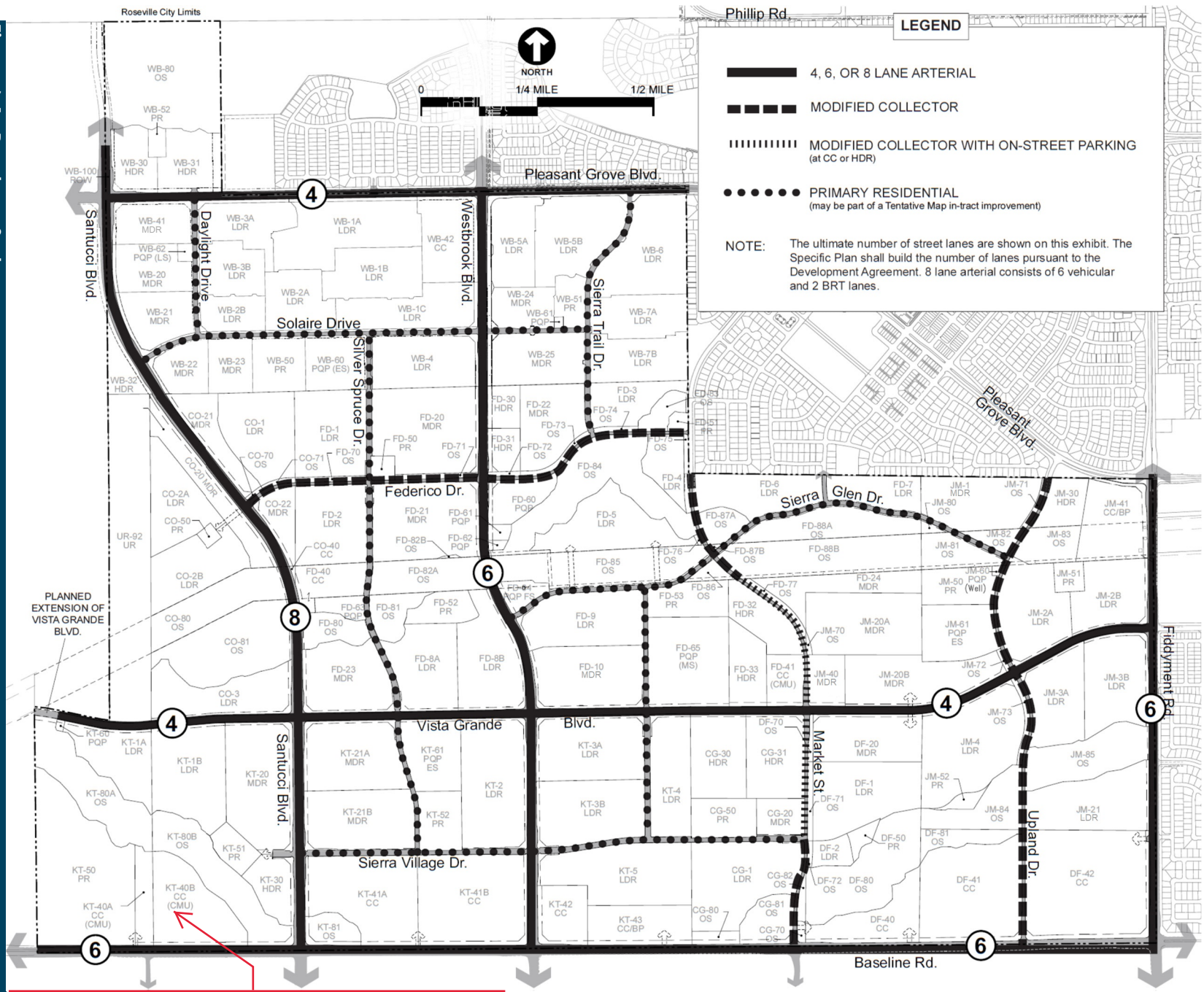
(A) Administratively Permitted

(-) Not Permitted

Notes:

(1) Cash advance and bail bonds are not permitted uses within the Banks and Financial Services, Professional Office and Retail Sales and Services use types.
(2) Tattoo shops and body piercing shops are not permitted uses within the Personal Services use type.
(3) Smoke shops, hookah lounges and smoking lounges are not permitted uses within the Retail Sales and Services use type.

Figure 6-1: Roadway System



Update to be consistent with the tentative subdivision map for KT-40A, KT-40B, and KT-40C

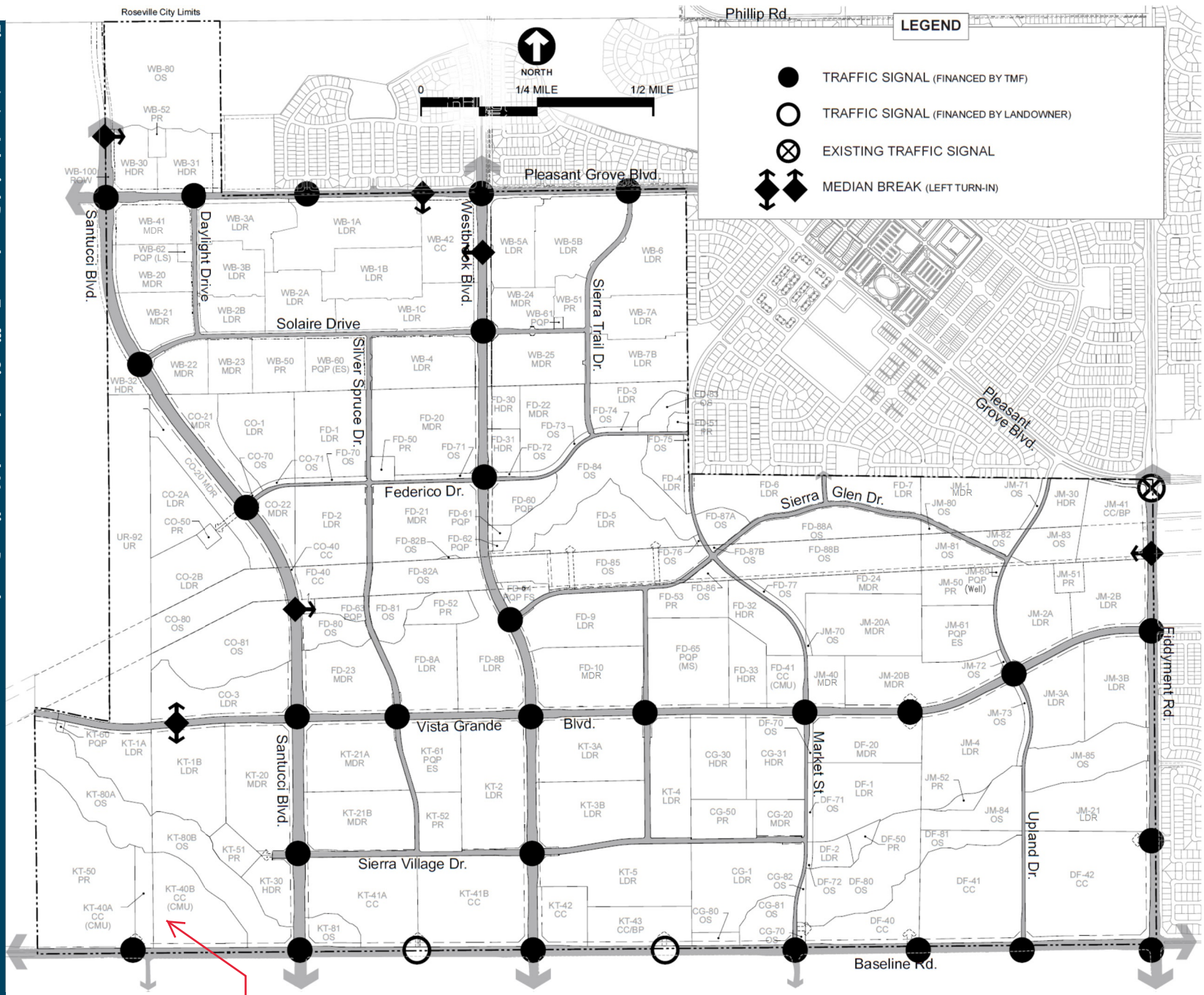


Figure 6-6: Arterial Roadway Traffic Signals and Median Breaks

Update to be consistent with the tentative subdivision map for KT-40A, KT-40B, and KT-40C

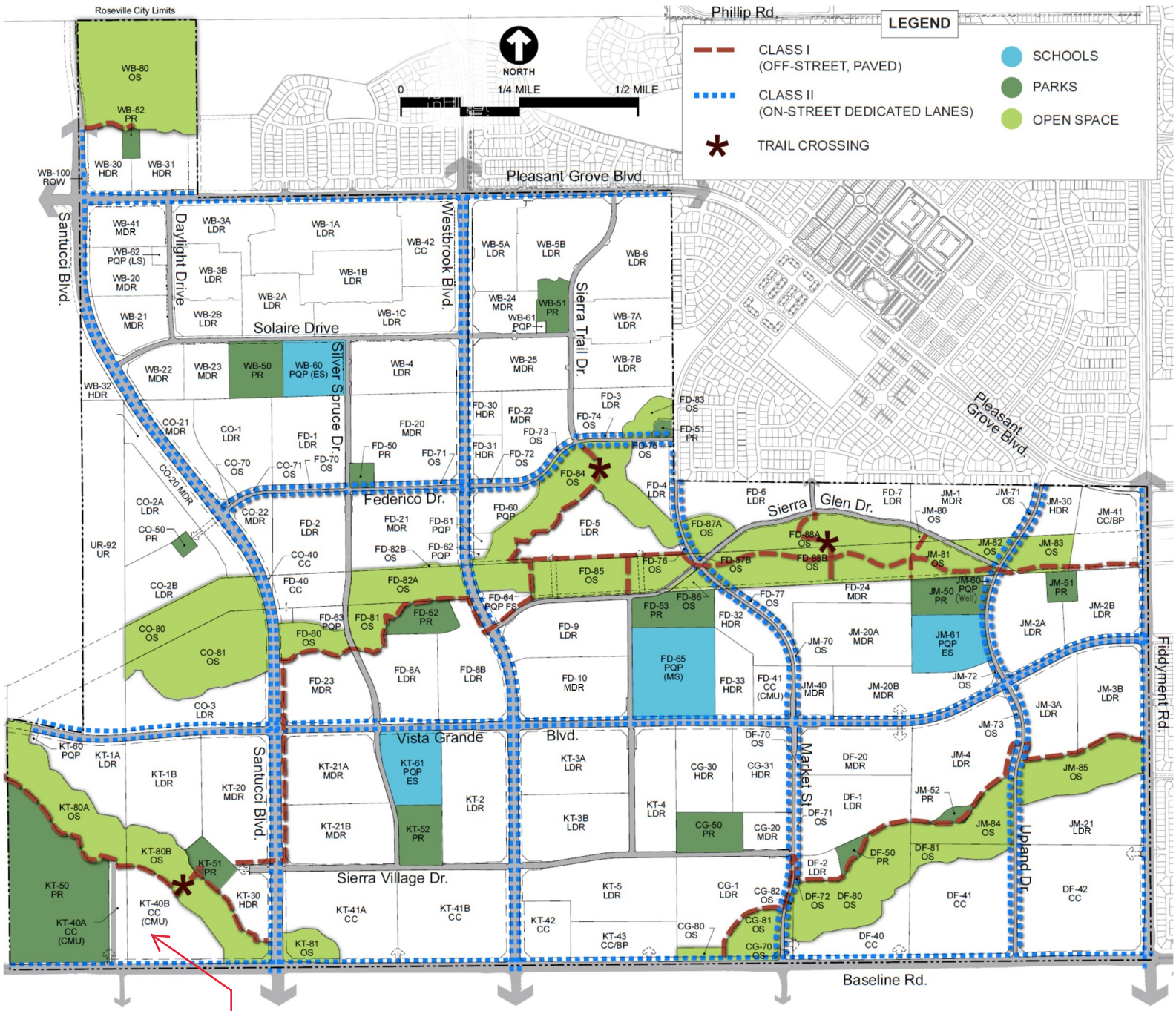


Figure 6-21: Class I and II Bikeways

Notes: Creek crossings are subject to approvals from the appropriate federal and state agencies. Decomposed granite/gravel shoulders not included for Class I bikeways along Santucci Blvd.

Update to be consistent with the tentative subdivision map for KT-40A, KT-40B, and KT-40C

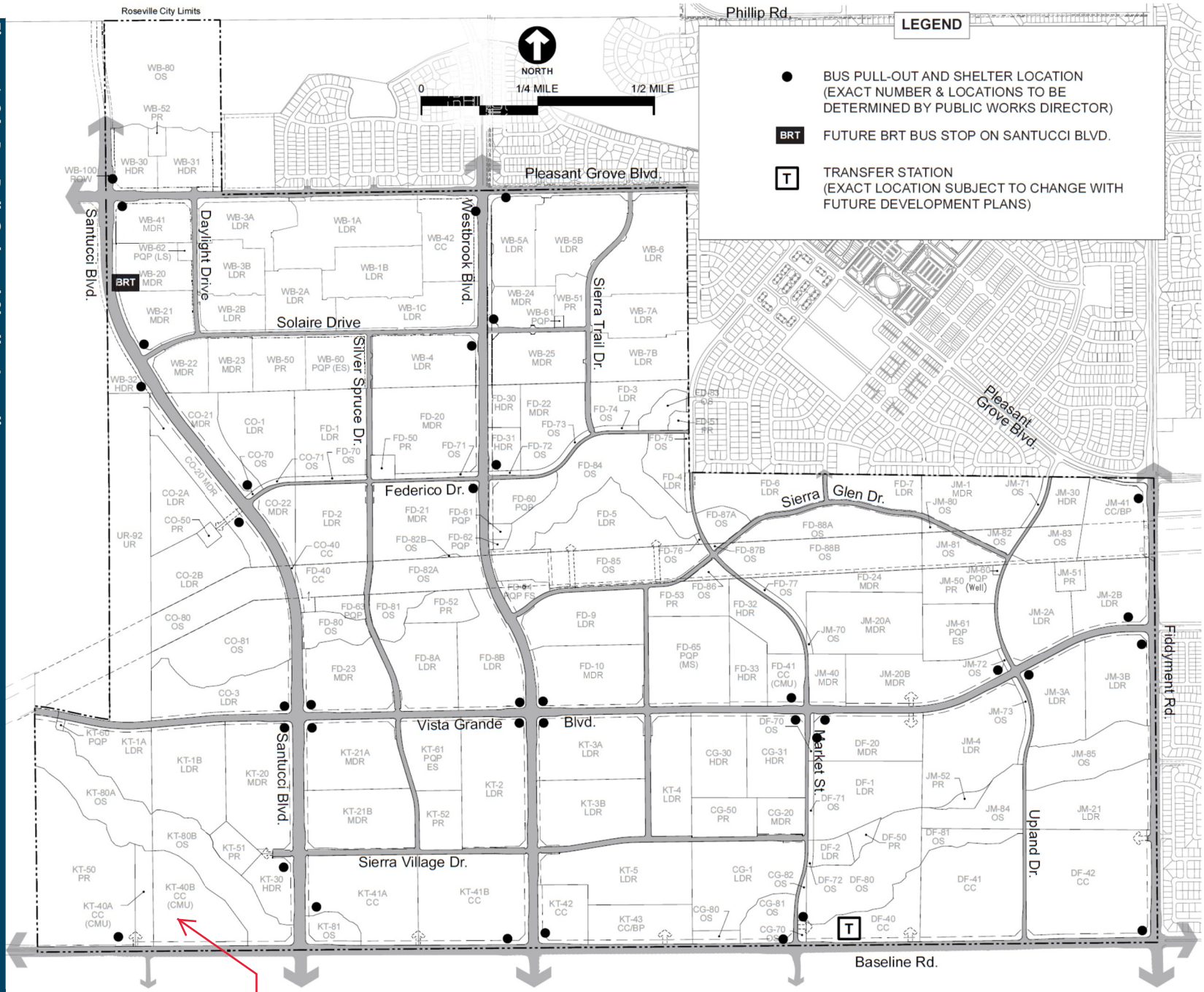


Figure 6-24: Bus Pull-Out and Shelter Locations

Update to be consistent with the tentative subdivision map for KT-40A, KT-40B, and KT-40C

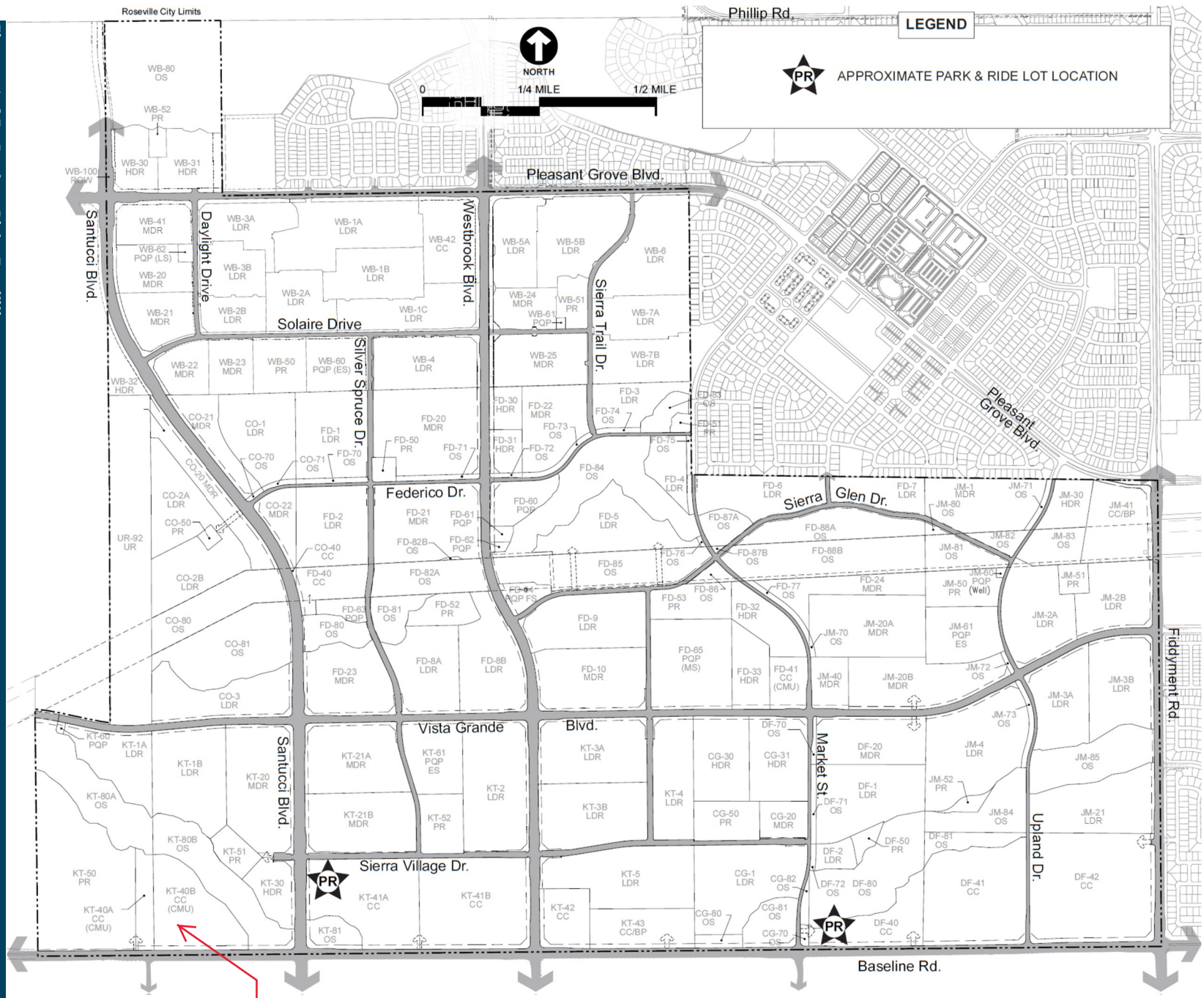


Figure 6-25: Park & Ride Facilities

Update to be consistent with the tentative subdivision map for KT-40A, KT-40B, and KT-40C

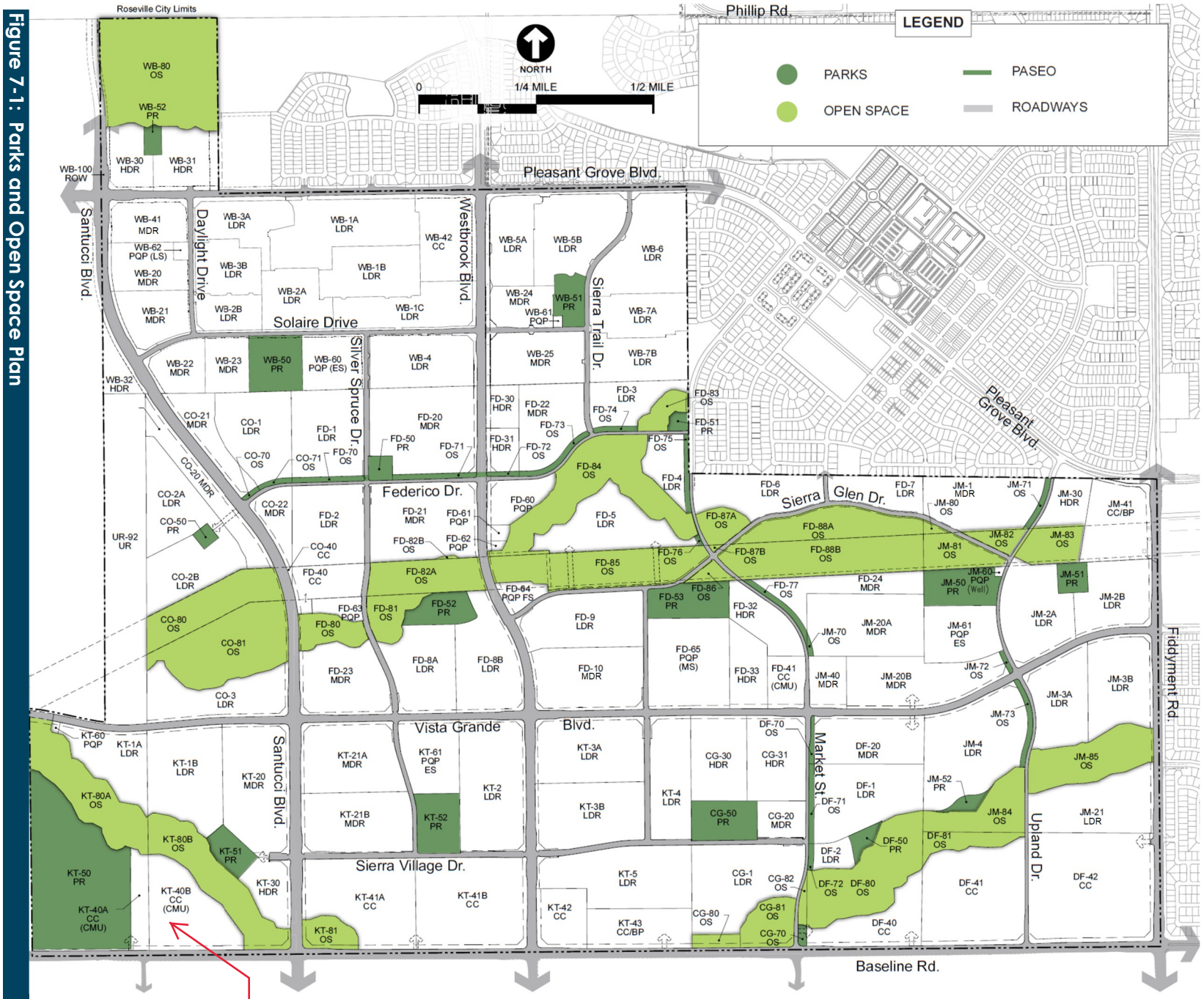


Figure 7-1: Parks and Open Space Plan

Update to be consistent with the tentative subdivision map for KT-40A, KT-40B, and KT-40C

Figure 7-2: School Sites and District Boundaries

Update to be consistent with the tentative subdivision map for KT-40A, KT-40B, and KT-40C

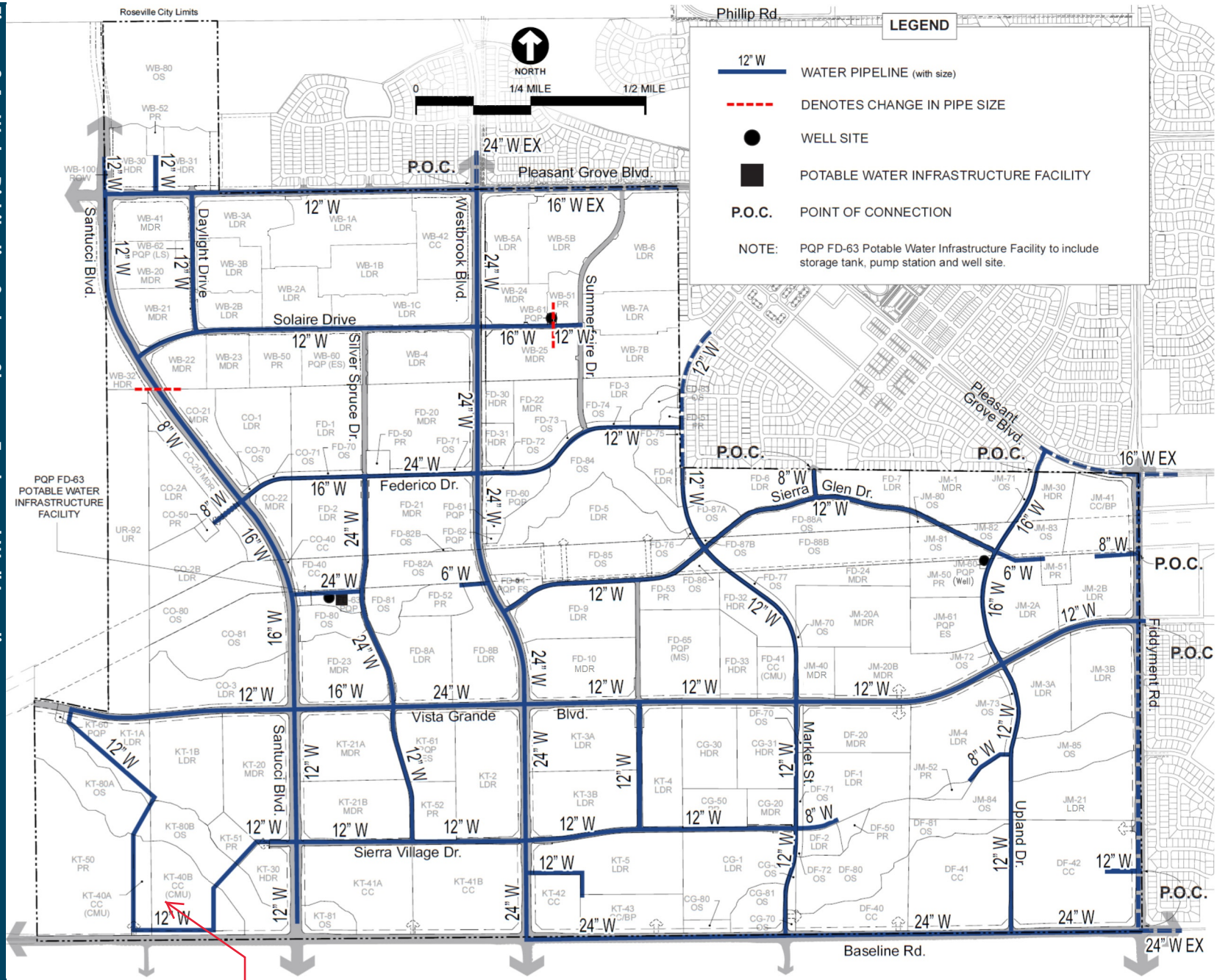


Figure 8-1: Water Distribution System, Storage Tank, and Well Locations

Update to be consistent with the tentative subdivision map for KT-40A, KT-40B, and KT-40C

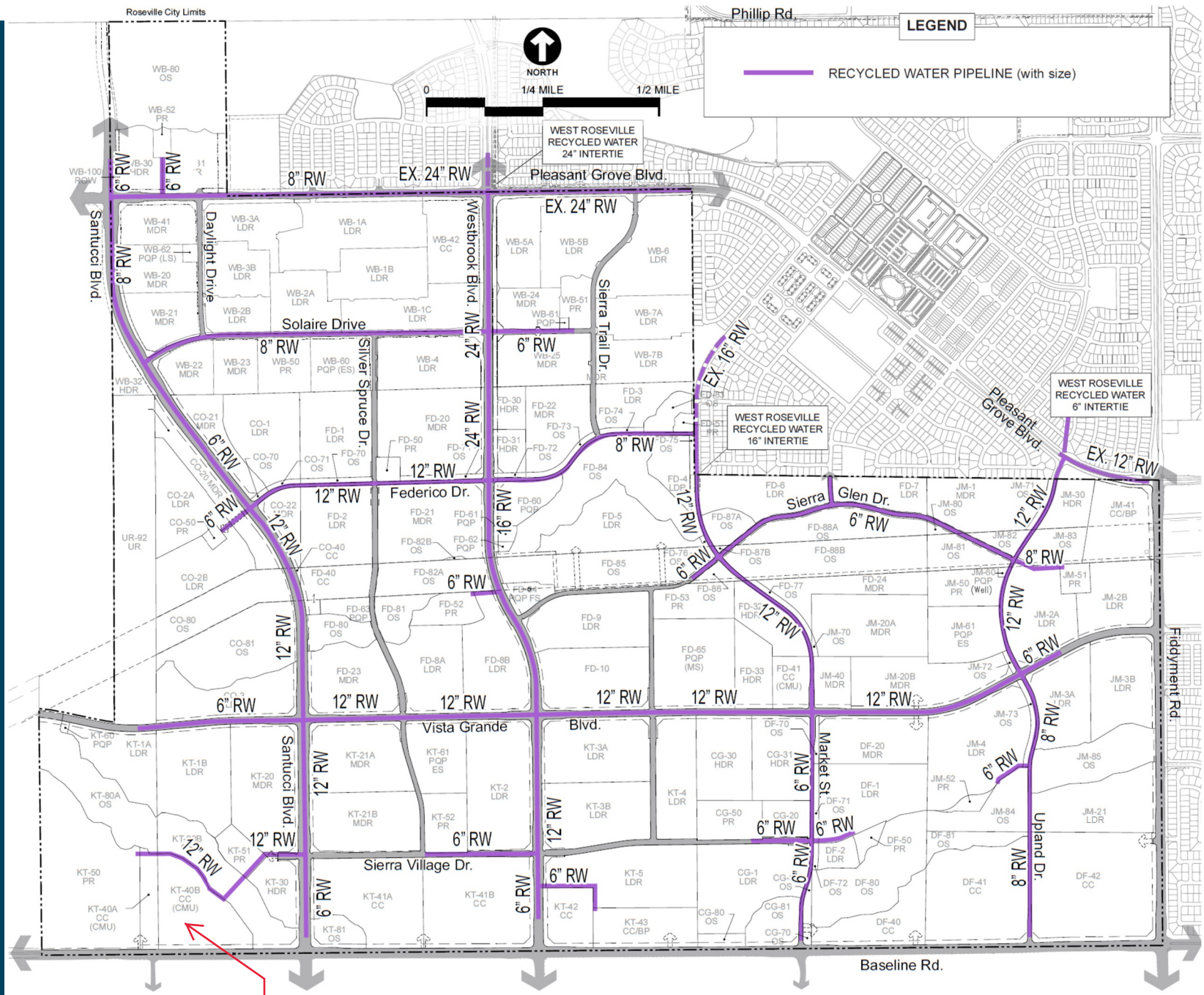
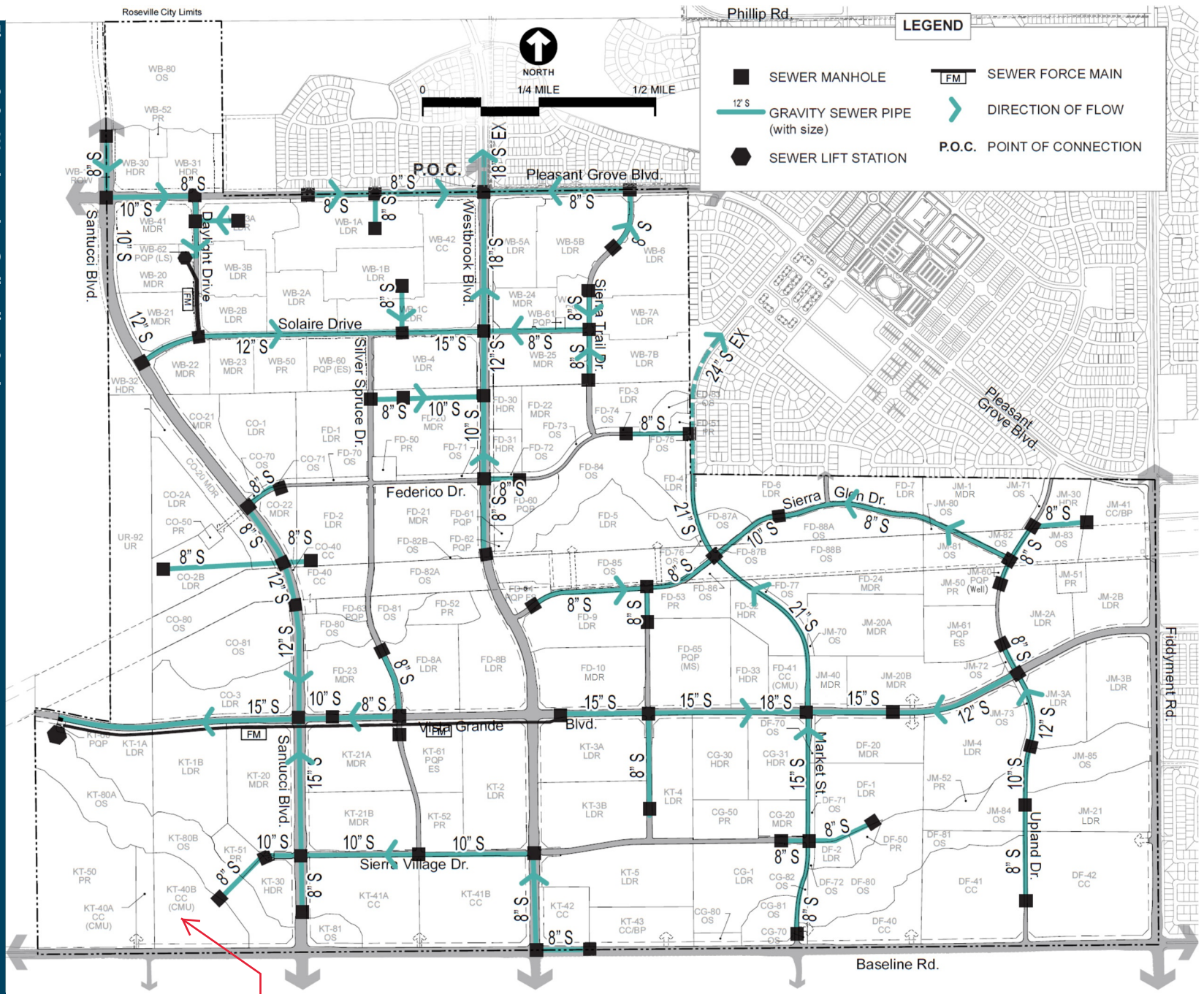


Figure 8-2: Recycled Water Distribution System

Update to be consistent with the tentative subdivision map for KT-40A, KT-40B, and KT-40C

Figure 8-3: Wastewater Collection System



Update to be consistent with the tentative subdivision map for KT-40A, KT-40B, and KT-40C

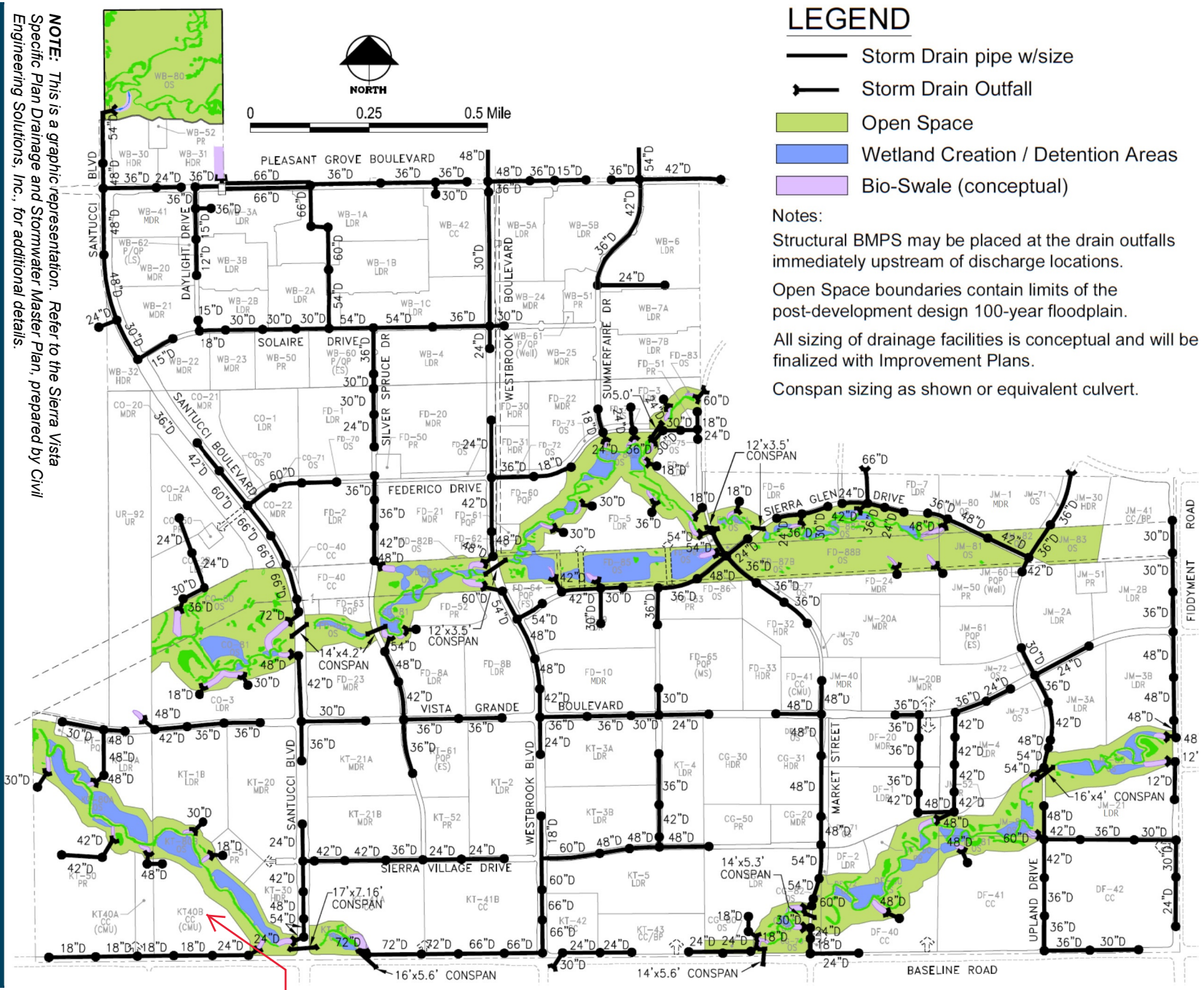


Figure 8-4: Drainage Improvements

NOTE: *This is a graphic representation. Refer to the Sierra Vista Specific Plan Drainage and Stormwater Master Plan, prepared by Civil Engineering Solutions, Inc., for additional details.*

Update to be consistent with the tentative subdivision map for KT-40A, KT-40B, and KT-40C

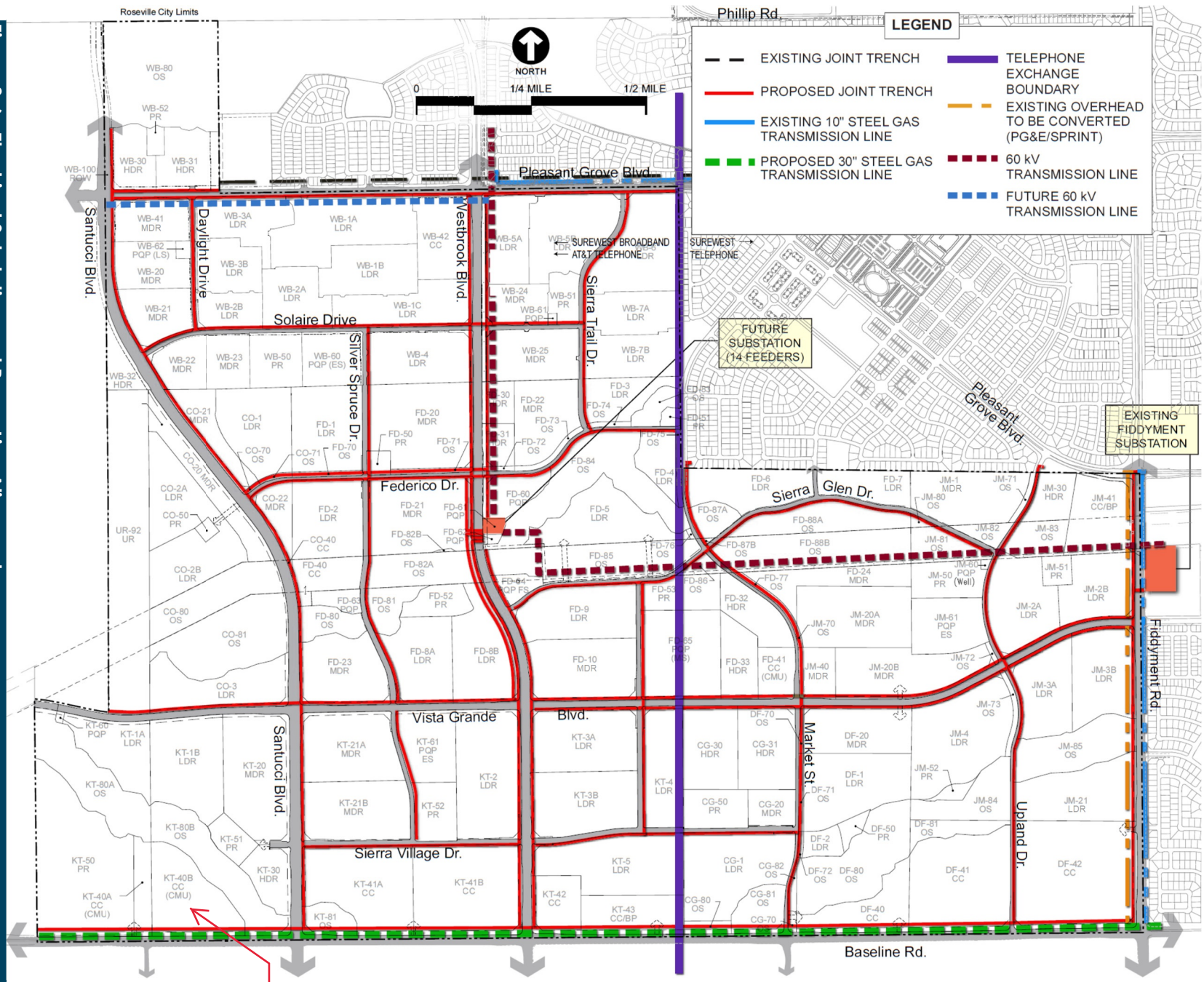
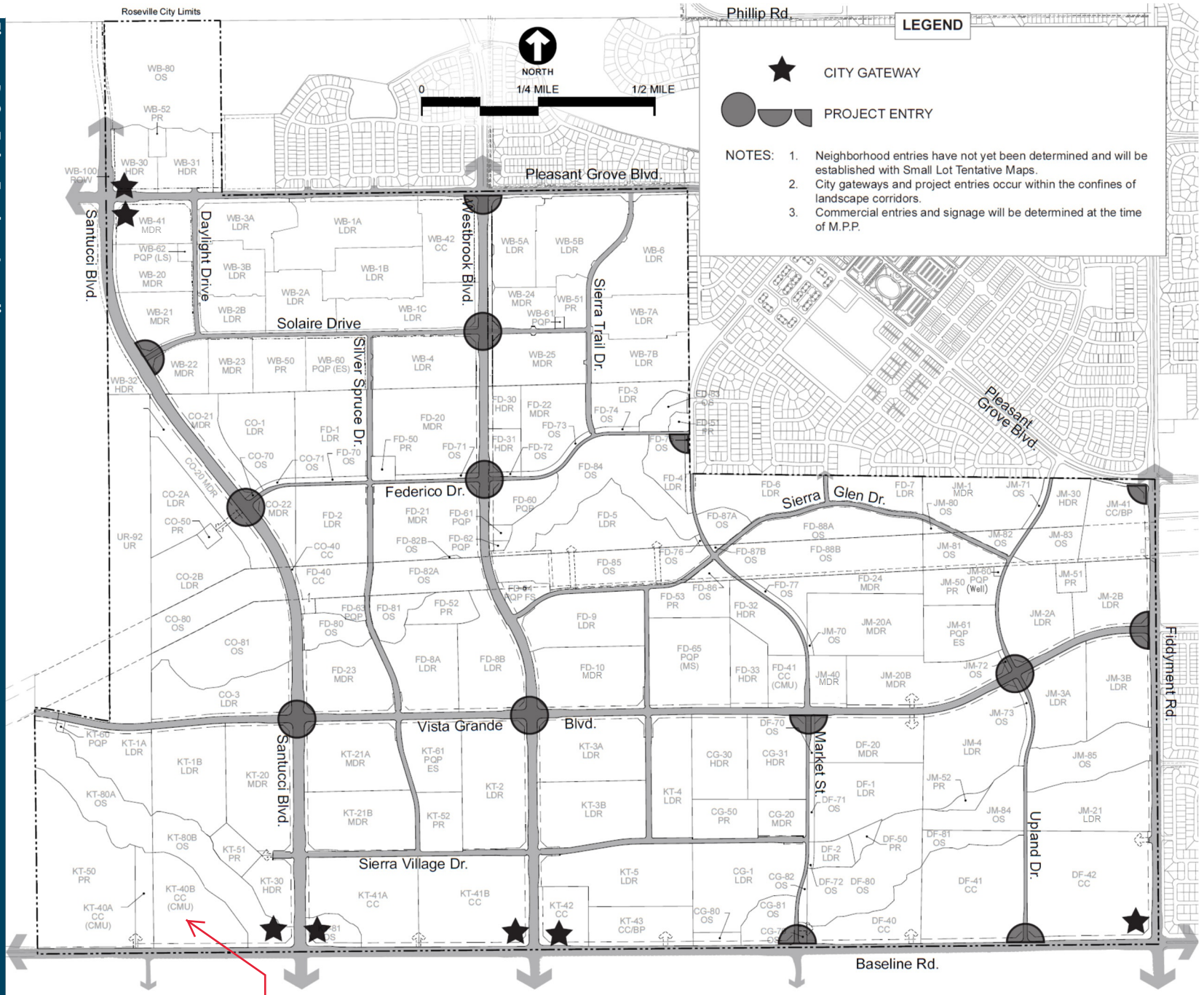


Figure 8-6: Electrical Substation and Power Line Alignments

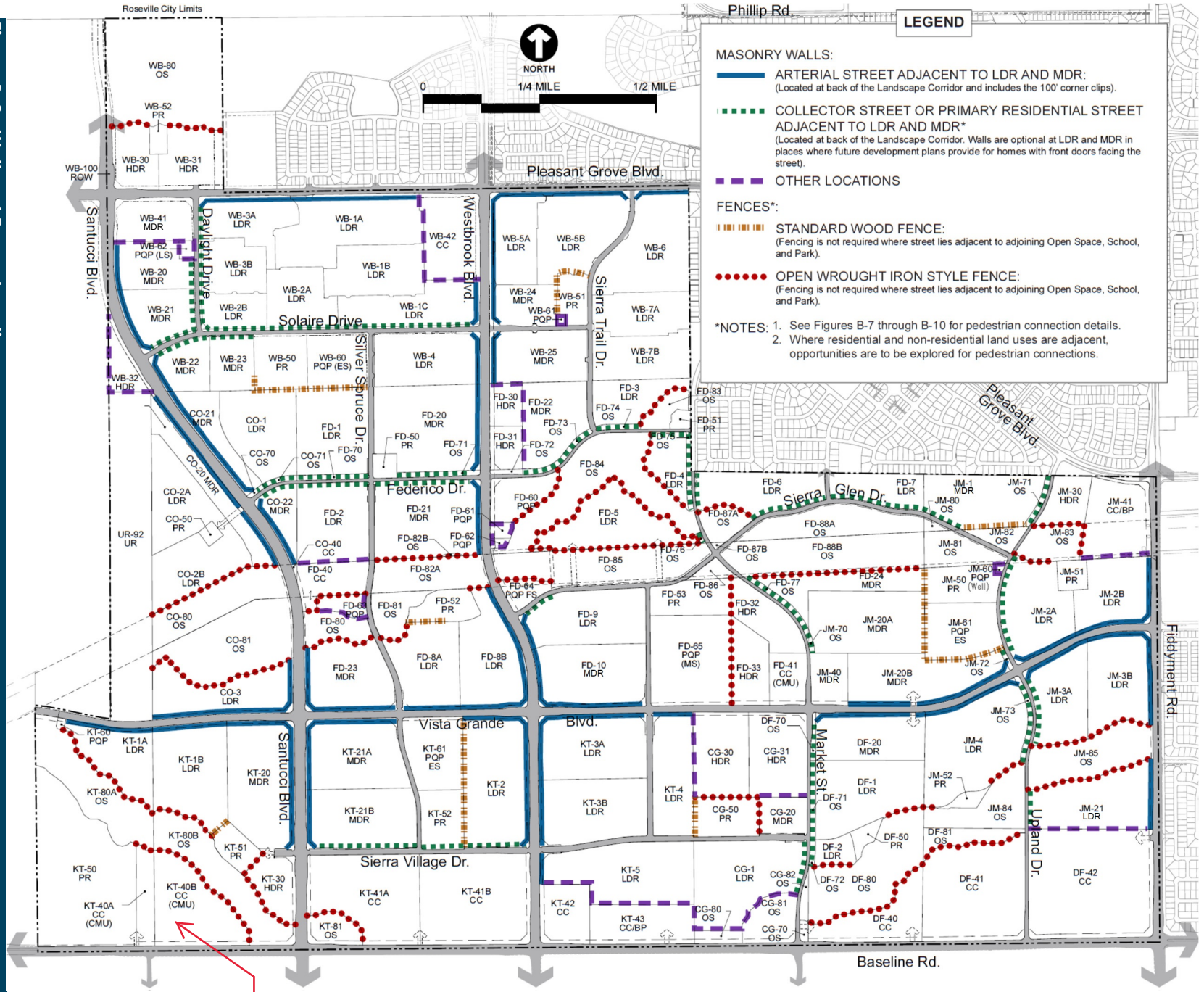
Update to be consistent with the tentative subdivision map for KT-40A, KT-40B, and KT-40C

Figure B-2: Entry Feature Locations



Update to be consistent with the tentative subdivision map for KT-40A, KT-40B, and KT-40C

Figure B-3: Wall and Fence Locations



Update to be consistent with the tentative subdivision map for KT-40A, KT-40B, and KT-40C

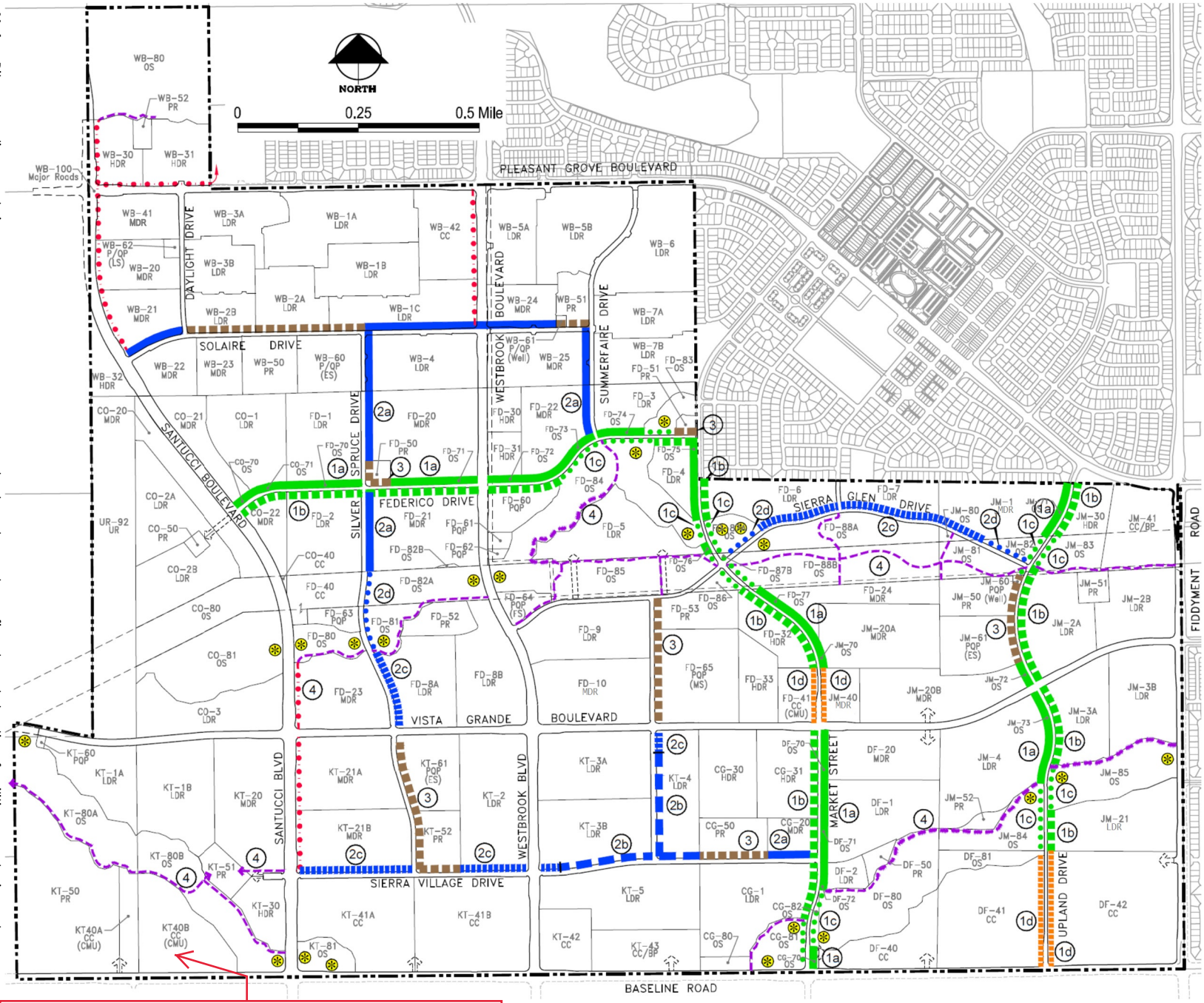


Figure B-5: Paseo Plan

Note: Bikeway alignments in open space areas are conceptual and may be refined as detention facilities are designed.

Update to be consistent with the tentative subdivision map for KT-40A, KT-40B, and KT-40C

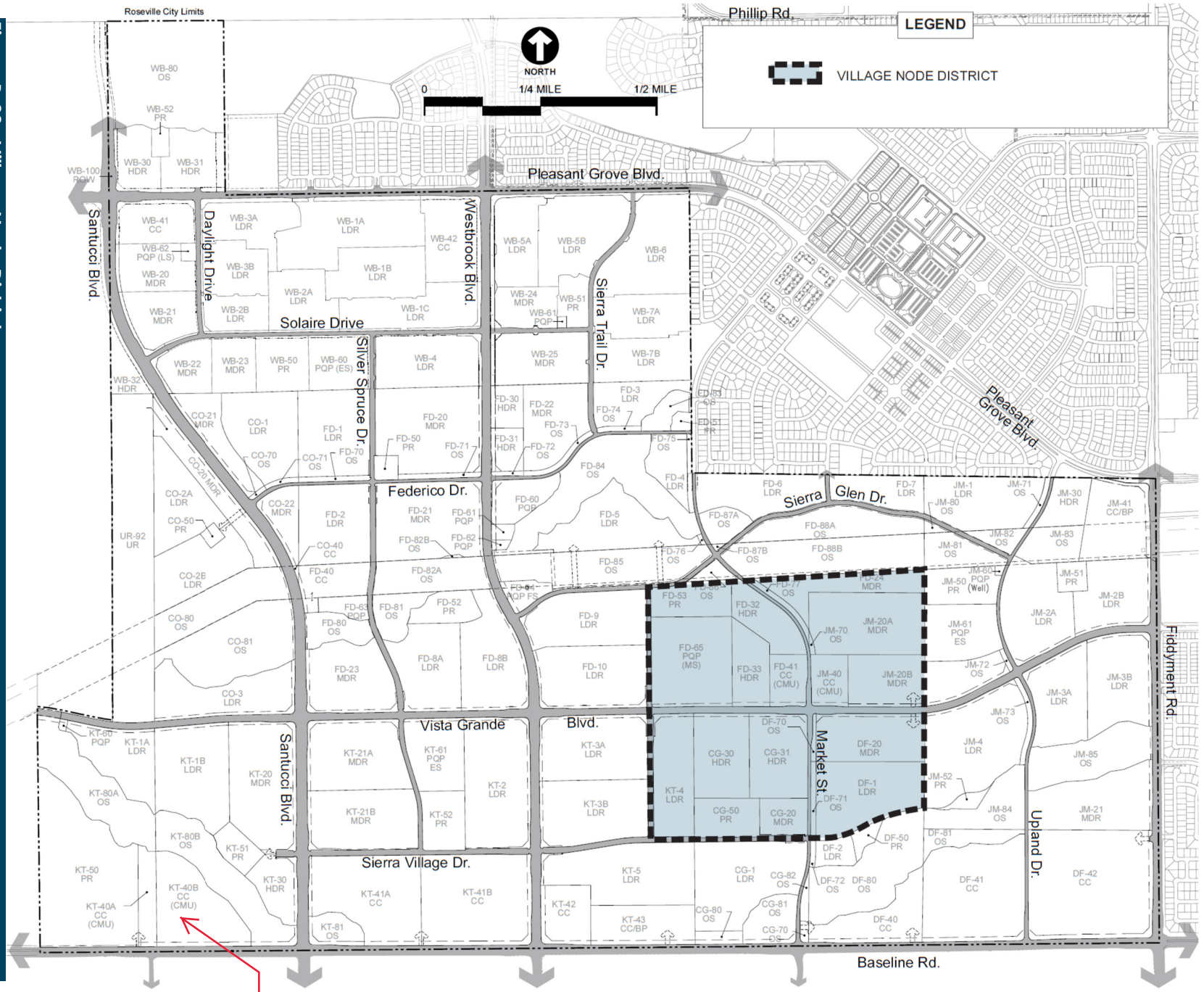


Figure B-22: Village Node District

Update to be consistent with the tentative subdivision map for KT-40A, KT-40B, and KT-40C

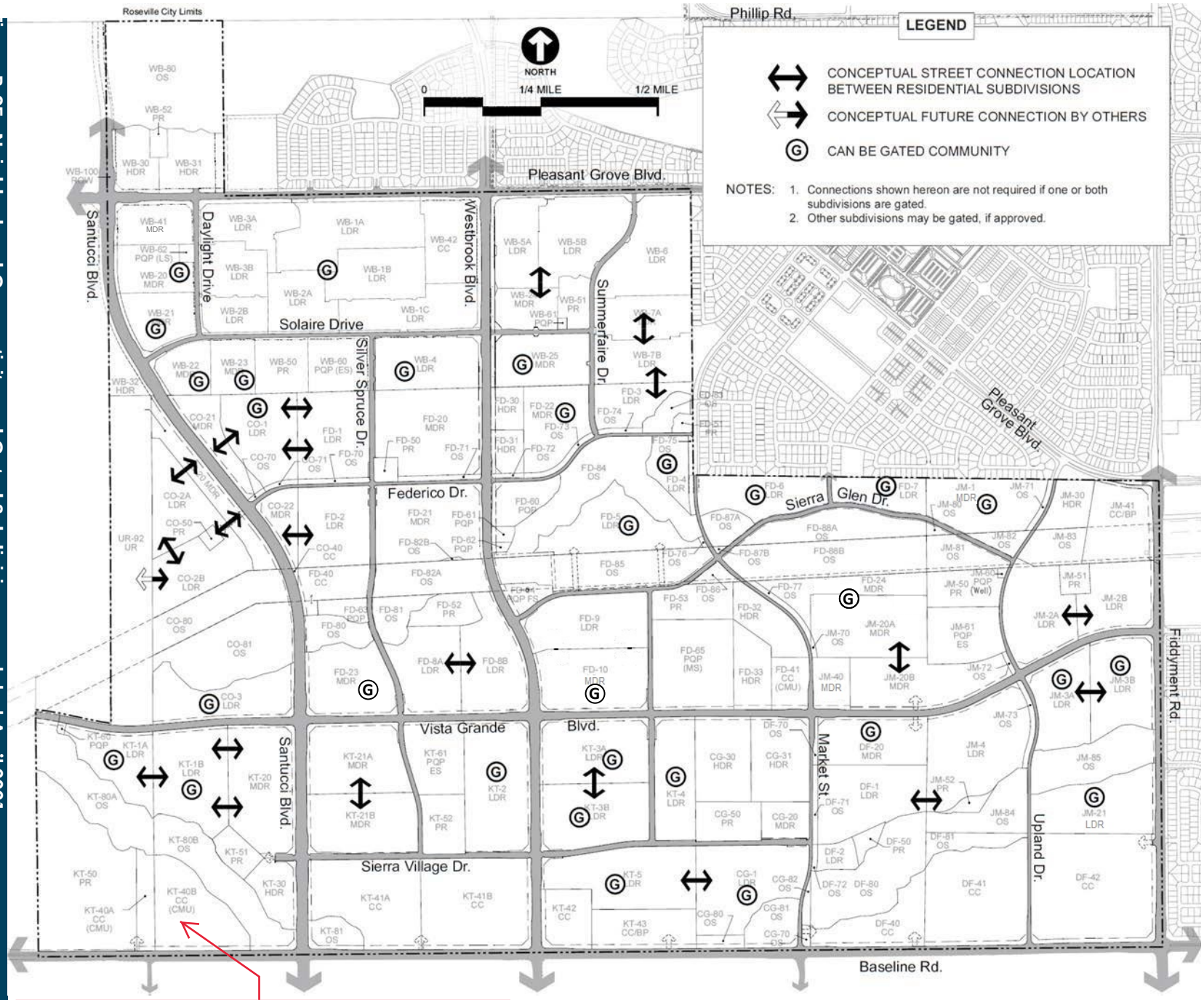


Figure B-25: Neighborhood Connectivity and Gated Subdivisions - updated April 2021

Update to be consistent with the tentative subdivision map for KT-40A, KT-40B, and KT-40C

PC EXHIBIT B

OFFICIAL BUSINESS
Document entitled to free recording
Government Code Section 27383

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

City Clerk
City of Roseville
311 Vernon Street
Roseville, CA 95678

(SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE)

FIRST AMENDMENT OF DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND KV SIERRA VISTA, LLC RELATIVE TO THE SIERRA VISTA SPECIFIC PLAN

This First Amendment of Development Agreement is entered into this ____ day of _____, 2022, by and between the CITY OF ROSEVILLE, a municipal corporation ("City"), and KV SIERRA VISTA, LLC, a California limited liability company ("KV Sierra Vista") pursuant to Sections 65864 through 65869.5 of the Government Code of California.

RECITALS

A. Baybrook Limited Partnership, a Delaware limited partnership ("Baybrook Limited Partnership") and City entered into a Development Agreement (the "Development Agreement") which was approved by the City Council of City on May 19, 2010, and recorded on June 18, 2010, in the Official Records of Placer County as Document No. 2010-0045904-00.

B. Baybrook Limited Partnership and City entered into the Development Agreement relative to development within a portion of the Sierra Vista Specific Plan Area, as such is more precisely defined in Exhibits "A" and "B" of the Development Agreement (the "Property"). Except as otherwise defined herein, all capitalized terms used herein shall have the meanings ascribed thereto in the Development Agreement.

C. Baybrook Limited Partnership assigned its interest in the Original Development Agreement to Baseline 80 Investors LLC, a California limited liability company ("Baseline 80 Investors"), pursuant to that certain Assignment and Assumption Agreement Relative to the Development Agreement dated as of May 18, 2013, and

recorded June 12, 2013, as Document No. 2013-0057588-00, in the Official Records of Placer County, California.

D. Baseline 80 Investors assigned its interest in the Development Agreement to Baseline P&R, LLC,, a California limited liability company ("Baseline P&R"), pursuant to that certain Assignment and Assumption Agreement Relative to the Development Agreement dated as of June 24, 2015, and recorded June 24, 2015, as Document No. 2015-0053570-00, in the Official Records of Placer County, California.

E. Baseline P&R assigned its interest in the Development Agreement to KV Sierra Vista, pursuant to that certain Assignment and Assumption Agreement Relative to the Development Agreement dated as of June 24, 2015, and recorded June 24, 2015, as Document No. 2015-0053571-00, in the Official Records of Placer County, California.

F. This First Amendment to the Development Agreement (the "First Amendment") affects certain portions of the Property (the "First Amendment Property"), as described in Exhibit "A" attached to this First Amendment and shall run with the land described in Exhibit "A" hereto. KV Sierra Vista and City intend for this First Amendment to document certain unit transfers within the Plan Area..

G. This First Amendment is authorized by Section 1.4 of the Development Agreement.

NOW THEREFORE, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. AMENDMENT OF DEVELOPMENT AGREEMENT.

a. The Property set forth in Recital B of the Development Agreement for the First Amendment Property is hereby revised as follows:

The subject of this Agreement is the development of those certain parcels of land, consisting of approximately 40.13± acres as described in Exhibit "A" and shown on Exhibit "B" (hereinafter the "Property"), attached hereto, which constitutes a portion of the larger area comprising 1,626± acres commonly referred to the Sierra Vista Specific Plan area ("Specific Plan", "SVSP" or "Plan Area" or the "Project").

b. The land use designations, approximate acreages, and unit counts in Section 2.2 of the Development Agreement for the First Amendment Property are hereby revised as follows:

Low Density Residential	62 units on 12.4 Net Acres;

Park	39.9 Net Acres;
Open Space (paseo)	17.9 Net Acres;
Schools	0.3 Net Acres;
Right of Way	4.1 Net Acres.

2. CONSISTENCY WITH GENERAL PLAN. The City Council has found and determined that this First Amendment of the Development Agreement is consistent with the General Plan and the Sierra Vista Specific Plan.

3. AMENDMENT LIMITED TO FIRST AMENDMENT PROPERTY. This First Amendment is limited to and applies only to development of the First Amendment Property and does not affect or apply in any manner with respect to the development of any other property within the Sierra Vista Specific Plan Area, including without limitation, any other portion of the Property.

4. AMENDMENT. This First Amendment amends, but does not replace or supersede, the Development Agreement, except as specified herein. As amended hereby with respect to the First Amendment Property, the Development Agreement remains in full force and effect.

5. FORM OF AMENDMENT. This First Amendment is executed in two duplicate originals, each of which is deemed to be an original.

[Remainder of Page Intentionally Blank; Signatures Follow on Next Page]

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this First Amendment in duplicate by its City Manager and attested to by its City Clerk under the authority of Ordinance No. _____, adopted by the Council of the City of Roseville on the ____ day of _____, 2022.

CITY OF ROSEVILLE,
a municipal corporation

By:_____
Dominick Casey
City Manager

KV SIERRA VISTA, LLC, a California limited liability company

By:_____
Don Kuemeler
Manager

ATTEST:

By:_____
Carmen Avalos
City Clerk

APPROVED AS TO FORM;

By:_____
Michelle Sheidenberger
City Attorney

APPROVED AS TO SUBSTANCE:

By:_____
Mike Isom
Development Services Director

7310.024
12/17/2021
MRD

EXHIBIT "A"

Legal Description for
Sierra Vista Development Agreement
Baybrook LP

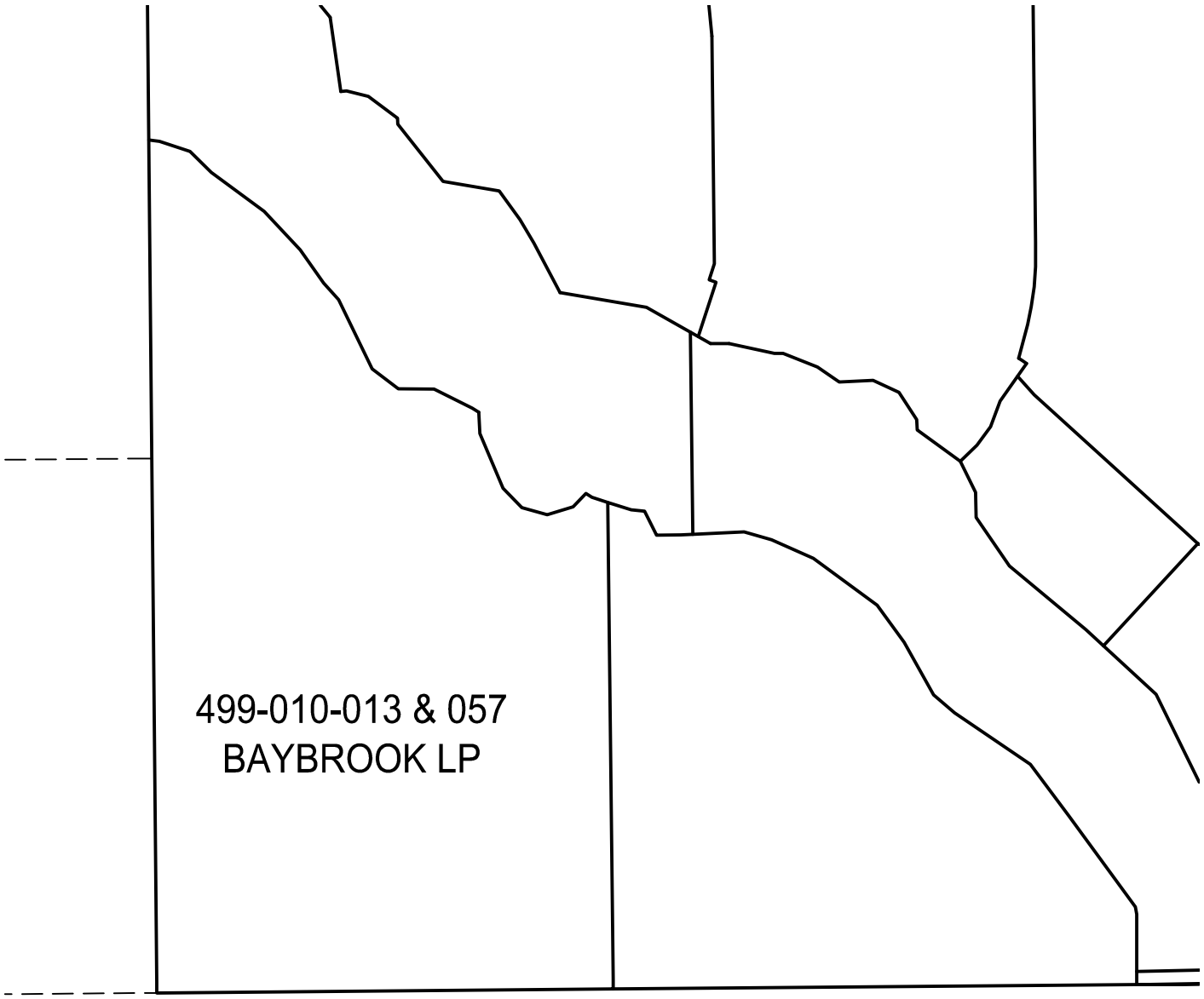
All that real property situated within the south one-half of Section 34, Township 11 North, Range 5 East, Mount Diablo Meridian, City of Roseville, County of Placer, State of California and further described as follows:

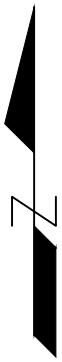
APN 499-010-013 and 499-010-057

Being all of Lot 1 as shown and so designated on that certain Final Map entitled "SIERRA VISTA – KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION – SUBDIVISION NUMBER PL15-0192" filed for record on October 01, 2020 in Book FF of Maps, at Page 18, Placer County Records and further described as follows:

Containing 40.13 acres of land, more or less.

See Exhibit "B", Plat to accompany description, attached hereto and made a part hereof.





SHEET 1 OF 1

EXHIBIT "B"

BAYBROOK LP
APN 499-010-013 & 057

CITY OF ROSEVILLE
COUNTY OF PLACER STATE OF CALIFORNIA

R. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors
905 Sutter St. Ste 200 Folsom CA 95630
(916) 366-3040 Fax (916) 366-3303

MRD	N/A	12/17/2021	7310.024
DRAWN BY	SCALE	DATE	JOB NO.

Exhibit C

Annexation Area & Plan Area

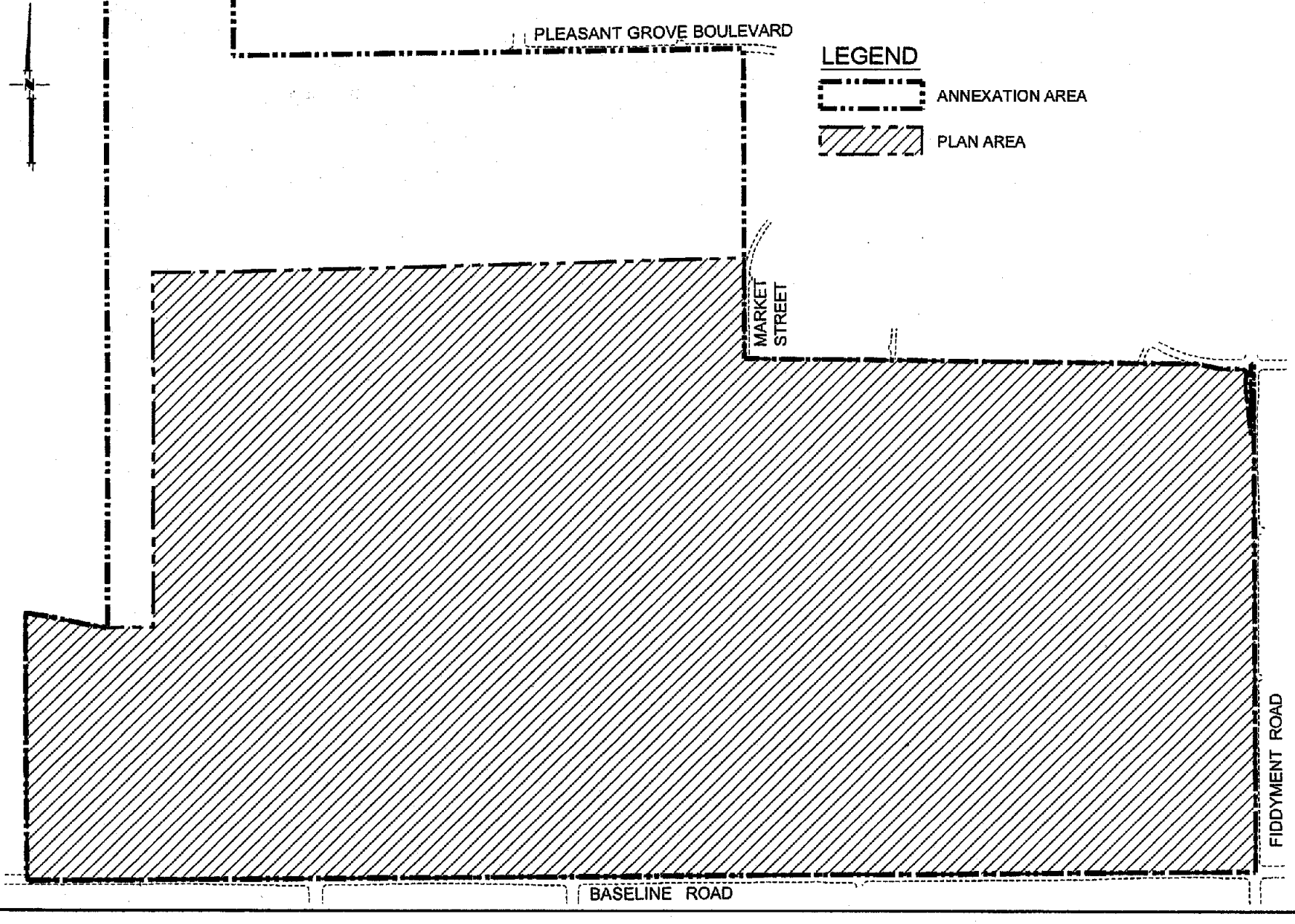


Exhibit C

OFFICIAL BUSINESS
Document entitled to free recording
Government Code Section 27383

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

City Clerk
City of Roseville
311 Vernon Street
Roseville, CA 95678

(SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE)

SECOND AMENDMENT OF DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND KV SIERRA VISTA, LLC OF SACRAMENTO INC. RELATIVE TO THE SIERRA VISTA SPECIFIC PLAN

This Second Amendment of Development Agreement is entered into this ____ day of _____, 2022, by and between the CITY OF ROSEVILLE, a municipal corporation ("City"), and KV SIERRA VISTA, LLC., a California limited liability company ("KV Sierra Vista") pursuant to Sections 65864 through 65869.5 of the Government Code of California.

RECITALS

A. Baseline P&R, LLC, a California limited liability company ("Baseline P&R") and City entered into a Development Agreement (the "Development Agreement") which was approved by the City Council of City on May 19, 2010, and recorded on June 18, 2010, in the Official Records of Placer County as Document No. 2010-0045892-00.

B. Baseline P&R and City entered into the Development Agreement relative to development within a portion of the Sierra Vista Specific Plan Area, as such is more precisely defined in Exhibits "A" and "B" of the Development Agreement (the "Property"). Except as otherwise defined herein, all capitalized terms used herein shall have the meanings ascribed thereto in the Development Agreement.

C. Baseline P&R assigned its interest in the Development Agreement to KV Sierra Vista, pursuant to that certain Assignment and Assumption Agreement Relative to the Development Agreement dated as of June 24, 2015, and recorded June 24, 2015, as Document No. 2015-0053571-00, in the Official Records of Placer County, California.

D. Sierra Vista Communities, LLC, a California limited liability company and City entered into a First Amendment to the Development Agreement (the "First Amendment") which affects certain portions of the Property (the "First Amendment Property"), as described in Exhibit "A" and Exhibit "B" attached thereto. The First Amendment was approved by the City Council of City on March 16, 2022 and has not been recorded as of the date of this amendment.

E. This Second Amendment to the Development Agreement (the "Second Amendment") affects certain portions of the Property (the "Second Amendment Property"), as described in Exhibit "A" attached to this Second Amendment and shall run with the land described in Exhibit "A" hereto. KV Sierra Vista and City intend for this Second Amendment to document certain unit transfers within the Plan Area, resolve allocation of fees, and to modify obligations under section 3.17.1.2(i) of the Development Agreement.

F. This Second Amendment is authorized by Section 1.4 of the Development Agreement.

NOW THEREFORE, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. AMENDMENT OF DEVELOPMENT AGREEMENT.

a. The subject of this Agreement is the development of those certain parcels of land, consisting of approximately 24.42 acres as described in Exhibit B (hereinafter the "Property"), attached thereto, which constitutes a portion of the larger area comprising 1,626 +/- commonly referred to the Sierra Vista Specific Plan area ("Specific Plan", "SVSP" or "Plan Area", or the "Project").

b. The land use designations, approximate acreages, and unit counts in Section 2.2 of the Development Agreement for the Second Amendment Property are hereby revised as follows:

Low Density Residential	620 units on 120.5 Net Acres;
Medium Density Residential	536 units on 59.7 Net Acres;
High Density Residential	150 units on 7.5 Net Acres;
Community Commercial	64.0 acres;
Community Commercial/Commercial Mixed Use	209 units on 24.42 Net Acres;
Community Commercial/Business Professional	12.2 Net acres;
Park	11.8 Net Acres;
Open Space (paseo)	22.2 Net Acres;

Schools	12.0 Net Acres;
Right of Way	47.2 Net Acres.

c. Section 3.17.1.2(i) of the Development Agreement for the Second Amendment Property is hereby amended and revised in its entirety to read as follows:

"(i) For the Second Amendment Property, the previous fee deferral provisions of this subsection are hereby deemed null and void and the only fee deferral eligible to be paid with bond proceeds from future bond sales commencing in the year 31 timeframe shall be fifty percent (50%) of the SPRTA Tier II Traffic Fee pursuant to the terms and conditions of the Tier II Development Fee Deferral Program and one hundred percent (100%) of the City-Wide Park Fee that would otherwise be paid at the time of issuance of building permits for low, medium, and high density residential dwelling units. The amount of the SPRTA Tier II Traffic Fee deferral provided by this Section shall be adjusted as the SPRTA Tier II Traffic Fee may be subsequently adjusted. The amount of the City-Wide Park Fee deferral provided by this Section shall be adjusted as the City-Wide Park Fee may be subsequently adjusted pursuant to Section 3.12.4 of the Development Agreement."

d. Section 4.8.2.1 is added to the Development Agreement for the Second Amendment Property to read as follows:

"4.8.2.1 Infrastructure Fee Allocation. The Second Amendment Property was previously subject to two separate development agreements and assessed two separate fees under the Sierra Vista Specific Plan Fee Program. In the interests of proportionally allocating the fee called for under the Sierra Vista Fee Program, the infrastructure fee shall be allocated as follows:

4.8.2.1.1 Commercial Development. The fee allocated to the commercial development of KT 40B and KT 40C shall be based upon the proportional share of remaining infrastructure obligation determined by acreage and allocated per the following table:

Parcel	Acreage	Percent Allocation
KT 40B	2.77/6.17	45%
KT 40C	3.40/6.17	55%

The remaining infrastructure obligations called for under the Development Agreement multiplied by the above infrastructure fee percentage allocation table equals the parcel infrastructure fee obligation ("Parcel Infrastructure Fee Obligation").

The above fee allocation will be collected at building permit issuance as follows:

1. If the building permit is for total acreage of either KT-40B or KT-40C, City will verify that there is no reduction in density, or calculate shortfall payment amount, as applicable.

2. If the building permit is for a portion of acreage of either parcel KT-40B or KT-40C, City will determine percent of land area applicable to application and apply percentage to Parcel Infrastructure Fee Obligation.

If one or more structures on a single parcel have more than one building permit, the City may request Parcel Infrastructure Fee Obligation for the entire parcel with the first building permit within such parcel. At the City's discretion, the Parcel Infrastructure Fee Obligation could be allocated proportionally to all planned buildings on a parcel pro rata by building square footage to each building as compared to the building square footage from all buildings on a parcel.

Landowner may transfer fee credits, as available and as directed by the Constructing Owner (as defined by Exhibit JJ hereto), to reduce the amount of fees payable.

4.8.2.1.1 Residential Development. The total fee allocated to the residential development on KT-40A, KT-40B, and KT-40C shall be paid proportionally across the first 163 building permits issued.

2. CONSISTENCY WITH GENERAL PLAN. The City Council has found and determined that this Second Amendment of the Development Agreement is consistent with the General Plan and the Sierra Vista Specific Plan.

3. AMENDMENT LIMITED TO SECOND AMENDMENT PROPERTY. This Second Amendment is limited to and applies only to development of the Second Amendment Property and does not affect or apply in any manner with respect to the development of any other property within the Sierra Vista Specific Plan Area, including without limitation, any other portion of the Property.

4. AMENDMENT. This Second Amendment amends, but does not replace or supersede, the Development Agreement, except as specified herein. As amended hereby with respect to the Second Amendment Property, the Development Agreement remains in full force and effect.

5. FORM OF AMENDMENT. This Second Amendment is executed in two duplicate originals, each of which is deemed to be an original.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Second Amendment in duplicate by its City Manager and attested to by its City Clerk under the authority of Ordinance No. _____, adopted by the Council of the City of Roseville on the ____ day of _____, 2022.

CITY OF ROSEVILLE,
a municipal corporation

By:_____
Dominick Casey
City Manager

ATTEST:

By:_____
Carmen Avalos
City Clerk

APPROVED AS TO FORM;

By:_____
Michelle Sheidenberger
City Attorney

APPROVED AS TO SUBSTANCE:

By:_____
Mike Isom
Development Services Director

KV SIERRA VISTA, LLC, a California limited liability company

By:_____
Don Kuemeler
Manager

EXHIBIT "A"

Legal Description for
Sierra Vista Development Agreement
Baseline P&R, LLC

All that real property situated within a portion of Section 34 and 35, Township 11 North, Range 5 East, Mount Diablo Meridian, City of Roseville, County of Placer, State of California and further described as follows:

APN 499-010-014 and 499-010-058

Being a portion of the Lands of Baseline P & R, LLC as described in the Grant Deed recorded as Document #2001-0117909 and a portion of the Lands of Baseline 80 Investors, LLC as described in the Grant Deed recorded as Document #2013-0047229, of Official Records, Placer County Records, and located in the City of Roseville, County of Placer, State of California, more particularly described as follows:

BEGINNING at a point which is the southwest corner of said Lands of Baseline P & R, LLC, said southwest corner being the southeast corner of said Lands of Baseline 80 Investors, LLC, said corner also being a point on the northerly line as described in the Deed recorded in Book 55, at Page 641, said County Records; thence leaving said POINT OF BEGINNING, along the south line of said Lands of Baseline 80 Investors, LLC, said south line also being said northerly line of last said Deed, said south line also being 30.00 feet northerly of and parallel with the south line of Section 34, Township 11 North, Range 5 East, M.D.B. & M., South 89° 30' 37" West, a distance of 206.88 feet; thence leaving said south line, entering into and crossing last said Lands, the following six (6) courses and distances:

1. North 00° 38' 36" West a distance of 1190.34 feet;
2. South 72° 13' 16" East, a distance of 60.42 feet;
3. South 84° 17' 15" East, a distance of 32.90 feet;
4. South 26° 11' 00" East, a distance of 65.03 feet;
5. North 89° 39' 56" East, a distance of 59.57 feet;
6. North 87° 15' 49" East, a distance of 33.89 feet to a point on the east line of last said Lands, said east line also being the west line of said Lands of Baseline P & R, LLC;

Thence leaving said west line, entering into and crossing said Lands of Baseline P & R, LLC, the following nine (9) courses and distances:

1. North 87° 15' 49" East, a distance of 121.07 feet;
2. South 73° 56' 55" East, a distance of 69.64 feet;
3. South 66° 12' 56" East, a distance of 111.62 feet;
4. South 53° 39' 22" East, a distance of 193.94 feet;
5. South 35° 59' 17" East, a distance of 111.83 feet;
6. South 29° 12' 09" East, a distance of 147.49 feet;
7. South 49° 30' 58" East a distance of 67.92 feet;
8. South 55° 47' 35" East, a distance of 223.87 feet;
9. South 36° 36' 24" East, a distance of 45.55 feet to a point on the west line of the Lands of

Baseline P & R, LLC as described in the Resolution To Approve A Minor Boundary Line Adjustment recorded as Document #2008-0020215, said County Records, said west line also being the common section line for said Section 34 and Section 35, Township 11 North, Range 5 East, M.D.B.& M.

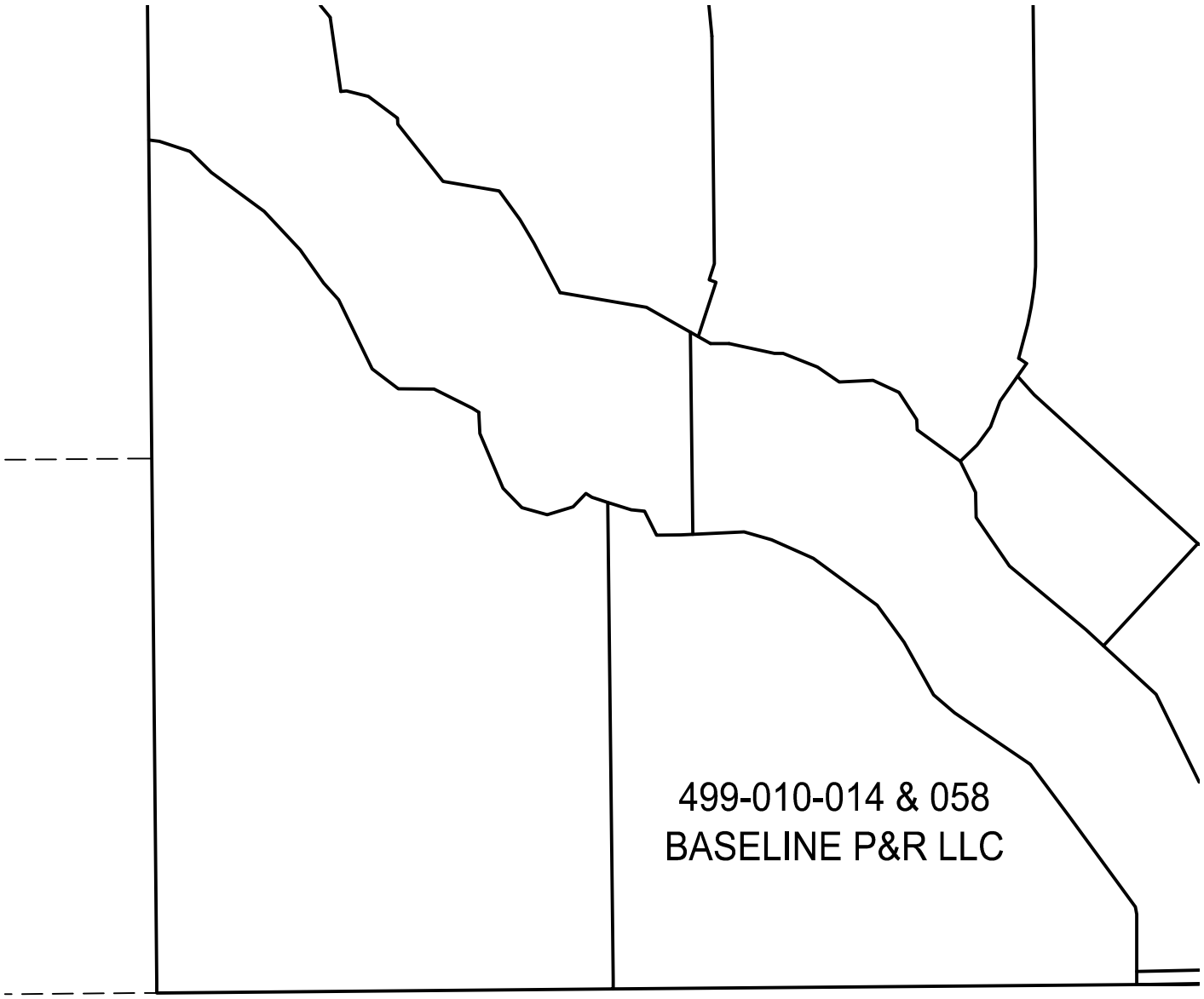
Thence leaving said west line, entering into and crossing last said Lands, the following four (4) courses and distances:

1. South 36° 36’ 24” East, a distance of 111.50 feet;
2. South 36° 14’ 35” East, a distance of 275.76 feet;
3. South 09° 07’ 22” East, a distance of 18.39 feet;
4. South 00° 11’ 16” East, a distance of 171.92 feet to a point on the south line of last said Lands, said south line also being the northerly line of said Deed recorded in Book 55, at Page 641;

Thence along said south line, said south line also being said northerly line of last said Deed, said south line being 30.00 feet northerly of and parallel with the south line of Section 35, Township 11 North, Range 5 East, M.D.B.& M., South 89° 29’ 55” West, a distance of 227.35 feet to a point on said common section line; thence continuing along a line being 30.00 feet northerly of and parallel with said south line of said Section 34, South 89° 30’ 37” West, a distance of 845.69 feet to the POINT OF BEGINNING. Said land being described under Resultant Parcel 2 in that certain Lot Line Adjustment Certificate of Compliance, recorded February 18, 2014, Series No. 2014-0010531, Official Records and rerecorded April 21, 2014, Series No. 2014-0024961, Official Records.

Containing 24.42 acres of land, more or less.

See Exhibit “B”, Plat to accompany description, attached hereto and made a part hereof.



BASELINE ROAD

N

SHEET 1 OF 1

EXHIBIT "B"

BASELINE P&R LLC
APN 499-010-014 & 058

CITY OF ROSEVILLE
COUNTY OF PLACER STATE OF CALIFORNIA

R. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors
905 Sutter St. Ste 200 Folsom CA 95630
(916) 366-3040 Fax (916) 366-3303

MRD	N/A	12/17/2021	7310.024
DRAWN BY	SCALE	DATE	JOB NO.

Exhibit C

Annexation Area & Plan Area

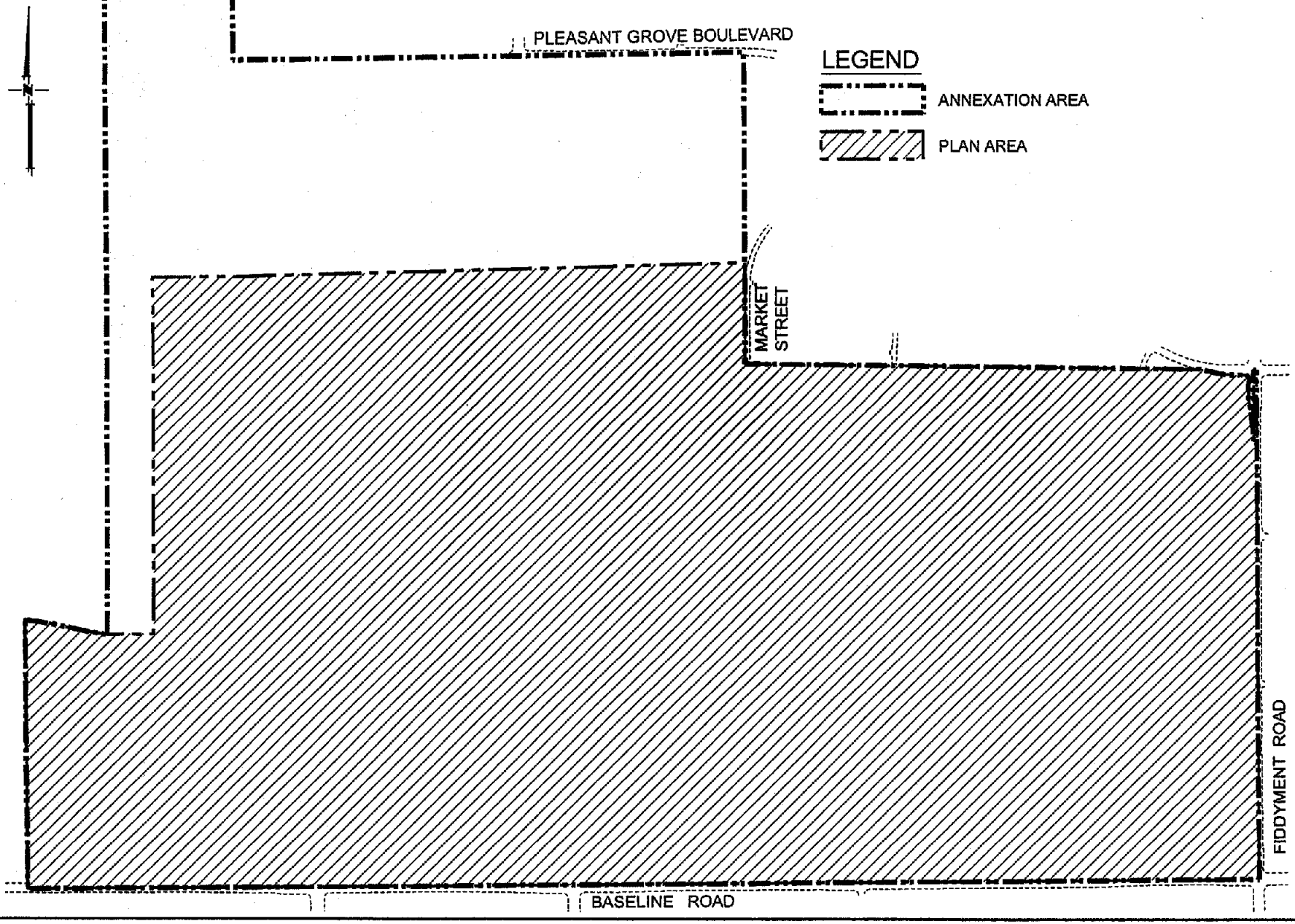


Exhibit C

905 Sutter Street Suite 200 Folsom CA 95630
(916) 366-3040 Fax (916) 366-3303
R.E.Y. ENGINEERS, Inc.
Civil Engineers | Land Surveyors | LIDAR

SIERRA VISTA ESTIA

PC EXHIBIT D

SITE PLAN

CITY OF ROSEVILLE, COUNTY OF PLACER, CALIFORNIA

FEBRUARY, 2022

0 20' 40' 80'

SCALE IN FEET

PROJECT SUMMARY

PROPOSED ZONING	CMU/SA
PROPOSED ACREAGE	16.04 ACRE
PROPOSED UNIT PER ACRE	13 UNITS PER ACRE
OPEN SPACE / DRAINAGE - LOT A	0.55 ACRE
TOTAL ACREAGE	16.49 ACRE
1- BEDROOM UNITS 2- BEDROOM UNITS	96 113
TOTAL NUMBER OF UNITS	209
REQUIRED PARKING	390
PROPOSED PARKING	357 PARKING SPACES
	36 GARAGE SPACES
ACCESSIBLE PARKING REQUIRED	7 STANDARD ACCESSIBLE
	1 VAN ACCESSIBLE

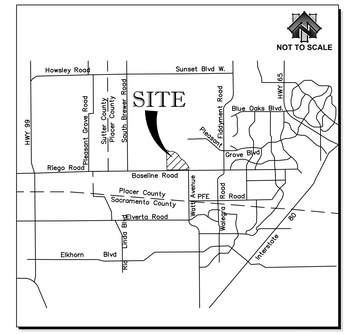
LEGEND

PROPOSED BUILDING

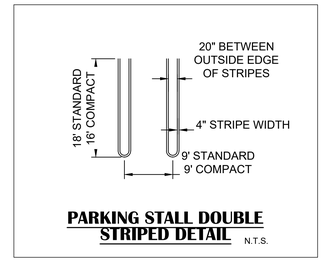
PROPOSED GARAGE

ABBREVIATIONS

(TYP)	TYPICAL
PA	PLANTING AREA
ADA	ACCESSIBLE PARKING STALL



VICINITY MAP



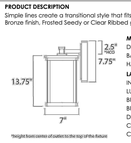
PARKING STALL DOUBLE STRIPED DETAIL N.T.S.

Terrace LED E26 | 65753FSBZ

Job Name: Job Type: Quantity: Comments:

PRODUCT DESCRIPTION

Simple lines create a transitional style that fits a wide variety of exterior home design. Available in both Platinum or Bronze finish. Frosted Seedy or Clear Ribbed glass, or fluorescent, incandescent or LED lamping.



MEASUREMENTS

DIMENSION	: 7" W x 13.75" H x 8.5" Ext
BACK PLATE	: 5.25" W x 7.75" H x 2.5" HCO
HANGING WEIGHT	: 5.1 lb

LAMPING

INPUT VOLTAGE	: 120V
LUMENS	: 800 Rated
BULB	: 1 x 9W LED E26 Medium , 9W Total
BULB INCLUDED	: (Included)
DIMMABLE	: Triac CL
CRI	: 90+ CRI
COLOR_TEMP	: 3000K

FINISHES OPTION

bronze

GLASS

Frosted Seedy f5

MATERIAL

Die-Cast Aluminum

RATINGS

cETLus
Wet Location
Energy Star
JA8 Bulb In

ADDITIONAL

INCANDESCENT WATTS: RATED LIFE 25000 Hours
OPERATING TEMPERATURE: -20ºC (-4ºF), 40ºC (104ºF)

PHOTOMETRIC: Report Found Online

Always consult a qualified electrician before installing any lighting product.

MAXIM LIGHTING

WESTERN DISTRIBUTION CENTER (HEADQUARTER)
255 NORTH VINELAND AVE | CITY OF INDUSTRY, CA 91746

EASTERN DISTRIBUTION CENTER
4200 SHIRLEY DR. | ATLANTA, GA 30336

P. 626.956.4200 | F. 626.956.4225 | maxim@lighting.com

BUILDING LIGHTING

CHAIN LINK DECORATIVE FENCING FOR DOG PARK

DRIVE AISLE AND ENTRY LIGHTING

PC EXHIBIT E

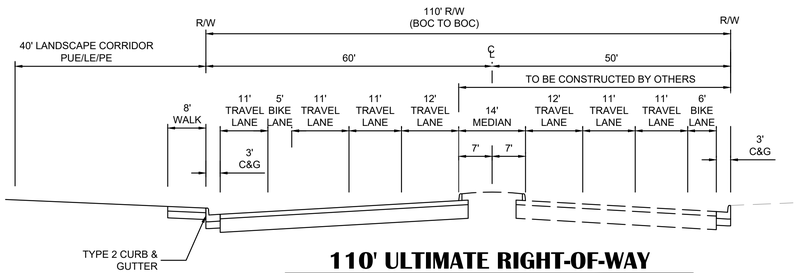
TENTATIVE PARCEL MAP

SIERRA VISTA ESTIA

CITY OF ROSEVILLE, COUNTY OF PLACER, CALIFORNIA

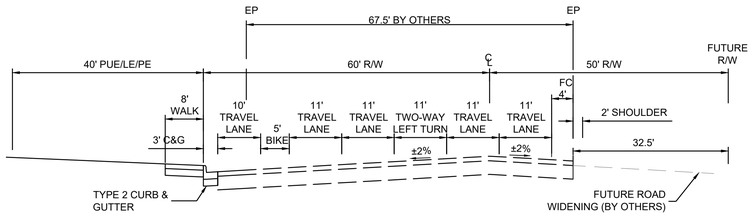
A.P.N. 499-010-014 & 058

FEBRUARY 2022



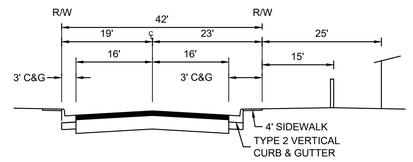
110' ULTIMATE RIGHT-OF-WAY

SCALE: N.T.S.



INTERIM IMPROVEMENTS

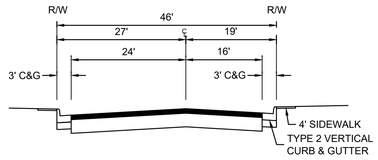
SCALE: N.T.S.



42' RIGHT-OF-WAY

SCALE: N.T.S.

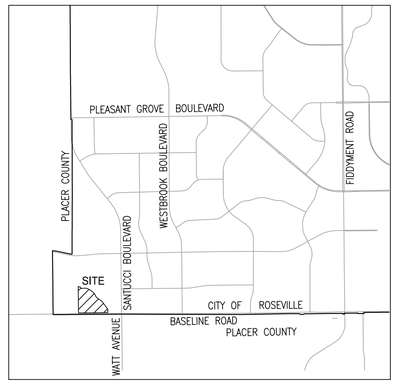
A1



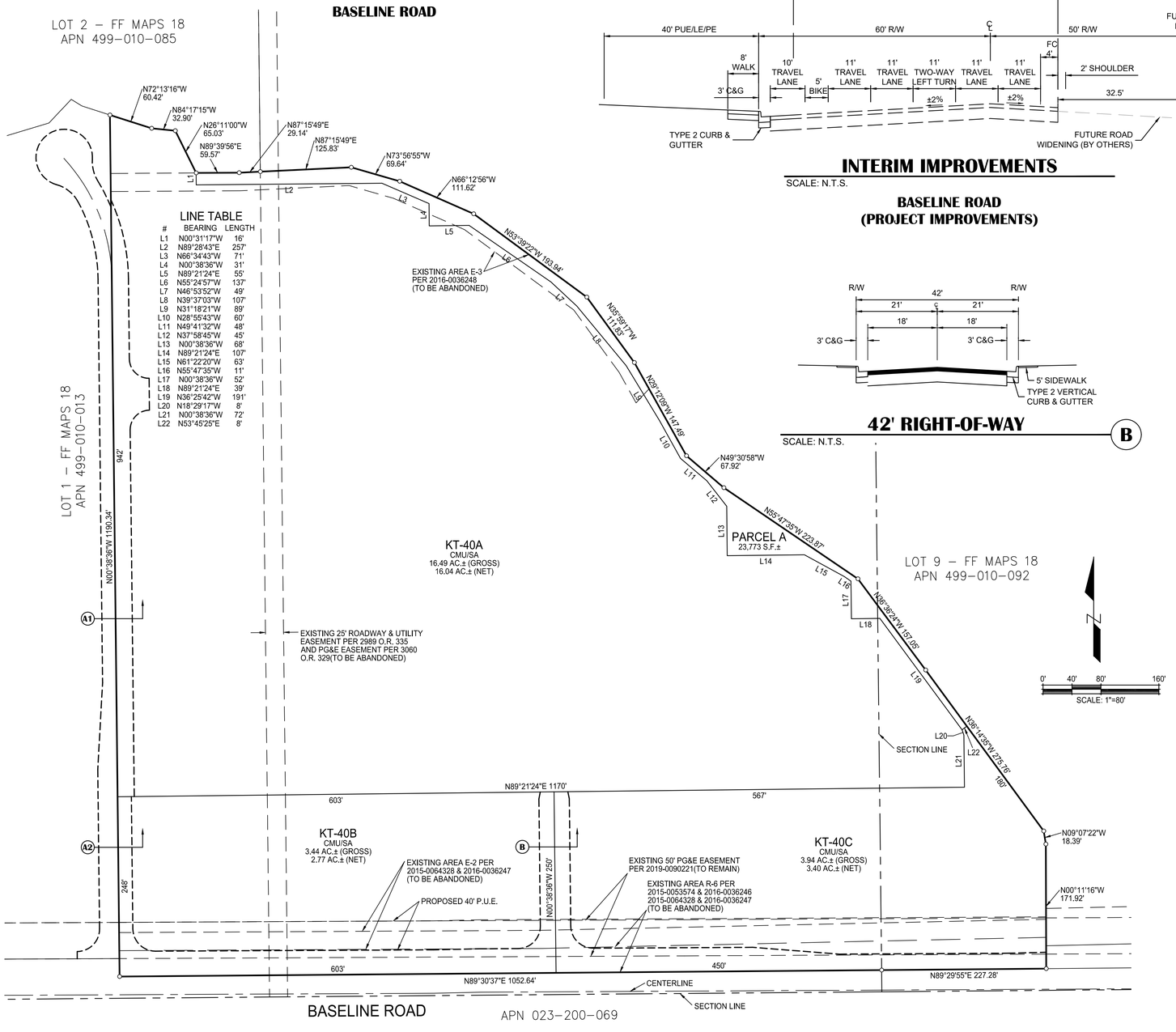
46' RIGHT-OF-WAY

SCALE: N.T.S.

A2

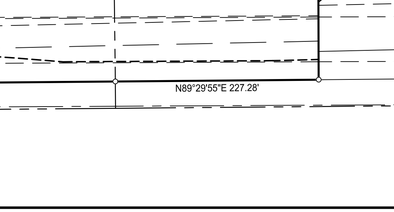


VICINITY MAP



#	BEARING	LENGTH
L1	N00°31'17"W	16'
L2	N89°28'43"E	257'
L3	N66°34'43"W	71'
L4	N00°38'36"W	31'
L5	N89°21'24"E	55'
L6	N55°24'57"W	137'
L7	N46°53'52"W	49'
L8	N39°37'03"W	107'
L9	N31°18'21"W	89'
L10	N28°55'43"W	60'
L11	N49°41'32"W	48'
L12	N37°58'45"W	45'
L13	N00°38'36"W	68'
L14	N89°21'24"E	107'
L15	N61°22'20"W	63'
L16	N55°47'35"W	11'
L17	N00°38'36"W	52'
L18	N89°21'24"E	39'
L19	N36°25'42"W	191'
L20	N18°29'17"W	8'
L21	N00°38'36"W	72'
L22	N53°45'25"E	8'

BASELINE ROAD (PROJECT IMPROVEMENTS)



42' RIGHT-OF-WAY

SCALE: N.T.S.

B

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SITE IS THE FOUND MONUMENTS ON THE WEST BOUNDARY AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES PHASE 2 LARGE LOT SUBDIVISION" FILED FOR RECORD ON OCTOBER 1, 2020 IN BOOK FF OF MAPS, AT PAGE 18, PLACER COUNTY RECORDS. SAID BEARING BEING N00°38'36"W.

BENCHMARK:

IDENTIFICATION NO.: CITY BM 126
ELEVATION: 118.03(NGVD)29
3-1/4" BRASS DISK STAMPED SEPTEMBER 2014. LS-7331 LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF FIDDYMENT ROAD AND WESTLAKE DRIVE ON THE TOP OF CURB AT NORTH CURB RETURN.
LAT=38°45'27", LONG=121°21'30"

PROPERTY DESCRIPTION:

BEING A PORTION OF THE LANDS OF BASELINE P & R, LLC AS DESCRIBED IN THE GRANT DEED RECORDED AS DOCUMENT #2001-0117909 AND A PORTION OF THE LANDS OF BASELINE 80 INVESTORS, LLC AS DESCRIBED IN THE GRANT DEED RECORDED AS DOCUMENT #2013-0047229, OF OFFICIAL RECORDS, PLACER COUNTY RECORDS, AND LOCATED IN THE CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS THE SOUTHWEST CORNER OF SAID LANDS OF BASELINE P & R, LLC, SAID SOUTHWEST CORNER BEING THE SOUTHEAST CORNER OF SAID LANDS OF BASELINE 80 INVESTORS, LLC, SAID CORNER ALSO BEING A POINT ON THE NORTHERLY LINE AS DESCRIBED IN THE DEED RECORDED IN BOOK 55, AT PAGE 641, SAID COUNTY RECORDS; THENCE LEAVING SAID POINT OF BEGINNING, ALONG THE SOUTH LINE OF SAID LANDS OF BASELINE 80 INVESTORS, LLC, SAID SOUTH LINE ALSO BEING SAID NORTHERLY LINE OF LAST SAID DEED, SAID SOUTH LINE ALSO BEING 30.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 34, TOWNSHIP 11 NORTH, RANGE 5 EAST, M.D.B. & M., SOUTH 89° 30' 37" WEST, A DISTANCE OF 206.88 FEET;

THENCE LEAVING SAID SOUTH LINE, ENTERING INTO AND CROSSING LAST SAID LANDS, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1. NORTH 00° 38' 36" WEST A DISTANCE OF 1190.34 FEET;
2. SOUTH 72° 13' 16" EAST, A DISTANCE OF 60.42 FEET;
3. SOUTH 84° 17' 15" EAST, A DISTANCE OF 32.90 FEET;
4. SOUTH 26° 11' 00" EAST, A DISTANCE OF 65.03 FEET;
5. NORTH 89° 39' 56" EAST, A DISTANCE OF 59.57 FEET;
6. NORTH 87° 15' 49" EAST, A DISTANCE OF 33.89 FEET TO A POINT ON THE EAST LINE OF LAST SAID LANDS, SAID EAST LINE ALSO BEING THE WEST LINE OF SAID LANDS OF BASELINE P & R, LLC; THENCE LEAVING SAID WEST LINE, ENTERING INTO AND CROSSING SAID LANDS OF BASELINE P & R, LLC, THE FOLLOWING NINE (9) COURSES AND DISTANCES:

1. NORTH 87° 15' 49" EAST, A DISTANCE OF 121.07 FEET;
2. SOUTH 73° 56' 55" EAST, A DISTANCE OF 69.64 FEET;
3. SOUTH 66° 12' 56" EAST, A DISTANCE OF 111.62 FEET;
4. SOUTH 53° 39' 22" EAST, A DISTANCE OF 193.94 FEET;
5. SOUTH 35° 59' 17" EAST, A DISTANCE OF 111.83 FEET;
6. SOUTH 29° 12' 09" EAST, A DISTANCE OF 147.49 FEET;
7. SOUTH 49° 30' 58" EAST A DISTANCE OF 67.92 FEET;
8. SOUTH 55° 47' 35" EAST, A DISTANCE OF 223.87 FEET;
9. SOUTH 36° 36' 24" EAST, A DISTANCE OF 45.55 FEET TO A POINT ON THE WEST LINE OF THE LANDS OF BASELINE P & R, LLC AS DESCRIBED IN THE RESOLUTION TO APPROVE A MINOR BOUNDARY LINE ADJUSTMENT RECORDED AS DOCUMENT #2008-0020215, SAID COUNTY RECORDS, SAID WEST LINE ALSO BEING THE COMMON SECTION LINE FOR SAID SECTION 34 AND SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, M.D.B.& M.

THENCE LEAVING SAID WEST LINE, ENTERING INTO AND CROSSING LAST SAID LANDS, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. SOUTH 36° 36' 24" EAST, A DISTANCE OF 111.50 FEET;
2. SOUTH 36° 14' 35" EAST, A DISTANCE OF 275.76 FEET;
3. SOUTH 09° 07' 22" EAST, A DISTANCE OF 18.39 FEET;
4. SOUTH 00° 11' 16" EAST, A DISTANCE OF 171.92 FEET TO A POINT ON THE SOUTH LINE OF LAST SAID LANDS, SAID SOUTH LINE ALSO BEING THE NORTHERLY LINE OF SAID DEED RECORDED IN BOOK 55, AT PAGE 641;

THENCE ALONG SAID SOUTH LINE, SAID SOUTH LINE ALSO BEING SAID NORTHERLY LINE OF LAST SAID DEED, SAID SOUTH LINE BEING 30.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, M.D.B.& M., SOUTH 89° 29' 55" WEST, A DISTANCE OF 227.35 FEET TO A POINT ON SAID COMMON SECTION LINE; THENCE CONTINUING ALONG A LINE BEING 30.00 FEET NORTHERLY OF AND PARALLEL WITH SAID SOUTH LINE OF SAID SECTION 34, SOUTH 89° 30' 37" WEST, A DISTANCE OF 845.69 FEET TO THE POINT OF BEGINNING.

SAID LAND BEING DESCRIBED UNDER RESULTANT PARCEL 2 IN THAT CERTAIN LOT LINE ADJUSTMENT CERTIFICATE OF COMPLIANCE, RECORDED FEBRUARY 18, 2014, SERIES NO. 2014-0010531, OFFICIAL RECORDS AND RE-RECORDED APRIL 21, 2014, SERIES NO. 2014-0024961, OFFICIAL RECORDS.

OWNER:
KV SIERRA VISTA, LLC
601 UNIVERSITY AVE STE 125
SACRAMENTO CA 95825
CONTACT:
PHONE:

APPLICANT/DEVELOPER:
TCS PLANNING
11060 WHITE ROCK ROAD, STE. 150
RANCHO CORDOVA, CA 95670
CONTACT: LAURA ZUCKERMAN
PHONE: 916-262-8819 - OFFICE

ENGINEER/SURVEYOR
R.E.Y. ENGINEERS, INC
905 SUTTER STREET, SUITE 200
FOLSOM, CA 95630
CONTACT: CRAIG E. SPIESS, PLS
PHONE: (916)-850-8836

EXISTING USE:	VACANT
PROPOSED USE:	COMMUNITY COMMERCIAL & MULTI-FAMILY RESIDENTIAL
EXISTING ZONING:	CMU/SA
PROPOSED ZONING:	CMU/SA
EXISTING GENERAL PLAN DESIGNATION:	CC
PROPOSED GENERAL PLAN DESIGNATION:	CC/

SERVICE PROVIDERS:

PARK:	CITY OF ROSEVILLE PARKS & RECREATION DEPT.
FIRE:	ROSEVILLE CITY FIRE DEPARTMENT
ELECTRIC:	ROSEVILLE ELECTRICAL UTILITY
SEWER:	CITY OF ROSEVILLE ENVIRONMENTAL SERVICES
SCHOOL:	CENTER JOINT UNIFIED SCHOOL DISTRICT
WATER:	CITY OF ROSEVILLE ENVIRONMENTAL SERVICES
TELEPHONE:	CONSOLIDATED COMMUNICATIONS
GAS:	PACIFIC GAS AND ELECTRIC CO.
STORM DRAINAGE:	ROSEVILLE DEVELOPMENT SERVICES

NOTES:

1. LOT DIMENSIONS AND ACREAGE ARE APPROXIMATE AND ARE SUBJECT TO CHANGE.
2. LOT LINES AND LOT AREAS MAY BE ADJUSTED AT THE TIME OF FINAL PARCEL MAP(S) PREPARATION PROVIDED NO ADDITIONAL LOTS ARE CREATED, SUBJECT TO THE APPROVAL OF THE CITY OF ROSEVILLE. FLEXIBILITY IN LARGE LOT PARCEL CONFIGURATION AS SHOWN HEREON OS ALLOWED PROVIDED THE CONFIGURATION IS IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED SPECIFIC PLAN, SUBJECT TO THE APPROVAL OF THE CITY OF ROSEVILLE.
3. PROJECT IMPROVEMENTS ARE DEFERRED TO PROJECT DEVELOPMENT PLANS.
4. PURSUANT TO GOVERNMENT CODE SECTION 66463.1, THE SUBDIVIDER MAY FILE MULTIPLE FINAL PARCEL MAPS BASED UPON THE TENTATIVE PARCEL MAP. THE FILING OF A FINAL PARCEL MAP ON A PORTION OF THIS TENTATIVE PARCEL MAP SHALL NOT INVALIDATE ANY PART OF THIS TENTATIVE PARCEL MAP.
5. THE FINAL MAPPING AND SUBSEQUENT DEVELOPMENT OF PARCELS AND STREETS MAY BE PHASED.
6. PURSUANT TO GOVERNMENT CODE SECTION 66499.20.2 THE FOLLOWING EASEMENTS SHALL BE ABANDONED:
   a. AREA R-6 PER 2015-0053574, 2016-0036246, 2015-0064328 & 2016-0036247
   b. AREA E-2 PER 2015-0064328 & 2016-0036247
   c. AREA E-3 PER 2016 2016-0036246
7. EASEMENTS TO ACCOMMODATE NEW PUBLIC UTILITY IMPROVEMENTS, ACCESS REQUIRED FOR PARCEL DEVELOPMENT, OR OTHER SIMILAR MAPPING REQUIREMENTS NEEDED TO ACCOMPLISHMENT THE FINAL DESIGN MAY BE ADDED PRIOR TO EACH FINAL PARCEL MAP BASED ON THIS TENTATIVE PARCEL MAP.
8. PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) COMMUNITY PANEL PANEL 920, MAP NO. 06061C0920H DATED NOVEMBER 2, 2018.

905 Sutter St. Ste 200 Folsom CA 95630
(916) 366-3040 Fax (916) 366-3303
R. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors

905 Sutter Street Suite 200 Folsom CA 95630
(916) 366-3040 Fax (916) 366-3303
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SIERRA VISTA ESTIA

PC EXHIBIT F

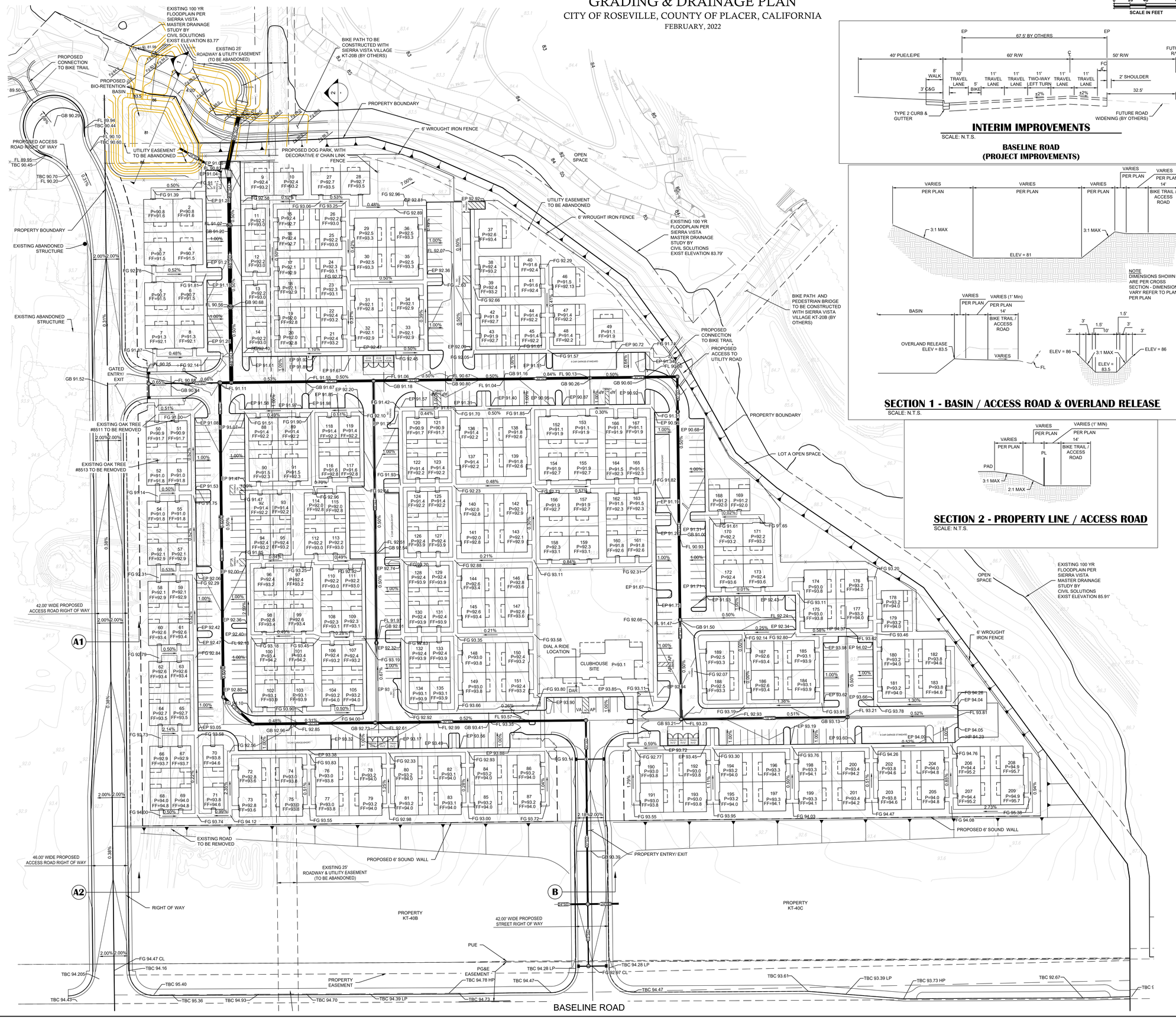
GRADING & DRAINAGE PLAN

CITY OF ROSEVILLE, COUNTY OF PLACER, CALIFORNIA

FEBRUARY, 2022

0 20 40' 80'

SCALE IN FEET



INTERIM IMPROVEMENTS

SCALE: N.T.S.

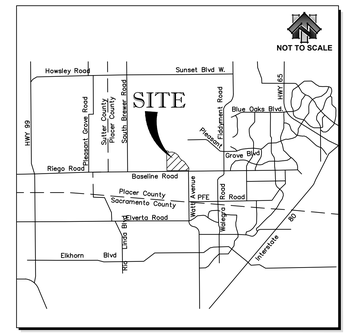
BASELINE ROAD
(PROJECT IMPROVEMENTS)

SECTION 1 - BASIN / ACCESS ROAD & OVERLAND RELEASE

SCALE: N.T.S.

SECTION 2 - PROPERTY LINE / ACCESS ROAD

SCALE: N.T.S.



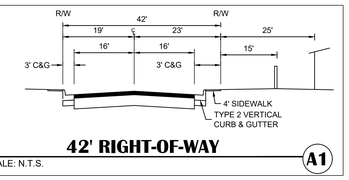
VICINITY MAP

LEGEND

NOT TO SCALE FOR CLARITY

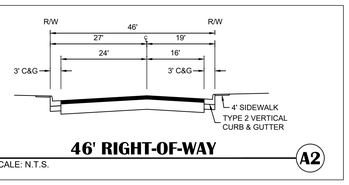
24"SD STORM DRAIN LINE AND SIZE

STORM DRAIN MANHOLE



42' RIGHT-OF-WAY

SCALE: N.T.S. **A1**



46' RIGHT-OF-WAY

SCALE: N.T.S. **A2**

42' RIGHT-OF-WAY

SCALE: N.T.S. **B**

TYPICAL AISLE SECTION

N.T.S.

BOUNDARY GRADING NORTH

N.T.S.

BOUNDARY GRADING SOUTH

N.T.S.

PRELIMINARY EARTHWORK	
CUT	15,630 CY
FILL	42,500 CY
NET FILL	26,870 CY
DISTURBED AREA	17.13± ACRES

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SIERRA VISTA ESTIA

UTILITY PLAN

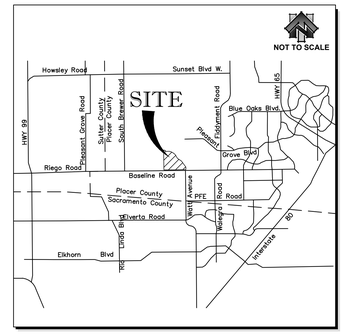
CITY OF ROSEVILLE, COUNTY OF PLACER, CALIFORNIA

FEBRUARY, 2022

PC EXHIBIT G

0 20 40' 80'
SCALE IN FEET

EXISTING 100 YR FLOODPLAIN PER SIERRA VISTA MASTER DRAINAGE STUDY BY CIVIL SOLUTIONS EXIST ELEVATION 83.77'
EXISTING 25' ROADWAY & UTILITY EASEMENT (TO BE ABANDONED)
EXISTING SEWER
CONNECT TO EXISTING WATER
APPROX LOCATION OF DDC & METER FOR PRIVATE / PUBLIC POTABLE WATER TO BE INSTALLED WITH IMPROVEMENT PLANS
PROPOSED ACCESS ROAD RIGHT OF WAY
UTILITY EASEMENT TO BE ABANDONED
PROPERTY BOUNDARY
BIKE PATH TO BE CONSTRUCTED WITH SIERRA VISTA VILLAGE KT-20B (BY OTHERS)
EXISTING UTILITIES PER SIERRA VISTA VILLAGE KT-20B
CONNECT TO EXISTING RW
PROPERTY BOUNDARY
6' WROUGHT IRON FENCE
APPROX LOCATION OF METER FOR PRIVATE / PUBLIC RECYCLED WATER TO BE INSTALLED WITH IMPROVEMENT PLANS
UTILITY EASEMENT TO BE ABANDONED
6' WROUGHT IRON FENCE
EXISTING 100 YR FLOODPLAIN PER SIERRA VISTA MASTER DRAINAGE STUDY BY CIVIL SOLUTIONS EXIST ELEVATION 83.79'
APPROX LOCATION OF DDC & METER FOR PRIVATE / PUBLIC POTABLE WATER TO BE INSTALLED WITH IMPROVEMENT PLANS
CONNECT TO EXISTING POTABLE WATER
BIKE PATH AND PEDESTRIAN BRIDGE TO BE CONSTRUCTED WITH SIERRA VISTA VILLAGE KT-20B (BY OTHERS)
PRIVATE WATERLINE INSTALL 2" BLOW OFF VALVE WITH IMPROVEMENT PLANS
PRIVATE RECYCELD WATERLINE INSTALL 2" BLOW OFF VALVE WITH IMPROVEMENT PLANS
CONNECT TO EXISTING SEWER
CONNECT TO EXISTING RECYCLED WATER
APPROX LOCATION OF METER FOR PRIVATE / PUBLIC RECYCLED WATER TO BE INSTALLED WITH IMPROVEMENT PLANS
PROPERTY BOUNDARY
LOT A OPEN SPACE
6' WROUGHT IRON FENCE
PROPOSED 6' SOUND WALL
APPROX LOCATION OF DDC & METER FOR PRIVATE / PUBLIC POTABLE WATER TO BE INSTALLED WITH IMPROVEMENT PLANS
APPROX LOCATION OF METER FOR PRIVATE / PUBLIC RECYCLED WATER TO BE INSTALLED WITH IMPROVEMENT PLANS
PROPOSED 6' SOUND WALL
PROPERTY ENTRY/ EXIT
42.00' WIDE PROPOSED ACCESS ROAD RIGHT OF WAY
46.00' WIDE PROPOSED ACCESS ROAD RIGHT OF WAY
EXISTING 25' ROADWAY & UTILITY EASEMENT (TO BE ABANDONED)
RIGHT OF WAY
PROPERTY KT-40B
PROPERTY KT-40C
42.00' WIDE PROPOSED STREET RIGHT OF WAY
PUE
PROPERTY EASEMENT
PG&E 3C 84.78 HP EASEMENT
ACCESS ROAD
AISLE 1
AISLE 2
AISLE 3
AISLE 4
AISLE 5
AISLE 6
AISLE 7
ENTRY STREET A
CLUBHOUSE SITE
DIAL A RIDE LOCATION
MAINTENANCE
A1
A2
B
BASELINE ROAD
TBC 94.205
TBC 94.16
TBC 95.40
TBC 94.43
TBC 95.36
TBC 94.93
TBC 94.70
TBC 94.39 LP
TBC 94.73
TBC 94.47
TBC 94.28 LP
TBC 94.47
TBC 93.61
TBC 93.39 LP
TBC 93.73 HP
TBC 92.67
TBC 92.38



VICINITY MAP

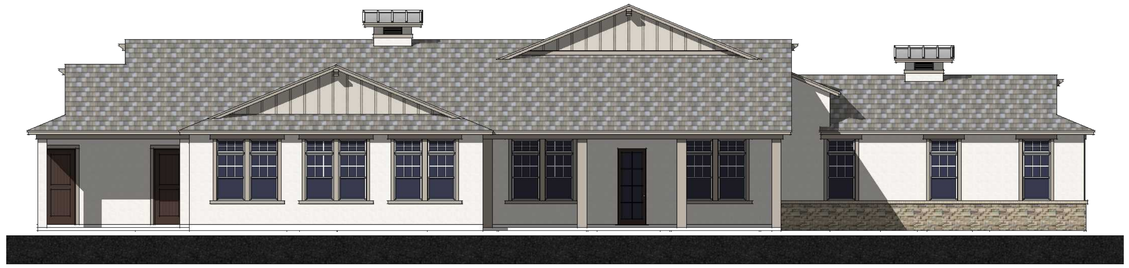
LEGEND

NOT TO SCALE FOR CLARITY

8"SS	SEWER LINE AND SIZE
S	SEWER MANHOLE
8"W	WATER LINE AND SIZE
8"R	RECYCLED WATER LINE AND SIZE
DDC	DOUBLE DETECTOR CHECK
	WATER SERVICES ARE SHOWN STACKED WITH METER BANK(METER NOT SHOWN)
	6" SEWER SERVICES TO BUILDING ARE SHOWN CONNECT TO 8" SEWER MAIN

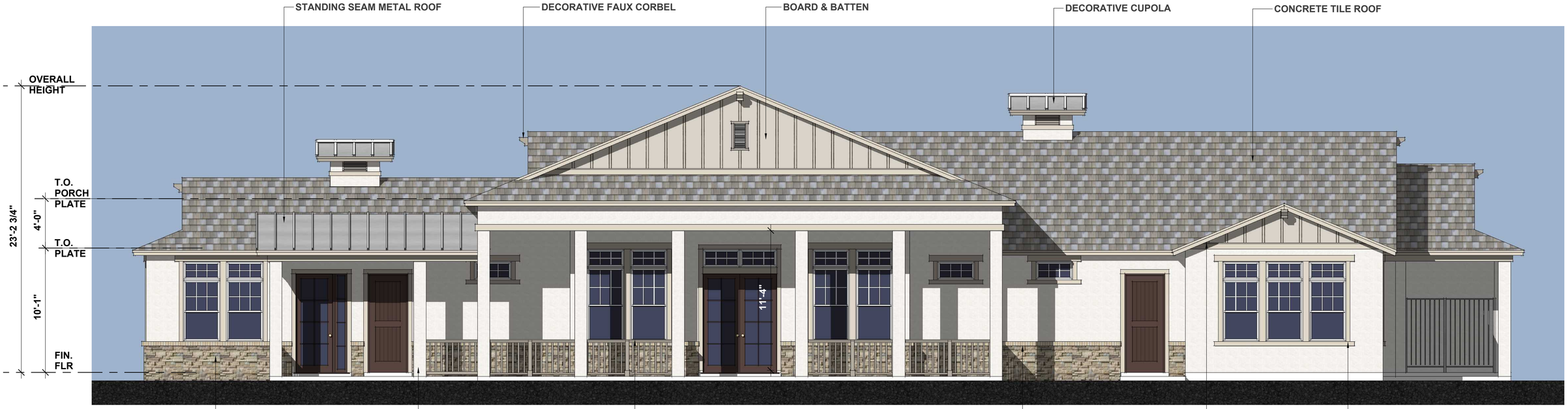
PC EXHIBIT H

LEFT ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"

RIGHT ELEVATION
1/8" = 1'-0"



FRONT ELEVATION Color Scheme 3
1/4" = 1'-0"

Homes by Towne
Rancho Cordova, CA

COMMUNITY CENTER

ESTIA - SIERRA VISTA
Roseville, CA

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A1.1

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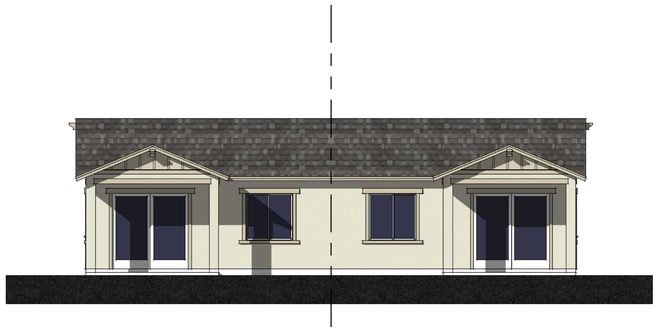
LEFT ELEVATION

1/8" = 1'-0"

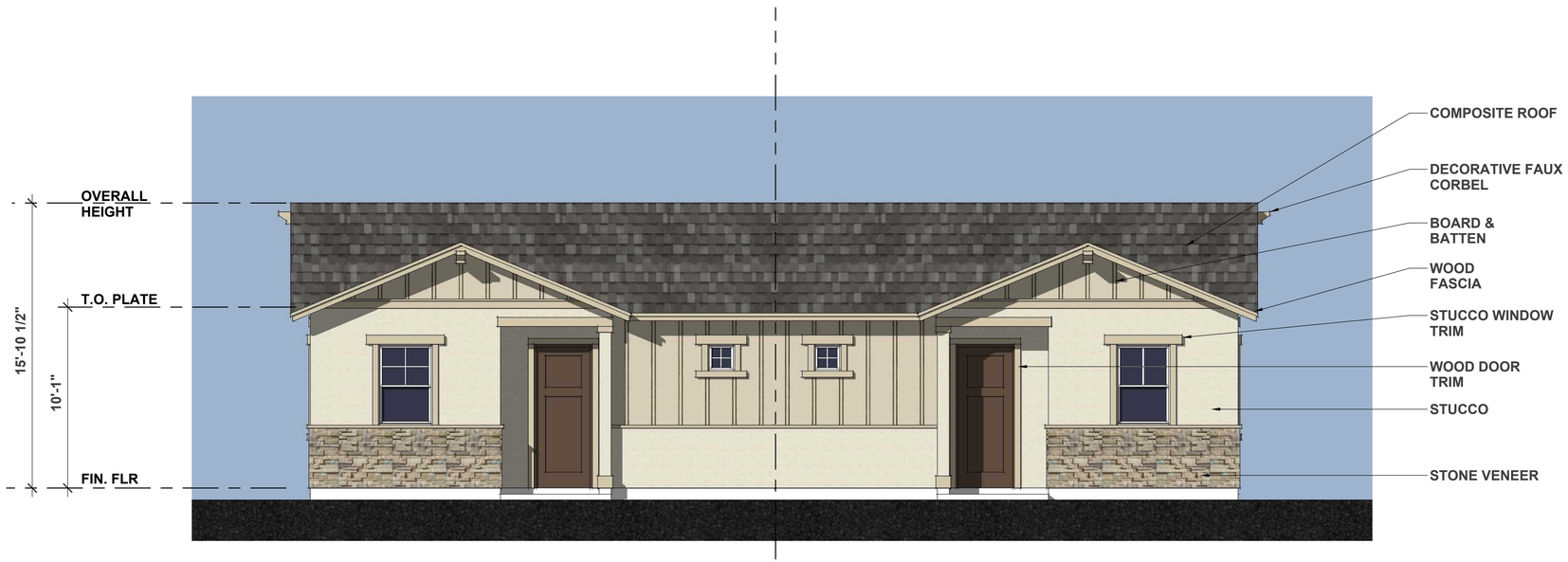


REAR ELEVATION

1/8" = 1'-0"

RIGHT ELEVATION

1/8" = 1'-0"



FRONT ELEVATION Color Scheme 1

1/4" = 1'-0"

Homes by Towne
Rancho Cordova, CA

UNIT 1 DUPLEX

ESTIA - SIERRA VISTA
Roseville, CA

A2.1

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LEFT ELEVATION

1/8" = 1'-0"

REAR ELEVATION

1/8" = 1'-0"

RIGHT ELEVATION

1/8" = 1'-0"

FRONT ELEVATION Color Scheme 2

1/4" = 1'-0"

Homes by Towne

Rancho Cordova, CA

UNIT 2

ESTIA - SIERRA VISTA

Roseville, CA

A3.1

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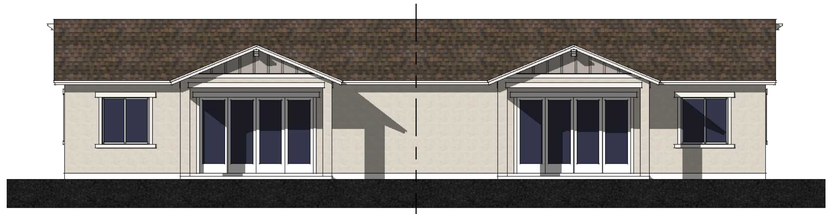
LEFT ELEVATION

1/8" = 1'-0"

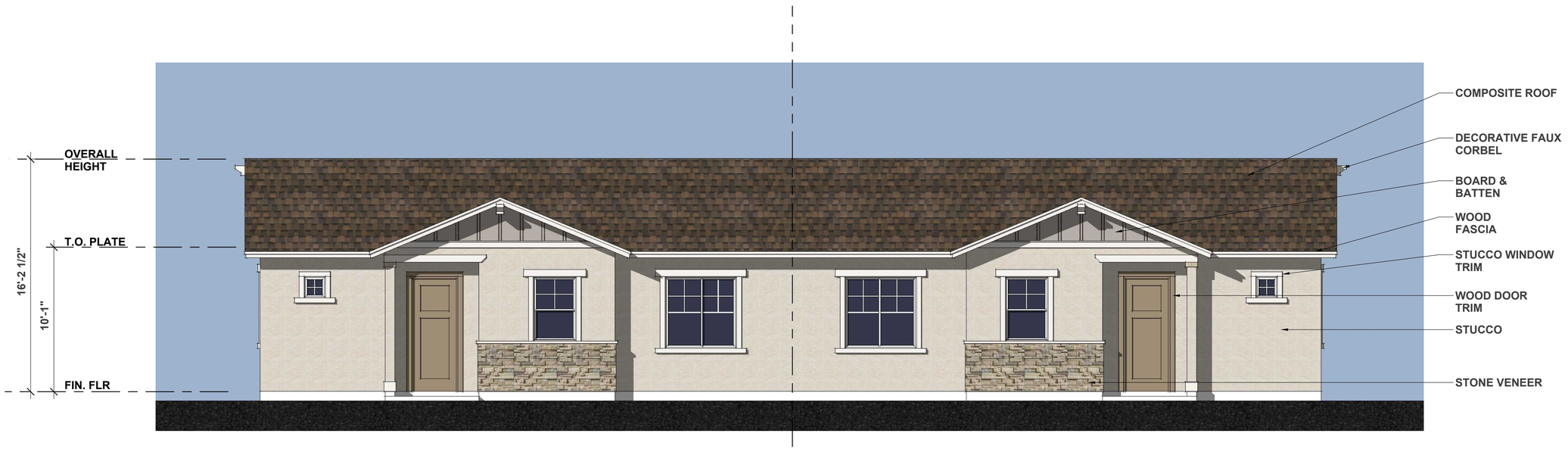


REAR ELEVATION

1/8" = 1'-0"

RIGHT ELEVATION

1/8" = 1'-0"



FRONT ELEVATION Color Scheme 2

1/4" = 1'-0"

Homes by Towne

Rancho Cordova, CA

UNIT 2 DUPLEX

ESTIA - SIERRA VISTA

Roseville, CA

A4.1

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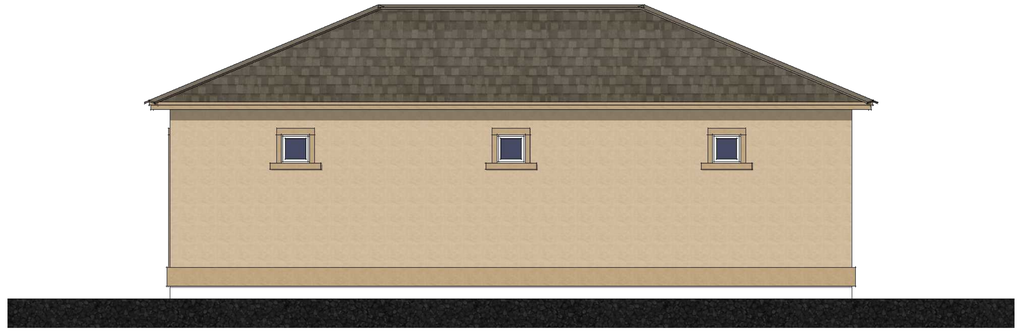
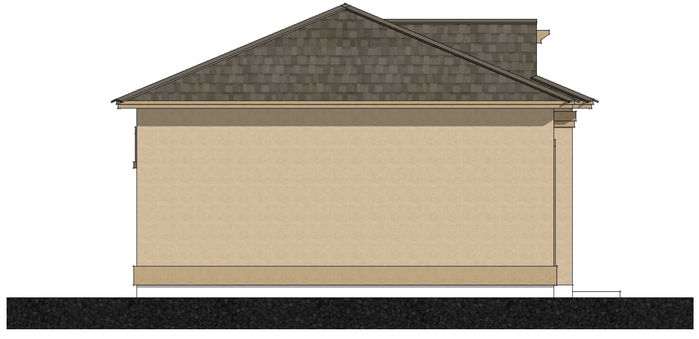


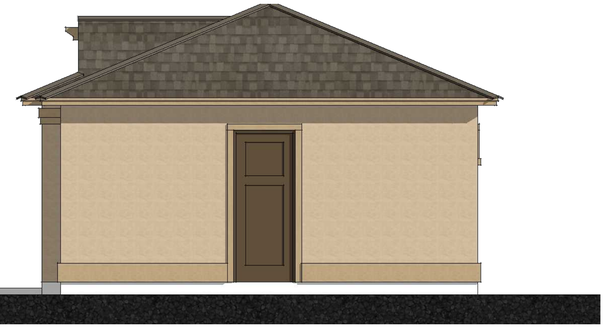
REAR ELEVATION

1/8" = 1'-0"



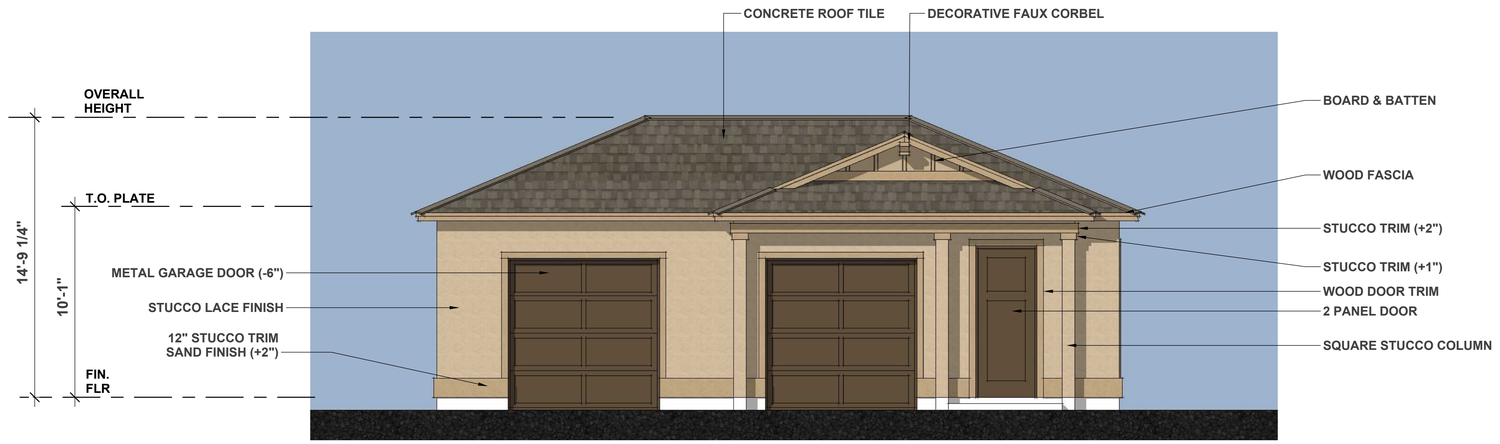
LEFT ELEVATION

1/8" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"



FRONT ELEVATION Color Scheme 5

1/4" = 1'-0"

MAINTENANCE BUILDING

Homes by Towne®
Rancho Cordova, CA

ESTIA - SIERRA VISTA
Roseville, CA

A6.1

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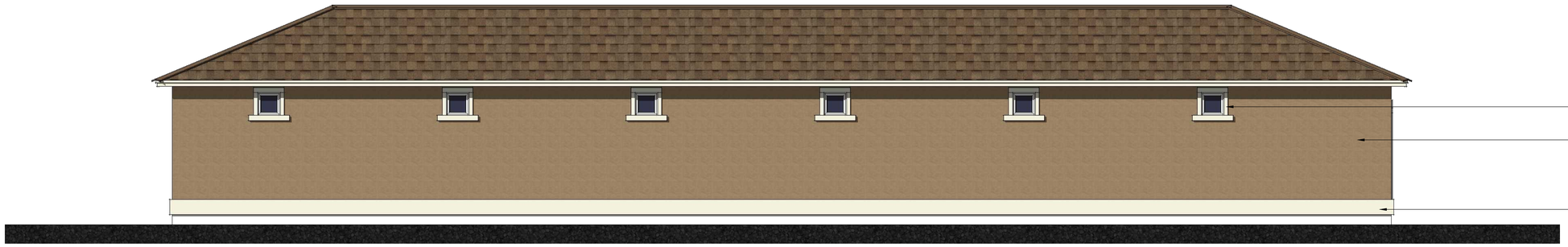
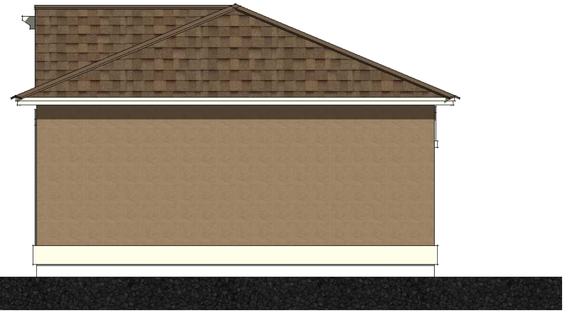


REAR ELEVATION

1/8" = 1'-0"

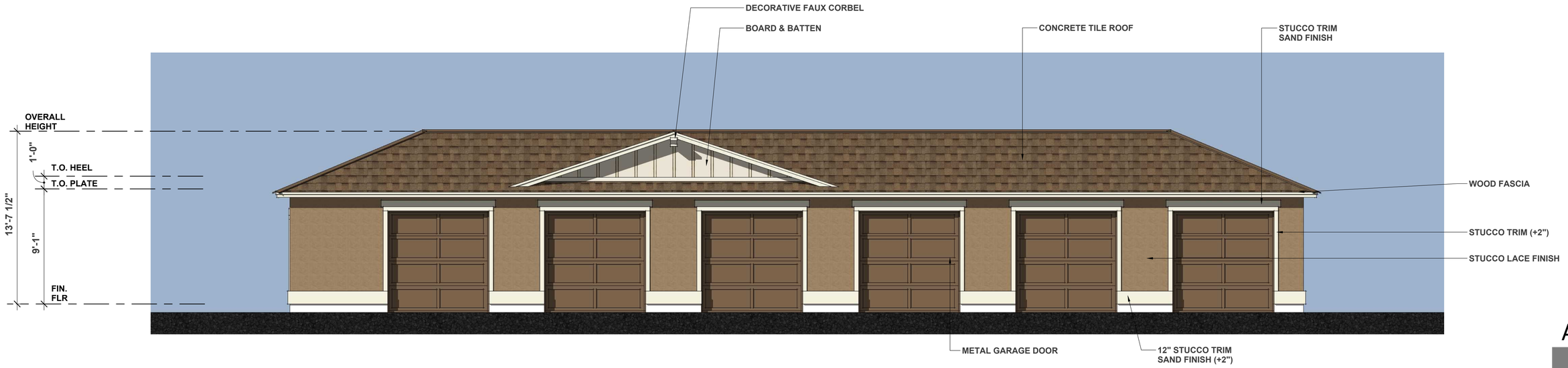
LEFT ELEVATION

1/8" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"



FRONT ELEVATION Color Scheme 4

1/4" = 1'-0"

Homes by Towne

Rancho Cordova, CA

GARAGE A WITH STORAGE

ESTIA - SIERRA VISTA

Roseville, CA

A5.1

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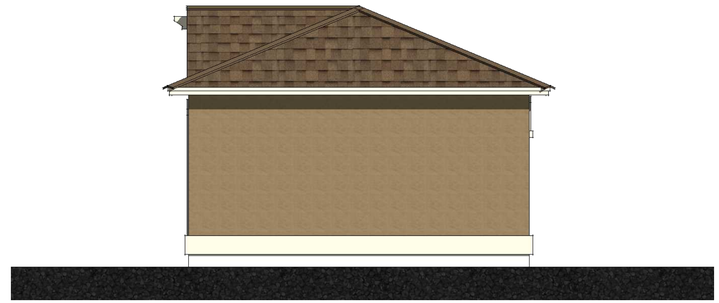
REAR ELEVATION

1/8" = 1'-0"

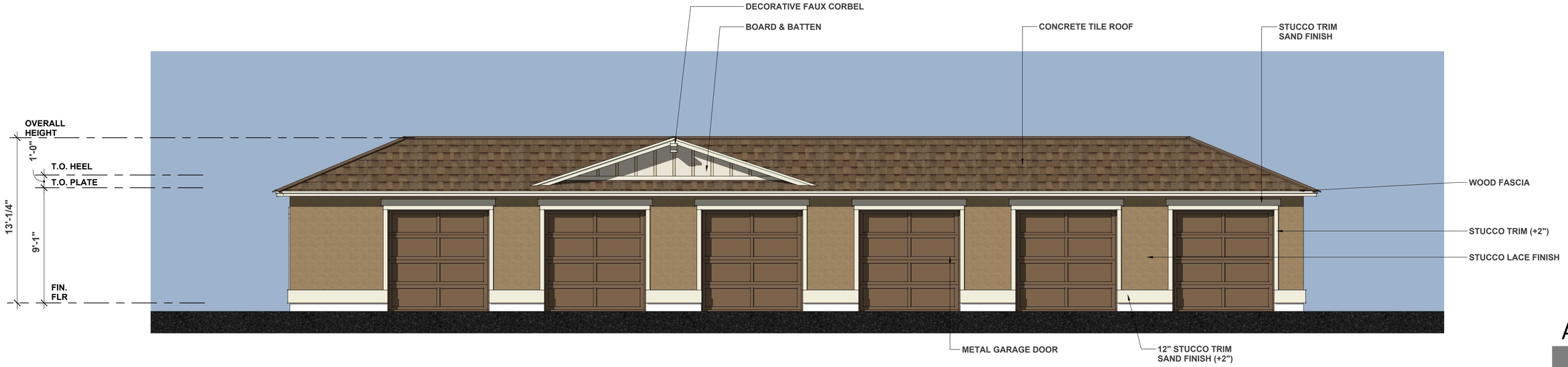
LEFT ELEVATION

1/8" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"



FRONT ELEVATION Color Scheme 4

1/4" = 1'-0"

Homes by Towne

Rancho Cordova, CA

GARAGE B WITH STORAGE

ESTIA - SIERRA VISTA

Roseville, CA

A5.2

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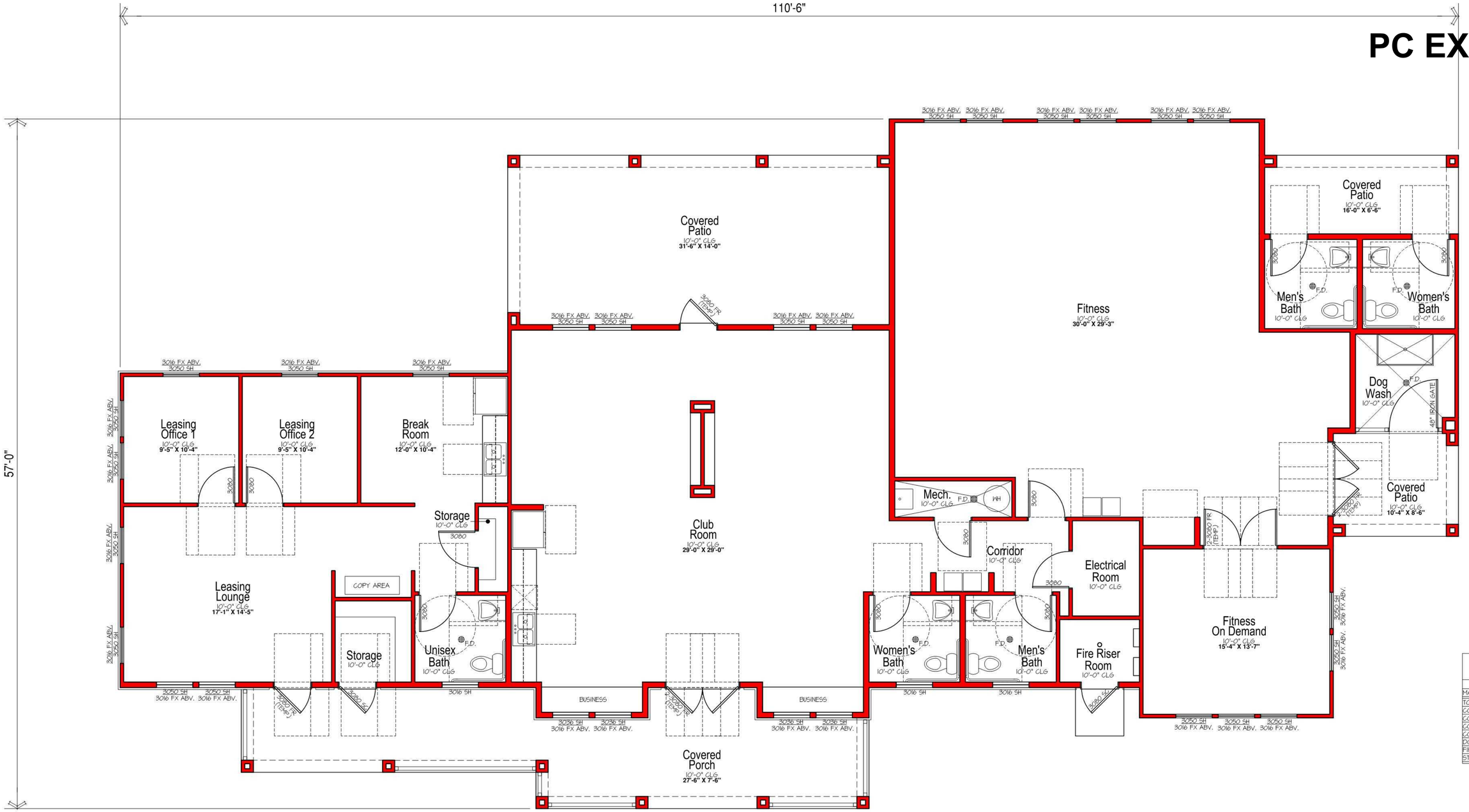
PC EXHIBIT I



SQUARE FOOTAGES	Elevation A
MAIN FLOOR LIVING	3551
TOTAL LIVING	3551
COVERED PORCH	349
COVERED PATIO	441
COVERED PATIO	104
COVERED PATIO	88
DOG WASH	70
FIRE RISER ROOM	37
STORAGE	45

Main Floor Plan

3,551 sf

Scale 1/4" = 1'-0"

Community Center - 3,551 sf

Homes by Towne
Rancho Cordova, CA

ESTIA - SIERRA VISTA
Roseville, CA

A1.0

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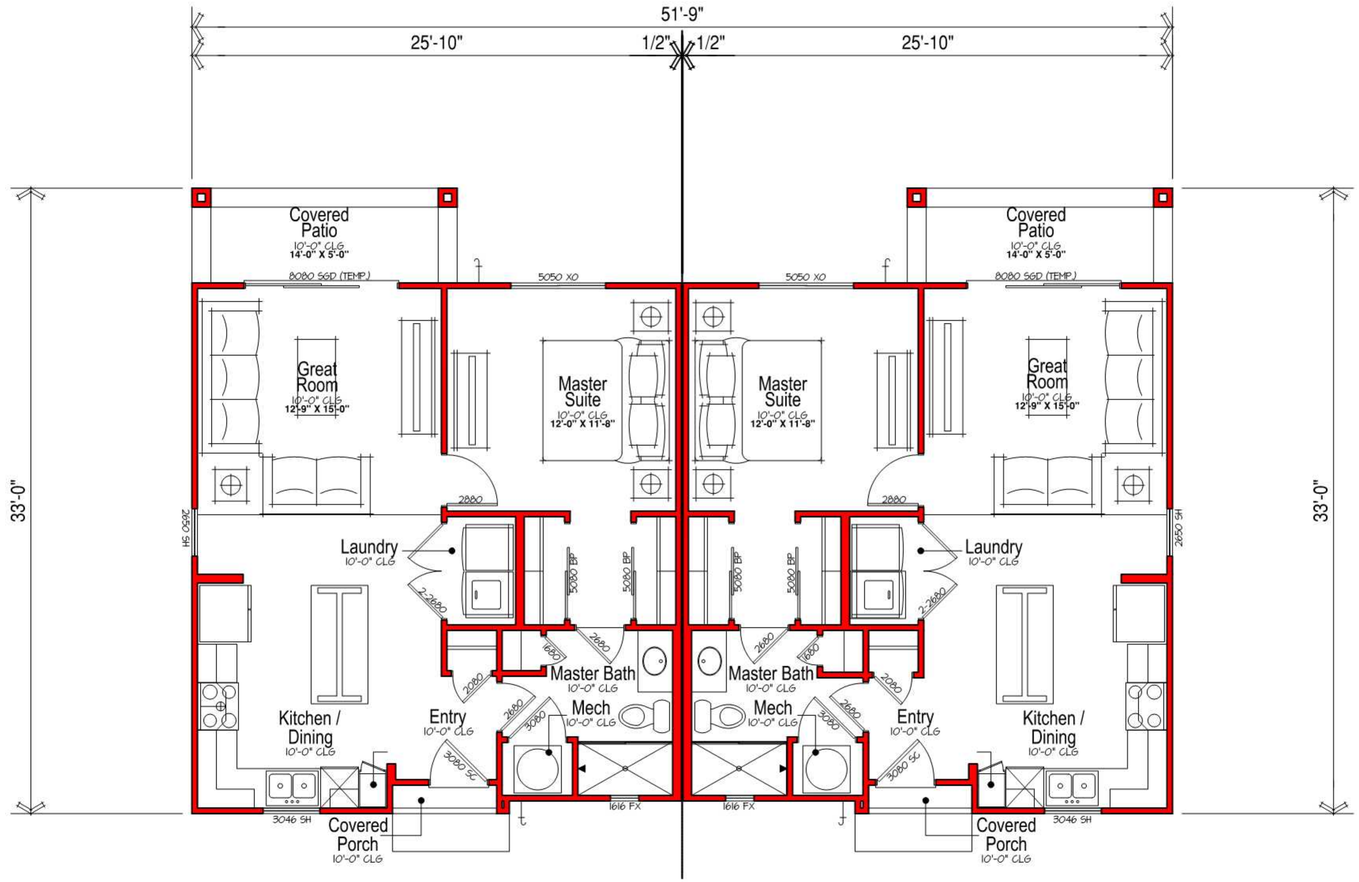
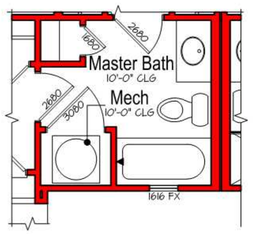
October 20, 2021 | SF000000.00





SQUARE FOOTAGES	
	Elevation A
MAIN FLOOR LIVING	709
TOTAL LIVING	709
COVERED PORCH	0
COVERED PATIO	70

Main Assembly Plan

Scale 1/4" = 1'-0"

Opt. Tub I.L.O Shower @ Master Bath

Partial Main Floor Plan - Reversed

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

Unit 1 Duplex - 709 sf

A2.0

Homes by Towne®
Rancho Cordova, CA

ESTIA - SIERRA VISTA
Roseville, CA

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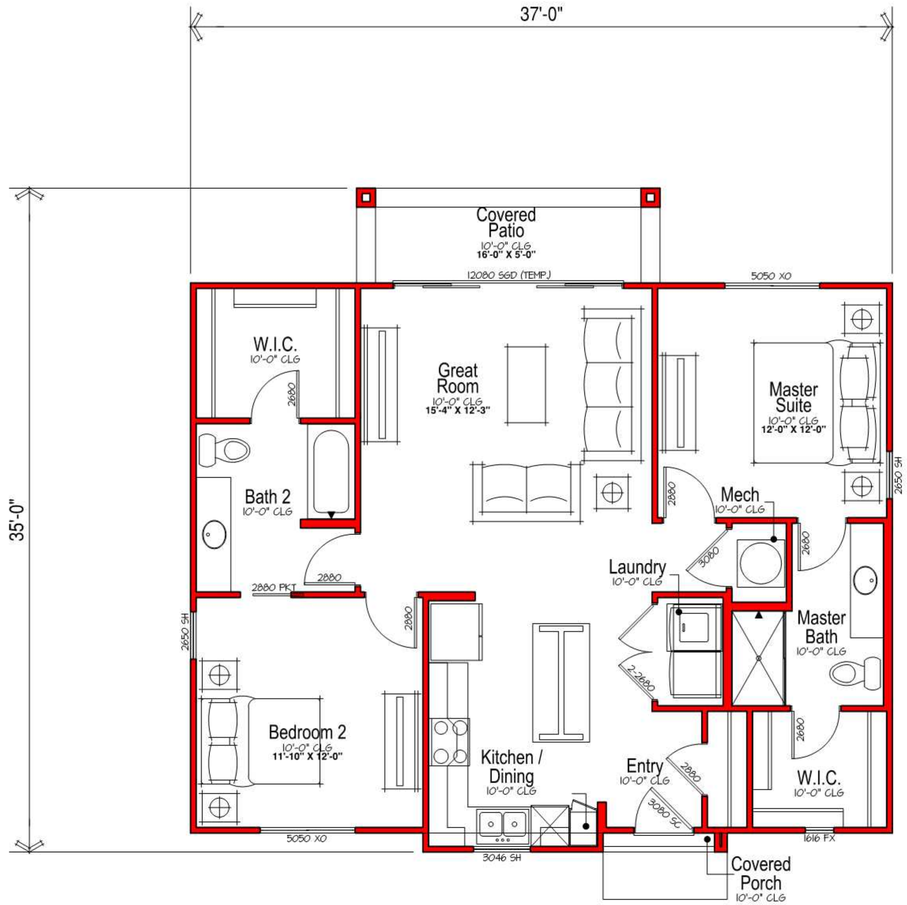

SQUARE FOOTAGES	
	Elevation A
MAIN FLOOR LIVING	1083
TOTAL LIVING	1083
COVERED PORCH	6
COVERED PATIO	80

Main Floor Plan

1,083 sf

Scale 1/4" = 1'-0"

Unit 2 - 1,083 sf

Homes by Towne
Rancho Cordova, CA

ESTIA - SIERRA VISTA
Roseville, CA

A3.0

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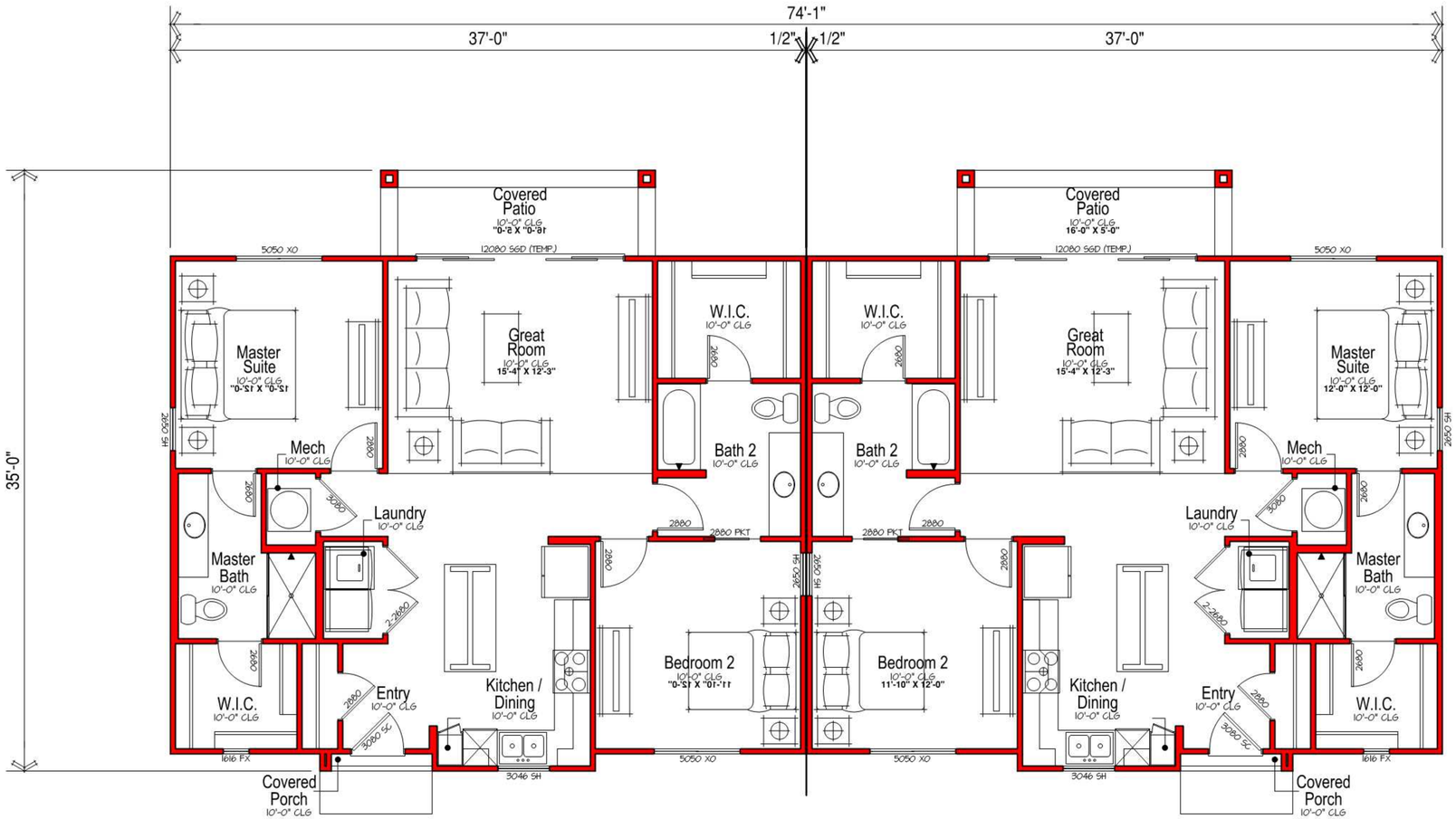
December 10, 2021 | SR210295.00



SQUARE FOOTAGES	
	Elevation A
MAIN FLOOR LIVING	1083
TOTAL LIVING	**1083**
COVERED PORCH	6
COVERED PATIO	80

Main Assembly Plan

Scale 1/4" = 1'-0"

Unit 2 Duplex - 1,083 sf

Homes by Towne
Rancho Cordova, CA

ESTIA - SIERRA VISTA
Roseville, CA

A4.0

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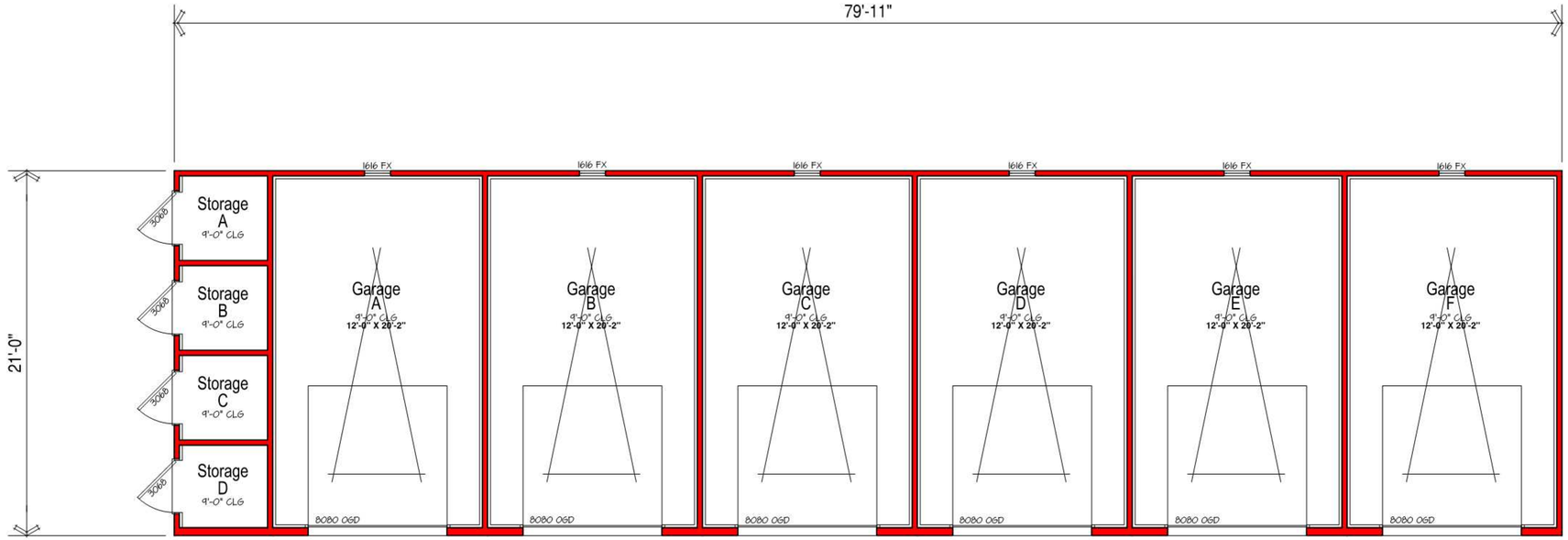
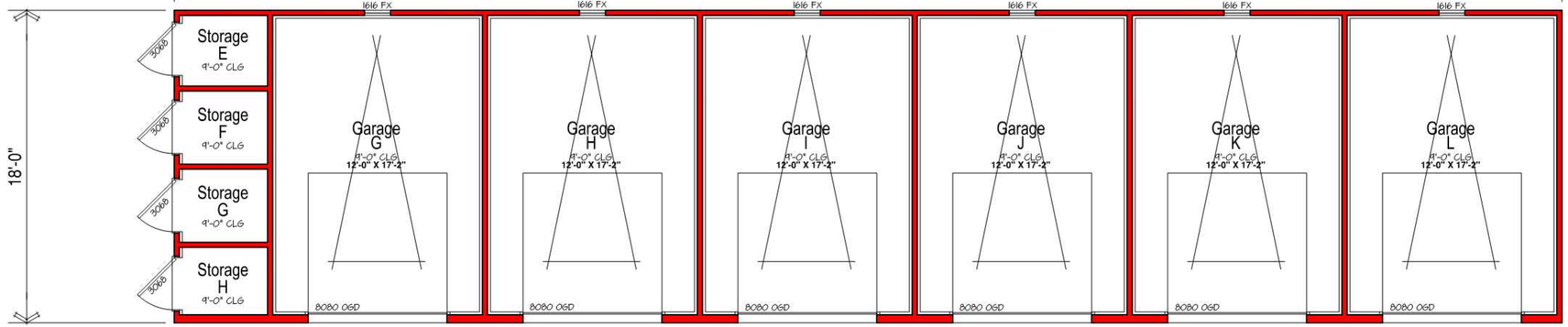
December 10, 2021 | SR210295.00



Main Floor Plan - A

1,678 sf



Main Floor Plan - B

1,439 sf

SQUARE FOOTAGES	Elevation A
GARAGE A-F	1565
STORAGE A-D	113
TOTAL	**1678**
GARAGE G-L	1342
STORAGE E-H	97
TOTAL	**1439**

Garage / Storage - 1,678 sf/1,439 sf

Homes by Towne
Rancho Cordova, CA

ESTIA - SIERRA VISTA
Roseville, CA

A5.0

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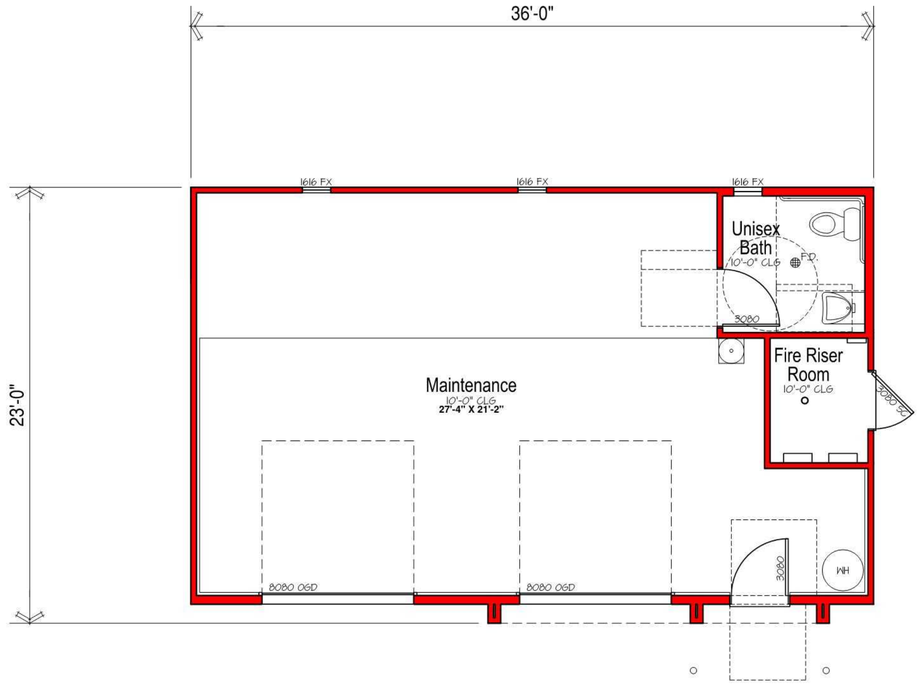
October 20, 2021 | SR210295.00



SQUARE FOOTAGES	
	Elevation A
MAINTENANCE	645
UNISEX BATH	61
FIRE RISER ROOM	38
TOTAL	744

Main Floor Plan

794 sf

Scale 1/4" = 1'-0"

Maintenance - 794 sf

A6.0

Homes by Towne
Rancho Cordova, CA

ESTIA - SIERRA VISTA
Roseville, CA

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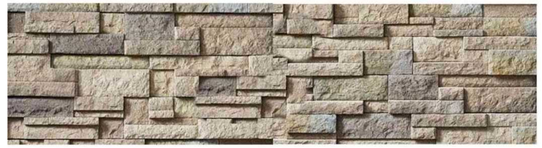
PC EXHIBIT J

DRIFTWOOD		DUAL BROWN		HARVARD SLATE	
TRAIL DUST	BODY 2	WARM GRAY FLANNEL	BODY 2	COBBLESTONE STREET	BODY 2
ALABASTER BEAUTY	BODY 1	POLISHED LIMESTONE	BODY 1	NACRE	BODY 1
TRAIL DUST	TRIM	PEARLY WHITE	TRIM	TUNGSTEN	TRIM
DARK TAVERN	DOOR	RUSTIC HACIENDA	DOOR	AMERICANO	DOOR
COLOR PALETTE		COLOR PALETTE		COLOR PALETTE	
1		2		3	

WEATHERWOOD		EARTHTONE CEDAR	ROOF		
STICKS AND STONES	BODY 2	GRASS SKIRT	BODY 2		
BIRD'S NEST	BODY 1	EARTHLY PLEASURES	BODY 1		
STICKS AND STONES	TRIM	PEARLY SWIRLY	TRIM		
OAK PLANK	DOOR	WOODWARD PARK	DOOR		
COLOR PALETTE		COLOR PALETTE			
4		5			

NOTES:

PAINT - KELLY MOORE
ROOF TILE - BORAL - SAXONY 900 SLATE
ROOF SHINGLE - IKO CAMBRIDGE SERIES
STONE - CULTURED STONE - ROUGHCUT SERIES



CLUBHOUSE WATERTABLE STACKED STONE

DOOR REFER TO REGULAR DOORS AS WELL AS GARAGE DOORS UNLESS NOTED OTHERWISE

Homes by Towne
Rancho Cordova, CA

EXTERIOR PAINT AND MATERIALS

ESTIA - SIERRA VISTA
Roseville, CA

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January 10, 2022 | SR210295.00

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PC EXHIBIT K

Class 1 Trail as per Sierra Vista Specific Plan

CURRY CREEK

Open Space Preserve

Two Bedroom Single Story Apartment

Water Management

One Bedroom Single Story Apartment

Dog Park

Class 1 Trail as per Sierra Vista Specific Plan

FUTURE PARK

Access

Gate

Waste Management

Private Road

6' Black Tube Steel Perimeter Fence Along Curry Creek Open Space Preserve and Future Park on Eastern Perimeter. Interface with Future Commercial to be Determined

Open Space Preserve

Open Turf

Patio

Patio

Pool

Clubhouse

Open Space Preserve

CURRY CREEK

Maintenance

Potential Tenant Parking

Gate

Gate

Waste Management

Private Road

FUTURE RETAIL

Potential Future Connection

Potential Future Connection

FUTURE RETAIL

FUTURE ROAD

BASELINE ROAD

Legend:

Trees

- ShadeTree
- Accent ShadeTree
- Small Shade Tree
- Accent Tree
- Edge Shade Trees
- Entry Accent Tree

Shrubs/Groundcovers

- Perimeter Edge
- Interior Accent
- Recreation Hardscape

Concept Plant Pallette

A suggested plant pallette is provided below. Water use has been derived from a review of the University of California WUCOLS IV database whereas the potential use of each plant corresponds with the Legend found on the right side of this plan. This list is not all inclusive and will be used, modified and refined during the preparation of detailed plans associated with building permits. The list is only intended to show the intent of the plan to meet City of Roseville guidelines for design and water use.

Botanical Name	Common Name	Water Use	Potential Use	Size
TREES				
Pistacia chinensis (D)	Chinese Pistache	Low	Shade Tree	15 gal
Acer rubrum (D)	Red Maple	Mod	Shade Tree, Edge	15 gal
Zelkova serrata (D)	Elm 'Summer Sprite'	Mod	Small Shade Tree	15 gal
Gingko biloba (D)	Maidenhair Tree	Mod	Accent Shade Tree, Edge	15 gal
Gleditsia triacanthos (D)	Honey locust	Low	Accent Shade Tree	15 gal
Acacia melanoxylon (E)	Blackwood Acacia	Low	Accent Shade Tree	15 gal
Quercus lobata (E)	Valley Oak	Low	Edge Shade Tree	15 gal
Schinus molle (E)	California Pepper	Low	Edge Shade Trees	15 gal
Washingtonia robusta (E)	Mexican Fan Palm	Low	Entry Accent	15 gal
Magnolia grandiflora Drawf (E)	Southern Magnolia	Low	Small Shade Tree	15 gal
Podocarpus gracilior (E)	Fern Pine	Low	Small Shade Tree	15 gal
Cedrus deodara (E)	Deodar	Low	Edge Shade Tree	15 gal
Prunus cericifera (D)	Cherry Plum	Low	Small Shade Tree, Accent	15 gal
SHRUBS				
Prunus caroliniana (E)	Carolina Cherry Laurel	Low	Perimeter, Screen	15 gal
Ceanothus 'Concha" (E)	'Concha' Ceanothus	Low	Perimeter, Interior Foundation	1 gal
Pittosporum crassifolium (E)	Evergreen Pittosporum	Mod	Interior Foundation	5 gal
Rhaphiolepis umbellata (E)	Yeddo Hawthorn	Low	Interior Foundation, Featured	5 gal
Pyracantha spp. (E)	Firethorn	Low	Interior Featured	1 gal
Nandina domestica (E)	Heavenly Bamboo	Low	Interior Featured	5 gal
Myrtus communis (E)	True Myrtle	Low	Perimeter, Interior Foundation	15 gal
Ligustrum ovalifolium (D)	California Privet	Low	Perimeter, Interior Foundation	15 gal
Lavandula spp. (E)	Lavender	Low	Interior Featured	5 gal
Keckiella antirrhinoides (E)	Yellow Penstemon	Low	Interior Featured	1 gal
Grevillea spp. (E)	Grevillea	Low	Interior Featured	5 gal
Berberis aquifolium (E)	Oregon Grape	Low	Interior Featured	5 gal
Rosa 'Radcon' (E)	Pink Knock Out Rose	Low	Interior Featured	5 gal
Cotoneaster spp. (E)	Cotoneaster	Low	Interior Featured	5 gal
Euonymus japonicus (E)	Japanese Euonymus	Low	Perimeter	5gal
Rosmarinus officinalis (E)	Rosemary	Low	Interior Foundation, Featured	5 gal
Perovskia spp. (P)	Russian Sage	Low	Interior Featured	5 gal
GROUND COVERS				
Coprosma x kirkii (E)	Creeping Coprosma	Low	Interior, Accent	1 gal
Teucrium chamaedrys (E)	Germander	Low	Interior, Accent	1 gal
Arctostaphylos hookeri (E)	Wayside Manzanita	Low	Interior, Screen	1 gal
Rosmarinus cvs. (E)	Trailing Rosemary	Low	Interior, Accent	1 gal
Salvia leucophylla (E)	Purple Sage	Low	Interior, Accent	1 gal
Romneya coulteri (P)	Matilija Poppy	Very Low	Interior, Accent	1 gal
Lupinus excubitus (P)	Grape Soda Lupine	Very Low	Interior, Accent	1 gal
Mimulus aurantiacus (P)	Sticky Monkey Flower	Low	Interior, Screen	1 gal
Acacia redolens (E)	Prostrate Acacia	Very Low	Interior, Screen	1 gal
Bougainvillea spp. (E)	Bougainvillea	Low	Interior, Accent	1 gal
Ceanothus thysiflorus (E)	Highlight Ceanothus	Low	Interior, Screen	1 gal
Bracteantha cvs. (P)	Strawflower	Low	Interior, Accent	1 gal
Saponaria x lempergi (P)	Hybrid Soapwort	Low	Interior, Accent	1 gal
Vinca major (E)	Periwinkle	Low	Interior, Accent	1 gal
Ajuga reptans (E)	Carpet Bugle	Low	Interior, Accent, Entry	1 gal
Bouteloua gracilis	UC Verde Buffalo Grass	Low	Dog Park, Selected	Sod

Shade Calculations

Tree Type	Tree Count	Percentage Shade	Shaded Area	Total
Shade	28	100	962	26,936
Shade	20	75	722	14,440
Shade	70	50	481	33,367
Shade	7	25	241	1,687
Entry Accent	15	75	191	2,865
	140			79,295

Total Paved Area (SF)	154,473
Total Shade Required (50%)	77,237
Total Shade Provided (SF)	79,295
Total Percent Shade Provided	51%

Area calculations are represented in square feet. Calculation symbols are specified as full coverage (F), three quarter coverage, half coverage (H) and quarter coverage (Q).

Landscape Concept Plan

ESTIA SIERRA VISTA Roseville, CA

0 20 40 80

Scale: 1:40

February 2022

Original Sheet Size of 42" X 36"

North

Homes by Towne

TCS PLANNING | DESIGN PROJECT MANAGEMENT