



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:	<p>The Project as originally proposed and analyzed in the previously certified EIR includes the following components:</p> <ul style="list-style-type: none"> • 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. <p>Proposed modifications to the Project and previously adopted EIR include the following:</p> <ul style="list-style-type: none"> • 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. <p>See below for more detail.</p>
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-acre 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 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)).

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 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
e) 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:					

<p>a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?</p>	<p>Question deleted; see Utilities and Services Systems question c.</p>				
<p>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?</p>	<p>Not Applicable</p>				
<p>e) 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?</p>	<p>Question deleted; see updated Utilities and Service Systems question a.</p>				
<p>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?</p>	<p>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</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>MM 4.12 1-1</p>
<p>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?</p>	<p>Not Applicable</p>				
<p>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?</p>	<p>Not Applicable</p>				
<p>e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?</p>	<p>Not Applicable</p>				

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

<p>c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p>	<p>See EIR Section 4.12.1 (Public Utilities Water)</p> <p>See also “Utilities and Service Systems” and “Purpose and Scope of Addendum” above.</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>See also “Utilities and Service Systems” and “Purpose and Scope of Addendum” above</p>
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2018 CEQA Checklist Update

<p>a) Does the project have the potential to <u>substantially</u> 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, <u>substantially</u> 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?</p>	<p>See above.</p>
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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



**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	<p>The Project as originally proposed and analyzed in the previously certified EIR includes the following components:</p> <ul style="list-style-type: none"> • 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. <p>Proposed modifications to the Project and previously adopted EIR include the following:</p> <ul style="list-style-type: none"> • 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) <p>See below for more detail.</p>
Project Applicant:	Brookfield Residential / Amoruso Family Trust
Property Owner:	<ul style="list-style-type: none"> • 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.

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- 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.

CHECKLIST

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
e) 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				
<p>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.</p> <p>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</p>					

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

<p>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?</p>	Not Applicable				
<p>f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?</p>	Not Applicable				
<p>g) Comply with federal, state, and local statutes and regulations related to solid waste?</p>	Not Applicable				
<p>2018 CEQA Checklist Update:</p>					
<p>a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?</p>	Question deleted; see Utilities and Service Systems question c.				
<p>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?</p>	Not Applicable				
<p>e) 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?</p>	Question deleted; see updated Utilities and Service Systems question a.				
<p>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?</p>	<p>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</p>	No	No	No	MM 4.12.1-1

<p>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?</p>	<p>Not Applicable</p>
<p>d f) <u>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?</u></p>	<p>Not Applicable</p>
<p>e g) Comply with federal, state, and local <u>management and reduction</u> statutes and regulations related to solid waste?</p>	<p>Not Applicable</p>

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 <u>substantially</u> 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, <u>substantially</u> 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:

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

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

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.

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

Addendum Prepared by:

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	239.34 219.0 5	34.47 31.55%	1252 1099 1136	4438.88 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	3837.13 86	5.459%	873	30.88%
Community Commercial - Village District	CMU-SA (Commercial Mixed-Use - Special Area)	27.2712	3.9391%	159	5.62%
Community Commercial	CC (Community Commercial)	23.8571	3.4341%		
Open Space	OS	144.19 144.5 9	20.7683%		
Open Space (Paseos)	OS	1010.74 95	1.5558%		
Parks & Recreation	PR	22.4419	3.1920%		
Public / Quasi Public	P/QP (Fire Station)	3.02 2.95	0.4342%		
	P/QP (Water Facilities)	1.35	0.1921%		
	P/QP (Lift Station A)	0.28	0.04%		
	P/QP (Lift Station B)	0.85	0.12%		
	P/QP (School)	9.6259	1.3938%		
	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		101.24 102.5 7	14.5877%		
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	6870	3.4247
AR-2	LDR	RS	24.9671	97101	3.894.09
AR-3	LDR	RS	27.2526	8084	2.943.08
AR-4	LDR	RS	7.2119	4131	5.704.30
AR-5	LDR	RS	2.7639	1710	6.164.19
AR-6	LDR	RS	4.985.37	3425	6.834.66
AR-7	LDR	RS	3.1712	1819	5.686.09
AR-8	LDR	RS	8.1944	5256	6.356.63
AR-9	LDR	RS	6.2226	4042	6.436.70
AR-10	MDR	RS	10.6953	138	12.9113.10
AR-11	LDR	RS	8.4024	5538	6.554.61
AR-12	LDR	RS	3.3813	2116	6.215.11
AR-13	LDR	RS	6.085.39	4030	6.585.57
AR-14	LDR	RS	7.0544	4550	6.386.72
AR-15	LDR	RS	6.947.43	4549	6.486.59
AR-16	LDR	RS	6.8456	4345	6.5586
AR-17	LDR	RS	3.5662	2424	6.7462
AR-18	LDR	RS	5.0511	3133	6.146.45
AR-19	HDR	R3	9.3433	230	24.6364
AR-21	LDR MDR	RS	2.3505	1315	5537.33
AR-22	LDR	RS	4.346.05	2832	6.455.29
AR-23	LDR	RS	2.9375	19	6.4891
AR-24	LDR	RS	2.50	1312	5.204.79
AR-25	LDR MDR	RS	4.625.29	2838	6.067.18
AR-26	LDR	RS	9.7026	5548	5.67.18
AR-27	LDR	RS	2.4040	15	6.256.25
AR-28	MDR	RS	10.3217	129	12.5069
AR-30	LDR	RS	3.332.89	2313	6.914.50
AR-31	LDR	RS	4.40	27	6.1413
AR-32	LDR MDR	RS	7.7278	5058	6.487.45
AR-33	MDR	RS	5.3014	6142	11.518.17
AR-34	LDR	RS	3.8221	1914	4.974.37
AR-35	LDR	RS	4.5882	2420	5.244.15
AR-36	HDR	R3	7.5554	113	14.98
AR-37	LDR MDR	RS	5.054.96	2539	5.007.86
AR-38	HDR	R3	15.2407	380	24.9825.21
AR-39	MDR	RS	7.3581	5466	7.358.45
AR-40	LDR	RS	13.5114.42	7181	5.265.62
AR-42	MDR	RS	8.377.53	6676	7.8910.10
AR-43	LDR	RS	13.6412.12	7882	5.726.76
AR-44	HDR	R3	6.035.91	150	24.8825.37
AR-45	MDR	RS	8.247.98	94	11.4111.78
AR-46	LDR	RS	2.562.38	13	5.085.47
AR-50	P/QP	P/QP	9.6259		
AR-51	CC-VC	CMU-SA	14.2415	91	
AR-52	CC-VC	CMU-SA	13.0612.97	68	
AR-53	CC	CC	23.8571		
AR-54	P/QP	P/QP	3.022.95		

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	10.4434		
AR-63	P/R	P/R	1.7271		
AR-64*	P/R	P/R	2.4256		
AR-66	P/R	P/R	3.042.86		
AR-67	P/R	P/R	2.02		
AR70	OS(Paseos)	OS	0.5857		
AR-71	OS(Paseos)	OS	0.335		
AR-72	OS(Paseos)	OS	0.9898		
AR-73	OS(Paseos)	OS	0.9897		
AR-74	OS(Paseos)	OS	0.6059		
AR-75	OS(Paseos)	OS	0.7684		
AR-76	OS(Paseos)	OS	0.3633		
AR-77	OS(Paseos)	OS	0.8594		
AR-78	OS(Paseos)	OS	0.4649		
AR-79	OS(Paseos)	OS	0.39		
AR-80	OS(Paseos)	OS	1.4016		
AR-81	OS(Paseos)	OS	1.4519		
AR-90	OS	OS	3.81		
AR-91	OS	OS	4.4516		
AR-92	OS	OS	28.70		
AR-93	OS	OS	2.763.10		
AR-94	OS	OS	2.30		
AR-95	OS	OS	2.713		
AR-96	OS	OS	2.3629		
AR-97	OS	OS	41.9268		
AR-98	OS	OS	7.8894		
AR-99	OS	OS	0.4950		
AR-100	OS	OS	1.22		
AR-101	OS	OS	0.9596		
AR-102	OS(Paseos)	OS	0.6564		
AR-103	OS(Paseos)	OS	0.6568		
AR-104	OS(Paseos)	OS	0.8885		
AR-105	OS	OS	37.9238.19		
AR-106	OS	OS	0.667		
AR-107	OS	OS	0.36		
AR-108	OS	OS	0.6462		
AR-109	OS	OS	0.77		
AR-111	OS	OS	0.19		
AR-112	OS	OS	1.053		
AR-113	OS	OS	1.8384		
AR-114	OS	OS	0.55		
AR-115	OS	OS	0.7273		
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.



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

Memorandum

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



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 of 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: Pump Station/Force Main Demand

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)

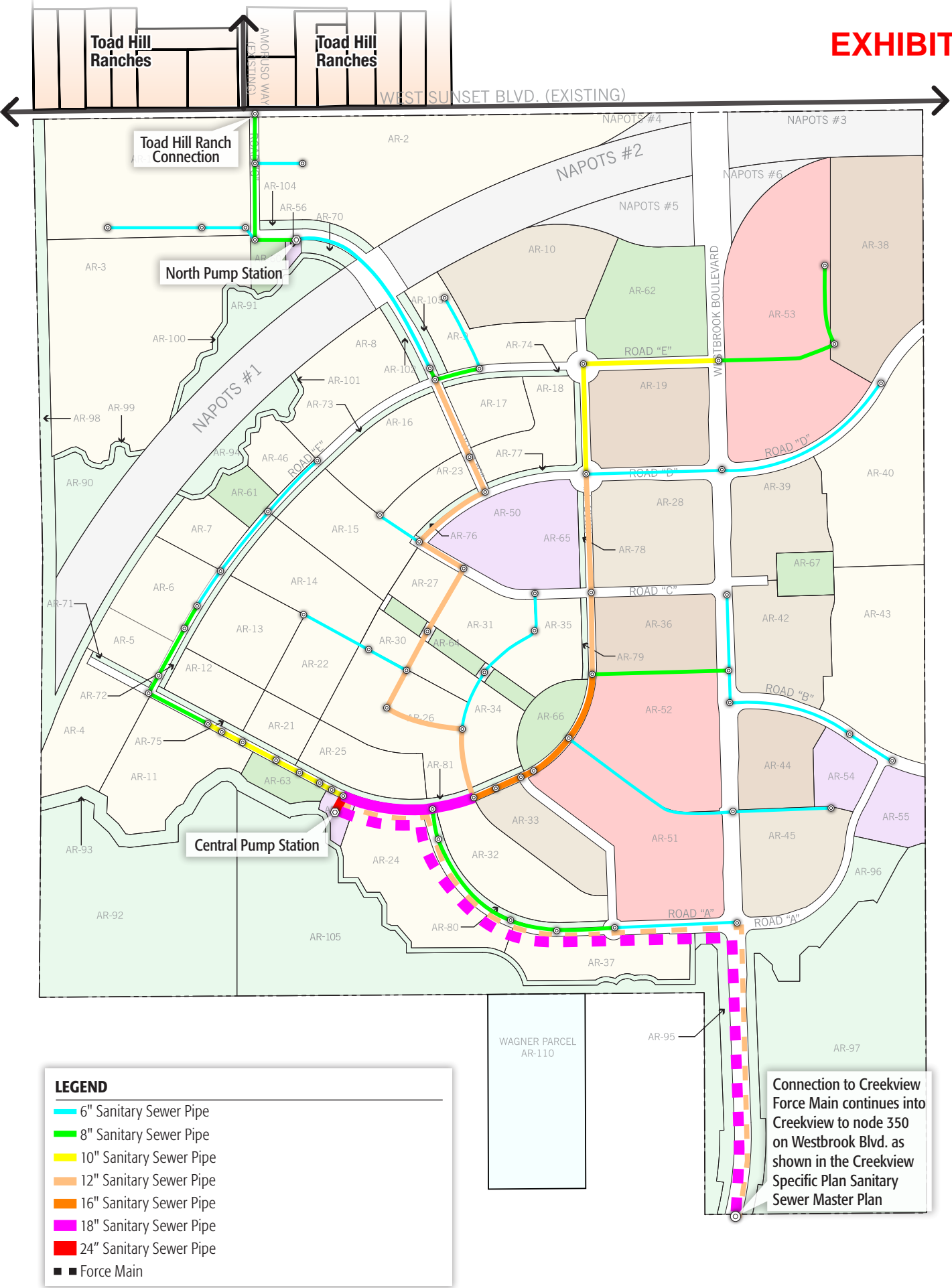
Peaking Factor (PF) = **2.36** (per Design Standards Section 9 Figure SS-1)

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.



LEGEND

- 6" Sanitary Sewer Pipe
- 8" Sanitary Sewer Pipe
- 10" Sanitary Sewer Pipe
- 12" Sanitary Sewer Pipe
- 16" Sanitary Sewer Pipe
- 18" Sanitary Sewer Pipe
- 24" Sanitary Sewer Pipe
- Force Main

Connection to Creekview Force Main continues into Creekview to node 350 on Westbrook Blvd. as shown in the Creekview Specific Plan Sanitary Sewer Master Plan

Figure 6: Amoruso Ranch (Wastewater System Pipe Network)

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

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

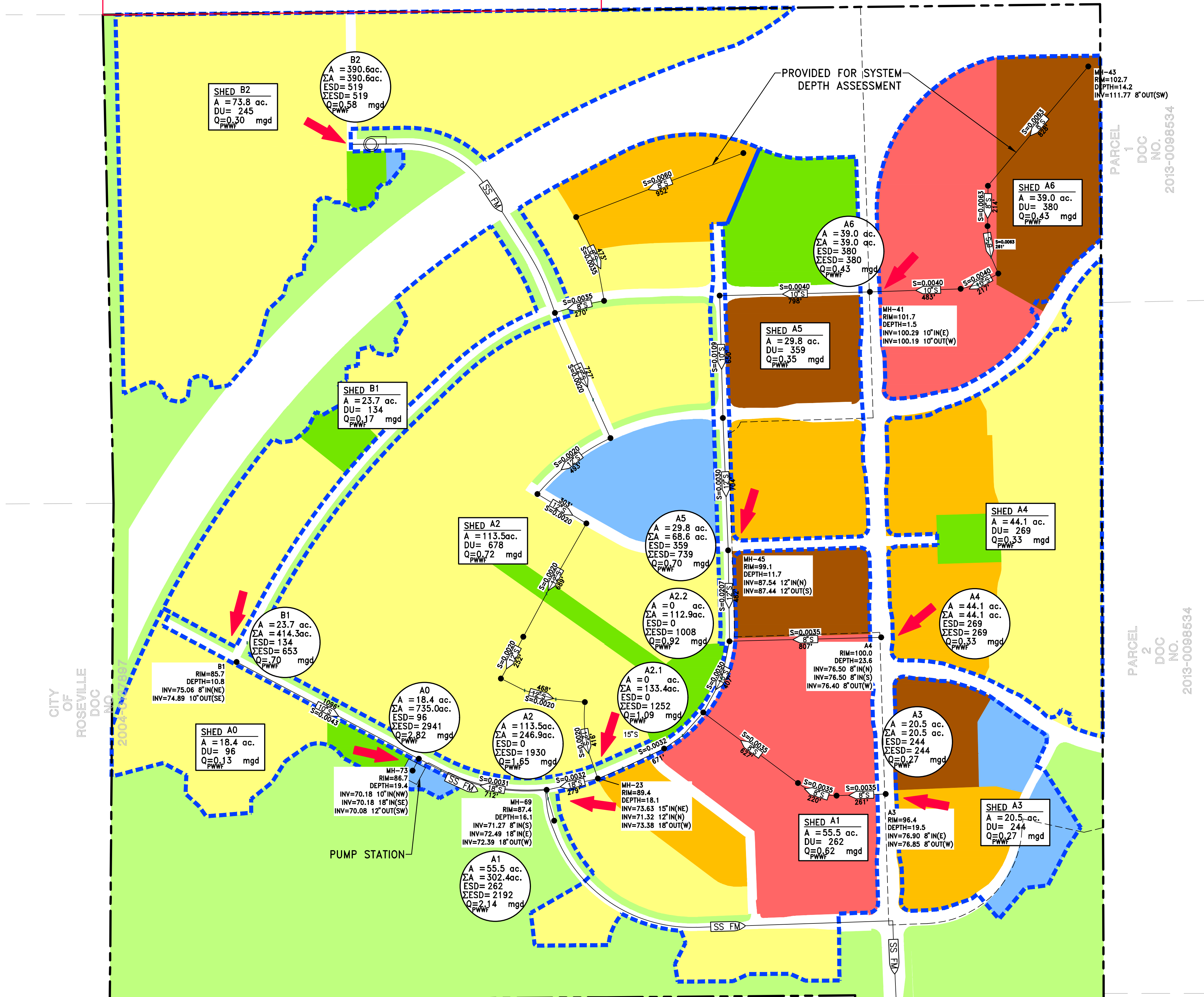
48

129

129

29
PM
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PM
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PARCEL 1
DOC NO. 2013-0098534

PARCEL 2
DOC NO. 2013-0098534

CITY OF ROSEVILLE
DOC NO. 2004-0137897

WESTPARK 5, LLC
DOC NO. 2014-0001728

DESIGNATED REMAINDER
DD MAPS 88

LEGEND

- 278' @ 8"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
- 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 → PEAK WET WEATHER FLOW (MGD)
- SHED B8 → SHED NUMBER
- A = 0.12 ac → SHED AREA
- ESD = 192.4 → SHED ESD
- Q = 0.17 mgd → SHED PEAK WET WEATHER FLOW (MGD)

LAND USE

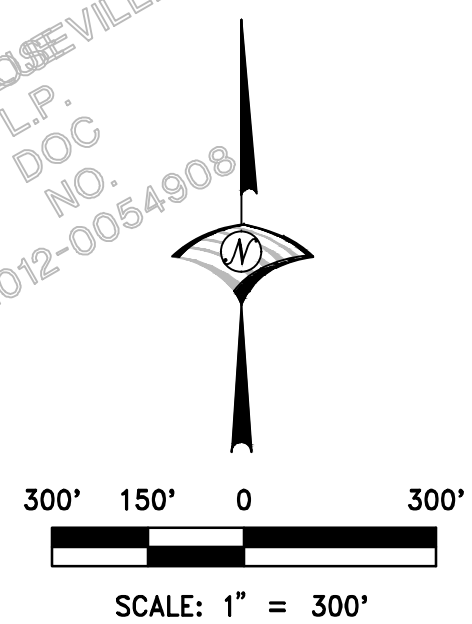
- LOW DENSITY RESIDENTIAL (LDR) (0.5-6.9 D.U./AC)
- MEDIUM DENSITY RESIDENTIAL (MDR) (7.0-12.9 D.U./AC)
- HIGH DENSITY RESIDENTIAL (HDR) (13.0-30.0 D.U./AC)
- COMMUNITY COMMERCIAL (CC)
- PUBLIC/QUASI PUBLIC (P/QP)
- PARKS AND RECREATION (P/R)
- OPEN SPACE (OS)
(PRESERVED OPEN SPACE/GENERAL OPEN SPACE/PASEOS)
- 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. LAND USE DATA OBTAINED FROM THE AMORUSO RANCH SPECIFIC PLAN (AMENDMENT), MARCH 2020.
- 2.

TO CREEKVIEW SUBDIVISION
GRAVITY SYSTEM

OAKS-BROOKFIELD, LP
DOC NO. 2012-0054908



**Amoruso Ranch
Preliminary Sewer Study - Demand**

Updated: 6/3/2021

US Node #	DS Node #	LDR & MDR		HDR		Commercial Development (acres)	Community Commercial - Village District (acres) ³	Public / Quasi Public (acres)	School (acres)	Parks (acres)	Total Shed		Culmulative Sheds		Average Flows, Q			Peak Flows, Q _p	
		(acres)	(DU) ²	(acres)	(DU) ²						(acres)	(DU) ²	(acres)	(DU) ²	(acres)	(DU)	Q _{AVG} (mgd)	Safety Factor	Factored Flow
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

**Amoruso Ranch
Revise Sewer Layout - Demand**

Updated: 8/17/2021

US Node #	DS Node #	LDR & MDR		HDR		Commercial Development (acres)	Community Commercial - Village District (acres) ³	Public / Quasi Public (acres)	School (acres)	Parks (acres)	Total Shed		Culmulative Sheds		Average Flows, Q			Peak Flows, Q _p		Pipe Data & Performance (@ Q _{PWWF} & Min Slope)										
		(acres)	(DU) ²	(acres)	(DU) ²						(acres)	(DU) ²	(acres)	(DU)	Q _{AVG} (mgd)	Safety Factor	Factored Flow	Peaking Factor	Q _{PWWF} (mgd)	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	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	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			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	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						
	A4	42.1	269							2.0		44.1	269	44.1	269	0.051	2	0.102	3.22	0.329	8"	0.0035	2.23	0.62						
	A3	8.1	94	5.9	150			6.5				20.5	244	20.5	244	0.042	2	0.083	3.29	0.274	8"	0.0035	2.13	0.56						
	A2.2													112.9	1008	0.175	2	0.351	2.61	0.915	15"	0.0030	2.72	0.44						
	A2.1													133.4	1252	0.217	2	0.434	2.51	1.087	15"	0.0032	2.92	0.48						
	A2	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	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	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													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														

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.

APPENDIX B

REVISED SEWER LAYOUT & DEMAND CALCULATIONS

REVISED SEWER LAYOUT

AMORUSO RANCH

BROOKFIELD

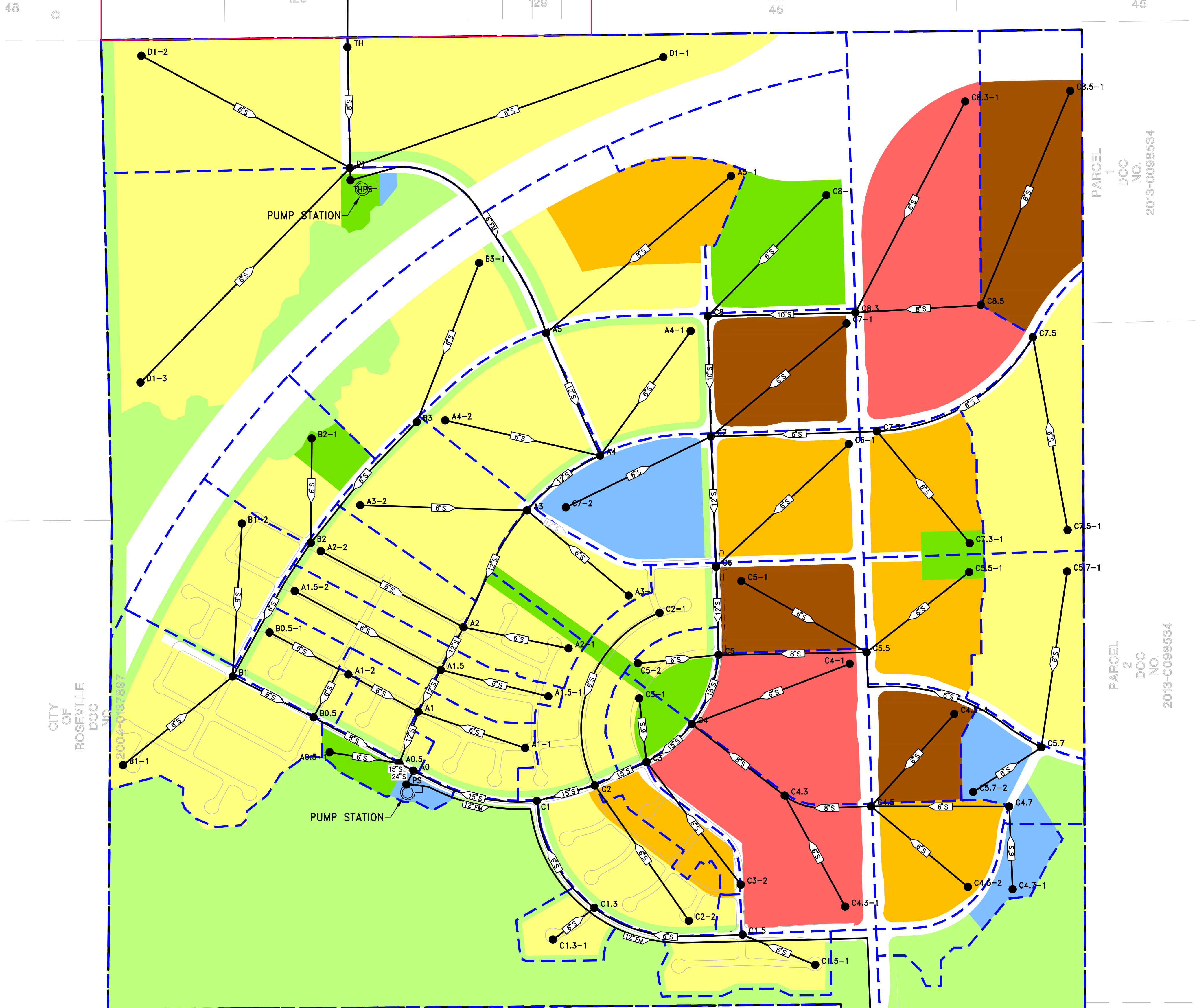
ROSEVILLE, CALIFORNIA

FEBRUARY 2022

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

PARCEL
29
PM
45

29
PM
45



LEGEND

- PROPOSED SEWER PIPE (INCHES)
- 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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- URBAN RESERVE (UR)
- MISC. ROADS
- NAPOTS (NOT A PART OF THIS SUBDIVISION)

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

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

SCALE: 1" = 300'

TO CREEKVIEW SUBDIVISION
GRAVITY SYSTEM

CITY OF ROSEVILLE
DOC NO. 2004-0137897

3980
276

ESTER PARK 5, LLC
DOC NO. 4-0001728

DESIGNATED REMAINDER
DD MAPS 88

PARCEL 1
DOC NO. 2013-0098534

PARCEL 2
DOC NO. 2013-0098534

Amoruso Ranch
Revise Sewer Layout - Demand

Updated: 11/4/2021

US Node #	DS Node #	LDR & MDR		HDR		Commercial & Community Commercial		Public / Quasi Public (acres)	School (acres)	Parks & Open Space (acres)	Total Shed		Culmulative Sheds		Average Flows, Q			Peak Flows, Q _p		Pipe Data & Performance (@ Q _{PWWF} & Min Slope)				Upstream Manhole Data			
		(acres)	(DU) ²	(acres)	(DU) ²	(acres)	(DU) ²				(acres)	(DU) ²	Q _{AVG} (mgd)	Safety Factor	Factored Flow	Peaking Factor	Q _{PWWF} (mgd)	Diameter (inch)	Slope (ft/ft)	Velocity (fps)	d/D	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		HDR		Commercial & Community Commercial		Public / Quasi Public (acres)	School (acres)	Parks & Open Space (acres)	Total Shed		Culmulative Sheds		Average Flows, Q			Peak Flows, Q _p		Pipe Data & Performance (@ Q _{PWWF} & Min Slope)				Upstream Manhole Data				
		(acres)	(DU) ²	(acres)	(DU) ²	(acres)	(DU) ²				(acres)	(DU) ²	(acres)	(DU) ²	(acres)	(DU)	Q _{AVG} (mgd)	Safety Factor	Factored Flow	Peaking Factor	Q _{PWWF} (mgd)	Diameter (inch)	Slope (ft/ft)	Velocity (fps)	d/D	Rim (Elev.)	Depth (feet)	US 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													

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).

Addendum Attachment 5

Wood Rodgers, Inc.

K. Wrightson

6/22/2021

Land Use	Planning Land Use ¹ Abbreviation/ Zoning	Water Master Plan, February 2016					Specific Plan Amendment, June 2021				
		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.