

**SECOND AMENDMENT OF DEVELOPMENT AGREEMENT
BY AND BETWEEN THE CITY OF ROSEVILLE, BROOKFIELD SUNSET, LLC, AND
JENNIFER M. AMORUSO, SUCCESSOR TRUSTEE OF THE AMORUSO FAMILY
LIVING TRUST DATED MARCH 14, 2005
RELATIVE TO THE AMORUSO RANCH SPECIFIC PLAN**

This Second Amendment of Development Agreement (“Second Amendment”) is entered into this ____ day of _____, 2022, by and between the CITY OF ROSEVILLE, a municipal corporation (“City”), BROOKFIELD SUNSET, LLC, a California limited liability company (“Brookfield”), BROOKFIELD SACRAMENTO HOLDINGS, LLC, a Delaware limited liability company, (“Brookfield Sacramento”), and ANGELA EISENPRESS, Successor Trustee of the Amoruso Family Living Trust Dated March 14, 2005 (“Amoruso”)(collectively, “Landowner”), pursuant to Sections 65864 through 65869.5 of the Government Code of the State of California.

RECITALS

A. Landowner and City entered into a Development Agreement (the “Development Agreement”) which was approved by the City Council of City on July 6, 2016, and recorded on August 24, 2016, in the Official Records of Placer County as Document No. 2016-0070351-00. City and Landowner entered into the Development Agreement relative to development within a portion of the Amoruso Ranch Specific Plan (“Specific Plan”, “ARSP”, or “Plan Area”), as such is more precisely described in Exhibits “A” and “B” of the Development Agreement (the “Property”), as those exhibits are amended by Exhibits “A” and “B” attached hereto. Except as otherwise defined herein, all capitalized terms used herein shall have the meanings ascribed thereto in the Development Agreement.

B. Landowner and City entered into a First Amendment to the Development Agreement (the “First Amendment”) which was approved by the City Council of City on April 1, 2020, and recorded on January 28, 2021, in the Official Records of Placer County as Document No. 2021-0012079-00.

C. Since approval of the Development Agreement, Brookfield Sacramento has become the fee title owner of a portion of the Property, as shown in Exhibit “D”

attached to the First Amendment, and Brookfield remains under contract to purchase the balance of the Property from Amoruso, with all persons holding legal or equitable interests in the Property being bound by the Development Agreement and this Second Amendment.

D. Concurrent with its consideration of this Second Amendment, City is processing a General Plan Amendment (Resolution No. _____), a Specific Plan Amendment (Resolution No. _____), a Rezone (Ordinance No. _____), and a Tentative Subdivision Map (TSM _____) for purposes of revising land use entitlements on the Property. City and Landowner wish to enter into this Second Amendment in order to provide consistency with these land use approvals.

E. This Second Amendment is authorized by Section 1.4 of the Development Agreement.

NOW, THEREFORE, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. AMENDMENT OF DEVELOPMENT AGREEMENT. The following section and exhibits of the Development Agreement are hereby amended as follows:

a. REVISED SECTION 2.2. Section 2.2 of the Development Agreement is revised in its entirety to read as follows:

“2.2 Vested Entitlements. Subject to the provisions and conditions of this Agreement, City agrees that City is granting, and grants herewith, a fully vested entitlement and right to develop the Property in accordance with the terms and conditions of the Entitlements, including, but not limited to, allocation of residential units to residentially designated parcels in the Specific Plan, minimum lot sizes, street locations and configurations in any approved tentative subdivision maps, and allocation of building square footage to commercially designated parcels in the Specific Plan. City acknowledges that the Entitlements include the following Specific Plan land use designations and approximate gross acreages for all land uses for the Property as shown in the Specific Plan Land Plan in Exhibit "E", attached hereto and summarized below:

| | |
|---------------------------------------|-----------------------------------|
| Low Density Residential | 1,099 units on 219.1 Gross Acres; |
| Medium Density Residential | 695 units on 69.3 Gross Acres; |
| High Density Residential | 873 units on 37.9 Gross Acres; |
| Community Commercial | 23.7 Gross Acres; |
| Community Commercial/Village District | 159 units on 27.2 Gross Acres; |

| | |
|-------------------------|--------------------------|
| Park | 22.2 Gross Acres; |
| Open Space | 144.6 Gross Acres; |
| Open Space (Paseos) | 11.0 Gross Acres; |
| School | 9.6 Gross Acres; |
| Public/Quasi Public | 7.5 Gross Acres; |
| Right of Way | 51.7 Gross Acres; |
| NAPOTS (Placer Parkway) | <u>50.6 Gross Acres.</u> |
| TOTAL | 674.4 Gross Acres |

Such uses shall be developed in accordance with the Entitlements, as such Entitlements provide on the Effective Date of this Agreement. Landowner’s vested right to proceed with the development of the Property shall be subject to subsequent approvals, provided that any conditions, terms, restrictions and requirements for such subsequent approvals shall not prevent development of the Property for the uses set forth in the Entitlements, and as more fully set forth in Section 2.4.1 below.”

b. REVISED SECTION 3.7.3. Section 3.7.3 of the Development Agreement is revised in its entirety to read as follows:

“3.7.3 Groundwater Well.

3.7.3.1 Parcel Dedication. Landowner shall dedicate to City Parcel AR-58 for City facilities, including a groundwater well, at the approximate location shown on Exhibit "L". Landowner shall construct frontage improvements for Parcel AR-58, including water, recycled water, wastewater, storm drainage, electric and communication fiber conduit.

3.7.3.2 Well Construction Requirements. As shown in Exhibits “L” and “N”, the water facilities site shall be constructed adjacent to the 24” water line to be constructed in Road B, and be connected to that 24” water line with a 16” water line within Road A, or other pipe sizes as may be approved by City’s Environmental Utilities Director pursuant to updated water studies. Landowner shall install a test well in a location mutually agreed upon by Landowner and City to determine if the well location utilized meets desired capacity and water quality. If the desired capacity and water quality are confirmed by the test well, Landowner shall be responsible for drilling and completing the production well (but not above ground well improvements such as pumping and treatment facilities) as further described below (the “Well Construction Requirements”). City shall be responsible for the construction and costs of above ground production well (topside) improvements such as pumping and treatment facilities. It is the intent of this section (and the Parties) that the groundwater well location identified within the Project shall be capable of achieving a yield of

approximately 1,800 gallons per minute, be designed for Aquifer Storage and Recovery, and the groundwater water is of such quality that only disinfection will be required to meet California Drinking Water Quality Standards. Should the City determine the available capacity or water quality does not achieve these objectives, Landowner shall, at its own cost, work with the City to relocate the well site within the Project to an alternative site mutually agreed to by City and Landowner until these objectives are satisfied.

Landowner shall contact the City Environmental Utilities Department prior to design and construction of the production well. The production well shall be in operation at the time of occupancy of the 1,250th residential unit in the Project. Landowner shall receive approval from the City of the well design and drilling method prior to commencement of this work. In addition, notwithstanding the foregoing, the well shall be drilled prior to the time of occupancy of any residential units within 500 feet of the well site. Landowner shall include noise curtains for the well if at the time of construction of the well homes are occupied between 500 feet and 1,000 feet of the well.

If City determines that the production well is required prior to the occupancy of the 1,250th residential unit in the Project, City has the right to construct the test well and the production well. Landowner shall reimburse City for the actual cost of the below ground improvements for the test well and production well, as set forth above, including annual CCI adjustments of such costs, upon occupancy of the 1,250th residential unit in the Project. If City constructs the test well and production well prior to the occupancy of the 1,250th residential unit in the Project, Landowner agrees to construct an all weather access roadway within either the Road A or Road B RoW and all associated infrastructure necessary to serve Parcel AR-58 as specified in this Section 3.7.3 within one (1) year of notification from City if Road B has not otherwise already been constructed by Landowner.

Notwithstanding the foregoing, if the City adopts a revised water connection fee which encompasses the cost of the Well Construction Requirements, Landowner shall be relieved of the Well Construction Requirements set forth in this Section 3.7.3.2.

Landowner shall, prior to the issuance of the first building permit in the Project phase where an existing well is located, destroy the well or wells in that particular Project phase from among the two existing agriculture irrigation wells and one domestic well in the Project Area. Landowner shall obtain from City a Well Permit and follow the California Well Standards for the destruction of the wells on the Property. All construction plans shall be designed pursuant to City's then current Standards and mutually agreed to by Landowner and the

Environmental Utilities Director, and subject to City plan review, construction inspection and final approval. Landowner shall pay the then current plan check, mapping and inspection costs as incurred by City for review, mapping, and inspection of the destruction of the wells.”

c. REVISED SECTION 3.8.8. Section 3.8.8 of the Development Agreement is revised in its entirety to read as follows:

“3.8.8. Water Service Area Boundary Modification. Landowner shall reimburse City for all costs associated with modifying City’s service area boundary to include the Project with the U.S. Bureau of Reclamation. There shall be no delay or refusal to issue building permits in the Project by City while City is modifying the service area boundary to include the Project.”

d. REVISED SECTION 3.9.2. The third and fourth paragraphs of Section 3.9.2 of the Development Agreement are revised in their entirety to read as follows:

“Landowner shall likewise be required to contribute its pro-rata share of the cost of expansion of the WRSP recycled water tank and pump station located north of the Pleasant Grove Wastewater Treatment Plant that is required to serve the WRSP, as set forth in Section 3.27 and 3.28 of this Agreement, and as set forth in Exhibits “Q-1” and “Q-2”. Landowner’s pro-rata share of the cost of expansion of the WRSP recycled water tank and pump station referenced herein, estimated at \$2.287 million, shall be paid through the CFD for the Project, with payment from the CFD not required until after the 1,250th building permit is issued in the Project.

If City institutes a recycled water connection fee, or such fee is embedded into City’s revised water connection fee (which encompasses the estimated \$2.287 million for expansion of the WRSP recycled water tank and pump station described in the preceding paragraph), prior to the issuance of any building permits in the Project, Landowner shall not be responsible for the payment of the estimated \$2.287 million pro-rata share of the cost of the expansion of the WRSP recycled water tank and pump station except through the payment of the City recycled water connection fee, or City’s revised water connection fee if a recycled water connection fee is embedded into City’s revised water connection fee, or any special benefit fees as may be applicable to the Project to fund the expansion of the WRSP recycled water tank and pump station.”

e. REVISED EXHIBITS. The following exhibits attached to the Development Agreement are replaced by new exhibits attached to this Second Amendment as follows:

Exhibit A Property Legal Description

| | |
|-------------|---|
| Exhibit B | Property Map |
| Exhibit C | Annexation Area and Plan Area |
| Exhibit D | Specific Plan Property Ownership |
| Exhibit E | Land Use Plan |
| Exhibit F | Affordable Housing Sites |
| Exhibit G | Phasing Plan |
| Exhibit H | Road Improvements |
| Exhibit H-1 | Offsite Road Facilities for Reimbursement |
| Exhibit I | Traffic Signals |
| Exhibit J-1 | Wastewater Facilities |
| Exhibit J-2 | Wastewater Facilities |
| Exhibit K-1 | Offsite Wastewater Facilities for Reimbursement |
| Exhibit L | Groundwater Well |
| Exhibit M | Water Conservation Plan |
| Exhibit N | Water Facilities |
| Exhibit O-1 | Water Facilities for Reimbursement |
| Exhibit O-2 | Offsite Water Facilities for Reimbursement |
| Exhibit P | Recycled Water Facilities |
| Exhibit Q-1 | Offsite Recycled Water Facilities for Reimbursement |
| Exhibit R | Drainage Facilities |
| Exhibit S | Post Development 100 Year Floodplain |
| Exhibit T | Fiber Optic Improvements |
| Exhibit V | Parks and Open Space |
| Exhibit W | Parks Financing Plan |
| Exhibit Y | Open Space Areas |
| Exhibit AA | DUE Allocation to Specific Plan Parcels for CSP Reimbursements |

2. CONSISTENCY WITH GENERAL PLAN. The City Council has found and determined that this Second Amendment of the Development Agreement is consistent with the General Plan and the Amoruso Ranch Specific Plan.

3. AMENDMENT. This Second Amendment amends, but does not replace or supersede, the Development Agreement, except as specified herein. As amended hereby, the Development Agreement remains in full force and effect.

4. FORM OF AMENDMENT. This Second Amendment is executed in two duplicate originals, each of which is deemed to be an original.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, as attested to by its City Clerk under the authority of Ordinance No. _____, adopted by the Council of the City of Roseville on the ____ day of _____, 2022.

CITY OF ROSEVILLE,
A municipal corporation

By: _____
Dominick Casey
City Manager

ATTEST:

By: _____
Carmen Avalos
City Clerk

APPROVED AS TO FORM:

By: _____
Michelle Sheidenberger
City Attorney

APPROVED AS TO SUBSTANCE:

By: _____
Mike Isom
Development Services Manager

LANDOWNER:

BROOKFIELD SACRAMENTO
HOLDINGS, LLC,
a Delaware limited liability company

By: _____
John Norman
Vice President

By: _____
Rick Whitney
Chief Financial Officer

BROOKFIELD SUNSET, LLC,
a California limited liability company

By: _____
John Norman
Vice President

By: _____
Rick Whitney
Chief Financial Officer

ANGELA EISENPRESS, Successor
Trustee of the Amoruso Family Living
Trust Dated March 14, 2005

Angela Eisenpress, Successor Trustee

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

ALL THAT REAL PROPERTY SITUATE IN THE COUNTY OF PLACER, STATE OF CALIFORNIA, BEING A PORTION OF SECTION 11, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1 AS SAID LOT IS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "FINAL MAP OF AMORUSO RANCH PHASE 1", FILED FOR RECORD MAY 3, 2019, IN BOOK EE OF MAPS, AT PAGE 51, PLACER COUNTY RECORDS.

CONTAINING 164.42 ACRES, MORE OR LESS.

PARCEL 2

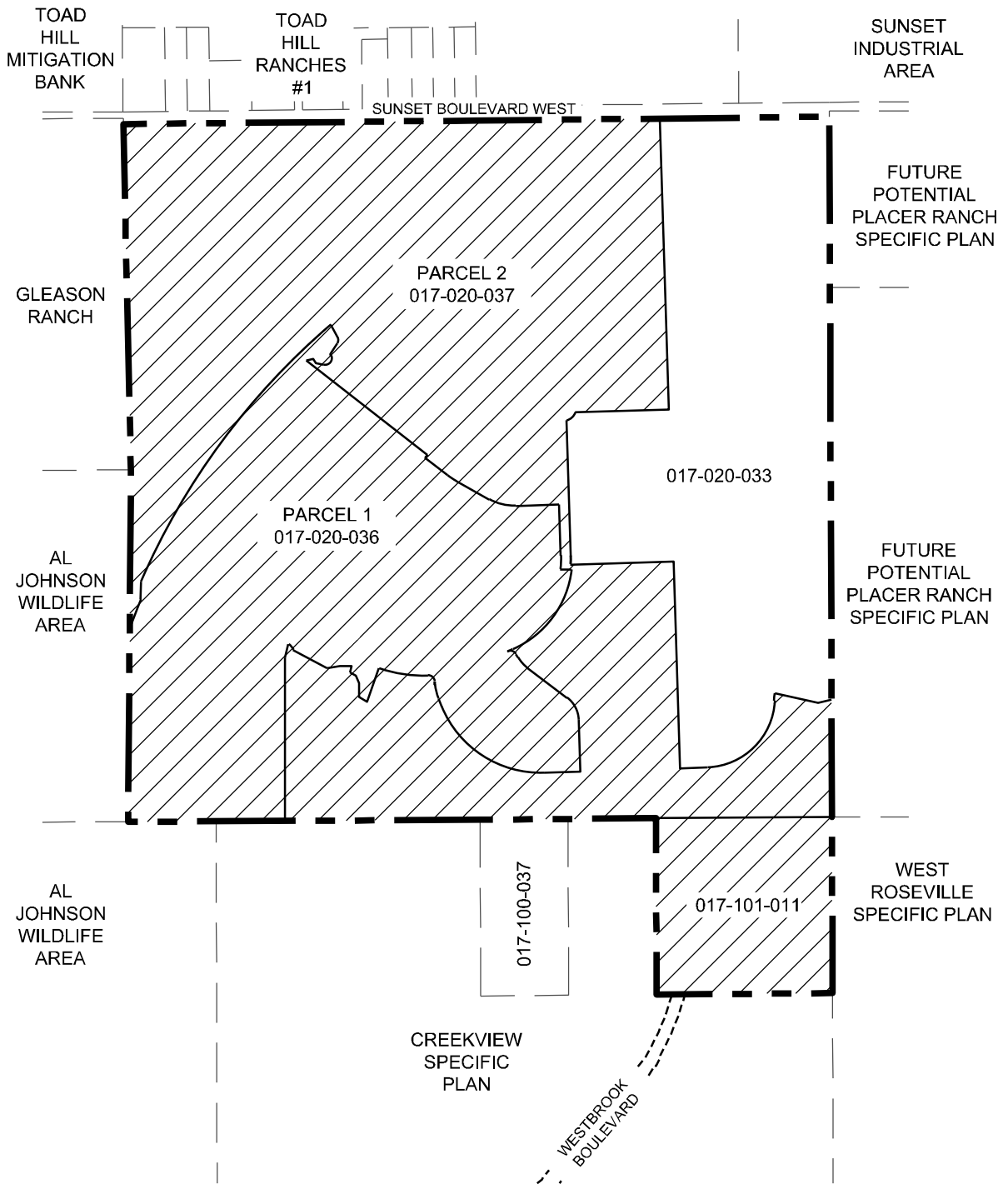
ALL THAT REAL PROPERTY SITUATE IN THE COUNTY OF PLACER, STATE OF CALIFORNIA, BEING A PORTION OF SECTION 11, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THE DESIGNATED REMAINDER SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "FINAL MAP OF AMORUSO RANCH PHASE 1", FILED FOR RECORD MAY 3, 2019, IN BOOK EE OF MAPS, AT PAGE 51, PLACER COUNTY RECORDS.


CONTAINING 361.28 ACRES, MORE OR LESS.

Exhibit B
Property Map

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678



LEGEND

 PROPERTY SUBJECT TO DEVELOPMENT AGREEMENT

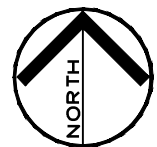
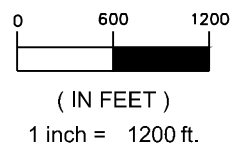
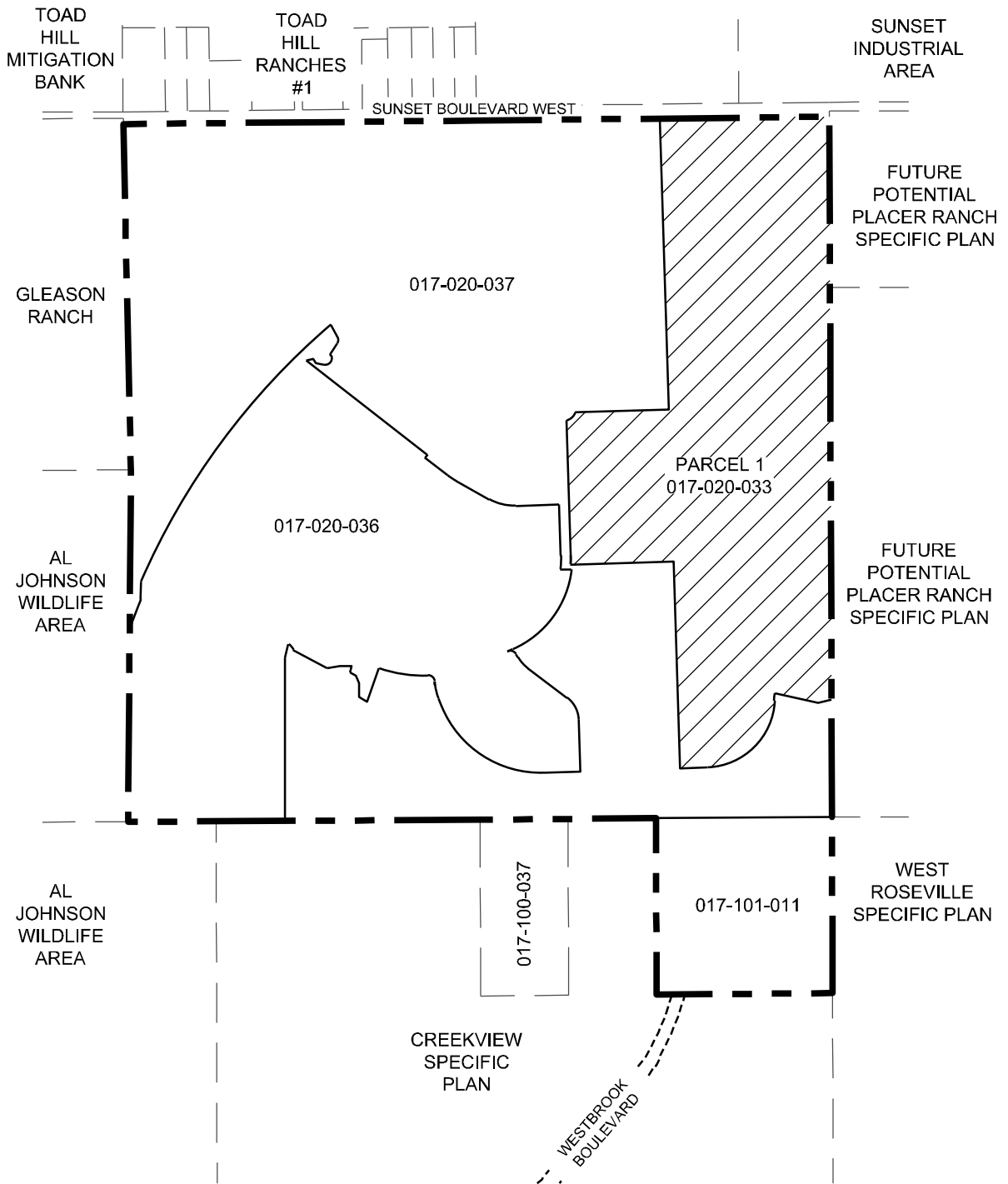



Exhibit B
Property Map

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678



LEGEND

 PROPERTY SUBJECT TO DEVELOPMENT AGREEMENT

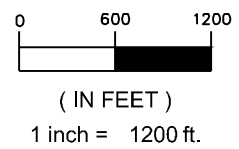
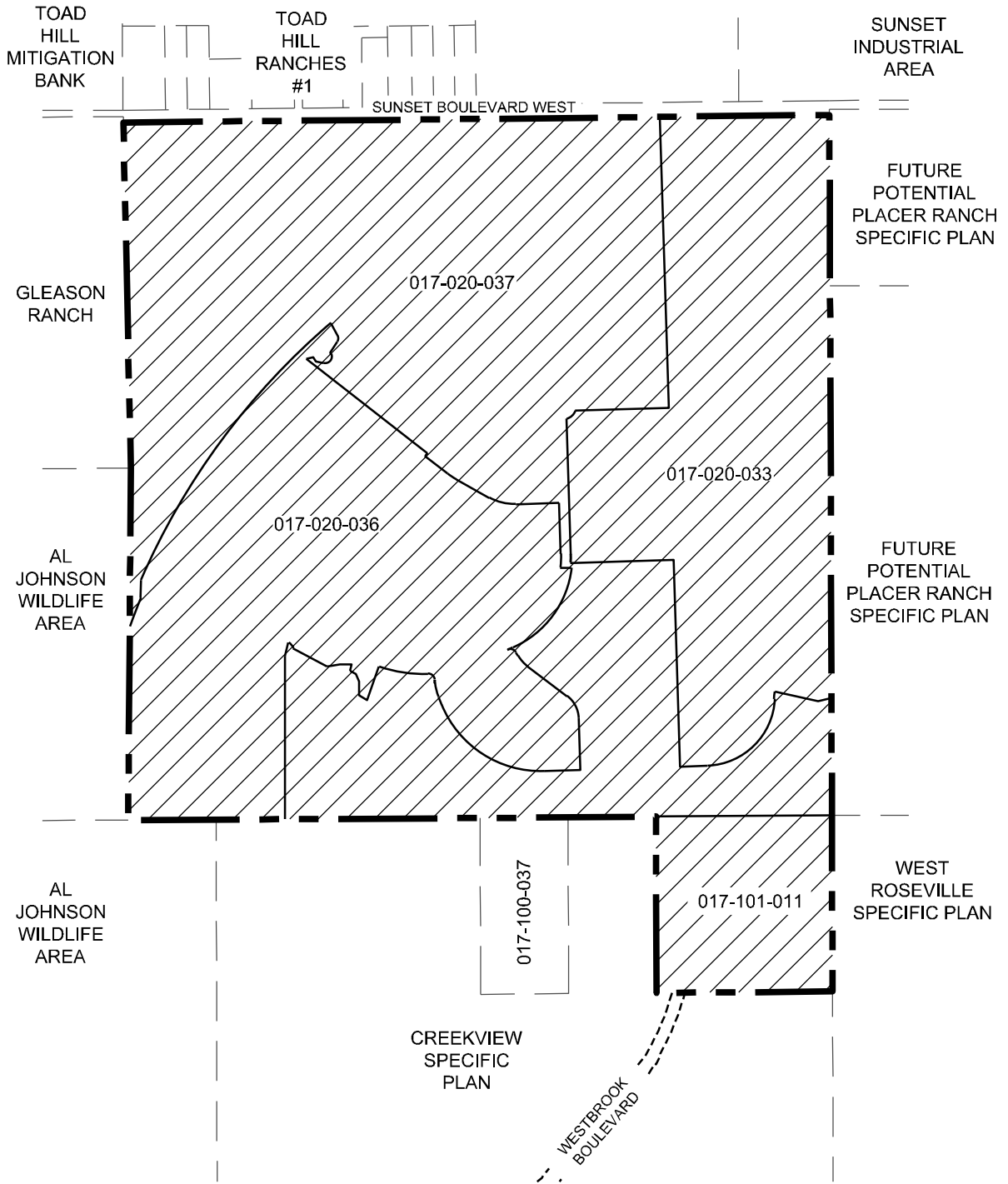


Exhibit C
Annexation Area and Plan Area

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678



LEGEND

 PROPERTY SUBJECT TO DEVELOPMENT AGREEMENT

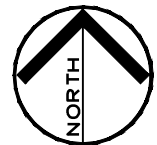
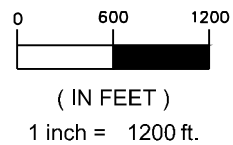
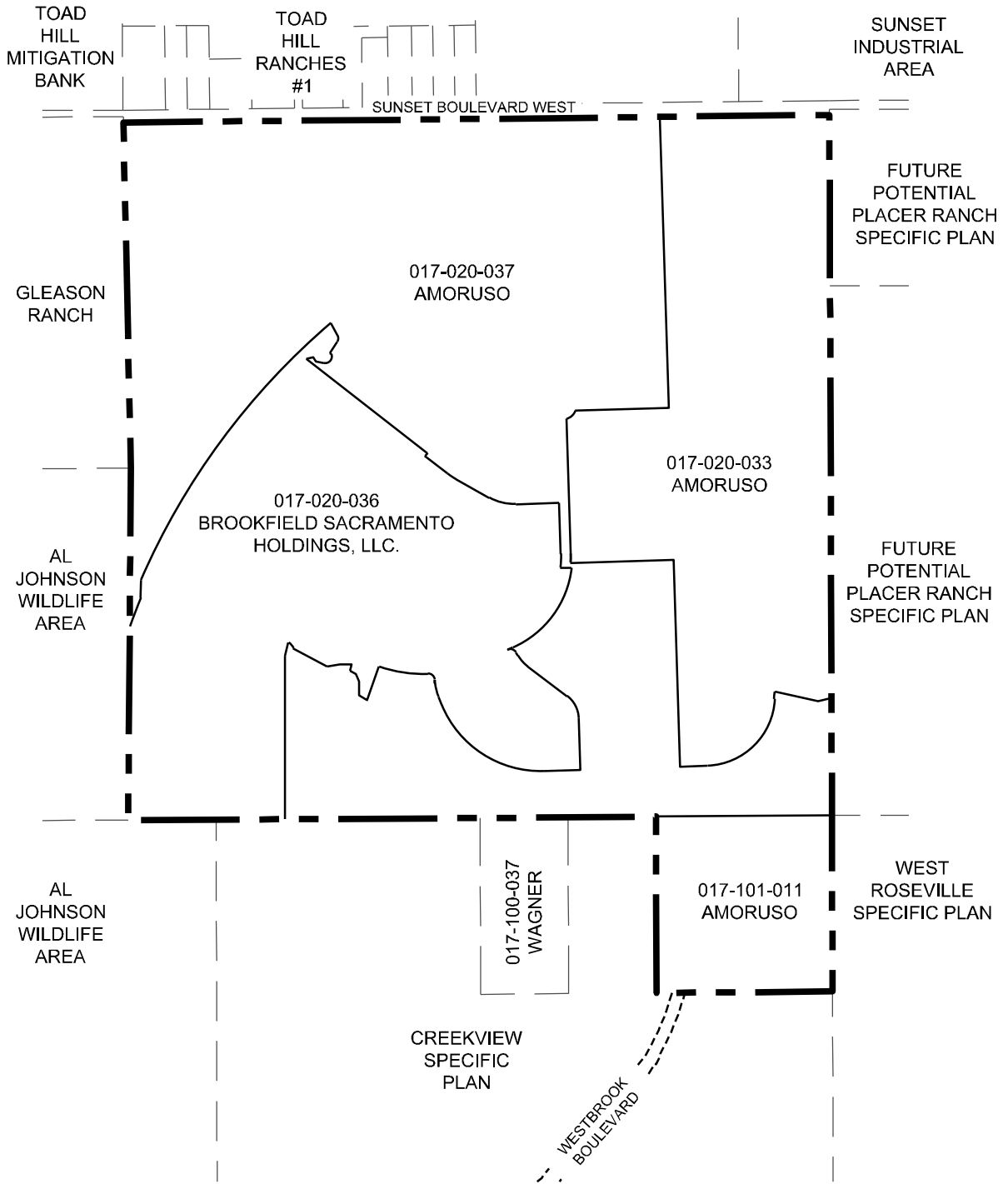



Exhibit D
Specific Plan Property Ownership

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678



LEGEND

 PROPERTY SUBJECT TO DEVELOPMENT AGREEMENT

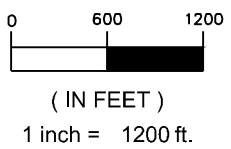
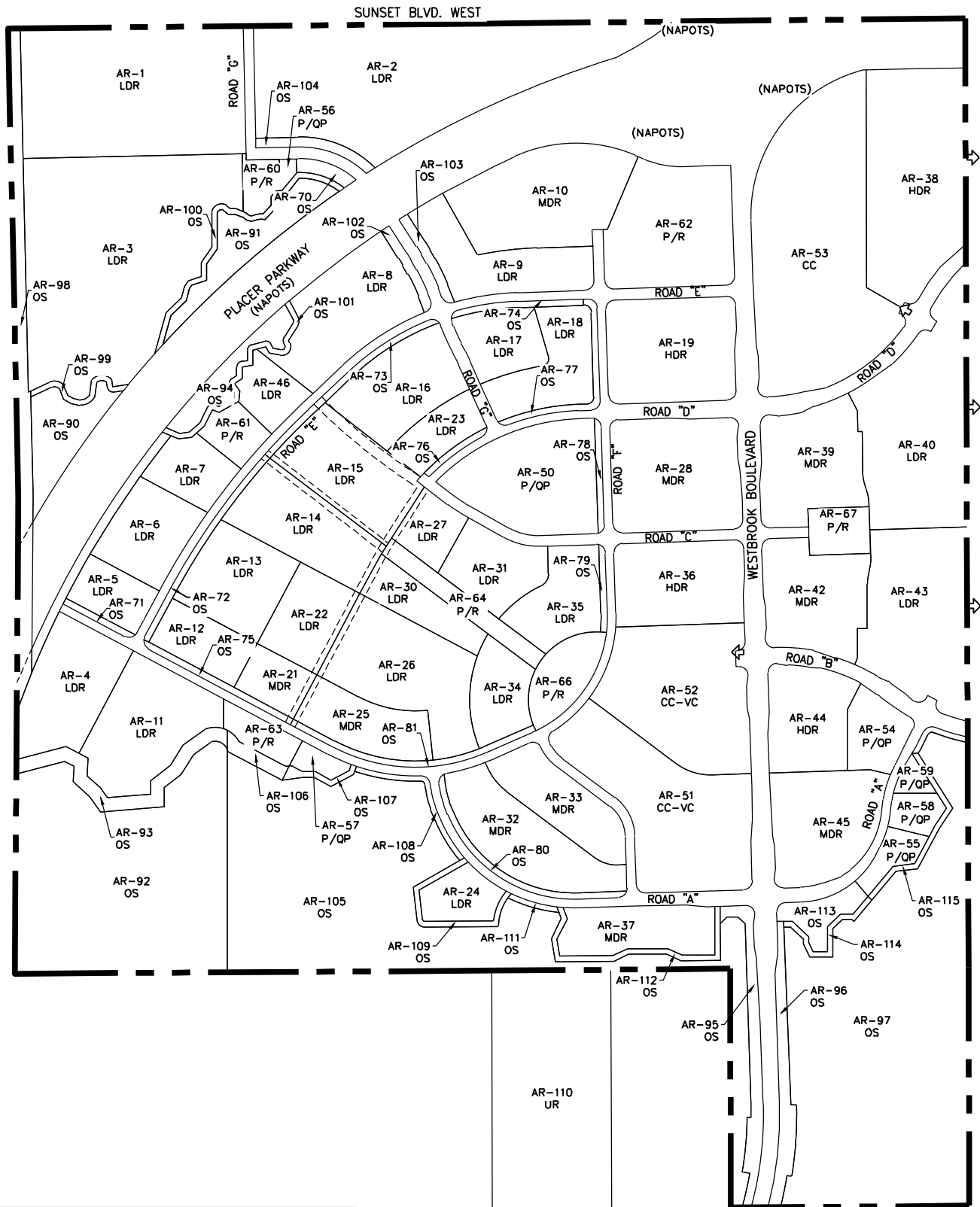


Exhibit E Land Use Plan



NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

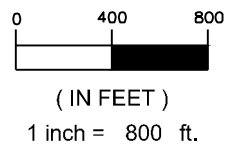
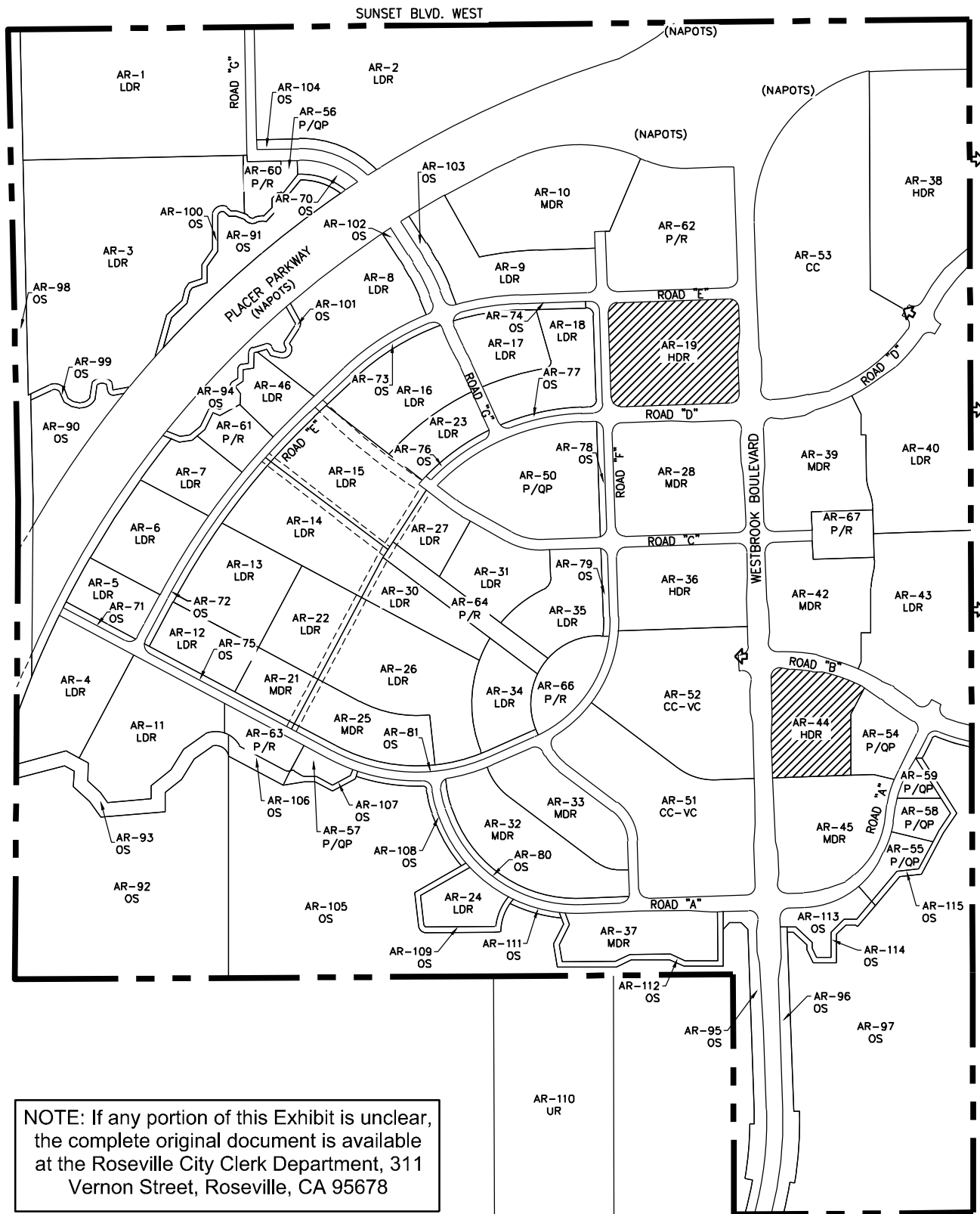


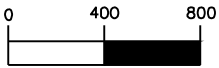
Exhibit F Affordable Housing Sites



NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

LEGEND

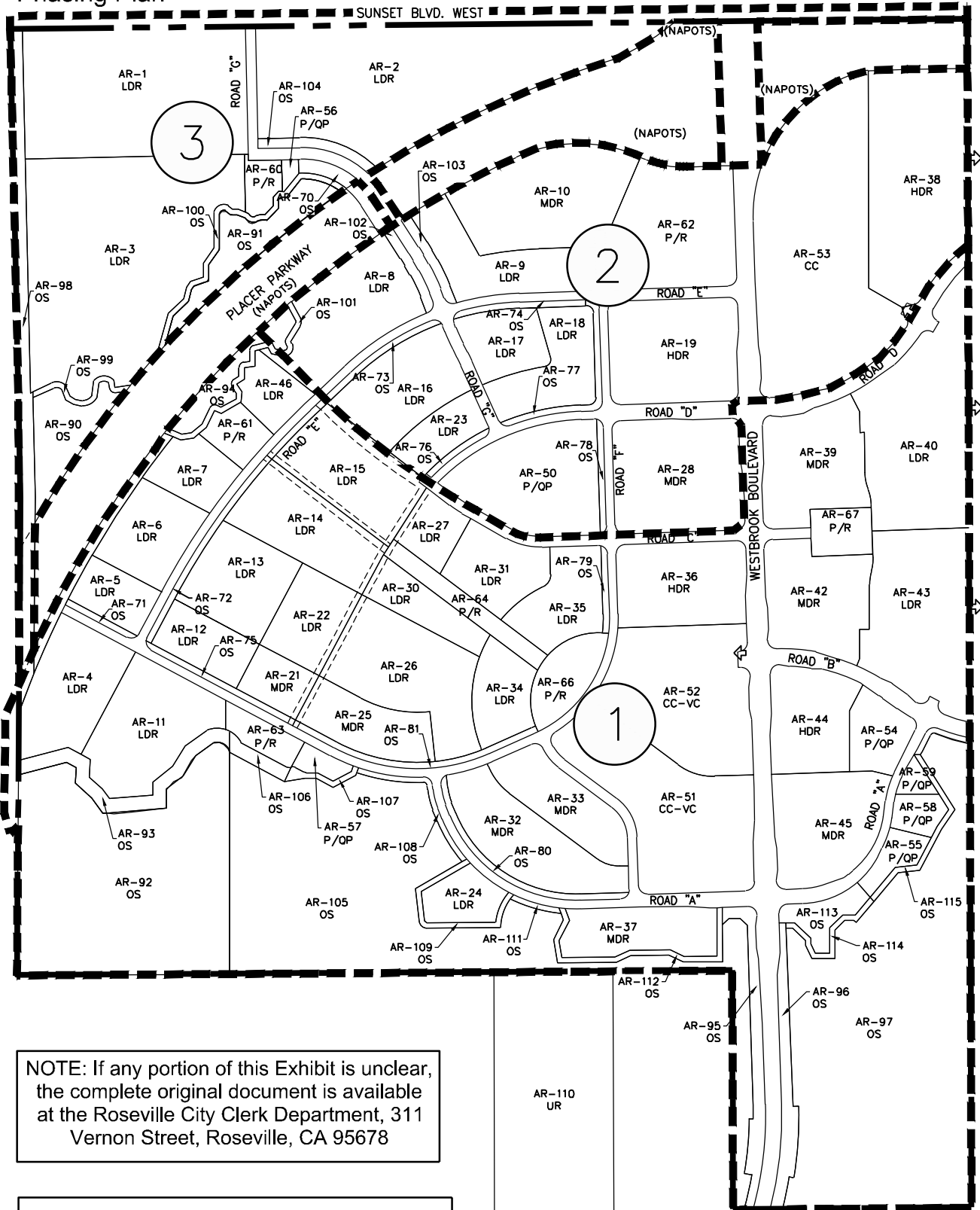
 AFFORDABLE HOUSING SITES



(IN FEET)
1 inch = 800 ft.



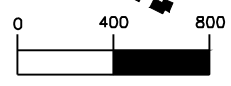
Exhibit G Phasing Plan



NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

LEGEND

- X Major Phases
- Phasing Boundaries



(IN FEET)
1 inch = 800 ft.

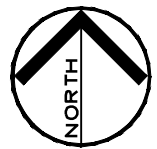
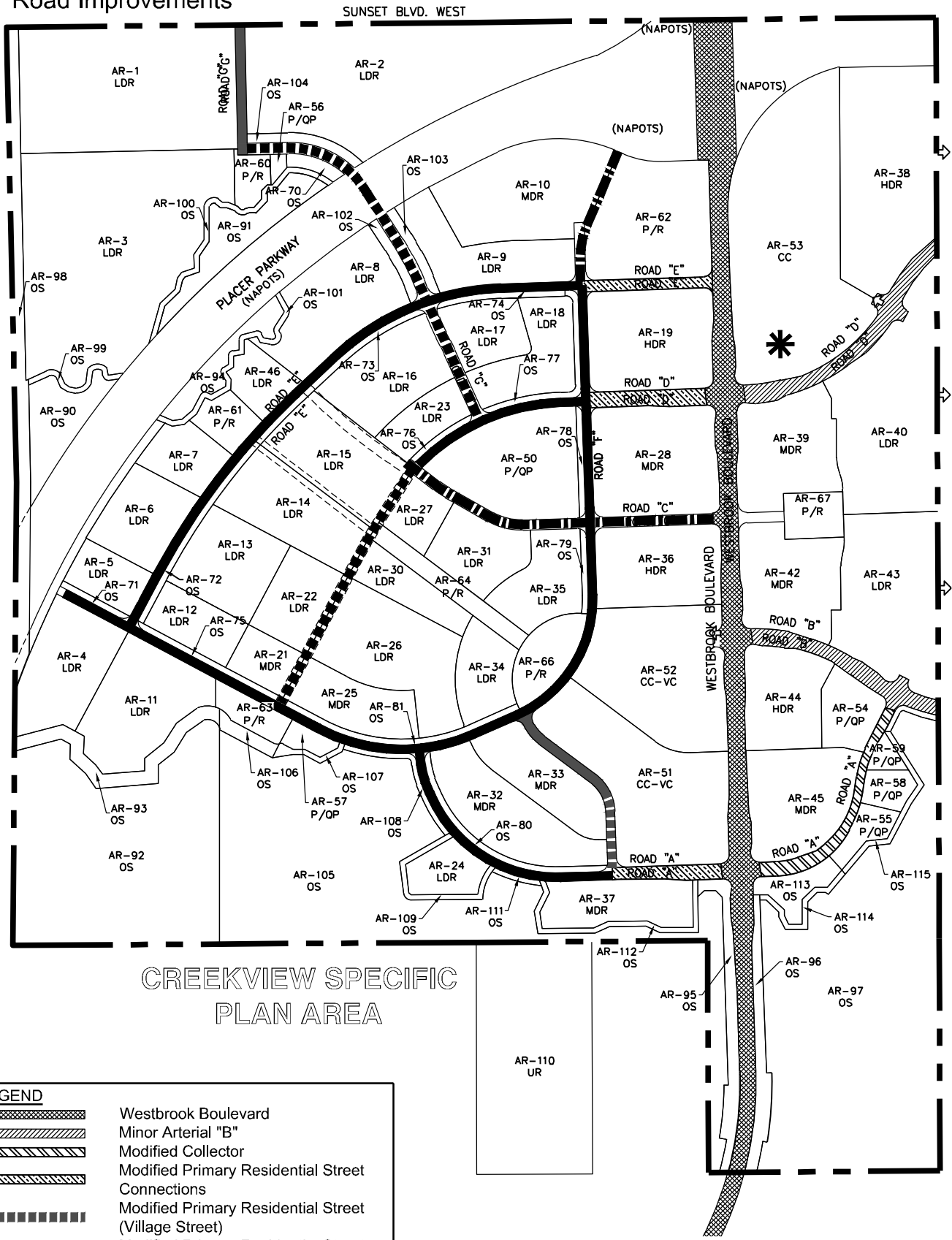


Exhibit H Road Improvements



CREEKVIEW SPECIFIC PLAN AREA

| LEGEND | |
|--------|--|
| | Westbrook Boulevard |
| | Minor Arterial "B" |
| | Modified Collector |
| | Modified Primary Residential Street Connections |
| | Modified Primary Residential Street (Village Street) |
| | Modified Primary Residential Street with Street Side Paseo |
| | Modified Primary Residential Street |
| | Modified Minor Residential Street |
| | Modified Primary Residential Street - A |
| | Park and Ride Location |

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

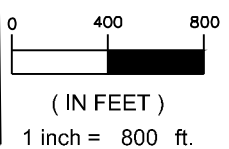
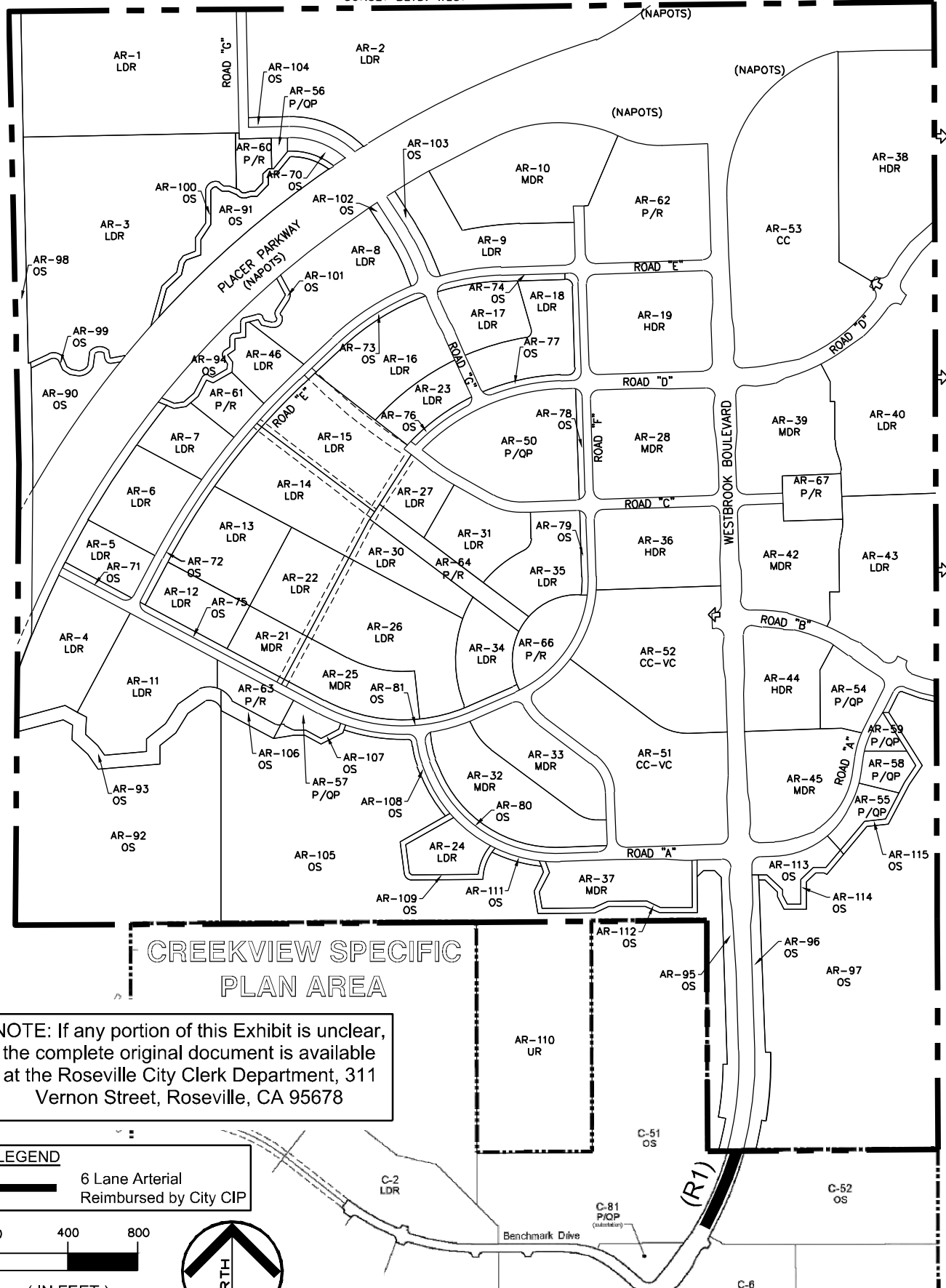


Exhibit H-1 Offsite Road Facilities For Reimbursement

SUNSET BLVD. WEST



CREEKVIEW SPECIFIC PLAN AREA

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

LEGEND
 6 Lane Arterial
 Reimbursed by City CIP

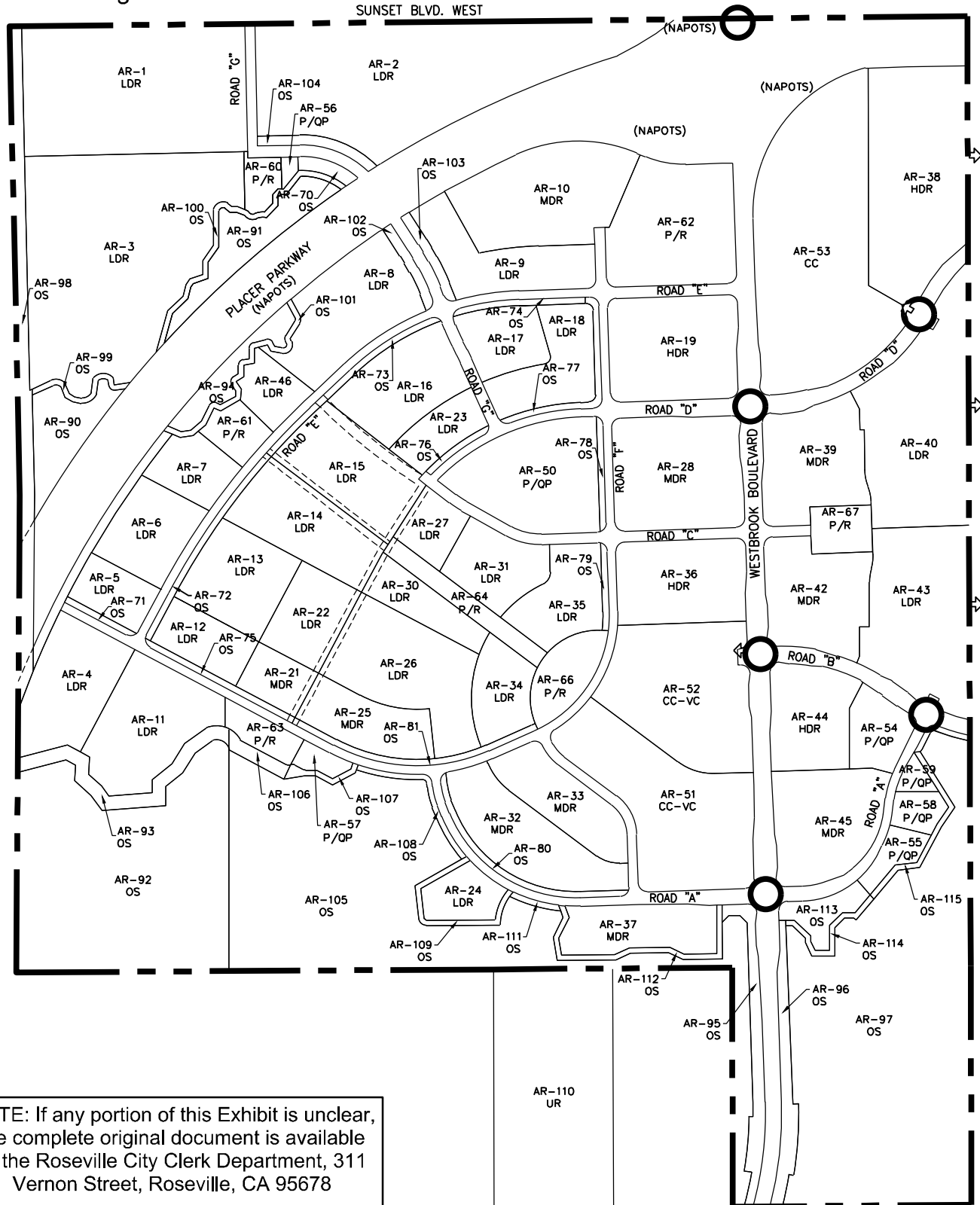


(IN FEET)
 1 inch = 800 ft.




C-6

Exhibit I Traffic Signals



NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

LEGEND

 Traffic Signal

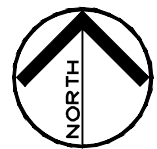
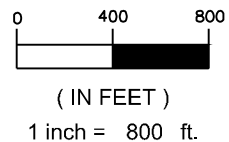
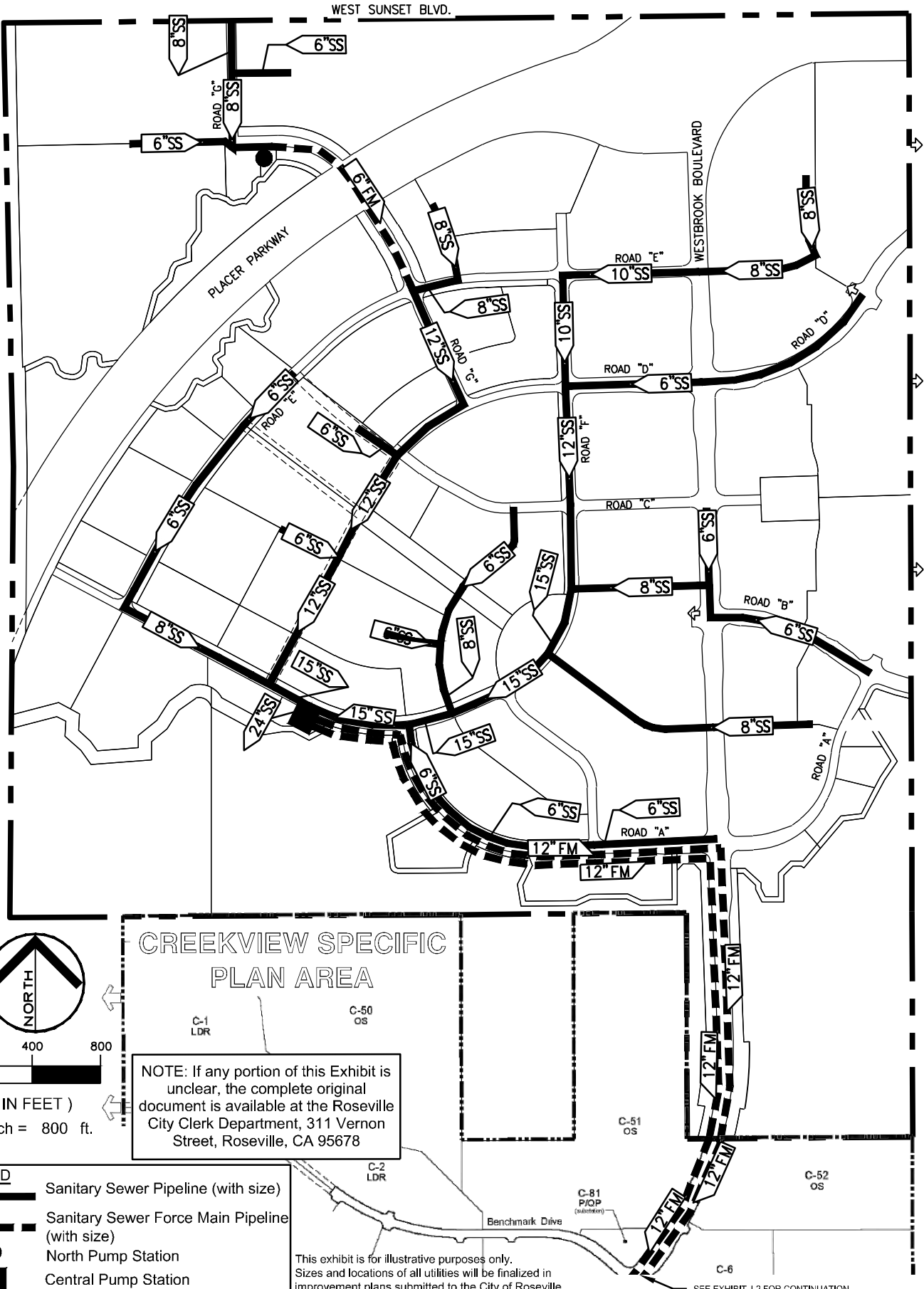


Exhibit J - 1
Wastewater Facilities



CREEKVIEW SPECIFIC
PLAN AREA

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

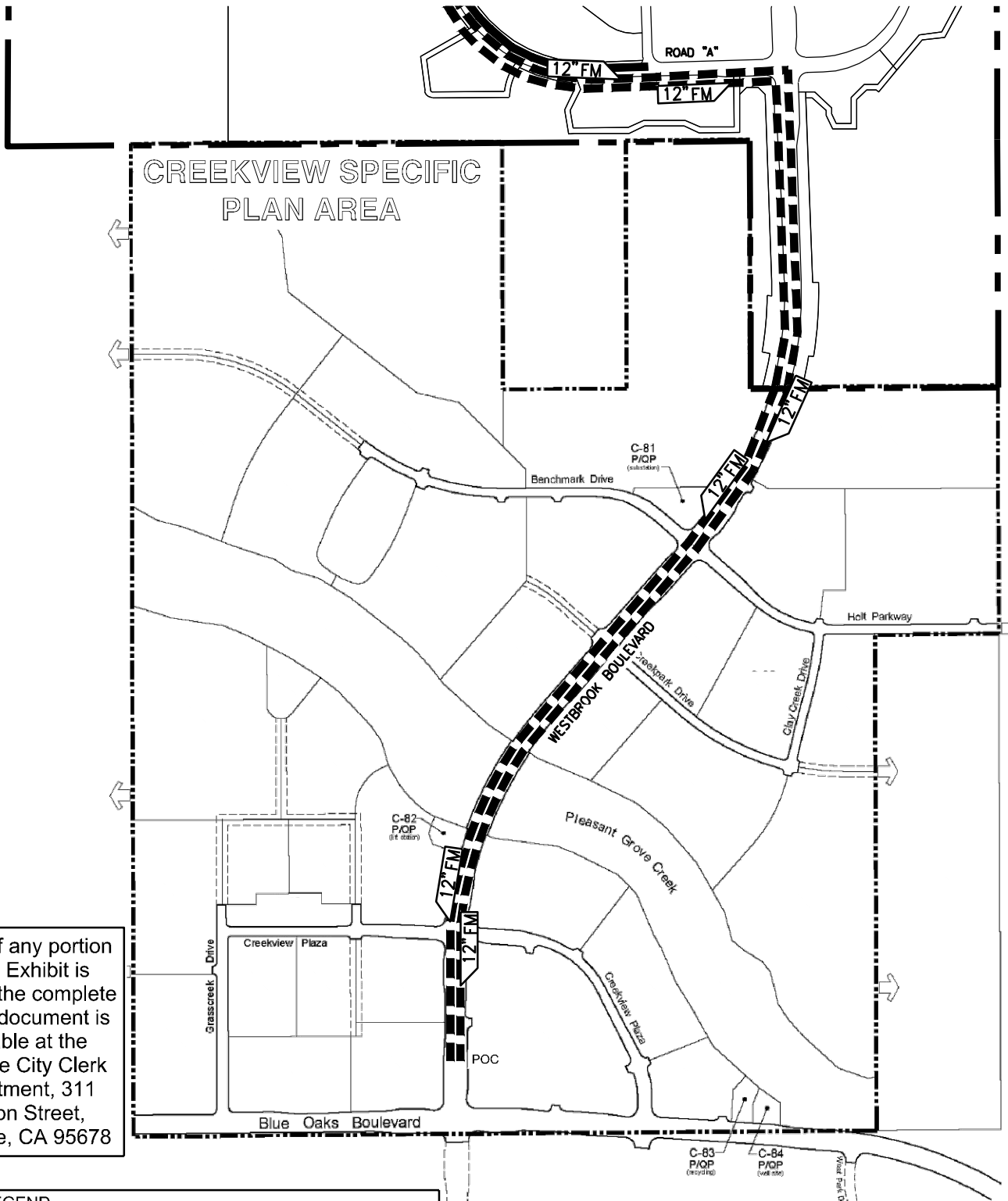
LEGEND

- Sanitary Sewer Pipeline (with size)
- Sanitary Sewer Force Main Pipeline (with size)
- North Pump Station
- Central Pump Station

This exhibit is for illustrative purposes only. Sizes and locations of all utilities will be finalized in improvement plans submitted to the City of Roseville.

SEE EXHIBIT J-2 FOR CONTINUATION

Exhibit J - 2
Wastewater Facilities



NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

| LEGEND | |
|--------|--|
| | Sanitary Sewer Pipeline (with size) |
| | Sanitary Sewer Force Main Pipeline (with size) |
| | POC Point of Connection |

This exhibit is for illustrative purposes only. Sizes and locations of all utilities will be finalized in improvement plans submitted to the City of Roseville.



(IN FEET)
1 inch = 800 ft.

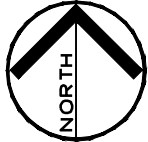


Exhibit K-1
 Offsite Wastewater Facilities For Reimbursement

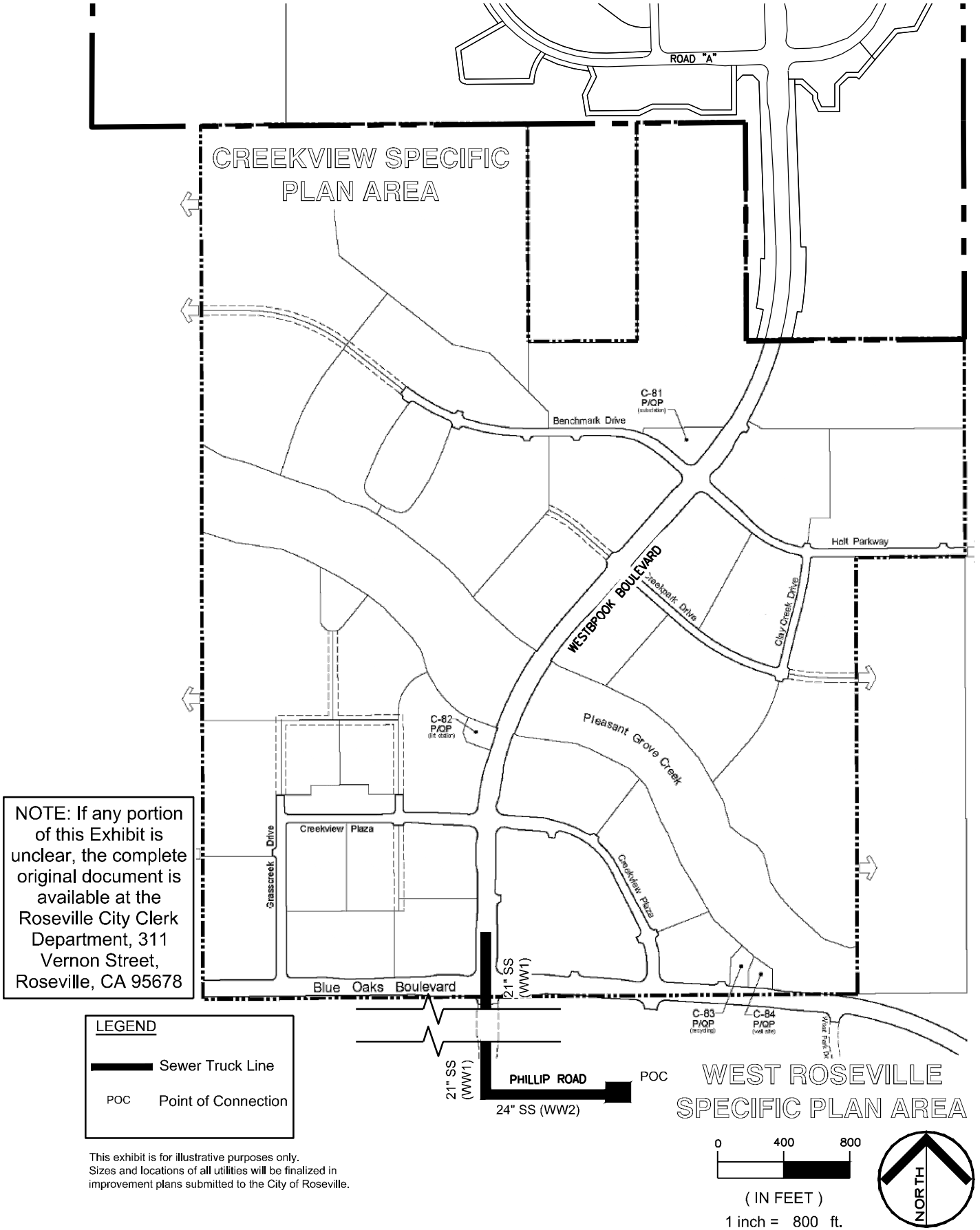
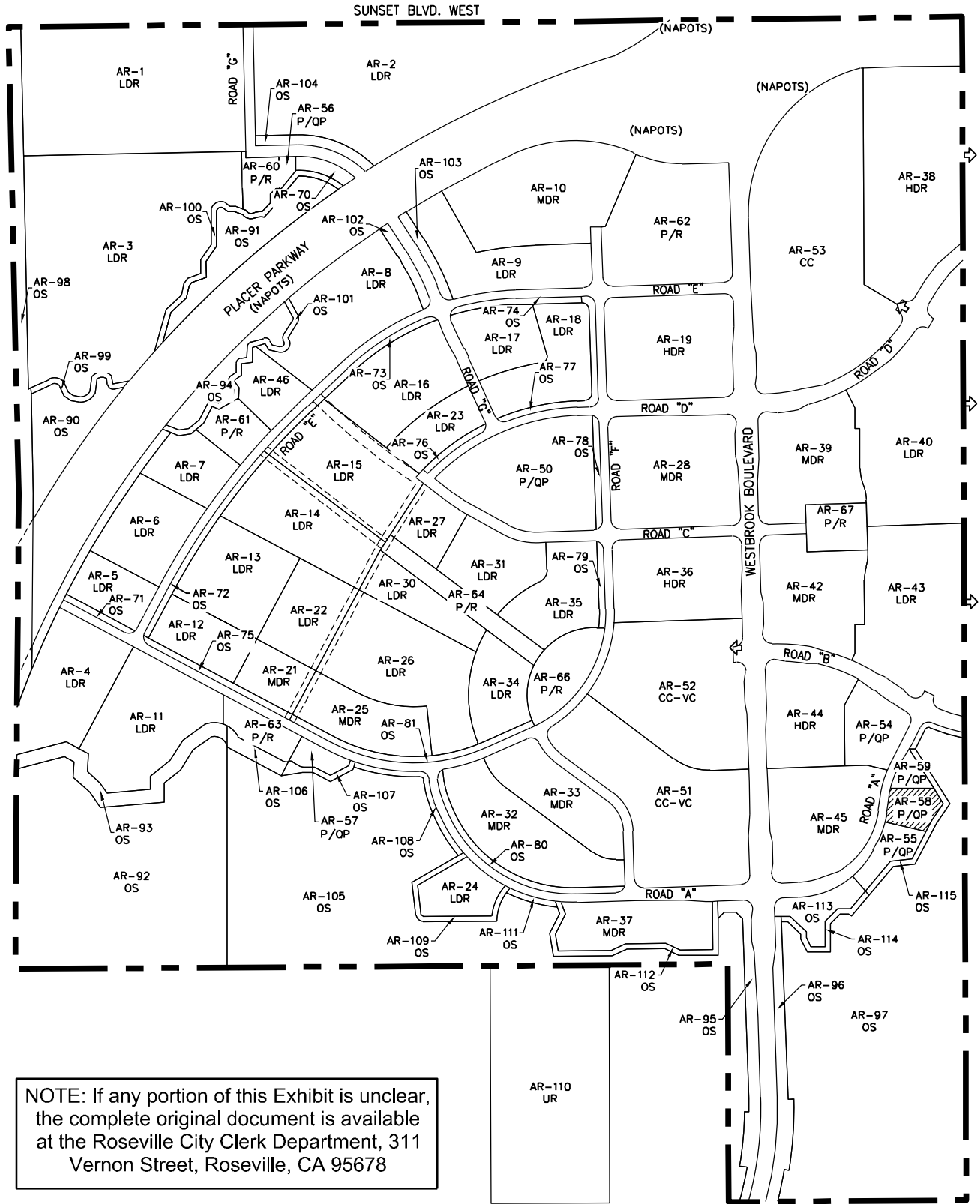



Exhibit L Groundwater Well



NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

LEGEND

 Groundwater Well Site

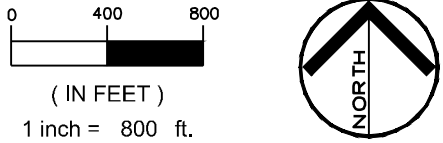


Exhibit M
Water Conservation Plan

Brookfield Residential

Amoruso Ranch Specific Plan Area

April 2016

Water Conservation Plan

Prepared By:

Kimley»»Horn

Brookfield Residential

Amoruso Ranch Specific Plan Area

Water Conservation Plan

Prepared By:

Kimley»»Horn



Table of Contents

| | |
|--|----|
| INTRODUCTION..... | 1 |
| Water Conservation Plan Purpose..... | 1 |
| ARSP Area Location and Description | 1 |
| Project Vicinity..... | 1 |
| Pre-Development Conditions..... | 3 |
| ARSP Area Development Opportunities and Constraints | 5 |
| ARSP Area Land Use Plan | 7 |
| BASELINE WATER USE ESTIMATION | 9 |
| Table 1: City of Roseville Demand Factors..... | 10 |
| Table 2: Water Use Estimation – LDR, MDR and HDR | 11 |
| Table 3: Water Use Factors and Demands..... | 12 |
| Single Family Residential Water Use Distribution | 13 |
| Table 4: Single Family Residential Water Usage..... | 13 |
| Table 5: Residential Irrigation Water Demands | 14 |
| WATER USE REDUCTION STRATEGIES | 15 |
| Reduction of Residential Turf Areas | 15 |
| Table 6: Reduced Landscape Turf Area..... | 17 |
| Table 7: Front Yard Irrigated Area Water Efficiencies..... | 17 |
| Reduction of Park and Recreation and Common Area Turf (Non-Residential)..... | 19 |
| Table 8: Non-Residential Irrigated Area Water Efficiencies | 20 |
| Irrigation Management..... | 21 |
| Table 9: Smart Irrigation Controller Water Efficiencies | 22 |
| Water Conservation Methods | 22 |
| Table 10: Recirculating Hot Water System Water Efficiencies..... | 23 |
| SUMMARY..... | 23 |
| Table 11: Summary of Water Efficiencies..... | 24 |
| REFERENCES..... | 25 |

FIGURES

Figure 1: ARSP Area Project Vicinity2
Figure 2: ARSP Area Pre-Development Conditions.....4
Figure 3: ARSP Area Opportunities and Constraints.....6
Figure 4: ARSP Area Land Use Plan.....8
Figure 5: Front Yard Water Conservation Comparison.....16

INTRODUCTION

The Amoruso Ranch Specific Plan (ARSP) Area Water Conservation Plan (Plan) has been prepared at the request of Brookfield Residential Properties, Inc. (Brookfield) to meet the City of Roseville's (City) requirements and in support of the ARSP process.

WATER CONSERVATION PLAN PURPOSE

In February 2008, then California Governor Arnold Schwarzenegger introduced a seven-part comprehensive plan for improving the Sacramento-San Joaquin Delta. As part of this effort, the Governor directed state agencies to develop a plan to reduce statewide per capita urban water use by 20 percent by the year 2020. In February 2010, the State Water Resources Control Board issued the 20x2020 Water Conservation Plan.

As part of the response to the 20x2020 Plan, the City has a requirement that all new specific plan projects incorporate water conservation measures into the overall project design such that the overall water demands (both potable and recycled) are reduced. The City has an overall conservation goal of 20% for potable and irrigation water usage throughout the City.

This Plan presents potentially feasible measures and guidance that can result in a reduction of the projected overall water usage within the ARSP Area, which will contribute towards the City-wide conservation goal. The projected reduction in water use will be established as part of this Plan through a process of: estimating the baseline water demands without conservation measures; identification of potentially feasible conservation measures; and estimation of the resultant water demands with application of the identified conservation measures. This Plan has been developed in conformance with the Water Efficient Landscape Ordinance (WELO) as a minimum.

ARSP AREA LOCATION AND DESCRIPTION

Project Vicinity

The ARSP Area consists of approximately 694.4 acres located in the northwest edge for the City of Roseville. Prior to the Specific Plan's adoption, the plan area was recognized as a logical growth extension for the City. The Specific Plan Area is bounded on the southwest by the Al Johnson Wildlife Area, to the west by the Gleason property, to the south by the Creekview Specific Plan Area, to the east by the future proposed Placer Ranch Specific Plan Area and to the north by the existing Toad Hills Ranches #1 area and unincorporated Placer County. The project vicinity is shown on Figure 1.

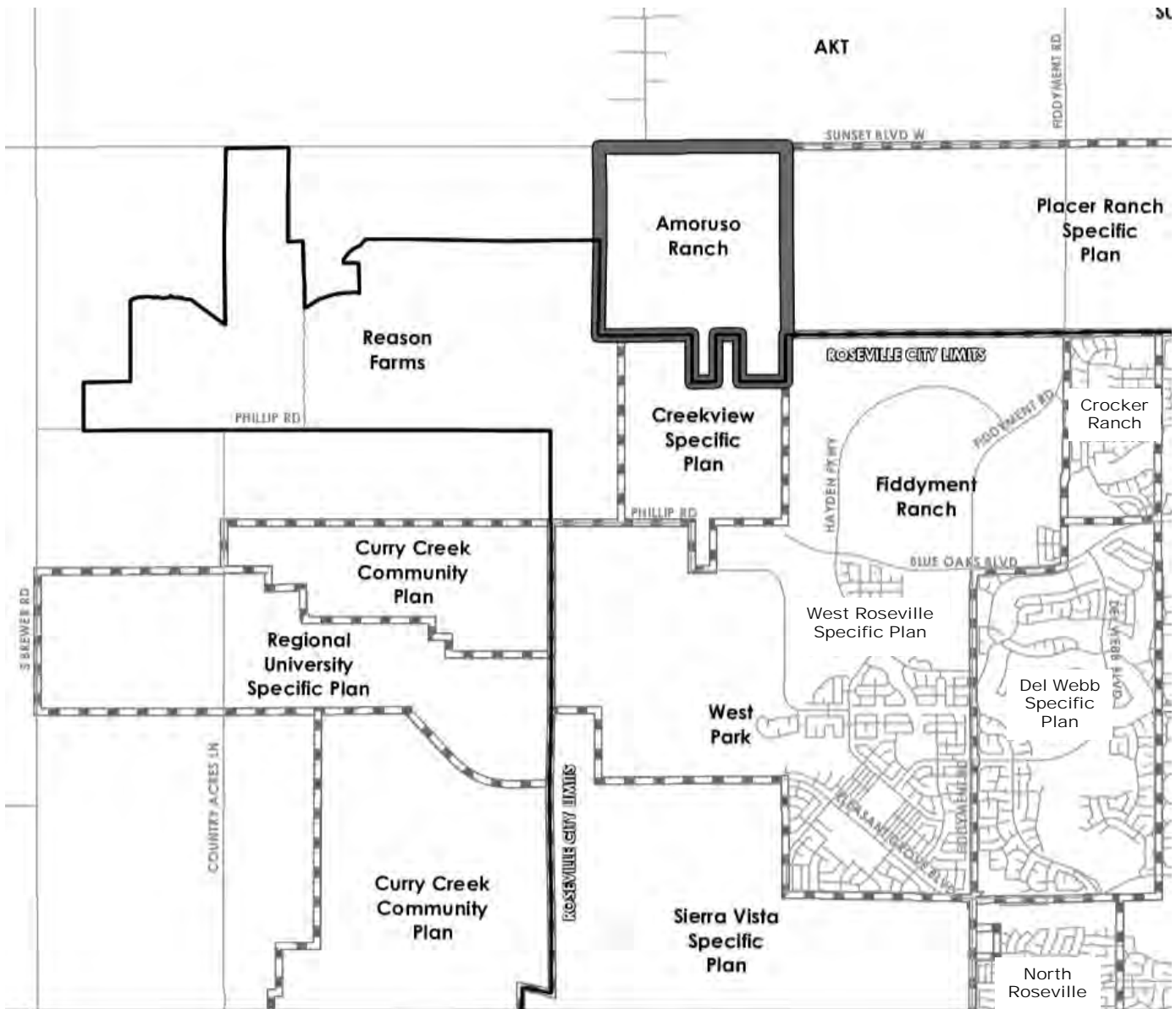


Figure 1 – ARSP Area Project Vicinity

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Pre-Development Conditions

The pre-development conditions of the ARSP Area were as a cattle ranch and for irrigated crops. The primary use was open grazing land, but included a small ranch house and out buildings. The land is gently rolling terrain generally trending to the west and south. Minor drainages flow in a radial pattern from a slight rise in the northeast quadrant of the property. The elevation changes from approximately 115 feet to 71 feet gently from the northeast down to the southwest.

The site vegetation is generally limited to short, seasonal grasses. There are several oak trees located along University Creek and a number of non-native trees located around the former ranch house. Wetland conditions and their associated flora and fauna are located in small areas typically along the drainage corridors and in flats along the southern boundary. Figure 2 highlights the ARSP Area pre-development conditions.

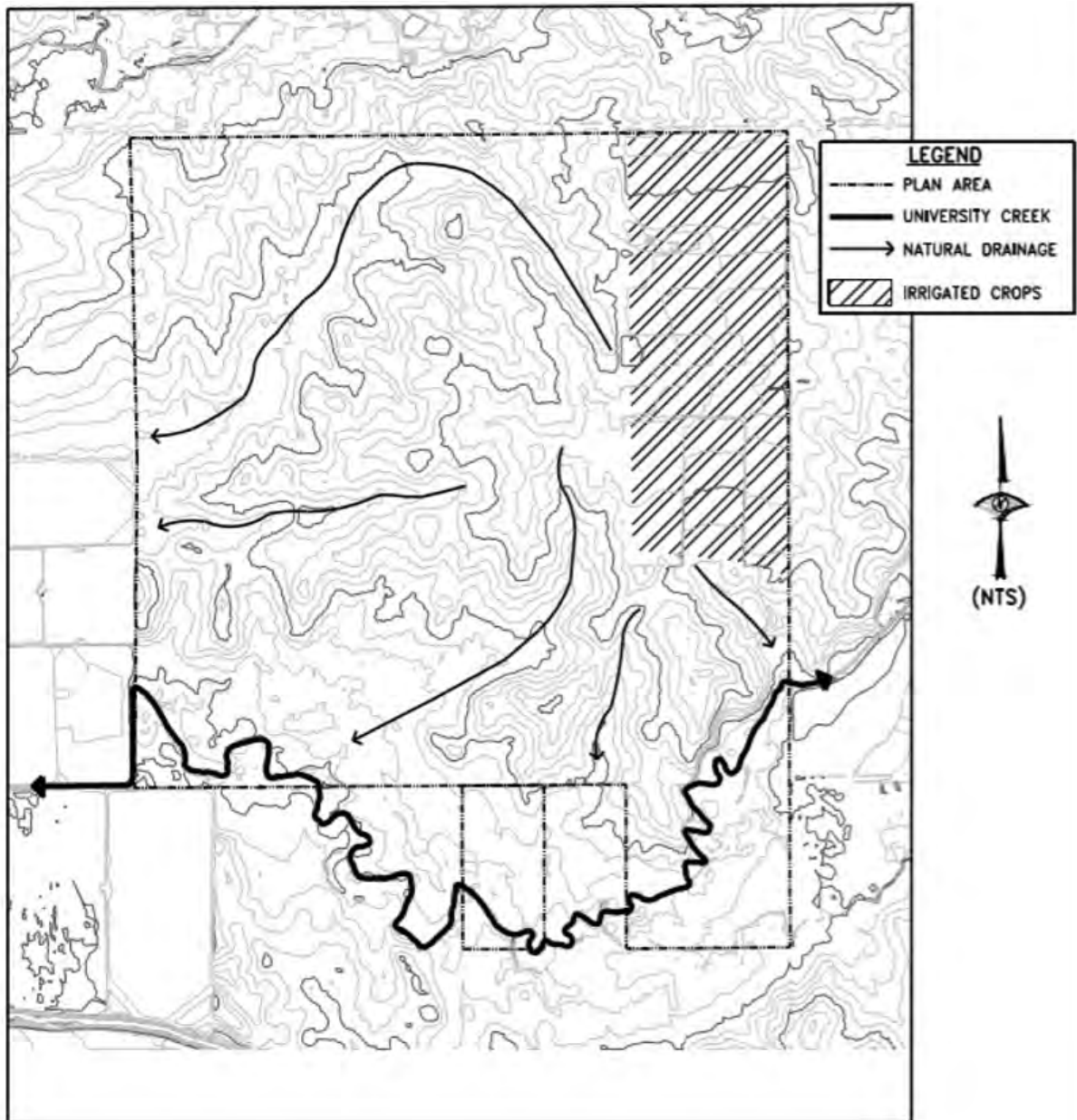


Figure 2 – ARSP Area Pre-Development Conditions

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

ARSP Area Development Opportunities and Constraints

The proposed ARSP Area land use plan is influenced by several factors, including the physical setting, land use and circulation conditions, and public policies. Two significant aspects that influence the development of the land plan are described below and depicted on Figure 3.

Placer Parkway

The proposed Placer Parkway will be a dominant feature that sweeps through the ARSP Area. Interchanges at Fiddymont Road and Santucci Boulevard will provide access to the ARSP Area.

Open Space and Resources Preservation

The ARSP Area will support open space and resource preservation by providing permanent open space. In combination with the 1,700-acre open space afforded by the City of Roseville Al Johnson Wildlife Area, this open space provides connectivity with open space within the Creekview Specific Plan Area, and lands to the east of the ARSP Area.

The Amoruso Ranch Specific Plan will provide an open space corridor that includes a pedestrian and bike path linkage between this major open space area and the City's regional trail system. In addition, the corridor will provide a permanent preservation area for wetland resources.

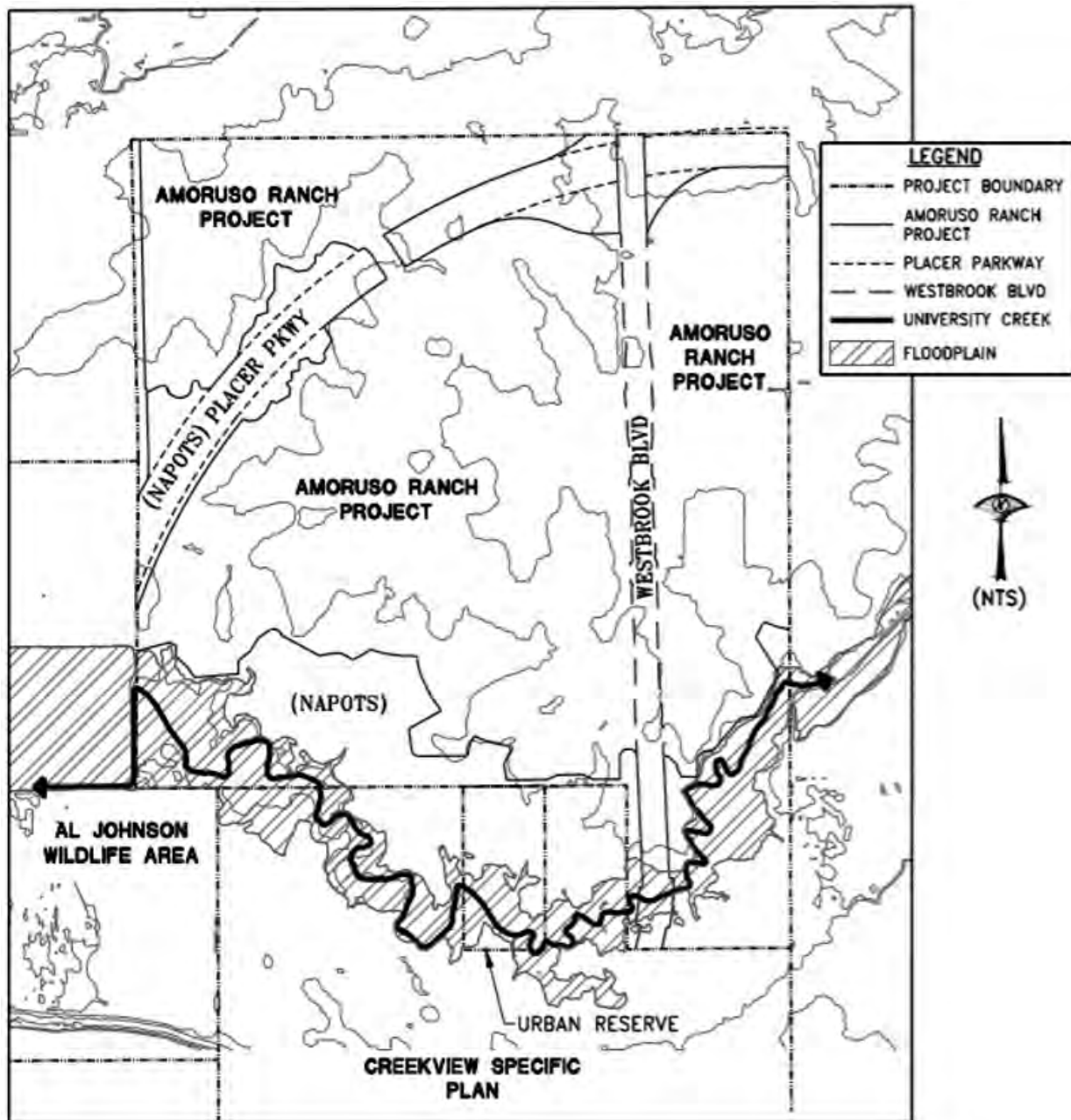


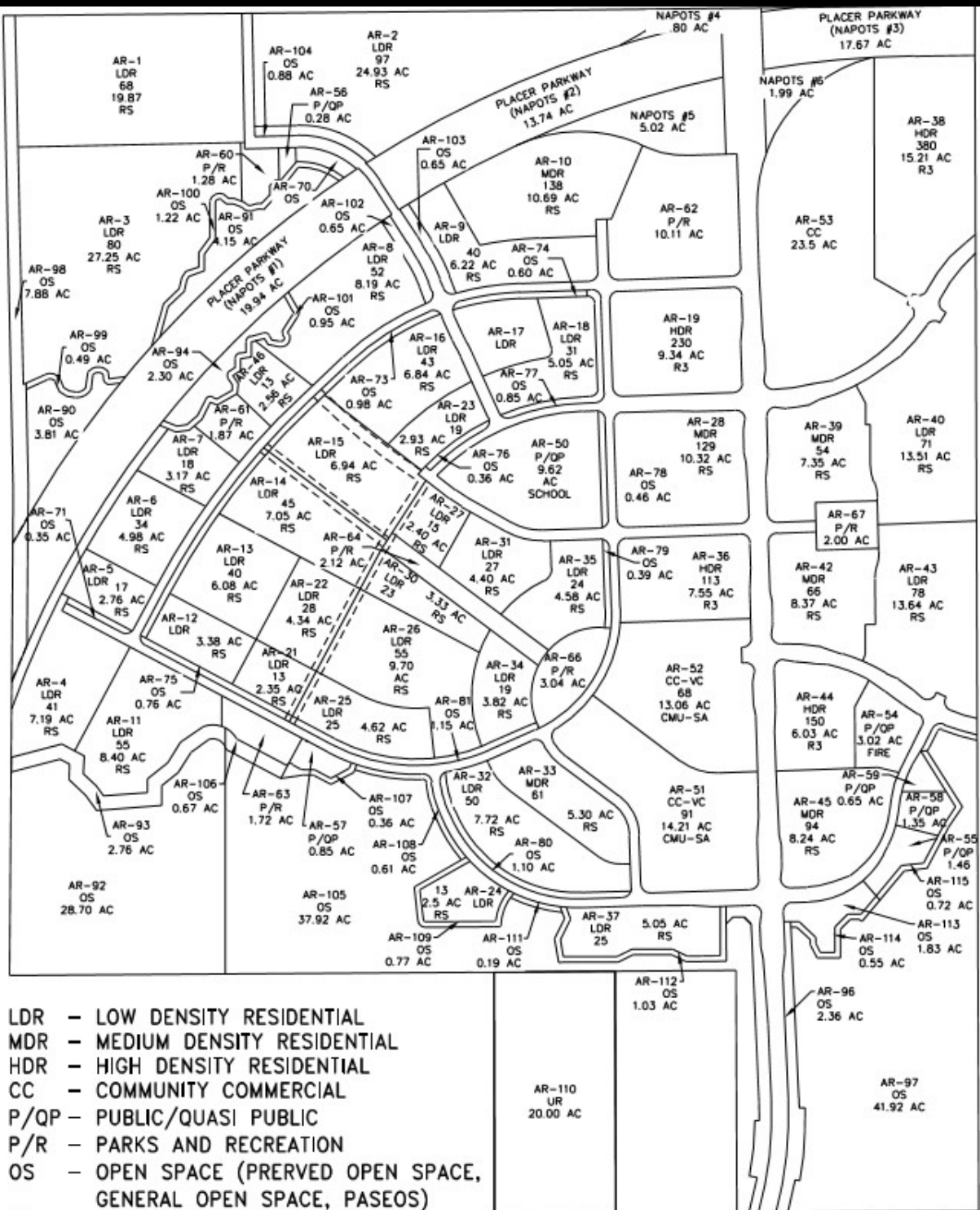
Figure 3 – ARSP Area Opportunities and Constraints

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

ARSP Area Land Use Plan

The ARSP Area provides for a mix of land uses to achieve the desired community form and objectives. These land use designations include low-, medium- and high density residential uses; commercial and office uses; which in some cases are sited with one another and/or with residential uses, public and quasi-public uses for the schools and civic activities such as a fire station, parks and open space uses, and an urban reserve.

At buildout, the ARSP Area will provide for 2,827 dwelling units, it adds approximately 51 acres of commercial retail and office land uses, and provides approximately 22-acres of parks and 146-acres of open space. The ARSP Area Land Use Plan is shown in Figure 4.



- LDR - LOW DENSITY RESIDENTIAL
- MDR - MEDIUM DENSITY RESIDENTIAL
- HDR - HIGH DENSITY RESIDENTIAL
- CC - COMMUNITY COMMERCIAL
- P/QP - PUBLIC/QUASI PUBLIC
- P/R - PARKS AND RECREATION
- OS - OPEN SPACE (PRESERVED OPEN SPACE, GENERAL OPEN SPACE, PASEOS)
- UR - URBAN RESERVE
- NAPOTS - NOT A PART OF THIS SUBDIVISION

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

BASELINE WATER USE ESTIMATION

The calculation of the baseline water use estimation was established based on the land use designations developed as part of the ARSP Area Land Use Plan shown on Figure 4.

The baseline water use for the project was established using the City's standard water use factors, as developed for the City by MWH in 2006. The City of Roseville employs standard demand factors for residential land uses of varying densities, as well as standard demand factors for commercial/other land uses. The residential demands are presented as gallons per day (GPD) per dwelling unit (DU), and the commercial/other demands are presented as GPD per acre. The City's demand factors are listed in Table 1.

Table 1
Amoruso Ranch Specific Plan
Water Conservation Plan
City of Roseville Demand Factors

| General Plan Land Use Category | Average Day Demand |
|---------------------------------------|---------------------------|
| Residential GPD/DU | |
| LDR1: < 3.5 DU / Acre | 728 GPD/DU |
| LDR2: > 3.5 to 5 DU / Acre | 600 GPD/DU |
| LMDR1: > 5 to 6 DU / Acre | 521 GPD/DU |
| LMDR2: > 6 to 8 DU / Acre | 430 GPD/DU |
| MDR: > 8 to 12 DU / Acre | 323 GPD/DU |
| HDR1: > 12 to 16 DU / Acre | 288 GPD/DU |
| HDR2: > 16 DU / Acre | 177 GPD/DU |
| Non-Residential GPD/Acre | |
| Commercial / Retail | 2598 GPD/Acre |
| Business Professional | 2598 GPD/Acre |
| Light Industrial | 2598 GPD/Acre |
| Industrial | 2562 GPD/Acre |
| Railroad Yard | 109 GPD/Acre |
| Elementary School | 3454 GPD/Acre |
| High School | 4068 GPD/Acre |
| Public (Fire Station, etc) | 1780 GPD/Acre |
| Park / Recreation | 2988 GPD/Acre |
| Open Space / ROW | 0 GPD/Acre |
| Vacant | 0 GPD/Acre |

Utilizing the City’s demand factors, the estimated annual water use for the Low-, Medium- and High-Density Residential units proposed within the ARSP Area have been calculated. The basis of the Low-, Medium- and High-Density Residential water use is presented within Table 2.

Table 2
Amoruso Ranch Specific Plan
Water Conservation Plan
Water Use Estimation – LDR, MDR and HDR

| Land Use Category Density | Number of Units | Average Day Demand (GPD/DU) | Total Average Day Demand (GPD) | Total Average Day Demand (AFY) | Total Average Day Demand with 2% (AFY) ¹ |
|---|-----------------|-----------------------------|--------------------------------|--------------------------------|---|
| LDR1: < 3.5 DU / Acre | 148 | 728 | 107,744 | 120.7 | 123.1 |
| LDR2: > 3.5 to 5 DU / Acre | 116 | 600 | 69,600 | 78.0 | 79.5 |
| LMDR1: > 5 to 6 DU / Acre | 401 | 521 | 208,921 | 234.0 | 238.7 |
| LMDR2: > 6 to 8 DU / Acre | 757 | 430 | 325,510 | 364.6 | 371.9 |
| MDR: > 8 to 12 DU / Acre | 155 | 323 | 50,065 | 56.1 | 57.2 |
| HDR1: > 12 to 16 DU / Acre | 380 | 288 | 109,440 | 122.6 | 125.0 |
| HDR2: > 16 DU / Acre | 760 | 177 | 134,520 | 150.7 | 153.7 |
| Community Commercial - Village Center – Residential | 109 | 288 | 31,392 | 35.2 | 35.9 |
| Urban Reserve | 1 | 728 | 728 | 0.8 | 0.8 |
| Total | 2,827 | - | 1,037,920 | 1,162.6 | 1,185.9 |

The water use estimation, as established by the City for purposes of water conservation does not distinguish between potable water and recycled water. Table 3 includes a summary of the estimated baseline water demands. Consistent with previous similar analyses completed by the City, a factor for water system losses has not been included in the water conservation calculations. It has, however, been included for informational purposes in both Tables 2 and 3.

¹ Demand accounts for 2% system losses.

Table 3
Amoruso Ranch Specific Plan
Water Conservation Plan
Water Use Factors and Demands

| Land Use | Land Use Abbreviation/ Zoning | Total Area (Acres) | Dwelling Unit Count | Water Use Factor | Daily Demand (GPD) | Annual Demand (AFY) | Annual Demand with 2% (AFY) ¹ |
|---|--|-----------------------|---------------------|------------------|--------------------|---------------------|--|
| Low Density Residential | LDR | 248.77 | 1,302 | Varies | 660,175 | 739.5 | 754.3 |
| Medium Density Residential | MDR | 50.27 | 542 | Varies | 178,561 | 200.0 | 204.0 |
| High Density Residential | HDR | 38.13 | 873 | Varies | 167,064 | 187.1 | 190.9 |
| Community Commercial - Village Center - Residential | CMU-SA (Commercial Mixed-Use - Special Area) | Included On Next Line | 109 | 288 | 31,392 | 35.2 | 35.9 |
| Community Commercial - Village Center – Non-Residential | CMU-SA (Commercial Mixed-Use - Special Area) | 27.27 | - | 2,598 | 70,847 | 79.4 | 80.9 |
| Community Commercial | CC (Community Commercial) | 23.85 | - | 2,598 | 61,962 | 69.4 | 70.8 |
| Open Space (Paseos) | OS | 10.71 | - | 2,988 | 32,001 | 35.8 | 36.6 |
| Open Space (General) | OS | 37.24 | - | 0 | 0 | 0 | 0 |
| Open Space (Preserve) | OS | 97.58 | - | 0 | 0 | 0 | 0 |
| Parks & Recreation | PR | 22.14 | - | 2,988 | 66,154 | 74.1 | 75.6 |
| Public / Quasi Public (school) | P/QP (School) | 9.62 | - | 3,454 | 33,227 | 37.2 | 38.0 |
| Public / Quasi Public (Fire Station & Utility Site) | P/QP | 7.61 | - | 1,780 | 13,546 | 15.2 | 15.5 |
| Urban Reserve | UR | 20.00 | 1 | 728 | 728 | 0.8 | 0.8 |
| Rights-of-Way | ROW | 52.04 | - | 0 | 0 | 0 | 0 |
| Not a Part of This Subdivision | NAPOTS | 49.16 | - | 0 | 0 | 0 | 0 |
| Total | | 694.4 | 2,827 | - | 1,315,659 | 1,473.7 | 1,503.2 |

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

¹ Demand accounts for 2% system losses.

SINGLE FAMILY RESIDENTIAL WATER USE DISTRIBUTION

Single family residential water use for land use designations for Low-, Medium- and High-Density (LDR, MDR and HDR) parcels can be further divided by the use within the home and the landscape irrigation demands outside of the home.

Table 4 represents the typical single family residential water usage that would be attributable to residential units within the land use designation of LDR and MDR. The percentage of total use will have a different distribution for HDR primarily attributable to the reduction in irrigated landscaped area.

Table 4
Amoruso Ranch Specific Plan
Water Conservation Plan
Single Family Residential Water Usage

| Residential Use | Percentage of Total¹ |
|----------------------------|--|
| Landscaping | 51% |
| Toilets | 13% |
| Faucets, Cooking, Cleaning | 10% |
| Showers | 9% |
| Clothes Washing | 8% |
| Bath | 6% |
| Toilet Leaks | 2% |
| Dishwasher | 1% |

Based on historic data the typical split between backyard and front yard irrigation of typical LDR and MDR parcels is approximately sixty-fourty, with 60% of the landscape irrigation demand attributable to the backyard and 40% of the landscape irrigation attributable to the front yard. This is the result of typically smaller front yards than backyards along with less

¹ Percentage of total water use was derived from information obtained from the City of Roseville Frequently Asked Questions (FAQ) on the subject of water conservation.

landscape area in the front yard due to driveways and walks. Utilizing this ratio of front yard to backyard irrigation use, results in a further breakdown of the 51% total water use to 20.4% for the front yards and 30.6% for the backyards. The separation of front yard and backyard irrigation demands for LDR and MDR parcels allows analysis and application of different conservation measures between the two distinct areas.

The HDR units typically do not have front yard and backyard irrigation demand; however, there are common area irrigation demands that are attributable to HDR units. Average planning numbers for irrigation demands for HDR units is 20% of the estimated overall water usage. This value is expressed as 20% of the annual irrigation demand and not based on designation of demands split between front and back yard area designations. Table 5 presents a summary of demands based on the assumptions listed above.

Table 5
Amoruso Ranch Specific Plan
Water Conservation Plan
Residential Irrigation Water Demands

| Land Use | Annual Demand (AFY) | Annual Demand Front Yard (AFY) | Annual Demand Backyard (AFY) | Annual Total Irrigation Demand (AFY) |
|---------------------------------------|----------------------------|---------------------------------------|-------------------------------------|---|
| Low Density Residential | 739.5 | 150.86 | 226.29 | 377.15 |
| Medium Density Residential | 200.0 | 40.80 | 61.20 | 102.00 |
| High Density Residential ¹ | 187.1 | N/A | N/A | 37.42 |
| Urban Reserve | 0.8 | 0.16 | 0.24 | 0.40 |
| Total | 1,127.4 | 191.82 | 287.73 | 516.97 |

¹ Demand for HDR parcels was calculated differently from LDR and MDR parcels, as described above. Demand for HDR parcels was not separated into front yard and backyard demand since traditional front and back yards are not present on HDR parcels.

WATER USE REDUCTION STRATEGIES

A series of implementable water use reduction strategies have been identified for the ARSP Area. These strategies are discussed in more detail in the following subsections of this document, including the estimated percentage of water use reduction.

The water use reduction strategies identified for the ARSP Area include:

- Reduction of Residential Turf Areas
- Reduction of Park and Recreation and Common Area Turf (Non-Residential)
- Irrigation Management
- Water Conservation Methods

REDUCTION OF RESIDENTIAL TURF AREAS

As represented in the previous sections and tables, turf areas account for a significant portion of the water demand of the residential development. In turn, this correlates to one of the greatest opportunities to reduce the projected water demands. The ARSP project will adopt a strategy to encourage the new residential developments to reduce the magnitude of front yard turf areas and plant these areas with vegetation that uses far less water.

The City of Roseville estimates that for a same sized area of turf, in comparison to utilization of low-water consumption vegetation, could result in a savings of up to 70% in the amount of water required. Therefore, 30% of the amount of water would be required for the low consumption vegetation as compared to the lawn area's water demand.

Low water consumption vegetation, benefits not only from the reduced requirement for uptake by the plants, it also benefits from more efficient landscape irrigation systems. Low water consumption vegetation is typically irrigated by drip systems, as opposed to overhead spray systems for lawn and turf areas.

Typical front yard landscaping generally ranges between 75% and 85% irrigated area. For purposes of this analysis, the low-point of 75% irrigated area has been selected with 70% being lawn area and the remaining irrigated area being lower water using plants and planters.

It is reasonable to reduce irrigated lawn areas from 70% of the typical front yard for LDR and MDR, as well as reduce the common area lawns on HDR, to 42%. This results in an increase of low water consumption vegetation from 5% to 33%. An example of the potential reductions in turf area is shown in Figure 5. The comparisons of water demands for irrigation are shown in Table 6.

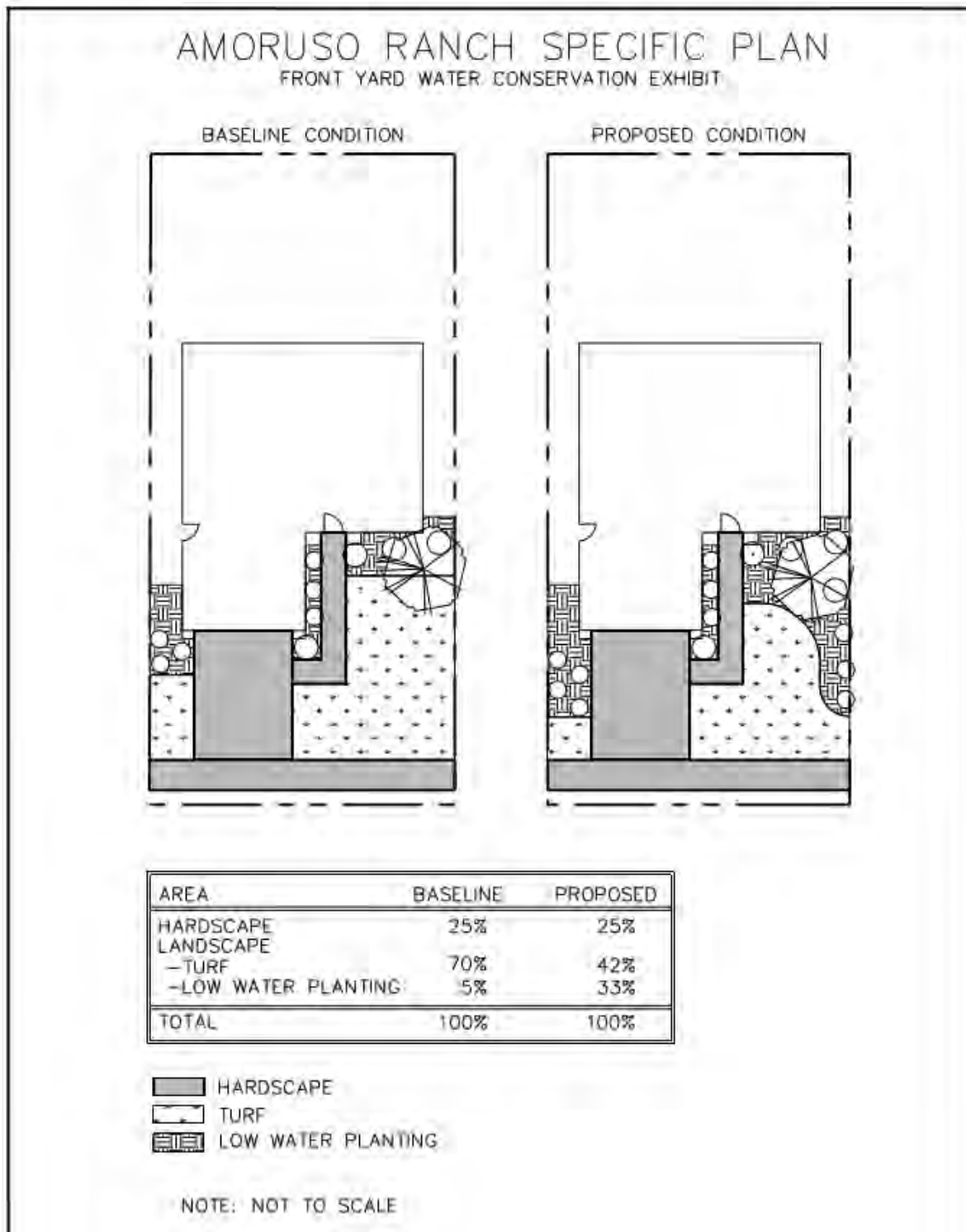


Figure 5 – Front Yard Water Conservation Comparison

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Table 6
Amoruso Ranch Specific Plan
Water Conservation Plan
Reduced Landscape Turf Area

| Land Use | Front Yard Irrigated Area ¹ | Base Condition | | Base Condition with Water Conservation | |
|-------------------------------|--|----------------|--------------------|--|---------------------------------|
| | | Turf Area | Low Water Use Area | Turf Area | Low Water Use Area ² |
| LDR, MDR and HDR ³ | 75% | 70% | 5% | 42% | 33% |

Table 7 is a comparison of the water use efficiencies that result from reduction in front yard turf areas. Since assumptions are based on similar reductions in turf areas for LDR, MDR and HDR product types, the water demands have been combined for presentation.

Table 7
Amoruso Ranch Specific Plan
Water Conservation Plan
Front Yard Irrigated Area Water Efficiencies

| Land Use | Annual Demand Front Yard (AFY) ⁴ | New Front Yard Demand (AFY) | Annual Demand Savings (AFY) | Annual Demand Savings (%) | Water System Savings |
|------------------------------------|---|-----------------------------|-----------------------------|---------------------------|----------------------|
| Residential Properties LDR and MDR | 191.82 | 139.24 | 52.58 | 27.4% | Potable |
| HDR | 37.42 | 27.16 | 10.26 | 27.4% | Recycled |
| Total | 229.24 | 166.40 | 62.84 | 27.4% | |

As an example of how these values were calculated, the calculation for the annual front yard turf demand and the reduced annual front yard demand is presented below.

For the annual front yard turf demand, as calculated for low and medium density residential land uses, 75% of the front yard is landscaped with 70% turf and 5% low water use plantings. Since low water use plantings use 30% of the water required for turf, this 5%

¹ As a percentage of the front yard.

² Includes 5% existing low water use plantings plus 28% new low water use plantings.

³ Represents the percentage of the entire exterior area for HDR.

⁴ Front yard demand from Table 5. HDR is total since there is not a distinction between front and back yards.

area is equal to 1.5% turf area water demand. This results in the following annual front yard demands:

Turf (LDR & MDR):

$$191.82 \text{ AFY} * \left(\frac{70\%}{71.5\%}\right) = 187.80 \text{ AFY}$$

Low Water Use (LDR & MDR):

$$191.82 \text{ AFY} * \left(\frac{1.5\%}{71.5\%}\right) = 4.02 \text{ AFY}$$

For the reduced annual front yard demand, as calculated for low and medium density residential uses, reducing the base turf area in the front yards from 70% to 42% and replacing that (equivalent to 28%) with low water use plantings resulted in the following annual demands:

Reduced Demand Equation (LDR & MDR):

$$187.80 \text{ AFY} * \left(\frac{42\%}{70\%} + \frac{28\% * 30\%}{70\%}\right) + 4.02 \text{ AFY} = 139.24 \text{ AFY}$$

The same equations were generated for the HDR parcels as follows:

Turf (HDR):

$$37.42 \text{ AFY} * \left(\frac{70\%}{71.5\%}\right) = 36.63 \text{ AFY}$$

Low Water Use (HDR):

$$37.42 \text{ AFY} * \left(\frac{1.5\%}{71.5\%}\right) = 0.79 \text{ AFY}$$

Reduced Demand Equation (HDR):

$$36.63 \text{ AFY} * \left(\frac{42\%}{70\%} + \frac{28\% * 30\%}{70\%}\right) + 0.79 \text{ AFY} = 27.16 \text{ AFY}$$

REDUCTION OF PARK AND RECREATION AND COMMON AREA TURF (NON-RESIDENTIAL)

In addition to the turf areas for residential properties there are additional and significant turf areas throughout a typical development. These areas include the parks, irrigated paseos, commercial centers and school play fields. The estimated turf irrigation demand at each of these uses is as follows:

- It is estimated that parks utilize approximately 98% of their water demand for irrigation and 80% of their irrigated area for turf. This area is assumed to be reduced to 60% with the conversion of turf area (20%) to low water consumption vegetation or other uses.
- For the Roseville area, low water plantings were assumed to use 30% of the water used on turf (a 70% water savings).
- Low water use areas will utilize low volume irrigation systems like a drip or spray system (such as Netafim) designed to achieve a uniformity of 90% rather than an overhead spray irrigation system.
- Paseos are estimated to utilize 100% of their water demand for landscape irrigation. 80% of the paseo area is irrigated turf area. This area is assumed to be reduced to 60% with the conversion of turf area (20%) to low water consumption vegetation or other uses.

Based on these assumptions the water use efficiencies for the parks and paseos have been calculated and are presented in Table 8.

Table 8
Amoruso Ranch Specific Plan
Water Conservation Plan
Non-Residential Irrigated Area Water Efficiencies

| Land Use | Annual Water Demand (AFY) ¹ | Annual Irrigation Demand (AFY) | Base Turf Area | New Turf Area | Low Water Use Area | New Irrigation Demand (AFY) | Annual Demand Savings (AFY) | Annual Demand Savings (%) | Water System Savings |
|--------------|--|--------------------------------|----------------|---------------|--------------------|-----------------------------|-----------------------------|---------------------------|----------------------|
| Park | 4.3 | 4.21 | 80% | 60% | 20% | 3.48 | 0.73 | 17.3% | Potable |
| Parks | 69.8 | 68.40 | 80% | 60% | 20% | 56.43 | 11.97 | 17.5% | Recycled |
| Paseos | 4.8 | 4.80 | 80% | 60% | 20% | 3.96 | 0.84 | 17.5% | Potable |
| Paseos | 31.0 | 31.00 | 80% | 60% | 20% | 25.58 | 5.42 | 17.5% | Recycled |
| Total | 109.9 | 108.41 | | | | 89.45 | 18.96 | 17.5% | |

The new irrigation demand for the Parks is calculated as follows:

$$\frac{68.40 \text{ AFY} * 60\%}{80\%} = 51.30 \text{ AFY}$$

Demand remaining after turf reduction:

$$68.40 \text{ AFY} - 51.30 \text{ AFY} = 17.10 \text{ AFY}$$

Low water plants use 30% of turf demand:

$$17.10 \text{ AFY} * 30\% = 5.13 \text{ AFY}$$

New irrigation demand:

$$51.30 \text{ AFY} + 5.13 \text{ AFY} = 56.43 \text{ AFY}$$

Similarly the new irrigation demand for the Paseos is calculated as follows:

$$\frac{31.00 \text{ AFY} * 60\%}{80\%} = 23.25 \text{ AFY}$$

¹Annual water demand derived from Table 3.

Demand remaining after turf reduction:

$$31.00 \text{ AFY} - 23.25 \text{ AFY} = 7.75 \text{ AFY}$$

Low water plants use 30% of turf demand:

$$7.75 \text{ AFY} * 30\% = 2.33 \text{ AFY}$$

New irrigation demand:

$$23.25 \text{ AFY} + 2.33 \text{ AFY} = 25.58 \text{ AFY}$$

IRRIGATION MANAGEMENT

Smart and centrally located irrigation controllers restrict irrigation to times and rates necessary to maintain landscaping. They account for changes in the demand for water, which varies with weather patterns, seasonal influences and soil moisture content. In the ARSP, smart irrigation controllers, as defined in WELO, will be required for residential, commercial, and quasi-public parcels subject to turf reduction measures, and centrally controlled irrigation controllers for larger commercial and publicly maintained parcels.

As referenced in previous studies for the City of Roseville, a number of studies have been completed specifically on the conversion to smart irrigation controllers and the resultant water savings. Those studies suggest that water use reductions can be expected between 7% and 41%. This is a wide range of variability. Since ARSP is an entirely new development all significant irrigation applications will employ the use of smart irrigation controllers (per WELO). Therefore, a water use reduction value of 20% has been estimated for purposes of this analysis, consistent with previous analyses completed for similar developments within the City of Roseville. The sample calculation is presented below and the values are summarized in Table 9.

Smart Irrigation Equation:

$$139.24 \text{ AFY} * (80\%) = 111.39 \text{ AFY}$$

Table 9
Amoruso Ranch Specific Plan
Water Conservation Plan
Smart Irrigation Controller Water Efficiencies

| Land Use | Annual Irrigation Demand (AFY) | New Irrigation Demand w/Controller (AFY) | Annual Demand Savings (AFY) | Annual Demand Savings (%) | Water System Savings |
|---|--------------------------------|--|-----------------------------|---------------------------|----------------------|
| Residential Properties (Front) ¹ | 139.24 | 111.39 | 27.85 | 20% | Potable |
| Residential Properties (Back) ² | 287.73 | 230.18 | 57.55 | 20% | Potable |
| Residential Properties (HDR) ³ | 27.16 | 21.73 | 5.43 | 20% | Recycled |
| Parks ⁴ | 3.48 | 2.78 | 0.70 | 20% | Potable |
| Parks ⁵ | 56.43 | 45.14 | 11.29 | 20% | Recycled |
| Paseos ⁶ | 3.96 | 3.17 | 0.79 | 20% | Potable |
| Paseos ⁷ | 25.58 | 20.46 | 5.12 | 20% | Recycled |
| Total | 543.58 | 434.85 | 108.73 | 20% | |

WATER CONSERVATION METHODS

There are many water conservation measures that can be implemented throughout the ARSP project. The reality is that a majority of the typical water conservation measures are already required or anticipated to be included in any new projects. These include low flow toilets, low flow shower heads, faucet aerators, etc.

One additional water conservation measure that will be considered for the ARSP project is the inclusion of recirculating hot water systems. Recirculating hot water systems feature a pump on a residential hot water line system which reduces the time necessary to receive hot water at any hot water faucet throughout the home. They provide hot water at the tap

¹ Annual irrigation demand derived from Table 7.

² Annual irrigation demand derived from Table 5.

³ Annual irrigation demand derived from Table 7.

⁴ Annual irrigation demand derived from Table 8.

⁵ Annual irrigation demand derived from Table 8.

⁶ Annual irrigation demand derived from Table 8.

⁷ Annual irrigation demand derived from Table 8.

immediately upon engaging the hot water faucet, eliminating the waste of water as you wait for the water to transition from the cold water in the pipes to hot water. This type of system can be included on all residential units to generate additional water conservation. The amount of water savings with these systems varies based on the number of times hot water is utilized throughout the day. A typical conservative estimate indicates a water savings of approximately 1.25 gallons per use is saved by having “instant” hot water from the recirculation system. We have estimated that on average this would occur six times per day per residential unit, consistent with previous studies for the City of Roseville.

Re-Circulating Hot Water Equation:

$$2,827 \text{ DU} * 7.5 \frac{\text{gal}}{\text{day}} * \frac{\text{AF}}{325851 \text{ gal}} * 365 \text{ day/yr} = 23.75 \text{ AFY}$$

The estimated savings based on the installation of recirculating hot water systems is shown in Table 10.

Table 10
Amoruso Ranch Specific Plan
Water Conservation Plan
Recirculating Hot Water System Water Efficiencies

| Land Use | Dwelling Unit Count | Savings per Dwelling Unit (Gal) | Annual Demand Savings (AFY) | Annual Demand Savings (%) | Water System Savings |
|-------------------|---------------------|---------------------------------|-----------------------------|---------------------------|----------------------|
| Residential Units | 2,827 | 7.5 | 23.75 | 1.6% | Potable |

SUMMARY

A series of water conservation methods have been proposed for implementation as part of the ARSP project. These methods are readily implemented and are consistent with the goals and objectives of the Amoruso Ranch Specific Plan and the City of Roseville.

Table 11 provides a summary of the water conservation measures and their estimated savings in water use. As shown on Table 11, with implementation of all of the measures an estimated conservation of 14.5% of the projected water use would be realized within the ARSP Area.

Table 11
Amoruso Ranch Specific Plan
Water Conservation Plan
Summary of Water Efficiencies

| Water Conservation Opportunity | Total Water Demand (AFY) | Potable Water Savings (AFY) | Recycled Water Savings (AFY) | Annual Demand Savings (AFY) | Annual Demand Savings (%) |
|--|--------------------------|-----------------------------|------------------------------|-----------------------------|---------------------------|
| Residential Properties Irrigation – Front ¹ | 1,473.7 | 52.58 | 10.26 | 62.84 | 4.3% |
| Non-Residential (Parks, ROW, School) ² | | 1.57 | 17.39 | 18.96 | 1.3% |
| Smart Irrigation Controllers ³ | | 86.89 | 21.84 | 108.73 | 7.4% |
| Recirculating Hot Water System ⁴ | | 23.75 | 0 | 23.75 | 1.6% |
| Total | | 164.79 | 49.49 | 214.28 | 14.5% |

The actual water conservation savings will be dependent on a number of factors including the participation and adherence by the actual homeowners. Constructing the residential units with a number of these measures already integrated (such as the hot water recirculation systems) will be beneficial to achieving the objective.

For the single family residential land uses there is anticipated to be ongoing outreach by the City to remind and reinforce the need for water conservation. This can include attachments to the water bill, water audits that can be made available to homeowners, the promotion of the City’s water conservation website, and the availability of City water conservation staff to respond to specific questions. In addition, outreach can include educating homeowners on how to use and set up smart irrigation controllers along with including the installation and integration into their backyard irrigation system.

Guidance and education for the homeowners with regards to the landscaping of front and backyards will also be part of the overall plan including education in conformance with WELO.

¹ Annual demand savings derived from Table 7.

² Annual demand savings derived from Table 8.

³ Annual demand savings derived from Table 9.

⁴ Annual demand savings derived from Table 10.

References

WMH. 2006. *TM 1 - Unit Water Demand Factor Verification and Water Demand Evaluation and Update*. September.

Prepared By:

Kimley»»Horn

555 Capital Mall, Suite 300

Sacramento, CA 95816



WOOD RODGERS

Attachment to Exhibit M
TECHNICAL MEMORANDUM

To: City of Roseville

Date: January 27, 2020

Subject: Amoruso Ranch Specific Plan Amendment
Amendment to Water Conservation Plan to Accommodate Revised Land Use Plan

INTRODUCTION

The Amoruso Ranch Specific Plan (ARSP) Amendment has been prepared at the direction of Brookfield Residential Properties, Inc. (Brookfield) to meet the City of Roseville's (City) planning requirements to address proposed land use changes resulting from the State and Federal Environmental Permitting Processes. The ARSP Amendment modifies the original approved plan dated June 2016.

The ARSP Area consists of approximately 694.4-acres located in the northwest edge of the City of Roseville. The Specific Plan Area is bounded on the west by the Al Johnson Wildlife Area, to the south by the Creekview Specific Plan Area, to the east by the future proposed Placer Ranch Specific Plan Area and to the north by the existing Toad Hill Ranches #1 area/Sunset Boulevard West.

The ARSP Area provides for a mix of land uses to achieve the desired community form and objectives. These land use designations include low-, medium- and high-density residential uses; commercial and office uses; which in some cases are sited with one another and/or with residential uses; public and quasi-public uses for the schools and civic activities such as a fire station; parks and open space uses; and an urban reserve.

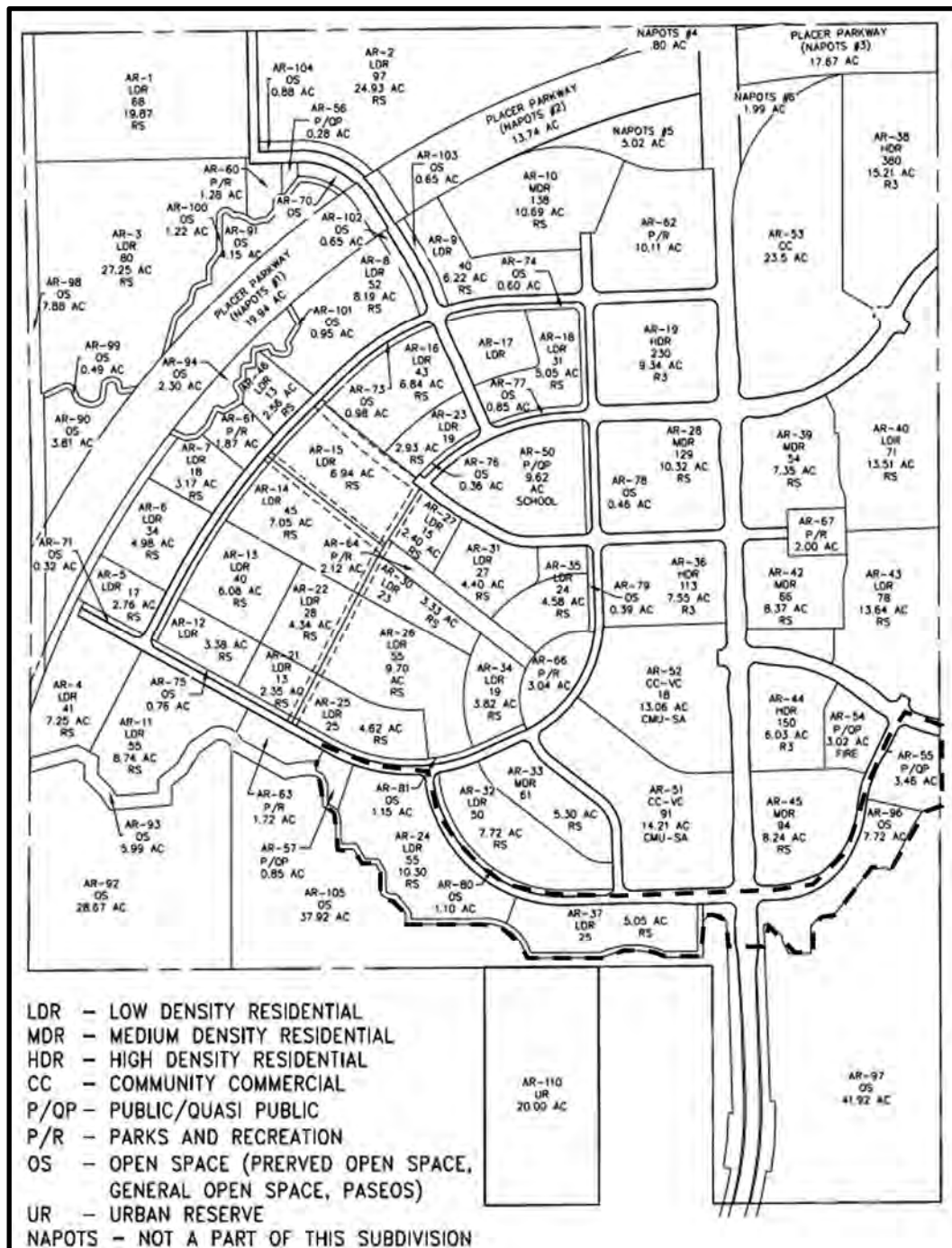
At buildout, as originally proposed, the ARSP Area will provide for 2,827 dwelling units, add approximately 51 acres of commercial retail and office land uses, and provide approximately 22-acres of parks and 146-acres of open space.

With the changes in the land use plan, resulting from the environmental permitting processes, the project parameters are identical in terms of the number of units, acres of commercial, and acres of parks. However, the acres of open space have increased from approximately 146-acres to approximately 155-acres with a corresponding reduction in residential land use acreage.

As part of the original Specific Plan, the "*Brookfield Residential, Amoruso Ranch Specific Plan Area, Water Conservation Plan*", dated April 2016, was prepared by Kimley-Horn and Associates. While the number of units proposed for the Specific Plan Area has not changed, the density of some of the units has been modified, which affects the calculations presented in the referenced Water Conservation Plan. This Technical Memorandum amends the referenced Water Conservation Plan to accommodate the changes in the land use plan.

LAND USE PLAN UPDATE

As noted in the Introduction, the major change in the Land Use Plan occurs with the expansion of the open space and the coinciding reduction in the developable acres. The change represents approximately 9-acres that will be added to the open space, transitioning from developable land use. Figure TM-1 depicts the existing approved Land Use Plan that was adopted as part of the Amoruso Ranch Specific Plan in June 2016 by the City of Roseville. It depicts the area that was modified through the environmental permitting processes. The proposed and modified Land Use Plan is shown on Figure TM-2.



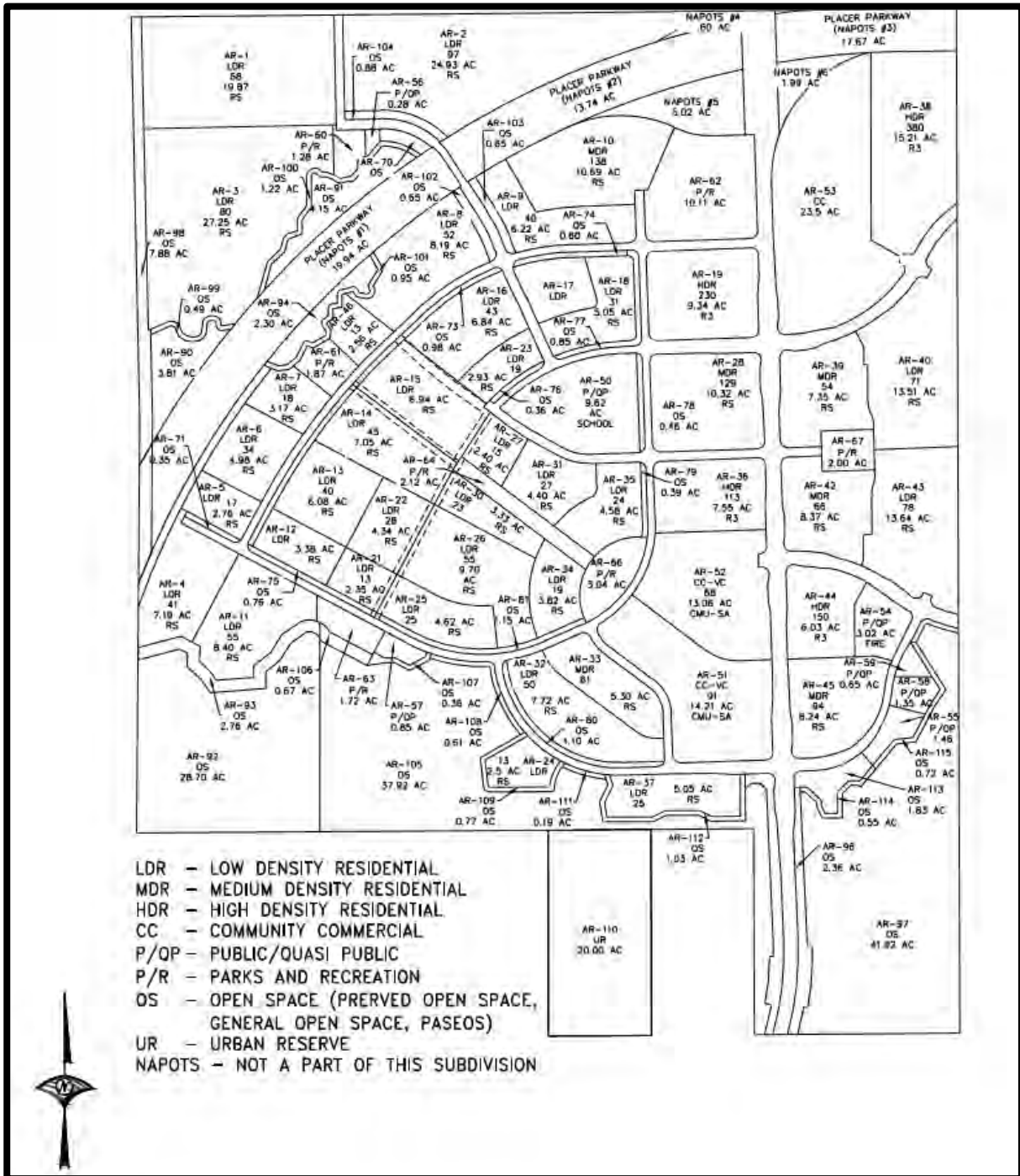
NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Figure TM-1 – 2016 Approved Land Use Plan

TECHNICAL MEMORANDUM

Amoruso Ranch Specific Plan Amendment – Amendment to the Water Conservation Plan

January 27, 2020 - Page 3 of 14



The required modifications in the Land Use Plan occur along the southern edge of development, both to the east and west of Westbrook Boulevard, in locations where the development abuts the open space. The changes are depicted on Figure TM-2.

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

While the land plan has a reduced number of developable acres, the total unit count has remained the same, with the displaced units reallocated to an existing developable parcel that can support the units, while conforming to the density ranges for the given product types.

Table TM-1 is a comparison of the unit allocation changes throughout the plan area.

**Table TM-1
Unit Allocation Comparison**

| Parcel | Land Use | Acres | | | Units | | |
|--------|----------|-------|-------|------------|-------|------|------------|
| | | 2016 | 2019 | Net Change | 2016 | 2019 | Net Change |
| AR-24 | LDR | 10.3 | 2.5 | <7.8> | 55 | 13 | <42> |
| AR-37 | LDR | 6.28 | 5.05 | <1.23> | 33 | 25 | <8> |
| AR-52 | CC-VC | 13.06 | 13.06 | 0 | 18 | 68 | 50 |
| TOTAL | | | | <9.03> | | | 0 |

As noted in Table TM-1, the reallocated units are all located in the Community Commercial/Village Center (AR-52). This places the units very close to their original location. This also modifies the units from LDR to be CC/VC where the use factors for these units are consistent with HDR. This is important as it results in lower water use factors and lower wastewater generation rates.

The location of the affected land use parcels is shown on Figure TM-3 and indicated with a “blue circle”.

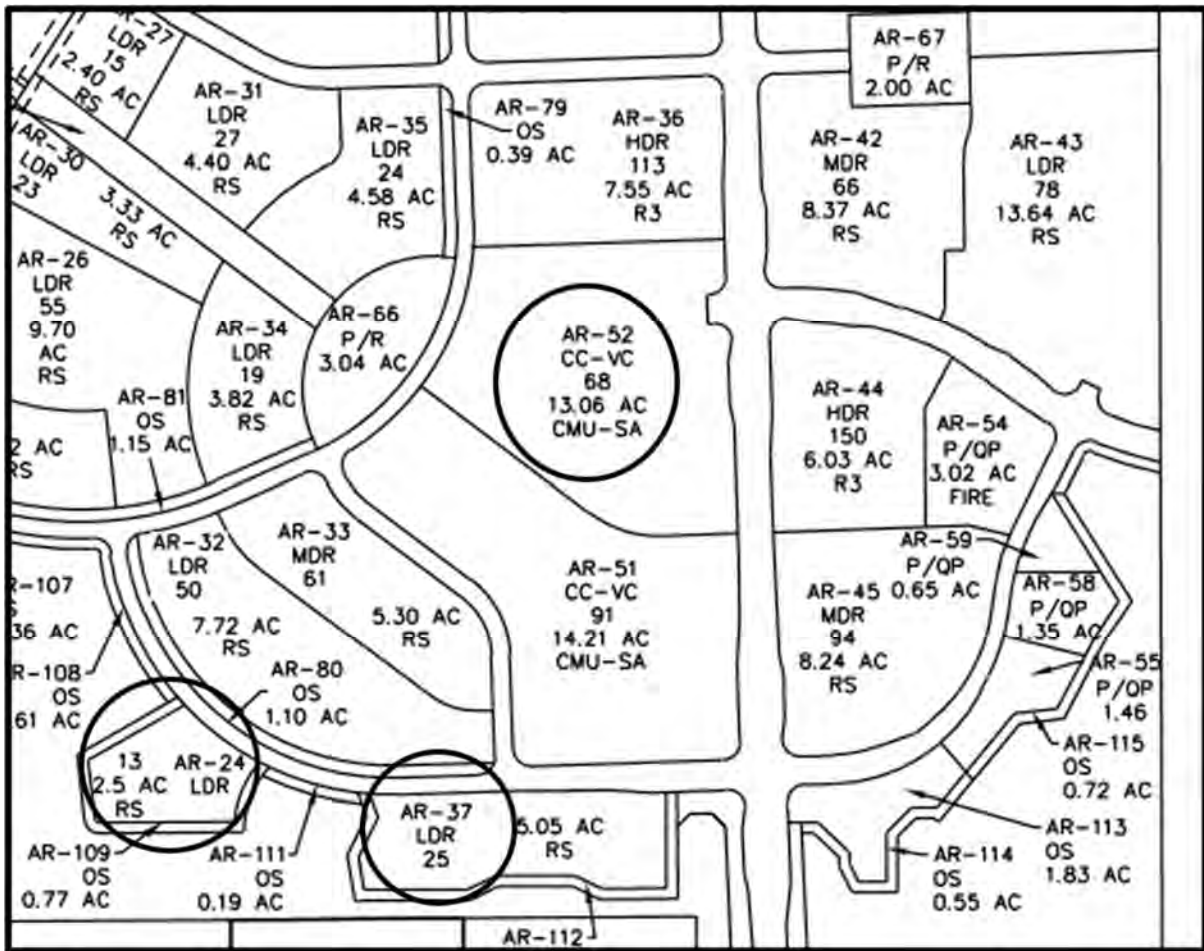


Figure TM-3 – Affected Land Use Parcels (Unit Transfer) (2019 Land Plan)

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

WATER CONSERVATION PLAN

As noted above, the calculations related to water conservation for the development change as a result in the shift in density of some of the units. Provided below are the revised Water Conservation Plan Tables that have been updated based on the new land plan.

Water Conservation Plan Table 2 - Amended

**Amoruso Ranch Specific Plan Amendment
 Water Use Estimation – LDR, MDR and HDR**

| Land Use Category Density | Number of Units | Average Day Demand (GPD/DU) | Total Average Day Demand (GPD) | Total Average Day Demand (AFY) | Total Average Day Demand with 2% (AFY) ¹ |
|---|-----------------|-----------------------------|--------------------------------|--------------------------------|---|
| LDR1: < 3.5 DU / Acre | 148 | 728 | 107,744 | 120.7 | 123.1 |
| LDR2: > 3.5 to 5 DU / Acre | 116 | 600 | 69,600 | 78.0 | 79.5 |
| LMDR1: > 5 to 6 DU / Acre | 351 | 521 | 182,871 | 204.8 | 208.9 |
| LMDR2: > 6 to 8 DU / Acre | 757 | 430 | 325,510 | 364.6 | 371.9 |
| MDR: > 8 to 12 DU / Acre | 155 | 323 | 50,065 | 56.1 | 57.2 |
| HDR1: > 12 to 16 DU / Acre | 380 | 288 | 109,440 | 122.6 | 125.0 |
| HDR2: > 16 DU / Acre | 760 | 177 | 134,520 | 150.7 | 153.7 |
| Community Commercial - Village Center – Residential | 159 | 288 | 45,792 | 51.3 | 52.3 |
| Urban Reserve | 1 | 728 | 728 | 0.8 | 0.8 |
| Total | 2,827 | - | 1,037,920 | 1,162.60 | 1,185.90 |

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

¹ Demand accounts for 2% system losses.

Water Conservation Plan Table 3 - Amended

**Amoruso Ranch Specific Plan
 Water Use Factors and Demands**

| Land Use | Land Use Abbreviation/ Zoning | Total Area (Acres) | Dwelling Unit Count | Water Use Factor | Daily Demand (GPD) | Annual Demand (AFY) | Annual Demand with 2% (AFY) ² |
|---|--|-----------------------|---------------------|------------------|--------------------|---------------------|--|
| Low Density Residential | LDR | 239.34 | 1,252 | Varies | 634,125 | 710.3 | 724.5 |
| Medium Density Residential | MDR | 50.27 | 542 | Varies | 178,561 | 200.0 | 204.0 |
| High Density Residential | HDR | 38.13 | 873 | Varies | 167,064 | 187.1 | 190.9 |
| Community Commercial - Village Center - Residential | CMU-SA (Commercial Mixed-Use - Special Area) | Included On Next Line | 159 | 288 | 45,792 | 51.3 | 52.3 |
| Community Commercial - Village Center – Non-Residential | CMU-SA (Commercial Mixed-Use - Special Area) | 27.27 | - | 2,598 | 70,847 | 79.4 | 80.9 |
| Community Commercial | CC (Community Commercial) | 23.85 | - | 2,598 | 61,962 | 69.4 | 70.8 |
| Open Space (Paseos) | OS | 10.74 | - | 2,988 | 32,091 | 35.9 | 36.7 |
| Open Space (General) | OS | 37.24 | - | 0 | 0 | 0.0 | 0.0 |
| Open Space (Preserve) | OS | 106.97 | - | 0 | 0 | 0.0 | 0.0 |
| Parks & Recreation | PR | 22.14 | - | 2,988 | 66,154 | 74.1 | 75.6 |
| Public / Quasi Public (school) | P/QP (School) | 9.62 | - | 3,454 | 33,227 | 37.2 | 38.0 |
| Public / Quasi Public (Fire Station & Utility Site) | P/QP | 7.61 | - | 1,780 | 13,546 | 15.2 | 15.5 |
| Urban Reserve | UR | 20 | 1 | 728 | 728 | 0.8 | 0.8 |
| Rights-of-Way | ROW | 52.06 | - | 0 | 0 | 0.0 | 0.0 |
| Not a Part of This Subdivision | NAPOTS | 49.16 | - | 0 | 0 | 0.0 | 0.0 |
| Total | | 694.4 | 2,827 | - | 1,304,098 | 1,460.78 | 1,489.99 |

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

² Demand accounts for 2% system losses.

Water Conservation Plan Table 4 - Amended

**Amoruso Ranch Specific Plan
Single Family Residential Water Usage**

| Residential Use | Percentage of Total³ |
|----------------------------|--|
| Landscaping | 51% |
| Toilets | 13% |
| Faucets, Cooking, Cleaning | 10% |
| Showers | 9% |
| Clothes Washing | 8% |
| Bath | 6% |
| Toilet Leaks | 2% |
| Dishwasher | 1% |

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

³ Percentage of total water use was derived from information obtained from the City of Roseville Frequently Asked Questions (FAQ) on the subject of water conservation.

Water Conservation Plan Table 5 - Amended

**Amoruso Ranch Specific Plan
 Residential Irrigation Water Demands**

| Land Use | Annual Demand (AFY) | Annual Demand Front Yard (AFY) | Annual Demand Backyard (AFY) | Annual Total Irrigation Demand (AFY) |
|---------------------------------------|---------------------|--------------------------------|------------------------------|--------------------------------------|
| Low Density Residential | 710.3 | 144.90 | 217.35 | 362.25 |
| Medium Density Residential | 200.0 | 40.80 | 61.20 | 102.00 |
| High Density Residential ⁴ | 187.1 | N/A | N/A | 37.42 |
| Urban Reserve | 0.8 | 0.16 | 0.24 | 0.40 |
| Total | 1098.2 | 185.86 | 278.79 | 502.07 |

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

⁴ Demand for HDR parcels was calculated differently from LDR and MDR parcels, as described above. Demand for HDR parcels was not separated into front yard and backyard demand since traditional front and back yards are not present on HDR parcels.

Water Conservation Plan Table 7 - Amended

**Amoruso Ranch Specific Plan
 Front Yard Irrigated Area Water Efficiencies**

| Land Use | Annual Demand Front Yard (AFY) ⁵ | New Front Yard Demand (AFY) | Annual Demand Savings (AFY) | Annual Demand Savings (%) | Water System Savings |
|------------------------------------|---|-----------------------------|-----------------------------|---------------------------|----------------------|
| Residential Properties LDR and MDR | 185.70 | 134.8 | 50.90 | 30.0% | Potable |
| HDR | 37.42 | 27.16 | 10.26 | 27.4% | Recycled |
| Total | 223.12 | 161.96 | 61.16 | 27.4% | |

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

⁵ Front yard demand from Table 5. HDR is total since there is not a distinction between front and back yards.

Water Conservation Plan Table 8 - Amended

**Amoruso Ranch Specific Plan
 Non-Residential Irrigated Area Water Efficiencies**

| Land Use | Annual Water Demand (AFY) ⁶ | Annual Irrigation Demand (AFY) | Base Turf Area | New Turf Area | Low Water Use Area | New Irrigation Demand (AFY) | Annual Demand Savings (AFY) | Annual Demand Savings (%) | Water System Savings |
|--------------|--|--------------------------------|----------------|---------------|--------------------|-----------------------------|-----------------------------|---------------------------|----------------------|
| Park | 4.3 | 4.21 | 80% | 60% | 20% | 3.48 | 0.73 | 17.3% | Potable |
| Parks | 69.8 | 68.40 | 80% | 60% | 20% | 56.43 | 11.97 | 17.5% | Recycled |
| Paseos | 4.8 | 4.80 | 80% | 60% | 20% | 3.96 | 0.84 | 17.5% | Potable |
| Paseos | 31.0 | 31.00 | 80% | 60% | 20% | 25.58 | 5.42 | 17.5% | Recycled |
| Total | 109.9 | 108.41 | | | | 89.45 | 18.96 | 17.5% | |

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

⁶Annual water demand derived from Table 3.

Water Conservation Plan Table 9 - Amended

**Amoruso Ranch Specific Plan
 Smart Irrigation Controller Water Efficiencies**

| Land Use | Annual Irrigation Demand (AFY) | New Irrigation Demand w/Controller (AFY) | Annual Demand Savings (AFY) | Annual Demand Savings (%) | Water System Savings |
|---|--------------------------------|--|-----------------------------|---------------------------|----------------------|
| Residential Properties (Front) ⁷ | 134.80 | 107.84 | 26.96 | 20% | Potable |
| Residential Properties (Back) ⁸ | 278.79 | 223.03 | 55.76 | 20% | Potable |
| Residential Properties (HDR) ⁹ | 27.16 | 21.73 | 5.43 | 20% | Recycled |
| Parks ¹⁰ | 3.48 | 2.78 | 0.7 | 20% | Potable |
| Parks ¹¹ | 56.43 | 45.14 | 11.29 | 20% | Recycled |
| Paseos ¹² | 3.96 | 3.17 | 0.79 | 20% | Potable |
| Paseos ¹³ | 25.58 | 20.46 | 5.12 | 20% | Recycled |
| Total | 530.20 | 424.15 | 106.05 | 20% | |

⁷ Annual irrigation demand derived from Table 7.

⁸ Annual irrigation demand derived from Table 5.

⁹ Annual irrigation demand derived from Table 7.

¹⁰ Annual irrigation demand derived from Table 8.

¹¹ Annual irrigation demand derived from Table 8.

¹² Annual irrigation demand derived from Table 8.

¹³ Annual irrigation demand derived from Table 8.

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Water Conservation Plan Table 10 - Amended

**Amoruso Ranch Specific Plan
Recirculating Hot Water System Water Efficiencies**

| Land Use | Dwelling Unit Count | Savings per Dwelling Unit (Gal) | Annual Demand Savings (AFY) | Annual Demand Savings (%) | Water System Savings |
|--------------------------|----------------------------|--|------------------------------------|----------------------------------|-----------------------------|
| Residential Units | 2,827 | 7.5 | 23.75 | 1.6% | Potable |

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Water Conservation Plan Table 11 - Amended

**Amoruso Ranch Specific Plan
 Summary of Water Efficiencies**

| Water Conservation Opportunity | Total Water Demand (AFY) | Potable Water Savings (AFY) | Recycled Water Savings (AFY) | Annual Demand Savings (AFY) | Annual Demand Savings (%) |
|---|---------------------------------|------------------------------------|-------------------------------------|------------------------------------|----------------------------------|
| Residential Properties Irrigation – Front ¹⁴ | 1,460.78 | 50.90 | 10.26 | 61.16 | 4.2% |
| Non-Residential (Parks, ROW, School) ¹⁵ | | 1.57 | 17.39 | 18.96 | 1.3% |
| Smart Irrigation Controllers ¹⁶ | | 84.21 | 21.84 | 106.05 | 7.3% |
| Recirculating Hot Water System ¹⁷ | | 23.75 | 0 | 23.75 | 1.6% |
| Total | | 160.43 | 49.49 | 209.92 | 14.4% |

¹⁴ Annual demand savings derived from Table 7.

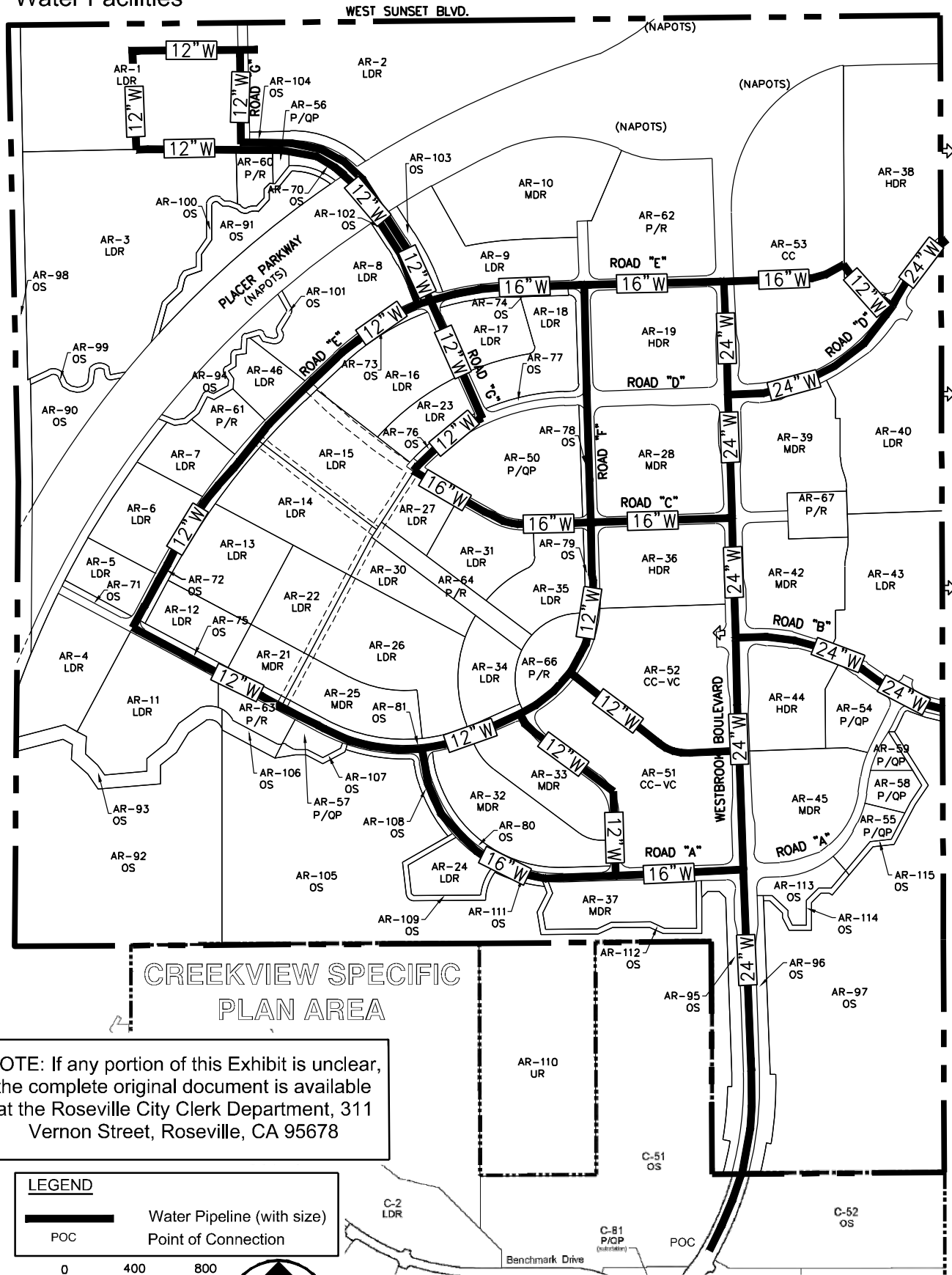
¹⁵ Annual demand savings derived from Table 8.

¹⁶ Annual demand savings derived from Table 9.

¹⁷ Annual demand savings derived from Table 10.

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Exhibit N Water Facilities



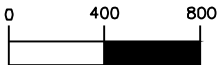
CREEKVIEW SPECIFIC PLAN AREA

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

LEGEND

Water Pipeline (with size)

POC Point of Connection

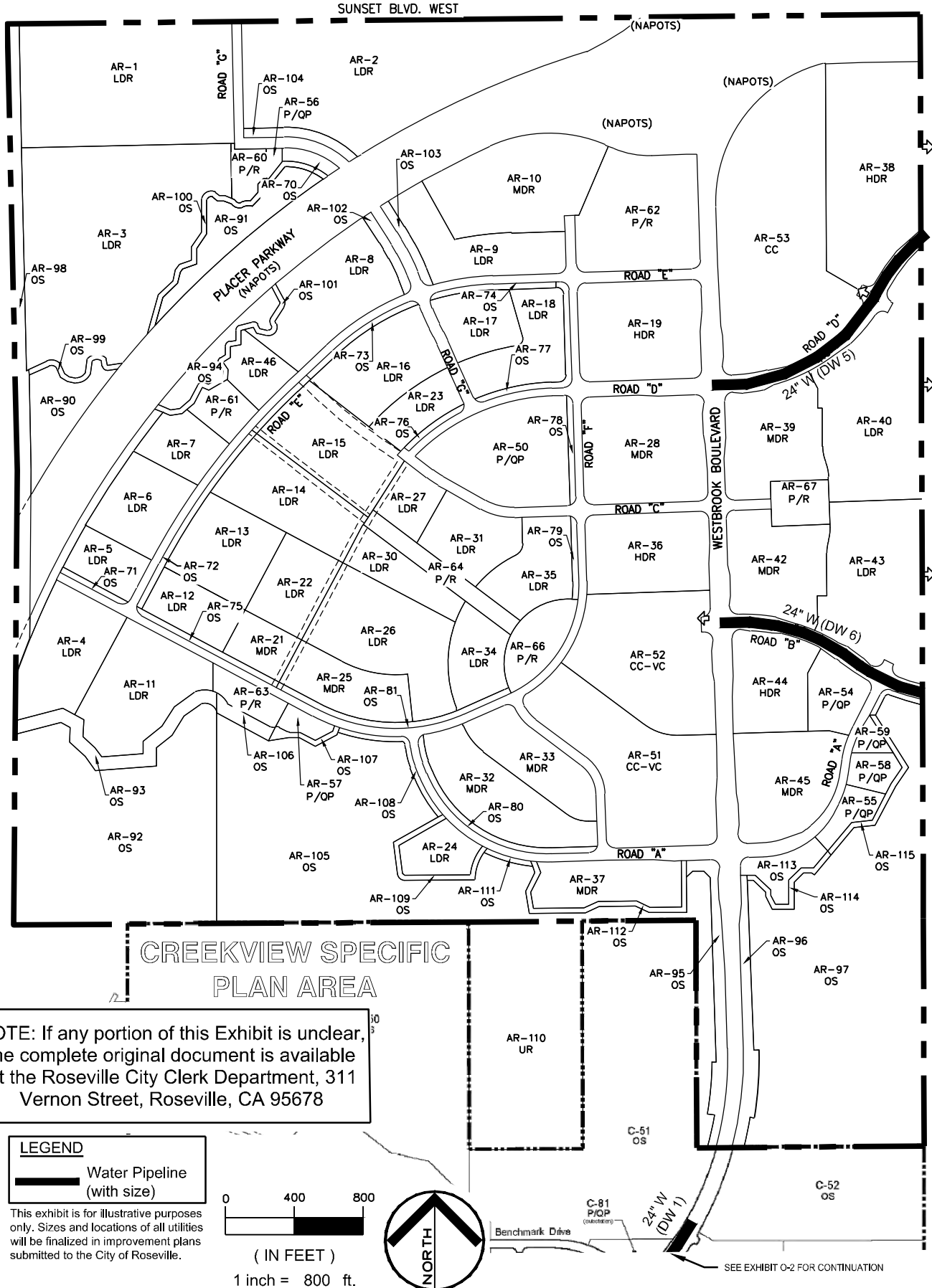


(IN FEET)
1 inch = 800 ft.




C-2 LDR
C-81 P/QP (substation)
Benchmark Drive
C-51 OS
C-52 OS

Exhibit O-1 Water Facilities For Reimbursement

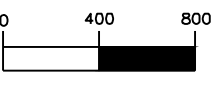


CREEKVIEW SPECIFIC PLAN AREA

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

LEGEND
 Water Pipeline (with size)

This exhibit is for illustrative purposes only. Sizes and locations of all utilities will be finalized in improvement plans submitted to the City of Roseville.



(IN FEET)
1 inch = 800 ft.



Benchmark Drive
C-81 P/QP (substation)

24" W (DW 1)

SEE EXHIBIT O-2 FOR CONTINUATION

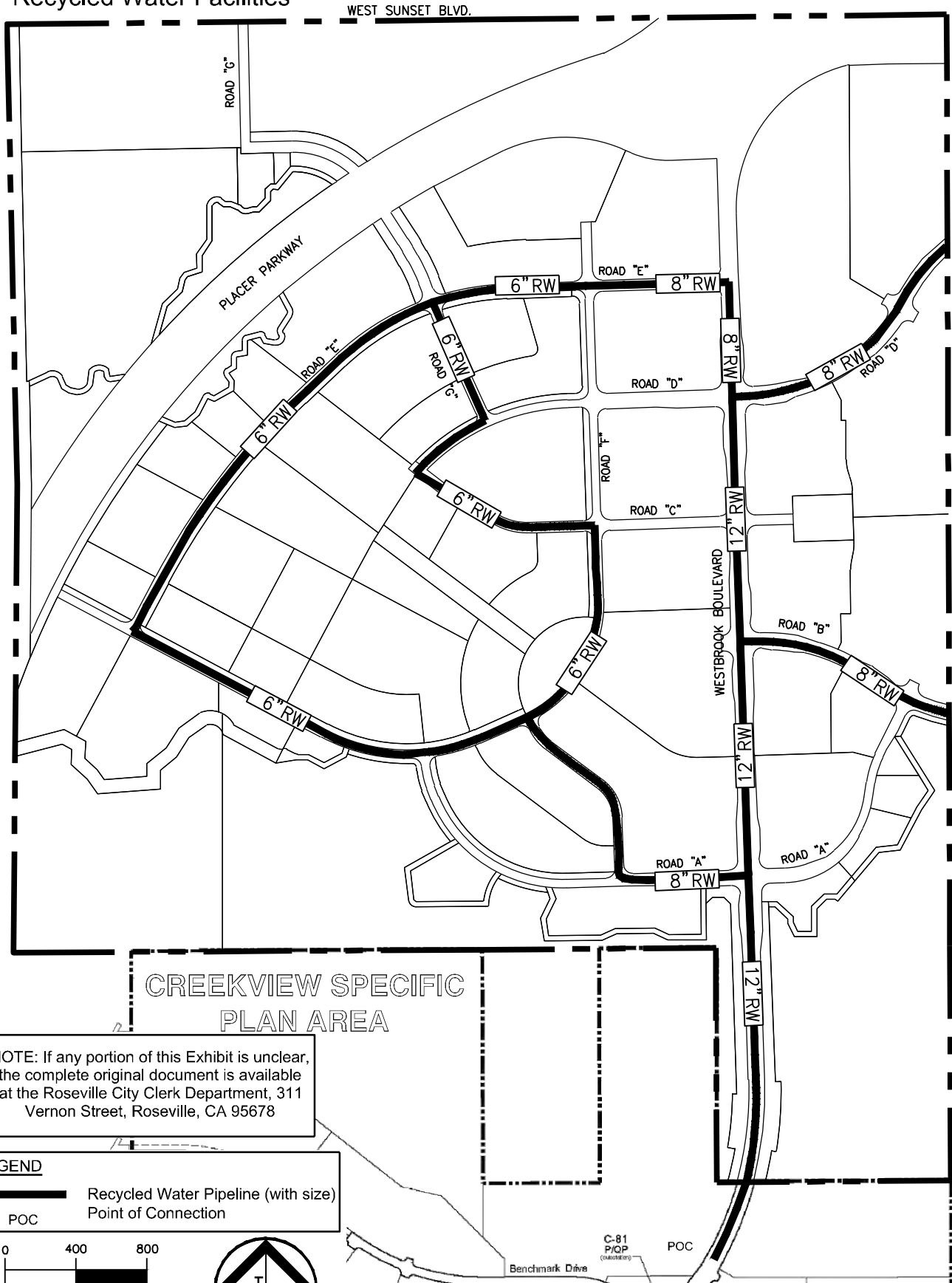
**EXHIBIT O-3
WATER REIMBURSEMENT SCHEDULE**

| WATER REIMBURSEMENTS | | | | | | | | | |
|--------------------------|---------------|------|-------------------------|------------------------------------|---|--------------------|----------------------------|------------------------------|----------------------------|
| Reimbursements From ARSP | | | | | | | | | |
| No | Water Segment | Size | Approx. Length | Average Day Demand ARSP Flow (gpm) | Average Day Demand Total Flow (gpm) ⁴ | Reimbursable Party | Overall Reimbursement Cost | % Reimbursement | Reimbursement Owed |
| 1 | DW1 | 24" | 1,210' | 932 | 1,603 | CSP | \$ 318,240 | 58.14% | \$185,028 |
| 2 | DW2 | 24" | 2,790' | 932 | 1,675 | CSP | \$ 815,040 | 55.64% | \$453,503 |
| 3 | DW3 | 24" | 2,390' | 1,328 | 3,039 | CSP | \$ 630,000 | 43.70% | \$275,301 |
| 4 | DW4 | 24" | Per CSP DA ⁷ | 78 | 180 | CSP | \$ 389,000 | 43.33% | \$168,567 |
| Reimbursements to ARSP | | | | | | | | | |
| No | Water Segment | Size | Approx. Length | Average Day Demand ARSP Flow (gpm) | Average Day Demand Capacity Total Flow (gpm) ⁵ | Reimbursable From | Overall Reimbursement Cost | % Reimbursement ⁶ | Reimbursement Owed to ARSP |
| 1 | DW5 | 24" | 1,610' | 106 | TBD | Other 3rd Party | \$ 192,480 | TBD | TBD |
| 2 | DW6 | 24" | 1,280' | 37 | TBD | Other 3rd Party | \$ 160,250 | TBD | TBD |

1. Improvements are subject to annual adjustments for CCI.
2. Reimbursement estimate is based on the Creekview Specific Plan Development Agreement.
3. No water conservation measures were factored into the analysis.
4. Total flow includes Creekview SP and may include other third parties. See Creekview DA Exhibit U and Exhibit V.
5. Based on the ability to provide water to the potential future Placer Ranch with the 24" water line. Flows to be determined at time of development application for future Placer Ranch.
6. % Reimbursement to be determined at time of development processing for Placer Ranch.
7. Flowrates from Table 5 CSP Exhibit V - Scenario 2.

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678


Exhibit P
 Recycled Water Facilities




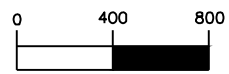
CREEKVIEW SPECIFIC
 PLAN AREA

NOTE: If any portion of this Exhibit is unclear,
 the complete original document is available
 at the Roseville City Clerk Department, 311
 Vernon Street, Roseville, CA 95678

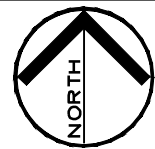
LEGEND

 Recycled Water Pipeline (with size)

 Point of Connection

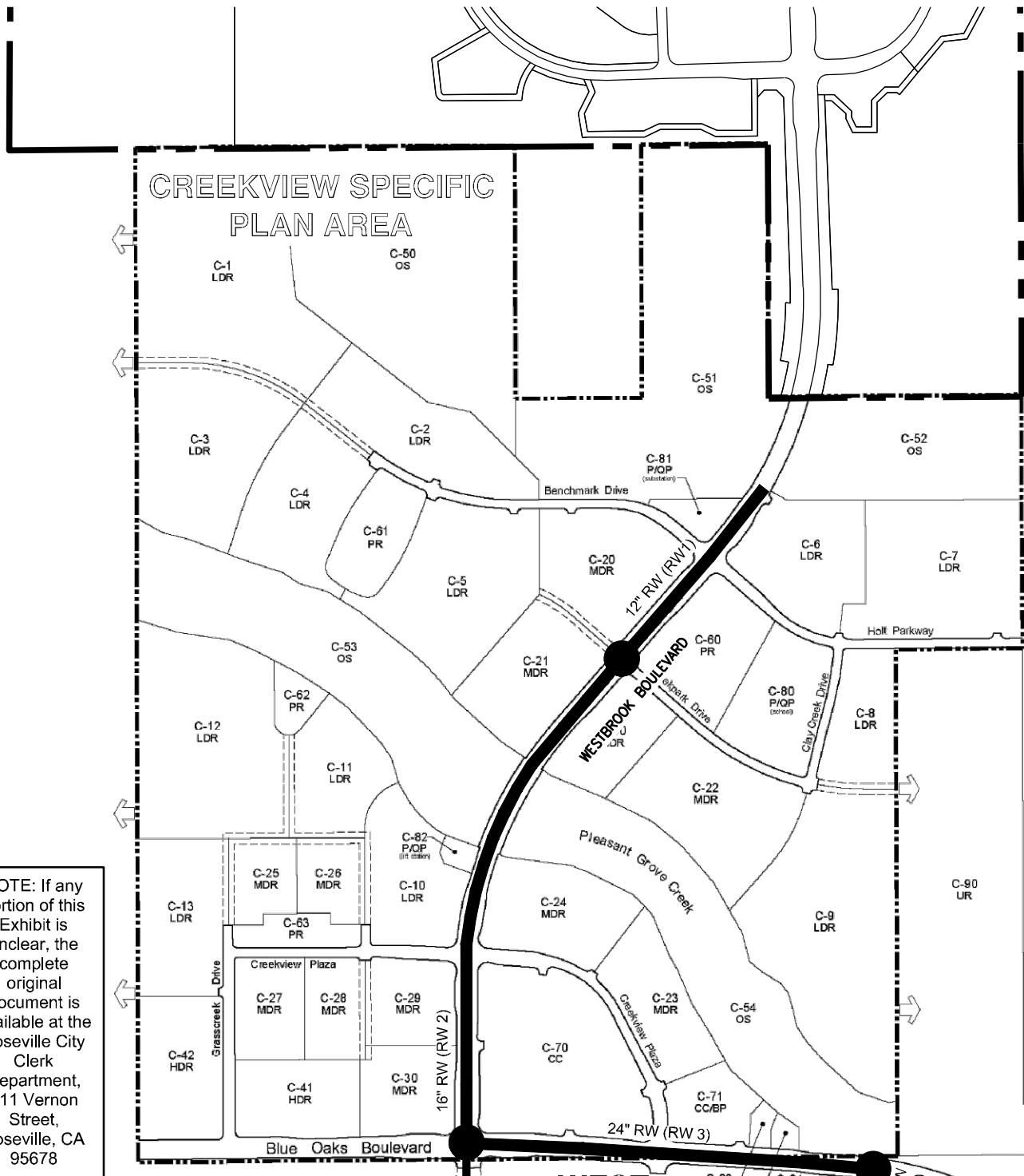


(IN FEET)
 1 inch = 800 ft.



C-81
 P/O/P
 (containing)
 Benchmark Drive POC

Exhibit Q-1
 Offsite Recycled Water Facilities For Reimbursement

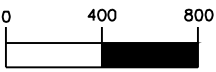


NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

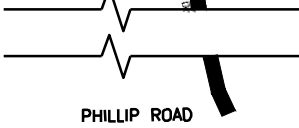
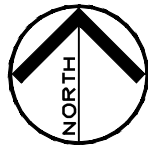
LEGEND

- Recycled Water Pipeline (with size)

This exhibit is for illustrative purposes only. Sizes and locations of all utilities will be finalized in improvement plans submitted to the City of Roseville.

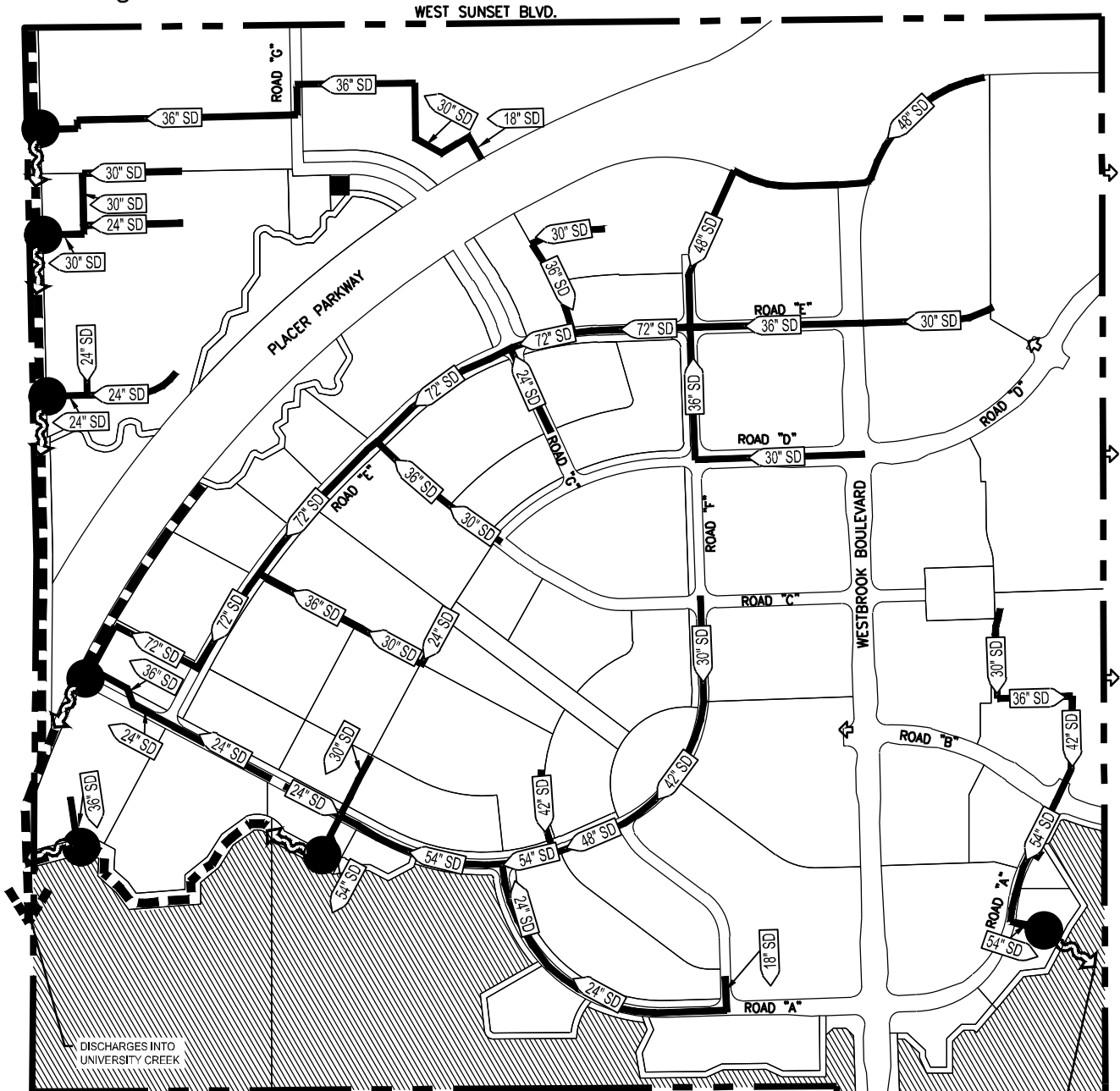


(IN FEET)
 1 inch = 800 ft.









PHILLIP ROAD

Exhibit R Drainage Facilities



NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

LEGEND

-  Major Storm Drain Pipeline (with size)
-  Open Space
-  Stormwater Open Channel
-  Storm Drain Outfall
-  Storm Drain Pump Station (Road G)
-  Bioswale (Conceptual Locations)

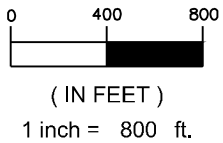
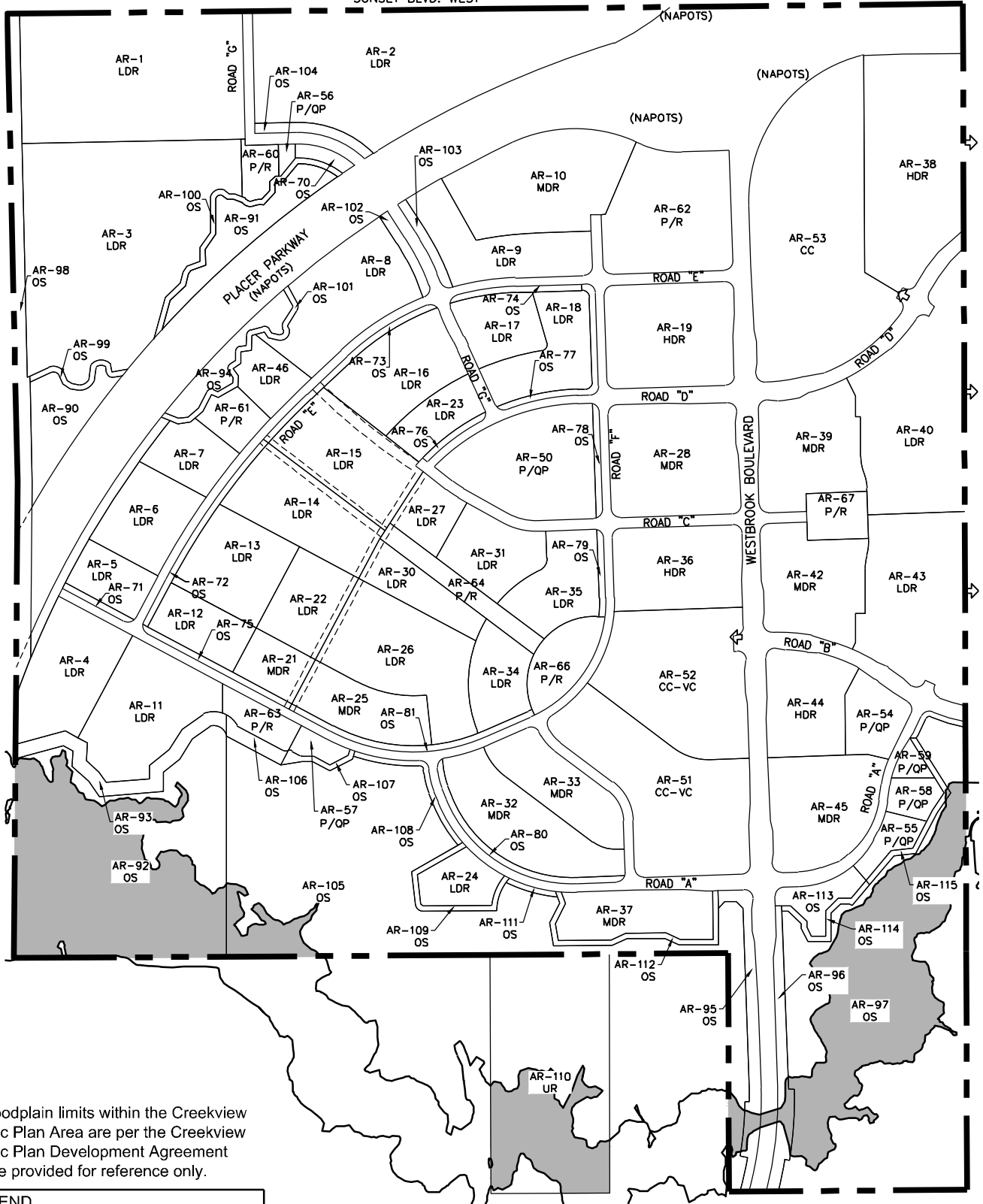



Exhibit S Post Development 100 Year Floodplain

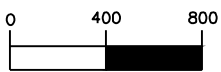
SUNSET BLVD. WEST



Note:
The floodplain limits within the Creekview Specific Plan Area are per the Creekview Specific Plan Development Agreement and are provided for reference only.

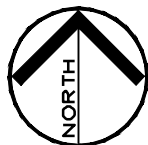
LEGEND

 Post Development 100 Year Floodplain



(IN FEET)

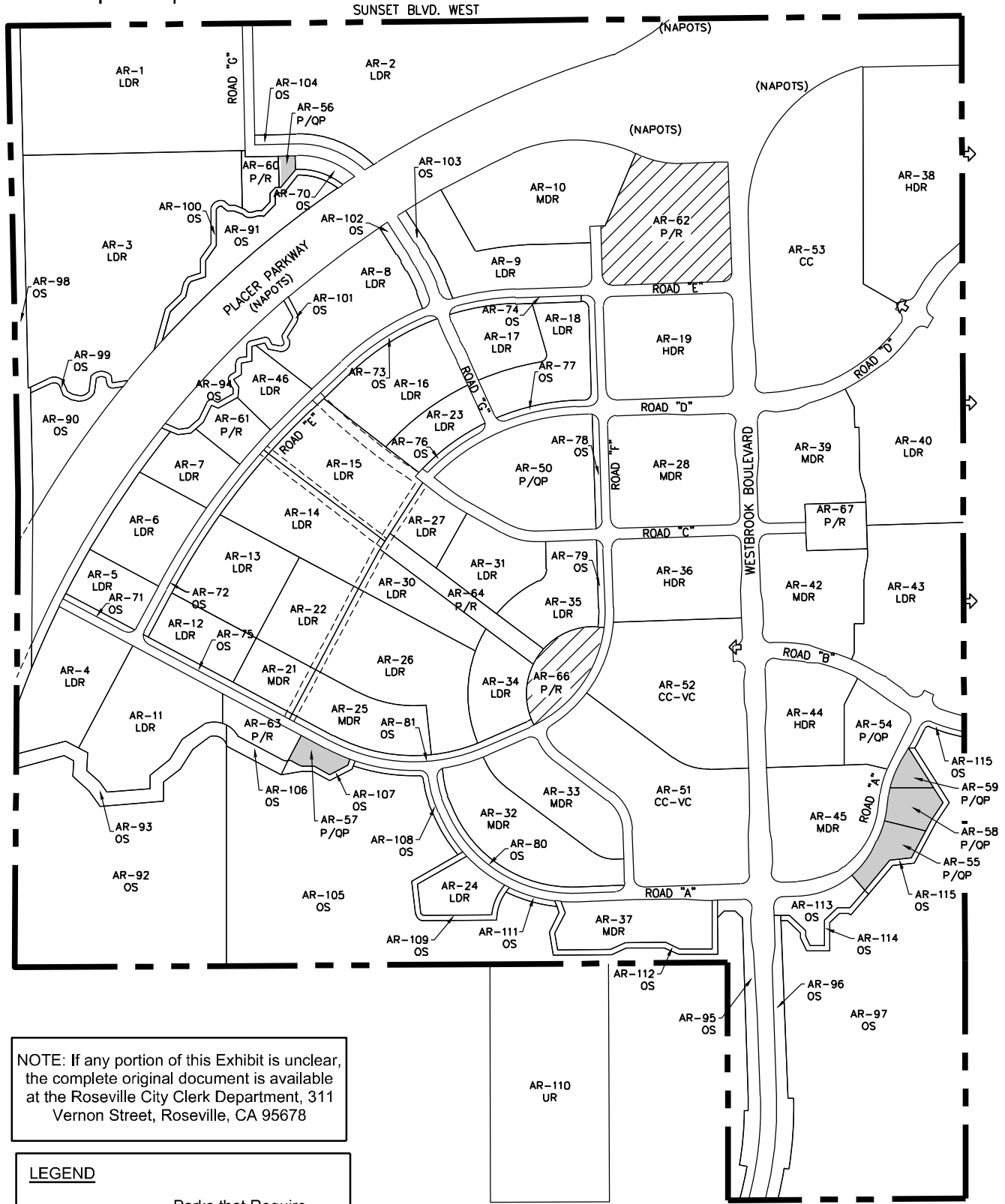
1 inch = 800 ft.



CREEKVIEW SPECIFIC
PLAN AREA



NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Exhibit T Fiber Optic Improvements



NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

LEGEND

| | |
|---|--|
|  | Parks that Require Fiber Optics |
|  | Public Parcels that Require Fiber Optics |

Fiber optic service to all City facilities will be placed in dedicated conduit, and installed per City Signal Interconnect (SIC) Standards.

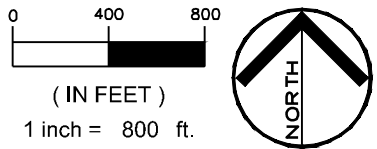
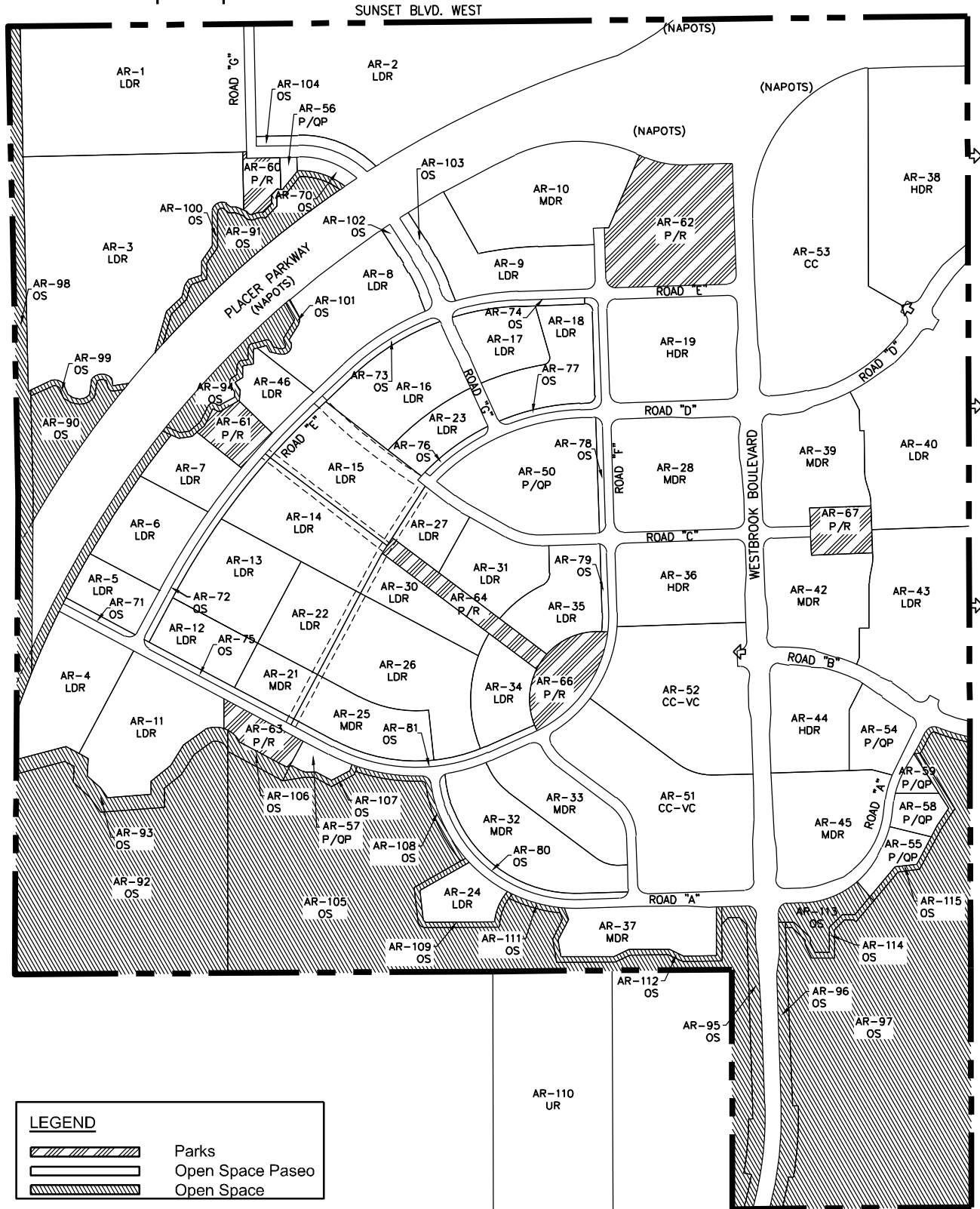


Exhibit V Parks and Open Space



NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

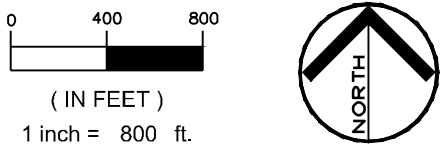


Exhibit W
Parks Financing Plan

Amoruso Ranch
Parks Financing Plan

May 5, 2016

Prepared for:
Brookfield Residential

Prepared By:



4380 AUBURN BOULEVARD
SACRAMENTO, CALIFORNIA 95841

Table of Contents

| | |
|---|----------|
| I. Introduction | 1 |
| Purpose of Report..... | 1 |
| II. Amoruso Ranch Specific Plan | 1 |
| Parks and Open Space | 1 |
| Bike Trails and Paseos..... | 1 |
| III. Neighborhood Park Improvements | 2 |
| Facility Costs..... | 2 |
| Phasing | 2 |
| Funding Strategy – Existing Fee Program..... | 2 |
| IV. Citywide Park Improvements | 2 |
| Facility Costs..... | 2 |
| Funding Strategy – Existing Fee Program..... | 3 |
| V. Bike Trail Improvements | 3 |
| Phasing | 3 |
| Funding Strategy – Developer Built | 3 |
| VI. Paseo Improvements | 4 |
| Phasing | 4 |
| Funding Strategy – Developer Built | 4 |
| VII. CFD for Maintenance..... | 4 |

Maps

| | |
|--------|-------------------------------|
| Map 1: | Parks, Paseos, and Open Space |
| Map 2: | Bike Trails |

Tables

| | |
|----------|--|
| Table 1: | Amoruso Ranch Parks Acreage |
| Table 2: | Neighborhood Park Costs |
| Table 3: | Neighborhood Park Cost Allocation |
| Table 4: | Park Fee Revenues by Phase (Neighborhood Park Component) |
| Table 5: | Citywide Park Construction & In-Lieu Costs |
| Table 6: | Citywide Park Cost Allocation |
| Table 7: | Park Fee Revenues by Phase (Citywide Park Component) |
| Table 8: | Ongoing Maintenance and Landscape Costs |
| Table 9: | Allocation of Ongoing Maintenance and Landscape Costs |

Appendices

| | |
|-------------|--|
| Appendix A: | Cost Estimates: The Collaborative West |
|-------------|--|

I. Introduction

Purpose of Report

This Parks Financing Plan was prepared for the Amoruso Ranch Specific Plan (“Project”) by Development Planning and Financing Group, Inc. (“DPFG”) as a strategy to fund and maintain the parks, bike trails, and paseos that are proposed in the Project. This document is an expansion of the Amoruso Ranch Public Facilities Financing Plan, and provides additional details regarding the costs and funding of neighborhood parks, citywide parks, bike trails, and paseos. The findings will provide a clear understanding of how the parks plan is feasible, the funding structure, and overall costs associated with the Project.

II. Amoruso Ranch Specific Plan

Parks and Open Space

The City of Roseville’s Parks and Recreation Master Plan requires a ratio of 9 acres of parkland per 1,000 residents. The 9 acres of parkland includes; 3 acres/1,000 residents for neighborhood parks, 3 acres/1,000 residents for citywide parks, and 3 acres/1,000 residents for open space.

The parks program developed for Amoruso Ranch includes 157 acres of parkland on-site, including open space. The Project meets the neighborhood park and open space dedication requirement with at least 22.14 acres of each, but does not provide a citywide park. The project will pay a Citywide Park Fee which includes funding for park improvements and land (through an in-lieu calculation). Through the Citywide Park Fee, Amoruso Ranch will contribute its fair share to the creation of other planned facilities in the City. **Table 1** shows the required park acreage under the City’s current Master Plan and project population assumptions. The developer is responsible for the budgeted park costs and the developer or City will be responsible for the construction of all the parks.

Seven neighborhood parks have been distributed throughout the Project. **Map 1** shows the location of all the neighborhood parks in the Amoruso Ranch project.

Bike Trails and Paseos

The bike trails and paseos planned within the Project are mainly located along roadways. Bike trails take the form of Class 1, Class 1A, Class 2, and Class 3. Only the Class 1 bike trails are located away from a roadway, and this bike trail class occurs on the south western portion of the Project and along Westbrook Boulevard through the southern open space. The paseos are expanded areas in addition to the normal landscaping along roadways. **Map 1** illustrates the paseos, while **Map 2** shows the bike trails.

III. Neighborhood Park Improvements

Facility Costs

Table 2 shows the total estimated neighborhood park facility costs. The parks program costs are estimated at roughly \$7.1 million. The cost of the parks and recreation facilities include, but are not limited to, the following types of facilities:

- Landscaping
- Restrooms
- Parking
- Recreational fields
- Playgrounds
- Picnic areas

Detailed park improvements and costs are provided by The Collaborative West, and are attached as **Appendix A**.

Phasing

The development of Phase 1 would have park improvements that correspond to the amount of initial residential development. These improvements include five neighborhood parks at a size of 1.72 acres, 1.87 acres, 2.12 acres, 2.0 acres, and 3.04 acres, for a total of 10.75 acres. The estimated facilities cost for the park improvements for Phase 1 is approximately \$3.9 million.

Funding Strategy – Existing Fee Programs

The neighborhood park impact fee funds the neighborhood park improvements in Amoruso Ranch. **Table 3** creates an updated fee for the Project by allocating the total neighborhood park improvement costs on a per residential unit basis. The costs were spread to the different residential land uses based on the persons per household that vary by unit size, using the same methodology as previous specific plans. This was done to create a tiered rate so that an HDR unit is not paying the same amount as an LDR unit.

Table 4 shows the neighborhood park impact fee revenues for Phase 1 and Build out.

IV. Citywide Park Improvements

The Citywide Park Improvement Fee funds the Project's fair share of the construction costs of a citywide park and the Citywide Park Land In-Lieu Fee will provide funding for the purchase of land that was not provided on site for a citywide park.

Facility Costs

Table 5 shows the total facility improvement costs and estimated in-lieu land costs. The Project's share of the citywide facilities costs are calculated by using the current Citywide Park Fee. The base fee for citywide park development is \$2,111. A credit of \$657 has been applied making the citywide park fee for ARSP \$1,454 per unit.

Land Component

The Citywide Park land in-lieu was calculated using the acreage requirement determined in **Table 1**, multiplied by the land appraisal value of \$135,000 per acre. This is the same value used in previous specific plans. A total in-lieu estimate of \$2,988,900 was calculated for the ARSP. The land in-lieu fee per unit for citywide is \$1,058 per unit.

Summary

The total citywide park improvement fee for facility costs and land in-lieu is \$2,512 per unit.

The Citywide Park funds will be used to purchase land and/or build citywide park facilities in other locations throughout the City. Amoruso Ranch is currently not planned for citywide facilities to be built within the plan area.

Funding Strategy - Existing Fee Programs

The Citywide Park fee will fund the citywide park facilities throughout the City, and the in-lieu component will fund future land acquisitions or additional construction. **Table 6** creates the Citywide Park fee for the Amoruso Ranch project by allocating the total costs (construction and in-lieu) on a per residential unit. The costs were spread to the different residential land uses based on the persons per household that vary by unit size, using the same methodology as previous specific plans. This was done to create a tiered rate so that an HDR unit is not paying the same amount as an LDR unit.

Table 7 shows the citywide park fee revenues for Phase 1 and Build out.

V. Bike Trail Improvements

In the Amoruso Ranch project the Class 1 bike trail system is integrated with open space along the south west corner of the development and along Westbrook Boulevard in the open space on the south end of the development. **Map 2** illustrates the proposed bike trails in the project. The Class 1 bike trail system along with the other bike trails incorporated with the roadways (Class 1A, 2, and 3) are all included in the roadway backbone infrastructure costs outlined in the Amoruso Ranch Public Facilities Financing Plan. The developer will build these improvements as required, and as development progresses.

Phasing

The development of the Class 1 bike trail will occur entirely with the Phase 1 development.

Funding Strategy – Developer Built

The bike trail facilities will be built by the developer, without the formation of a fee program. These improvements will be an eligible facility to be funded and/or reimbursed by the project CFD when formed.

VI. Paseo Improvements

The paseos in Amoruso Ranch run along some segments of collector roadways. Paseos are expanded areas, in addition to landscape corridors with grass, trees, landscaping, and contain no facilities. **Map 1** illustrates the proposed layout of the paseos in the project. All of the paseo costs are included in the roadway backbone infrastructure costs outlined in the Amoruso Ranch Public Facilities Financing Plan. The developer will build these improvements as required, and as development progresses.

Phasing

The development of Phase 1 includes paseo improvements within the residential area on Road “E”, “F”, and Road “A”, while the remaining improvements will be built in Phase 2 and 3 along Roads “F”, “G”, “E”, and “D”.

Funding Strategy – Developer Built

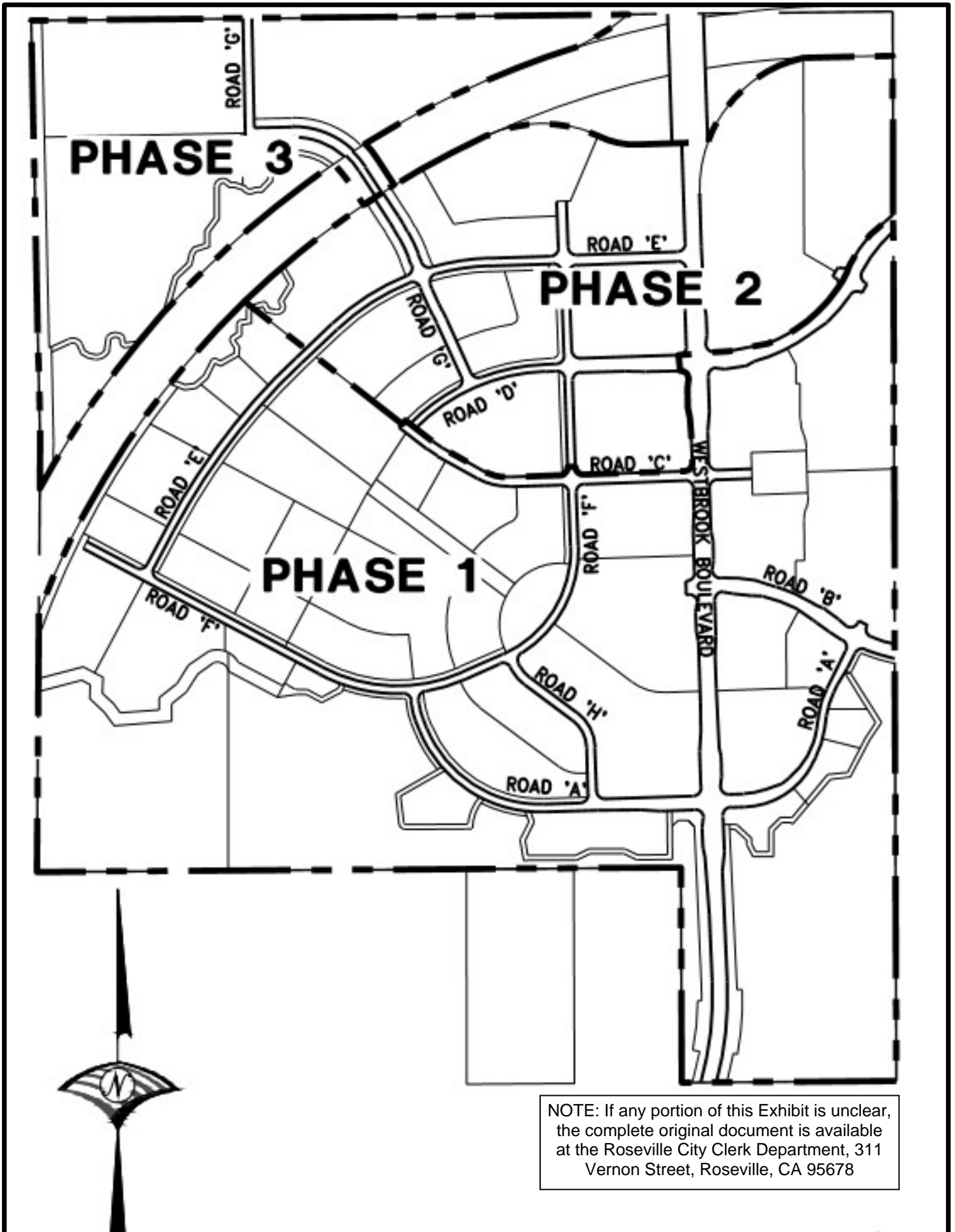
The paseo facilities will be built by the developer, without the formation of a fee program. These improvements will be an eligible facility to be funded and/or reimbursed by the project CFD when formed.

VII. Community Facilities District for Maintenance

The Developer will form a CFD for maintenance to finance the cost of operating and maintaining streets, landscaping, open space, parks, trails, paseos and storm water in the Project. A Rate and Method of Apportionment will be required in establishing a method of tax, a maximum special tax amount, and any escalation factors that will be implemented to allow the annual special tax to keep pace with inflation. **Table 8** details the quantities and cost assumptions to be used in the formation of the CFD with the exception of open space related items, while **Table 9** allocates the costs across the various product types to estimate the special tax amount. An updated Property Analysis Record (“PAR”) will be required prior to CFD formation and based on 404 permit conditions, an inventory of all environmentally sensitive/protected areas within the open space, approved improvements, any mitigation requirements, final drainage channel design, vehicular access for maintenance, ultimate width of transition area, all ARSP specific permits, and other requirements/improvements outlined in the Overarching Open Space Management Plan and consistent with state/federal permits.

The maintenance CFD does not include the 645.5 acres of off-site open space. These parcels will be either conveyed to the City, pending agreed upon parameters for acceptance or deeded to a third party entity. If the City accepts these parcels, landowner shall annex these sites into the CFD for maintenance prior to formation. A PAR analysis for the cost of service shall be prepared prior to annexation.

Map 1 - Phasing



NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

PHASING PLAN
AMORUSO RANCH
BROOKFIELD RESIDENTIAL
ROSEVILLE CALIFORNIA

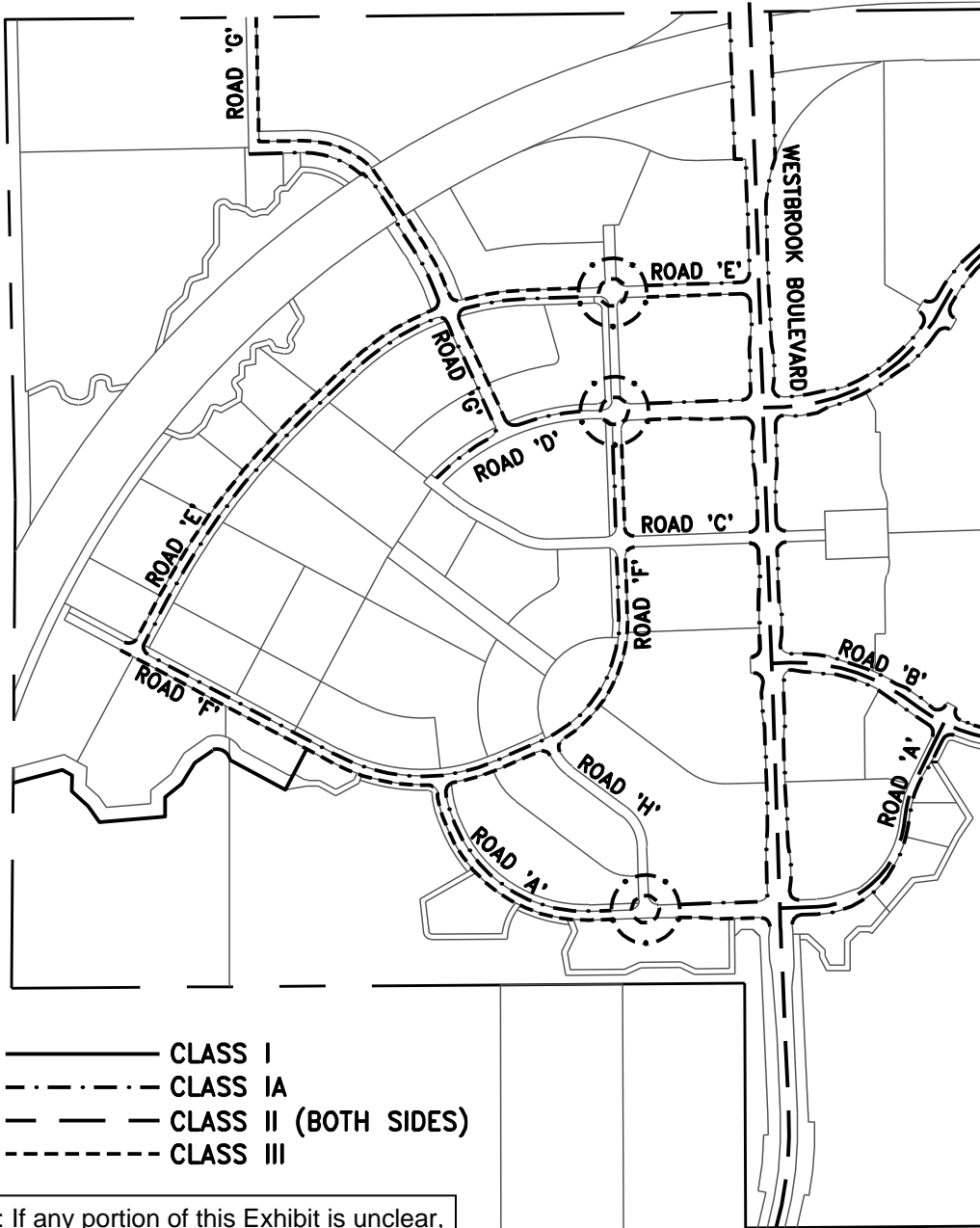


1000' 500' 0 1000'

MAP 2



SCALE: 1" = 1000'



- CLASS I
- · - · - · CLASS IA
- CLASS II (BOTH SIDES)
- CLASS III

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678



WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 3301 C St, Bldg. 100-B Tel 916.341.7760
 Sacramento, CA 95816 Fax 916.341.7767

Table 1
Amoruso Ranch Specific Plan - Park Financing Plan
Amoruso Ranch Parks Acreage

| Park Type | Assumption | Acres Required | Acres Provided | Surplus/ (Deficit) |
|-----------------------------|--------------------|-------------------|-------------------|-----------------------|
| <i>Population(2.61/pph)</i> | <i>7,376</i> | | | |
| Neighborhood Park | 3 acres/1,000 pop. | 22.14 | 22.14 | 0.00 |
| Citywide Park | 3 acres/1,000 pop. | 22.14 | 0.00 | -22.14 |
| Open Space ² | 3 acres/1,000 pop. | 22.14 | 134.81 | 112.67 |
| Total Park Land | | 66.30 | 156.95 | |

Footnotes:

¹Persons per household per Amoruso Ranch Specific Plan.

²See detailed breakdown of open space acres on Table 8. Credit provided for preserve area and avoidance area only.

NOTE: If any portion of this Exhibit is unclear,
the complete original document is available
at the Roseville City Clerk Department, 311
Vernon Street, Roseville, CA 95678

Table 2
Amoruso Ranch Specific Plan - Park Financing Plan
Neighborhood Park Costs (2016\$)

| Item | Phase 1 | | Buildout | |
|--------------------------|--------------|-----------------------|-------------|-----------------------|
| | Acres | Amount | Acres | Amount |
| Neighborhood Park | | | | |
| AR-60 | - | - | 1.28 | \$374,677.00 |
| Contingency (15%) | | - | | \$56,201.55 |
| Soft Costs (13%) | | - | | <u>\$56,014.21</u> |
| Subtotal | | - | | \$486,892.76 |
| AR-61 | 1.87 | \$411,755.50 | 1.87 | \$411,755.50 |
| Contingency (15%) | | \$61,763.33 | | \$61,763.33 |
| Soft Costs (13%) | | <u>\$61,557.45</u> | | <u>\$61,557.45</u> |
| Subtotal | | \$535,076.27 | | \$535,076.27 |
| AR-62 | - | - | 10.11 | \$2,064,735.00 |
| Contingency (15%) | | - | | \$309,710.25 |
| Soft Costs (13%) | | - | | <u>\$308,677.88</u> |
| Subtotal | | - | | \$2,683,123.13 |
| AR-63 | 1.72 | \$520,878.00 | 1.72 | \$520,878.00 |
| Contingency (15%) | | \$78,131.70 | | \$78,131.70 |
| Soft Costs (13%) | | <u>\$77,871.26</u> | | <u>\$77,871.26</u> |
| Subtotal | | \$676,880.96 | | \$676,880.96 |
| AR-64 | 2.12 | \$746,150.50 | 2.12 | \$746,150.50 |
| Contingency (15%) | | \$111,922.58 | | \$111,922.58 |
| Soft Costs (13%) | | <u>\$111,549.50</u> | | <u>\$111,549.50</u> |
| Subtotal | | \$969,622.57 | | \$969,622.57 |
| AR-66 | 3.04 | \$893,350.00 | 3.04 | \$893,350.00 |
| Contingency (15%) | | \$134,002.50 | | \$134,002.50 |
| Soft Costs (13%) | | <u>\$133,555.83</u> | | <u>\$133,555.83</u> |
| Subtotal | | \$1,160,908.33 | | \$1,160,908.33 |
| AR-67 | 2.00 | \$480,750.00 | 2.00 | \$480,750.00 |
| Contingency (15%) | | \$72,112.50 | | \$72,112.50 |
| Soft Costs (13%) | | <u>\$71,872.13</u> | | <u>\$71,872.13</u> |
| Subtotal | | \$624,734.63 | | \$624,734.63 |
| Total | 10.75 | \$3,967,222.76 | 22.1 | \$7,137,238.65 |

Source: The Collaborative West Opinion of Probable Costs 3/23/2016, & Kimley-Horn.

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Table 3
Amoruso Ranch Specific Plan - Park Financing Plan
Neighborhood Park Cost Allocation

| Source | Total | Residential | | | Non-Residential | |
|-------------|---------|-------------|------|------|-----------------|---------|
| | | LDR | MDR | HDR | CC | CMU |
| Acres | 388.3 | 248.8 | 50.3 | 38.2 | 23.9 | 21.8 |
| Units | 2,826 | 1,302 | 542 | 873 | - | - |
| Square Feet | 476,524 | - | - | - | 238,948 | 237,576 |

Table 2

| | | PPH | PPH | PPH |
|---|--------------------|----------------|----------------|----------------|
| Neighborhood Parks | \$7,137,239 | | | |
| Use Factor ¹ | | 2.61 | 2.23 | 1.85 |
| Total Use | 6,423.09 | 3,398.22 | 1,208.55 | 1,614.71 |
| Percentage of Total Use | 100% | 53% | 19% | 25% |
| Cost Allocated to Use | | \$3,776,051.65 | \$1,342,926.51 | \$1,794,237.69 |
| Neighborhood Parks Allocation per Unit/Sq.Ft. | | \$2,900.19 | \$2,477.72 | \$2,055.26 |

Footnotes:

¹The persons per household ("PPH") use factor assumed here, matches the average PPH of the City with an LDR unit. To create a tiered fee, the assumed PPH for the MDR and HDR land uses are then shown at a reduced amount. This methodology is consistent with what was done in the prior SVSP and CSP. The prior specific plans used an average PPH of 2.54, and thus land uses were assigned a PPH of 2.54 (LDR), 2.17 (MDR), and 1.8 (HDR). The updated factors assume the same percentage allocation of costs by land use as the prior specific plans, by using a PPH of 2.61 (LDR), 2.23 (MDR), and 1.85 (HDR).

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Table 4
Amoruso Ranch Specific Plan - Park Financing Plan
Park Fee Revenue by Phase (Neighborhood/Community Park Component)

| Item | Phase 1 Revenues | | | Build Out Revenues | | |
|--|------------------|-------------------|-----------------------|-----------------------|-------------------|-----------------------|
| | Units | Rate ¹ | Total ¹ | Units | Rate ¹ | Total ¹ |
| Residential | | | | | | |
| Low Density | 848 | \$2,900.19 | \$2,459,363.90 | 1,302 | \$2,900.19 | \$3,776,051.65 |
| Medium Density | 275 | \$2,477.72 | \$681,374.15 | 542 | \$2,477.72 | \$1,342,926.51 |
| High Density | 372 | \$2,055.26 | \$764,554.89 | 982 | \$2,055.26 | \$2,018,260.49 |
| Subtotal Residential | | | \$3,905,292.94 | | | \$7,137,238.65 |
| Nonresidential | | | | | | |
| Community Commercial | | | \$0.00 | | | \$0.00 |
| Commercial/Mixed Use | | | \$0.00 | | | \$0.00 |
| Subtotal Nonresidential | | | \$0.00 | | | \$0.00 |
| Total Fee Program Revenue (Neighborhood Park) | | | \$3,905,292.94 | \$7,137,238.65 | | |
| Total Neighborhood Park Costs (Table 2) | | | \$3,967,222.76 | \$7,137,238.65 | | |

Footnotes:

¹This park significantly serves Phase 2. Early in the absorption of Phase 2 (approximately 21 units), combined with funding from Phase 1, sufficient funding will be available to construct AR-61.

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Table 5
Amoruso Ranch Specific Plan - Park Financing Plan
Citywide Park Construction & In-Lieu Costs

| | Rate |
|---|--------------------|
| Citywide Park Fee Base Rate | \$2,111 |
| Land Fee Portion ¹ | \$657 |
| Construction Fee Portion | \$1,454 |
| <hr/> | |
| Amoruso Ranch Citywide Park Construction | |
| ARSP units | 2,826 |
| Construction Fee Portion per Unit | <u>\$1,454</u> |
| Total Citywide Construction Amount | \$4,109,004 |
| | |
| Amoruso Ranch In-Lieu of Park Acreage | |
| ARSP Citywide Acres Required (per Table 1) | 22.14 |
| Land Value per Acre ² | <u>\$135,000</u> |
| Total In-Lieu Amount | \$2,988,900 |
| | |
| Total Citywide Park Funding | \$7,097,904 |

Footnotes:

¹This portion of the base fee is excluded to avoid double charging, as the ARSP will calculate the in-lieu portion of the fee based on \$135,000/acre.

²Per adopted in-lieu fee for both SVSP and CSP.

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Table 6
Amoruso Ranch Specific Plan - Park Financing Plan
Citywide Park Cost (Construction and In-Lieu) Allocation

| Source | Total | Residential | | | | Non-Residential | |
|--|--------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------|
| | | LDR | MDR | HDR | CMU | CC | CMU |
| Acres | 388.3 | 248.8 | 50.3 | 38.2 | 5.5 | 23.9 | 21.8 |
| Units | 2,826 | 1,302 | 542 | 873 | 109 | - | - |
| Square Feet | 476,524 | - | - | - | - | 238,948 | 237,576 |
| Table 5 | | | | | | | |
| Citywide Parks (Construction) | \$4,109,004 | | | | | | |
| Use Factor ¹ | | 2.61 | 2.23 | 1.85 | 1.85 | - | PPH |
| Total Use | 6,423.09 | 3,398.22 | 1,208.55 | 1,614.71 | 201.61 | - | - |
| Percentage of Total Use | 100% | 53% | 19% | 25% | 3% | - | - |
| Cost Allocated to Use | \$2,173,923.57 | \$773,140.80 | \$1,032,966.70 | \$128,972.93 | | | |
| Citywide Parks Construction Allocation per Unit/Sq.Ft. | | \$1,669.68 | \$1,426.46 | \$1,183.24 | \$1,183.24 | - | - |
| Table 5 | | | | | | | |
| Citywide Parks (In-Lieu) | \$2,988,900 | | | | | | |
| Use Factor ¹ | | 2.61 | 2.23 | 1.85 | 1.85 | - | PPH |
| Total Use | 6,423.09 | 3,398.22 | 1,208.55 | 1,614.71 | 201.61 | - | - |
| Percentage of Total Use | 100% | 53% | 19% | 25% | 3% | - | - |
| Cost Allocated to Use | \$1,581,317.56 | \$562,384.59 | \$751,382.61 | \$93,815.24 | | | |
| Citywide Parks In-Lieu Allocation per Unit/Sq.Ft. | | \$1,214.53 | \$1,037.61 | \$860.69 | \$860.69 | - | - |
| Total Citywide Park | \$7,097,904 | \$2,884.21 | \$2,464.07 | \$2,043.93 | \$2,043.93 | \$2,043.93 | |

Footnotes:

¹The persons per household ("PPH") use factor assumed here, matches the average PPH of the City with an LDR unit. To create a tiered fee, the assumed PPH for the MDR and HDR land uses are then shown at a reduced amount. This methodology is consistent with what was done in the prior SVSP and CSP. The prior specific plans used an average PPH of 2.54, and thus land uses were assigned a PPH of 2.54 (LDR), 2.17 (MDR), and 1.8 (HDR). The updated factors assume the same percentage allocation of costs by land use as the prior specific plans, by using a PPH of 2.61 (LDR), 2.23 (MDR), and 1.85 (HDR).

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Table 7
Amoruso Ranch Specific Plan - Park Financing Plan
Park Fee Revenue by Phase (Citywide Park Component)

| Item | Phase 1 Revenues | | | Build Out Revenues | | |
|--|------------------|-------------------|-----------------------|--------------------|-------------------|-----------------------|
| | Units | Rate ¹ | Total ¹ | Units | Rate ¹ | Total ¹ |
| Residential | | | | | | |
| Low Density | 848 | \$2,884.21 | \$2,445,809.89 | 1,302 | \$2,884.21 | \$3,755,241.13 |
| Medium Density | 275 | \$2,464.07 | \$677,618.97 | 542 | \$2,464.07 | \$1,335,525.39 |
| High Density | 372 | \$2,043.93 | \$760,341.29 | 982 | \$2,043.93 | \$2,007,137.48 |
| Subtotal Residential | | | \$3,883,770.15 | | | \$7,097,904.00 |
| Nonresidential | | | | | | |
| Community Commercial | | | \$0.00 | | | \$0.00 |
| Commercial/Mixed Use | | | \$0.00 | | | \$0.00 |
| Subtotal Nonresidential | | | \$0.00 | | | \$0.00 |
| Total Fee Program Revenue (Citywide Park) | | | \$3,883,770.15 | | | \$7,097,904.00 |
| Total Citywide Cost | | | N/A | | | N/A |

Footnotes:

¹Per unit rates have been rounded to the nearest dollar. Totals for each land use may seem incorrect, but total fee program revenue matches cost estimates.

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Table 8
Amoruso Ranch Specific Plan - Park Financing Plan
Ongoing Maintenance and Landscape Costs

| | Quantity | Cost per Unit ¹ | Total Annual Cost |
|--|-------------------|-------------------------------|-----------------------------------|
| <u>Residential/Nonresidential Cost Allocation</u> | | | |
| Landscape Corridor/Median | 17.0 acres | \$10,325.00 | \$175,879.34 |
| Paseos | 10.7 acres | \$10,325.00 | \$110,580.75 |
| Bike Trail Maintenance | 4,412 linear feet | \$1.06 | \$4,676.72 |
| Leaf Pick-Up ² | 8.4 miles | \$61.31 | \$512.87 |
| Streetsweeping | 25.1 miles | \$28.62 | \$718.23 |
| Open Space | | | |
| NAPOTS ³ | 49.2 acres | TBD | - |
| Preserve ³ | 97.6 acres | TBD | - |
| Avoidance ³ | 10.3 acres | TBD | - |
| Transition/Channel ³ | <u>27.0</u> acres | <u>TBD</u> | - |
| Subtotal Open Space (Placeholder) ³ | 184.0 acres | \$575.00 | <u>\$105,782.75</u> |
| Subtotal Costs | | | <u>\$398,150.65</u> |
| Repair/Replacement (sinking fund) (5%) | | | \$19,907.53 |
| City Administration | | | |
| Finance Department (3%) | | | \$12,541.75 |
| Parks Department (10%) | | | <u>\$41,805.82</u> |
| Subtotal City Administration | | | <u>\$54,347.56</u> |
| County Administration (1%) | | | \$4,724.06 |
| Total Costs (Residential/Nonresidential Shared) | | | <u><u>\$477,129.81</u></u> |
| <u>Residential Only Cost Allocation</u> | | | |
| Neighborhood Parks ⁴ | 22.1 acres | \$10,300.00 | \$228,042.00 |
| Stormwater Management | 2,826 units | \$25.00 | <u>\$70,650.00</u> |
| Subtotal Costs | | | <u>\$298,692.00</u> |
| Repair/Replacement (sinking fund) (5%) | | | \$14,934.60 |
| City Administration | | | |
| Finance Department (3%) | | | \$9,408.80 |
| Parks Department (10%) | | | <u>\$31,362.66</u> |
| Subtotal City Administration | | | <u>\$40,771.46</u> |
| County Administration (1%) | | | \$3,543.98 |
| Total Costs (Residential Only) | | | <u><u>\$357,942.04</u></u> |
| Total Costs | | | <u><u>\$835,071.85</u></u> |

Source: City of Roseville, ECORP, and Kimley Horn.

Footnotes:

¹Cost estimates derived from indepth analysis of City costs done for SVSP. Those costs have then been applied to all specific plans since.

²1/3 of streetsweeping miles.

³The Cost per Unit for Open Space placeholder of \$575 per year was derived by simply averaging the City's proposed annual open space cost per acre of \$1,000 and the Developer proposed annual open space cost per acre of \$150. The actual annual open space cost per acre will be determined at the time of the formation of the maintenance CFD for this project as outlined in the Development Agreement. The ultimate cost per acre could be above or below the aforementioned range, depending upon the 404 permit conditions, an inventory of all environmentally sensitive/protected areas within the open space, approved improvements, any mitigation requirements, vehicular access for maintenance, final drainage channel design, ultimate width of transition area, all ARSP specific permits, other improvements outlined in the Overarching Open Space Management Plan, state and federal permits, and established city maintenance standards.

⁴Includes developed and undeveloped.

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Table 9
Amoruso Ranch Specific Plan - Park Financing Plan
Approximate Allocation of Ongoing Operations and Maintenance Costs

| Source | Total | Residential | | | | Non-Residential | |
|--|---------------------|-----------------|-----------------|-----------------|-----------------|-----------------|---------------|
| | | LDR | MDR | HDR | CMU | CC | CMU |
| Acres | 388.3 | 248.8 | 50.3 | 38.2 | 5.5 | 23.9 | 21.8 |
| Units | 2,826 | 1,302 | 542 | 873 | 109 | - | - |
| Square Feet | 476,524 | - | - | - | - | 238,948 | 237,576 |
| Table 8 | | | | | | | |
| Operations/Maintenance (Residential & Nonresidential) | \$477,129.81 | | | | | | |
| Use Factor | | 1.00 | 1.00 | 0.62 | 0.62 | 1,500 | 1,800 |
| Total Use | 2,744.13 | 1,302.00 | 542.00 | 541.26 | 67.58 | 159.30 | 131.99 |
| Percentage of Total Use | 100% | 47% | 20% | 20% | 2% | 6% | 5% |
| Cost Allocated to Use | \$226,382.89 | \$94,239.27 | \$94,110.60 | \$11,750.35 | \$27,697.77 | \$22,948.94 | |
| O/M Res. & Nonres. Allocation per Unit/Sq.Ft. | | \$173.87 | \$107.80 | \$107.80 | \$0.12 | \$0.12 | \$0.10 |
| Table 8 | | | | | | | |
| Operations/Maintenance (Residential Only) | \$357,942.04 | | | | | | |
| Use Factor | | 1.00 | 1.00 | 0.62 | 0.62 | - | - |
| Total Use | 2,452.84 | 1,302.00 | 542.00 | 541.26 | 67.58 | - | - |
| Percentage of Total Use | 100% | 53% | 22% | 22% | 3% | - | - |
| Cost Allocated to Use | \$190,000.38 | \$79,093.86 | \$78,985.87 | \$9,861.92 | \$9,861.92 | - | - |
| O/M Res. Only Allocation per Unit/Sq.Ft. | | \$145.93 | \$145.93 | \$90.48 | \$90.48 | - | - |
| Cost Allocation Per Unit/Sq.Ft. | \$835,071.85 | \$319.80 | \$319.80 | \$198.28 | \$198.28 | \$0.12 | \$0.10 |

Note: Costs will require adjustment upon completion of PAR for open space. See Table 8.

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

Appendix A:

Amoruso Ranch Parks

Option of Costs (TheCollaborative West)



Opinion of Probable Costs

Amoruso Ranch Parks

Brookfield Homes

Prepared: CF

Date:

21-Apr-16

Revised:

TheCollaborativeWest

100 Avenida Miramar

San Clemente, CA 92672

949-366-6624

SUMMARY

| | | | | |
|----------|--------------|---|-----------------------|--|
| 1 | AR-60 | | | |
| | 1.28 AC | | | |
| | | Construction | 244,860.00 | |
| | | Landscape | 129,817.00 | |
| | | Construction & Landscape | 374,677.00 | |
| | | Estimated Total with Contingency and Soft Cost | 486,892.76 | |
| 2 | AR-61 | | | |
| | 1.87 AC | | | |
| | | Construction | 214,080.00 | |
| | | Landscape | 197,675.50 | |
| | | Construction & Landscape | 411,755.50 | |
| | | Estimated Total with Contingency and Soft Cost | 535,076.27 | |
| 3 | AR-62 | | | |
| | 10.11 AC | | | |
| | | Construction | 1,243,260.00 | |
| | | Landscape | 821,475.00 | |
| | | Construction & Landscape | 2,064,735.00 | |
| | | Estimated Total with Contingency and Soft Cost | 2,683,123.13 | |
| 4 | AR-63 | | | |
| | 1.72 AC | | | |
| | | Construction | 397,265.00 | |
| | | Landscape | 123,613.00 | |
| | | Construction & Landscape | 520,878.00 | |
| | | Estimated Total with Contingency and Soft Cost | 676,880.96 | |
| 5 | AR-64 | | | |
| | 2.12 AC | | | |
| | | Construction | 538,920.00 | |
| | | Landscape | 207,230.50 | |
| | | Construction & Landscape | 746,150.50 | |
| | | Estimated Total with Contingency and Soft Cost | 969,622.57 | |
| 6 | AR-66 | | | |
| | 3.04 AC | | | |
| | | Construction | 664,950.00 | |
| | | Landscape | 228,400.00 | |
| | | Construction & Landscape | 893,350.00 | |
| | | Estimated Total with Contingency and Soft Cost | 1,160,908.33 | |
| 7 | AR-67 | | | |
| | 2.0 AC | | | |
| | | Construction | 303,200.00 | |
| | | Landscape | 177,550.00 | |
| | | Construction & Landscape | 480,750.00 | |
| | | Estimated Total with Contingency and Soft Cost | 624,734.63 | |
| | | Grand Total | \$7,137,238.65 | |
| | | Cost Per Acre | \$322,368.50 | |
| | | Cost Per Square Foot | \$7.40 | |

AR-60 (1.28 AC)

| Item/Description | Qty. | Unit | Unit Price | Total |
|---|-------------|-------------|---|---------------------|
| Construction | | | | |
| <i>Hardscape</i> | | | | |
| 5' Walkways at Park (concrete) | 6,945 | sf | 8.00 | 55,560.00 |
| Half-court Basketball | 1 | ea | 35,000.00 | 35,000.00 |
| <i>Masonry</i> | | | | |
| Entry Sign Wall | 1 | allow | 8,000.00 | 8,000.00 |
| <i>Park Site Features</i> | | | | |
| Playground Structures | 1 | allow | 80,000.00 | 80,000.00 |
| Shade Structure | 1 | ea | 30,000.00 | 30,000.00 |
| Trash Receptacles | 2 | ea | 800.00 | 1,600.00 |
| Bench | 10 | ea | 1,000.00 | 10,000.00 |
| Picnic Tables | 1 | ea | 2,200.00 | 2,200.00 |
| Drinking Fountain | 1 | ea | 5,000.00 | 5,000.00 |
| <i>Lighting</i> | | | | |
| Security Lighting | 4 | ea | 3,000.00 | 12,000.00 |
| <i>Utilities</i> | | | | |
| Sanitary Sewer Service Stub | 1 | allow | 2,000.00 | 2,000.00 |
| Domestic Water Service Stub | 1 | allow | 1,500.00 | 1,500.00 |
| Storm Drain Service Stub | 1 | allow | 2,000.00 | 2,000.00 |
| | | | Construction Total | \$244,860.00 |
| Landscape | | | | |
| Shrubs | 21,411 | sf | 1.00 | 21,410.80 |
| Turf (seed) | 27,400 | sf | 0.35 | 9,590.00 |
| Automatic Irrigation | 48,811 | sf | 1.50 | 73,216.20 |
| General Site Drainage (HDPE Pipe w/ inlets) | 1.28 | ac | 20,000.00 | 25,600.00 |
| | | | Landscape Total | \$129,817.00 |
| | | | Construction & Landscape Total | \$374,677.00 |
| | | | 15% Contingency | \$56,201.55 |
| | | | 13% Soft Costs | \$56,014.21 |
| | | | Estimated Total | \$486,892.76 |
| | | | Cost per Acre | \$380,384.97 |
| | | | Cost Per SF | \$8.73 |

AR-61 (1.87 AC)

| Item/Description | Qty. | Unit | Unit Price | Total |
|---|-------------|-------------|---------------------------|---------------------|
| Construction | | | | |
| <i>Hardscape</i> | | | | |
| Paving at Shade Structure | 670 | sf | 8.00 | 5,360.00 |
| 5' Walkways at Park (concrete) | 5,965 | sf | 8.00 | 47,720.00 |
| <i>Masonry</i> | | | | |
| Entry Sign Wall | 1 | allow | 8,000.00 | 8,000.00 |
| <i>Park Site Features</i> | | | | |
| Playground Structures | 1 | allow | 80,000.00 | 80,000.00 |
| Shade Structures at Tot Lot | 1 | ea | 45,000.00 | 45,000.00 |
| Trash Receptacles | 2 | ea | 800.00 | 1,600.00 |
| Bench | 4 | ea | 1,000.00 | 4,000.00 |
| Picnic Tables | 2 | ea | 2,200.00 | 4,400.00 |
| Drinking Fountain | 1 | ea | 5,000.00 | 5,000.00 |
| <i>Lighting</i> | | | | |
| Security Lighting | 2 | ea | 3,000.00 | 6,000.00 |
| <i>Utilities</i> | | | | |
| Sanitary Sewer Service Stub | 1 | allow | 2,000.00 | 2,000.00 |
| Recycled Water Stub | 1 | allow | 1,500.00 | 1,500.00 |
| Domestic Water Service Stub | 1 | allow | 1,500.00 | 1,500.00 |
| Storm Drain Service Stub | 1 | allow | 2,000.00 | 2,000.00 |
| | | | Construction Total | \$214,080.00 |
| Landscape | | | | |
| Shrubs | 33,622 | sf | 1.00 | 33,622.20 |
| Turf (seed) | 41,200 | sf | 0.35 | 14,420.00 |
| Automatic Irrigation | 74,822 | sf | 1.50 | 112,233.30 |
| General Site Drainage (HDPE Pipe w/ inlets) | 1.87 | ac | 20,000.00 | 37,400.00 |
| | | | Landscape Total | \$197,675.50 |
| Construction & Landscape Total | | | | \$411,755.50 |
| 15% Contingency | | | | \$61,763.33 |
| 13% Soft Costs | | | | \$61,557.45 |
| Estimated Total | | | | \$535,076.27 |
| Cost per Acre | | | | \$286,137.04 |
| Cost Per SF | | | | \$6.57 |

AR-62 (10.11 AC)

| Item/Description | Qty. | Unit | Unit Price | Total |
|---|-------------|-------------|-------------------|-----------------------|
| Construction | | | | |
| <i>Hardscape</i> | | | | |
| <i>Paving at Pavillion/Overhead Structures (Concrete)</i> | 900 | sf | 8.00 | 7,200.00 |
| <i>Asphalt Paving at Parking Lot w/ Aggregate Base</i> | 32,720 | sf | 3.00 | 98,160.00 |
| <i>Walkways at Park (natural gray, light wash finish)</i> | 15,800 | sf | 8.00 | 126,400.00 |
| <i>Masonry</i> | | | | |
| <i>Entry Sign Wall</i> | 1 | ea | 8,000.00 | 8,000.00 |
| <i>Park Site Features</i> | | | | |
| <i>Playground Structures</i> | 1 | allow | 80,000.00 | 80,000.00 |
| <i>Basketball Court</i> | 2 | ea | 35,000.00 | 70,000.00 |
| <i>Shade Structure at Playground Area</i> | 1 | ea | 40,000.00 | 40,000.00 |
| <i>Trash Receptacles</i> | 10 | ea | 800.00 | 8,000.00 |
| <i>Picnic Tables</i> | 5 | ea | 2,200.00 | 11,000.00 |
| <i>6' Benches</i> | 12 | ea | 1,000.00 | 12,000.00 |
| <i>Drinking Fountain</i> | 4 | ea | 5,000.00 | 20,000.00 |
| <i>Restroom Building / Snack Shop</i> | 1 | allow | 300,000.00 | 300,000.00 |
| <i>Ball Fields</i> | | | | |
| <i>Baseball (Outfield and Infield)</i> | 3 | ea | 100,000.00 | 300,000.00 |
| <i>Soccer Field Overlay</i> | 1 | ea | 58,000.00 | 58,000.00 |
| <i>Fencing (Chainlink)</i> | 750 | lf | 50.00 | 37,500.00 |
| <i>Lighting</i> | | | | |
| <i>Security Lighting</i> | 20 | ea | 3,000.00 | 60,000.00 |
| <i>Utilities</i> | | | | |
| <i>Sanitary Sewer Service Stub</i> | 1 | allow | 2,000.00 | 2,000.00 |
| <i>Domestic Water Service Stub</i> | 1 | allow | 1,500.00 | 1,500.00 |
| <i>Recycled Water Service Stub</i> | 1 | allow | 1,500.00 | 1,500.00 |
| <i>Storm Drain Service Stub</i> | 1 | allow | 2,000.00 | 2,000.00 |
| Construction Total | | | | \$1,243,260.00 |

AR-62 (10.11 AC)

| Item/Description | Qty. | Unit | Unit Price | Total |
|---|-------------|-------------|------------------------|-----------------------|
| Landscape | | | | |
| Shrubs | 40,200 | sf | 1.00 | 40,200.00 |
| Turf (seed) | 109,500 | sf | 0.35 | 38,325.00 |
| Automatic Irrigation | 360,500 | sf | 1.50 | 540,750.00 |
| General Site Drainage (HDPE Pipe w/ inlets) | 10.11 | ac | 20,000.00 | 202,200.00 |
| | | | Landscape Total | \$821,475.00 |
| Construction & Landscape Total | | | | \$2,064,735.00 |
| 15% Contingency | | | | \$309,710.25 |
| 13% Soft Costs | | | | \$308,677.88 |
| Estimated Total | | | | \$2,683,123.13 |
| Cost per Acre | | | | \$265,392.99 |
| Cost Per SF | | | | \$6.09 |

AR-63 (1.72 AC)

| Item/Description | Qty. | Unit | Unit Price | Total |
|---|-------------|-------------|---|---------------------|
| Construction | | | | |
| <i>Hardscape</i> | | | | |
| Bark Mulch/DG at Dog Park | 26,835 | sf | 3.00 | 80,505.00 |
| Paving at Shade Structure | 1,425 | sf | 8.00 | 11,400.00 |
| 5' wide walkways at park (concrete) | 2,650 | sf | 8.00 | 21,200.00 |
| 10' wide multi-purpose trail at park (concrete) | 2,270 | sf | 8.00 | 18,160.00 |
| <i>Masonry</i> | | | | |
| Entry Sign Wall | 1 | allow | 8,000.00 | 8,000.00 |
| <i>Metal</i> | | | | |
| 5'-6" Dog Park Fencing | 1,000 | lf | 50.00 | 50,000.00 |
| Metal Dog Park Gates | 4 | ea | 250.00 | 1,000.00 |
| <i>Park Site Features</i> | | | | |
| Shade Structure | 2 | ea | 45,000.00 | 90,000.00 |
| Playground Equipment | 1 | allow | 80,000.00 | 80,000.00 |
| Trash Receptacles | 4 | ea | 800.00 | 3,200.00 |
| Benches | 7 | ea | 1,000.00 | 7,000.00 |
| Picnic Tables | 4 | ea | 2,200.00 | 8,800.00 |
| Drinking Fountain | 1 | ea | 5,000.00 | 5,000.00 |
| <i>Lighting</i> | | | | |
| Security Lighting | 2 | ea | 3,000.00 | 6,000.00 |
| <i>Utilities</i> | | | | |
| Sanitary Sewer Service Stub | 1 | allow | 2,000.00 | 2,000.00 |
| Domestic Water Service Stub | 1 | allow | 1,500.00 | 1,500.00 |
| Recycled Water Service Stub | 1 | allow | 1,500.00 | 1,500.00 |
| Storm Drain Service Stub | 1 | allow | 2,000.00 | 2,000.00 |
| | | | Construction Total | \$397,265.00 |
| Landscape | | | | |
| Shrubs | 18,443 | sf | 1.00 | 18,443.20 |
| Turf (seed) | 23,300 | sf | 0.35 | 8,155.00 |
| Automatic Irrigation | 41,743 | sf | 1.50 | 62,614.80 |
| General Site Drainage (HDPE Pipe w/ inlets) | 1.72 | ac | 20,000.00 | 34,400.00 |
| | | | Landscape Total | \$123,613.00 |
| | | | Construction & Landscape Total | \$520,878.00 |
| | | | 15% Contingency | \$78,131.70 |
| | | | 13% Soft Costs | \$77,871.26 |
| | | | Estimated Total | \$676,880.96 |
| | | | Cost per Acre | \$393,535.44 |
| | | | Cost Per SF | \$9.03 |

AR-64 (2.12 AC)

| Item/Description | Qty. | Unit | Unit Price | Total |
|---|-------------|-------------|-------------------|---------------------|
| Construction | | | | |
| <i>Hardscape</i> | | | | |
| Concrete Paving at Shade Structure | 4,500 | sf | 8.00 | 36,000.00 |
| 5' Walkway (concrete) | 11,815 | sf | 8.00 | 94,520.00 |
| 8' Walk (concrete) | 7,600 | sf | 8.00 | 60,800.00 |
| <i>Masonry</i> | | | | |
| Entry Sign Wall | 1 | allow | 8,000.00 | 8,000.00 |
| <i>Park Site Features</i> | | | | |
| Playground Equipment | 1 | allow | 80,000.00 | 80,000.00 |
| Shade Structures | 3 | ea | 45,000.00 | 135,000.00 |
| Canvas Structure at Shaded Seating Area | 1 | ea | 65,000.00 | 65,000.00 |
| Crossfit Stations | 3 | ea | 2,000.00 | 6,000.00 |
| Trash Receptacles | 4 | ea | 800.00 | 3,200.00 |
| Benches | 6 | ea | 1,000.00 | 6,000.00 |
| Bike Racks | 1 | ea | 1,200.00 | 1,200.00 |
| Drinking Fountain | 1 | ea | 5,000.00 | 5,000.00 |
| Picnic Tables | 6 | ea | 2,200.00 | 13,200.00 |
| <i>Lighting and Electrical</i> | | | | |
| Security Lighting | 6 | ea | 3,000.00 | 18,000.00 |
| <i>Utilities</i> | | | | |
| Sanitary Sewer Service Stub | 1 | allow | 2,000.00 | 2,000.00 |
| Domestic Water Service Stub | 1 | allow | 1,500.00 | 1,500.00 |
| Recycled Water Service Stub | 1 | allow | 1,500.00 | 1,500.00 |
| Storm Drain Service Stub | 1 | allow | 2,000.00 | 2,000.00 |
| Construction Total | | | | \$538,920.00 |
| Landscape | | | | |
| Planting | 43,432 | sf | 1.00 | 43,432.20 |
| Turf (sod) | 25,000 | sf | 0.75 | 18,750.00 |
| Automatic Irrigation | 68,432 | sf | 1.50 | 102,648.30 |
| General Site Drainage (HDPE Pipe w/ inlets) | 2.12 | ac | 20,000.00 | 42,400.00 |
| Landscape Total | | | | \$207,230.50 |
| Construction & Landscape Total | | | | \$746,150.50 |
| 15% Contingency | | | | \$111,922.58 |
| 13% Soft Costs | | | | \$111,549.50 |
| Estimated Total | | | | \$969,622.57 |
| Cost per Acre | | | | \$457,369.14 |
| Cost Per SF | | | | \$10.50 |

AR-66 (3.04 AC)

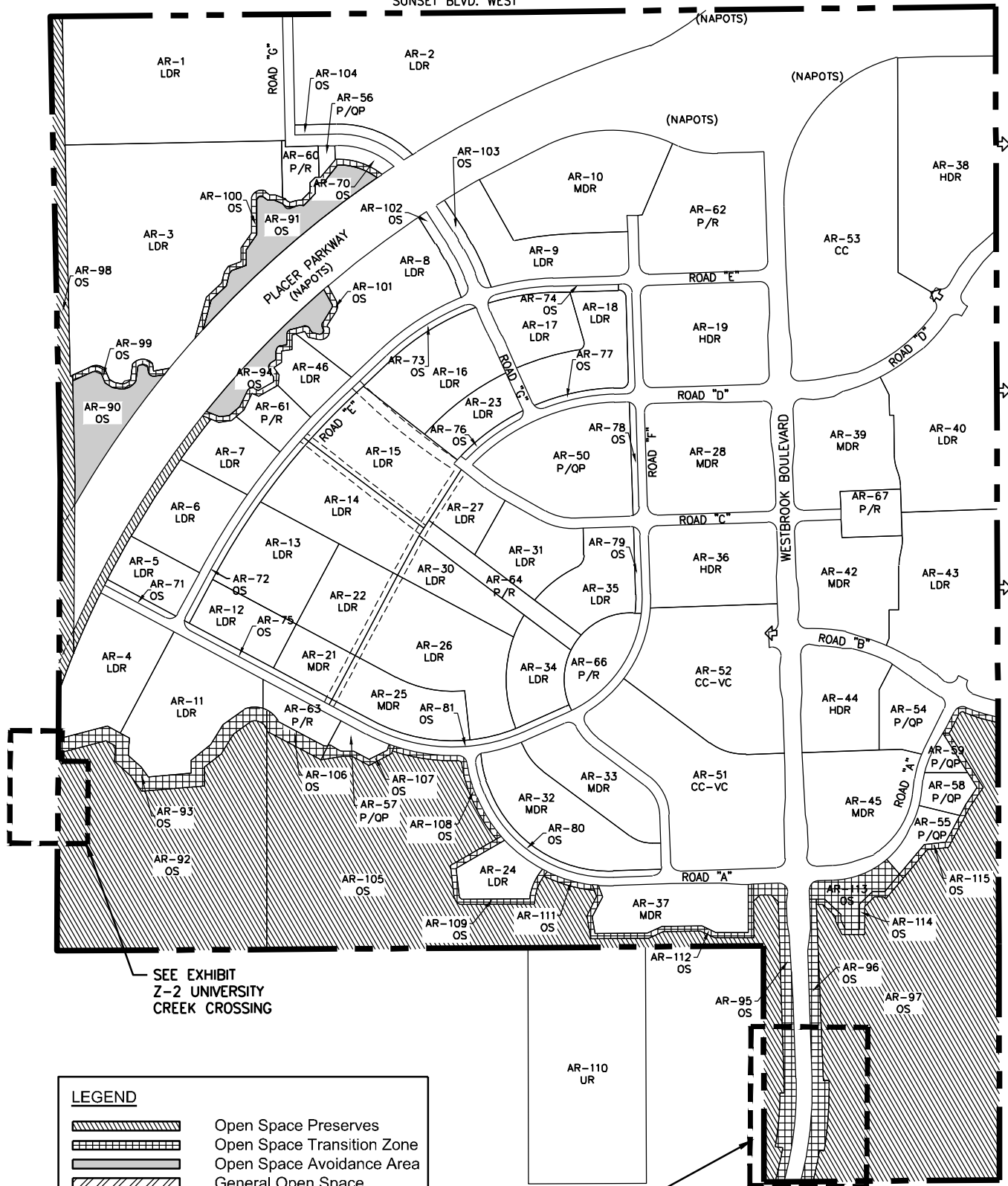
| Item/Description | Qty. | Unit | Unit Price | Total |
|---|-------------|-------------|-------------------|-----------------------|
| Construction | | | | |
| <i>Hardscape</i> | | | | |
| Paving at Picnic Area | 8,000 | sf | 8.00 | 64,000.00 |
| Paving at Stage | 1,200 | sf | 8.00 | 9,600.00 |
| Walkways at Park (natural gray w/ finish) | 12,000 | sf | 8.00 | 96,000.00 |
| Surfacing at Game Area | 6,750 | sf | 3.00 | 20,250.00 |
| Surfacing at Bocce Courts | 1,500 | sf | 3.00 | 4,500.00 |
| Surfacing at Hard Courts | 700 | sf | 10.00 | 7,000.00 |
| Mowcurb at Horseshoes and Bocce | 400 | lf | 15.00 | 6,000.00 |
| <i>Masonry</i> | | | | |
| Entry Sign Wall | 1 | allow | 8,000.00 | 8,000.00 |
| <i>Park Site Features</i> | | | | |
| Playground Structures | 1 | allow | 80,000.00 | 80,000.00 |
| Covered Stage (Shade Sail) | 1 | allow | 75,000.00 | 75,000.00 |
| Restroom Building | 1 | allow | 170,000.00 | 170,000.00 |
| 30' high Flag Pole | 1 | ea | 600.00 | 600.00 |
| Trash Receptacles | 10 | ea | 800.00 | 8,000.00 |
| Picnic Tables | 20 | ea | 2,200.00 | 44,000.00 |
| 6' Benches | 30 | ea | 1,000.00 | 30,000.00 |
| Drinking Fountain | 1 | ea | 5,000.00 | 5,000.00 |
| <i>Lighting</i> | | | | |
| Security Lighting | 10 | ea | 3,000.00 | 30,000.00 |
| <i>Utilities</i> | | | | |
| Sanitary Sewer Service Stub | 1 | allow | 2,000.00 | 2,000.00 |
| Domestic Water Service Stub | 1 | allow | 1,500.00 | 1,500.00 |
| Recycled Water Stub | 1 | allow | 1,500.00 | 1,500.00 |
| Storm Drain Service Stub | 1 | allow | 2,000.00 | 2,000.00 |
| Construction Total | | | | \$664,950.00 |
| Landscape | | | | |
| Shrubs | 30,500 | sf | 1.00 | 30,500.00 |
| Turf (sod) | 40,600 | sf | 0.75 | 30,450.00 |
| Automatic Irrigation | 71,100 | sf | 1.50 | 106,650.00 |
| General Site Drainage (HDPE Pipe w/ inlets) | 3.04 | ac | 20,000.00 | 60,800.00 |
| Landscape Total | | | | \$228,400.00 |
| Construction & Landscape Total | | | | \$893,350.00 |
| 15% Contingency | | | | \$134,002.50 |
| 13% Soft Costs | | | | \$133,555.83 |
| Estimated Total | | | | \$1,160,908.33 |
| Cost per Acre | | | | \$381,877.74 |
| Cost Per SF | | | | \$8.77 |

AR-67 (2.0 AC)

| Item/Description | Qty. | Unit | Unit Price | Total |
|---|-------------|-------------|-------------------|---------------------|
| Construction | | | | |
| <i>Hardscape</i> | | | | |
| Paving at Shade Structure | 2,000 | sf | 8.00 | 16,000.00 |
| 5' Walkways at Park (concrete) | 8,350 | sf | 8.00 | 66,800.00 |
| <i>Masonry</i> | | | | |
| Entry Sign Wall | 1 | allow | 8,000.00 | 8,000.00 |
| <i>Park Site Features</i> | | | | |
| Playground Structures & Surfaces | 1 | allow | 80,000.00 | 80,000.00 |
| Shade Structure | 2 | ea | 45,000.00 | 90,000.00 |
| Trash Receptacles | 2 | ea | 800.00 | 1,600.00 |
| Picnic Tables | 4 | ea | 2,200.00 | 8,800.00 |
| 6' Benches | 8 | ea | 1,000.00 | 8,000.00 |
| Drinking Fountain | 1 | ea | 5,000.00 | 5,000.00 |
| <i>Lighting</i> | | | | |
| Security Lighting | 4 | ea | 3,000.00 | 12,000.00 |
| <i>Utilities</i> | | | | |
| Sanitary Sewer Service Stub | 1 | allow | 2,000.00 | 2,000.00 |
| Domestic Water Service Stub | 1 | allow | 1,500.00 | 1,500.00 |
| Recycled Water Service Stub | 1 | allow | 1,500.00 | 1,500.00 |
| Storm Drain Service Stub | 1 | allow | 2,000.00 | 2,000.00 |
| Construction Total | | | | \$303,200.00 |
| Landscape | | | | |
| Shrubs | 6,920 | sf | 1.00 | 6,920.00 |
| Turf (seed) | 65,000 | sf | 0.35 | 22,750.00 |
| Automatic Irrigation | 71,920 | sf | 1.50 | 107,880.00 |
| General Site Drainage (HDPE Pipe w/ inlets) | 2.00 | ac | 20,000.00 | 40,000.00 |
| Landscape Total | | | | \$177,550.00 |
| Construction & Landscape Total | | | | \$480,750.00 |
| 15% Contingency | | | | \$72,112.50 |
| 13% Soft Costs | | | | \$71,872.13 |
| Estimated Total | | | | \$624,734.63 |
| Cost per Acre | | | | \$312,367.31 |
| Cost Per SF | | | | \$7.17 |

Exhibit Y Open Space Areas

SUNSET BLVD. WEST

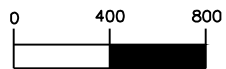


SEE EXHIBIT
Z-2 UNIVERSITY
CREEK CROSSING

| LEGEND | |
|--------|----------------------------|
| | Open Space Preserves |
| | Open Space Transition Zone |
| | Open Space Avoidance Area |
| | General Open Space |

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

SEE EXHIBIT Z-1
WESTBROOK
MAINTENANCE
ACCESS



(IN FEET)

1 inch = 800 ft.

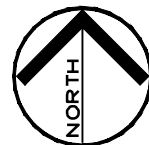


Exhibit AA
DUE Allocation to Specific Plan Parcels for CSP Reimbursements

| Amoruso Ranch Specific Plan | | Specific Plan | | | % of ARSP | | % of ARSP | | Recycled Water % of ARSP R.W. | | % of ARSP | |
|--------------------------------|------------------------|---------------|--------------|--------------|-------------|------------|--------------|------------|-------------------------------|------------|--------------|--------------|
| Parcel | Specific Plan Land Use | Acres | Units | Density | Water EDU's | Water EDUs | Sewer EDUs | Sewer EDUs | EDUs | EDUs | Traffic EDUs | Traffic EDUs |
| AR-1 | LDR | 20.2 | 70 | 3.4 | 85 | 4.41% | 70 | 2.65% | 85 | 4.41% | 70 | 2.24% |
| AR-2 | LDR | 24.7 | 101 | 4.1 | 101 | 5.25% | 101 | 3.83% | 101 | 5.25% | 101 | 3.23% |
| AR-3 | LDR | 27.3 | 84 | 3.1 | 102 | 5.30% | 84 | 3.18% | 102 | 5.30% | 84 | 2.68% |
| AR-4 | LDR | 7.2 | 31 | 4.3 | 31 | 1.61% | 31 | 1.18% | 31 | 1.61% | 31 | 0.99% |
| AR-5 | LDR | 2.4 | 9 | 3.8 | 9 | 0.47% | 9 | 0.34% | 9 | 0.47% | 9 | 0.29% |
| AR-6 | LDR | 5.4 | 25 | 4.7 | 25 | 1.30% | 25 | 0.95% | 25 | 1.30% | 25 | 0.80% |
| AR-7 | LDR | 3.1 | 20 | 6.4 | 14 | 0.74% | 20 | 0.76% | 14 | 0.74% | 20 | 0.64% |
| AR-8 | LDR | 8.4 | 56 | 6.6 | 40 | 2.09% | 56 | 2.12% | 40 | 2.09% | 56 | 1.79% |
| AR-9 | LDR | 6.3 | 42 | 6.7 | 30 | 1.56% | 42 | 1.59% | 30 | 1.56% | 42 | 1.34% |
| AR-11 | LDR | 8.3 | 38 | 4.6 | 38 | 1.97% | 38 | 1.44% | 38 | 1.97% | 38 | 1.21% |
| AR-12 | LDR | 3.1 | 16 | 5.1 | 14 | 0.72% | 16 | 0.61% | 14 | 0.72% | 16 | 0.51% |
| AR-13 | LDR | 5.4 | 30 | 5.6 | 26 | 1.35% | 30 | 1.14% | 26 | 1.35% | 30 | 0.96% |
| AR-14 | LDR | 7.5 | 50 | 6.7 | 36 | 1.86% | 50 | 1.90% | 36 | 1.86% | 50 | 1.60% |
| AR-15 | LDR | 7.3 | 49 | 6.7 | 35 | 1.82% | 49 | 1.86% | 35 | 1.82% | 49 | 1.57% |
| AR-16 | LDR | 6.6 | 45 | 6.9 | 32 | 1.68% | 45 | 1.71% | 32 | 1.68% | 45 | 1.44% |
| AR-17 | LDR | 3.6 | 24 | 6.6 | 17 | 0.89% | 24 | 0.91% | 17 | 0.89% | 24 | 0.77% |
| AR-18 | LDR | 5.1 | 33 | 6.5 | 24 | 1.23% | 33 | 1.25% | 24 | 1.23% | 33 | 1.05% |
| AR-22 | LDR | 6.0 | 32 | 5.3 | 28 | 1.44% | 32 | 1.21% | 28 | 1.44% | 32 | 1.02% |
| AR-23 | LDR | 2.8 | 19 | 6.9 | 14 | 0.71% | 19 | 0.72% | 14 | 0.71% | 19 | 0.61% |
| AR-24 | LDR | 2.5 | 12 | 4.8 | 12 | 0.62% | 12 | 0.45% | 12 | 0.62% | 12 | 0.38% |
| AR-26 | LDR | 9.3 | 48 | 5.2 | 42 | 2.17% | 48 | 1.82% | 42 | 2.17% | 48 | 1.53% |
| AR-27 | LDR | 2.5 | 15 | 6.0 | 13 | 0.68% | 15 | 0.57% | 13 | 0.68% | 15 | 0.48% |
| AR-30 | LDR | 2.9 | 13 | 4.5 | 13 | 0.68% | 13 | 0.49% | 13 | 0.68% | 13 | 0.42% |
| AR-31 | LDR | 4.4 | 27 | 6.1 | 19 | 1.01% | 27 | 1.02% | 19 | 1.01% | 27 | 0.86% |
| AR-34 | LDR | 3.2 | 14 | 4.4 | 14 | 0.73% | 14 | 0.53% | 14 | 0.73% | 14 | 0.45% |
| AR-35 | LDR | 4.8 | 20 | 4.2 | 20 | 1.04% | 20 | 0.76% | 20 | 1.04% | 20 | 0.64% |
| AR-40 | LDR | 14.4 | 81 | 5.6 | 70 | 3.65% | 81 | 3.07% | 70 | 3.65% | 81 | 2.59% |
| AR-43 | LDR | 12.1 | 82 | 6.8 | 59 | 3.05% | 82 | 3.11% | 59 | 3.05% | 82 | 2.62% |
| AR-46 | LDR | 2.4 | 13 | 5.5 | 11 | 0.59% | 13 | 0.49% | 11 | 0.59% | 13 | 0.42% |
| Low Density Residential | | 219.0 | 1,099 | 156.8 | 974 | 51% | 1,099 | 42% | 974 | 51% | 1,099 | 35% |

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

| Amoruso Ranch Specific Plan | | Specific Plan | | | % of ARSP | | % of ARSP | | % of ARSP R.W. | | % of ARSP | |
|-----------------------------------|------------------------|---------------|--------------|--------------|--------------|-------------|--------------|-------------|---------------------|---------------------|--------------|--------------|
| Parcel | Specific Plan Land Use | Acres | Units | Density | Water EDU's | Water EDUs | Sewer EDUs | Sewer EDUs | Recycled Water EDUs | % of ARSP R.W. EDUs | Traffic EDUs | Traffic EDUs |
| AR-10 | MDR | 10.5 | 138 | 13.1 | 66 | 3.44% | 138 | 5.23% | 66 | 3.44% | 138 | 4.41% |
| AR-21 | MDR | 2.1 | 15 | 7.3 | 11 | 0.56% | 15 | 0.57% | 11 | 0.56% | 15 | 0.48% |
| AR-25 | MDR | 5.3 | 38 | 7.2 | 27 | 1.41% | 38 | 1.44% | 27 | 1.41% | 38 | 1.21% |
| AR-28 | MDR | 10.2 | 129 | 12.7 | 62 | 3.22% | 129 | 4.89% | 62 | 3.22% | 129 | 4.12% |
| AR-32 | MDR | 7.8 | 58 | 7.4 | 42 | 2.16% | 58 | 2.20% | 42 | 2.16% | 58 | 1.85% |
| AR-33 | MDR | 5.1 | 42 | 817.0 | 12 | 0.64% | 42 | 1.59% | 12 | 0.64% | 42 | 1.34% |
| AR-37 | MDR | 5.0 | 39 | 7.8 | 28 | 1.45% | 39 | 1.48% | 28 | 1.45% | 39 | 1.25% |
| AR-39 | MDR | 7.8 | 66 | 8.5 | 36 | 1.85% | 66 | 2.50% | 36 | 1.85% | 66 | 2.11% |
| AR-42 | MDR | 7.5 | 76 | 10.1 | 41 | 2.13% | 76 | 2.88% | 41 | 2.13% | 76 | 2.43% |
| AR-45 | MDR | 8.0 | 94 | 11.8 | 51 | 2.63% | 94 | 3.56% | 51 | 2.63% | 94 | 3.00% |
| Medium Density Residential | | 69.3 | 695 | 902.9 | 375 | 19% | 695 | 26% | 375 | 19% | 695 | 22% |
| AR-19 | HDR | 9.3 | 230 | 24.6 | 68 | 3.53% | 157 | 5.97% | 68 | 3.53% | 141 | 4.51% |
| AR-36 | HDR | 7.5 | 113 | 14.9 | 54 | 2.82% | 77 | 2.93% | 54 | 2.82% | 69 | 2.22% |
| AR-38 | HDR | 15.1 | 380 | 25.2 | 112 | 5.82% | 260 | 9.86% | 112 | 5.82% | 233 | 7.46% |
| AR-44 | HDR | 5.9 | 150 | 25.4 | 44 | 2.30% | 103 | 3.89% | 44 | 2.30% | 92 | 2.94% |
| High Density Residential | | 37.9 | 873 | 90.1 | 278 | 14% | 597 | 23% | 278 | 14% | 536 | 17% |
| AR-51 | CC-VC | | 91 | | 44 | 2.27% | 62 | 2.36% | 44 | 2.27% | 56 | 1.79% |
| AR-51 | CC-VC | 14.3 | | | 62 | 3.21% | 55 | 2.07% | 62 | 3.21% | 190 | 6.08% |
| AR-52 | CC-VC | | 68 | | 33 | 1.70% | 47 | 1.76% | 33 | 1.70% | 42 | 1.33% |
| AR-52 | CC-VC | 13.0 | | | 56 | 2.92% | 50 | 1.88% | 56 | 2.92% | 173 | 5.53% |
| AR-53 | CC | 23.7 | | | 103 | 5.33% | 34 | 1.27% | 103 | 5.33% | 338 | 10.79% |
| Community Commercial | | 51.0 | 159 | | 297 | 15% | 247 | 9% | 297 | 15% | 799 | 26% |
| TOTAL | | 377.1 | 2,826 | 7.5 | 1,925 | 100% | 2,638 | 100% | 1,925 | 100% | 3,129 | 100% |

Note:

- [1] One Water EDU = 600 gpd (Based on Table 1 of the ARSP Water Master Plan Final Report, February 2016)
- [2] One Sewer EDU = 190 gpd (Based on Table 1 of the ARSP Wastewater Master Plan Final Report, February 2016)
- [3] One Recycled Water EDU = 600 gpd (Based on Table 1 of the ARSP Recycled Water Master Plan Final Report, February 2016)
- [4] Based on Table 6 of the ARSP Final Traffic Study, December 5, 2015

NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678