

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

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

RECITALS

A. Landowner and City entered into a Development Agreement (the “Development Agreement”) which was approved by the City Council of City on July 6, 2016, and recorded on August 24, 2016, in the Official Records of Placer County as Document No. 2016-0070352-00. City and Landowner entered into the Development Agreement relative to development within a portion of the Amoruso Ranch Specific Plan (“Specific Plan”, “ARSP”, or “Plan Area”), as such is more precisely described in Exhibits “A” and “B” of the Development Agreement (the “Property”), as those exhibits are amended by Exhibits “A” and “B” attached hereto. Except as otherwise defined herein, all capitalized terms used herein shall have the meanings ascribed thereto in the Development Agreement.

B. Landowner and City entered into a First Amendment to the Development Agreement (the “First Amendment”) which was approved by the City Council of City on April 1, 2020, and recorded on January 28, 2021, in the Official Records of Placer County as Document No. 2021-0012078-00.

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

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

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

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

NOW, THEREFORE, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

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

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

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

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

Park	22.2 Gross Acres;
Open Space	144.6 Gross Acres;
Open Space (Paseos)	11.0 Gross Acres;
School	9.6 Gross Acres;
Public/Quasi Public	7.5 Gross Acres;
Right of Way	51.7 Gross Acres;
NAPOTS (Placer Parkway)	<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 1,250<sup>th</sup> 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 1,250<sup>th</sup> 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 1,250<sup>th</sup> residential unit in the Project. If City constructs the test well and production well prior to the occupancy of the 1,250<sup>th</sup> 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 1,250<sup>th</sup> 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**

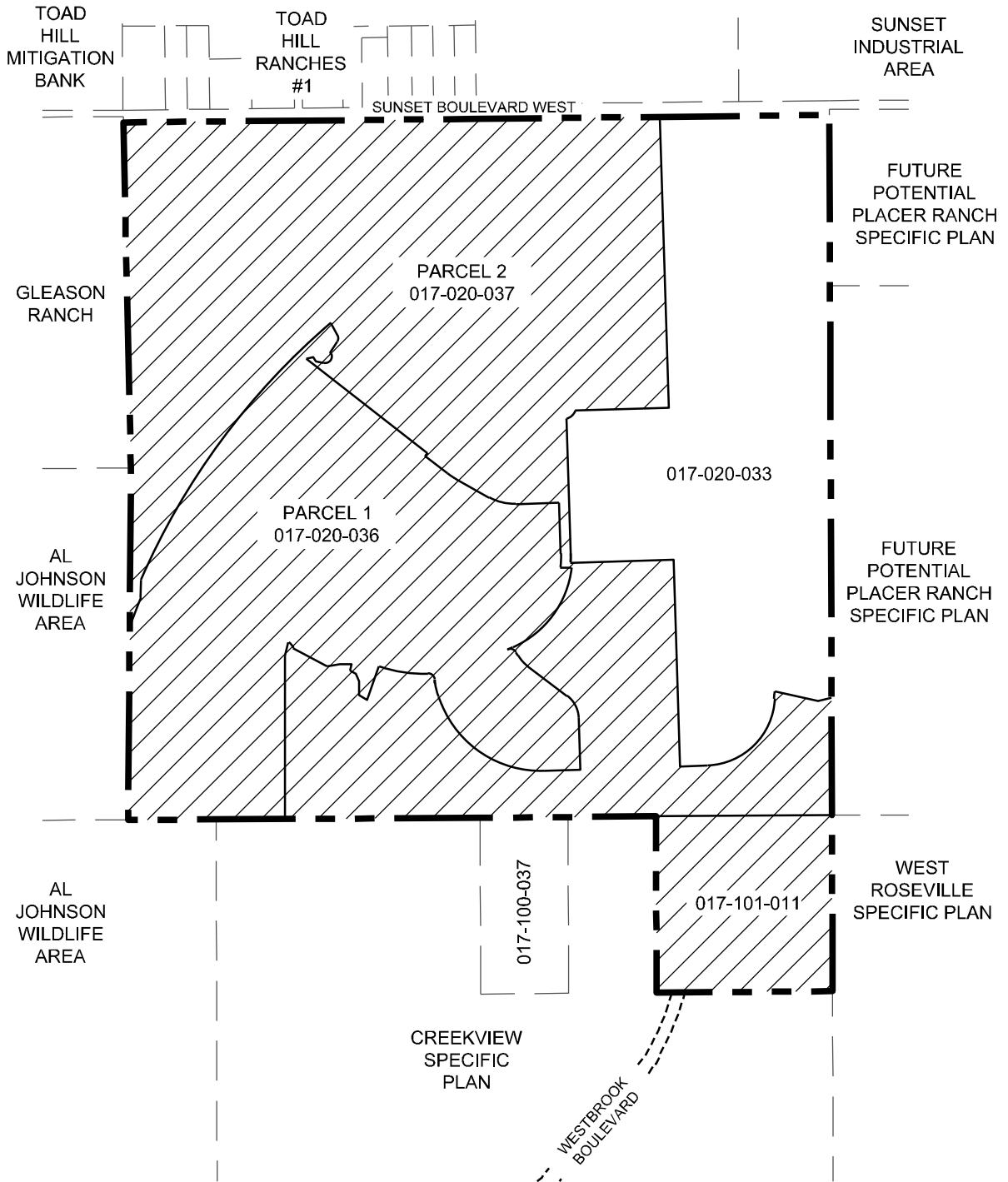
ALL THAT REAL PROPERTY SITUATE IN THE COUNTY OF PLACER, STATE OF CALIFORNIA, BEING A PORTION OF SECTION 11, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

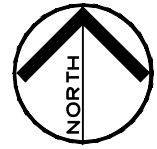
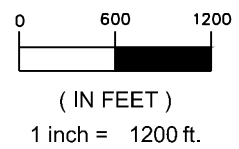
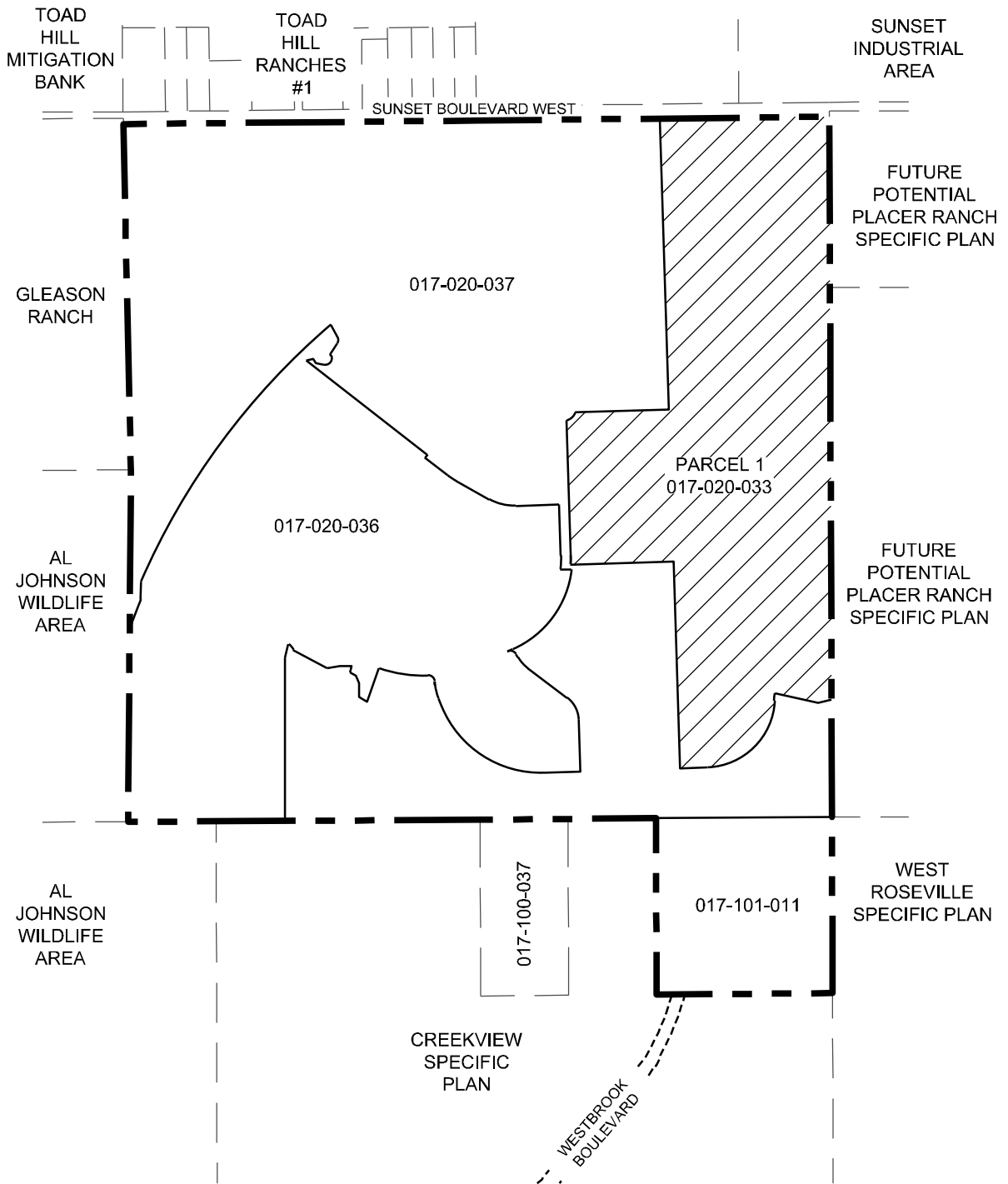



Exhibit B  
Property Map

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**LEGEND**

 PROPERTY SUBJECT TO DEVELOPMENT AGREEMENT

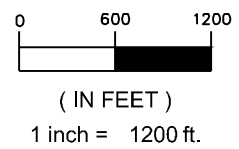
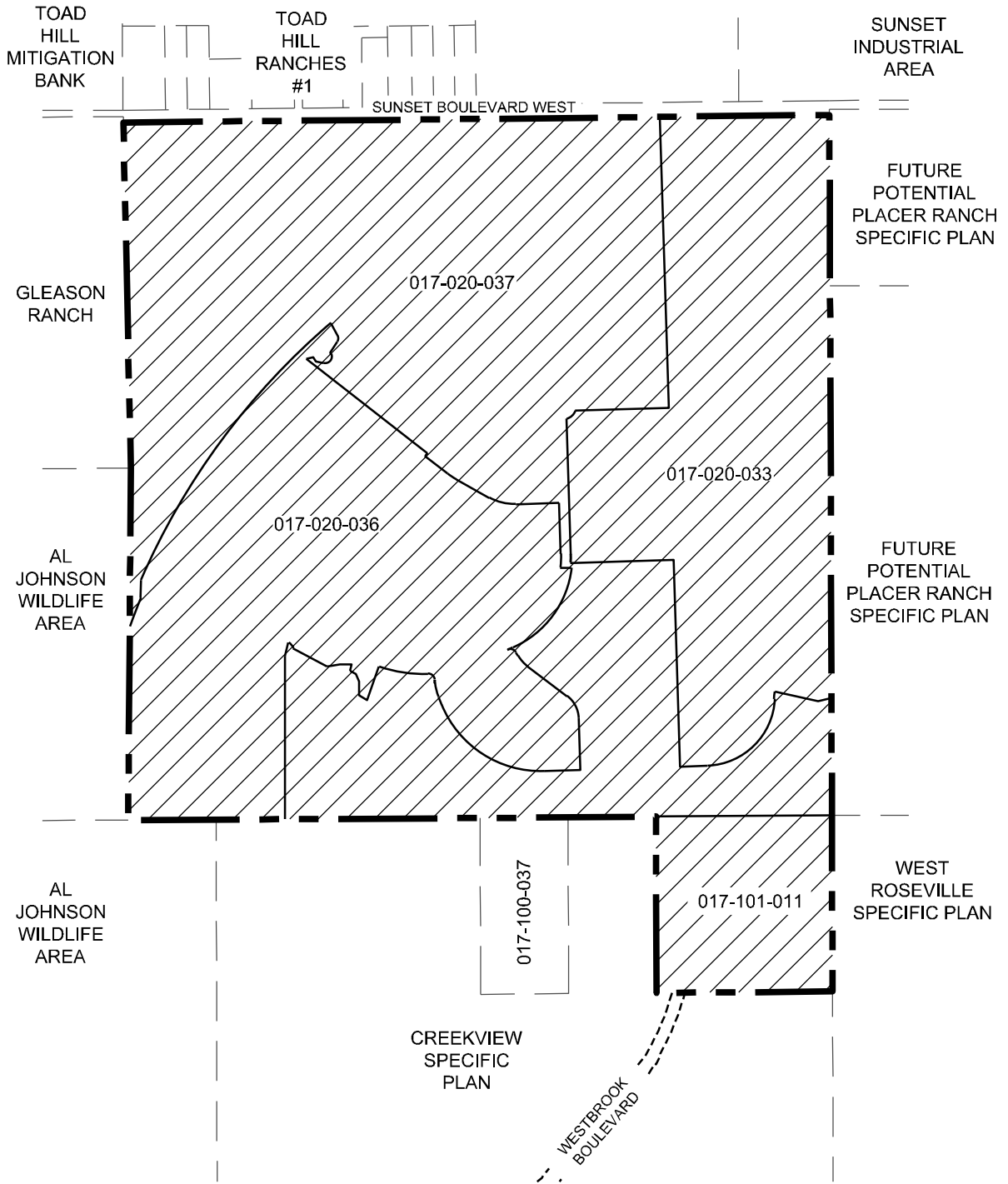



Exhibit C  
Annexation Area and Plan Area

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

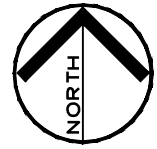
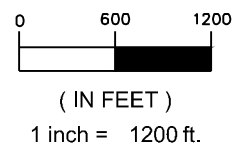
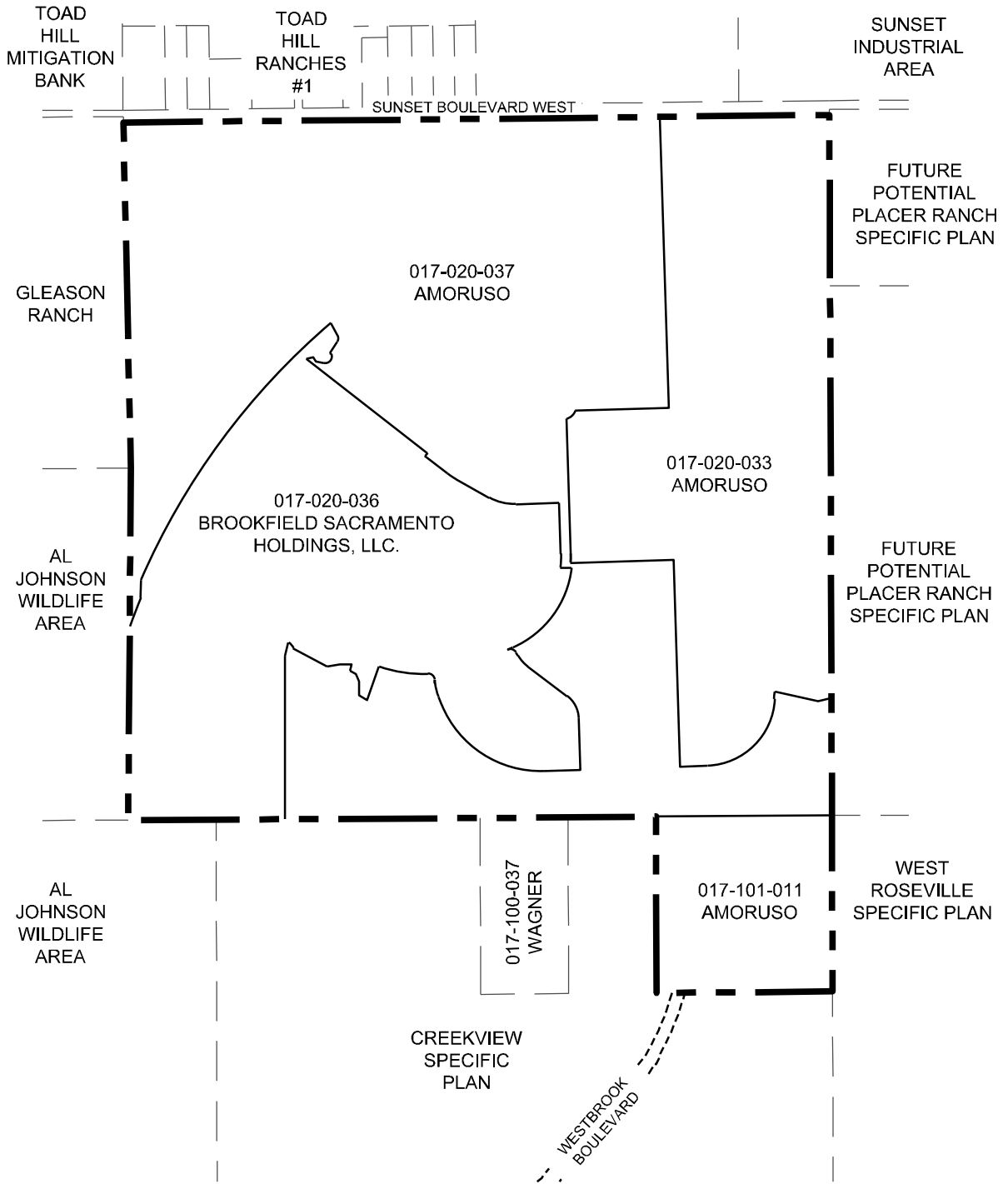



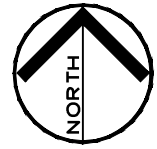
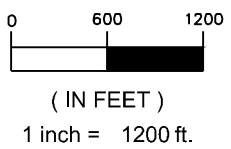
Exhibit D  
Specific Plan Property Ownership

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



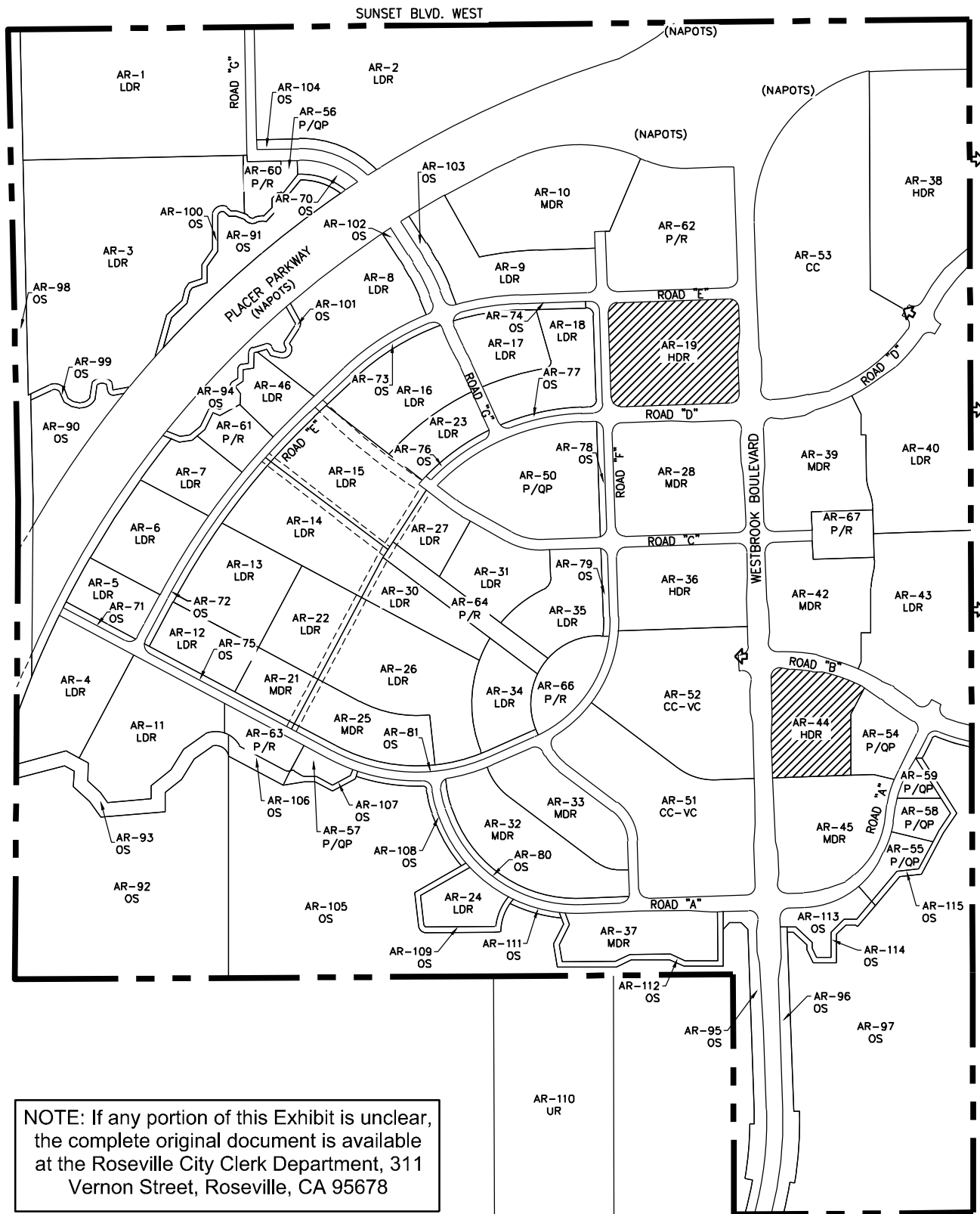
**LEGEND**

 PROPERTY SUBJECT TO DEVELOPMENT AGREEMENT





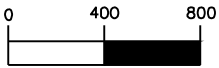
# Exhibit F Affordable Housing Sites



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**

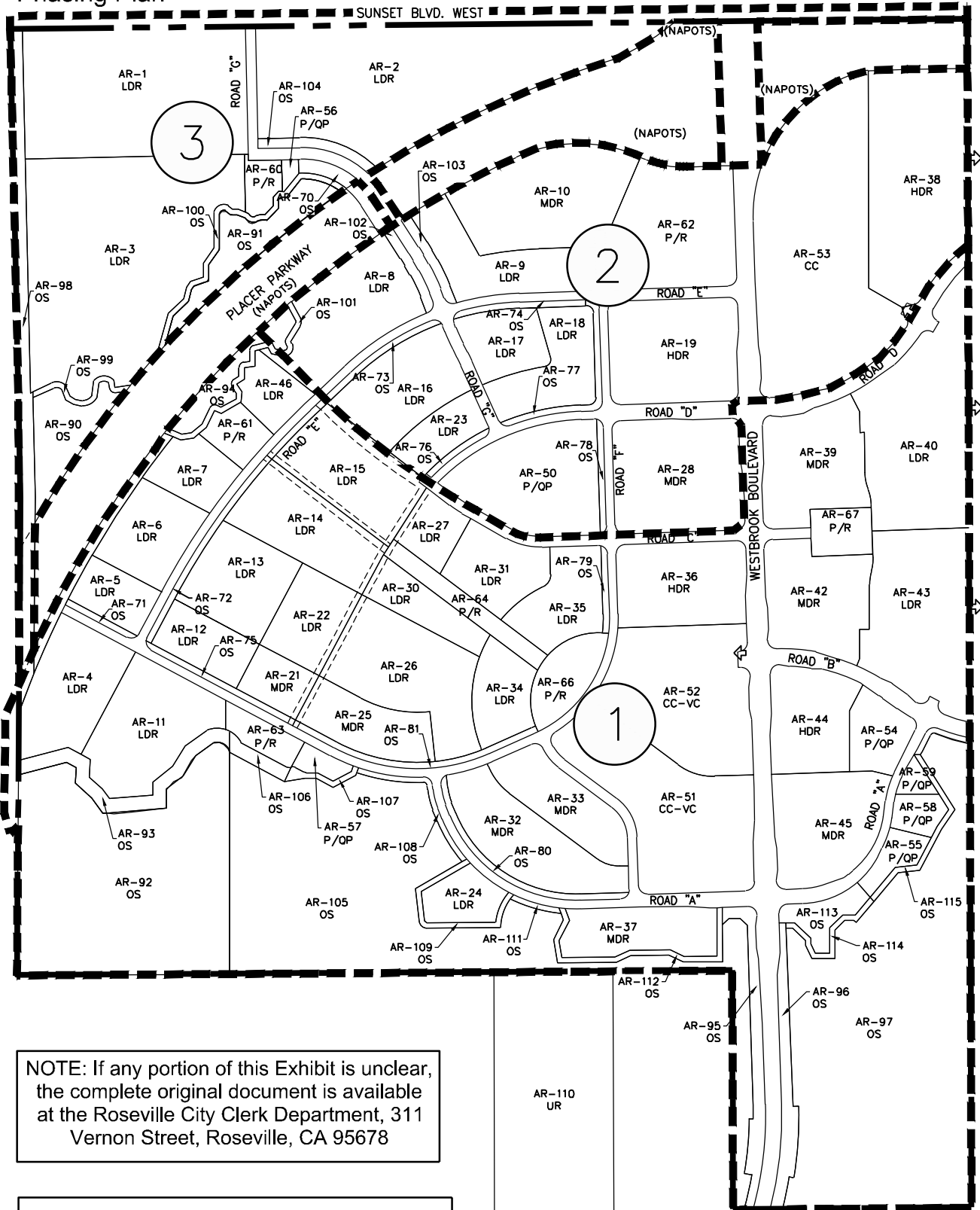
 AFFORDABLE HOUSING SITES



( IN FEET )  
1 inch = 800 ft.



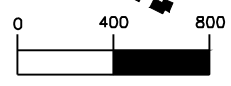
# Exhibit G Phasing Plan



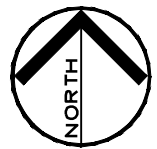
NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

**LEGEND**

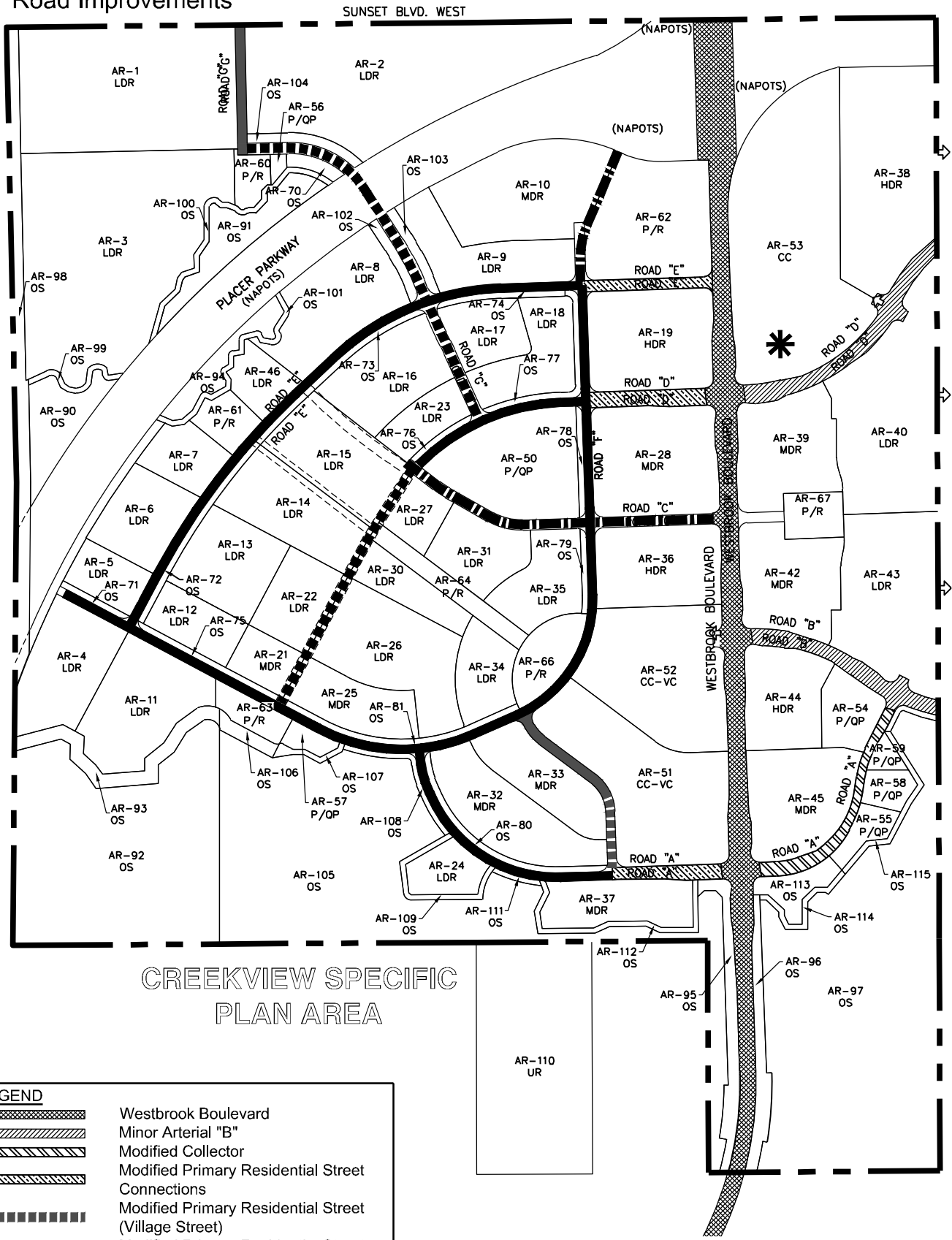
- X Major Phases
- Phasing Boundaries



( IN FEET )  
1 inch = 800 ft.



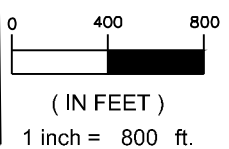
# Exhibit H Road Improvements



## CREEKVIEW SPECIFIC PLAN AREA

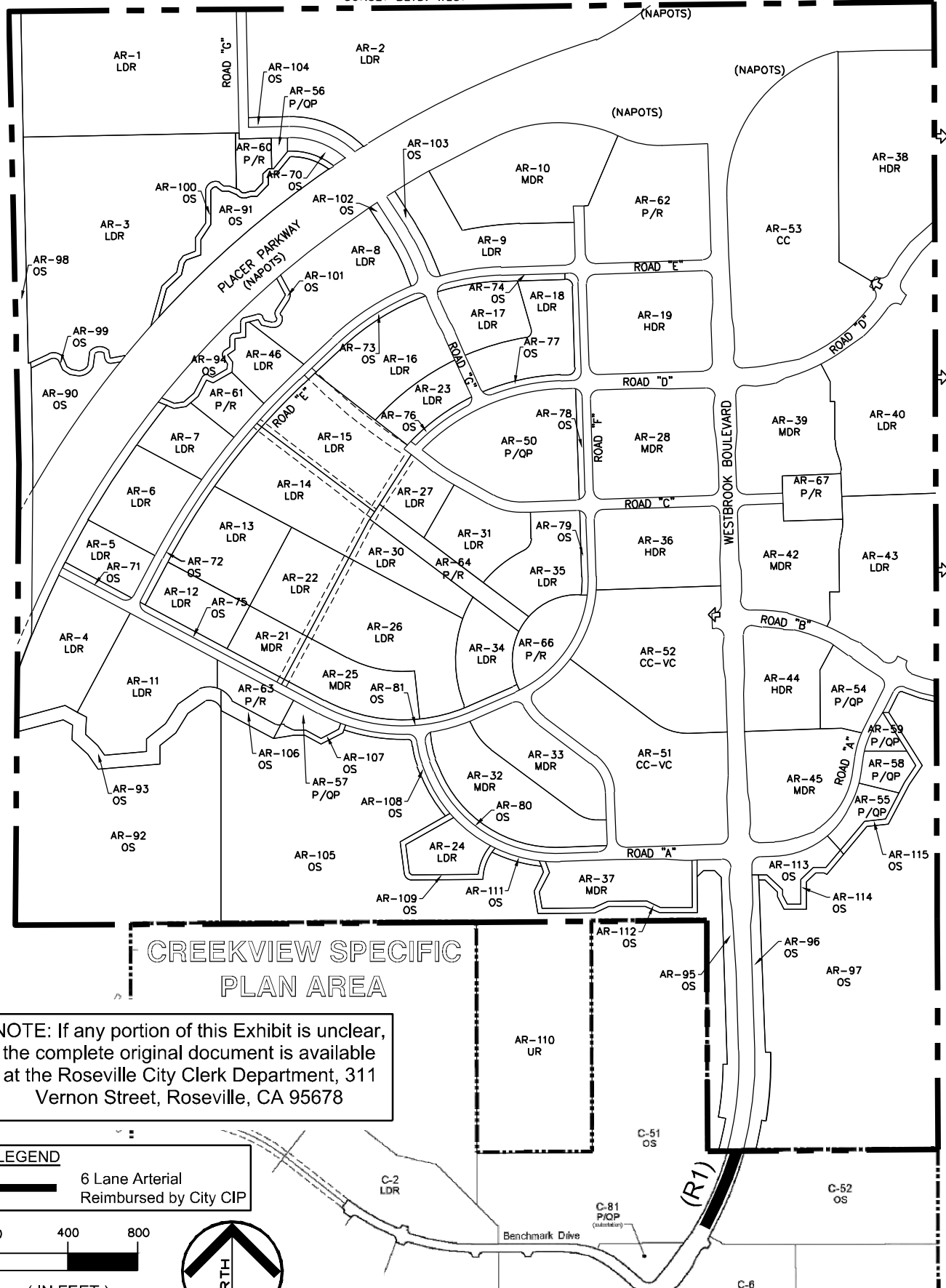
LEGEND	
	Westbrook Boulevard
	Minor Arterial "B"
	Modified Collector
	Modified Primary Residential Street Connections
	Modified Primary Residential Street (Village Street)
	Modified Primary Residential Street with Street Side Paseo
	Modified Primary Residential Street
	Modified Minor Residential Street
	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

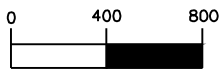
SUNSET BLVD. WEST



## 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



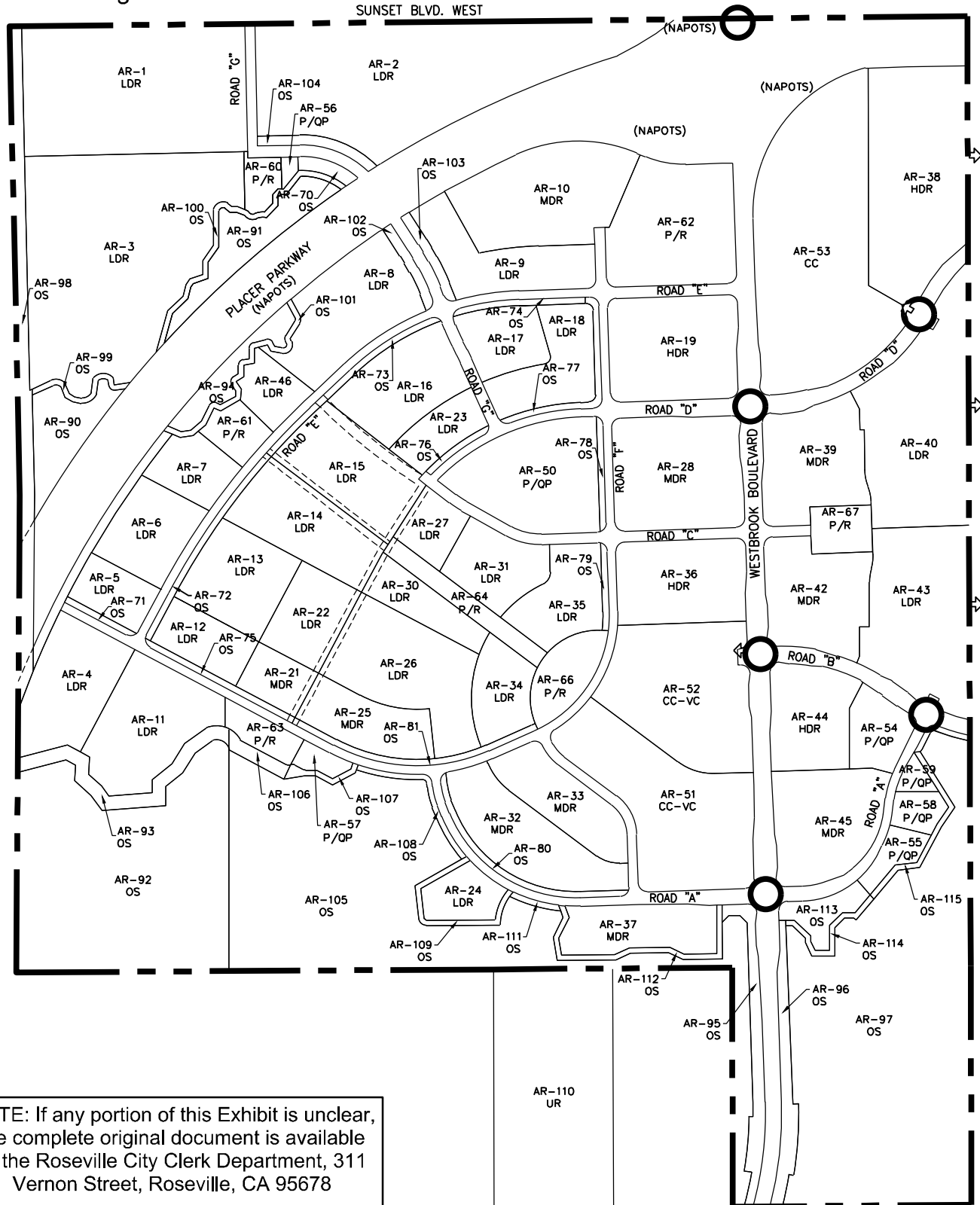
( IN FEET )

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

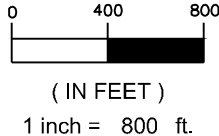
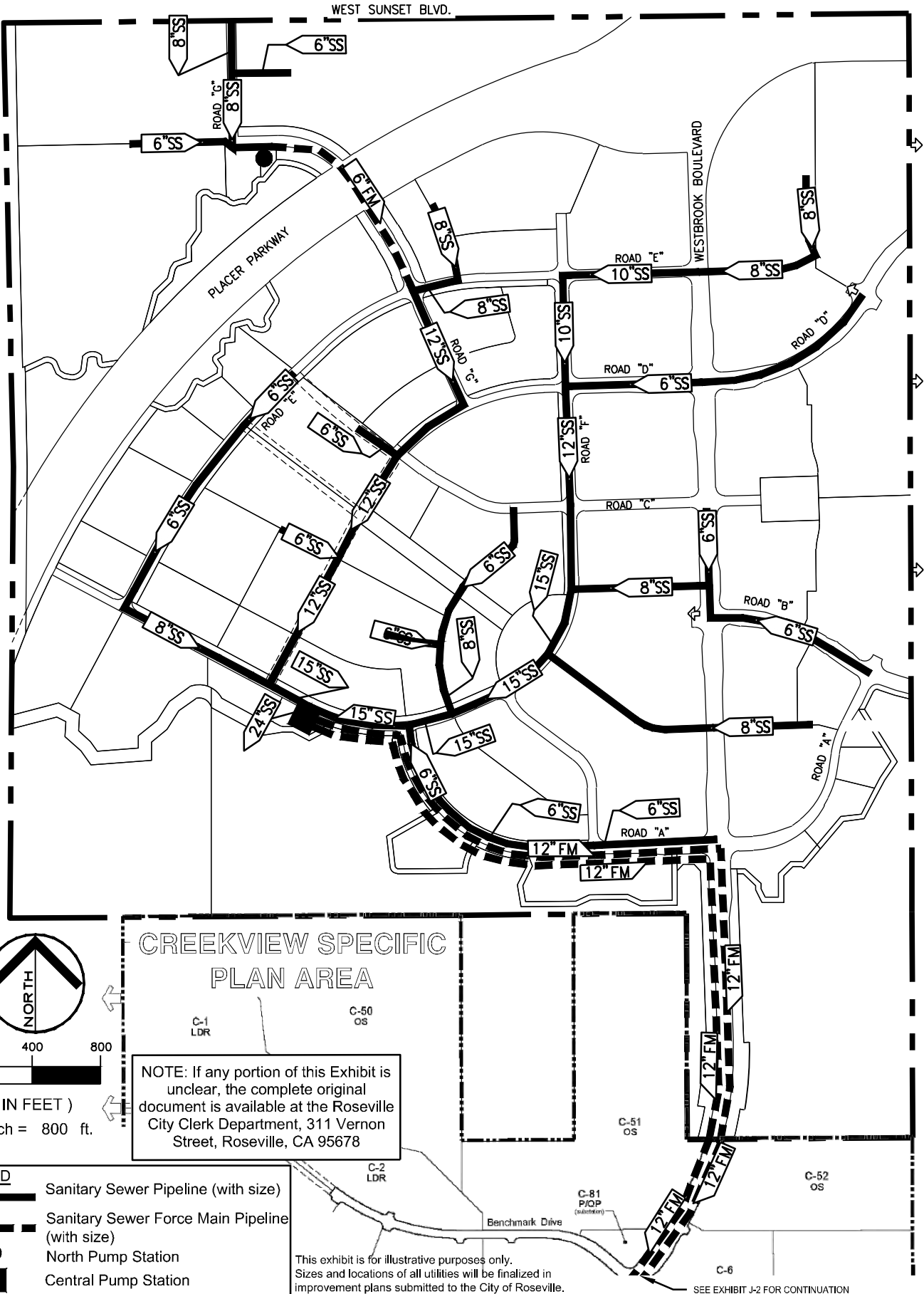


Exhibit J - 1  
Wastewater Facilities



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

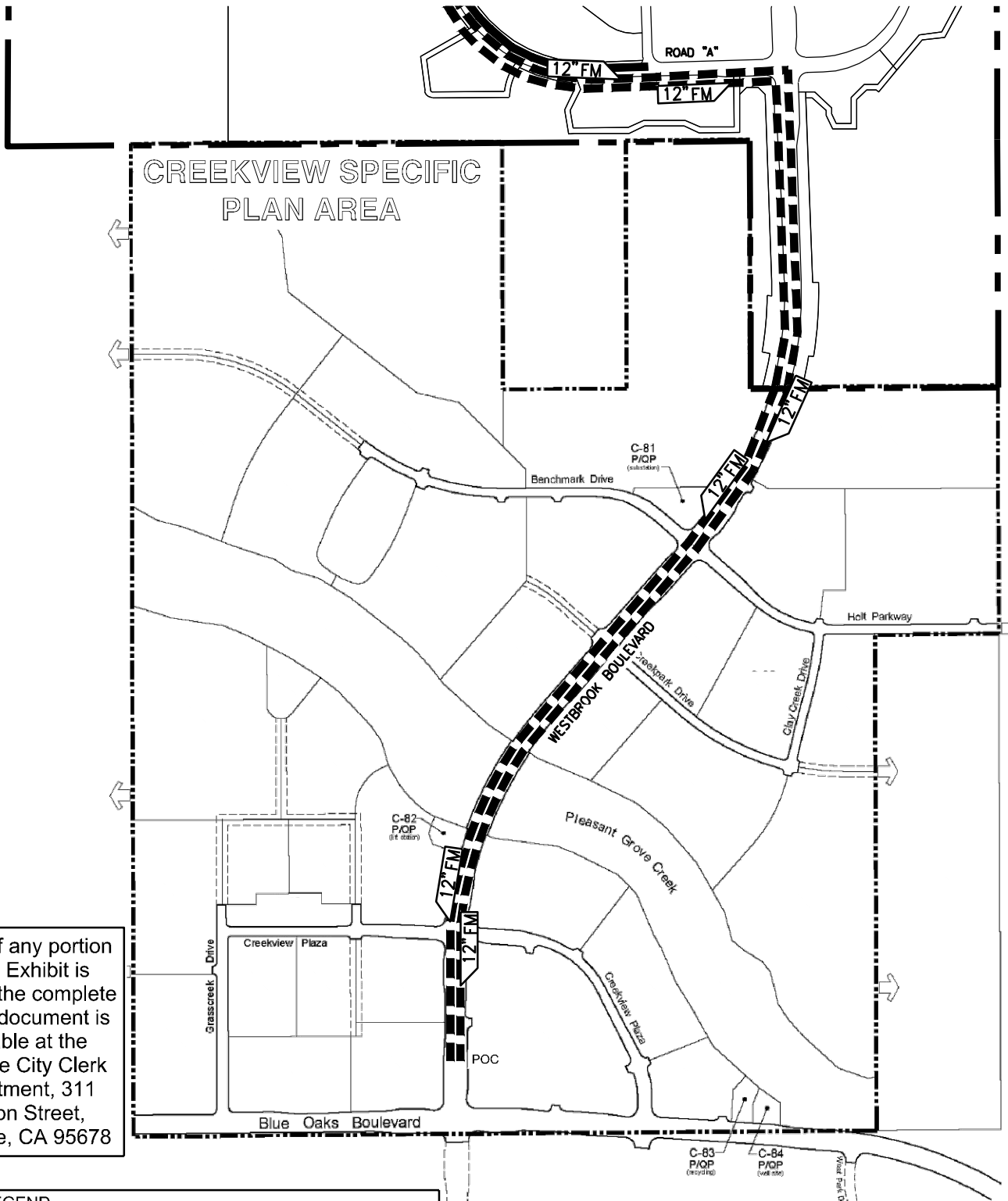
**LEGEND**

- 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.

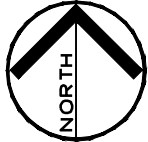
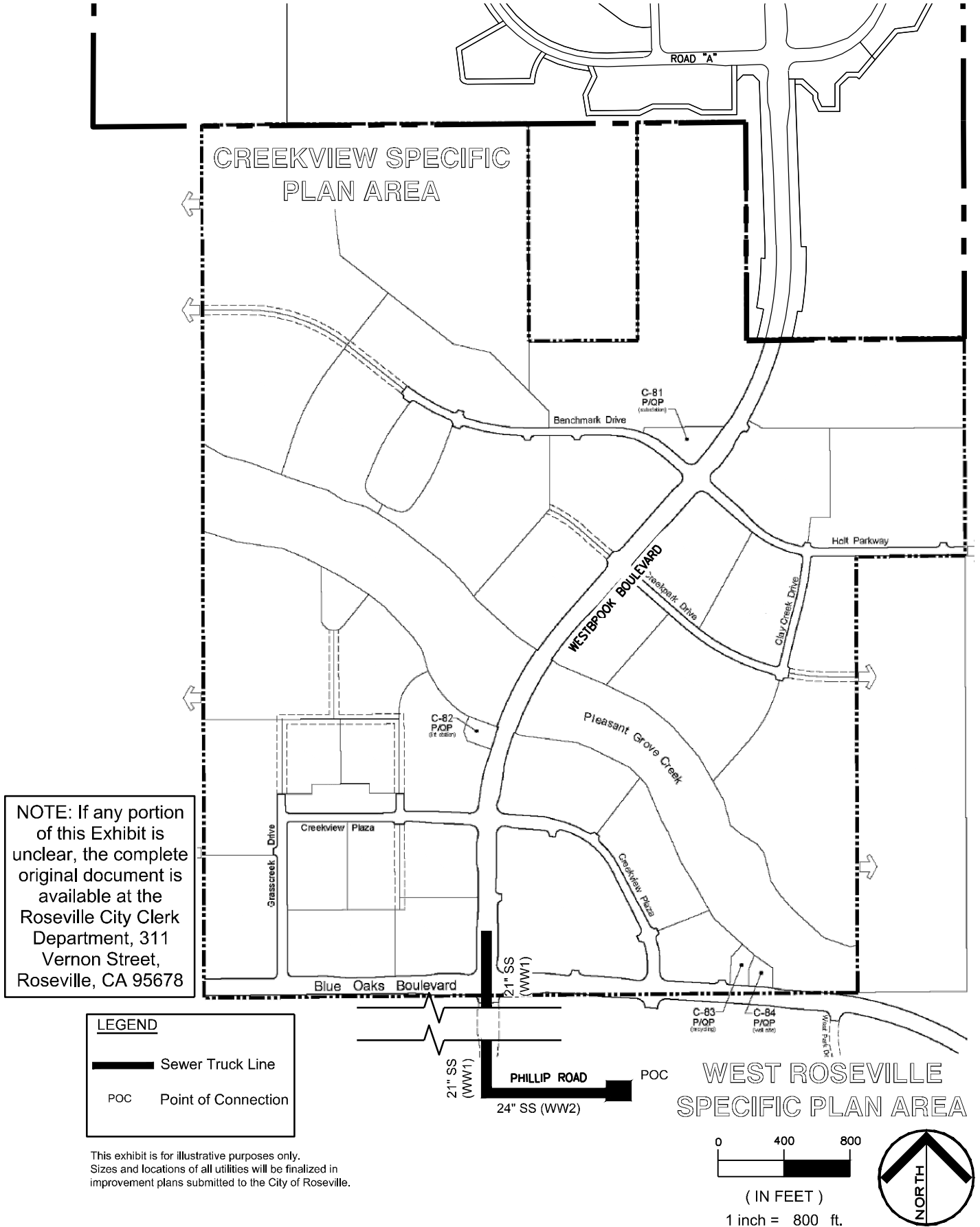


Exhibit K-1  
 Offsite Wastewater Facilities For Reimbursement



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

**LEGEND**

- Sewer Truck Line
- POC Point of Connection

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

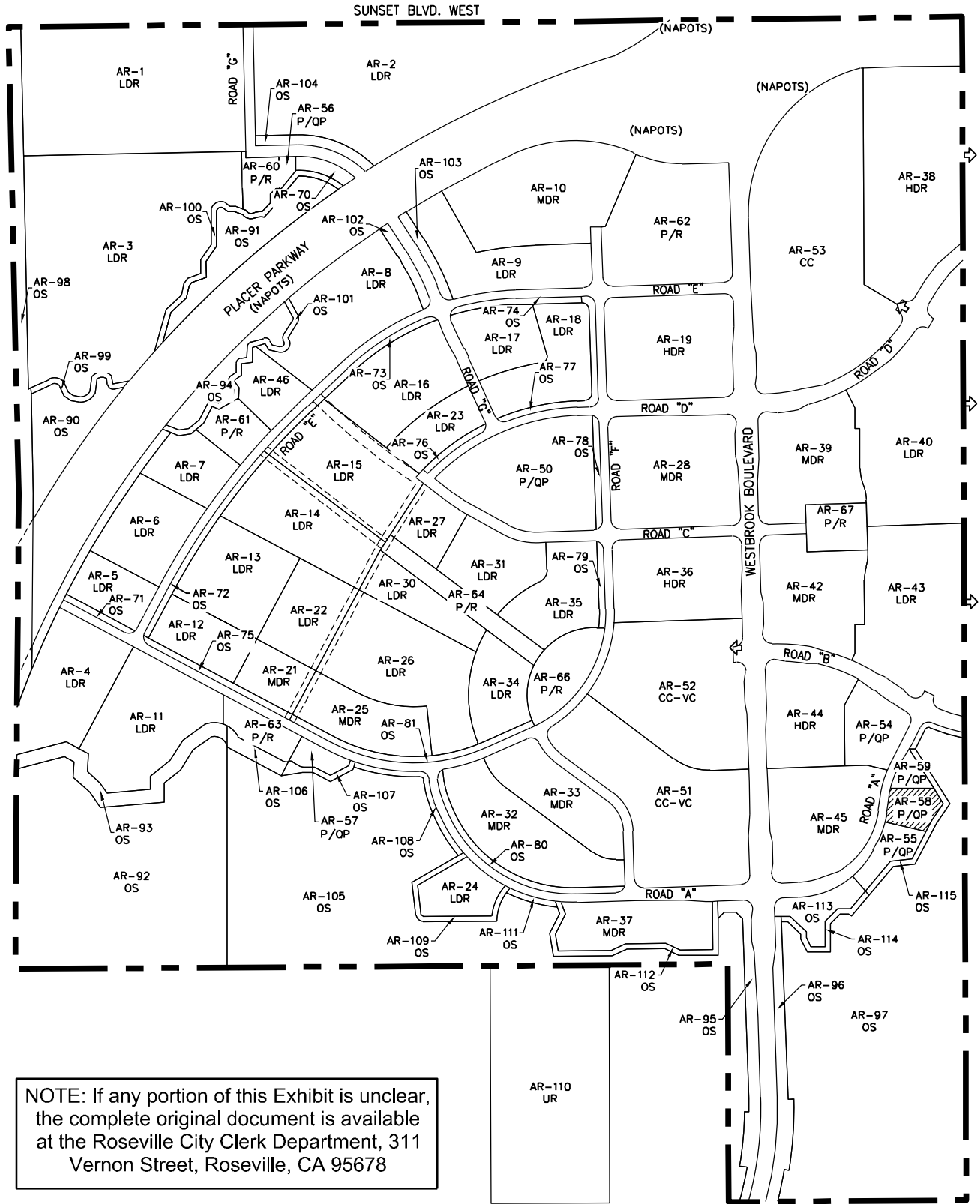
**WEST ROSEVILLE SPECIFIC PLAN AREA**

0 400 800

( IN FEET )


1 inch = 800 ft.

# 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

0 400 800

( IN FEET )

1 inch = 800 ft.




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**



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## 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.

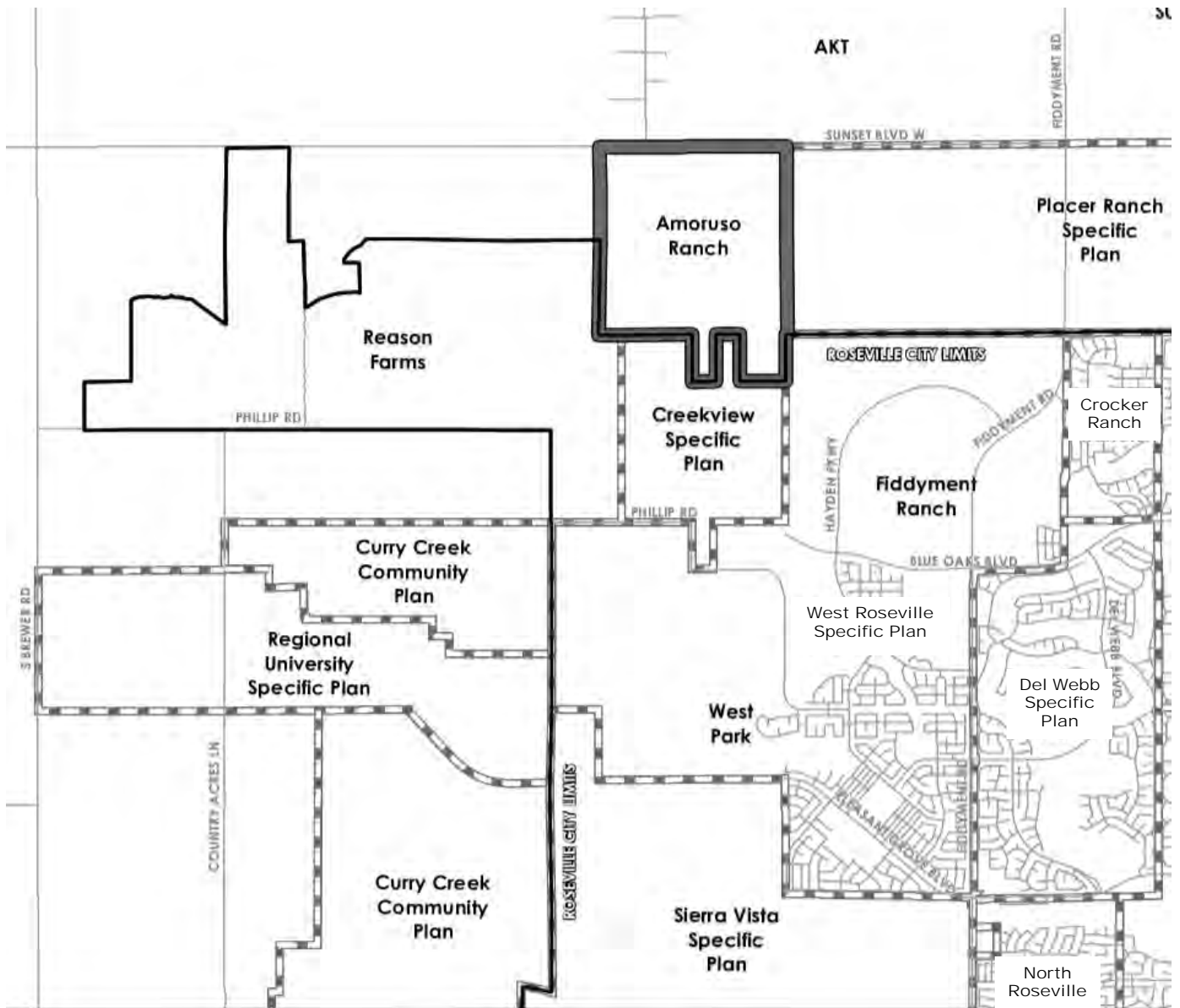


Figure 1 – ARSP Area Project Vicinity

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.

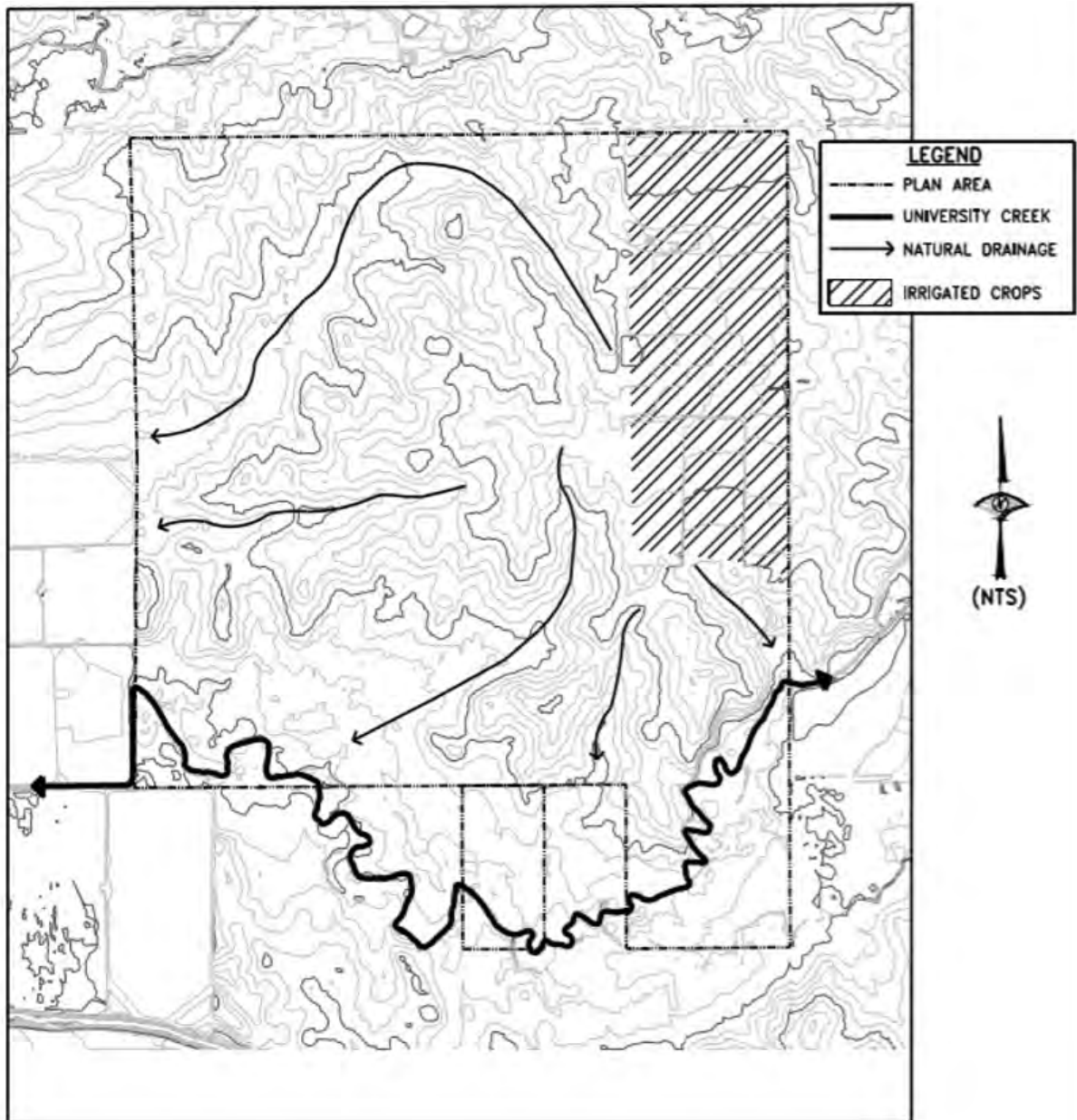


Figure 2 – ARSP Area Pre-Development Conditions

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.

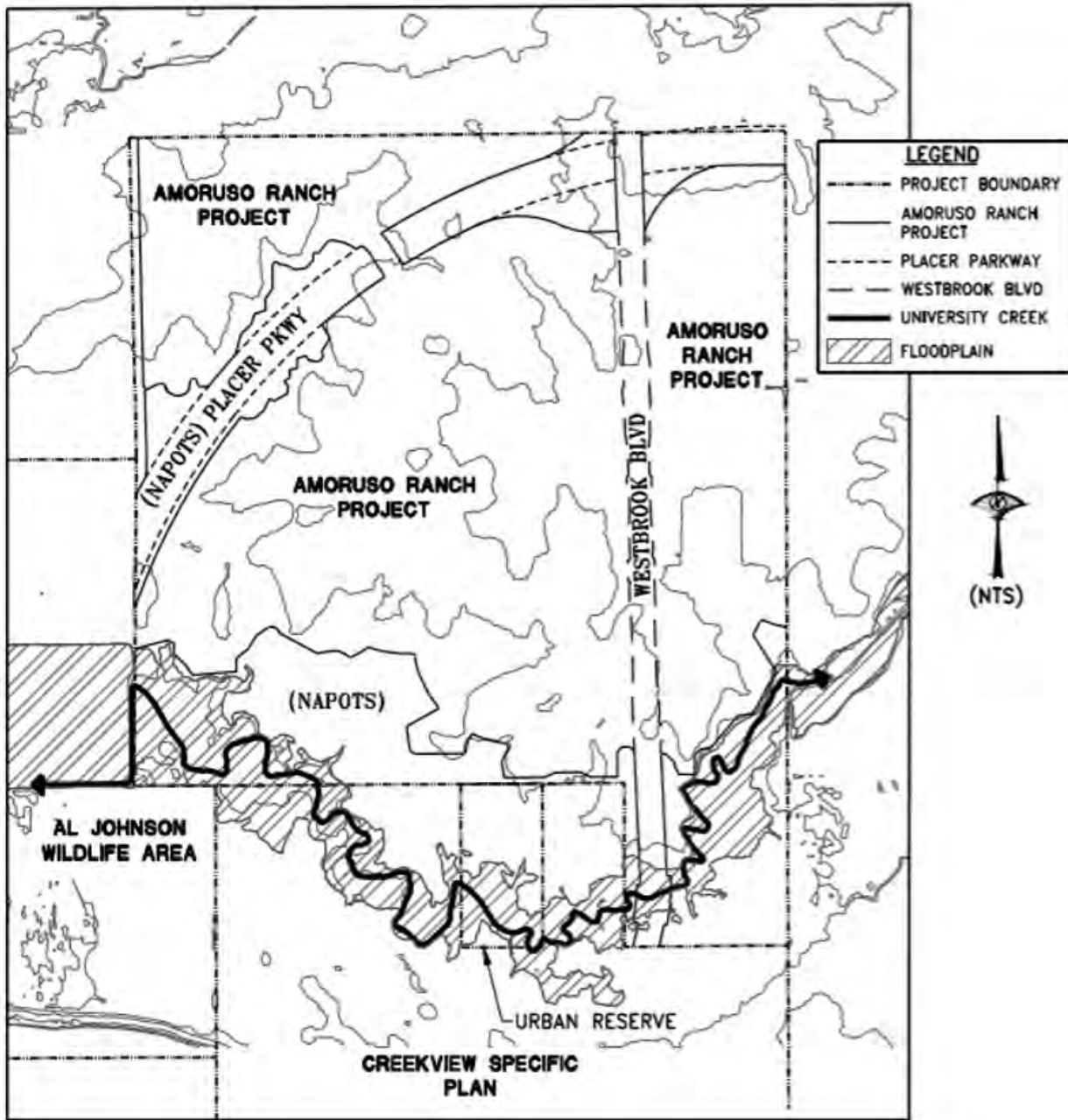


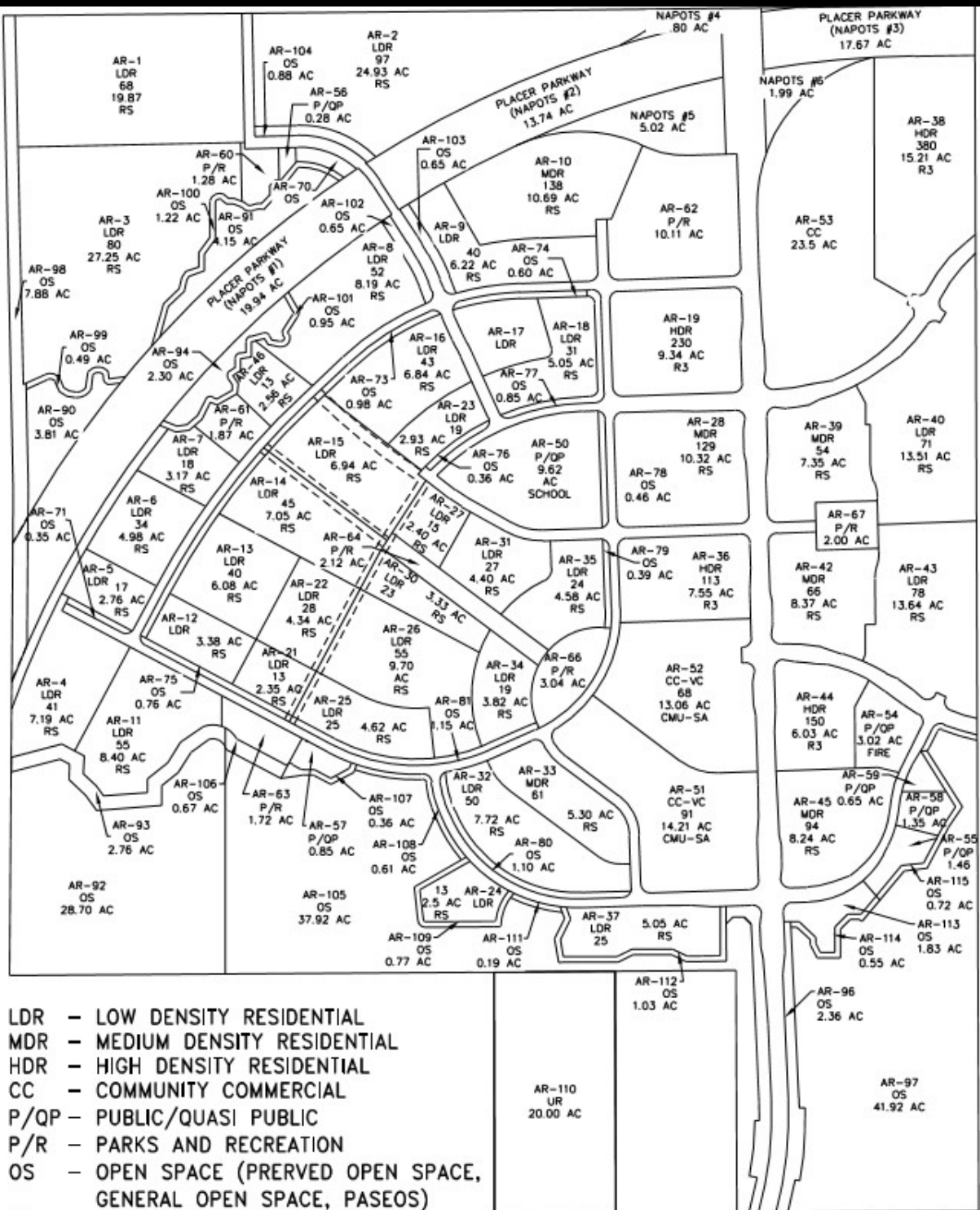
Figure 3 – ARSP Area Opportunities and Constraints

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**

<b>General Plan Land Use Category</b>	<b>Average Day Demand</b>
<b>Residential GPD/DU</b>	
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
<b>Non-Residential GPD/Acre</b>	
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) <sup>1</sup>
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
<b>Total</b>	<b>2,827</b>	<b>-</b>	<b>1,037,920</b>	<b>1,162.6</b>	<b>1,185.9</b>

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.

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<sup>1</sup> 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) <sup>1</sup>
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
<b>Total</b>		<b>694.4</b>	<b>2,827</b>	<b>-</b>	<b>1,315,659</b>	<b>1,473.7</b>	<b>1,503.2</b>

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

<sup>1</sup> 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***

<b>Residential Use</b>	<b>Percentage of Total<sup>1</sup></b>
Landscaping	51%
Toilets	13%
Faucets, Cooking, Cleaning	10%
Showers	9%
Clothes Washing	8%
Bath	6%
Toilet Leaks	2%
Dishwasher	1%

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

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<sup>1</sup> 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***

<b>Land Use</b>	<b>Annual Demand (AFY)</b>	<b>Annual Demand Front Yard (AFY)</b>	<b>Annual Demand Backyard (AFY)</b>	<b>Annual Total Irrigation Demand (AFY)</b>
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 <sup>1</sup>	187.1	N/A	N/A	37.42
Urban Reserve	0.8	0.16	0.24	0.40
<b>Total</b>	<b>1,127.4</b>	<b>191.82</b>	<b>287.73</b>	<b>516.97</b>

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<sup>1</sup> 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*

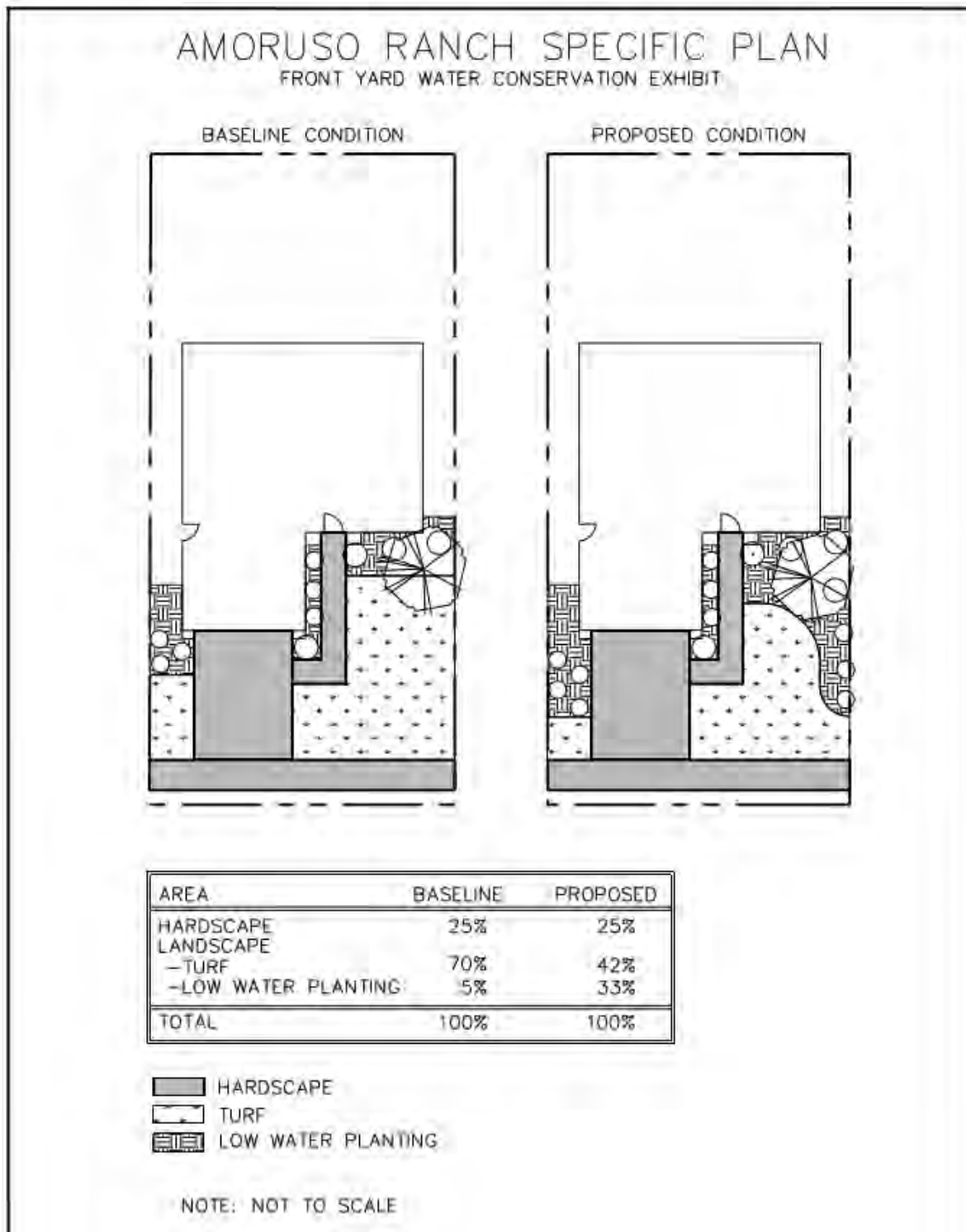
As represented in the previous sections and tables, turf areas account for a significant portion of the water demand of the residential development. In turn, this correlates to one of the greatest opportunities to reduce the projected water demands. The ARSP project will adopt a strategy to encourage 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 <sup>1</sup>	Base Condition		Base Condition with Water Conservation	
		Turf Area	Low Water Use Area	Turf Area	Low Water Use Area <sup>2</sup>
LDR, MDR and HDR <sup>3</sup>	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) <sup>4</sup>	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
<b>Total</b>	<b>229.24</b>	<b>166.40</b>	<b>62.84</b>	<b>27.4%</b>	

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%

<sup>1</sup> As a percentage of the front yard.

<sup>2</sup> Includes 5% existing low water use plantings plus 28% new low water use plantings.

<sup>3</sup> Represents the percentage of the entire exterior area for HDR.

<sup>4</sup> 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) <sup>1</sup>	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
<b>Total</b>	<b>109.9</b>	<b>108.41</b>				<b>89.45</b>	<b>18.96</b>	<b>17.5%</b>	

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:

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

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<sup>1</sup>Annual 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) <sup>1</sup>	139.24	111.39	27.85	20%	Potable
Residential Properties (Back) <sup>2</sup>	287.73	230.18	57.55	20%	Potable
Residential Properties (HDR) <sup>3</sup>	27.16	21.73	5.43	20%	Recycled
Parks <sup>4</sup>	3.48	2.78	0.70	20%	Potable
Parks <sup>5</sup>	56.43	45.14	11.29	20%	Recycled
Paseos <sup>6</sup>	3.96	3.17	0.79	20%	Potable
Paseos <sup>7</sup>	25.58	20.46	5.12	20%	Recycled
<b>Total</b>	<b>543.58</b>	<b>434.85</b>	<b>108.73</b>	<b>20%</b>	

## **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

<sup>1</sup> Annual irrigation demand derived from Table 7.

<sup>2</sup> Annual irrigation demand derived from Table 5.

<sup>3</sup> Annual irrigation demand derived from Table 7.

<sup>4</sup> Annual irrigation demand derived from Table 8.

<sup>5</sup> Annual irrigation demand derived from Table 8.

<sup>6</sup> Annual irrigation demand derived from Table 8.

<sup>7</sup> 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**

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

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.

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<sup>1</sup> Annual demand savings derived from Table 7.  
<sup>2</sup> Annual demand savings derived from Table 8.  
<sup>3</sup> Annual demand savings derived from Table 9.  
<sup>4</sup> 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.

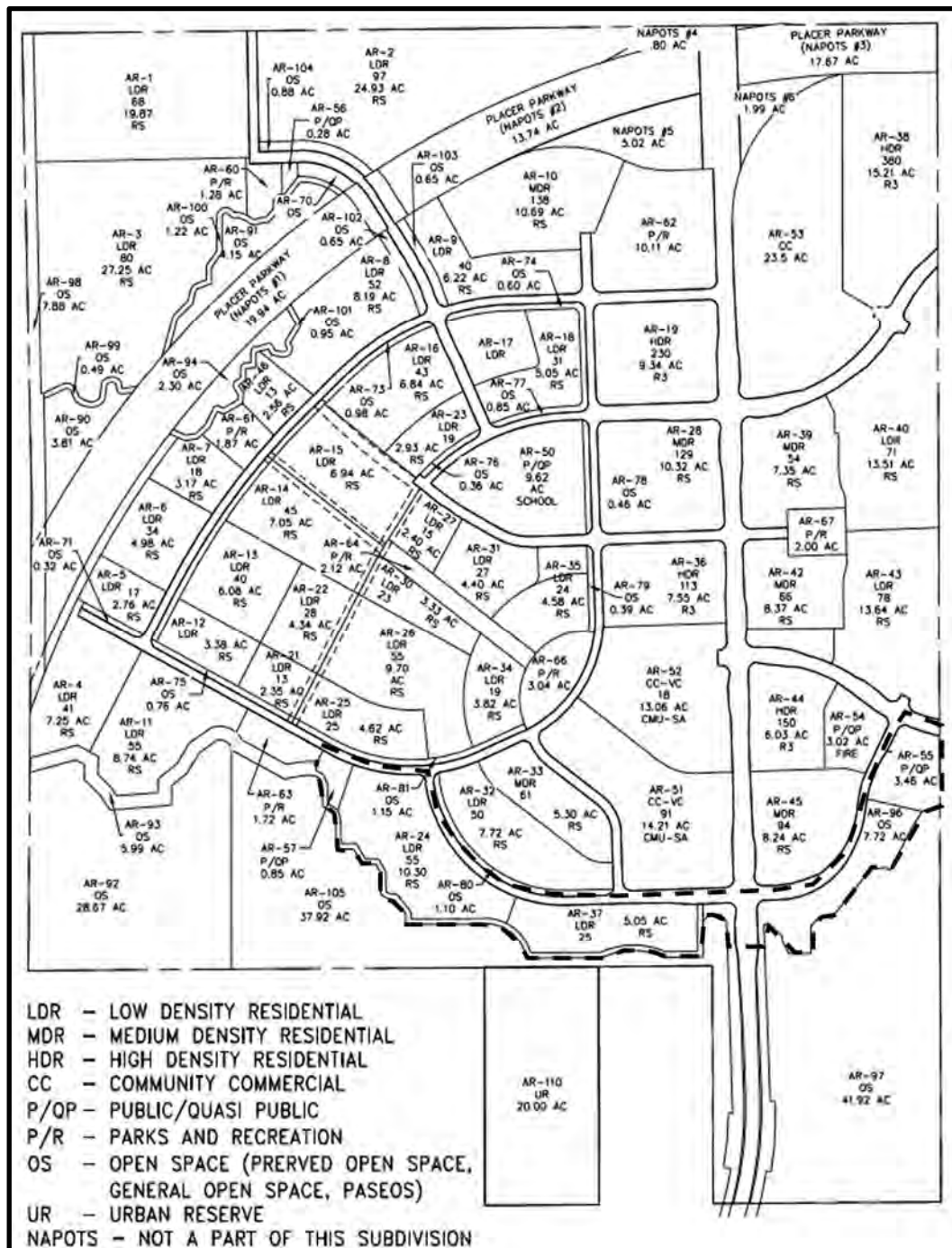
At buildout, as originally proposed, the ARSP Area will provide for 2,827 dwelling units, add approximately 51 acres of commercial retail and office land uses, and provide approximately 22-acres of parks and 146-acres of open space.

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.



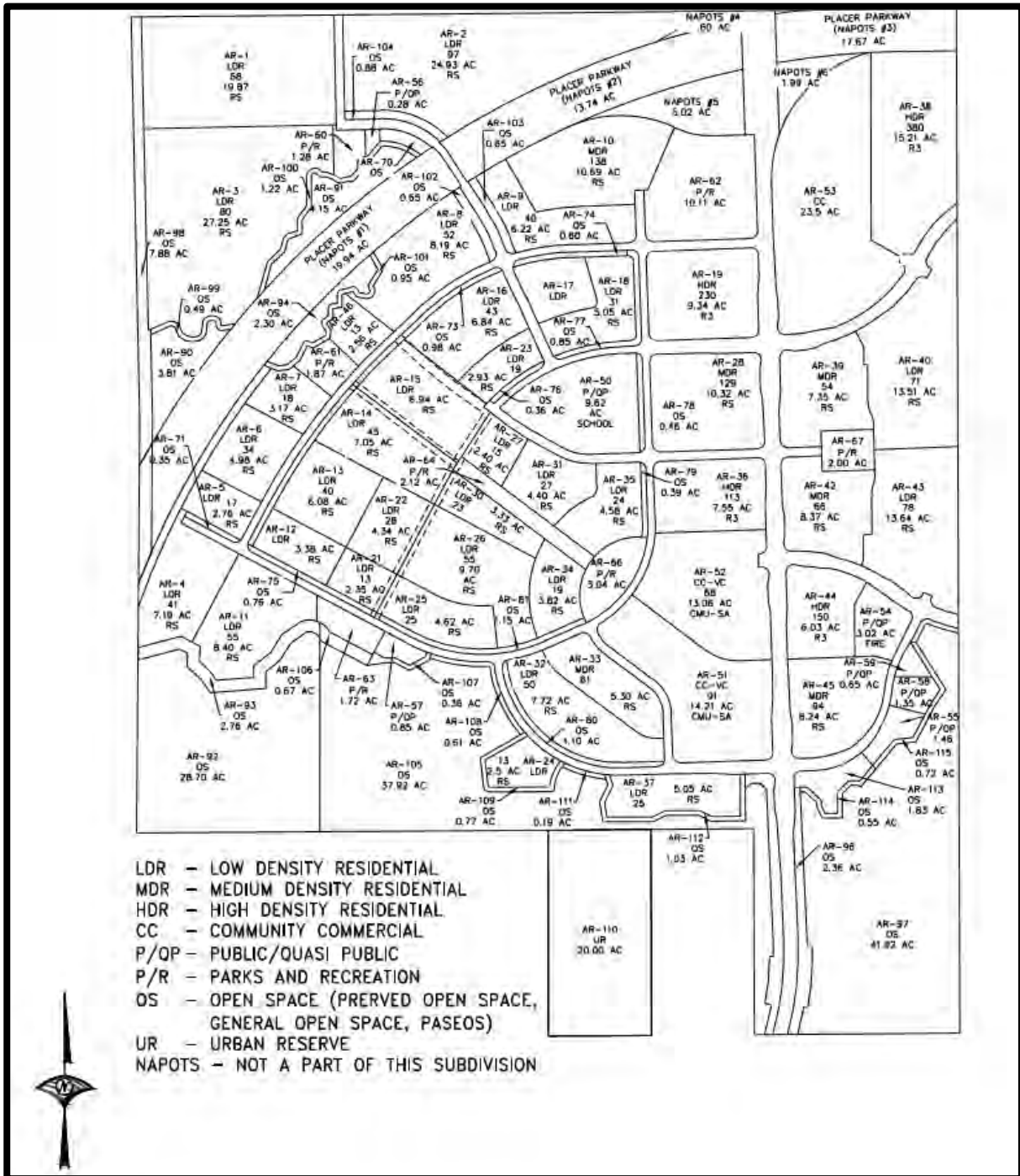
NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

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”.



**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) <sup>1</sup>
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
<b>Total</b>	<b>2,827</b>	<b>-</b>	<b>1,037,920</b>	<b>1,162.60</b>	<b>1,185.90</b>

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

<sup>1</sup> 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) <sup>2</sup>
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
<b>Total</b>		<b>694.4</b>	<b>2,827</b>	<b>-</b>	<b>1,304,098</b>	<b>1,460.78</b>	<b>1,489.99</b>

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

<sup>2</sup> Demand accounts for 2% system losses.

**Water Conservation Plan Table 4 - Amended**

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

<b>Residential Use</b>	<b>Percentage of Total<sup>3</sup></b>
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

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<sup>3</sup> 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 <sup>4</sup>	187.1	N/A	N/A	37.42
Urban Reserve	0.8	0.16	0.24	0.40
<b>Total</b>	<b>1098.2</b>	<b>185.86</b>	<b>278.79</b>	<b>502.07</b>

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

<sup>4</sup> 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) <sup>5</sup>	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
<b>Total</b>	<b>223.12</b>	<b>161.96</b>	<b>61.16</b>	<b>27.4%</b>	

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

<sup>5</sup> 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) <sup>6</sup>	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
<b>Total</b>	<b>109.9</b>	<b>108.41</b>				<b>89.45</b>	<b>18.96</b>	<b>17.5%</b>	

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

<sup>6</sup>Annual water demand derived from Table 3.

**Water Conservation Plan Table 9 - Amended**

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

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

<sup>7</sup> Annual irrigation demand derived from Table 7.

<sup>8</sup> Annual irrigation demand derived from Table 5.

<sup>9</sup> Annual irrigation demand derived from Table 7.

<sup>10</sup> Annual irrigation demand derived from Table 8.

<sup>11</sup> Annual irrigation demand derived from Table 8.

<sup>12</sup> Annual irrigation demand derived from Table 8.

<sup>13</sup> 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**

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

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**

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

<sup>14</sup> Annual demand savings derived from Table 7.

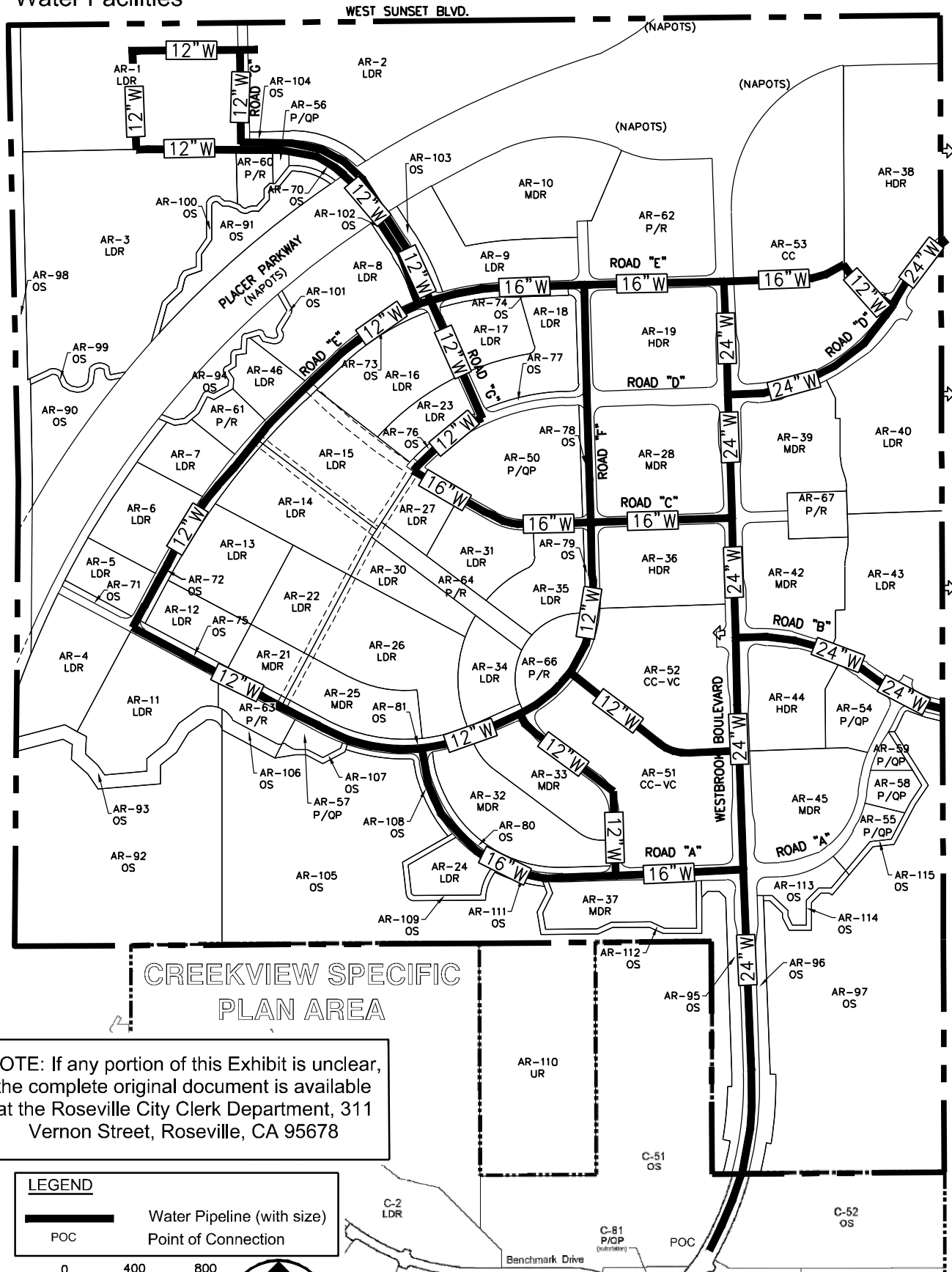
<sup>15</sup> Annual demand savings derived from Table 8.

<sup>16</sup> Annual demand savings derived from Table 9.

<sup>17</sup> 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



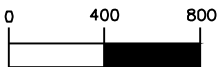
## CREEKVIEW SPECIFIC PLAN AREA

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)

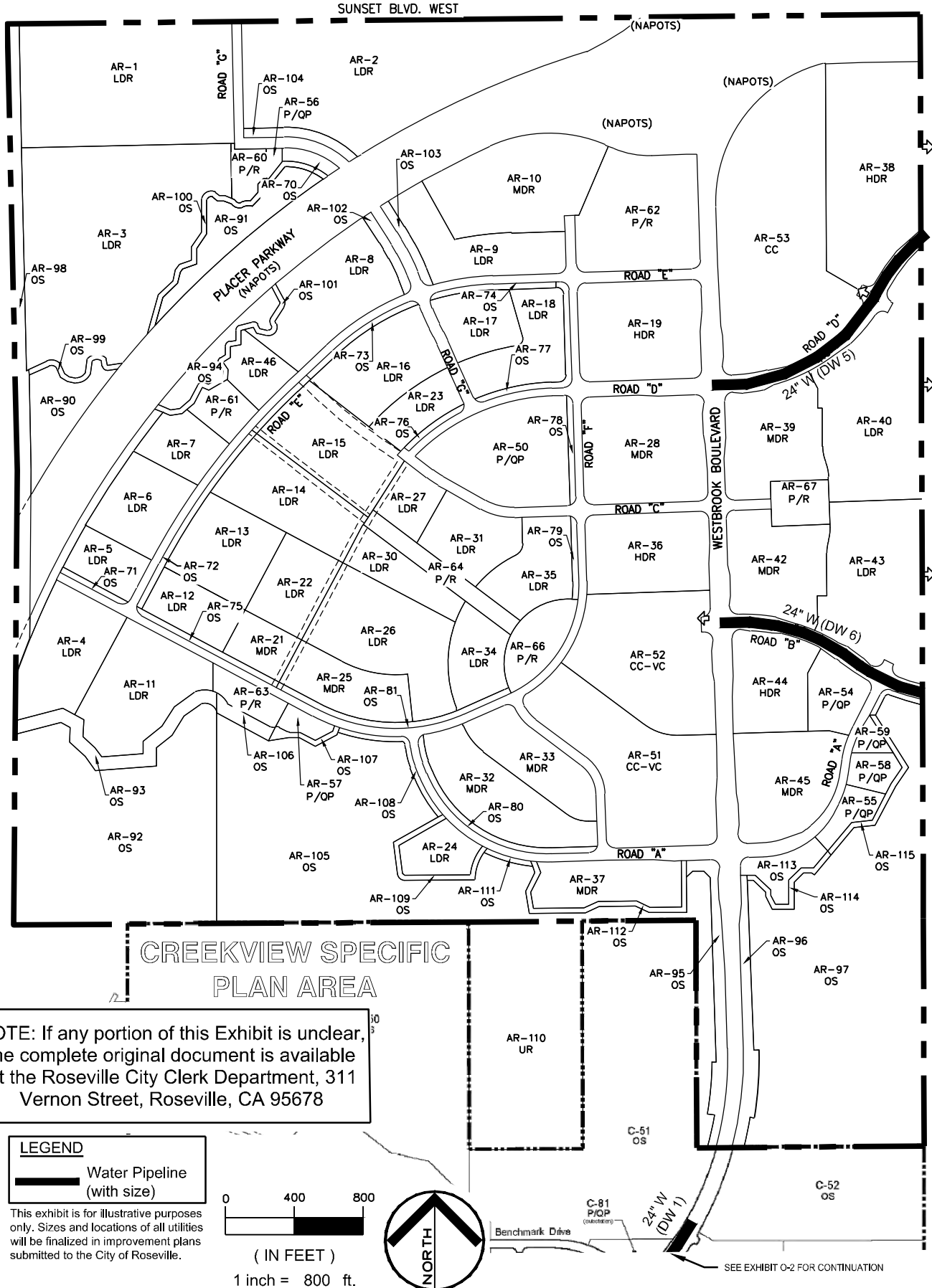
POC Point of Connection



( IN FEET )  
1 inch = 800 ft.




# Exhibit O-1 Water Facilities For Reimbursement

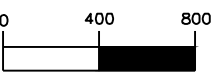


## CREEKVIEW SPECIFIC PLAN AREA

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 (collection)

24" W (DW 1)

SEE EXHIBIT O-2 FOR CONTINUATION

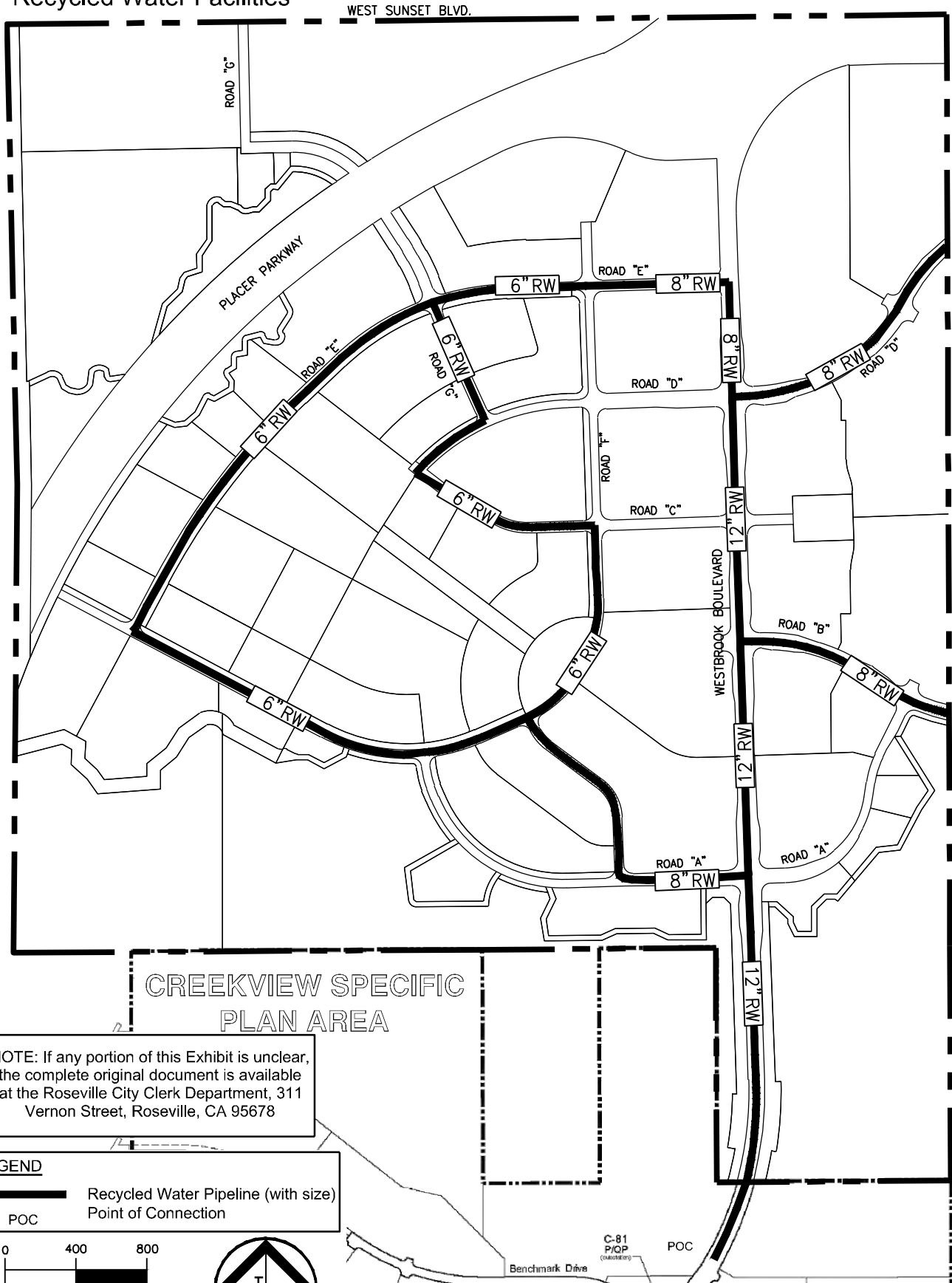
**EXHIBIT O-3  
WATER REIMBURSEMENT SCHEDULE**

WATER REIMBURSEMENTS									
Reimbursements From ARSP									
No	Water Segment	Size	Approx. Length	Average Day Demand ARSP Flow (gpm)	Average Day Demand Total Flow (gpm) <sup>4</sup>	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 <sup>7</sup>	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) <sup>5</sup>	Reimbursable From	Overall Reimbursement Cost	% Reimbursement <sup>6</sup>	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

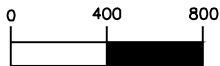


CREEKVIEW SPECIFIC  
PLAN AREA

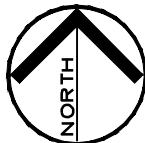
NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

**LEGEND**

— Recycled Water Pipeline (with size)  
 □ POC Point of Connection

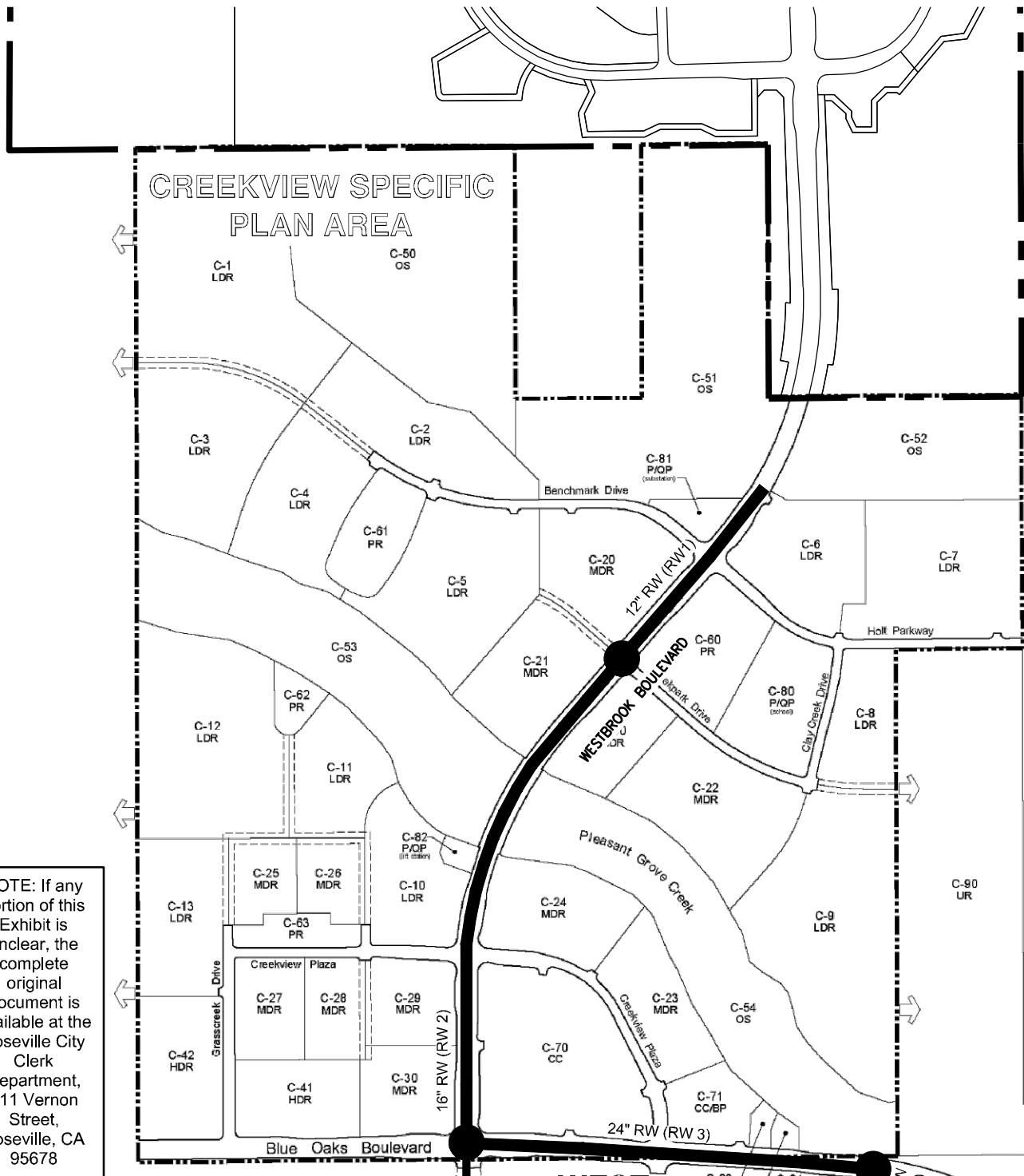


( IN FEET )  
1 inch = 800 ft.



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

Exhibit Q-1  
 Offsite Recycled Water Facilities For Reimbursement

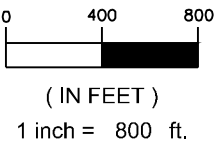


NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

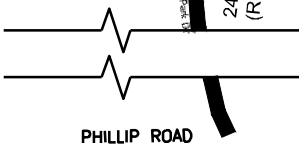
**LEGEND**

- 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.

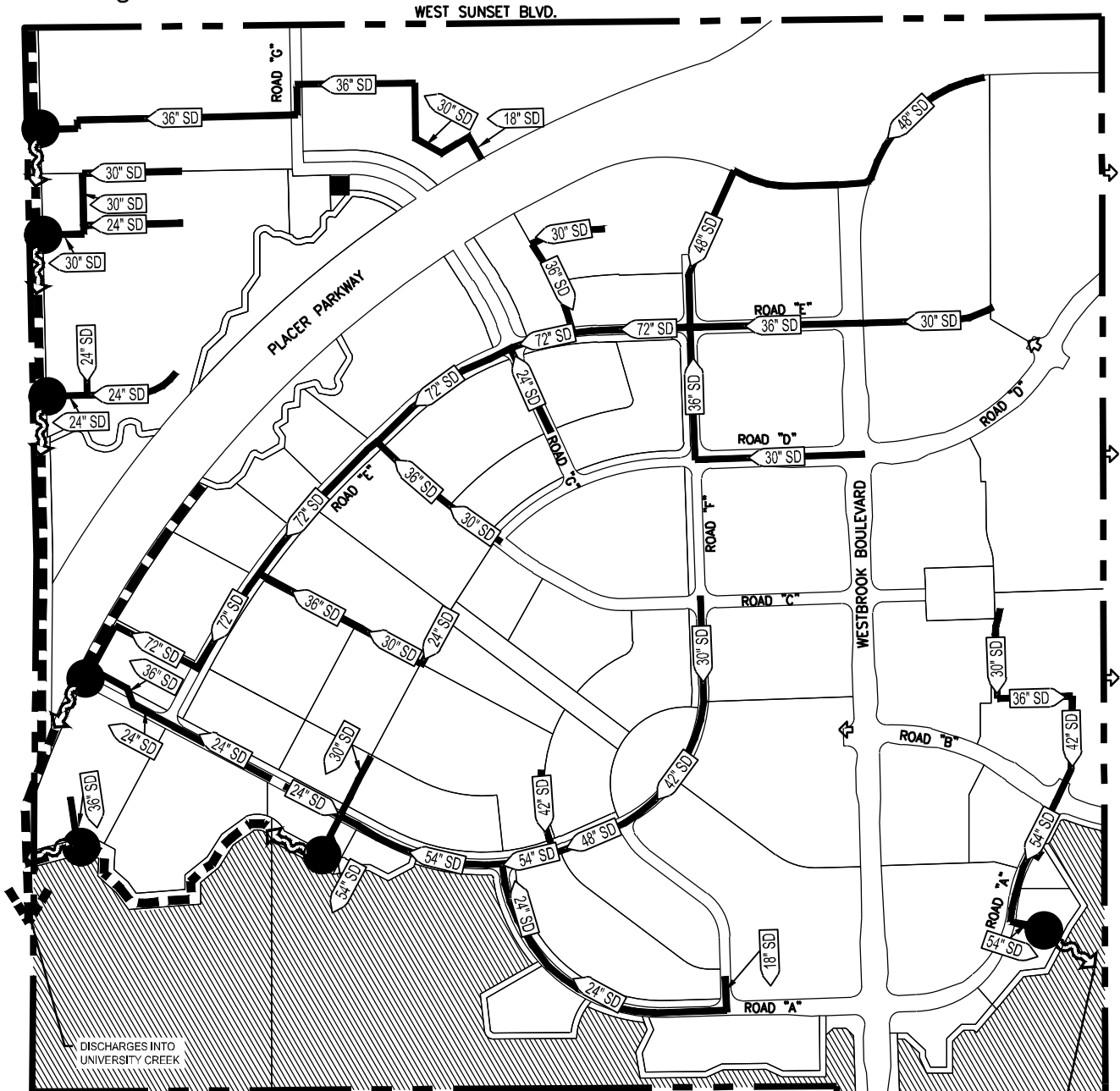


WEST ROSEVILLE SPECIFIC PLAN AREA









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)

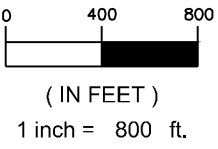
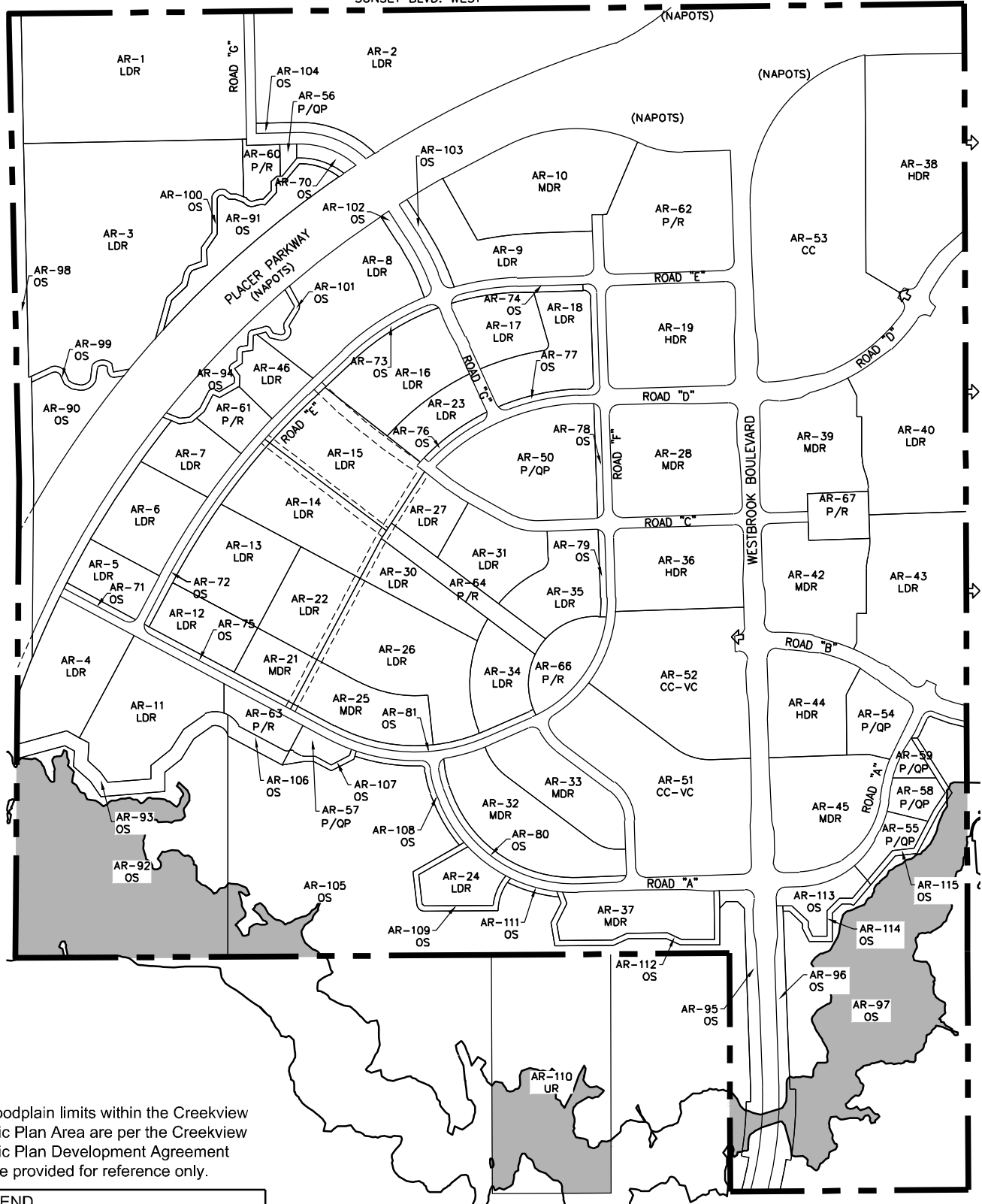



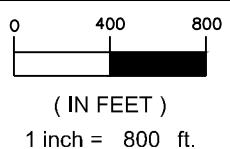
Exhibit S  
 Post Development 100 Year Floodplain  
 SUNSET BLVD. WEST



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**

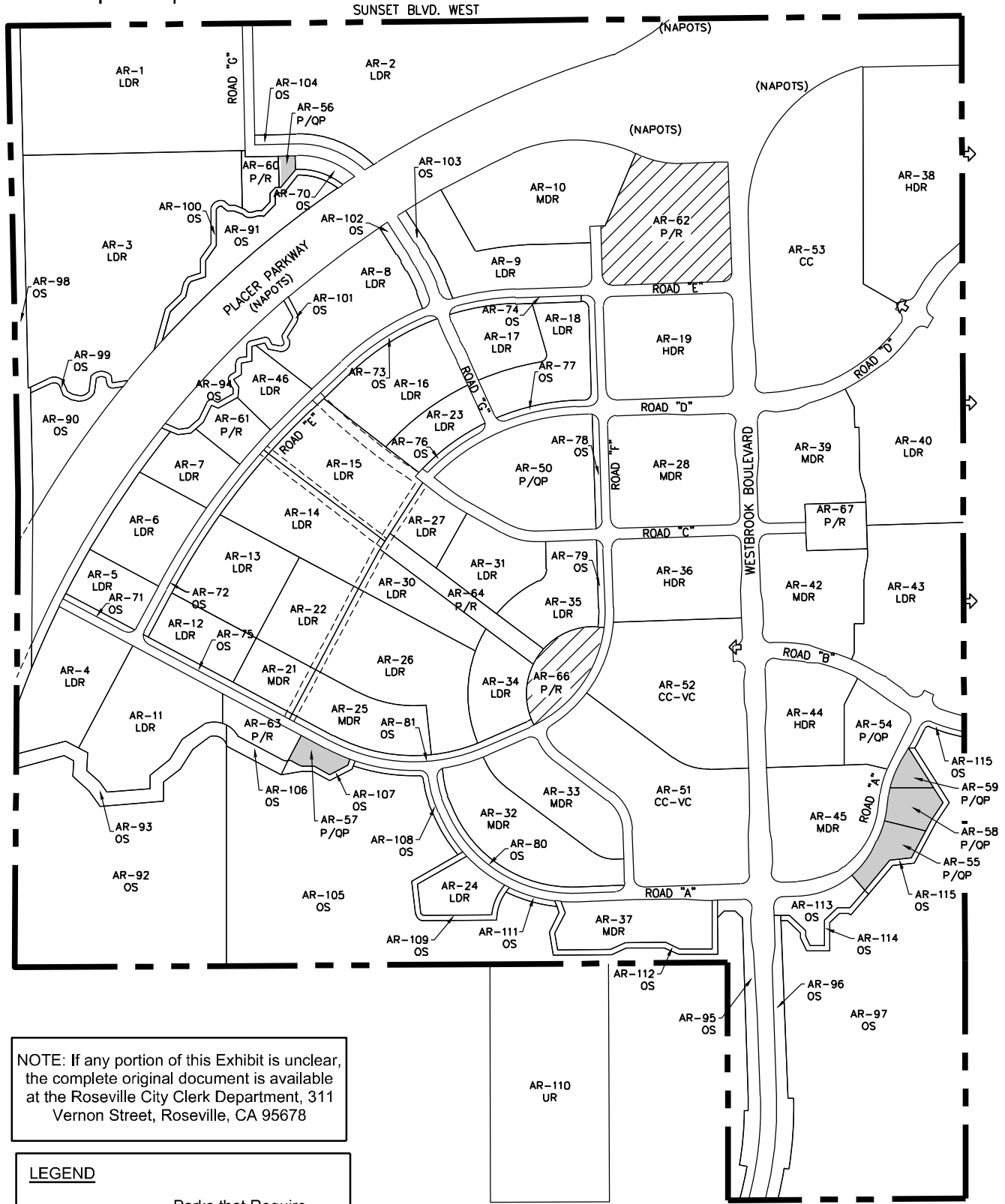
 Post Development 100 Year Floodplain



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

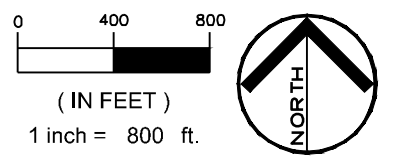


NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678

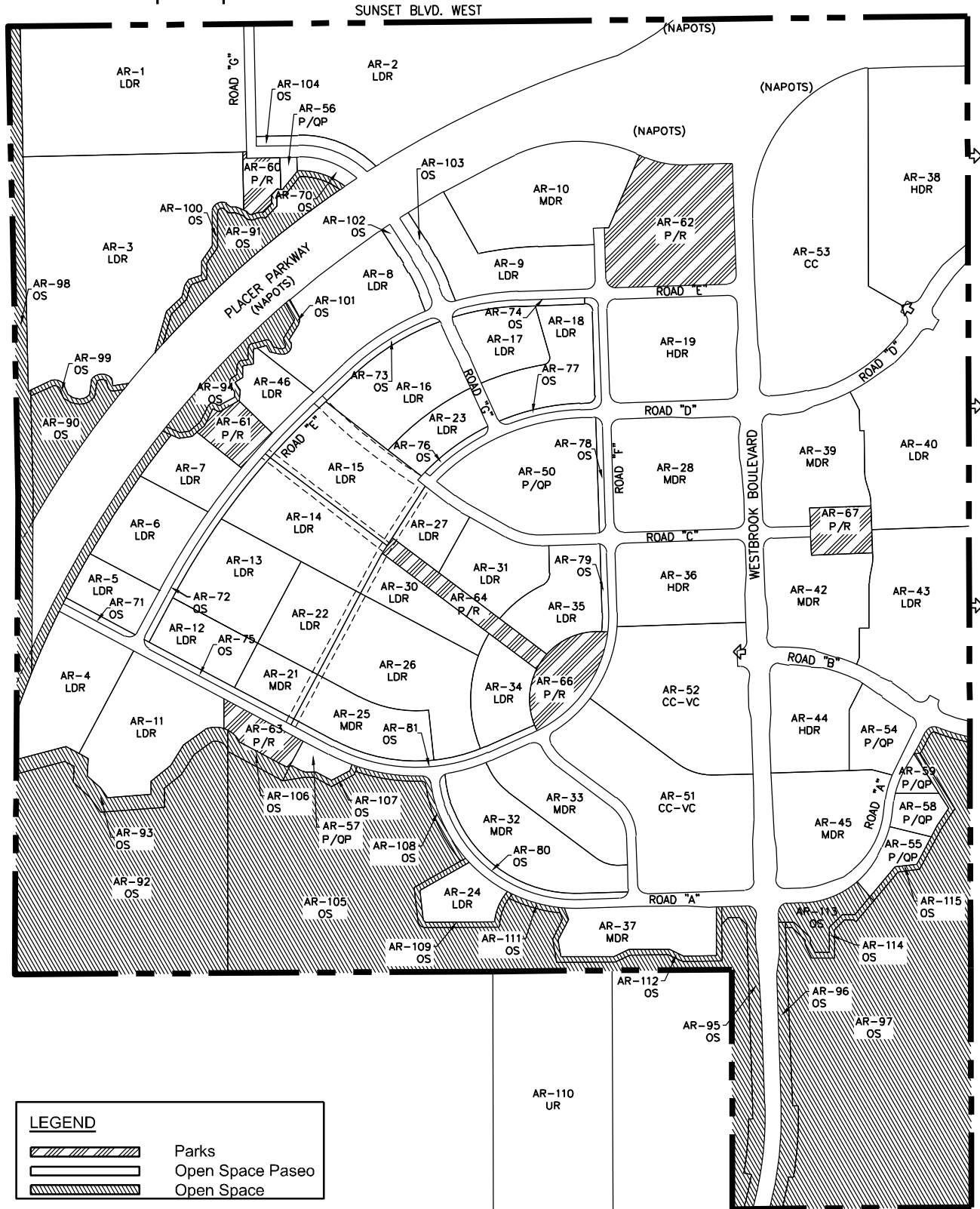
**LEGEND**

-  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



LEGEND	
	Parks
	Open Space Paseo
	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

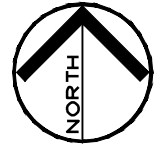
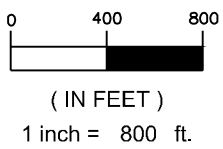


Exhibit W  
Parks Financing Plan

**Amoruso Ranch**  
**Parks Financing Plan**

**May 5, 2016**

**Prepared for:**  
**Brookfield Residential**

**Prepared By:**



**4380 AUBURN BOULEVARD**  
**SACRAMENTO, CALIFORNIA 95841**

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## **Appendices**

<b>Appendix A:</b>	<b>Cost Estimates: The Collaborative West</b>
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## 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.



**PHASING PLAN**  
**AMORUSO RANCH**  
*BROOKFIELD RESIDENTIAL*  
**ROSEVILLE CALIFORNIA**

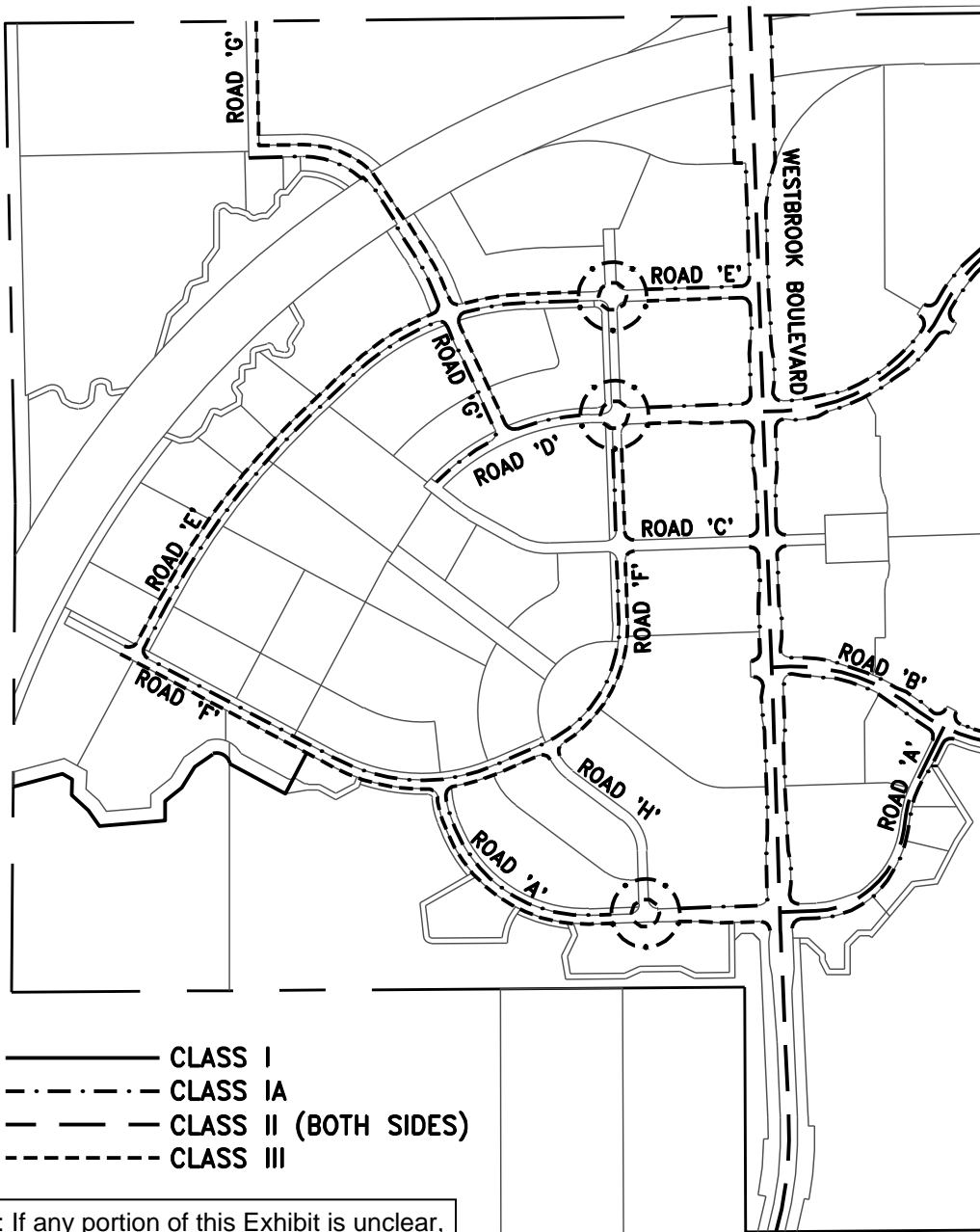


1000' 500' 0 1000'



SCALE: 1" = 1000'

MAP 2



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

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



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

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

Park Type	Assumption	Acres Required	Acres Provided	Surplus/ (Deficit)
<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 <sup>2</sup>	3 acres/1,000 pop.	22.14	134.81	112.67
<b>Total Park Land</b>		<b>66.30</b>	<b>156.95</b>	

**Footnotes:**

<sup>1</sup>Persons per household per Amoruso Ranch Specific Plan.

<sup>2</sup>See 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
<b>Neighborhood Park</b>				
AR-60	-	-	1.28	\$374,677.00
Contingency (15%)		-		\$56,201.55
Soft Costs (13%)		-		<u>\$56,014.21</u>
<b>Subtotal</b>		-		<b>\$486,892.76</b>
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>
<b>Subtotal</b>		<b>\$535,076.27</b>		<b>\$535,076.27</b>
AR-62	-	-	10.11	\$2,064,735.00
Contingency (15%)		-		\$309,710.25
Soft Costs (13%)		-		<u>\$308,677.88</u>
<b>Subtotal</b>		-		<b>\$2,683,123.13</b>
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>
<b>Subtotal</b>		<b>\$676,880.96</b>		<b>\$676,880.96</b>
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>
<b>Subtotal</b>		<b>\$969,622.57</b>		<b>\$969,622.57</b>
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>
<b>Subtotal</b>		<b>\$1,160,908.33</b>		<b>\$1,160,908.33</b>
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>
<b>Subtotal</b>		<b>\$624,734.63</b>		<b>\$624,734.63</b>
<b>Total</b>	<b>10.75</b>	<b>\$3,967,222.76</b>	<b>22.1</b>	<b>\$7,137,238.65</b>

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**

Neighborhood Parks	Use Factor <sup>1</sup>	PPH		
		MDR	HDR	PPH
Total Use	6,423.09	1,208.55	1,614.71	201.61
Percentage of Total Use	100%	19%	25%	3%
Cost Allocated to Use	\$3,776,051.65	\$1,342,926.51	\$1,794,237.69	\$224,022.80
Neighborhood Parks Allocation per Unit/Sq.Ft.		\$2,900.19	\$2,477.72	\$2,055.26

**Footnotes:**

<sup>1</sup>The persons per household ("PPH") use factor assumed here, matches the average PPH of the City with an LDR unit. To create a tiered fee, the assumed PPH for the MDR and HDR land uses are then shown at a reduced amount. This methodology is consistent with what was done in the prior SVSP and CSP. The prior specific plans used an average PPH of 2.54, and thus land uses were 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).

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

Item	Phase 1 Revenues			Build Out Revenues		
	Units	Rate <sup>1</sup>	Total <sup>1</sup>	Units	Rate <sup>1</sup>	Total <sup>1</sup>
<b>Residential</b>						
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
<b>Subtotal Residential</b>			<b>\$3,905,292.94</b>			<b>\$7,137,238.65</b>
<b>Nonresidential</b>						
Community Commercial			\$0.00			\$0.00
Commercial/Mixed Use			\$0.00			\$0.00
<b>Subtotal Nonresidential</b>			<b>\$0.00</b>			<b>\$0.00</b>
<b>Total Fee Program Revenue (Neighborhood Park)</b>			<b>\$3,905,292.94</b>	<b>\$7,137,238.65</b>		
Total Neighborhood Park Costs (Table 2)			\$3,967,222.76	\$7,137,238.65		

**Footnotes:**

<sup>1</sup>This 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.

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

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

**Footnotes:**

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

<sup>2</sup>Per adopted in-lieu fee for both SVSP and CSP.

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

Source	Total	Residential				Non-Residential	
		LDR	MDR	HDR	CMU	CC	CMU
Acres	388.3	248.8	50.3	38.2	5.5	23.9	21.8
Units	2,826	1,302	542	873	109	-	-
Square Feet	476,524	-	-	-	-	238,948	237,576
<b>Table 5</b>							
<b>Citywide Parks (Construction)</b>	<b>\$4,109,004</b>						
Use Factor <sup>1</sup>		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	-	-
<b>Table 5</b>							
<b>Citywide Parks (In-Lieu)</b>	<b>\$2,988,900</b>						
Use Factor <sup>1</sup>		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	-	-
<b>Total Citywide Park</b>	<b>\$7,097,904</b>	<b>\$2,884.21</b>	<b>\$2,464.07</b>	<b>\$2,043.93</b>	<b>\$2,043.93</b>	<b>\$2,043.93</b>	

**Footnotes:**

<sup>1</sup>The persons per household ("PPH") use factor assumed here, matches the average PPH of the City with an LDR unit. To create a tiered fee, the assumed PPH for the MDR and HDR land uses are then shown at a reduced amount. This methodology is consistent with what was done in the prior SVSP and CSP. The prior specific plans used an average PPH of 2.54, and thus land uses were 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).

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**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 <sup>1</sup>	Total <sup>1</sup>	Units	Rate <sup>1</sup>	Total <sup>1</sup>
<b>Residential</b>						
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
<b>Subtotal Residential</b>			<b>\$3,883,770.15</b>			<b>\$7,097,904.00</b>
<b>Nonresidential</b>						
Community Commercial			\$0.00			\$0.00
Commercial/Mixed Use			\$0.00			\$0.00
<b>Subtotal Nonresidential</b>			<b>\$0.00</b>			<b>\$0.00</b>
<b>Total Fee Program Revenue (Citywide Park)</b>			<b>\$3,883,770.15</b>			<b>\$7,097,904.00</b>
Total Citywide Cost			N/A			N/A

**Footnotes:**

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

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

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

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

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

Footnotes:

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

<sup>2</sup>1/3 of streetsweeping miles.

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

<sup>4</sup>Includes 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
<b>Table 8</b>							
<b>Operations/Maintenance (Residential &amp; Nonresidential)</b>	<b>\$477,129.81</b>						
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
<b>Table 8</b>							
<b>Operations/Maintenance (Residential Only)</b>	<b>\$357,942.04</b>						
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	-	-
<b>Cost Allocation Per Unit/Sq.Ft.</b>	<b>\$835,071.85</b>	<b>\$319.80</b>	<b>\$319.80</b>	<b>\$198.28</b>	<b>\$198.28</b>	<b>\$0.12</b>	<b>\$0.10</b>

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

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

**AR-60 (1.28 AC)**

<b>Item/Description</b>	<b>Qty.</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
<b>Construction</b>				
<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
			<b>Construction Total</b>	<b>\$244,860.00</b>
<b>Landscape</b>				
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
			<b>Landscape Total</b>	<b>\$129,817.00</b>
			<b>Construction &amp; Landscape Total</b>	<b>\$374,677.00</b>
			<b>15% Contingency</b>	<b>\$56,201.55</b>
			<b>13% Soft Costs</b>	<b>\$56,014.21</b>
			<b>Estimated Total</b>	<b>\$486,892.76</b>
			<b>Cost per Acre</b>	<b>\$380,384.97</b>
			<b>Cost Per SF</b>	<b>\$8.73</b>

**AR-61 (1.87 AC)**

<b>Item/Description</b>	<b>Qty.</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
<b>Construction</b>				
<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
			<b>Construction Total</b>	<b>\$214,080.00</b>
<b>Landscape</b>				
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
			<b>Landscape Total</b>	<b>\$197,675.50</b>
<b>Construction &amp; Landscape Total</b>				<b>\$411,755.50</b>
<b>15% Contingency</b>				<b>\$61,763.33</b>
<b>13% Soft Costs</b>				<b>\$61,557.45</b>
<b>Estimated Total</b>				<b>\$535,076.27</b>
<b>Cost per Acre</b>				<b>\$286,137.04</b>
<b>Cost Per SF</b>				<b>\$6.57</b>

**AR-62 (10.11 AC)**

<b>Item/Description</b>	<b>Qty.</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
<b>Construction</b>				
<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
<b>Construction Total</b>				<b>\$1,243,260.00</b>

**AR-62 (10.11 AC)**

<b>Item/Description</b>	<b>Qty.</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
<b>Landscape</b>				
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
			<b>Landscape Total</b>	<b>\$821,475.00</b>
			<b>Construction &amp; Landscape Total</b>	<b>\$2,064,735.00</b>
			<b>15% Contingency</b>	<b>\$309,710.25</b>
			<b>13% Soft Costs</b>	<b>\$308,677.88</b>
			<b>Estimated Total</b>	<b>\$2,683,123.13</b>
			<b>Cost per Acre</b>	<b>\$265,392.99</b>
			<b>Cost Per SF</b>	<b>\$6.09</b>

**AR-63 (1.72 AC)**

<b>Item/Description</b>	<b>Qty.</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
<b>Construction</b>				
<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
			<b>Construction Total</b>	<b>\$397,265.00</b>
<b>Landscape</b>				
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
			<b>Landscape Total</b>	<b>\$123,613.00</b>
			<b>Construction &amp; Landscape Total</b>	<b>\$520,878.00</b>
			<b>15% Contingency</b>	<b>\$78,131.70</b>
			<b>13% Soft Costs</b>	<b>\$77,871.26</b>
			<b>Estimated Total</b>	<b>\$676,880.96</b>
			<b>Cost per Acre</b>	<b>\$393,535.44</b>
			<b>Cost Per SF</b>	<b>\$9.03</b>

**AR-64 (2.12 AC)**

<b>Item/Description</b>	<b>Qty.</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
<b>Construction</b>				
<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
<b>Construction Total</b>				<b>\$538,920.00</b>
<b>Landscape</b>				
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
<b>Landscape Total</b>				<b>\$207,230.50</b>
<b>Construction &amp; Landscape Total</b>				<b>\$746,150.50</b>
<b>15% Contingency</b>				<b>\$111,922.58</b>
<b>13% Soft Costs</b>				<b>\$111,549.50</b>
<b>Estimated Total</b>				<b>\$969,622.57</b>
<b>Cost per Acre</b>				<b>\$457,369.14</b>
<b>Cost Per SF</b>				<b>\$10.50</b>

**AR-66 (3.04 AC)**

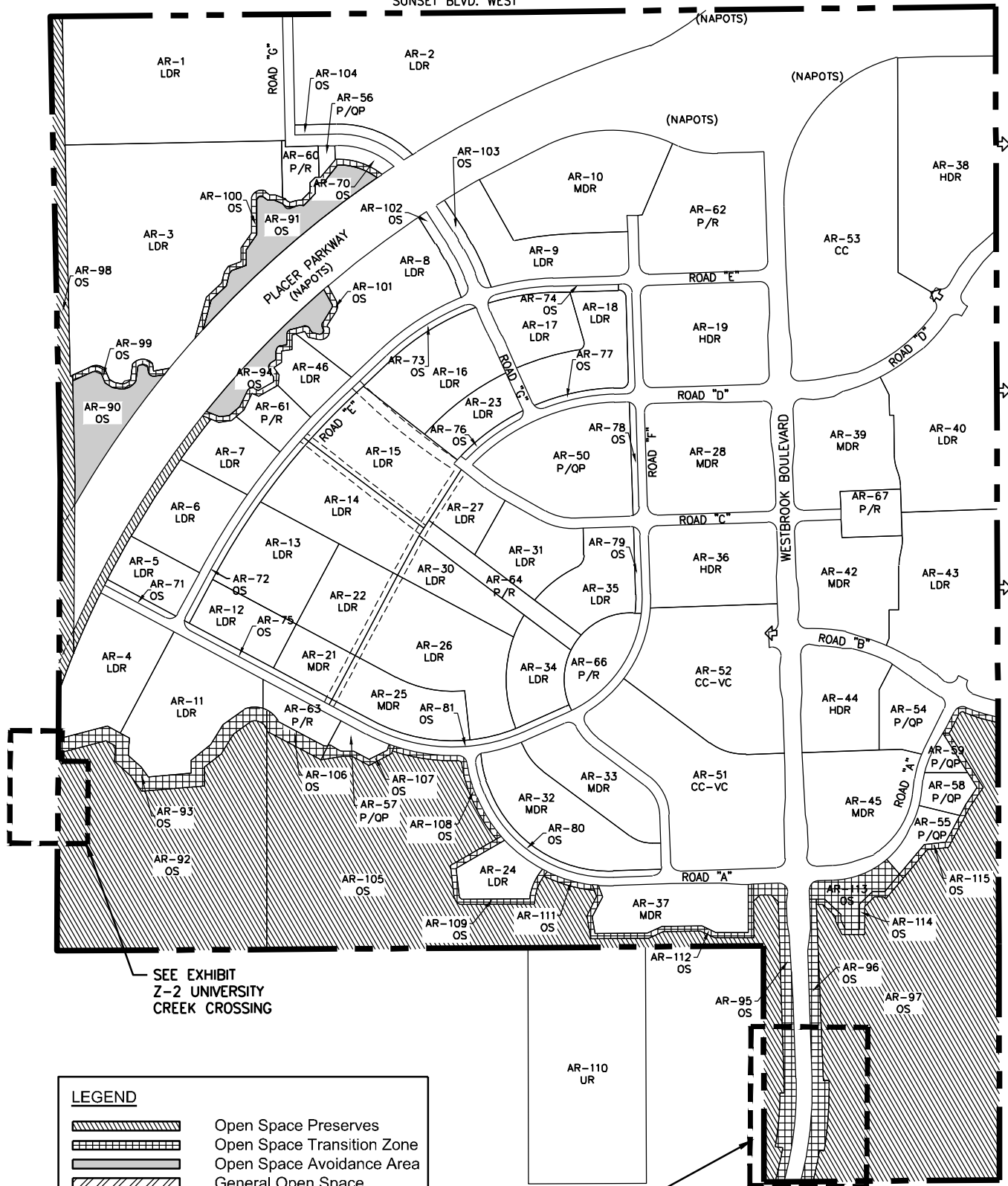
<b>Item/Description</b>	<b>Qty.</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
<b>Construction</b>				
<i>Hardscape</i>				
Paving at Picnic Area	8,000	sf	8.00	64,000.00
Paving at Stage	1,200	sf	8.00	9,600.00
Walkways at Park (natural gray w/ finish)	12,000	sf	8.00	96,000.00
Surfacing at Game Area	6,750	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
<b>Construction Total</b>				<b>\$664,950.00</b>
<b>Landscape</b>				
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
<b>Landscape Total</b>				<b>\$228,400.00</b>
<b>Construction &amp; Landscape Total</b>				<b>\$893,350.00</b>
<b>15% Contingency</b>				<b>\$134,002.50</b>
<b>13% Soft Costs</b>				<b>\$133,555.83</b>
<b>Estimated Total</b>				<b>\$1,160,908.33</b>
<b>Cost per Acre</b>				<b>\$381,877.74</b>
<b>Cost Per SF</b>				<b>\$8.77</b>

**AR-67 (2.0 AC)**

<b>Item/Description</b>	<b>Qty.</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
<b>Construction</b>				
<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
<b>Construction Total</b>				<b>\$303,200.00</b>
<b>Landscape</b>				
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
<b>Landscape Total</b>				<b>\$177,550.00</b>
<b>Construction &amp; Landscape Total</b>				<b>\$480,750.00</b>
<b>15% Contingency</b>				<b>\$72,112.50</b>
<b>13% Soft Costs</b>				<b>\$71,872.13</b>
<b>Estimated Total</b>				<b>\$624,734.63</b>
<b>Cost per Acre</b>				<b>\$312,367.31</b>
<b>Cost Per SF</b>				<b>\$7.17</b>

# Exhibit Y Open Space Areas

SUNSET BLVD. WEST



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.

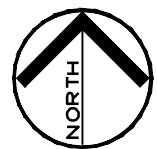


Exhibit AA  
DUE Allocation to Specific Plan Parcels for CSP Reimbursements

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%
<b>Low Density Residential</b>		<b>219.0</b>	<b>1,099</b>	<b>156.8</b>	<b>974</b>	<b>51%</b>	<b>1,099</b>	<b>42%</b>	<b>974</b>	<b>51%</b>	<b>1,099</b>	<b>35%</b>

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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	% of ARSP Traffic EDUs
AR-10	MDR	10.5	138	13.1	66	3.44%	138	5.23%	66	3.44%	138	4.41%
AR-21	MDR	2.1	15	7.3	11	0.56%	15	0.57%	11	0.56%	15	0.48%
AR-25	MDR	5.3	38	7.2	27	1.41%	38	1.44%	27	1.41%	38	1.21%
AR-28	MDR	10.2	129	12.7	62	3.22%	129	4.89%	62	3.22%	129	4.12%
AR-32	MDR	7.8	58	7.4	42	2.16%	58	2.20%	42	2.16%	58	1.85%
AR-33	MDR	5.1	42	817.0	12	0.64%	42	1.59%	12	0.64%	42	1.34%
AR-37	MDR	5.0	39	7.8	28	1.45%	39	1.48%	28	1.45%	39	1.25%
AR-39	MDR	7.8	66	8.5	36	1.85%	66	2.50%	36	1.85%	66	2.11%
AR-42	MDR	7.5	76	10.1	41	2.13%	76	2.88%	41	2.13%	76	2.43%
AR-45	MDR	8.0	94	11.8	51	2.63%	94	3.56%	51	2.63%	94	3.00%
<b>Medium Density Residential</b>		<b>69.3</b>	<b>695</b>	<b>902.9</b>	<b>375</b>	<b>19%</b>	<b>695</b>	<b>26%</b>	<b>375</b>	<b>19%</b>	<b>695</b>	<b>22%</b>
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%
<b>High Density Residential</b>		<b>37.9</b>	<b>873</b>	<b>90.1</b>	<b>278</b>	<b>14%</b>	<b>597</b>	<b>23%</b>	<b>278</b>	<b>14%</b>	<b>536</b>	<b>17%</b>
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%
<b>Community Commercial</b>		<b>51.0</b>	<b>159</b>		<b>297</b>	<b>15%</b>	<b>247</b>	<b>9%</b>	<b>297</b>	<b>15%</b>	<b>799</b>	<b>26%</b>
<b>TOTAL</b>		<b>377.1</b>	<b>2,826</b>	<b>7.5</b>	<b>1,925</b>	<b>100%</b>	<b>2,638</b>	<b>100%</b>	<b>1,925</b>	<b>100%</b>	<b>3,129</b>	<b>100%</b>

Note:

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

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