PHILLIP ROAD SITE
WATER CONSERVATION PLAN

6382 PHILLIP ROAD
ROSEVILLE, CALIFORNIA
(PLANNING APPLICATION 24-1010)

December 8, 2025

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I. INTRODUCTION

The Phillip Road Site (Proposed Project) Water Conservation Plan (WC Plan) has been prepared at the request of Panattoni Development Company, Inc. (Panattoni) to meet the City of Roseville's (City) requirements and in support of the Phillip Road Site environmental review process.

This WC Plan identifies baseline water usage, water conservation methods, and estimated water demand reductions. This WC Plan has been developed in conformance with the City of Roseville's Water Efficient Landscape Ordinance (WELO) as a minimum.

I.A. PROJECT VICINITY AND PHASING:

The Proposed Project is located in the northwest edge of the City of Roseville as shown on **Exhibit 1 – Project Location Plan**. Pleasant Grove Creek and the Pleasant Grove Bypass Channel dissect the Proposed Project.

The Proposed Project will advance in multiple phases. It is expected to be completed in 6 phases, see **Exhibit 2 – Master Phasing Plan**. The first 4 phases are intended to be single family residences, the fifth phase is higher density residential, and the final stage is a combination of commercial and light industrial.

The first and second phases will be located in the easterly half of the project site located south of the Pleasant Grove Bypass Channel. The first phase will include the northerly half of this area and include the main road through the center of the project site, stopping at the southerly boundary of the bypass channel. Connections will be made to the existing water lines at Grass Creek Drive and the intersection of Blue Oaks Boulevard and Westbrook Boulevard during the first phase.

The third and fourth phases are located to the north of Pleasant Grove Bypass Channel. The third phase will include construction of a bridge crossing the channel and connection to existing water line in Benchmark Drive.

The fifth phase will be high density residential, located along Blue Oaks Boulevard on the easterly half of the project site.

The final phase will include the commercial and light industrial buildings located on the westerly portion of the site, south of the Pleasant Grove Bypass Channel.

I.B. PRE-DEVELOPMENT CONDITIONS:

The Proposed Project site is an undeveloped agricultural parcel that was originally planted during the 1950's, maintained in rice production through the 1990's, and has been planted in irrigated crops until the present.

The Pleasant Grove Creek Bypass Channel was constructed south of Pleasant Grove Creek during the summer of 2019 to augment flood mitigation/control in this area.

A 10-foot to 15-foot escarpment runs in a southeasterly direction from the Phillip Road entrance of the property's southern portion of the site to its eastern boundary.

The portion of the property north of Pleasant Grove Creek is also currently actively cultivated and irrigated with water from a long-established irrigation canal along the northern boundary.

I.C. PROPOSED PROJECT AREA DEVELOPMENT OPPORTUNITIES & CONSTRAINTS:

The Proposed Project is influenced by several factors, including the physical setting, land use, circulation considerations, and public policies. Two significant aspects that influence the development of the Proposed Project are described below and depicted on **Exhibit 3 – Tentative Map.**

- Placer Parkway

  The proposed Placer Parkway will bisect the northerly portion of the Proposed Project.

- Pleasant Grove Creek and Creekview Bypass Channel

  The existing Pleasant Grove Creek and newly constructed Pleasant Grove Creek Bypass Channel divides the Proposed Project. A bridge will be needed in the future to access the area to the north when it is developed.

II. BASELINE WATER USAGE

Laugenour and Meikle (LM) is preparing the Potable Water Master Plan and the Recycled Water Master Plan for the Proposed Project. The water demands estimated for the project include both the potable and recycled water demands. The total water demands within the Proposed Project have been calculated utilizing the City's demand factors as shown in the following **Table 1 - City of Roseville Demand Factors** and totals shown in **Table 2 - Potable Water Demand** and **Table 3 – Recycled Water Demand**:

Table 1 – City of Roseville Demand Factors

Land Use Category		Average Day Unit Water Demand Factors
Residential	LDR (<3.5 DU's/Ac)	*728 gpd/DU*
	LDR (3.5 to 5.0 DU's/Ac)	*600 gpd/DU*
	LMDR (>5.0 to 6.0 DU's/Ac)	*521 gpd/DU*
	LMDR (>6.0 to 8.0 DU's/Ac)	*430 gpd/DU*
	MDR (>8.0 to 12.0 DU's/Ac)	*323 gpd/DU*
	HDR (>12.0 to 16.0 DU's/Ac	*288 gpd/DU*
	HDR (>16.0 DU's/Ac)	*177 gpd/DU*
Commercial/Other	Commercial/Retail	*2,598 gpd/ac*
	Business Professional	*2,598 gpd/ac*
	Light Industrial	*2,598 gpd/ac*
	Industrial	*2,562 gpd/ac*
	Railroad Yard	*109 gpd/ac*
	Elementary Schools	*3,454 gpd/ac*
	High Schools	*4,068 gpd/ac*
	Public (Fire Station, etc)	*1,780 gpd/ac*
	Park/Recreation	*2,988 gpd/ac*
	Open Space/Major ROW	-
	Vacant/Unassigned	-

*Factors assume a 30% F.A.R. 50% F.A.R. for senior living.

Table 2 - Potable Water Demand

Location on Site	Dwelling Units (DU)	Water Demand Area (ac)	Land Use	Average Day Unit Water Demand Factor[a]	Unit-Factor Units	Average Day Demand (gpd)[b]	Annual Demand (ac-ft/yr)	Recycled Water Demand (ac-ft/yr)[c]	Water Conservation Savings (ac-ft/yr)[d]	Peaking Factor[e]	Maximum Day Demand (gpd)	Peaking Factor[f]	Peak Flow (gpd)[g]	Design Flow (gpm)	Design Flow+2% (gpm)
LL 1	-	4.139	CC, Community Commercial	2,598	gpd/acre	10,753	12.0	4.5	2.65	2.0	21,506	1.7	36,561	25	26
LL 2	-	3.774	CC, Community Commercial	2,598	gpd/acre	9,805	11.0	4.1	2.41	2.0	19,610	1.7	33,336	23	24
LL 3	-	9.180	M1, Light Industrial	2,598	gpd/acre	23,850	26.7	10.0	5.87	2.0	47,699	1.7	81,089	56	57
LL 4	-	1.033	PQP, Public Quasi Public	1,780	gpd/acre	1,839	2.1	1.9	0.66	2.0	3,677	1.7	6,252	4	4
LL 5	-	8.173	M1, Light Industrial[h]	2,598	gpd/acre	21,233	23.8	546.6	5.23	2.0	42,467	1.7	72,194	50	51
LL 6	-	7.588	M1, Light Industrial	2,598	gpd/acre	19,714	22.1	8.2	4.85	2.0	39,427	1.7	67,026	47	47
LL 7	-	7.252	M1, Light Industrial	2,598	gpd/acre	18,841	21.1	7.9	4.64	2.0	37,681	1.7	64,058	44	45
LL 8	-	7.508	M1, Light Industrial	2,598	gpd/acre	19,506	21.9	8.2	4.80	2.0	39,012	1.7	66,320	46	47
LL 9	-	7.494	M1, Light Industrial	2,598	gpd/acre	19,469	21.8	8.1	4.79	2.0	38,939	1.7	66,196	46	47
LL 10	-	8.949	M1, Light Industrial	2,598	gpd/acre	23,250	26.0	9.7	5.72	2.0	46,499	1.7	79,048	55	56
LL 11	-	0.396	PQP, Public Quasi Public	1,780	gpd/acre	705	0.8	0.7	0.25	2.0	1,410	1.7	2,397	2	2
LL 12	162	25.598	LMDR (>6 to 8.0 DU's/AC), Low Density Residential	430	gpd/DU	69,660	78.0	0.0	16.46	2.0	139,320	1.7	236,844	164	168
LL 13	156	23.604	LMDR (>6 to 8.0 DU's/AC), Low Density Residential	430	gpd/DU	67,080	75.1	0.0	15.85	2.0	134,160	1.7	228,072	158	162
LL 14	-	3.010	PR, Park	2,988	gpd/acre	8,994	10.1	9.8	1.92	2.0	17,988	1.7	30,579	21	22
LL 15	135	5.859	HDR (>16 DU's/AC), High Density Residential	177	gpd/DU	23,895	26.8	8.5	3.75	2.0	47,790	1.7	81,243	56	58
LL 16	-	13.878	OS, Open Space	-		-	-	0.0	8.88	-	-	-	-	-	
LL 17	105	24.257	LDR (>3.5 to 5.0 DU's/AC), Low Density Residential	600	gpd/DU	63,000	70.6	0.0	10.67	2.0	126,000	1.7	214,200	149	152
LL 18	-	1.904	PR, Park	2,988	gpd/acre	5,689	6.4	6.2	1.22	2.0	11,378	1.7	19,343	13	14
LL 19	106	20.714	LMDR (>5 to 6.0 DU's/AC), Low Density Residential	521	gpd/DU	55,226	61.9	0.0	10.77	2.0	110,452	1.7	187,768	130	133
LL 20	-	1.026	OS, Open Space	-		-	-	0.0	0.66	-	-	-	-	-	
Total	664	185.336				462,508	518.1	634.4	112.05		925,015		1,572,526	1,092	1,114

(a) From Table of Section 8-6 of the City of Roseville Design Standards (January, 2025) (gpd/ac or gpd/du).
(b) Average Day Demand (gallons per day) = Water Demand Area x Average Day Demand Unit Flow Factor.
(c) Recycled Water Annual Demand from the Phillip Road Recycled Water Master Plan, Table 5.
(d) Water Conservation of Potable Water by Turf Reduction, Smart Controllers Recirculating Hot Water, Tables 4, 6, 7 & 8, in the Water Conservation Plan
(e) Peaking factor from average day demand to maximum day demand per Section 8-7 of the City of Roseville Design Standards (January, 2025).
(f) Peaking factor from maximum day demand to peak hour demand per Section 8-7 of the City of Roseville Design Standards (January, 2025).
(g) Peak Hour Demand = Peaking Factor * Maximum Day Demand.
(h) Assumes LL-5 site will contain a potential 40MW Data Center, which adds approximately 480,000 gpd of peak flow (537.7 ac-ft/yr).

Table 3 - Recycled Water Demand

Location on Site	Water Demand Area (ac)	Land Use	Irrigated Surface Area Factor (%)	Site Area Irrigated (ac)[b]	Annual Demand (ac-ft/yr)[c]	Average Day Demand (gpd)	Peaking Factor[d]	Peak Day Demand (gpd)	Peak Demand (gpm)[e]	Peaking Factor[f]	Data Center Demand (gpm)[g]	Operational Demand (gpm)	Operational Demand/Data Center + 2% (gpm)
LL 1	4.139	CC, Community Commercial	0.30	1.24	4.5	4,013	2.55	10,232	19	1.5	0	28	29
LL 2	3.774	CC, Community Commercial	0.30	1.13	4.1	3,659	2.55	9,330	17	1.5	0	26	26
LL 3	9.180	M1, Light Industrial	0.30	2.75	10.0	8,900	2.55	22,694	42	1.5	0	63	64
LL 4	1.033	PQP, Public Quasi Public	0.50	0.52	1.9	1,669	2.55	4,256	8	1.5	0	12	12
LL 5	8.173	M1, Light Industrial	0.30	2.45	546.6	487,923	2.55	20,205	37	1.5	333	56	391
LL 6	7.588	M1, Light Industrial	0.30	2.28	8.2	7,356	2.55	18,758	35	1.5	0	52	53
LL 7	7.252	M1, Light Industrial	0.30	2.18	7.9	7,030	2.55	17,928	33	1.5	0	50	51
LL 8	7.508	M1, Light Industrial	0.30	2.25	8.2	7,279	2.55	18,561	34	1.5	0	52	53
LL 9	7.494	M1, Light Industrial	0.30	2.25	8.1	7,265	2.55	18,526	34	1.5	0	51	52
LL 10	8.949	M1, Light Industrial	0.30	2.68	9.7	8,676	2.55	22,123	41	1.5	0	61	63
LL 11	0.396	PQP, Public Quasi Public	0.50	0.20	0.7	640	2.55	1,632	3	1.5	0	5	5
LL 12	25.598	LMDR (>6 to 8.0 DU's/AC), Low Density Residential	0.00										
LL 13	23.604	LMDR (>6 to 8.0 DU's/AC), Low Density Residential	0.00										
LL 14	3.010	PR, Park	0.90	2.71	9.8	8,754	2.55	22,323	41	1.5	0	62	63
LL 15	5.859	HDR (>16 DU's/AC), High Density Residential	0.40	2.34	8.5	7,573	2.55	19,312	36	1.5	0	54	55
LL 16	13.878	OS, Open Space	-										
LL 17	24.257	LDR (>3.5 to 5.0 DU's/AC), Low Density Residential	-					0	0			0	
LL 18	1.904	PR, Park	0.90	1.71	6.2	5,538	2.55	14,121	26	1.5	0	39	40
LL 19	20.714	LMDR (>5 to 6.0 DU's/AC), Low Density Residential	0.00										
LL 20	1.026	OS, Open Space	-										
Total	185.336			26.70	634.4	566,274		219,999	407		333	611	957

(a) Irrigated Surface Area Factor per Table 4 of Recycled Water Master Plan.
(b) Site Area Irrigated = Water Demand Area * Irrigated Surface Area Factor.
(c) Annual Demand = Site Area Irrigated * 3.62 ft (3.62 feet total irrigation demand per year, see Table 3 of Recycled Water Master Plan)
(d) Peaking factor = Maximum Monthly Irrigation Demand / Average Monthly Irrigation Demand
(e) Peak Demand is the Peak Day Demand applied to 9 hours of the day.
(f) Peak Factor to account for variations in irrigation systems.
(g) Assumes LL-5 site will contain a potential 40MW Data Center, which adds approximately 480,000 gpd of peak flow (537.7 ac-ft/yr).

III. METHODS FOR REDUCING WATER CONSUMPTION

Various water conservation methods are used as part of this proposed project. There are various conservation measures and equipment that are already required, i.e. low flow appliances. Below is a discussion of additional methods to reduce water demand for irrigation.

Irrigation and the proposed data center account for all the recycled water demand for the Proposed Project. The irrigation demand is taken solely from the recycled water system for the non-residential land uses. The data center water demand is set by the cooling equipment so there are no opportunities to reduce the demand besides changing the equipment, therefore all the recycled water conservation methods reviewed will be related to the irrigation and landscaping.

Residential water demand is typically split 47/53% between interior uses (i.e. toilets, sinks, showers, etc) and landscape uses per the "California Single Family Water Use Efficiency Study, 2011" sponsored by California Department of Water Resources. The landscape uses are then further split approximately 60/40 between back yard and front yard, respectively. The front yard is typically smaller and has a higher percentage of non-turf areas (driveways, sidewalkd, etc). However High Density Residential (HDR) units are typically irrigated in the same manner as the Commercial/Light Industrial sites. The HDR and Commercial/Light Industrial irrigation water is via recycled water, while Low Density Residential (LDR) irrigation is supplied from the city connection to the potable water system.

It should be noted that for LDR developments, the backyards are not typically landscaped until the private owner purchases and takes possession of the lot. The developer will landscape the front portion of the lot so the water reduction analysis will be based on the front yard only.

III.A. SMART IRRIGATION CONTROLLERS:

The smart irrigation controllers will control the flow rate of each zone and determine when irrigation times are needed. The irrigation schedule and application rates will change based on weather and time of the year. The controllers are expected to have a 20% reduction in irrigation. While these controllers can be installed in residential areas as well as the commercial/light industrial, we will only be looking at the other uses. The irrigation water demand for the other uses at buildout will be with recycled water. See **Table 4 – Irrigation Conservation by Smart Controller** for water savings.

Table 4 - Irrigation Conservation by Smart Controller			
General Plan Land Use	**Total Irrigation Demand (ac-ft/yr)**	**Total Irrigation Demand After Controller (ac-ft/yr)[1]**	**Water Savings (ac-ft/yr)**
Potable Water (Front Yard)	60.5[2]	48.4	12.1
Potable Water (Back Yard)	90.8[3]	72.7	18.1
Recycled Water (Light Industrial)	58.9[5]	47.1	11.8
Recycled Water (Commercial)	12.4[4]	9.9	2.5
Recycled Water (Park)	23.2[4]	18.6	4.6
Recycled Water (HDR)	8.3[5]	6.6	1.7
Recycled Water (PQP)	2.9[4]	2.3	0.6
Total	**257.0**	**205.6**	**51.4**

(1) Total Irrigation Demand After Controller = (Total Irrigation Demand) * 80% due to 20% reduction.
(2) Front Yard Irrigation demand per Table 6
(3) Back Yard Irrigation Demand = (Irrigation demand per Table 6) * (Back Yard Share of Irrigation per Table 5)
(4) Annual Demand per Table 3
(5) The landscape reduction was applied to the total irrigation demand, 20% area for Industrial and 27% area for HDR

III.B. LIMITING AMOUNT OF TURF:

Potable Water

A typical Low Density Residential (LDR) development has a front yard of 25% hardscapes (driveway, sidewalk, etc.) and 75% landscape area (turf, plants, mulch, etc.). Within the 75% landscape area, turf is typically around 70% and the remaining 5% being non turf.

To reduce the irrigation demand for residential parcels, the total area of turf will be reduced by 40%. More landscaped areas with mulch and low water plants will be placed. The non-turf areas typically use approximately 30% of the water as turf areas. With the reduction in turf, the irrigation system will contain more drip components to reduce water usage. See **Table 5 – Turf Reduction for Conservation** for a breakdown of the residential water demand.

Table 5 – Turf Reduction for Conservation								
Tentative Map Use	Irrigation Share of Total Water Demand, %	Front Yard Share of Irrigation, %	Back Yard Share of Irrigation, %	Front yard, non-irrigated area, %	Pre-Conservation Condition		Turf Reduction Condition	
					Front yard turf area, %	Front yard non-turf area, %	Front yard turf area, %	Front yard non-turf area, %
Residential	53	40	60	25	70	5	42	33

Based on the percentage breakdowns, see **Table 6 – Water Demand Conservation by Turf Reduction** for the calculated demand.

Table 6 – Water Demand Conservation by Turf Reduction for Potable Water											
Tentative Map Use	Total Annual Demand, ac-ft/yr(1)	Irrigation Demand, ac-ft/yr(2)	Front yard Demand, ac-ft/yr(3)	Demand before Turf Reduction			Demand after Turf Reduction			
				Front yard turf area, ac-ft/yr(4)	Front yard non-turf area, ac-ft/yr(5)	Total, ac-ft/yr	Front yard turf area, ac-ft/yr(6)	Front yard non-turf area, ac-ft/yr(7)	Total, ac-ft/yr	Water Savings, ac-ft/yr
Residential	285.6	151.4	60.5	59.3	1.3	60.5	35.6	8.4	43.9	16.6

(1) Sum of Low and Low/Medium uses, Sites LL-12, LL-13, LL-17 and LL-19 of Table 2.
(2) Irrigation Demand ac-ft/yr = (Total Annual Demand) * (Irrigation Share of Total Water Demand per Table 5)
(3) Front Yard Demand = (Irrigation Demand) * (Front Yard Share of Irrigation Demand per Table 5)
(4) Front Yard Turf = (Front Yard Demand) * (irrigation Demand ratio of Turf (70%)/non-Turf (70%+30%*5%))
(5) Front Yard Non-Turf = (Front Yard Demand) * (irrigation Demand ratio of Turf (30%*5%))%)/non-Turf (70%+30%*5%))
(6) Front Yard Turf = (ratio of after/before Turf Reduction per Table 5) * Front Yard Turf Demand
(7) Front Yard Non-Turf = (ratio of after/before Non-Turf Reduction per Table 5) * Front Yard Non-Turf Demand

By reducing the turf area of the front yard by 40%, a reduction of 16.6 ac-ft or 5.8% of the total residential water demand (285.6 ac-ft) was achieved.

Recycled Water

The City of Roseville estimated recycled water demands are based on the assumption of the landscaped areas being landscaped with turf. Also, the city assumes 30% of the lot area will be landscaped. After reviewing the proposed plans some modifications to these assumptions will be implemented to reduce the overall irrigation demand.

Since the City assumes 30% for Industrial and 40% for the High Density Residential, we are proposing that landscaping be reduced to 20% and 27% for Industrial and High Density Residential, respectively. After reviewing the proposed buildings and parking areas, it was determined that the landscaping area would be more accurately estimated by these lower

landscape areas. This reduction would reduce irrigation demand for all industrial/commercial and high density residential by approximately 33%.

To further reduce irrigation demand, we propose replacing 50% of the turf area with non-turf landscaping. The non-turf landscaping uses approximately 30% of the turf area. This will produce a 35% reduction in irrigation demand. **Table 7 – Water Demand Conservation by Turf Reduction for Recycle Water** for the calculated demand savings.

Table 7 – Water Demand Conservation by Turf Reduction for Recycled Water

Tentative Map Use	Total Annual Demand, ac-ft/yr(1)	Reducing Landscape Area Reduction, ac-ft/yr(3)	Smart Controller Reduction, ac-ft/yr(4)	50% Turf Reduction, ac-ft/yr(5)	Total Savings From Turf Reduction and Smart Controler, ac-ft/yr(6)
Industrial and High Density Residential	96.6	23	9.5	25.8	58.3

(1) Annual Demand per Table 3 for only Industrial and HDR.

(3) Annual Demand with the reduction in irrigatable area from 30% to 20% industrial and 40% to 27% HDR

(4) Total Irrigation Demand After Controller = (Total Irrigation Demand) * 20% reduction.

(5) Apply non-turf landscaping to 50% of the total irrigatable area for Industrial and HDR. For a reduction in total irrigation of 35%.

(6) Total Savings of landscape area reduction, Smart Controller and Turf Reduction.

III.C. RECIRCULATING HOT WATER:

An additional method to conserve water is to use recirculating hot water systems in the residential units. A recirculating hot water system consists of a pump installed in the hot water lines. The pump decreases the time between turning the hot water faucet on and hot coming out of the faucet. This eliminates the time of running the water to get hot water. The amount of savings will vary with the number of times the faucet is used. A typical conservative estimate indicates a water savings of approximately 1.25 gallons per day per dwelling unit. See **Table 8 – Recirculating Hot Water Savings** for the expected

Table 8 – Recirculating Hot Water Savings

General Plan Land Use	Dwelling Units (DU)	Water Savings by Recirculating Hot Water (ac-ft/yr)
Residential	664	6.95

IV. SUMMARY

The total estimated volume of water conservation is shown in **Table 9 – Total Conservation** which details estimate of water conservation.

Table 9 – Total Conservation

General Plan Land Use	Total Demand (ac-ft/yr)	Water Savings (ac-ft/yr)
Recycled Water	96.6(1)	58.3
Potable Water - Irrigation	151.4(2)	46.8(3)
Potable Water – Recirculation System	-	6.95
TOTAL	**248**	**112.05**

(1) Recycled Water demand per Table 3, minus the data center water use (537.7 ac-ft/yr)
(2) Total of Potable Irrigation Demand (Front and Back Yard) per Table 6
(3) Sum of Potable Water Savings in Table 4 and Table 6

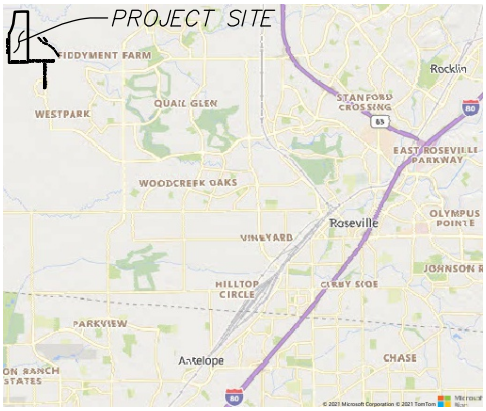
Table 10 – Percent Reduction in Water Demand

Total Water Demand, (ac-ft/yr)(1)	Water Conservation Reduction, (ac-ft/yr)	Percent Water Demand Reduction
518.1	112.05	21.6%

(1) Potable water demand per Table 2.

Based off these conservation measures, a savings of 21.6% is expected, as shown in **Table 10 - Percent Reduction in Water Demand**. More savings are possible with a further decrease in the amount of turf or other water saving opportunities.

EXHIBITS



VICINITY

0 750 1500 3000

LM

SCALE: 1"=1,500'

EXHIBIT 1
PROJECT LOCATION PLAN
FOR
PHILLIP ROAD SITE

CITY OF ROSEVILLE,
PLACER COUNTY, CALIFORNIA
SHEET 1 OF 1 SEPTEMBER 26, 2025

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING · LAND SURVEYING · PLANNING
608 COURT STREET, WOODLAND, CALIFORNIA 95695 · PHONE: (530) 662-1755
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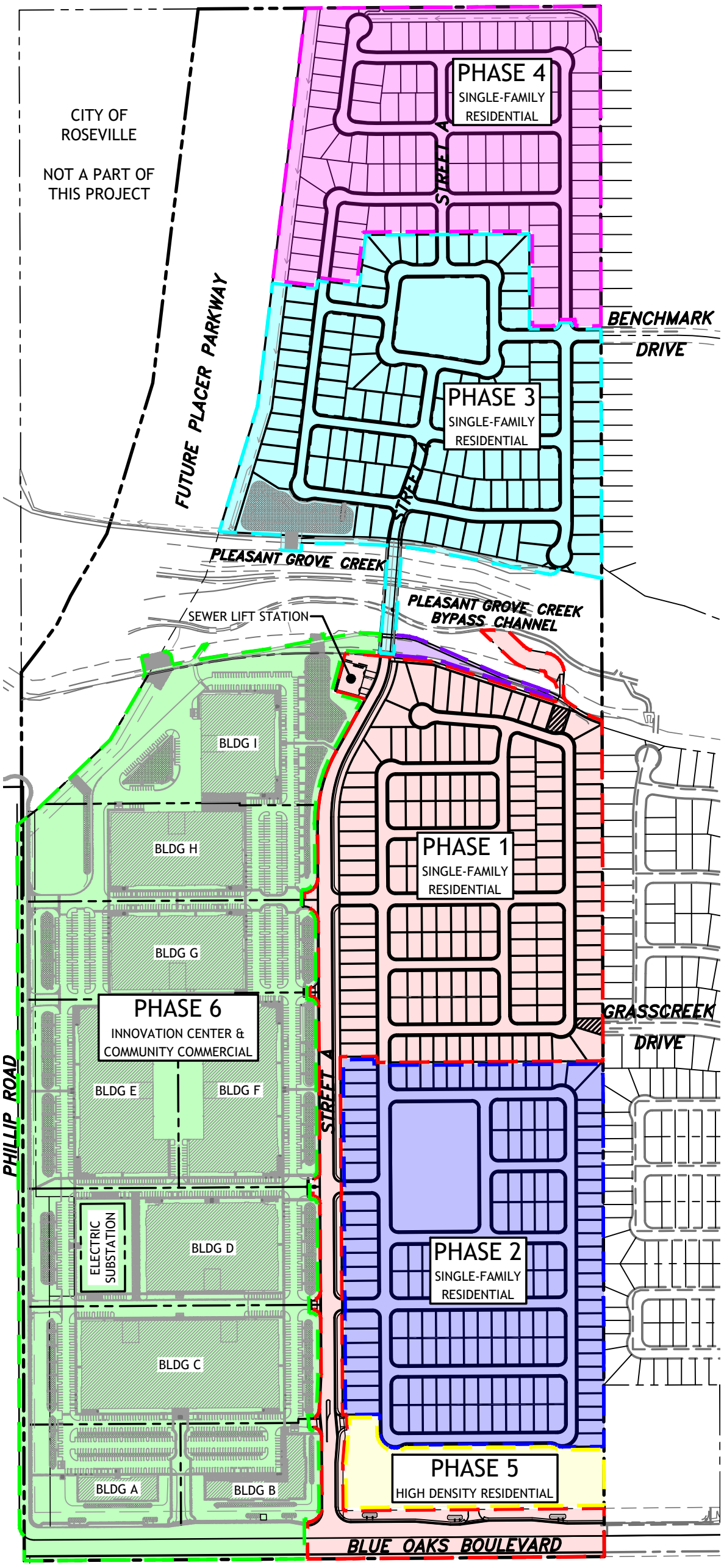

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LM

SCALE: 1"=400'

EXHIBIT 2

MASTER PHASING PLAN

FOR

PHILLIP ROAD SITE

LOCATED IN A PORTION OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF SECTION 14, AND A PORTION OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN, CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA.

SHEET 1 OF 1 NOVEMBER 13, 2025

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING · LAND SURVEYING · PLANNING
608 COURT STREET, WOODLAND, CALIFORNIA 95695 · PHONE: (530) 662-1755
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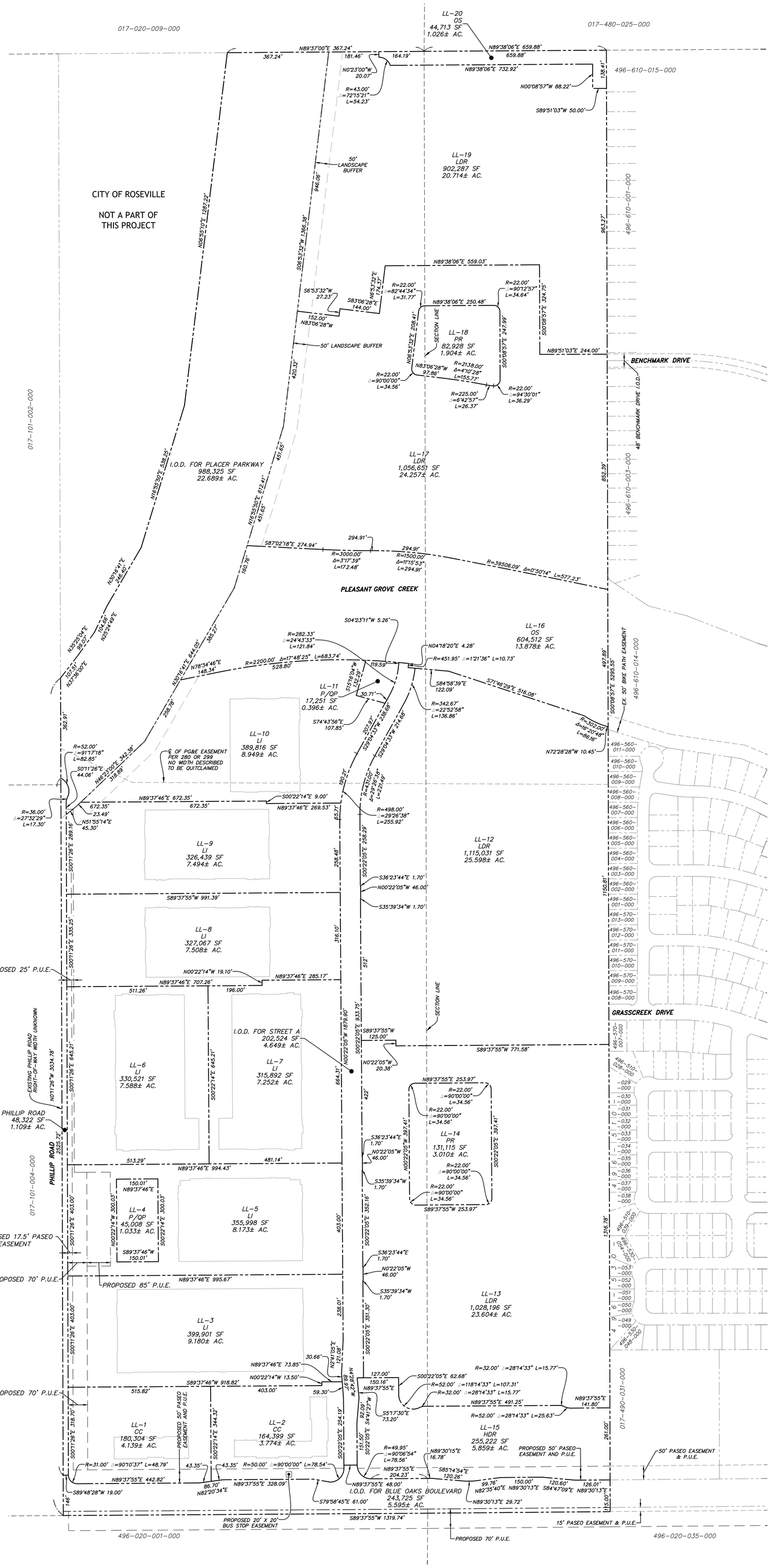

LOT	PROPOSED USE	GENERAL PLAN DESIGNATION	ZONINING	GROSS ACRES±	DWELLING UNITS	DENSITY
LL-1	BUILDING A	CC	C-PD	4.139	–	–
LL-2	BUILDING B	CC	C-PD	3.774	–	–
LL-3	BUILDING C	LI	ITP-PD	9.180	–	–
LL-4	ROSEVILLE ELECTRIC SUBSTATION	P/QP	P/QP	1.033	–	–
LL-5	BUILDING D	LI	ITP-PD	8.173	–	–
LL-6	BUILDING E	LI	ITP-PD	7.588	–	–
LL-7	BUILDING F	LI	ITP-PD	7.252	–	–
LL-8	BUILDING G	LI	ITP-PD	7.508	–	–
LL-9	BUILDING H	LI	ITP-PD	7.494	–	–
LL-10	BUILDING I	LI	ITP-PD	8.949	–	–
LL-11	SANITARY SEWER LIFT STATION	P/QP	P/QP	0.396	–	–
LL-12	VILLAGE 1	LDR	RS/DS	25.598	162	6.33 DU/AC.
LL-13	VILLAGE 2	LDR	RS/DS	23.604	156	6.61 DU/AC.
LL-14	PARK (SOUTH)	PR	PR	3.010	–	–
LL-15	VILLAGE 5	HDR	R3	5.859	135	23.04 DU/AC.
LL-16	PLEASANT GROVE CREEK AND BYPASS CHANNEL	OS	OS	13.878	–	–
LL-17	VILLAGE 3	LDR	RS/DS	24.257	105	4.33 DU/AC.
LL-18	PARK (NORTH)	PR	PR	1.904	–	–
LL-19	VILLAGE 4	LDR	RS/DS	20.714	106	5.12 DU/AC.
LL-20	BIKE TRAIL	OS	OS	1.026	–	–
BLUE OAKS BOULEVARD				5.595	–	–
PHILLIP ROAD				1.109	–	–
STREET A				4.649	–	–
PLACER PARKWAY				22.689	–	–
TOTAL				219.38	664	

NOTE:
SEE SHEET 4 FOR ADDITIONAL UTILITY EASEMENTS.

REGISTERED PROFESSIONAL ENGINEER
BRYAN P. BOYNTON
No. 41804
CIVIL
STATE OF CALIFORNIA

LARGE LOT SUBDIVISION
EXHIBIT 3
TENTATIVE MAP
FOR
PHILLIP ROAD SITE

LOCATED IN A PORTION OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF SECTION 14, AND A PORTION OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN, CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA.

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SEPTEMBER 26, 2025

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