



PLACER, County Recorder
 RYAN RONCO
 DOC- 2024-0026646-00

Recording Requested by and when
 Recorded Mail to:
 CITY OF ROSEVILLE
 City Clerk
 311 Vernon Street
 Roseville, CA 95678

WEDNESDAY, MAY 22, 2024 01:24 PM
 MIC \$0.00 | AUT \$0.00 | SBS \$0.00
 ERD \$0.00 | SB2 \$0.00 | * \$0.00
 ADD \$0.00

Ttl Pd \$0.00 Rcpt # 03321240
 CLK6BCXJ93/JC/1-124

Exempt from recording fees
 Pursuant to Govt. Code 27383

**SECOND AMENDMENT RE-RECORDING OF DEVELOPMENT AGREEMENT AND REZONE –
 AMORUSO RANCH SPECIFIC PLAN**

SECOND AMENDMENT OF AGREEMENT RECORDED June 23, 2022 number 2022-0051698-00

525.7 Acres

Exhibit B - "Property Map" Sheet 2 was incorrect – Removed Sheet 2 in it's entirety.



PLACER, County Recorder
 RYAN RONCO
 DOC- 2022-0051698-00

Recording Requested by: City of Roseville
 When Recorded
 Mail to and Mail Tax
 Statements to:

City of Roseville
 City Clerk's Department
 311 Vernon Street
 Roseville, CA 95678

Exempt from recording fees
 Pursuant to Govt. Code 27383

THURSDAY, JUN 23, 2022 09:58 AM
 MIC \$0.00 | AUT \$0.00 | SBS \$0.00
 ERD \$0.00 | SB2 \$0.00 | * \$0.00
 ADD \$0.00

Ttl Pd \$0.00 Rcpt # 03169551
 CLK6BFTJ93/KA/1-117

(THIS SPACE RESERVED FOR RECORDER'S USE)

**SECOND AMENDMENT OF DEVELOPMENT AGREEMENT AND REZONE - AMORUSO
 RANCH SPECIFIC PLAN**

**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 11 day of May, 2022, by and between the CITY OF ROSEVILLE, a municipal corporation (“City”), BROOKFIELD SUNSET, LLC, a California limited liability company (“Brookfield”), BROOKFIELD SACRAMENTO HOLDINGS, LLC, a Delaware limited liability company, (“Brookfield Sacramento”), and ANGELA EISENPRESS, Successor Trustee of the Amoruso Family Living Trust Dated March 14, 2005 (“Amoruso”)(collectively, “Landowner”), pursuant to Sections 65864 through 65869.5 of the Government Code of the State of California.

RECITALS

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

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

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

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

D. Concurrent with its consideration of this Second Amendment, City is processing a General Plan Amendment (Resolution No. 22-102), a Specific Plan Amendment (Resolution No. 22-101), a Rezone (Ordinance No. 6482), and a Tentative Subdivision Map (TSM PL21-0184) for purposes of revising land use entitlements on the Property. City and Landowner wish to enter into this Second Amendment in order to provide consistency with these land use approvals.

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

NOW, THEREFORE, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

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

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

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

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

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

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

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

“3.7.3 Groundwater Well.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, as attested to by its City Clerk under the authority of Ordinance No. 6483, adopted by the Council of the City of Roseville on the 11 day of May, 2022.

CITY OF ROSEVILLE,
A municipal corporation

By: [Signature]
Dominick Casey
City Manager

LANDOWNER:

BROOKFIELD SACRAMENTO
HOLDINGS, LLC,
a Delaware limited liability company

By: _____
John Norman
Vice President

ATTEST:

By: [Signature]
Carmen Avalos
City Clerk

By: _____
Rick Whitney
Chief Financial Officer

APPROVED AS TO FORM:

By: [Signature]
Michelle Sheidenberger
City Attorney

BROOKFIELD SUNSET, LLC,
a California limited liability company

By: _____
John Norman
Vice President

APPROVED AS TO SUBSTANCE:

By: [Signature]
Mike Isom
Development Services Director

By: _____
Rick Whitney
Chief Financial Officer

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

[Signature]
Angela Eisenpress, Successor Trustee

Notary Public
See Attached
4/7/2022

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Santa Cruz }

On April 7th, 2022, before me, F.M. Czerwinski Notary Public,
personally appeared Angela Eisenpress

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

SIGNATURE F.M. Czerwinski

PLACE NOTARY SEAL ABOVE

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document:

Document Date:


Number of Pages:

Signer(s) Other than Named Above:

*F.M.C.
4/7/2022*

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, as attested to by its City Clerk under the authority of Ordinance No. 6483, adopted by the Council of the City of Roseville on the 11 day of May, 2022.

CITY OF ROSEVILLE,
A municipal corporation

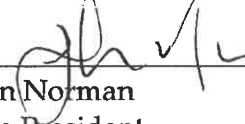
By: 
Dominick Casey
City Manager

ATTEST:

By: _____
Carmen Avalos
City Clerk

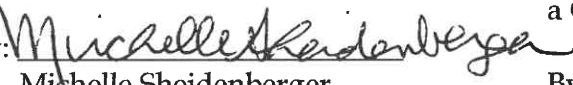
LANDOWNER:

BROOKFIELD SACRAMENTO
HOLDINGS, LLC,
a Delaware limited liability company


By: 
John Norman
Vice President

By: 
Rick Whitney
Chief Financial Officer

APPROVED AS TO FORM:

By: 
Michelle Sheidenberger
City Attorney

BROOKFIELD SUNSET, LLC,
a California limited liability company

By: 
John Norman
Vice President

APPROVED AS TO SUBSTANCE:

By: 
Mike Isom
Development Services Director

By: 
Rick Whitney
Chief Financial Officer

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

Angela Eisenpress, Successor Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Placer) ss.

On April 7, 2022 before me,
C. U. Gerrald
Notary Public personally appeared John Norman

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

SIGNATURE *C. U. Gerrald*



CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Diego }

On 4/6/2022 before me, Lisa Rogalski a Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Rick Whitney
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Lisa Rogalski
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Placer

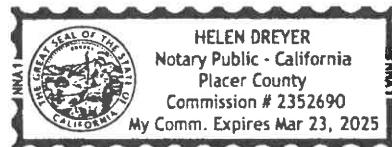
On June 15, 2022 before me, Helen Dreyer, Notary Public
(insert name and title of the officer)

personally appeared Dominick Casey
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Signature Helen Dreyer (Seal)



CITY OF ROSEVILLE,
A municipal corporation


By: 
Dominick Casey
City Manager

ATTEST:

By: 
Carmen Avalos
City Clerk


LANDOWNER:

BROOKFIELD SACRAMENTO
HOLDINGS, LLC,
a Delaware limited liability company


By: 
John Norman
Vice President

By: _____
Rick Whitney
Chief Financial Officer

APPROVED AS TO FORM:

By: 
Michelle Sheidenberger
City Attorney

BROOKFIELD SUNSET, LLC,
a California limited liability company

By: 
John Norman
Vice President

APPROVED AS TO SUBSTANCE:

By: 
Mike Isom
Development Services ~~Manager~~
Director

By: _____
Rick Whitney
Chief Financial Officer

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

Angela Eisenpress, Successor Trustee

signed in counterpart

ACKNOWLEDGMENT

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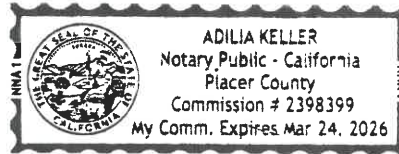
State of California
County of Placer)

On May 20, 2024 before me, Adilia Keller Notary Public
(insert name and title of the officer)

personally appeared Dominick Casey,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.



Signature  (Seal)

ACKNOWLEDGMENT

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State of California

County of PLACER)

On FRIDAY, APRIL 19, 2024 before me, HELEN MARIA TAYLOR, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared JOHN W. NORMAN,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in
his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature Helen Maria Taylor

(Seal)



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

ACKNOWLEDGMENT

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State of California
County of San Diego)

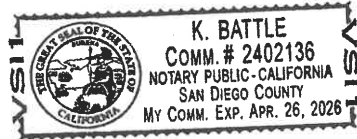
On April 30, 2024 before me, K Battle notary public
(insert name and title of the officer)

personally appeared Richard Whitney
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



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

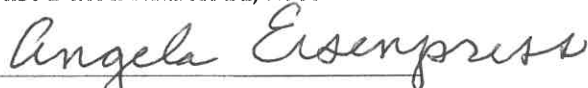
By: _____
Rick Whitney
Chief Financial Officer

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

ACKNOWLEDGMENT

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State of California
County of Santa Cruz)

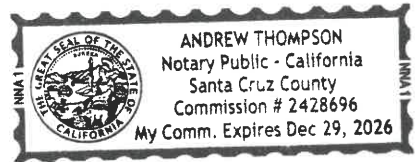
On April 18th, 2024 before me, Andrew Thompson/ Notary Public
(insert name and title of the officer)

personally appeared Angela A Eisenpress*****,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



ORDINANCE NO. 6483

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE
ADOPTING A SECOND AMENDMENT OF THE 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 (525.7 ACRES)
AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF
ROSEVILLE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. In accordance with Chapter 19.84 of Title 19 of the Roseville Municipal Code (the Zoning Ordinance) of the City of Roseville, the City Council has received the recommendation of the Planning Commission that the City of Roseville enter into a Second Amendment of the Development Agreement by and between the City of Roseville, Brookfield Sunset, LLC, a California limited liability company ("Brookfield"), and Jennifer M. Amoruso, Successor Trustee of the Amoruso Family Living Trust Dated March 14, 2005 ("Amoruso")(collectively, "Landowner"), pertaining to the property located within the Amoruso Ranch Specific Plan area (525.7 acres).

SECTION 2. Prior to considering the proposed Second Amendment to Development Agreement, the City Council considered the Addendum to the Amoruso Ranch Specific Plan Environmental Impact Report (EIR) certified on June 15, 2016, pursuant to the California Environmental Quality Act, California Public Resources Code Section 21000 *et seq.*

SECTION 3. The Council of the City of Roseville has reviewed the findings of the Planning Commission recommending approval of the Second Amendment to Development Agreement, and makes the following findings:

1. The Second Amendment to Development Agreement is consistent with the objectives, policies, programs and land use designations of the City of Roseville General Plan and the Amoruso Ranch Specific Plan;
2. The Second Amendment to Development Agreement is consistent with the City of Roseville Zoning Ordinance;
3. The Second Amendment to Development Agreement is in conformance with the public health, safety and welfare;
4. The Second Amendment to Development Agreement will not adversely affect the orderly development of the property or the preservation of property values; and
5. The provisions of the Second Amendment to Development Agreement will provide sufficient benefit to the City to justify entering into said Amendment;

SECTION 4. The Second Amendment to Development Agreement, by and between the City of Roseville, Brookfield Sunset, LLC, a California limited liability company ("Brookfield"), and Jennifer M. Amoruso, Successor Trustee of the Amoruso Family Living Trust, Dated March 14, 2005, pertaining to the property located within the Amoruso Ranch Specific Plan area (525.7 acres), a copy of which is on file in the City Clerk's Department and incorporated herein by reference, is hereby approved and the City Manager is authorized to execute it on behalf of the City of Roseville.

SECTION 5. The City Clerk is directed to record the executed Development Agreement

Amendment within ten (10) days of the execution of the agreement by the City Manager with the County Recorder's Office of the County of Placer.

SECTION 6. This ordinance shall be effective at the expiration of thirty (30) days from the date of its adoption.

SECTION 7. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least three (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville this 11th day of May, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS: Houdesheldt, Alvord, Roccucci, Mendonsa, Bernasconi

NOES COUNCILMEMBERS: None

ABSENT COUNCILMEMBERS: None



MAYOR

ATTEST:



City Clerk

The foregoing instrument is a correct copy of the original on file in the City Clerks Department.

ATTEST:
City Clerk of the City of Roseville, California



DEPUTY CLERK

ORDINANCE NO. 6482

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING
ZONING ORDINANCE NO. 5428 OF THE CITY OF ROSEVILLE CHANGING THE
ZONING OF CERTAIN REAL PROPERTY LOCATED WITHIN THE CITY OF
ROSEVILLE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. The Council of the City of Roseville has reviewed the findings of the Planning Commission regarding approval of the rezone specified herein, and make the following findings pursuant to Section 19.86.050 of the Zoning Ordinance:

1. The rezone is in conformance with the public interest, health, safety, or welfare of the City; and
2. The rezone is consistent with the objectives, policies, programs, and land use designations of the City of the Roseville General Plan and the Amoruso Ranch Specific Plan.

SECTION 2. Section 19.06.020 of the Zoning Ordinance of the City of Roseville, Ordinance No. 5428, is amended to change the zoning of that portion of certain real property within the City of Roseville known as the Amoruso Ranch Specific Plan (ARSP), as shown and so designated in Exhibit "B", which is attached hereto and incorporated herein by reference, to adjust the acreage and configuration of zoning boundaries for Small Lot Residential (RS) Parcels AR-1 through AR-9, AR-11 through AR-16, AR-18, AR-21, AR-22, AR-24 through AR-26, AR-30, AR-32 through AR-35, AR-37, AR-39, AR-40, AR-42 and AR-43; adjust the acreage and configuration for Multifamily Residential (R3) Parcels AR-19, AR-36, AR-38, and AR-44; adjust the acreage and configuration for Public/Quasi Public Parcels (P/QP) AR-50 and AR-54; adjust the acreage and configuration for Commercial Parcels (CMU-SA and CC) AR-51 through AR-53, adjust the acreage and configuration of Parks and Recreation (P/R) Parcels AR-62 through AR-64, AR-66, and AR-67; adjust the acreage and configuration of Open Space (OS) Parcels AR-70 through AR-78, AR-80, AR-81, AR-91, AR-93, AR-95 through AR-99, AR-101 through AR-106, AR-108, AR-112, AR-113, AR-115, and adjust the acreage for Westbrook Boulevard right-of-way and roads throughout the Specific Plan.

SECTION 3. This ordinance shall be effective at the expiration of thirty (30) days from the date of adoption.

SECTION 4. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least three (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication byposting.

PASSED AND ADOPTED by the Council of the City of Roseville this 11th day of May, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS: Houdesheldt, Alvord, Roccucci, Mendonsa, Bernasconi

NOES COUNCILMEMBERS: None

ABSENT COUNCILMEMBERS: None



MAYOR

ATTEST:



City Clerk

The foregoing instrument is a correct copy of the original on file in the City Clerks Department.

ATTEST: _____
City Clerk of the City of Roseville, California



DEPUTY CLERK

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

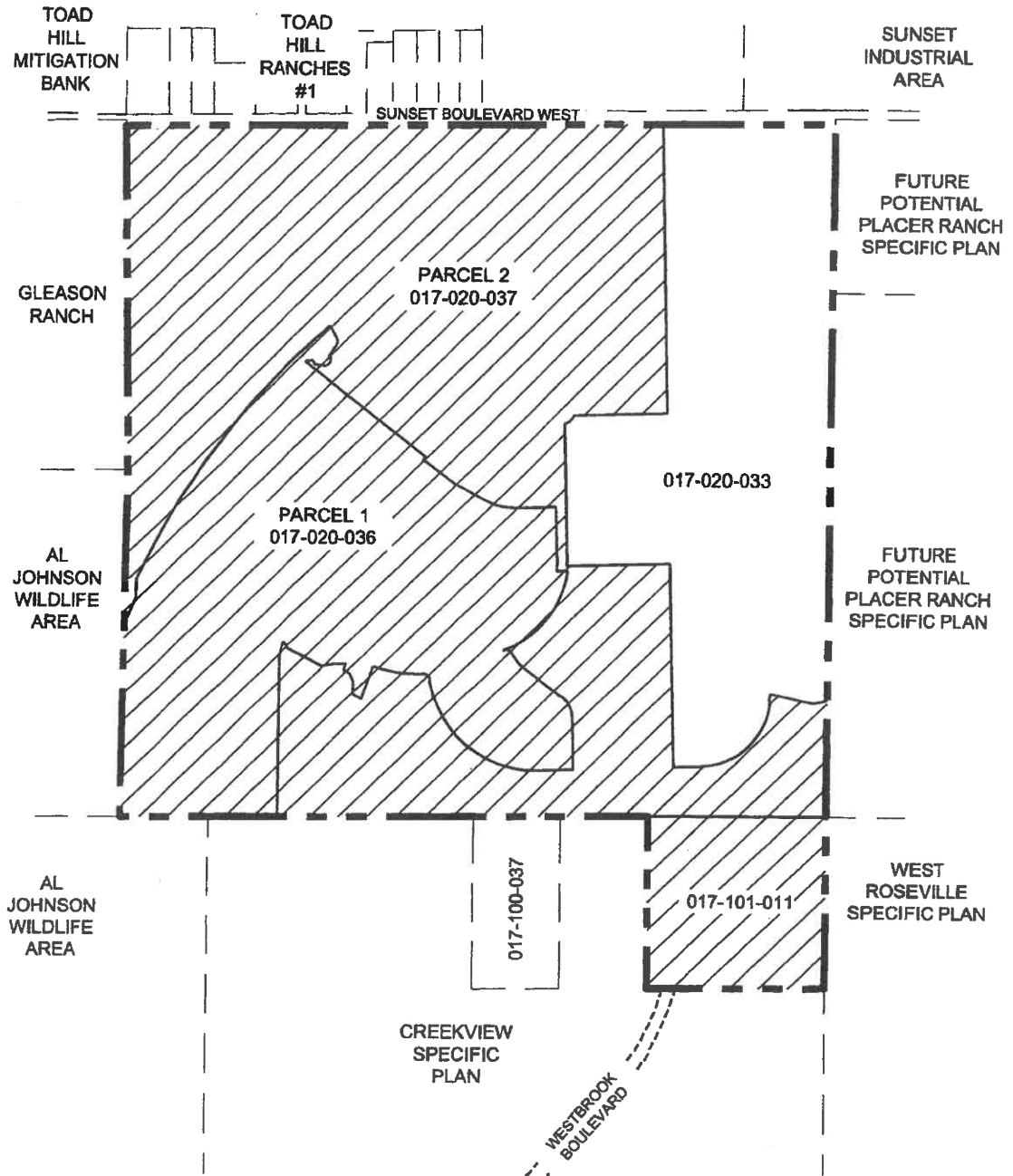
ALL THAT REAL PROPERTY SITUATE IN THE COUNTY OF PLACER, STATE OF CALIFORNIA, BEING A PORTION OF SECTION 11, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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.

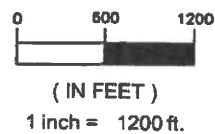
**Exhibit B
Property Map**

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



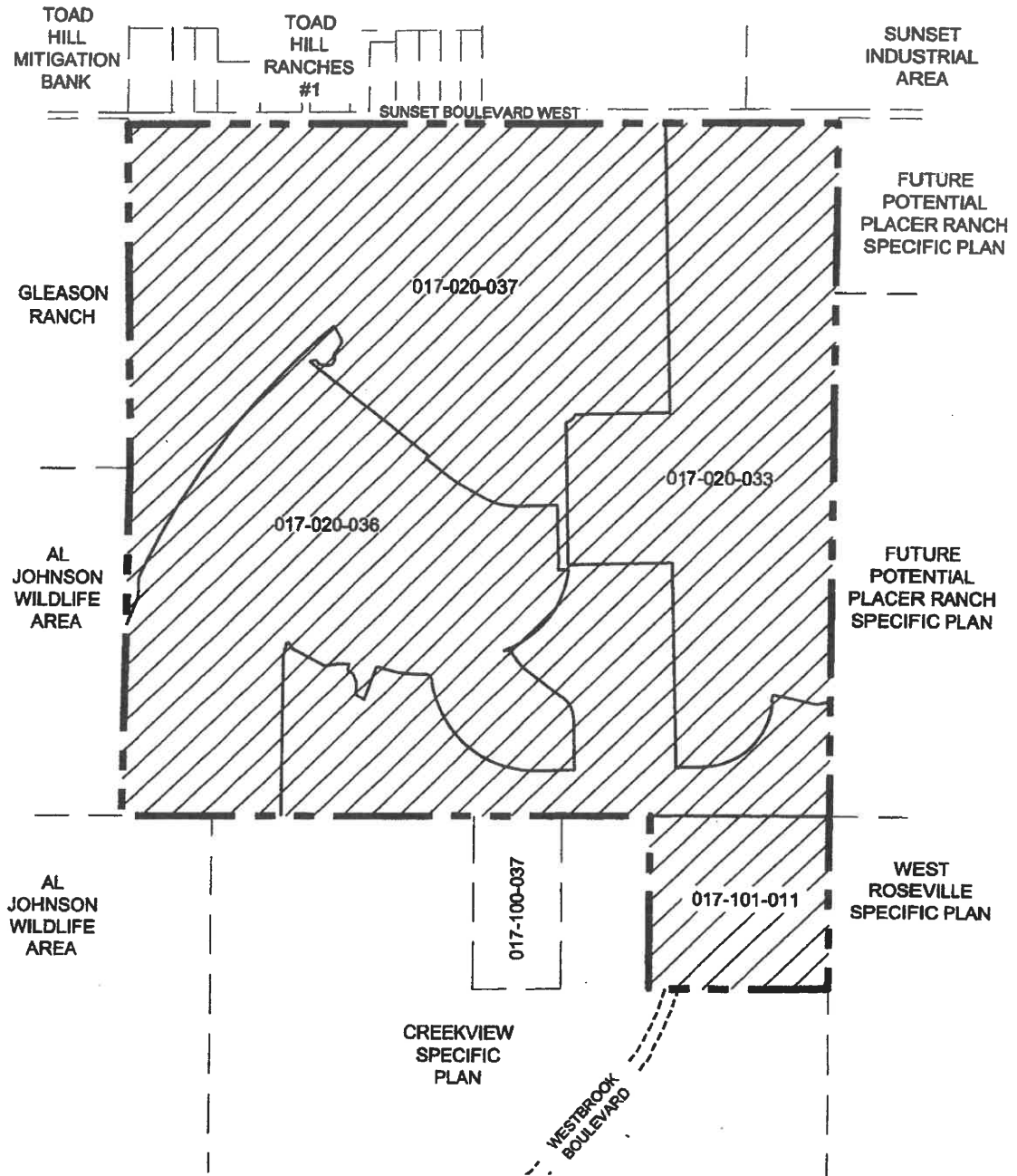
LEGEND

 PROPERTY SUBJECT TO DEVELOPMENT AGREEMENT




**Exhibit C
Annexation Area and Plan Area**

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



LEGEND

 **PROPERTY SUBJECT TO DEVELOPMENT AGREEMENT**

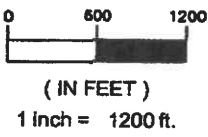
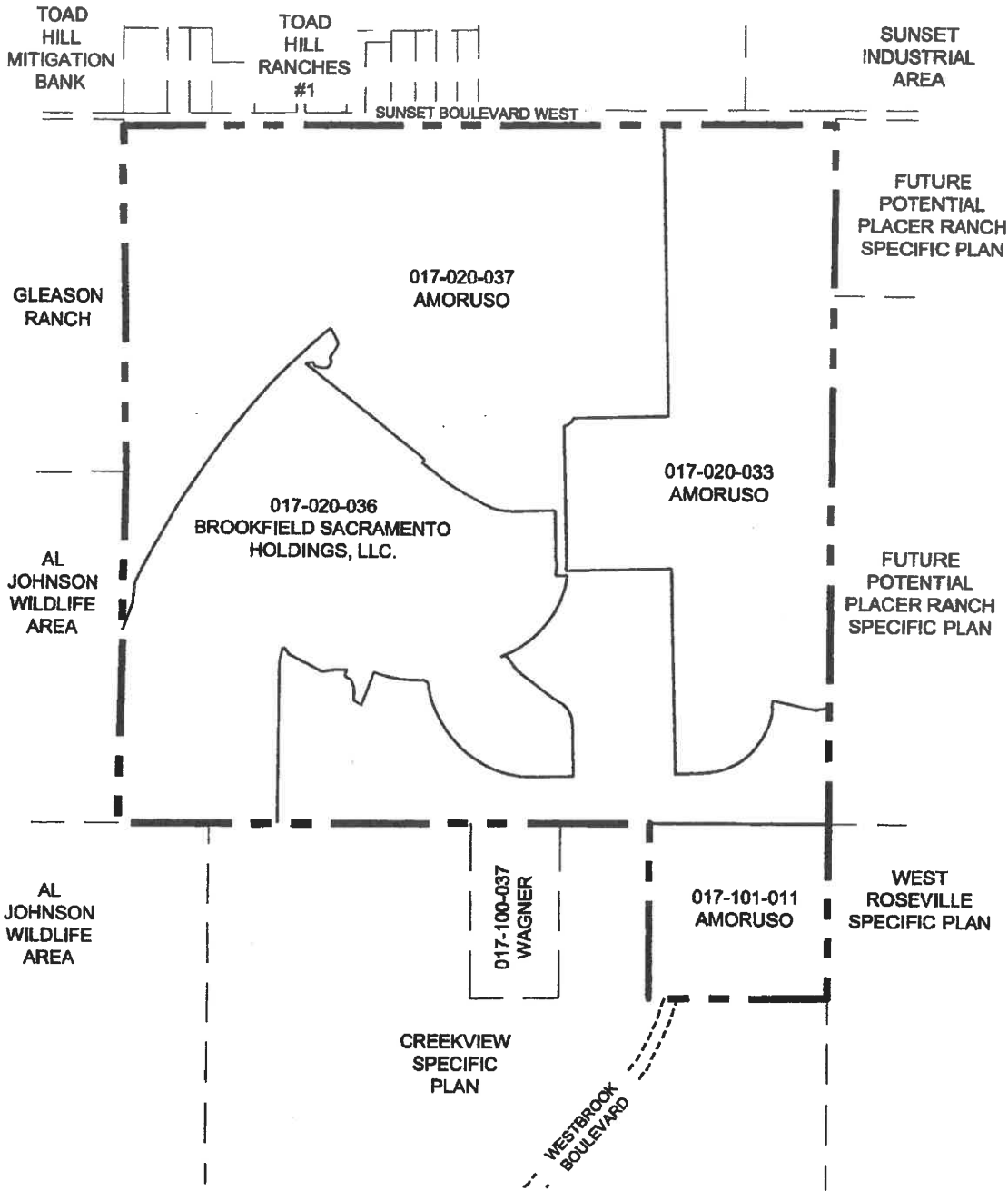


Exhibit D
Specific Plan Property Ownership

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



LEGEND

 PROPERTY SUBJECT TO DEVELOPMENT AGREEMENT

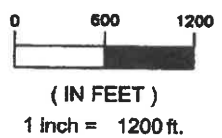
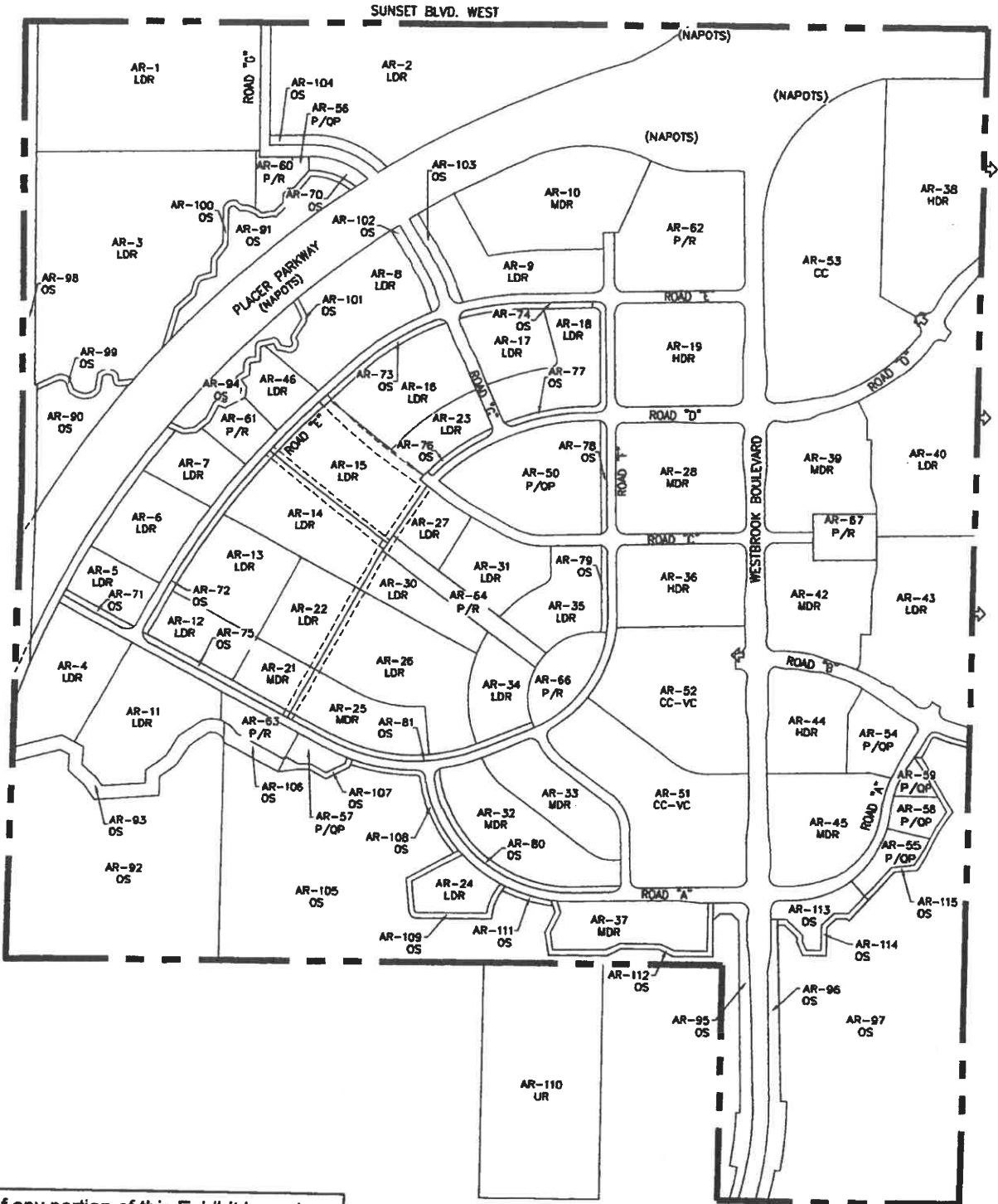


Exhibit E
Land Use Plan



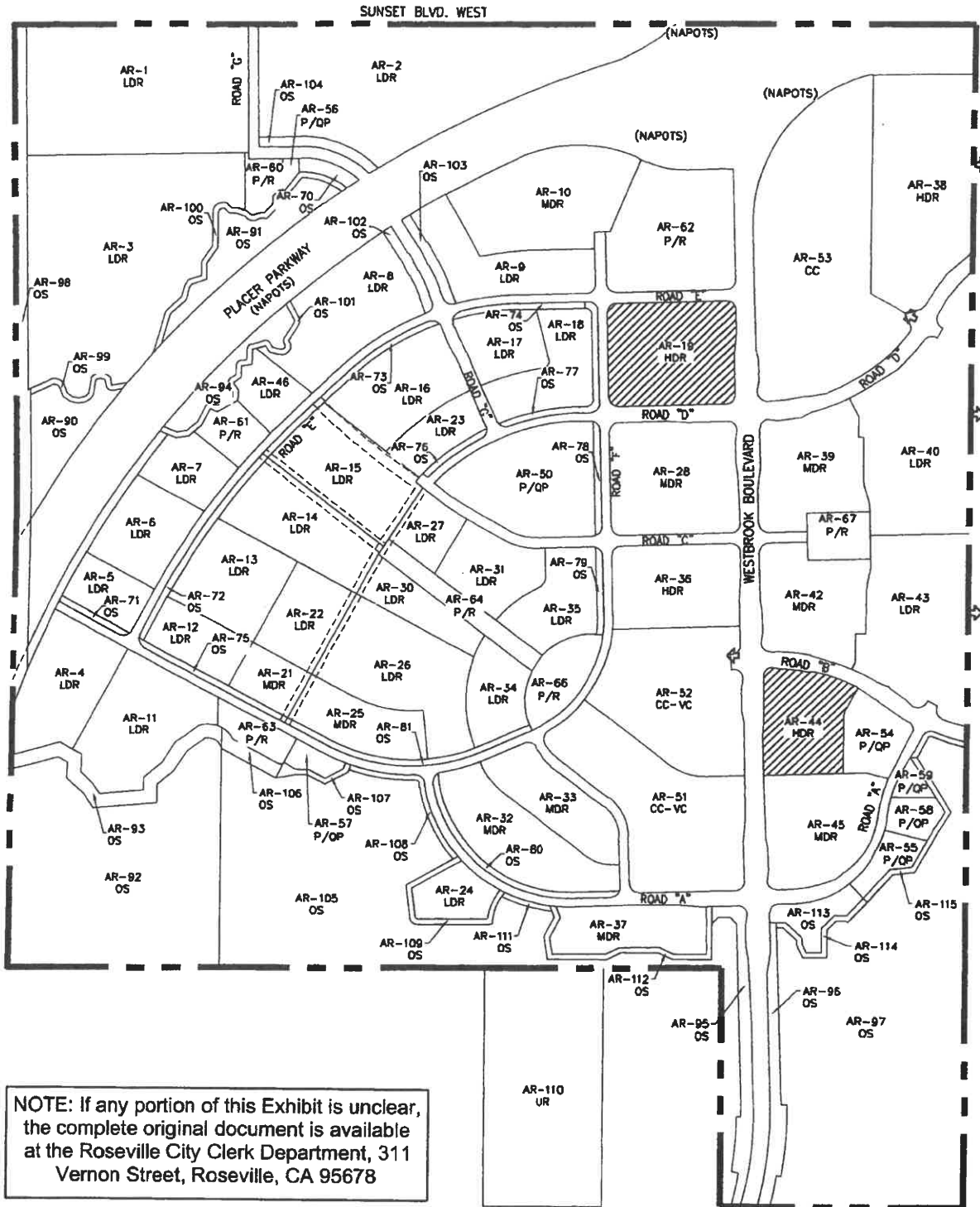
NOTE: If any portion of this Exhibit is unclear, the complete original document is available at the Roseville City Clerk Department, 311 Vernon Street, Roseville, CA 95678



(IN FEET)
1 inch = 800 ft.



Exhibit F
Affordable Housing Sites



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

LEGEND
 AFFORDABLE HOUSING SITES

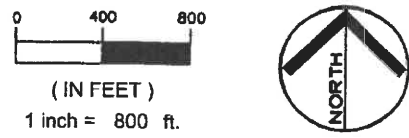
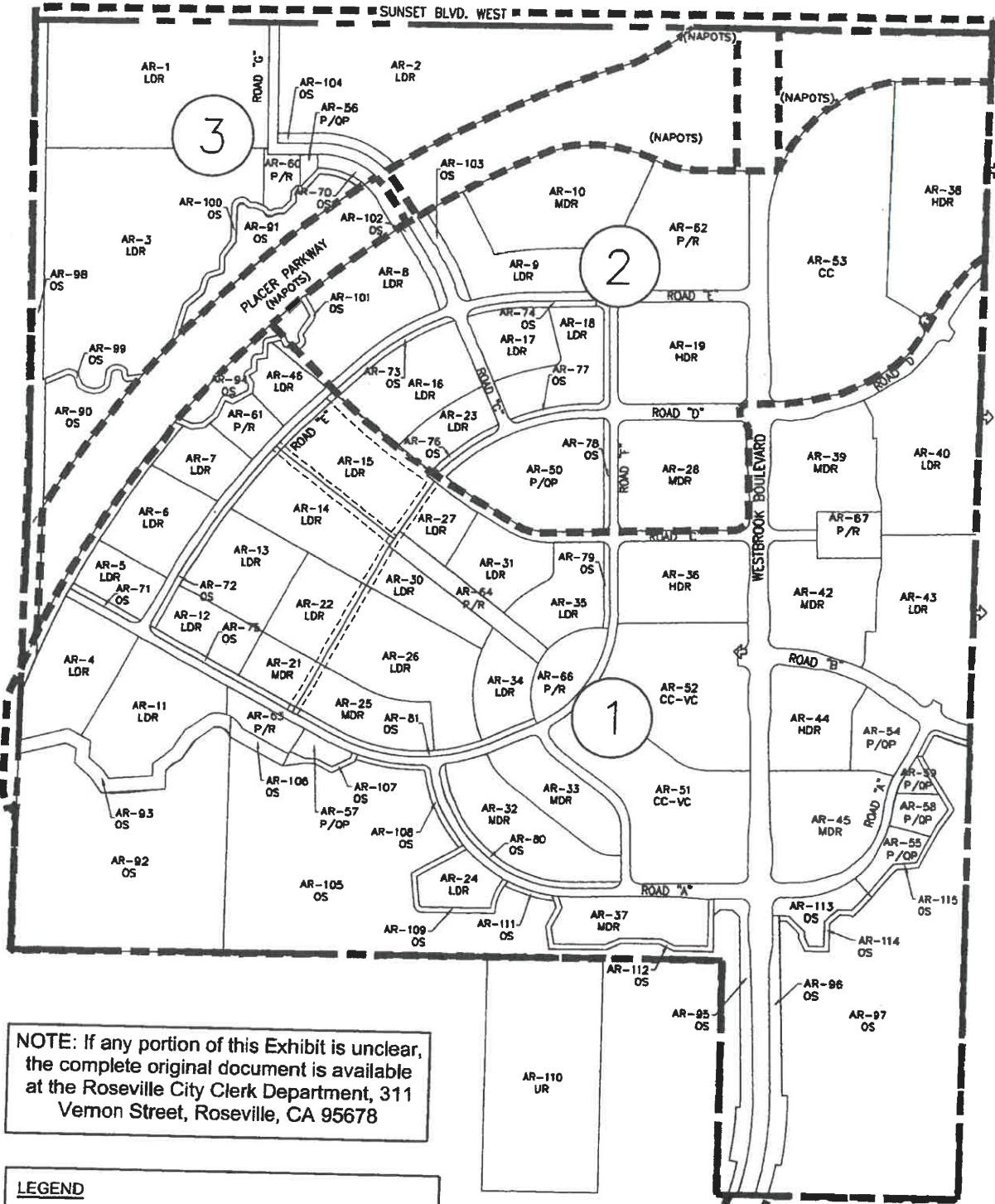


Exhibit G Phasing Plan



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

LEGEND

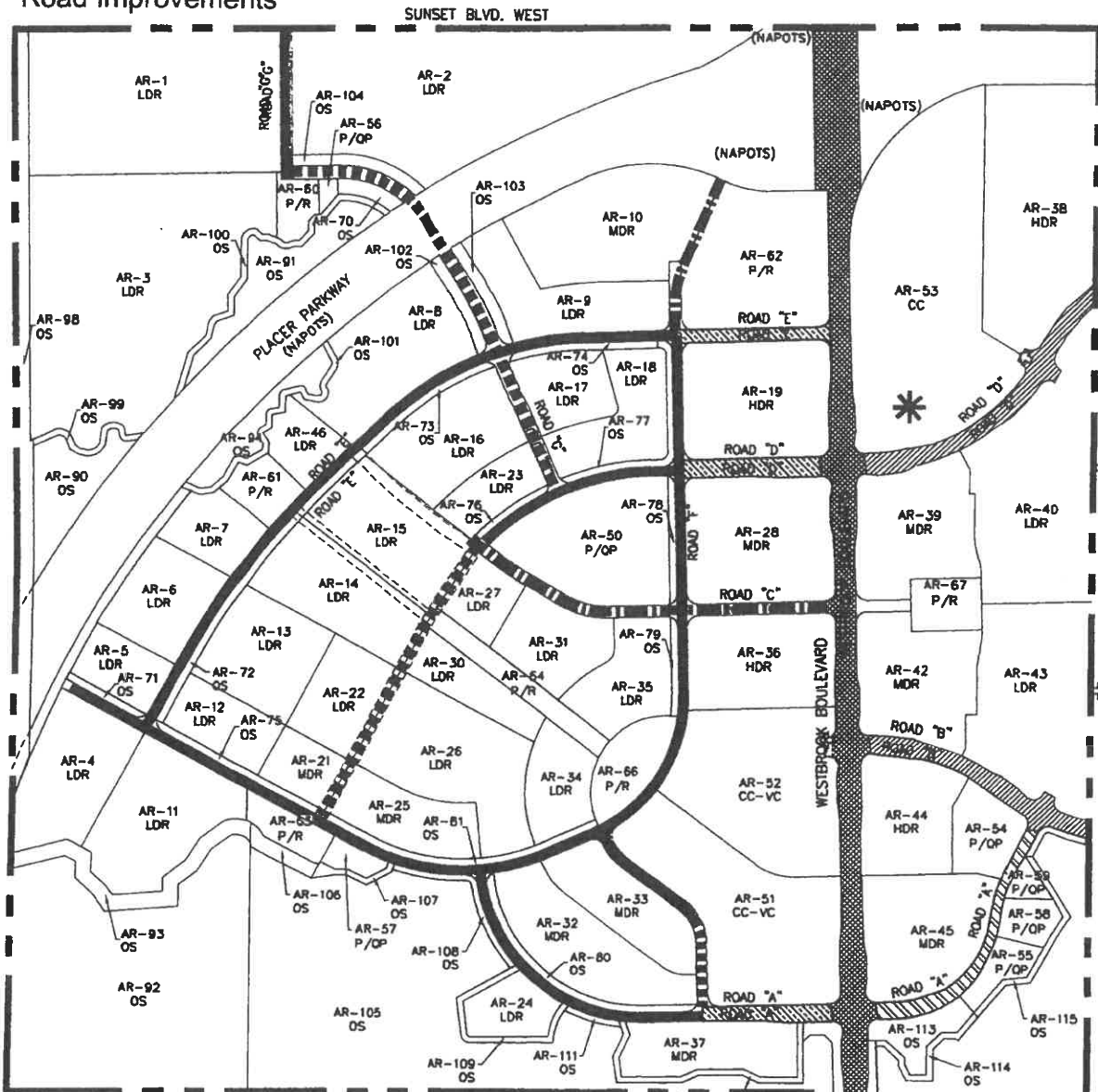
- (X) Major Phases
- Phasing Boundaries



(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

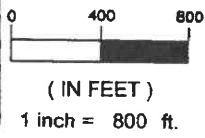
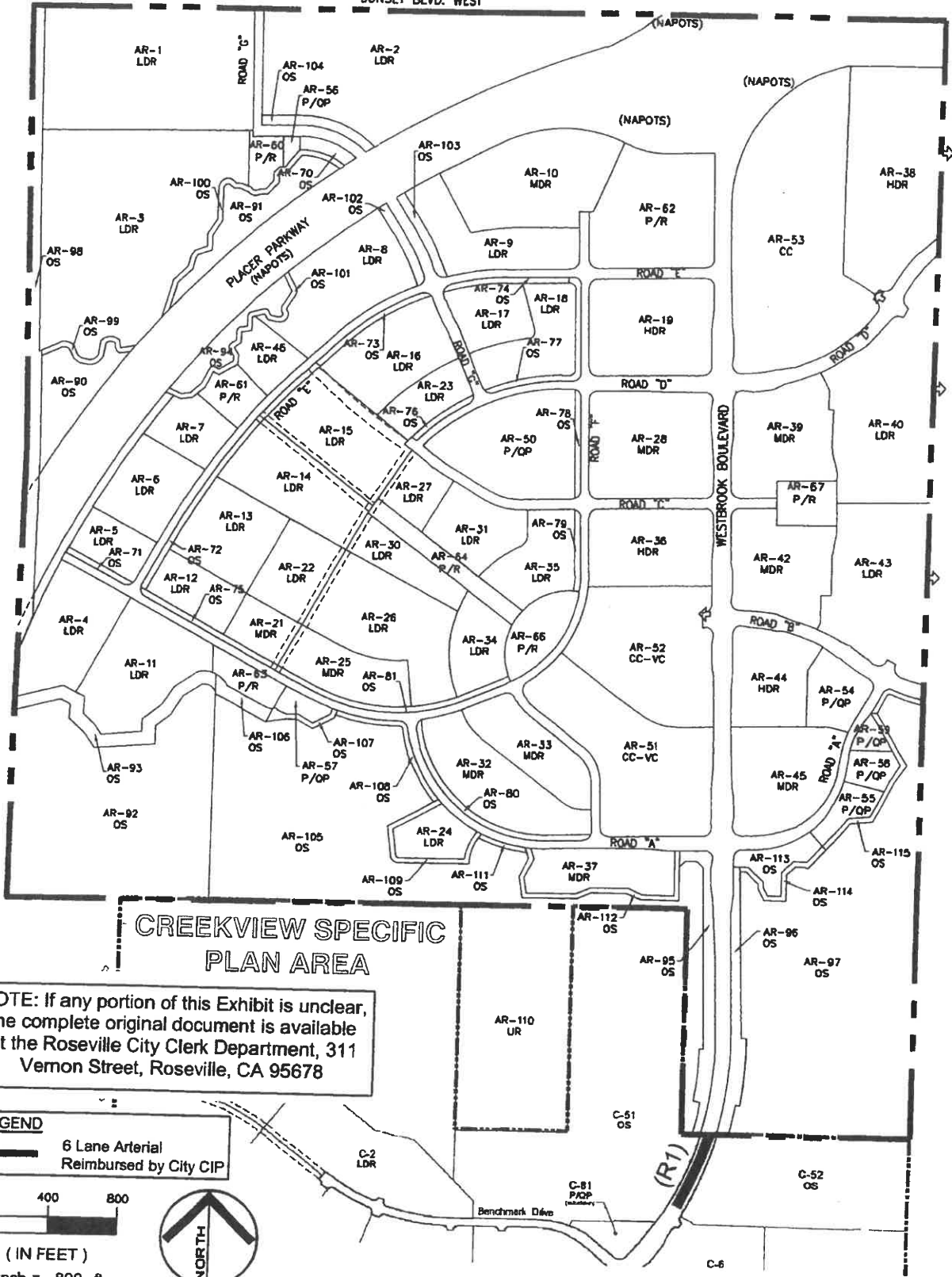


Exhibit H-1
 Offsite Road Facilities For Reimbursement
 SUNSET BLVD. WEST



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

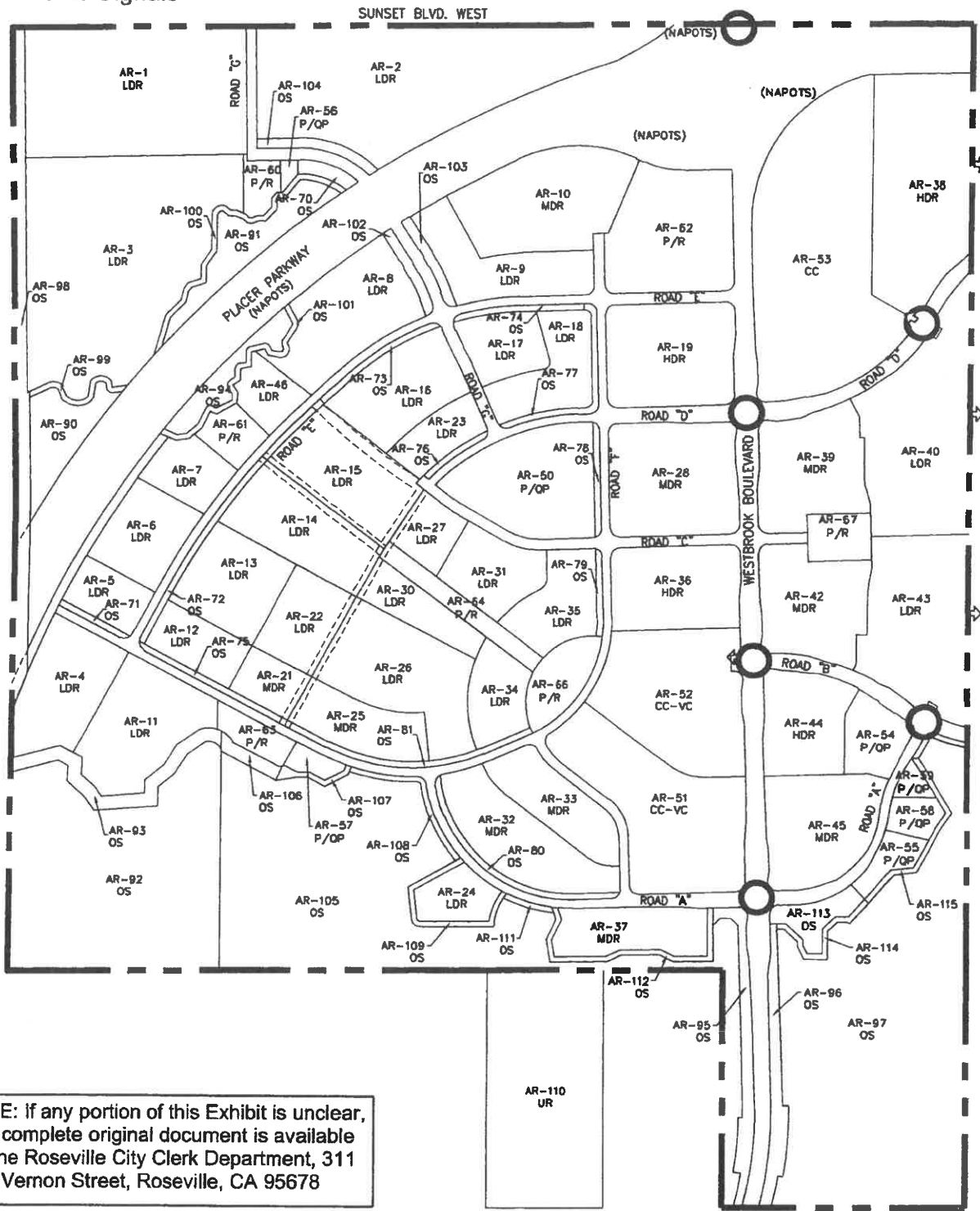
LEGEND
 6 Lane Arterial Reimbursed by City CIP

0 400 800
 (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

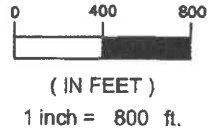
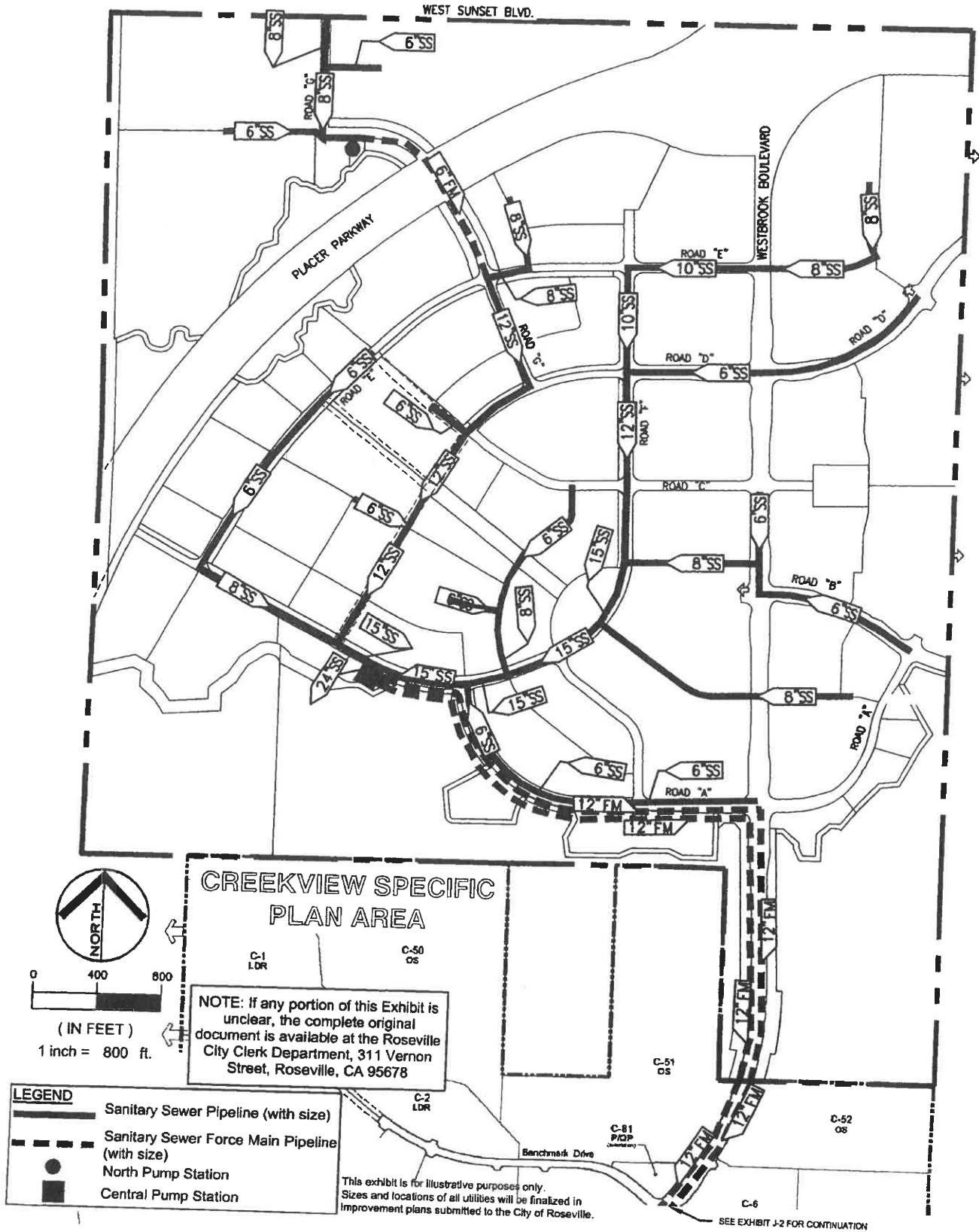


Exhibit J - 1
Wastewater Facilities



0 400 800
(IN FEET)
1 inch = 800 ft.

CREEKVIEW SPECIFIC
PLAN AREA

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

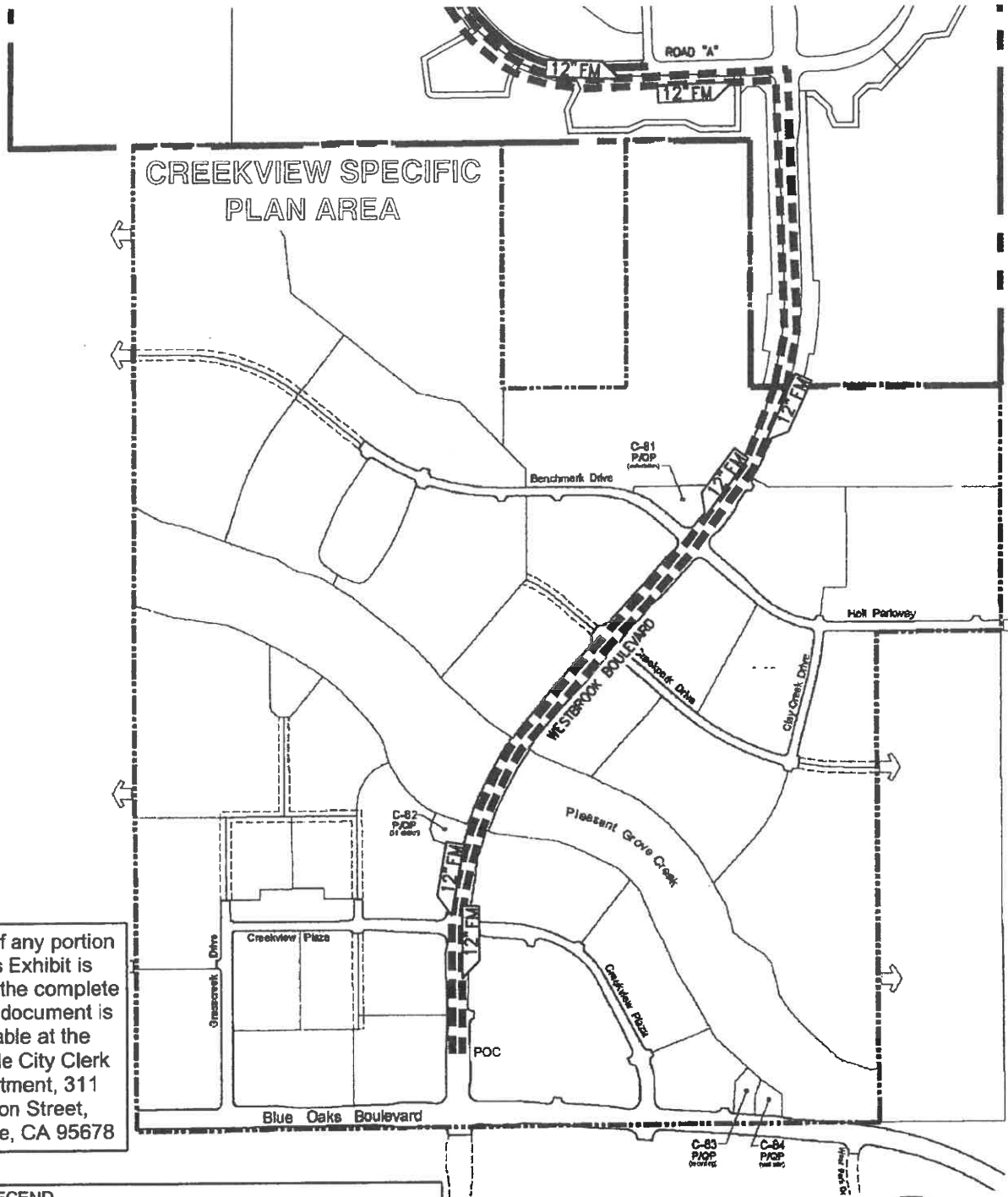
LEGEND

	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)
	Point of Connection

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

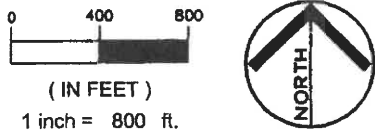
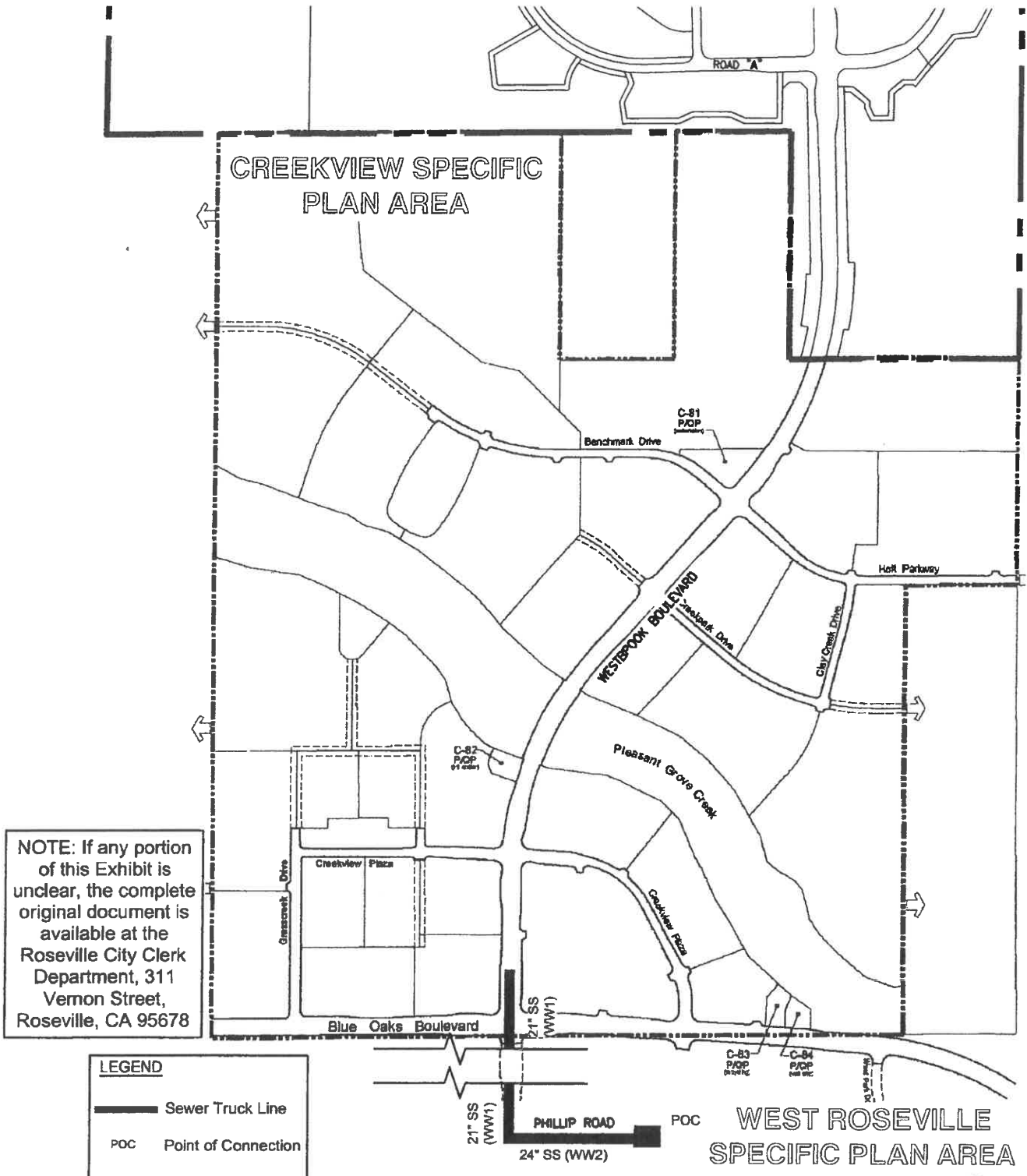




Exhibit K-1
 Offsite Wastewater Facilities For Reimbursement



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

LEGEND

-  Sewer Truck Line
-  POC Point of Connection

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

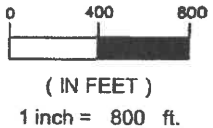
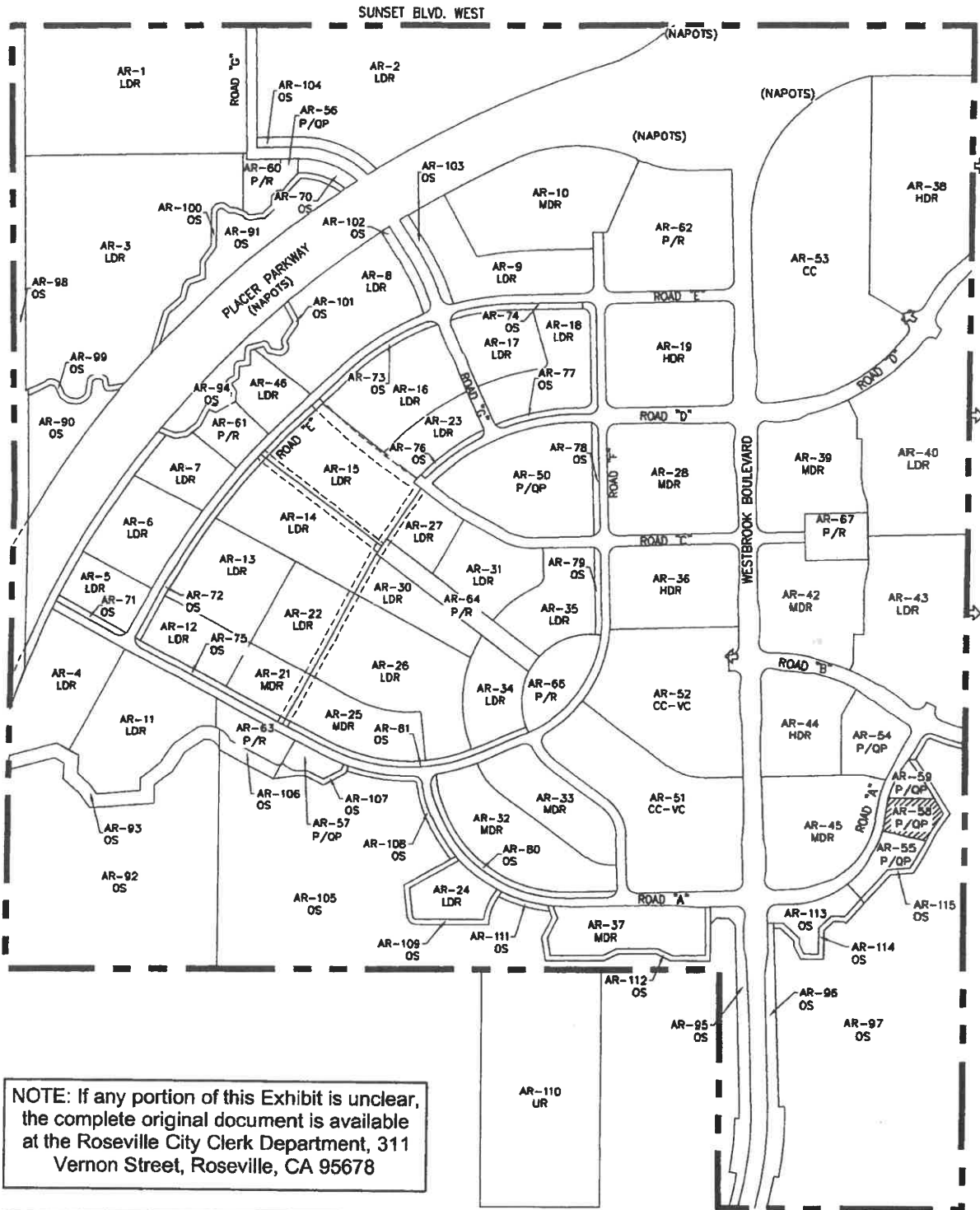



Exhibit L
Groundwater Well



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

LEGEND

 Groundwater Well Site

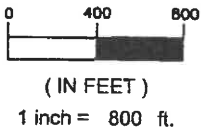


Exhibit M
Water Conservation Plan

Brookfield Residential
Amoruso Ranch Specific Plan Area

April 2016

Water Conservation Plan

Prepared By:

Kimley»»Horn

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.

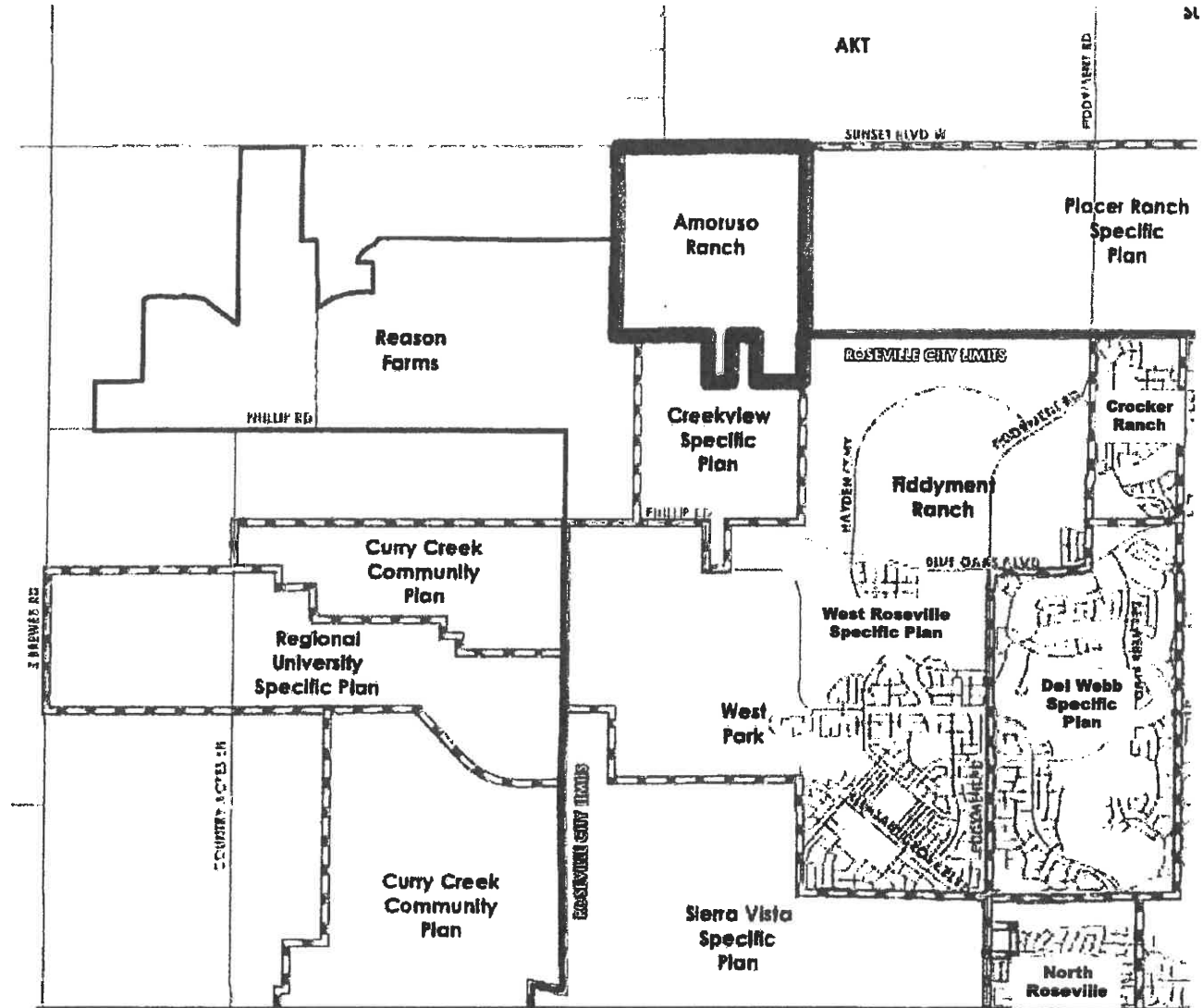


Figure 1 – ARSP Area Project Vicinity

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

Kimley»Horn

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.

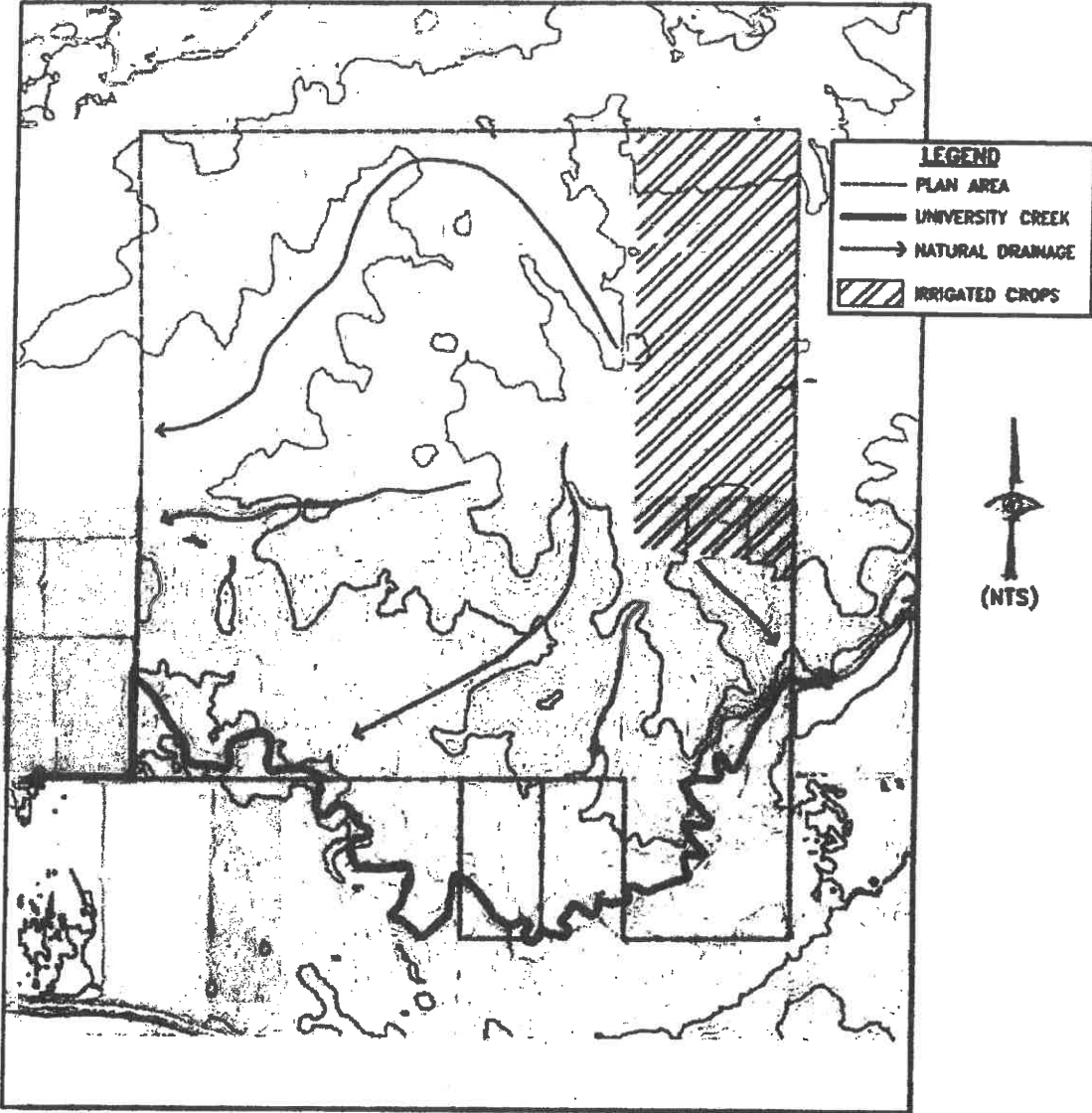


Figure 2 – ARSP Area Pre-Development Conditions

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.

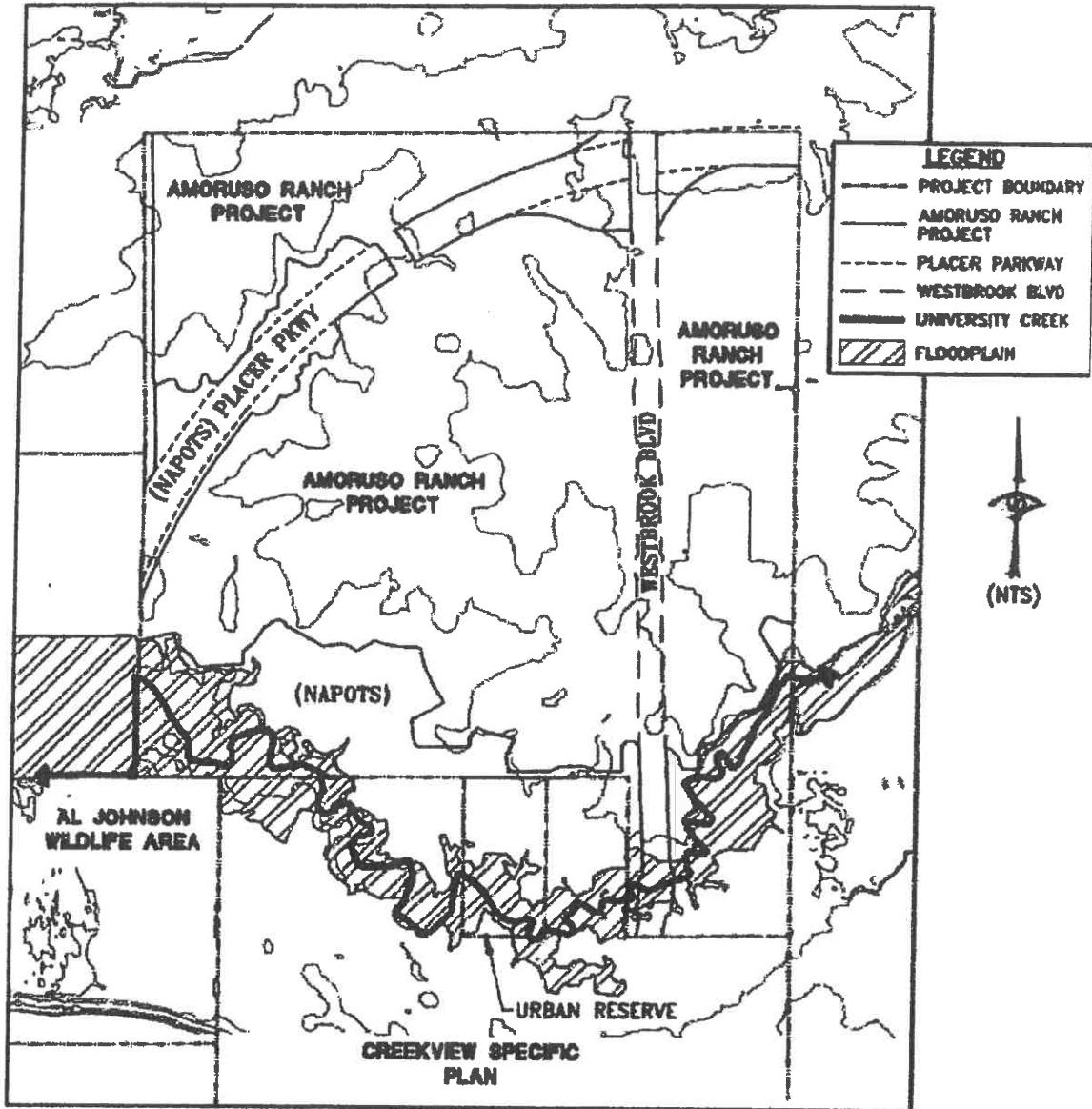


Figure 3 – ARSP Area Opportunities and Constraints

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

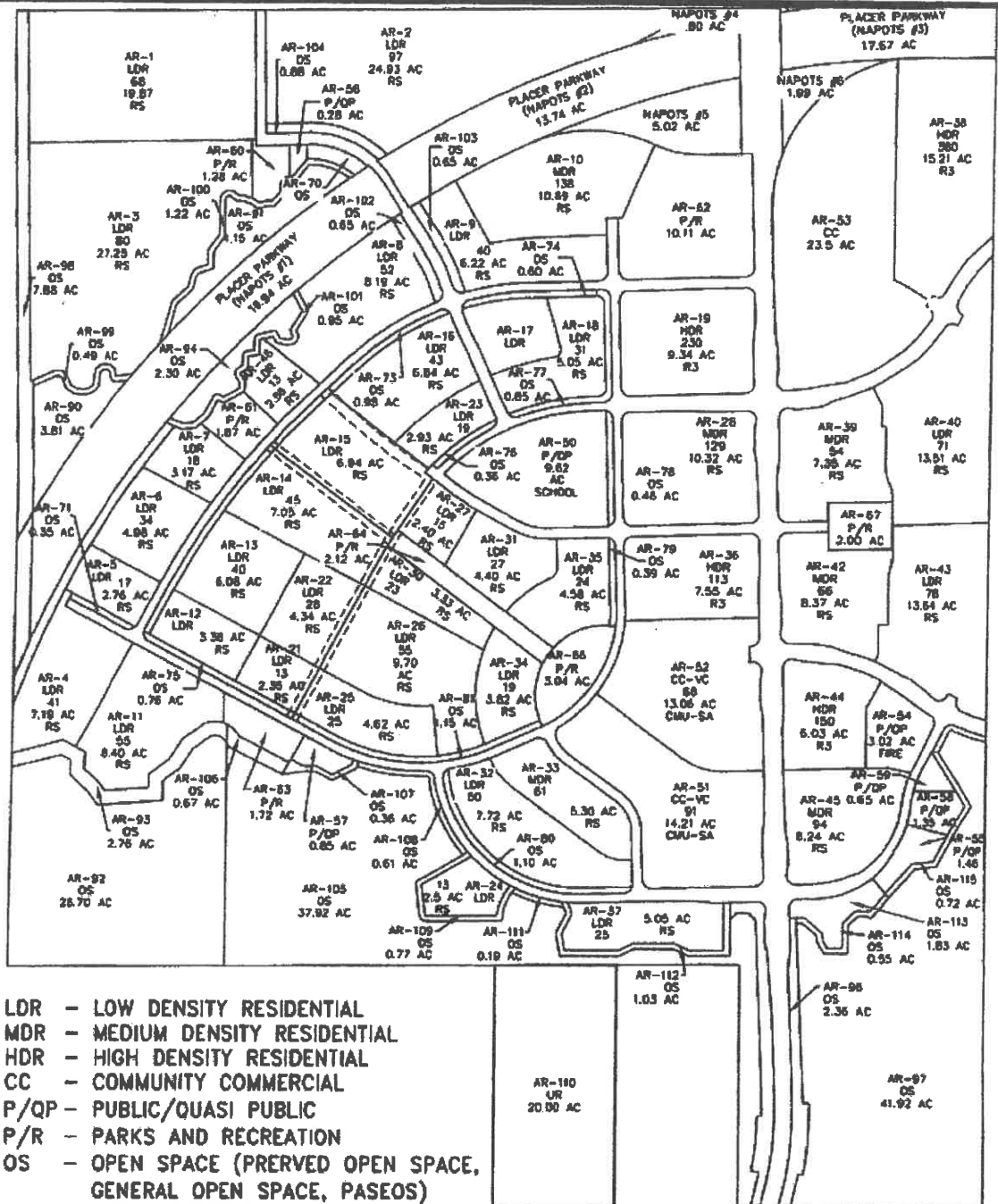
Kimley»»Horn

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.

Kimley»Horn



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

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

BASELINE WATER USE ESTIMATION

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

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

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

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

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

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

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

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

¹ Demand accounts for 2% system losses.

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

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

¹ Demand accounts for 2% system losses.

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

SINGLE FAMILY RESIDENTIAL WATER USE DISTRIBUTION

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

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

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

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

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

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

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

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

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

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

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

WATER USE REDUCTION STRATEGIES

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

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

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

REDUCTION OF RESIDENTIAL TURF AREAS

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

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

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

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

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

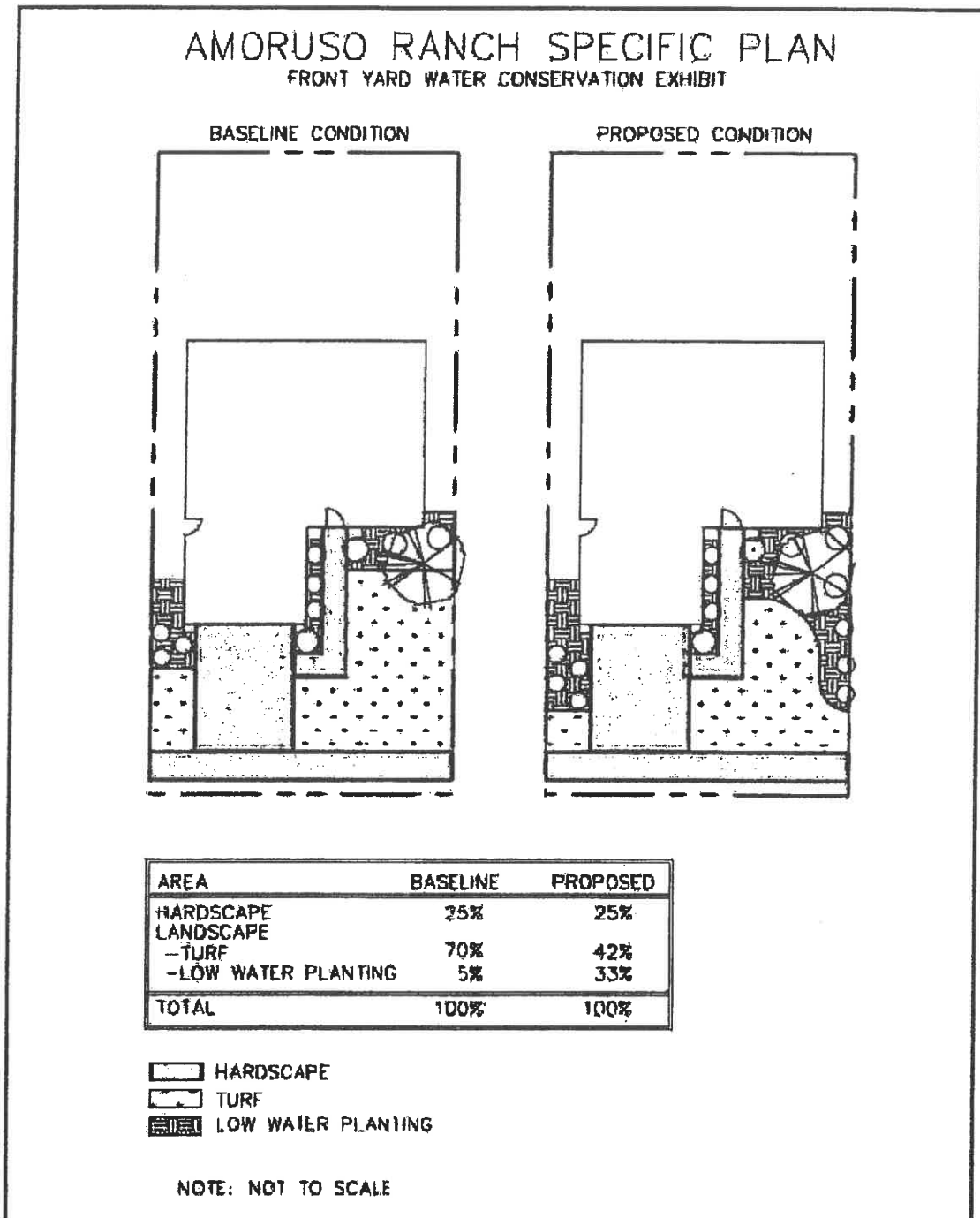


Figure 5 – Front Yard Water Conservation Comparison

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

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

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

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

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

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

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

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

¹ As a percentage of the front yard.

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

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

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

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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):

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

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

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

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

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

**Table 8
Amoruso Ranch Specific Plan
Water Conservation Plan**

Non-Residential Irrigated Area Water Efficiencies

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

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

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

Demand remaining after turf reduction:

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

Low water plants use 30% of turf demand:

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

New irrigation demand:

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

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

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

¹Annual water demand derived from Table 3.

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Demand remaining after turf reduction:

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

Low water plants use 30% of turf demand:

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

New irrigation demand:

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

IRRIGATION MANAGEMENT

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

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

Smart Irrigation Equation:

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

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

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

WATER CONSERVATION METHODS

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

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

¹ Annual irrigation demand derived from Table 7.

² Annual irrigation demand derived from Table 5.

³ Annual irrigation demand derived from Table 7.

⁴ Annual irrigation demand derived from Table 8.

⁵ Annual irrigation demand derived from Table 8.

⁶ Annual Irrigation demand derived from Table 8.

⁷ Annual irrigation demand derived from Table 8.

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

Re-Circulating Hot Water Equation:

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

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

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

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

SUMMARY

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

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

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

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

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

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

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

¹ Annual demand savings derived from Table 7.

² Annual demand savings derived from Table 8.

³ Annual demand savings derived from Table 9.

⁴ Annual demand savings derived from Table 10.

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References

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

Prepared By:

Kimley»»Horn

555 Capital Mall, Suite 300

Sacramento, CA 95816



WOOD RODGERS

Attachment to Exhibit M TECHNICAL MEMORANDUM

To: City of Roseville
Date: January 27, 2020
Subject: Amoruso Ranch Specific Plan Amendment
Amendment to Water Conservation Plan to Accommodate Revised Land Use Plan

INTRODUCTION

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

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

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

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

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

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

TECHNICAL MEMORANDUM

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

January 27, 2020 - Page 2 of 14

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.

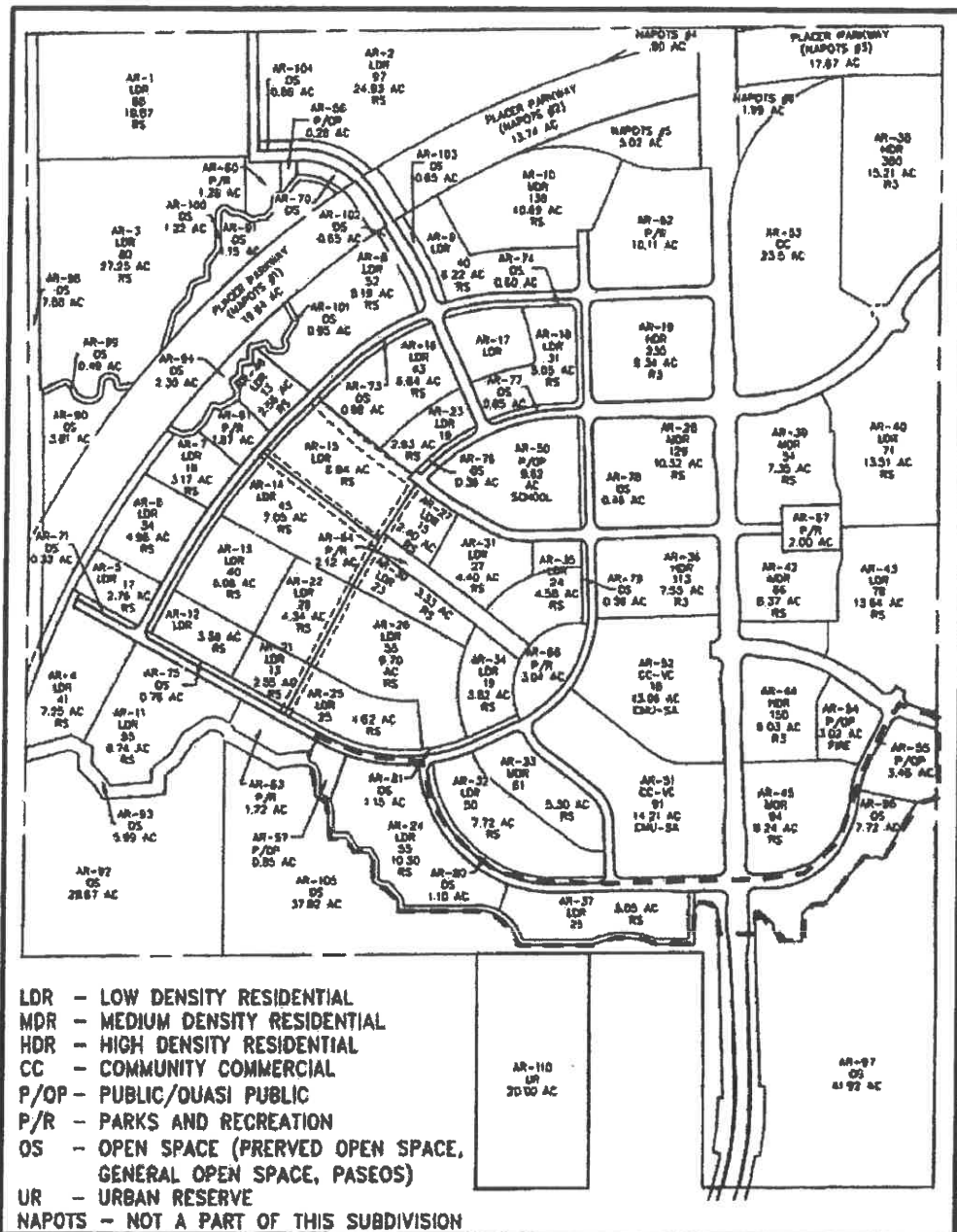
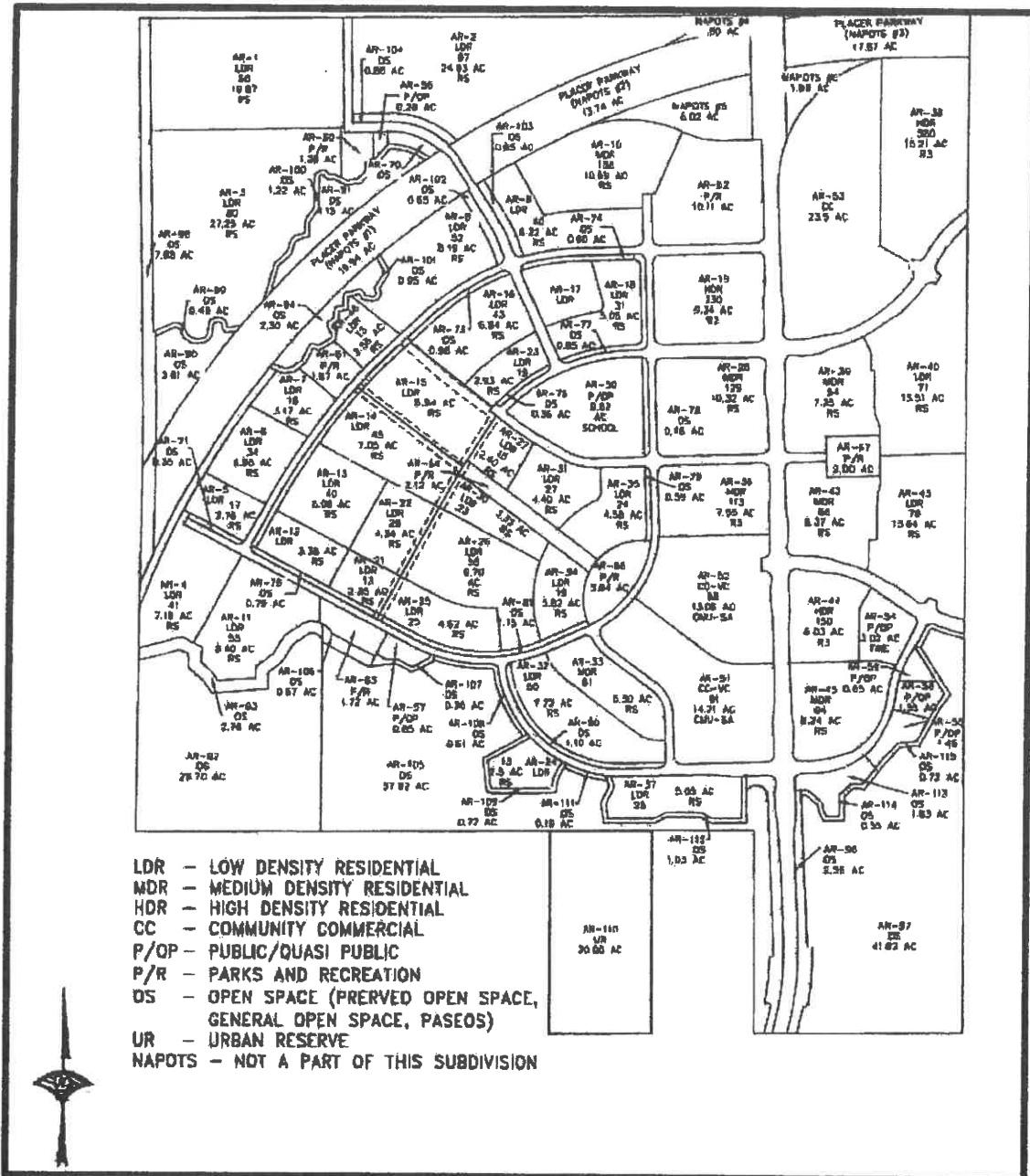


Figure TM-1 – 2016 Approved Land Use Plan

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

TECHNICAL MEMORANDUM

Amoruso Ranch Specific Plan Amendment – Amendment to the Water Conservation Plan
January 27, 2020 - Page 4 of 14

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".

TECHNICAL MEMORANDUM

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

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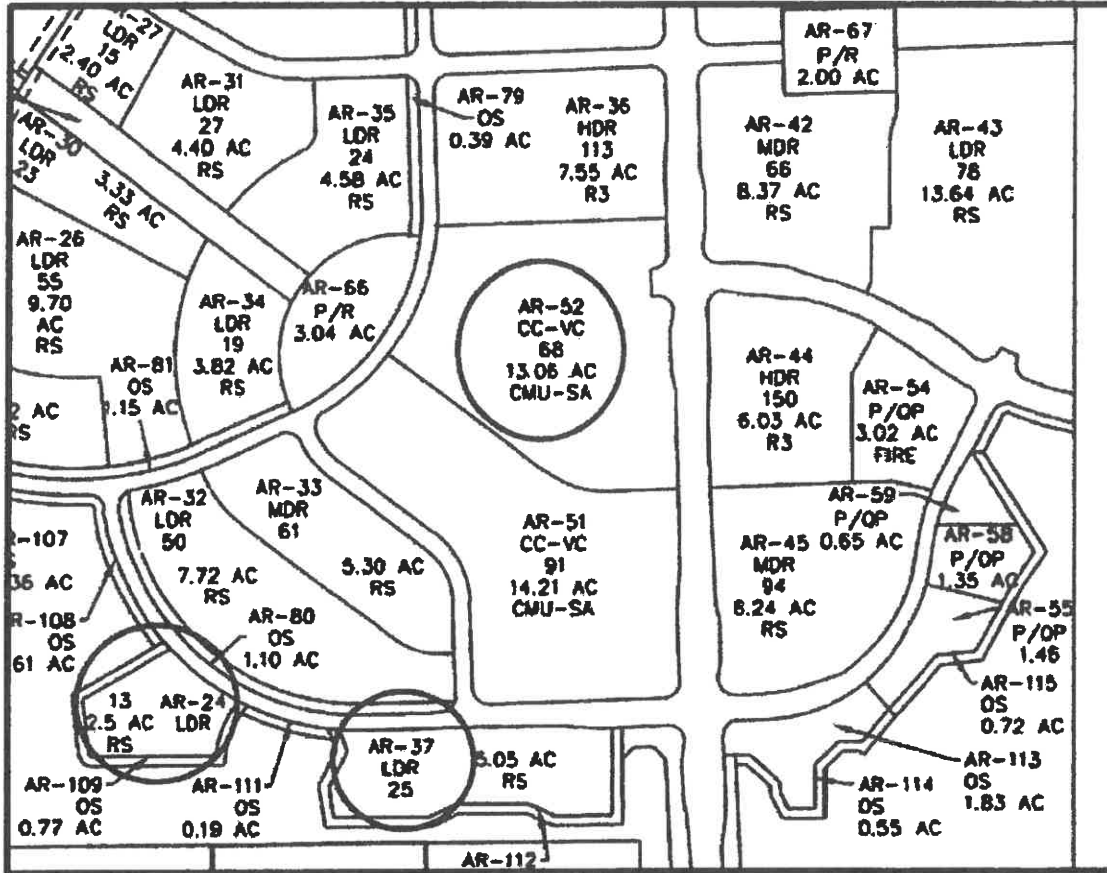


Figure TM-3 – Affected Land Use Parcels (Unit Transfer) (2019 Land Plan)

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

WATER CONSERVATION PLAN

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

TECHNICAL MEMORANDUM

Amoruso Ranch Specific Plan Amendment – Amendment to the Water Conservation Plan
 January 27, 2020 - Page 6 of 14

Water Conservation Plan Table 2 - Amended

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

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

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

¹ Demand accounts for 2% system losses.

TECHNICAL MEMORANDUM

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

January 27, 2020 - Page 7 of 14

Water Conservation Plan Table 3 - Amended

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

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

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

² Demand accounts for 2% system losses.

TECHNICAL MEMORANDUM

Amoruso Ranch Specific Plan Amendment – Amendment to the Water Conservation Plan
January 27, 2020 - Page 8 of 14

Water Conservation Plan Table 4 - Amended

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

Residential Use	Percentage of Total ³
Landscaping	51%
Toilets	13%
Faucets, Cooking, Cleaning	10%
Showers	9%
Clothes Washing	8%
Bath	6%
Toilet Leaks	2%
Dishwasher	1%

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

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

TECHNICAL MEMORANDUM

Amoruso Ranch Specific Plan Amendment – Amendment to the Water Conservation Plan
 January 27, 2020 - Page 11 of 14

Water Conservation Plan Table 8 - Amended

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

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

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⁶Annual water demand derived from Table 3.

TECHNICAL MEMORANDUM

Amoruso Ranch Specific Plan Amendment – Amendment to the Water Conservation Plan
 January 27, 2020 - Page 12 of 14

Water Conservation Plan Table 9 - Amended

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

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

⁷ Annual irrigation demand derived from Table 7.

⁸ Annual irrigation demand derived from Table 5.

⁹ Annual irrigation demand derived from Table 7.

¹⁰ Annual irrigation demand derived from Table 8.

¹¹ Annual irrigation demand derived from Table 8.

¹² Annual irrigation demand derived from Table 8.

¹³ Annual irrigation demand derived from Table 8.

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TECHNICAL MEMORANDUM

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

January 27, 2020 - Page 13 of 14

Water Conservation Plan Table 10 - Amended

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

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

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TECHNICAL MEMORANDUM

Amoruso Ranch Specific Plan Amendment – Amendment to the Water Conservation Plan
 January 27, 2020 - Page 14 of 14

Water Conservation Plan Table 11 - Amended

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

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

¹⁴ Annual demand savings derived from Table 7.

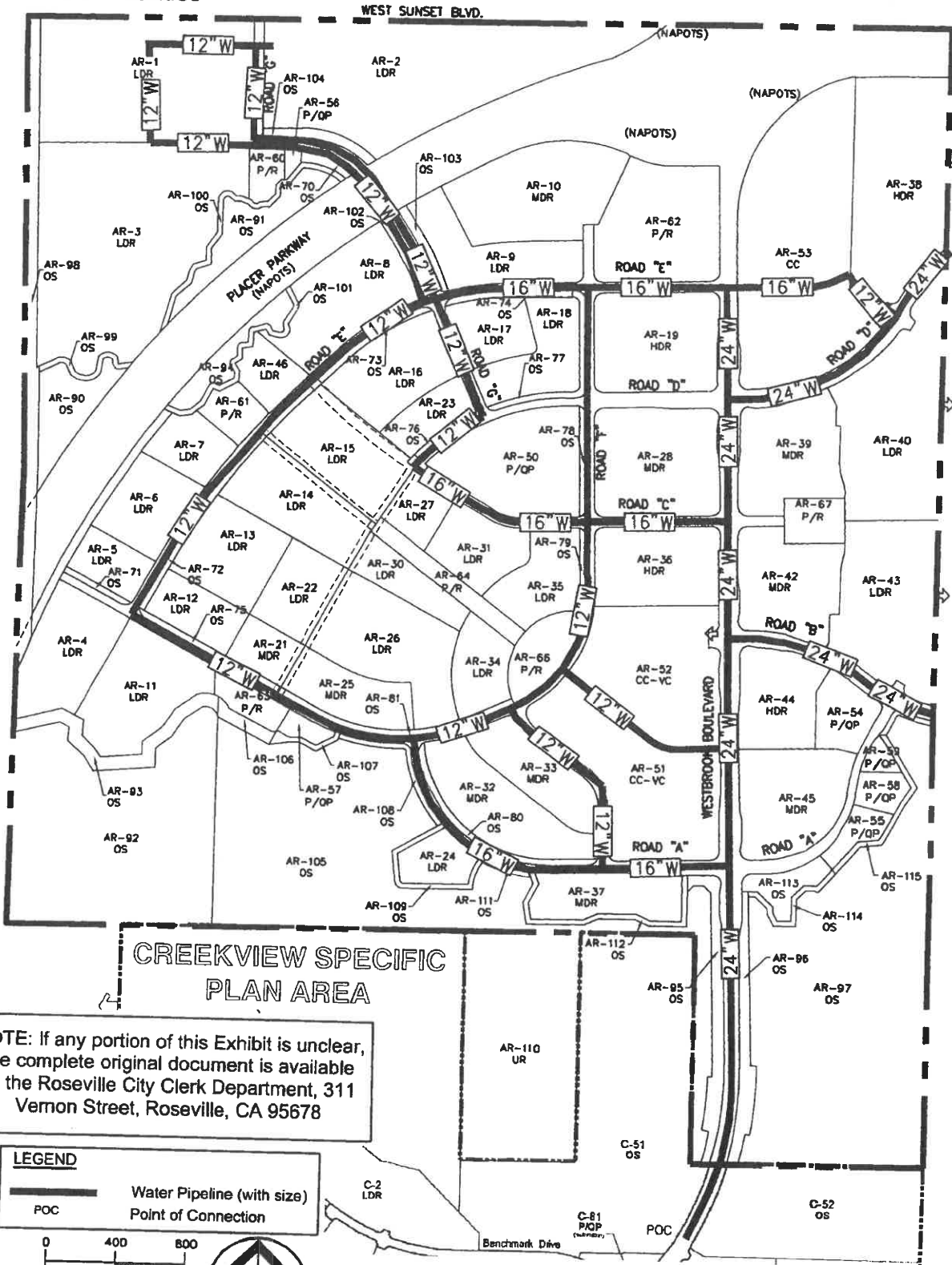
¹⁵ Annual demand savings derived from Table 8.

¹⁶ Annual demand savings derived from Table 9.

¹⁷ Annual demand savings derived from Table 10.

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

Exhibit N
Water Facilities



CREEKVIEW SPECIFIC
PLAN AREA

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

LEGEND

Water Pipeline (with size)
POC Point of Connection

0 400 800
(IN FEET)
1 inch = 800 ft.

NORTH

Exhibit O-1
Water Facilities For Reimbursement

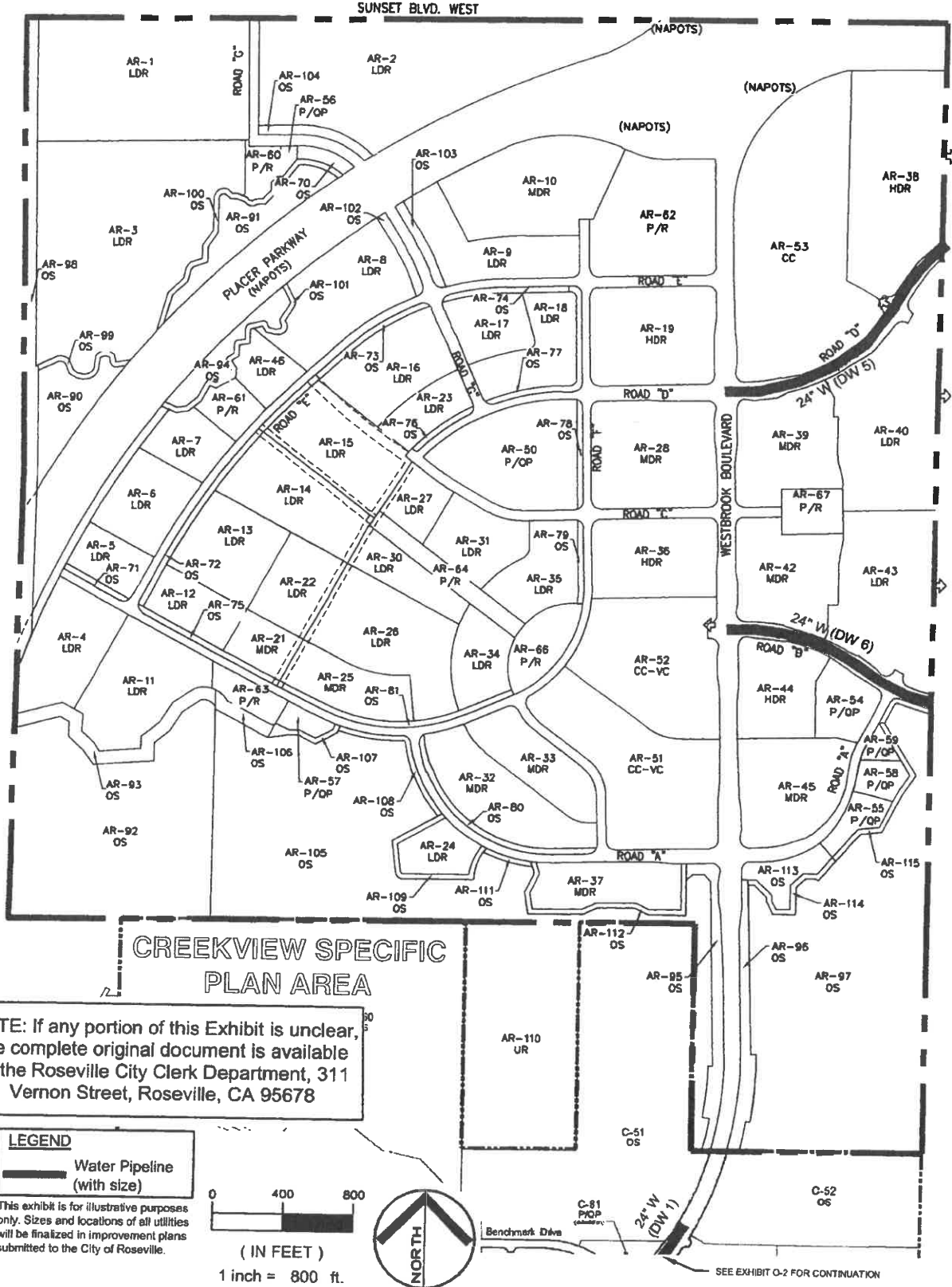


Exhibit P
Recycled Water Facilities

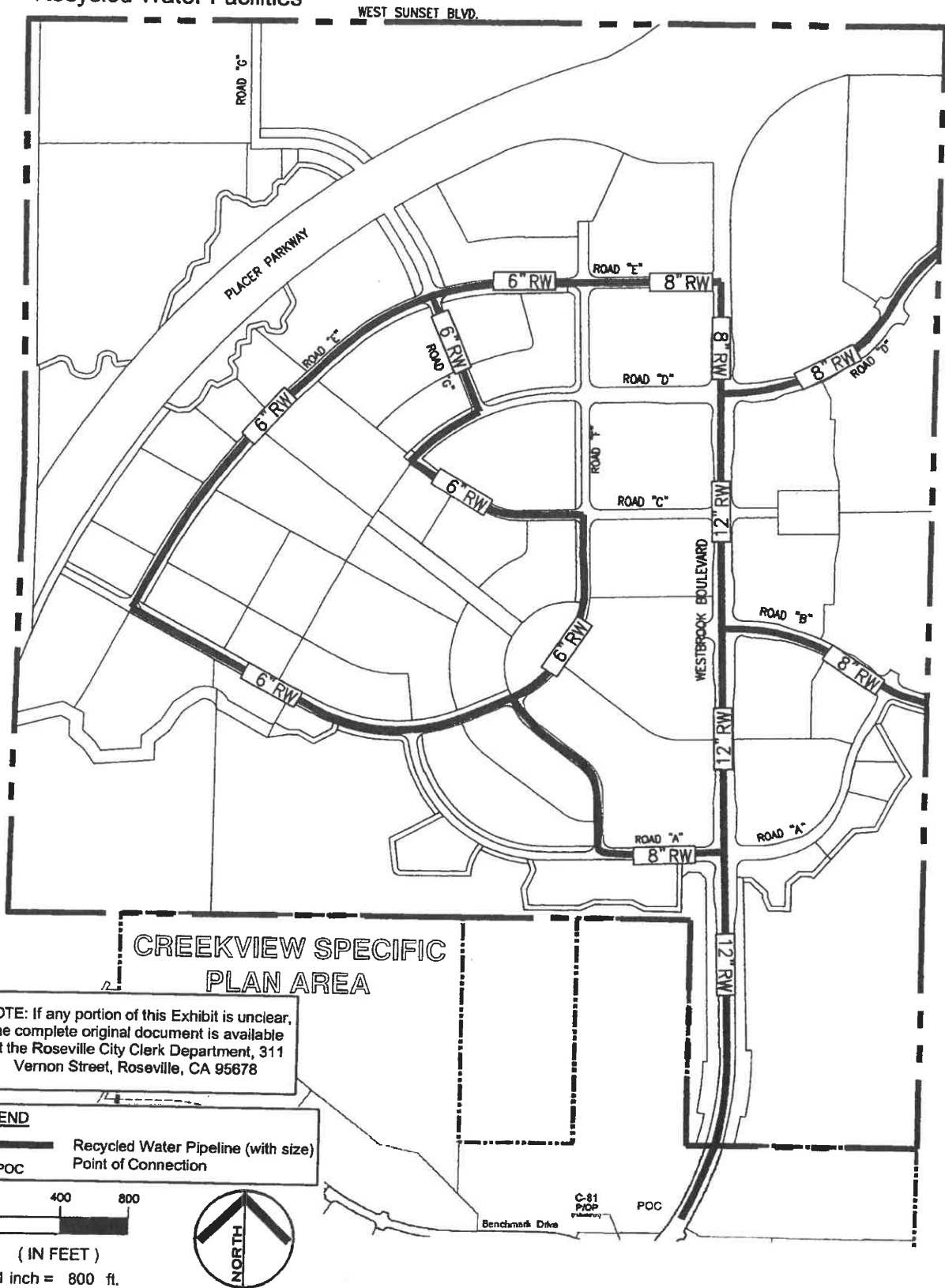
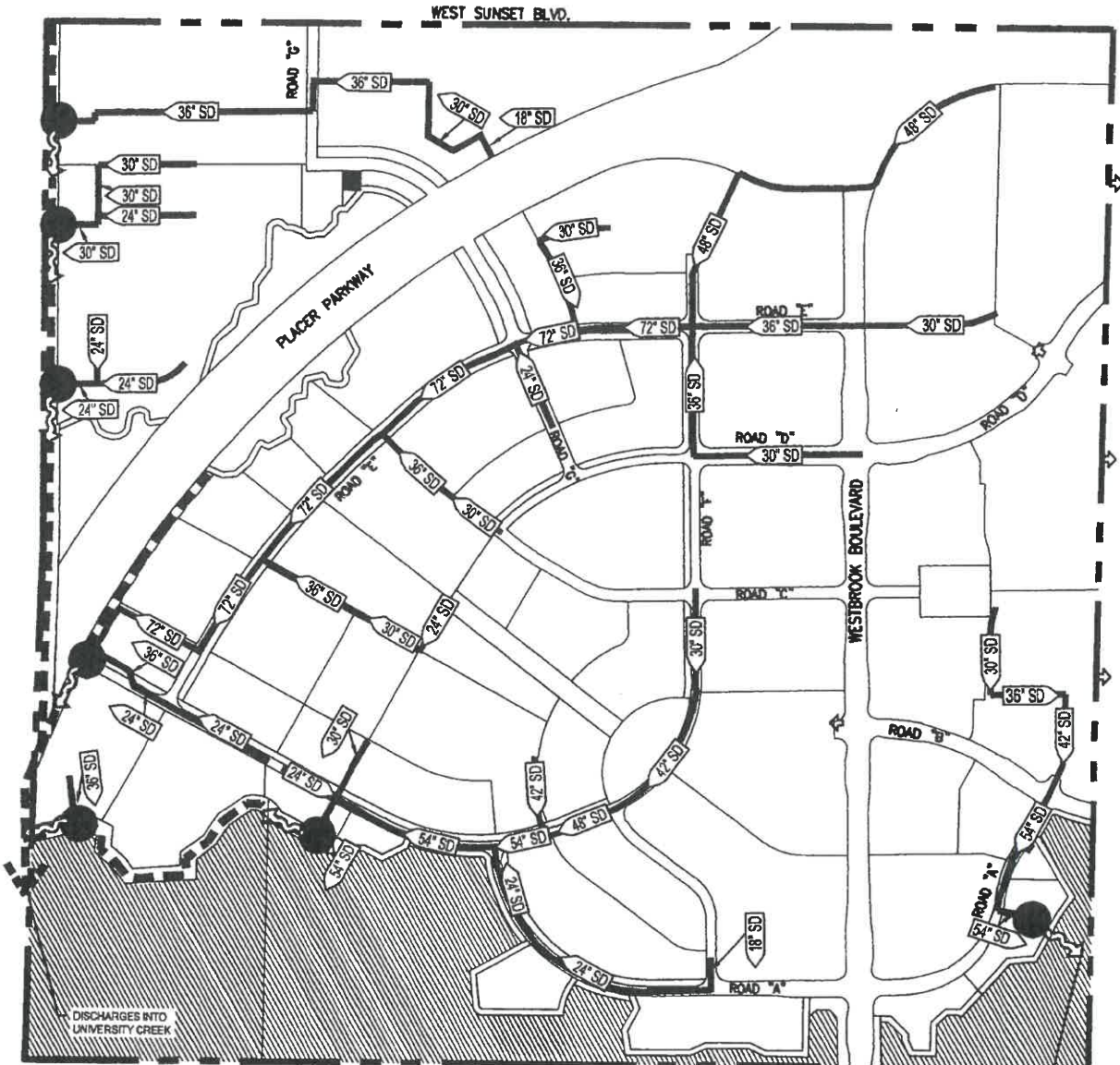








Exhibit R Drainage Facilities



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)



(IN FEET)
1 inch = 800 ft.

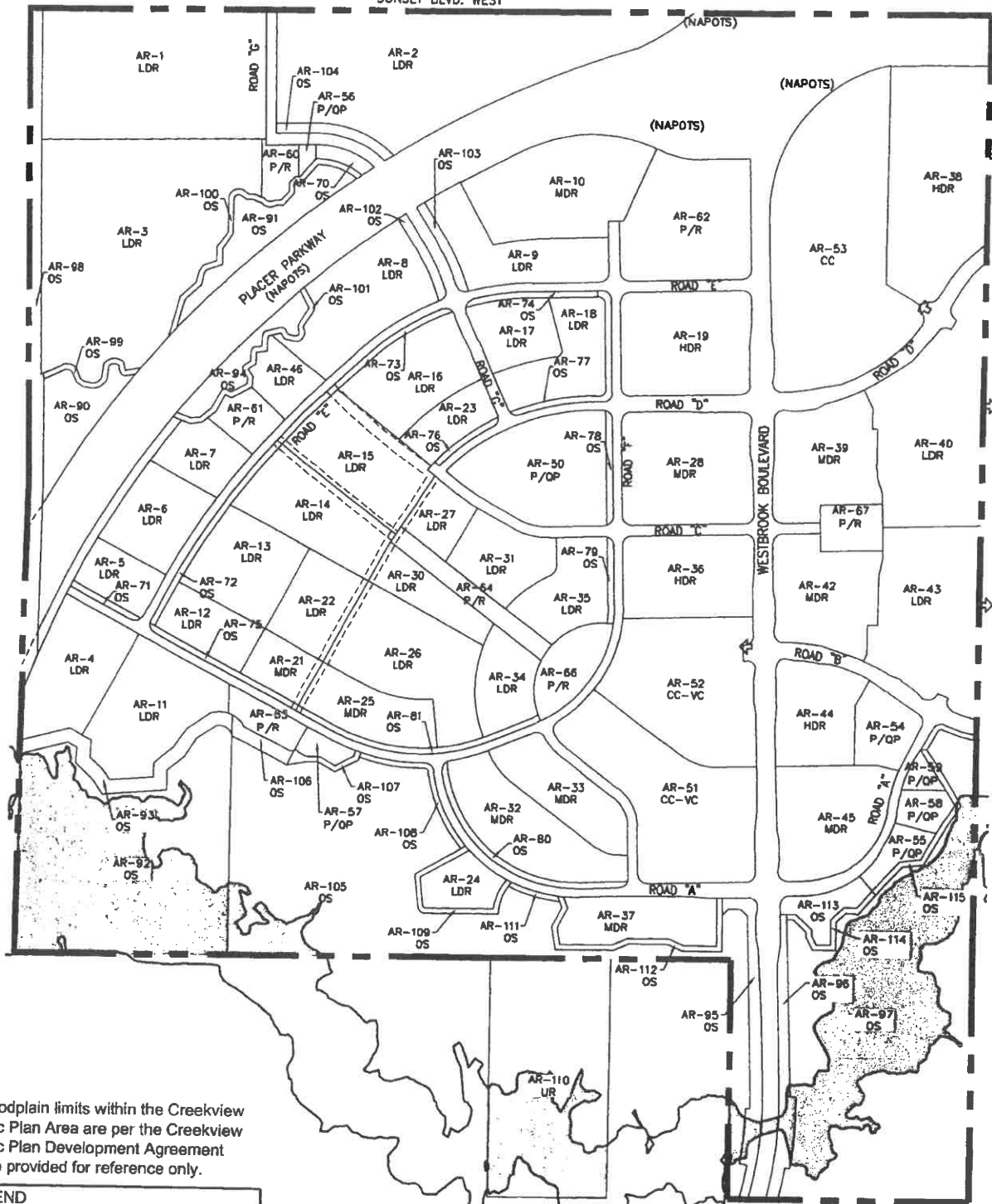


DISCHARGES INTO UNIVERSITY CREEK

DISCHARGES INTO UNIVERSITY CREEK

Exhibit S
 Post Development 100 Year Floodplain

SUNSET BLVD. WEST



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

LEGEND

Post Development 100 Year Floodplain



(IN FEET)

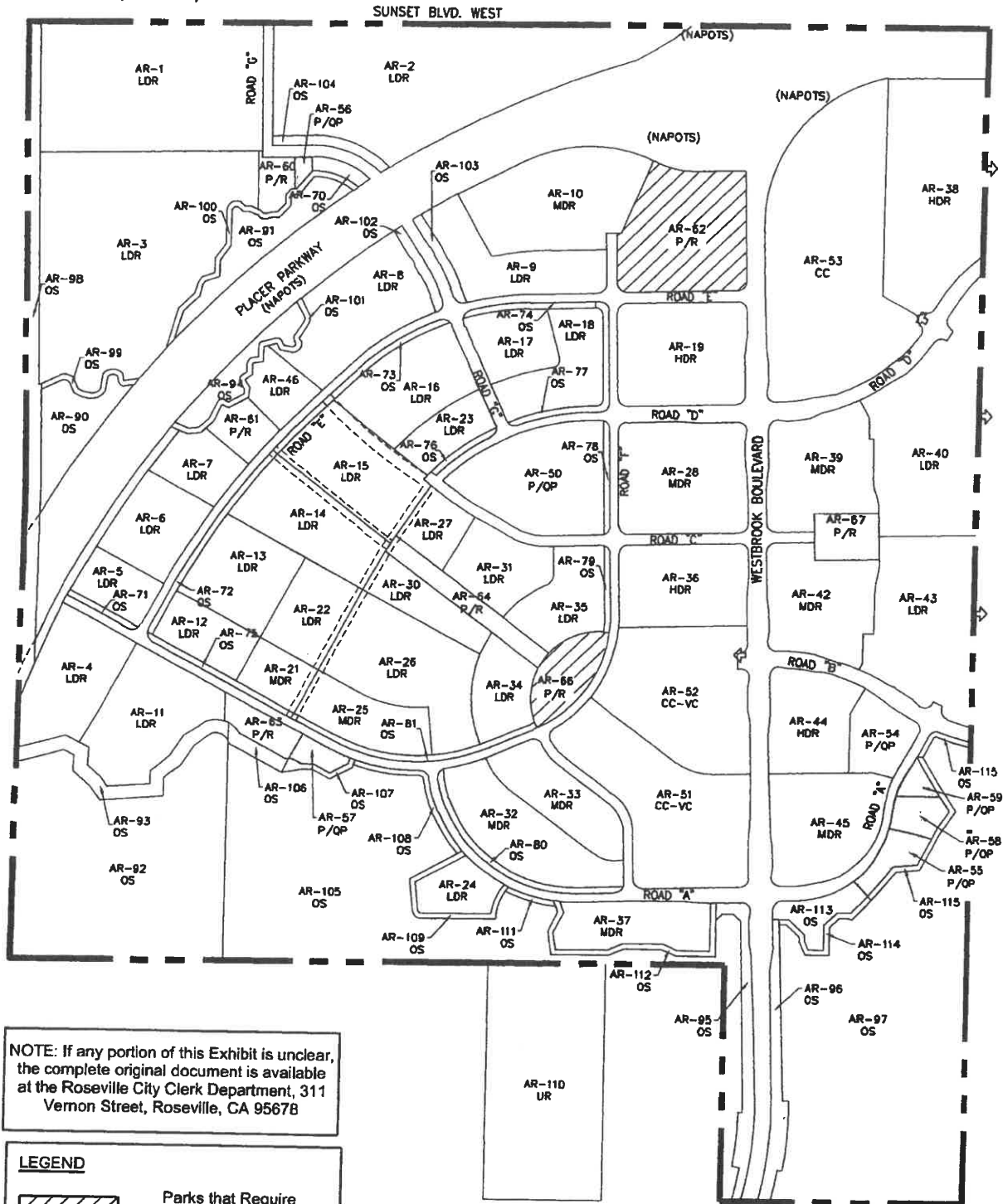
1 inch = 800 ft.





CREEKVIEW SPECIFIC
 PLAN AREA

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

Exhibit T Fiber Optic Improvements



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

LEGEND	
	Parks that Require Fiber Optics
	Public Parcels that Require Fiber Optics

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

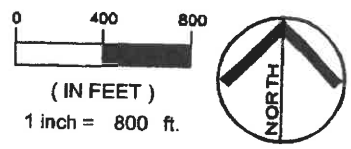
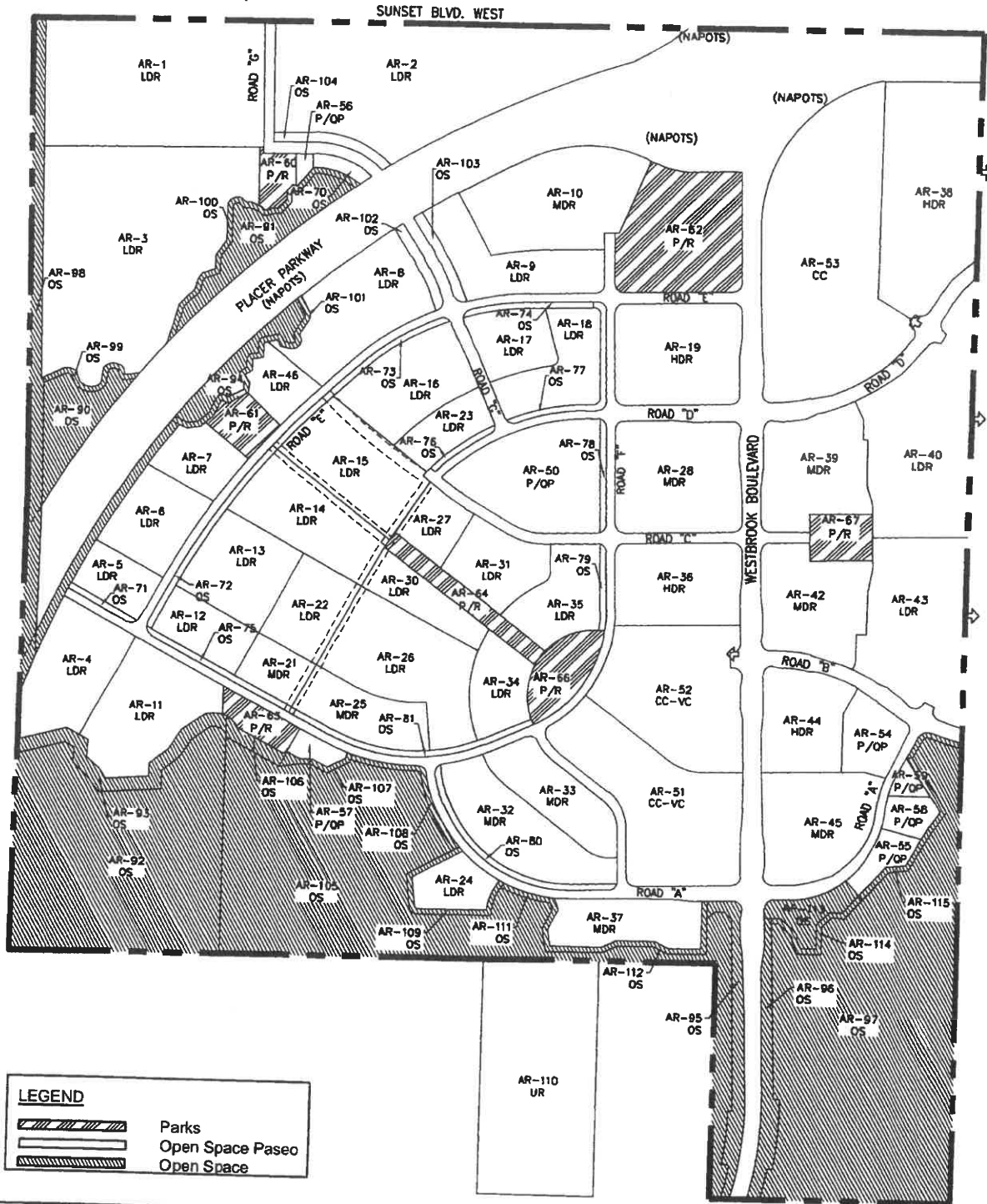


Exhibit V
Parks and Open Space



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

Exhibit W
Parks Financing Plan

Amoruso Ranch
Parks Financing Plan
May 5, 2016

Prepared for:
Brookfield Residential

Prepared By:



4380 AUBURN BOULEVARD
SACRAMENTO, CALIFORNIA 95841

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Maps

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

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

Appendices

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

I. Introduction

Purpose of Report

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

II. Amoruso Ranch Specific Plan

Parks and Open Space

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

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

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

Bike Trails and Paseos

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

III. Neighborhood Park Improvements

Facility Costs

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

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

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

Phasing

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

Funding Strategy – Existing Fee Programs

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

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

IV. Citywide Park Improvements

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

Facility Costs

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

Land Component

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

Summary

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

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

Funding Strategy - Existing Fee Programs

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

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

V. Bike Trail Improvements

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

Phasing

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

Funding Strategy – Developer Built

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

VI. Paseo Improvements

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

Phasing

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

Funding Strategy – Developer Built

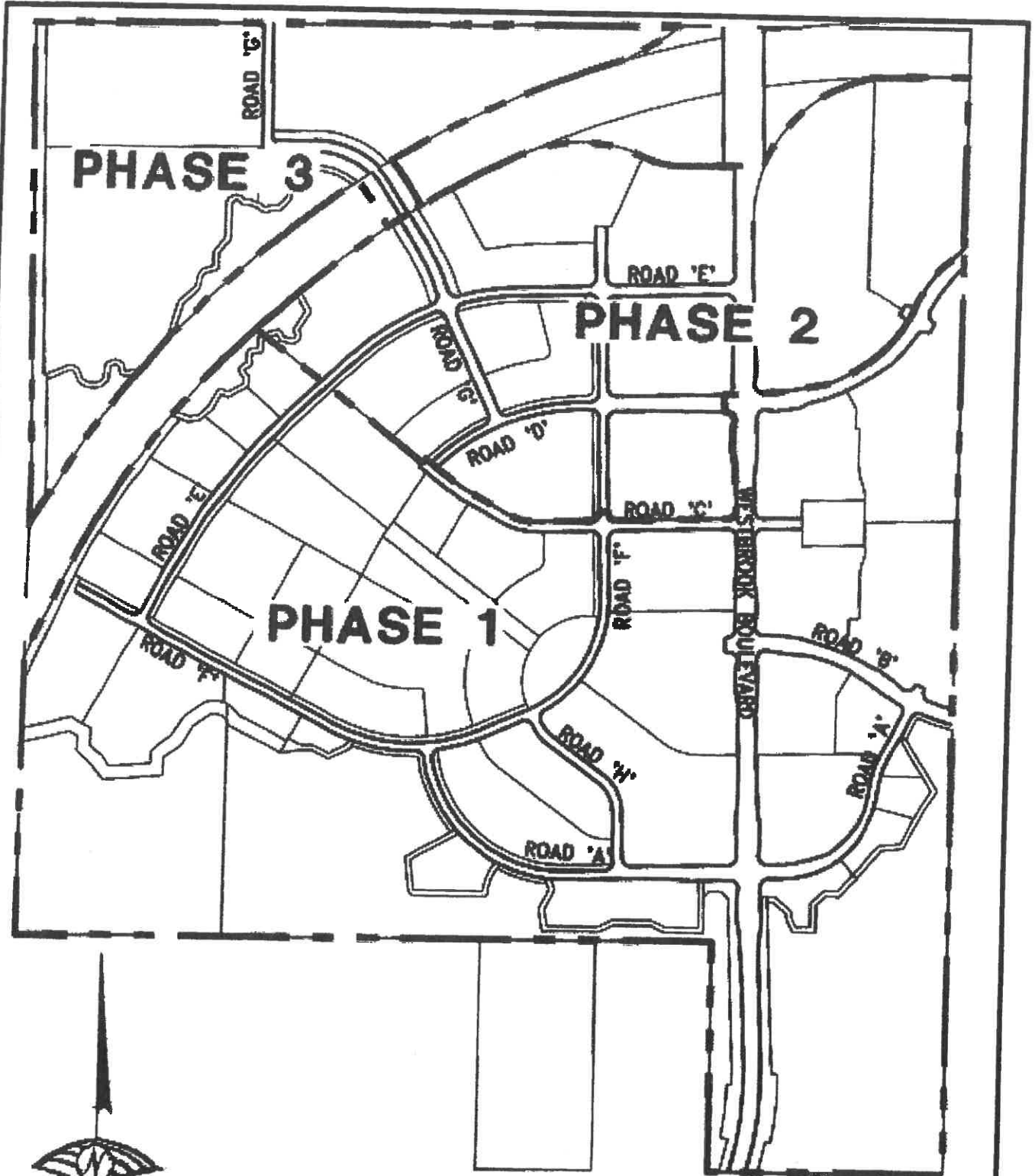
The paseo facilities will be built by the developer, without the formation of a fee program. These improvements will be an eligible facility to be funded and/or reimbursed by the project CFD when formed.

VII. Community Facilities District for Maintenance

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

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

Map 1 - Phasing



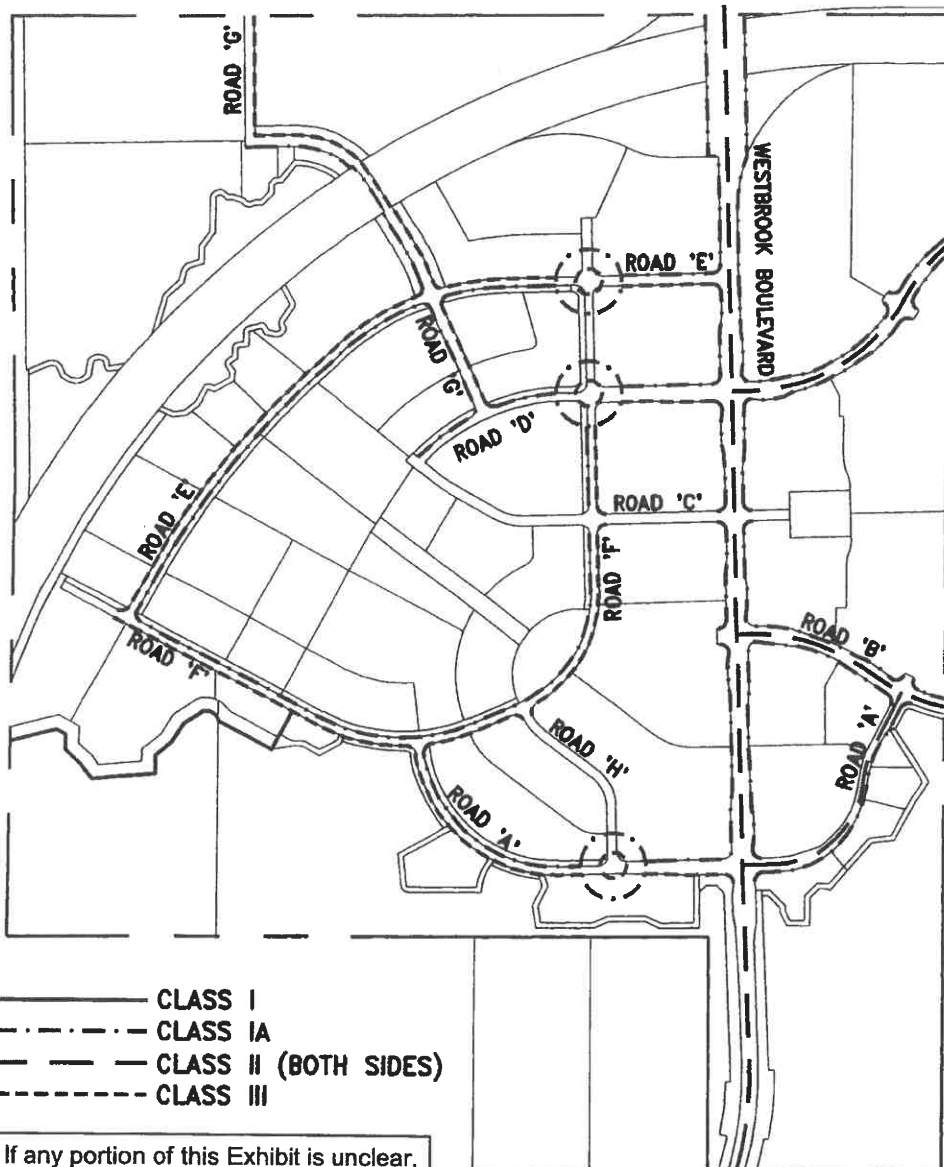
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PHASING PLAN
AMORUSO RANCH
BROOKFIELD RESIDENTIAL
ROSEVILLE CALIFORNIA



MAP 2

SCALE: 1" = 1000'



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

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



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

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

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

Footnotes:

¹Persons per household per Amoruso Ranch Specific Plan.

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

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Vernon Street, Roseville, CA 95678

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

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

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

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

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

Source	Total	Residential			Non-Residential	
		LDR	MDR	HDR	CC	CMU
Acres	388.3	248.8	50.3	36.2	23.9	21.8
Units	2,826	1,302	542	873	-	-
Square Feet	476,524	-	-	-	238,948	237,576

Table 2

	PPH	PPH	PPH	PPH
Neighborhood Parks Use Factor ¹	2.61	2.23	1.85	1.85
Total Use	3,398.22	1,208.55	1,614.71	201.61
Percentage of Total Use Cost Allocated to Use	53%	19%	25%	3%
Neighborhood Parks Allocation per Unit/Sq.Ft.	\$3,776,051.65	\$1,342,926.51	\$1,794,237.69	\$224,022.80
	\$2,900.19	\$2,477.72	\$2,055.26	\$2,055.26

Footnotes:

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

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

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

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

Footnotes:

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

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Table 5	
Amoruso Ranch Specific Plan - Park Financing Plan	
Citywide Park Construction & In-Lieu Costs	
	<u>Rate</u>
Citywide Park Fee Base Rate	\$2,111
Land Fee Portion ¹	\$657
Construction Fee Portion	\$1,454
<hr/>	
Amoruso Ranch Citywide Park Construction	
ARSP units	2,826
Construction Fee Portion per Unit	<u>\$1,454</u>
Total Citywide Construction Amount	\$4,109,004
Amoruso Ranch In-Lieu of Park Acreage	
ARSP Citywide Acres Required (per Table 1)	22.14
Land Value per Acre ²	<u>\$135,000</u>
Total In-Lieu Amount	\$2,988,900
Total Citywide Park Funding	\$7,097,904

Footnotes:

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

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

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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
Table 5							
Citywide Parks (Construction)	\$4,109,004						PPH
Use Factor ¹		2.61	2.23	1.85	1.85		
Total Use	6,423.09	3,398.22	1,208.55	1,614.71	201.61		
Percentage of Total Use	100%	53%	19%	25%	3%		
Cost Allocated to Use		\$2,173,923.57	\$773,140.80	\$1,032,966.70	\$128,972.93		
Citywide Parks Construction Allocation per Unit/Sq.Ft.		\$1,669.68	\$1,426.46	\$1,183.24	\$1,183.24		
Table 5							
Citywide Parks (In-Lieu)	\$2,988,900						PPH
Use Factor ¹		2.61	2.23	1.85	1.85		
Total Use	6,423.09	3,398.22	1,208.55	1,614.71	201.61		
Percentage of Total Use	100%	53%	19%	25%	3%		
Cost Allocated to Use		\$1,581,317.56	\$562,384.59	\$751,382.61	\$93,815.24		
Citywide Parks In-Lieu Allocation per Unit/Sq.Ft.		\$1,214.53	\$1,037.61	\$860.69	\$860.69		
Total Citywide Park							
	\$7,097,904	\$2,884.21	\$2,464.07	\$2,043.93	\$2,043.93		

Footnotes:

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

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

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

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

Footnotes:

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

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

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

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

Footnotes:

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

²1/3 of streetsweeping miles.

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

⁴Includes developed and undeveloped.

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

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

Source	Total	Residential			Non-Residential	
		LDR	MDR	HDR	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 8	\$477,129.81					
Operations/Maintenance (Residential & Nonresidential)						
Use Factor	1.00	1.00	1.00	0.62	0.62	1,800
Total Use	1,302.00	542.00	541.26	20%	67.58	131.99
Percentage of Total Use	47%	20%	20%	6%	5%	
Cost Allocated to Use	\$226,382.89	\$94,239.27	\$94,110.60	\$11,750.35	\$27,697.77	\$22,948.94
O/M Res. & Nonres. Allocation per Unit/Sq.Ft.	\$173.87	\$173.87	\$107.80	\$107.80	\$0.12	\$0.10
Table 8	\$357,942.04					
Operations/Maintenance (Residential Only)						
Use Factor	1.00	1.00	1.00	0.62	0.62	-
Total Use	1,302.00	542.00	541.26	22%	67.58	-
Percentage of Total Use	53%	22%	22%	3%	-	-
Cost Allocated to Use	\$190,000.38	\$79,093.86	\$78,985.87	\$9,861.92	-	-
O/M Res. Only Allocation per Unit/Sq.Ft.	\$145.93	\$145.93	\$90.48	\$90.48	-	-
Cost Allocation Per Unit/Sq.Ft.	\$835,071.85	\$319.80	\$319.80	\$198.28	\$198.28	\$0.12
						\$0.10

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

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

Appendix A:
Amoruso Ranch Parks
Option of Costs (TheCollaborative West)



Opinion of Probable Costs

Amoruso Ranch Parks

Brookfield Homes

Prepared: CF Date: 21-Apr-16

Revised:

The Collaborative West

100 Avenida Miramar

San Clemente, CA 92672

949-366-6624

SUMMARY

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

AR-60 (1.28 AC)

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

AR-61 (1.87 AC)

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

AR-62 (10.11 AC)

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

AR-62 (10.11 AC)

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

AR-63 (1.72 AC)

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

AR-64 (2.12 AC)

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

AR-66 (3.04 AC)

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

AR-67 (2.0 AC)

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

Exhibit Y Open Space Areas

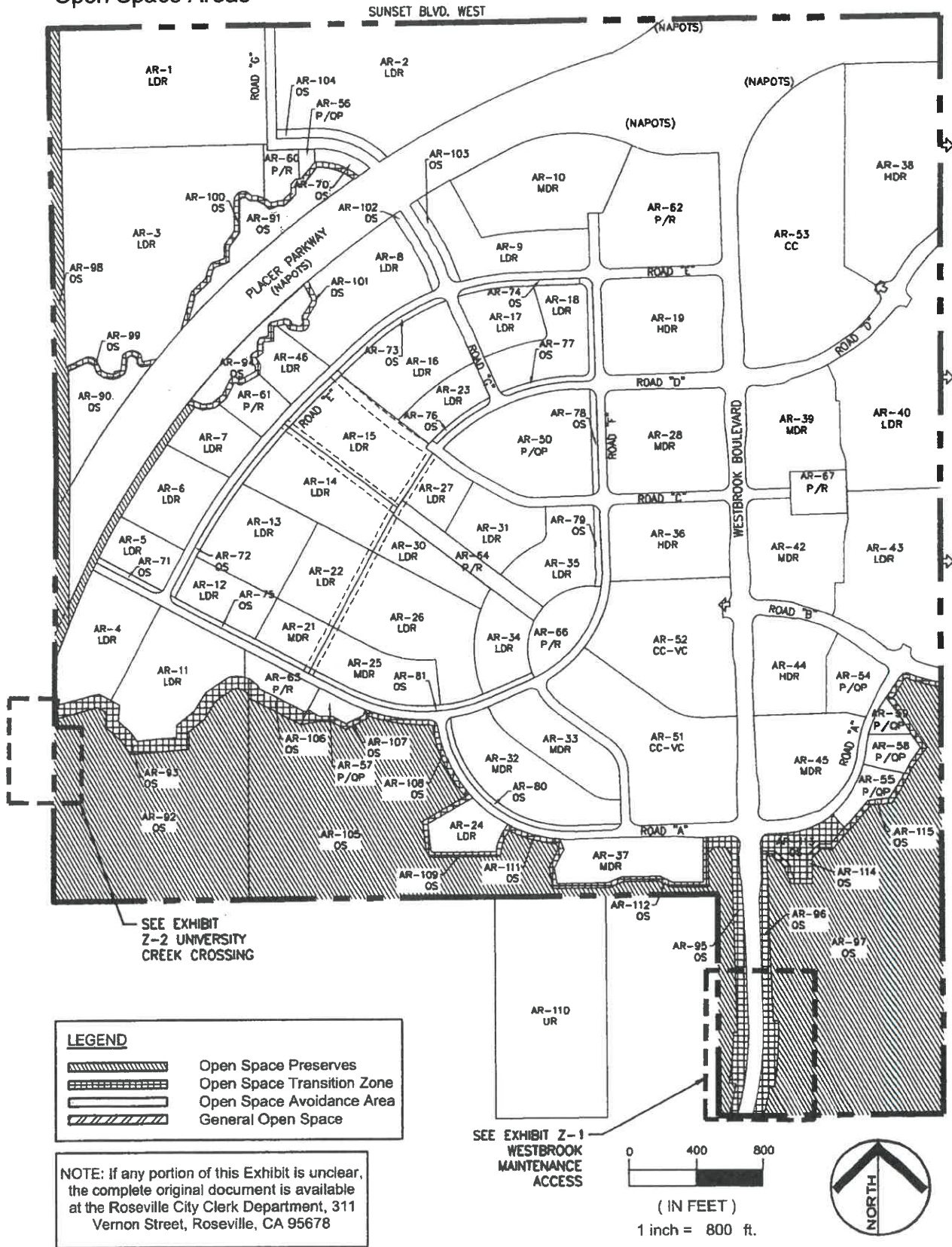


Exhibit AA
DUE Allocation to Specific Plan Parcels for CSP Reimbursements

ARSP - DUE ALLOCATION TO SPECIFIC PLAN PARCEL... FOR CSP REIMBURSEMENTS

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

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

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

Note:

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

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