SECTION 2.0

PROJECT DESCRIPTION

2.0 PROJECT DESCRIPTION

2.1 PROJECT LOCATION AND SUMMARY

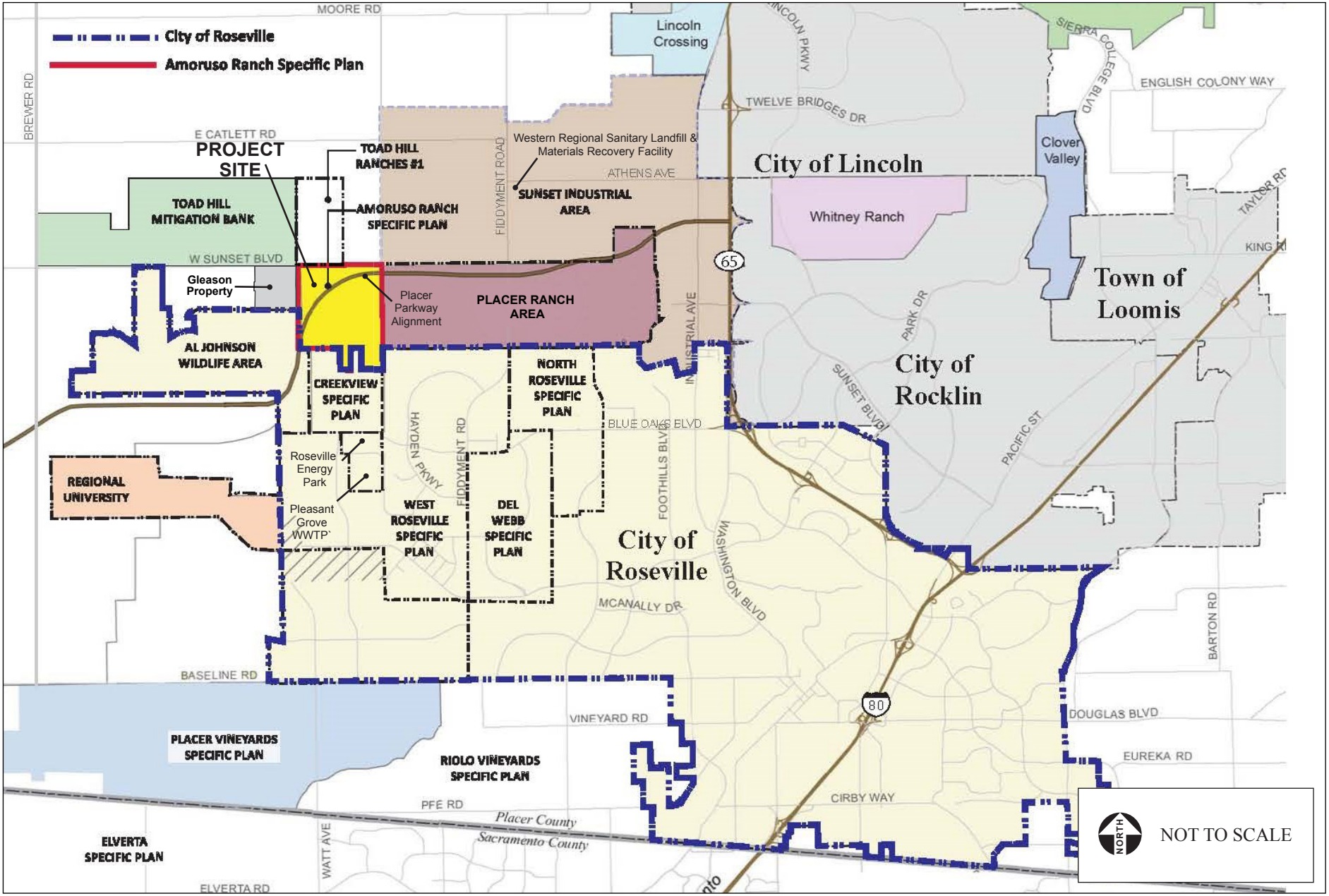
The proposed Amoruso Ranch Specific Plan (ARSP or Proposed Project), annexation and sphere of influence (SOI) amendment area (project site) consists of approximately 694.4 acres located in unincorporated Placer County (County), immediately north of the City of Roseville's existing City limits (see **Figure 2-1**, Regional Location and Development Map). The project site is directly north of the approved Creekview Specific Plan (CSP) and northeast of the City's Al Johnson Wildlife Area (a.k.a Reason Farms) in the "Pleasant Grove, CA" United States Geological Survey (USGS) 7.5 Minute Topographic Quadrangle, Township 11 North (T11N) Range 5 East (R5E), and Sections 11 and 14, Mt. Diablo Baseline and Meridian.

The project site is located approximately 6.5 miles west of Interstate 80 and State Route (SR) 65, approximately 9.8 miles northeast of the City of Sacramento, 8 miles east of SR 99, 5 miles northwest of downtown Roseville, and 4 miles east of the Sutter County Line. The project site is currently accessed from Sunset Boulevard West, an unincorporated County road that runs west/east along the northern border of the site. Proposed access to the project site would be to/from the south, via an extension of Blue Oak Boulevard west, and Westbrook Boulevard north, through the CSP. Access would also be provided to/from the north via two roadway connections to Sunset Boulevard West. The future year scenarios include Placer Parkway through the site, and adding two potential connections from Westbrook Boulevard into the Placer Ranch area (to/from the east).

This Environmental Impact Report (EIR) examines the potential significant environmental effects ("impacts") of a Proposed Project that includes approvals by the City, as lead agency, and the Placer County Local Agency Formation Commission (LAFCO), as responsible agency, that would result in:

- Adoption of the ARSP;
- Approval of General Plan land use designations and text amendments and amendment of the horizon year from 2025 to 2035;
- Approval of Pre-zoning;
- Approval of a Large Lot Tentative Subdivision Map;
- Approval of two Development Agreements, between the City, Brookfield Residential (Applicant), and landowner, which cover 625.53 acres (project site minus the 20-acre Wagner parcel/Urban Reserve or Placer Parkway areas);
- Amendment of the City's SOI to include the project site; and
- Annexation of the 694.4-acre project site, which is immediately north of the City's existing boundaries, to the City of Roseville.

The proposed ARSP would result in the development of a mix of uses including, 2,827 dwelling units within the project site. Proposed ARSP land uses include a total of approximately 134.8 acres set aside in permanent open space; 10.7 acres of paseo open space; 22.1 acres of parks; 17.2 acres of public/quasi-public uses (elementary school, fire station, sewer lift stations, and well site); 337.2 acres of



SOURCE: Kimley Horn, 2016; AES, 5/17/2016

Figure 2-1
Regional Location and Development

low, medium, and high density residential (LDR, MDR, and HDR, respectively); a 27.3-acre Village District (mixed commercial, office, residential); and 23.9 acres of community commercial. Within the project site, approximately 101 acres would be used for roadway and transportation facilities, including a right-of-way dedication of approximately 49.2 acres for the future Placer Parkway Regional Transportation Improvement project (Placer Parkway) which is not part of the Proposed Project (Not a Part of this Project [NAPOTS]). Placer Parkway, although located within the overall project site, is a separate project anticipated to be planned by the South Placer Regional Transportation Authority. An additional parcel of land, the approximately 20-acre Wagner parcel, lies to the south of the Development Area and would be designated as Urban Reserve because it is not a participating property, and no development is proposed on the parcel at this time. Each of these uses are described in more detail in the following sections.

2.2 BACKGROUND

The project site is within an area that was identified by the City's Growth Management Visioning Committee in 2005 as the next logical growth area. Forty acres within the southern portion of the project site are located within the City's SOI and the City/County Memorandum of Understanding (MOU) Transition Area. The MOU Transition Area, which consists of 5,540 acres west of Fiddyment Road and north of Baseline Road, was established to foster cooperative land use planning between the City and County. The MOU sets forth additional requirements for processing project approvals, including submittal of certain information to the other jurisdiction, input by the Placer County Board of Supervisors regarding annexations, adherence to minimum development standards, and mitigation of traffic impacts. The following planning and previous environmental review documents provide a regional context and background information for the Proposed Project.

2.2.1 RELATIONSHIP TO THE SACRAMENTO AREA COUNCIL OF GOVERNMENTS (SACOG) PREFERRED BLUEPRINT SCENARIO

The Sacramento Area Council of Governments (SACOG) adopted its Preferred Blueprint Scenario (Blueprint Plan) in December 2004. This is a regional vision to accommodate the projected growth and the long-term needs of the region's transportation system over a 50-year time span. By providing a more compact development pattern adjacent to existing city services and infrastructure, with a balance of employment, housing, retail and recreation opportunities, the Blueprint Plan shows that development consistent with the plan could reduce the need for an additional 400,000 acres of land for development, and reduce traffic congestion and associated air quality impacts.

The eastern half of the project site is identified as an appropriate area to accommodate urban growth within the Preferred Blueprint Scenario. The ARSP has been designed to be consistent with the Blueprint Plan's seven growth principles as well as the City's nine strategies found in its adopted *Smart Choices, Implementation Strategies to Implement the Blueprint Project*[1]. See discussion in **Section 4.1**, **Land Use and Agriculture**.

[1] Available at the City's Permit Center or the City's website at www.roseville.ca.us

2.2.2 City General Plan Growth Management Element

The City's General Plan Growth Management section of the Land Use Element includes several "Guiding Principles" to direct the City's review of new development proposals located outside the City's corporate boundaries. The intent of these principles is to ensure new development meets or exceeds the City's existing policies, standards, and expectations, and does not unduly impact services to existing City residents. The Guiding Principles address the City's governmental services, long-term fiscal sustainability, and matters that guide the physical form of the ARSP land use plan. Key principles include:

- Maintain the integrity of existing neighborhoods and create a sense of place in new neighborhoods.
- Aid in regional traffic solutions and in right of way preservation.
- Incorporate mechanisms to ensure new schools are available to serve the residents and shall not impact existing schools.
- Include a significant interconnected public open space component/conservation plan in coordination with the City of Roseville/ United States Fish and Wildlife Service (USFWS) MOU related to areas served by the Pleasant Grove Wastewater Treatment Plant (PGWWTP).

2.2.3 Creekview Specific Plan and EIR

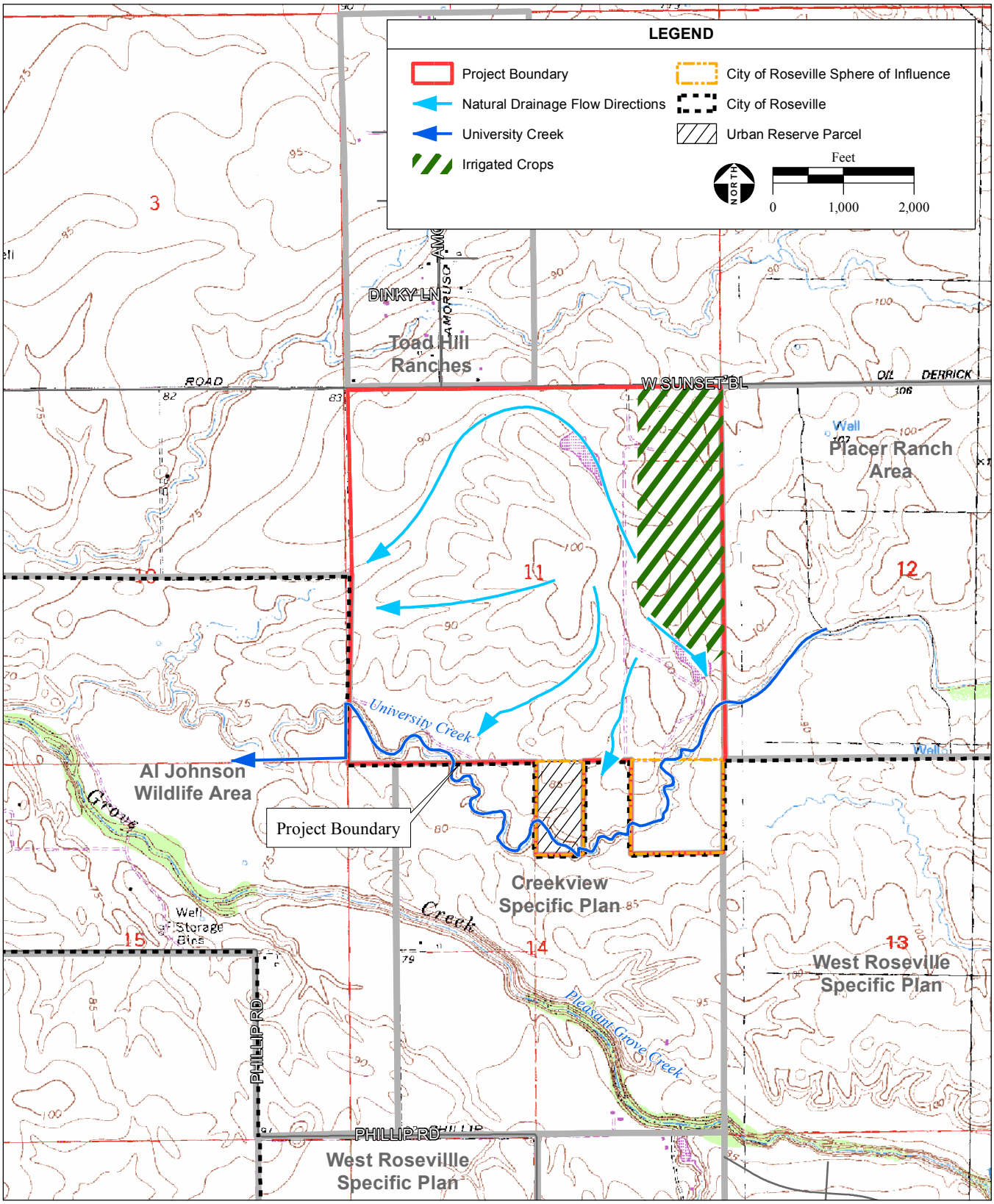
The CSP Planned Development Area lies directly south of the project site. The CSP is a master planned community that includes 2,011 residential units, neighborhood commercial development, parks and open spaces, an elementary school, an electrical substation, and a recycling center. Similar to the Proposed Project, the CSP required a General Plan Amendment, annexation into the City, and rezoning. The CSP Final EIR[2] was certified and the area annexed into the City in September 2012; however, the first phase of construction has not yet been initiated.

The CSP's proposed public infrastructure improvements analyzed in the CSP EIR were sized to accommodate anticipated growth within the project site (the project site was identified as "Amoruso Ranch" or "Brookfield" in the CSP planning documents). These public infrastructure improvements include installation of adequately sized water, sewer, and recycled water mains to serve development both within the CSP Area and project site. Public infrastructure improvements that would serve the Proposed Project are discussed in more detail below, as well as within **Section 4.11**, **Public Services**; and **Section 4.12**, **Public Utilities**.

2.3 EXISTING CONDITIONS: PROJECT SITE AND ADJACENT PROPERTY CHARACTERISTICS

The project site is undeveloped and contains nonnative annual grasslands. Existing conditions within the project site are shown in **Figure 2-2**. The land is characterized by 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 project site. The elevation ranges from between approximately 70 to 100 feet above mean sea

[2] Available at the City's Permit Center or the City's website at www.roseville.ca.us



SOURCE: Kimley Horn, 2014; "Pleasant Grove, CA" USGS 7.5 Minute Topographic Quadrangle, T11N, R5E, Sections 11 and 14, Mt. Diablo Baseline & Meridian; ESRI Data, 2014; Placer County, 2013; AES, 2/18/2016

Figure 2-2
Existing Conditions

level (amsl), and slopes gently from the northeast down to the southwest. University Creek, a tributary to Pleasant Grove Creek, flows from east to west through the southwest portion of the project site. It enters the site from the southeast, leaves the site along the southern boundary, then re-enters the project site in the southwest corner. The project 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 ranch house located in the northeast corner of the project site. Wetland areas (vernal pool complexes, drainage swales, stream corridors) and their associated flora and fauna are located in small areas typically along the drainage corridors and in flats along the southern boundary.

2.3.1 OWNERSHIP

The 694.4-acre project site consists of four parcels, as shown in **Figure 2-3**. Of these, three parcels are controlled by the Applicant. The remaining 20-acre property in the south of the site is owned by a non-participating landowner (Wagner), and is not controlled by the Applicant. Although this parcel does not have specific development proposed at this time, it would be designated as Urban Reserve and included in the City's annexation application to LAFCO.

The assessor parcel numbers (APNs) for the Development Area of the project site are:

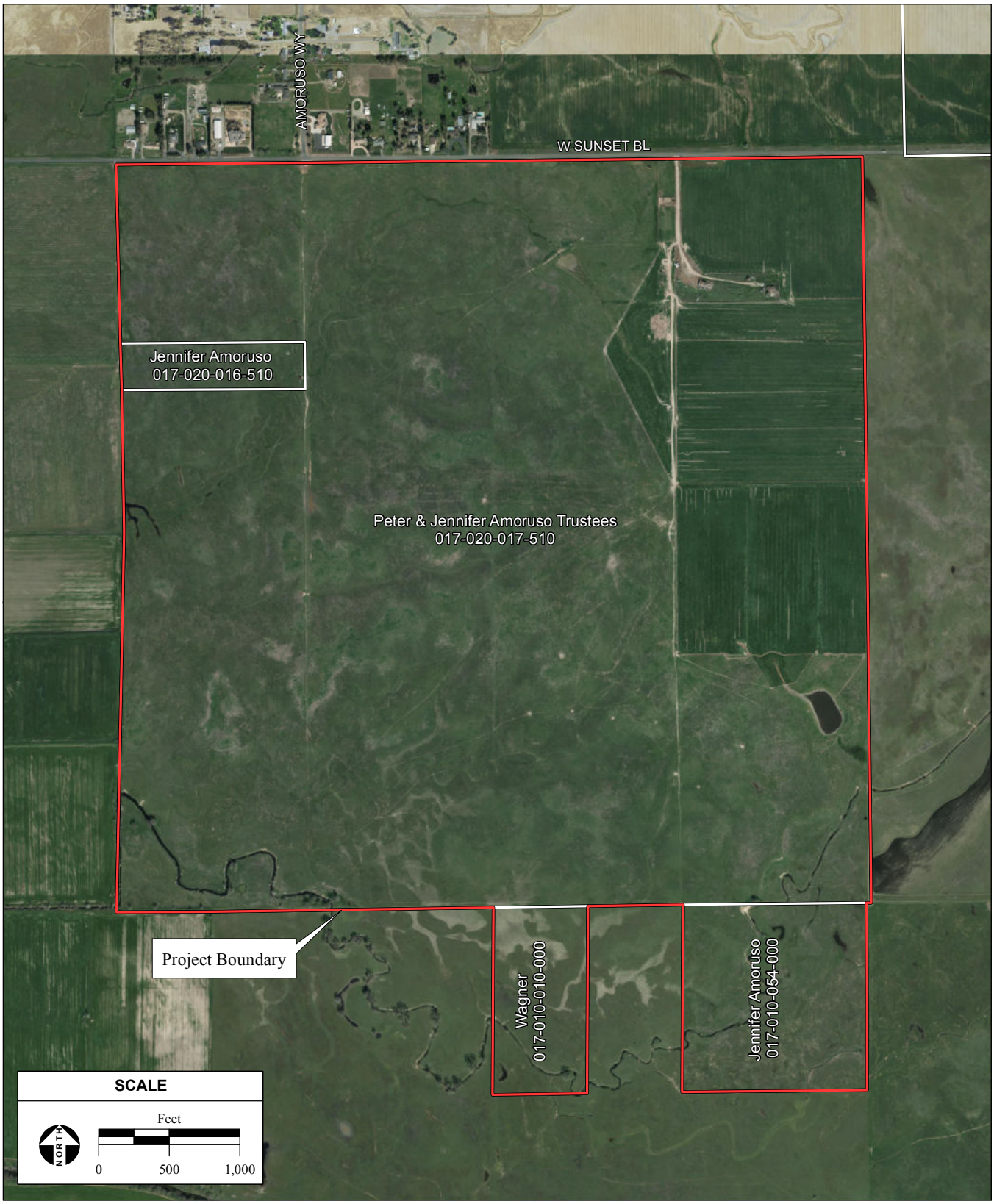
- 017-020-016-510 Jennifer M. Amoruso, Successor Trustee of the Amoruso Family Living Trust, Dated March 14, 2005
- 017-020-017-510 Jennifer M. Amoruso, Successor Trustee of the Amoruso Family Living Trust, Dated March 14, 2005
- 017-010-054-000 Peter Amoruso and Jennifer M. Amoruso, Husband and Wife, as Joint Tenants

The APN for the non-participating property is:

- 017-010-010-000 Wagner

2.3.2 EXISTING USES

The vast majority of the project site consists of nonnative annual grassland, with leveled irrigated pastures in the northeastern corner of the site. One rural residence (currently occupied) and a dilapidated barn are located within the northeastern portion of the project site. The residence consists of a ranch-style house, garage, grain silo, barn/workshop, and wooden shed. The remainder of the site is annual grassland that is used as rangeland for between 50 and 100 head of cattle. Scattered ephemeral wetland and drainage features are located throughout the annual grassland. There are currently two active water supply wells on the project site. A domestic well is located adjacent to the existing garage of the ranch-house and an irrigation well is located in the northern portion of the project site approximately 1,500 feet south of the ranch-house. The existing ranch house is served by an on-site sewage disposal system.



SOURCE: Placer County, 7/2013; Microsoft aerail photograph, 2/2/2012; AES, 2014

Figure 2-3
Aerial and APN Map

2.3.3 Existing General Plan Designations/Zoning

The existing Placer County General Plan (1994) land use designation for the project site is Agricultural/80-acre minimum, and the Placer County zoning designation for the project site is Farm-Building Site, 80 acres minimum (F-B-X 80 acre).

2.3.4 Farmland Classification

The California Department of Conservation (DOC) classifies the project site as *Farmland of Local Importance*. Land of importance to the local agricultural economy, as determined by each County's Board of Supervisors and local advisory committee, is given this designation. As defined by the County, *Farmlands of Local Importance* are lands that are not classified as Prime, Statewide, or Unique categories, and include lands zoned for agriculture by County Ordinance and the California Land Conservation Act, dry farmed lands, irrigated pasture lands, other agricultural lands of significant economic importance to the County, and lands that have the potential for irrigation from County water supplies. Most of the soils in the project site are classified by the Natural Resource Conservation Service (NRCS) as Class III and IV, which severely limits potential agricultural production. These soils are clayed and poorly drained. A discussion of the suitability of the project site for agricultural production is discussed in more detail in **Section 4.1**, **Land Use and Agriculture**.

2.3.5 Surrounding Land Uses

Surrounding land uses are depicted on **Figure 1-1**. Lands to the north include agricultural land uses and the existing Toad Hill Ranches, a rural subdivision of two to five acre parcels. To the northeast, approximately 1.8 miles away is the Western Regional Sanitary Landfill (WRSL). The City of Lincoln SOI extends south to approximately one mile north of the project site.

To the west is the Al Johnson Wildlife Area owned by the City of Roseville, which has been referred to in the past as Reason Farms. The City will develop the Al Johnson Wildlife Area as a major stormwater retention facility and future open space recreation area. The 501-acre CSP Planned Development Area lies directly south of the project site. At buildout, the CSP would include 2,011 residential units, neighborhood commercial development, parks and open spaces, an elementary school, electrical substation, and recycling center. The Roseville Energy Park (REP) and PGWWTP are located just south of the CSP Area, approximately 1.1 miles and 1.3 miles from the project site, respectively.

2.4 PROJECT OBJECTIVES

The purpose of the Proposed Project is to implement a large-scale, mixed-use, mixed-density master planned community in the City consistent with the City's Guiding Principles related to new development west of Roseville and the City's Blueprint Implementation Strategies. The ultimate development pattern and urban framework for the ARSP are guided by the following project objectives:

- **Complete Comprehensive Planning for the Project Site** - Formulate a specific plan and related land use planning documents that respond to the City's need to provide housing and

services in an orderly growth pattern, accommodate the City's regional share of population growth, are compatible with adjacent land uses, and provide new benefits to the City.

- **Mix of Land Uses** - Design a comprehensively planned, residential-based community with a mix of land uses within the ARSP to create a balanced community with approximately 3,000 residential units, commercial and business professional uses, parks and open space, and supporting public/quasi-public uses.
- **Existing Policies -** Satisfy the City policies, regulations, and expectations as defined in the City's General Plan, City/Placer County MOU/USFWS MOU, Growth Management Visioning Committee recommendations, Zoning Ordinance, Community Design Standards, Improvement Standards, and any other applicable plans, documents, and programs adopted by the City.
- **Blueprint Consistency** - Provide for development which meets the City's nine identified Blueprint Implementation Strategies adopted by the Council in June of 2005. Achieve project design characteristics reflective of the general policy direction embodied in the City's adopted General Plan and Blueprint Implementation Strategies, including connectivity among neighborhoods, commercial uses, schools and parks, and preservation of open space.
- **Employment Opportunities** - Provide for multiple retail and office opportunities that would provide employment opportunities within the project site.
- **Housing Opportunities** - Plan for approximately 3,000 units to provide housing choices in varying densities to respond to a range of market segments, including a mix of single-family homes, and multi-family homes and affordable housing opportunities consistent with the City's General Plan.
- **Regional Housing Needs Allocation** - Aid the City in meeting its obligation to accommodate a percentage of future population growth in the region (as embodied in the Regional Housing Needs Allocation [RHNA] identified by SACOG and the California Department of Housing and Community Development [HCD]).
- **Community Form** - Shape the physical form and character of development that is functional and creates a sense of place in order to:

    - Clearly define the northwestern edge for the City;
    - Create a land use transition and connection from existing City northerly, and westerly to the Al Johnson Wildlife Area and unincorporated Placer County;
    - Organize neighborhoods to be appropriately sized and walkable;
    - Provide a network of trails and parks that link together gathering places such as commercial areas, parks, and schools; and
    - Provide adequate school services to students generated in the project site.

- **Mixed-Use Nodes** - Provide neighborhoods that are within a short walking distance to the commercial areas, which provide for a variety of services such as restaurants, shops, neighborhood serving uses, and offices.
- **Regional and Area Roadways** - Facilitate the extension of Westbrook Boulevard to Sunset Boulevard West and connections to future development to the east, and provide land for the future Placer Parkway alignment. Provide a safe and efficient circulation system which interconnects uses and promotes pedestrian circulation and alternative transportation options. Create a circulation network which complements north/south and east/west circulation routes.

- **Park Facilities** - Provide a network of parks and trails that link together all aspects of the community.
- **Pedestrian & Bicycle Connections** – Provide an extensive network of trails and sidewalks that link neighborhoods, parks, paseos, and local and regional open space areas.
- **Public Transportation Options** - Through implementation of City arterial and collector street improvement standards, provide the opportunity to install fixed-route bus stops and transit facilities in support of the City's overall transit planning efforts.
- **Resource Management** - Ensure open space preserve areas are managed consistent with the City's policies and Open Space Preserve Overarching Management Plan.
- **Contribute to Regional Preserve Planning** - Create open space preserves that provide regional benefit for habitat, resources, and open space amenities consistent with the proposed Placer County Conservation Plan (PCCP)[3].
- **Habitat Conservation & Creation** - Balance development with resource protection, including preservation of the creek corridor, sensitive habitat with wetland resources in an inter-connected, permanent open space. Create multi-functional habitat with water quality benefits within the open space corridors.
- **Fiscal Contribution** - Include a mix of land uses and facilities which are fiscally feasible and implement funding mechanisms to maintain a neutral / positive fiscal impact to the City's General Fund.
- **Long Term Growth** - Plan for long term growth to be positioned to react to market demand. The ARSP is intended to guide development over a 20-year to 30-year horizon.
- **Program-Level Parcel Objectives** - The Wagner parcel is intended to remain in an Urban Reserve land use and has one residential unit allocated to it. No additional or specific project objectives for this parcel have been identified as there are no specific development plans for this parcel at this time.

2.5 PROPOSED PROJECT

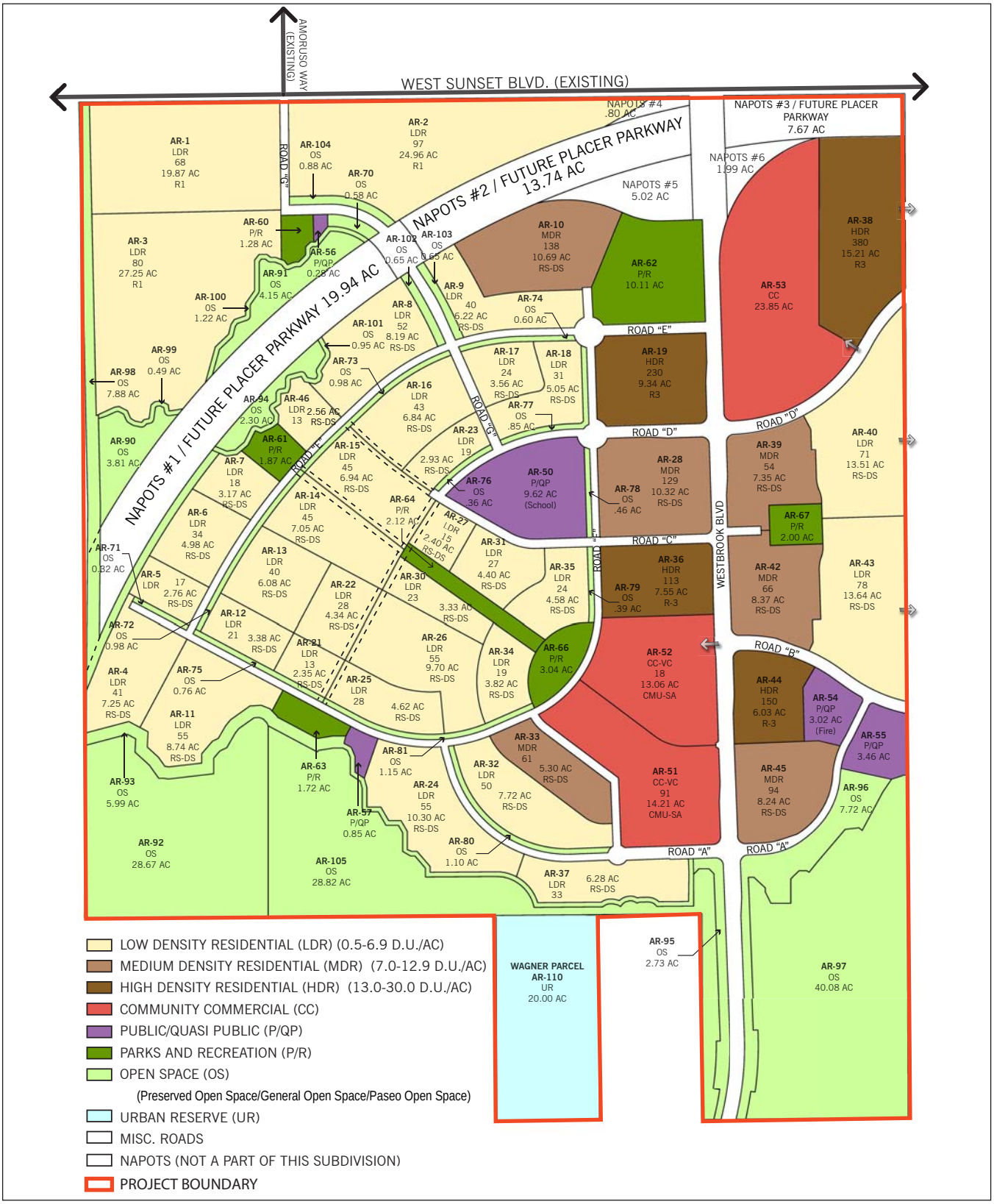
2.5.1 CHANGES TO THE PROJECT SINCE CIRCULATION OF THE NOTICE OF PREPARATION

Only minor changes have been made to the ARSP since circulation of the Notice of Preparation (NOP) in October 2013. The proposed number of residential units was reduced by 213 (from 3,040 to 2,827), with the reduction primarily occurring in the number of MDR classified units. Proposed park acreage was reduced by approximately 2.5 acres and the elementary school site increased by 2.5 acres. The overall development footprint was reduced by approximately 10.2 acres due to a corresponding increase in open space. The plan now proposes access to Sunset Boulevard West via the proposed Road G, and Westbrook Boulevard.

2.5.2 LAND USE PLAN

As shown on **Figure 2-4**, the proposed ARSP land use plan consists of LDR, MDR, and HDR uses; community commercial uses; public/quasi-public uses; parks and recreation areas; open space; paseos,

[3] The City is currently not participating in the PCCP; therefore, the project is not required to comply with the PCCP.



SOURCE: Dahlin Group, 2015; AES 2/18/2016

Figure 2-4
Land Use Map

urban reserve area; and roadways. **Table 2-1** provides a breakdown of the proposed land uses within the project site, including proposed General Plan and zoning designations, acreages, and residential units by category. At buildout, the Proposed Project would provide approximately 2,827 dwelling units, housing a population of approximately 7,379 persons, based on the City's General Plan assumption of 2.61 persons per household. The ARSP could add as much as approximately 476,000 square feet of commercial and retail and office uses. The components of the ARSP are described in detail below.

TABLE 2-1
LAND USE SUMMARY

General Plan Land Use Designation / Description		Applied Zoning Districts[1]	Acres	Units
Residential Neighborhoods				
LDR	Low Density Residential	R1 and RS	248.8	1,302
MDR	Medium Density Residential	RS	50.3	542
HDR	High Density Residential	R3	38.1	873
	Subtotal		337.2	2,717
Commercial				
CC	Community Commercial - Village District	CMU-SA	27.3	109
CC	Community Commercial	CC	23.9	
	Subtotal		51.2	109
Parks and Open Space				
OS	General Open Space	OS	134.8	
OS	Paseos	OS	10.7	
P/R	Parks & Recreation	PR	22.1	
	Subtotal		167.7	
Public/Quasi Public				
P/QP	Elementary School	P/QP	9.6	
P/QP	Fire Station	P/QP	3.0	
P/QP	Recycling Center and Well Site	P/QP	3.5	
P/QP	Lift Station A	P/QP	0.3	
P/QP	Lift Station B	P/QP	0.9	
	Subtotal		17.2	
Other				
UR	Urban Reserve	UR	20.0	1
ROW	Roadway Right of Way		52.0	
	NAPOTS		49.2	
	Subtotal		121.2	1
Overall Totals			**694.4**	**2,827**

1 - The zoning districts are defined in the City's Zoning Ordinance that can be viewed at the Civic Center Permit Center or online at www.roseville.ca.us.

Acreage

The ARSP planned land use acreages include approximately 248.8 acres of low-density, 50.3 acres of medium-density, and 38.1 acres of HDR designated land; 51.2 acres of community commercial/Village District uses; 17.2 acres of public/quasi-public uses; 134.8 acres of open space; 10.7 acres of paseo open space; 22.1 acres of parks and recreation uses; a 20-acre urban reserve parcel; 49.2 acres of land to be set aside for the future development of Placer Parkway NAPOTS; and 52.0 acres of City roadway right of ways and landscape corridors.

Residential Neighborhoods

Residential units are proposed in three density ranges consistent with the residential density ranges in the Roseville General Plan: LDR, MDR, and HDR. A description of each density range is provided below. The average density over the residential portion of the Proposed Project would be approximately 8.0 units per net acre. This mix of residential land uses and their corresponding range of densities supports the vision of a community that includes a wide variety of housing types and options. MDR and HDR uses are proposed in areas of greater intensity land uses within the project site (i.e. near arterials, proposed public transportation routes and the commercial area). The ARSP encourages innovative and unique lot configurations and home types that support the overall vision of the community as an urban village. Of the total number of dwelling units, ten percent are planned to meet affordability criteria for low- and very-low income households, as set forth in the City's General Plan Housing Element. Affordable units would be designated within HDR parcels.

Low Density Residential

Approximately 248.8 acres of the ARSP are proposed as LDR, which accounts for 1,302 dwelling units. The number of LDR units assumes an average of approximately 5 units per acre, although each LDR parcel may develop within a range of 0.5 to 6.9 dwelling units per acre (du/ac), consistent with the City's General Plan. Lot configurations may include conventional (street accessed garages), alley loaded, and clustered development. LDR parcels are proposed north of the Future Placer Parkway, and throughout the project site.

Medium Density Residential

Approximately 50.3 acres of the ARSP are proposed as MDR, which accounts for 542 dwelling units. The number of MDR units assumes an average of approximately 11 units per acre, although each MDR parcel may develop within a range of 7.0 to 12.9 du/ac, consistent with the City's General Plan. The MDR land use accommodates a variety of attached and detached housing types on generally smaller lots, which could include single-family homes, cluster housing, duet housing, townhomes, and other housing types. MDR areas are concentrated along the proposed extension of Westbrook Boulevard, and near the proposed Village District and school sites.

High Density Residential

Approximately 38.1 acres of the ARSP are proposed as HDR, which accounts for 873 dwelling units. The number of HDR units assumes an average of 22.9 units per acre, although each HDR parcel may develop within a range of 13.0 to 30 du/ac, consistent with the City's General Plan. HDR areas would

typically accommodate attached multi-family buildings such as townhomes, apartments, and condominiums, but could also include some detached housing product types. In addition, this type of multi-family housing provides for a mix of both for-sale and for-rent units. HDR areas are proposed along Westbrook Boulevard adjacent to the proposed Village District and northern commercial area.

Commercial

The commercial land uses in the ARSP consist of two areas described below. Buildout of the commercial sites could be entirely commercial or business professional or a mix of both types of uses. For the commercial/office component of these sites, a projected buildout of 476,000 square feet of non-residential uses could be generated. Uses may include retail commercial shops, grocery, drugstores, restaurants, professional offices, medical and dental offices, financial institutions, and similar uses.

Community Commercial – Village District

The ARSP includes one centrally located 27.3-acre site with a proposed general plan designation of Community Commercial – Village District (CC-VC) and zoning district of Commercial Mixed Use - Special Area overlay (CMU-SA). The area is proposed as the "Village District", and is intended to provide a mix and density of land uses common to an urban setting or traditional downtown. The CC-VC land use designation is intended to develop mixed-use centers that allow for a combination of commercial, office, and residential uses. These sites are intended to promote a variety of commercial use types and the flexible siting of other uses that are typically considered to be compatible with commercial development. The proposed has a residential allocation of 109 residential uses (i.e. lofts, condominiums, etc.).

Community Commercial

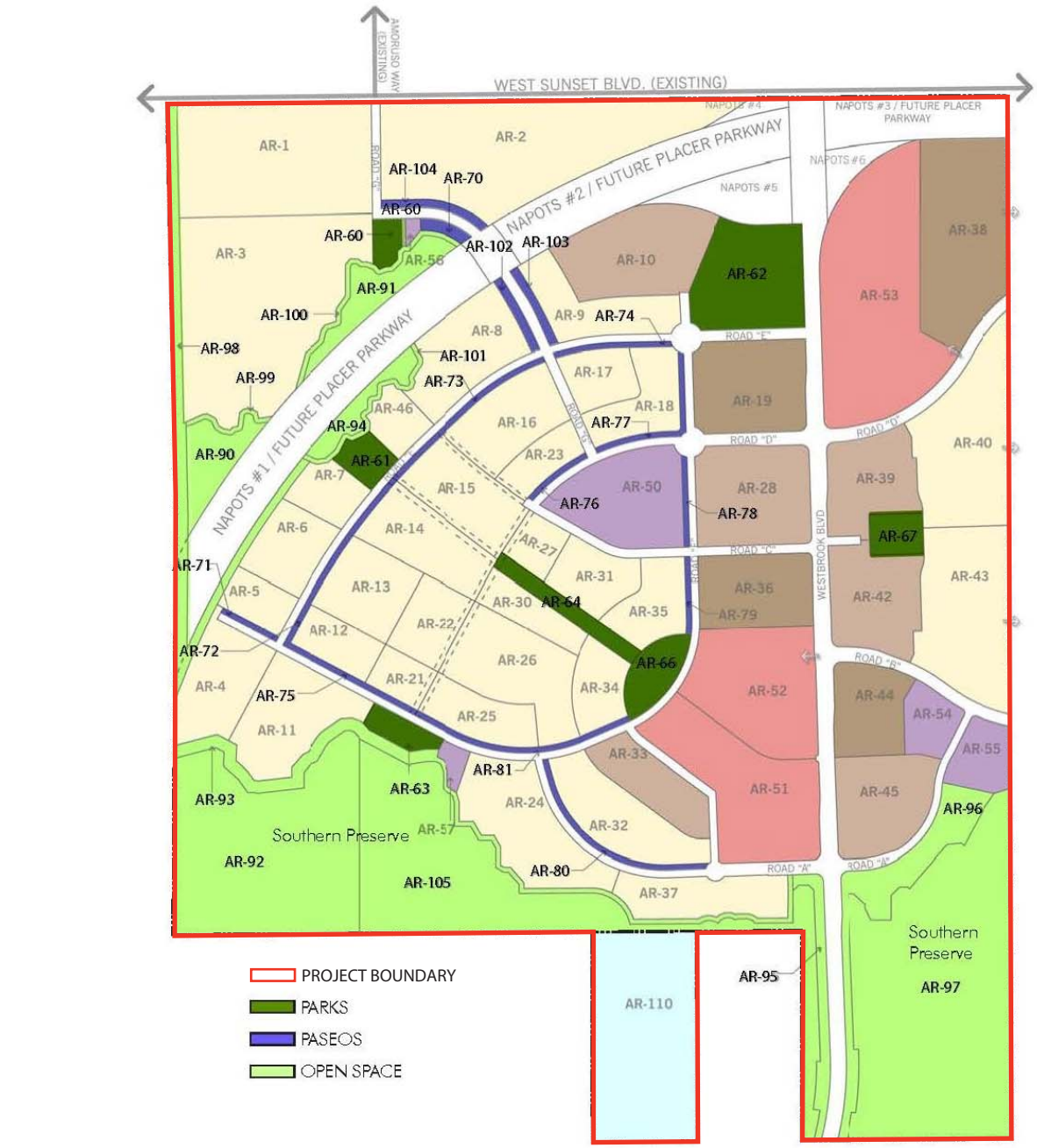
The ARSP includes one large commercial site on the north end of the project site totaling approximately 23.9 acres. This land use category is intended to provide a broad range of goods, services, and employment opportunities to an expanded service area. Commercial buildings would likely range from 50,000 to 250,000 square feet. The Community Commercial parcel is located adjacent to a possible future interchange along Placer Parkway that would support regional commercial and business park uses.

Parks and Open Space

A combination of active and passive parkland would be provided for the community within two categories: neighborhood parks and open space.

Neighborhood Parks

Seven sites totaling 22.1 acres are designated for neighborhood parks (**Figure 2-5**). Parks would range from 1.28 to 10.1 acres in size and are planned in locations adjacent to open space, where possible, and to serve residential neighborhoods. The park sites would include passive and active recreation facilities and opportunities such as soccer and baseball fields as well as tot lots, playgrounds, picnic areas, and hard surface game courts. Neighborhood parks would be linked to a system of paseos, providing a comprehensive network of pedestrian and bikeway connections to the ARSP's parks and open space system. Proposed parks include a 3.04-acre park in the Village District (AR-66), 5 distinct neighborhood parks (AR-60, -61, -63, -64, and -67), and a 10-acre park in the northern portion of the site (AR-62).



SOURCE: Amoruso Ranch Specific Plan, 2016; AES, 2/18/2016

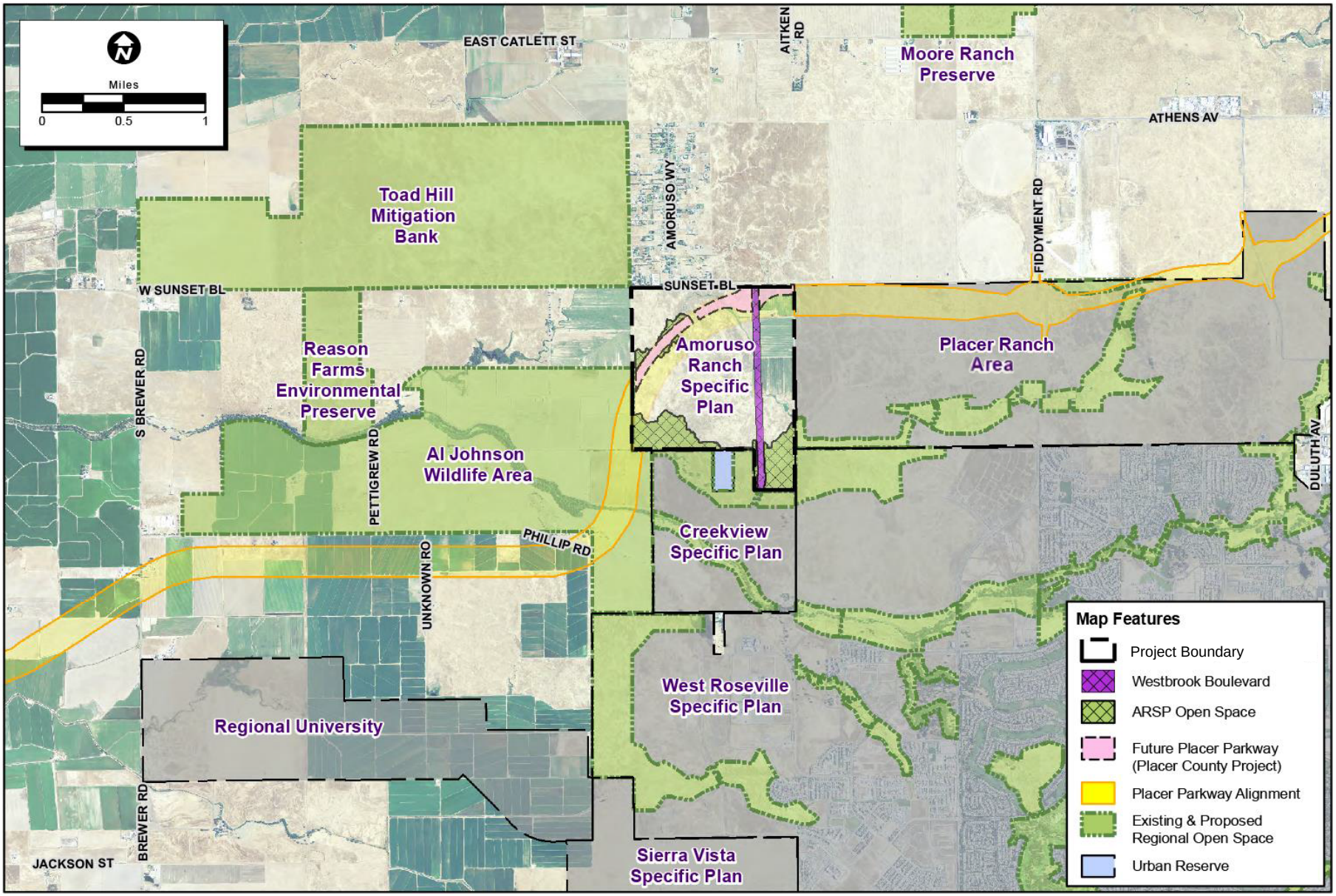
Figure 2-5
Parks and Open Space

Because of the distribution of the parks throughout the project site, most residents are within a 0.25 miles of a park and 0.5 miles from the park associated with the Village District. Neighborhood parks typically include a mix of active play fields such as soccer and baseball fields as well as tot lots, playgrounds, picnic areas, and hard surface game courts. With the exception of the 10-acre park which is focused on programmed team sports, other neighborhood parks are not overly programmed in order to be flexible for the enjoyment of the users.

Open Space

Approximately 134.8 acres of the ARSP are proposed as Open Space (OS), comprising approximately 21 percent of the total project site acreage. Open space is designated in two prominent areas, the largest along the southern boundary that captures the University Creek corridor, a tributary to Pleasant Grove Creek, located to the south. This area will be maintained as an open space preserve in perpetuity. The other smaller open space area adjacent to the planned Placer Parkway right-of-way in the northwest portion of the project site will be avoided but not established as a preserve in anticipation of future wetland permitting and construction activities that will occur in association with the Placer Parkway project (**Figure 2-5**). The open space areas are intended to serve a variety of functions including providing floodwater conveyance, stormwater treatment, aesthetic amenities, recreational facilities (trails) and habitat preservation (seasonal wetlands, vernal pool complexes). Open space areas are proposed to abut other regional open space areas, including portions of the CSP's open space preserve to the south, portions of the West Roseville Specific Plan's open space preserve to the southeast, and the City's Al Johnson Wildlife Area to the west (**Figure 2-6**). The open space component of the ARSP is consistent with the regional open space planning goals of the draft PCCP, which strives to make 50,000 to 60,000 acres within the proposed PCCP plan area as part of a reserve system to preserve approximately 50 percent of Placer County's remaining vernal pool habitat.

Within the open space area, approximately 98 acres would be designated as a permanent on-site open space preserve (AR92, AR97, and AR95). This 98-acre area was designed so that all preserved wetland basins (e.g., vernal pools and seasonal wetlands) are located at least 50 feet from the edge of development parcels (for example residential or commercial designated parcels). This is partially accomplished by designating a minimum 30-foot wide open space transition zone parcel around the open space preserve. Most of the preserved wetlands will be greater than 50 feet from the edge of development parcels. These buffers will help protect preserved wetlands from adjacent development. This is partially accomplished by designating minimum 30-foot wide transition areas between the 98-acre open space preserve and the adjacent development parcels. These transition areas will be utilized for activities such as slope grading, outfall structures, a storm water conveyance ditch, bike trails, weed abatement activities, and other maintenance and health and safety vehicle access. These 30-foot transition areas will not be protected by a conservation easement and all wetlands within this area will be permitted for direct impacts (fill). While some structures, grading, and ongoing maintenance will occur within the 30-foot transition areas, ultimately the activities within this area will result in fewer impacts than that of the development area and provide additional protection to the wetlands located within the on-site open space preserve. A conveyance ditch, which is necessary to direct storm water and landscape irrigation nuisance flows off-site, will be created within the 30-foot transition areas as shown in **Figure 2-19**. The storm water conveyance ditch will create a hydraulic separation between the preserve and adjacent development parcels, protecting the preserve area from stormwater and irrigation nuisance



SOURCE: Amoruso Ranch Specific Plan, 2016; AES, 2/18/2016

Figure 2-6
Regional Open Space

runnoff. Another benefit of the 30-foot transition areas is they accommodate structures and utilities that would otherwise typically be located within preserves (e.g., bike trails, outfalls, power lines). This will reduce the need to access these areas for structure maintenance and reduce the risk of inadvertent wetland impacts.

Any disturbance or construction within open space preserve areas of the ARSP would comply with the provisions of the United States Army Corps of Engineers (USACE) Section 404 permit. At this time it is expected that the ARSP would be appended to the City of Roseville Open Space Preserve Overarching Management Plan (Overarching Plan or Overarching Management Plan) and that ARSP preserve areas would be managed, monitored, and maintained according to the City's Overarching Plan. The Overarching Management Plan has been approved by the USFWS and the USACE and guides the management of other open space areas owned by the City of Roseville and provides mechanisms for consistent application of preserve management strategies across the City. The Overarching Management Plan outlines preserve management strategies such as site protection during adjacent construction, fencing maintenance, grazing, utility maintenance/installation activities, pedestrian/bike paths, habitat management for protected species, annual biological monitoring and reporting, invasive weed management, restoration activities, mosquito abatement, and other allowed and prohibited activities. Ultimately, the on-site open space preserve is expected to be dedicated to and managed by the City of Roseville in accordance with the Overarching Management Plan. This is discussed in greater detail in **Section 4.8**, **Vegetation and Wildlife**.

Public/Quasi Public

The ARSP would include 17.2 acres of Public/Quasi Public (P/QP) (See **Figure 2-4** above). The P/QP land use designation accommodates a variety of public-serving uses and facilities. These sites would provide for an elementary school, fire station, and areas for specific infrastructure related items such as a groundwater well and any other facility required of the ARSP. These areas are discussed in more detail in **Section 2.7** below.

Urban Reserve

The 20-acre Wagner parcel located in the south-central portion of the Proposed Project site would be designated Urban Reserve. The Urban Reserve land use designation is applied to lands that may receive urban land use approvals at some time in the future, but are currently constrained by growth management policies or other limitations. Allowable uses include agriculture, open space, passive recreation, resource protection, and a caretaker's residence.

The EIR evaluates the effects of annexing the Urban Reserve parcel at a programmatic level. For the purpose of this EIR, it is assumed that rural agricultural uses would continue, and that a single residential unit may be established as allowable under the Urban Reserve land use designation of the City's General Plan. If development is proposed in the future, it would require general plan and specific plan amendments, additional environmental review, and applicable approvals/permits.

Masonry Walls

Masonry walls will be constructed within the project site to provide security, screening, privacy, and/or sound attenuation where appropriate. At a minimum masonry walls will be located along the project boundary on Sunset Boulevard, and the eastern edge of the property boundary adjacent to the Placer Ranch area within the County. In accordance with the Specific Plan design guidelines (**Appendix A**), masonry walls will be constructed of high quality materials such as colored, split-faced block and include cap and column details. Long, unbroken expanses of the same finish, color or texture are not permitted. Additionally, it is anticipated that a combination of berming and masonry walls would be constructed adjacent to Placer Parkway as a part of that future project to attenuate noise levels at proposed adjacent residential land uses. Noise barrier locations will be determined at the time of the tentative map for subdivisions adjacent to Placer Parkway right of way, and the potential Placer Parkway/Westbrook Boulevard intersection/interchange as necessary to achieve compliance with the City's noise level standards.

2.6 CIRCULATION

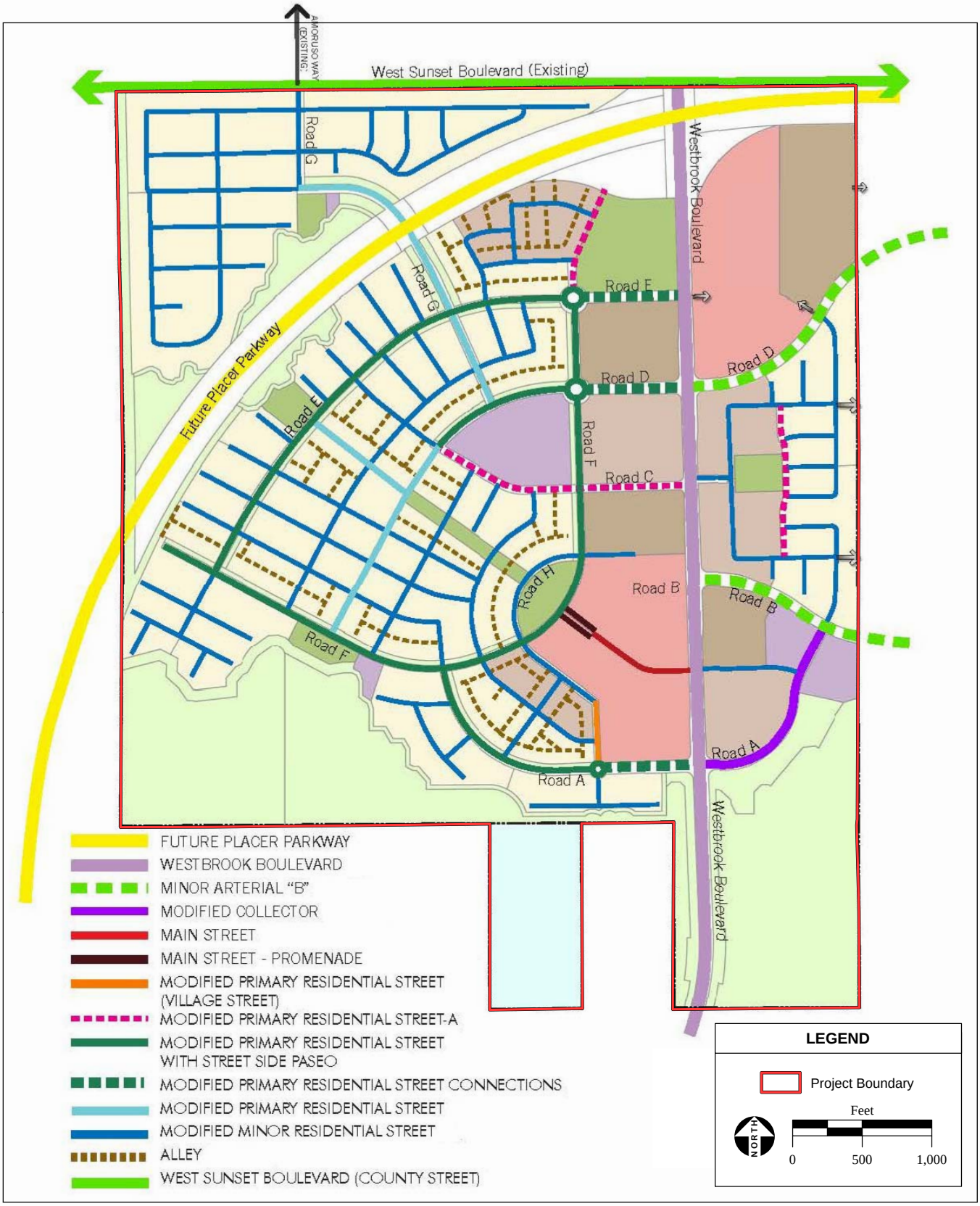
The proposed circulation system consists of a hierarchy of roadways, a pedestrian and bikeway network, and public transit linkages that are designed to connect with existing City and regional systems. Traffic signals within the site would be located and installed as depicted in the ARSP and specified in the ARSP Development Agreements, and as warranted by the City. The circulation plan is shown on **Figure 2-7**. The placement of parks, landscape corridors and the alignment of the streets have been designed to organize the community and promote traffic calming and pedestrian use. A modified grid pattern provides multiple ingress and egress points into and out of the project site which helps to disperse traffic. By providing street trees in the parkways, removing many of the driveway curb cuts and street-facing garages, and incorporating traffic calming measures such as narrowing at intersections and roundabouts, the street design encourages walking and biking throughout the community and to the outlying region.

For automobiles and bicyclists, the ARSP circulation system includes arterial, collector, and residential roadways. The construction of arterial and collector roadways would be phased as described in the ARSP and the Infrastructure Phasing Plan(s) attached to the Development Agreements. All public roads would be constructed to City standards, consistent with the design sections illustrated in the ARSP.

2.6.1 EXISTING AND PROPOSED REGIONAL SYSTEM AND CONNECTIONS

The ARSP planned circulation system provides for connectivity of streets to adjacent land uses within, as well as outside, the ARSP. Westbrook Boulevard, Sunset Boulevard West, and the future east/ west Placer Parkway would connect the Proposed Project to adjacent areas.

- **Westbrook Boulevard** – Westbrook Boulevard is a City-planned north/south six-lane arterial roadway that will begin at Baseline Road and extends north through the CSP Area and into the project site. Westbrook Boulevard is planned to extend north from the southern ARSP boundary through the project site and will provide a connection with Sunset Boulevard. Additional detail regarding the configuration of Westbrook Boulevard through the project site is provided in **Section 2.6.2** below.



* Paseo locations with respect to street sides are shown on Figure 2-5

SOURCE: Amoruso Ranch Specific Plan, 2016; AES, 2/18/2016

Figure 2-7
Circulation Plan

- **Sunset Boulevard West** – Sunset Boulevard West is an existing east/west two-lane rural roadway that is located along the northern boundary of the ARSP. The roadway is within unincorporated Placer County. As part of the Proposed Project, the segment of Sunset Boulevard West adjacent to the northern site boundary may be annexed into the City. The ARSP will result in two connections to Sunset Boulevard West via intersections with proposed Westbrook Boulevard and Road G to provide additional access points to the project site. Additionally, the segment of Sunset Boulevard West adjacent to the northern site boundary would be improved to accommodate the increase in traffic resulting from the Proposed Project and provide an appropriate interface with adjacent existing residential uses. A description of these improvements is provided in **Section 2.9, Off-site Improvements**.

Placer Parkway

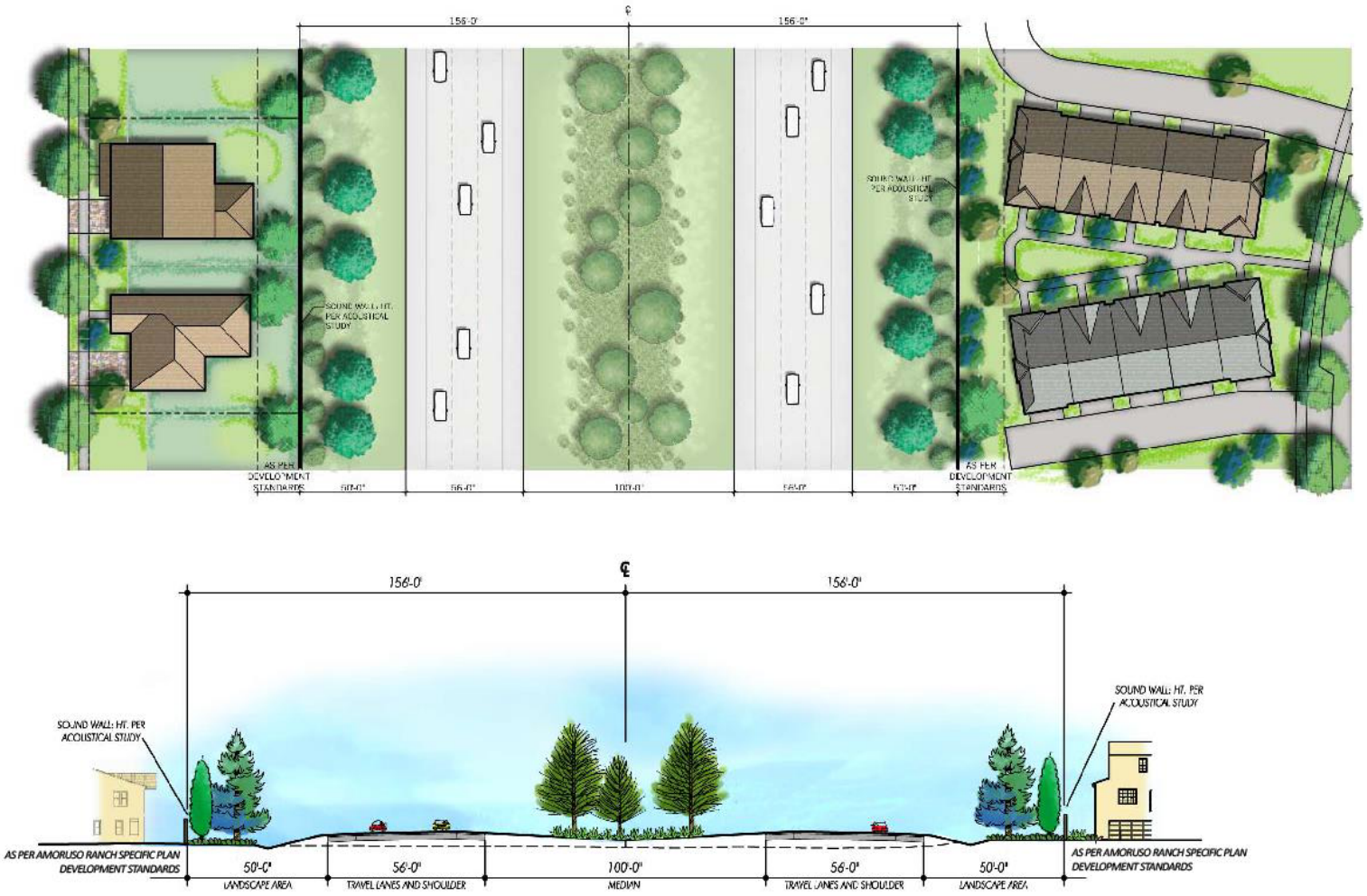
Placer Parkway is a planned limited access 15-mile highway that would provide an east/west connection between Highway 65 near Roseville to Highway 99 near the Sacramento International Airport (SMF). The Federal Highway Administration (FHWA), the California Department of Transportation (Caltrans), and the SPRTA jointly prepared the Final Placer Parkway Corridor Preservation Tier 1 Environmental Impact Statement/Program EIR (Tier 1 EIS/EIR) and Section 4(f) Evaluation, which selected the corridor for the future construction of the Placer Parkway. Although separately funded and not a part of the Proposed Project, the proposed alignment of Placer Parkway extends through the northern portion of the project site, encompassing approximately 49 acres. Within the project site, both Westbrook Boulevard and Road G are proposed to cross Placer Parkway. Road G, a two-lane residential roadway, is proposed to be an underpass to Placer Parkway, and Westbrook Boulevard would be an at grade intersection with Placer Parkway. While not a part of the proposed Placer Parkway Tier 1 Project, the Revised EIS/EIR prepared by Placer County Transportation Planning Agency (PCTPA) analyzed as an alternative, an interchange within the northeast area of the project site based on an extension of Dowd Road southerly from the City of Lincoln. The Dowd Road extension would potentially connect to the proposed Westbrook Boulevard alignment within the project site. Land has also been set aside for a potential future grade separated interchange of Placer Parkway and Westbrook Boulevard. Other than the potential interchange, the remainder of alignment would be at grade. Immediately off-site, Placer Parkway will be bridged across University Creek. **Figure 2-8** illustrates a typical roadway cross section for segments of Placer Parkway adjacent to residential areas within the project site. **Appendix D** provides a detailed discussion of the interface of Placer Parkway with the Proposed Project land uses.

2.6.2 Planned ARSP Circulation System and Improvements

The ARSP circulation plan is shown on **Figure 2-7**. Various roadways within the project site are shown on **Figures 2-9** through **2-11**.

Arterial Roadways

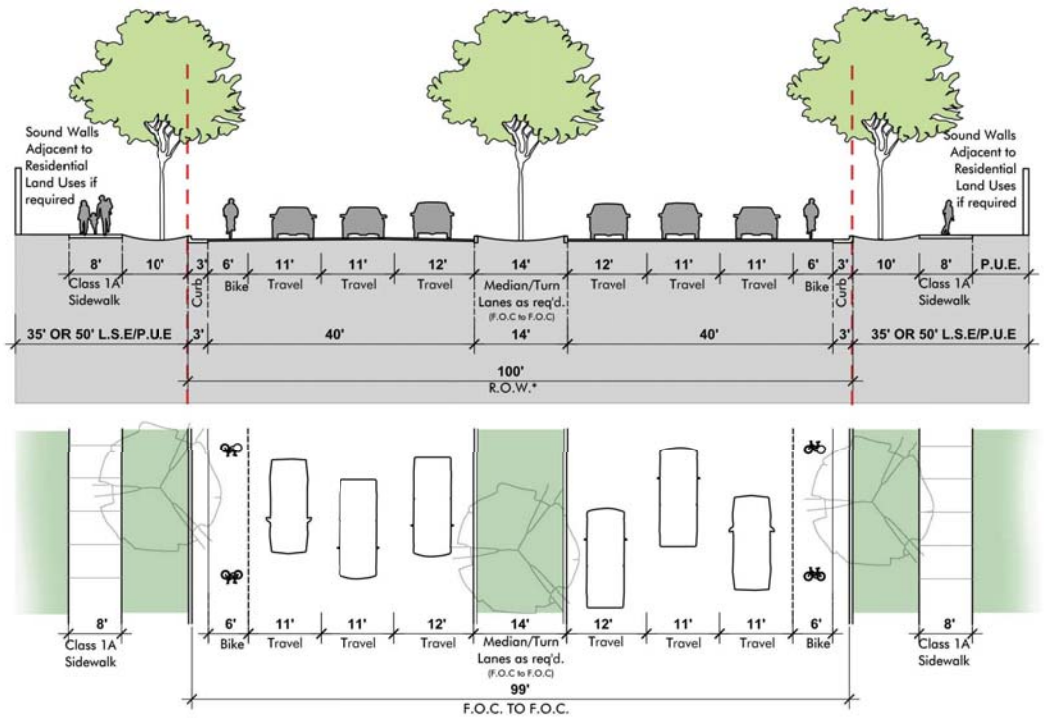
Arterial roadways are primary circulation routes which provide connections between sections of the City and the regional circulation system. Arterial roadways carry relatively high traffic volumes and do not permit on-street parking. In the ARSP, arterials are either 4 or 6 lanes and include landscape medians, on-street bike lanes, bus turn-outs, and adjacent landscape corridors with detached eight-foot wide



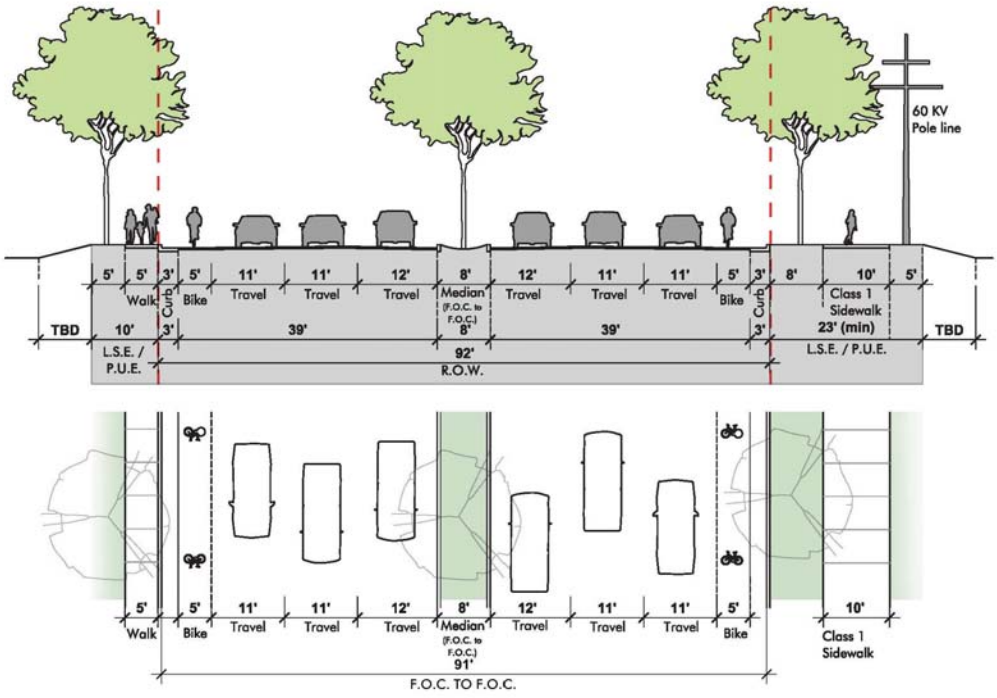
Section B-B: Typical Placer Parkway Section: Condition at MDR/LDR

SOURCE: Placer Parkway Transition (Kimley Horn, 2015); AES, 12/10/2015

Figure 2-8
Placer Parkway Street Section
Adjacent to Residential Areas



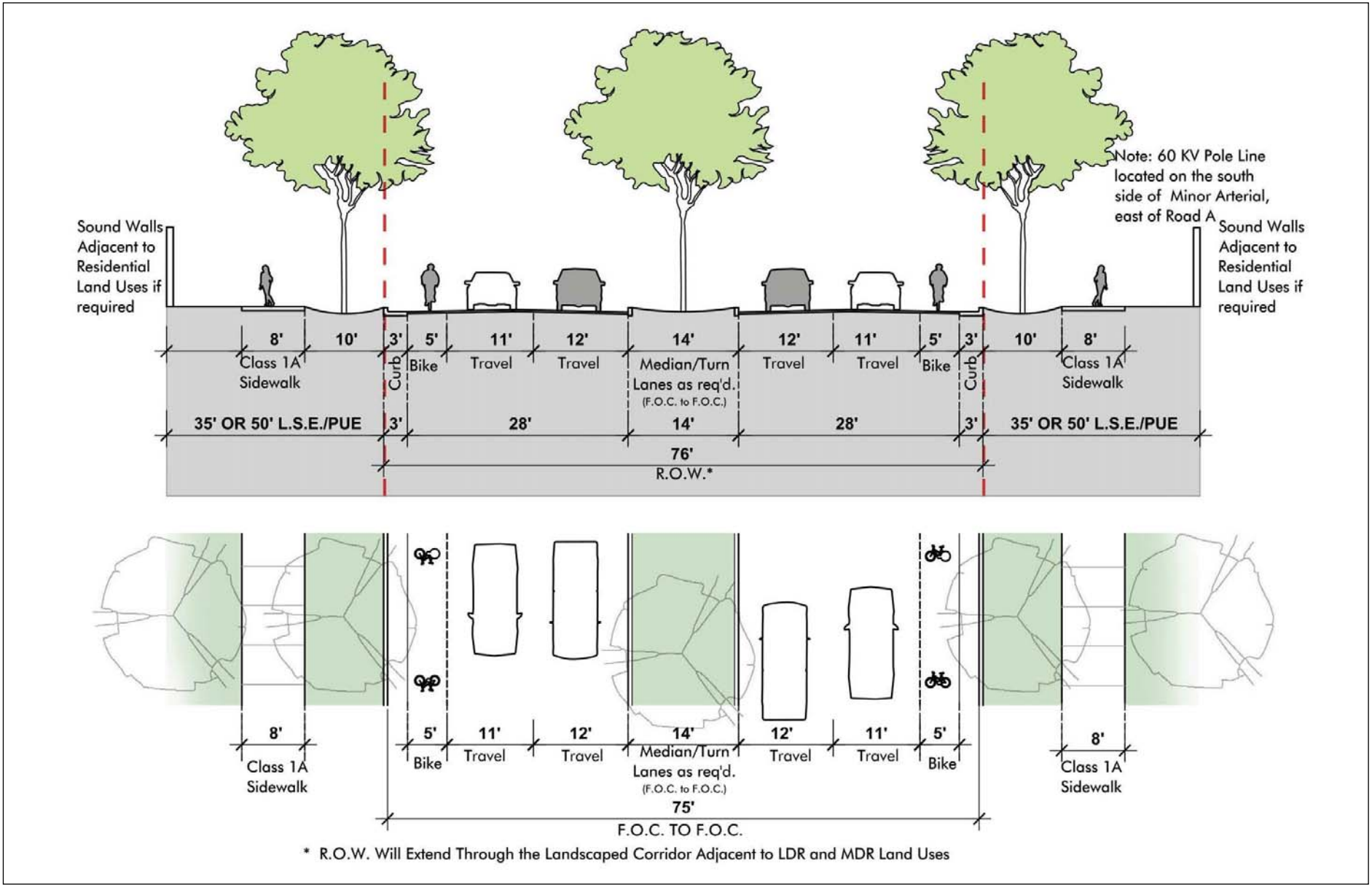
Westbrook Boulevard – North of Road A



Westbrook Boulevard – South of Road A

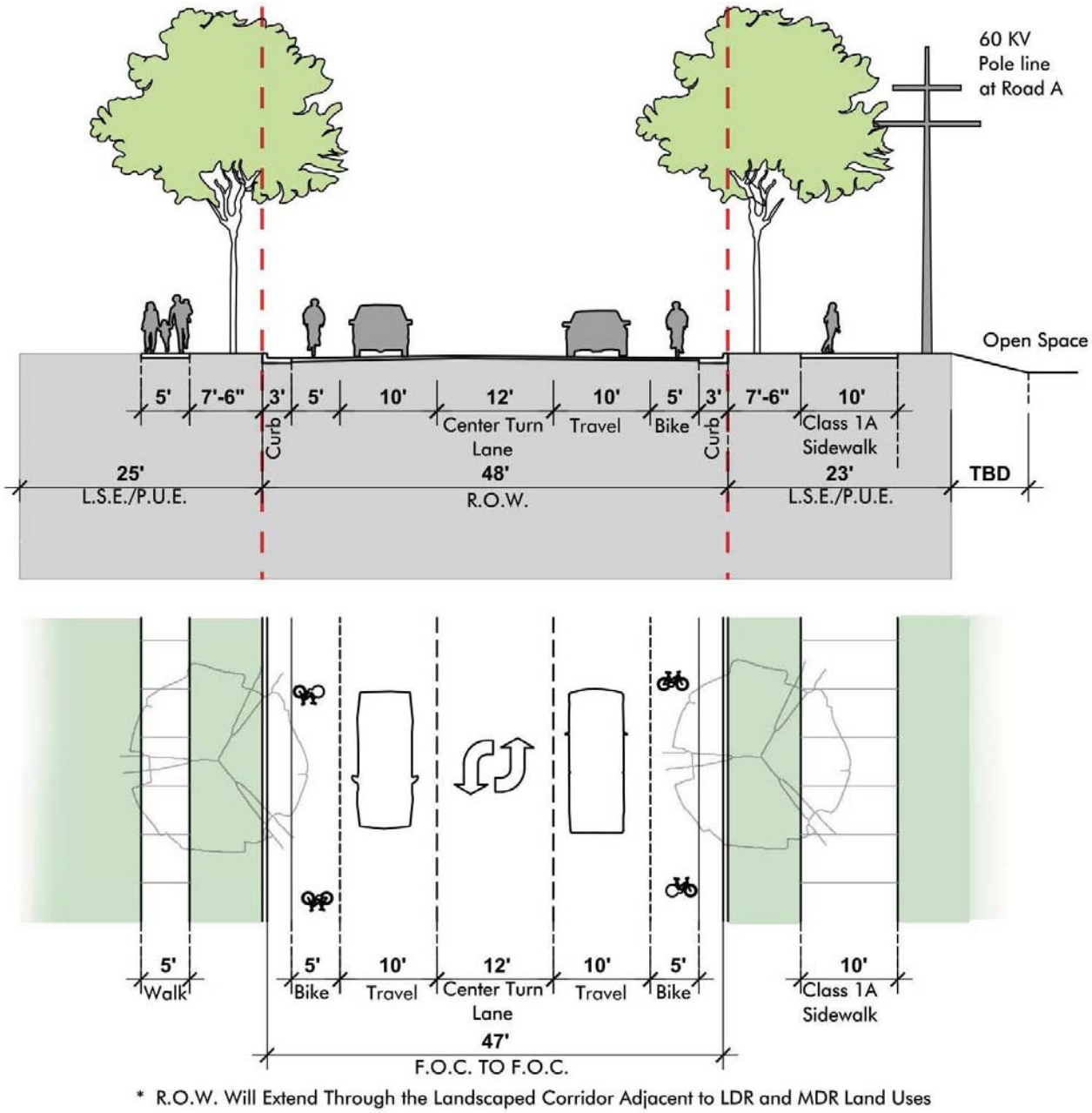
SOURCE: Amoruso Ranch Specific Plan, 2016; AES, 2/18/2016

Figure 2-9
Westbrook Boulevard Street Sections



SOURCE: Amoruso Ranch Specific Plan, 2016; AES, 2/18/2016

Figure 2-10
Road "B" Section - Minor Arterial



SOURCE: Amoruso Ranch Specific Plan, 2016; AES, 2/18/2016

Figure 2-11
Road "A" Section - Modified Collector

pedestrian sidewalks. The eight-foot pedestrian sidewalk along the arterials streets also function as Class 1A bike path, which provide an option for bicyclists to ride on a street separated path versus riding in a bike lane within the street. The planned arterial and minor arterial roadways within the ARSP are Westbrook Boulevard, Road B, and Road D, which are described below.

Westbrook Boulevard

Westbrook Boulevard will be the main arterial roadway serving the site from the south. As a planned 6-lane facility, Westbrook Boulevard will be extended northward from its future terminus within the CSP and will provide the main north/south access into the project site with connections to Blue Oaks Boulevard and future connections to other arterial roadways along its planned route south to Baseline Road. As part of the ARSP, the Proposed Project would grade construct the full section of Westbrook Boulevard and construct 4 of the 6 lanes beginning on the southerner property line, traversing north through the open space and terminating at a proposed intersection with Sunset Boulevard West. The remaining two lanes will be built as part of a future City Capital Improvement Project, as demand increases with funds collected by traffic mitigation fees. The Westbrook Boulevard open space crossing will include maintenance ramps from Westbrook Boulevard to the open space preserve north and south of University Creek on both the east and west sides of Westbrook Boulevard.

Within the project site, three signalized intersections will be constructed on Westbrook Boulevard with connections to main roadways to the east and west. Westbrook Boulevard consists of multiple lanes in both north and south directions, a landscaped median will be constructed to separate the north and south bound travel lane which will also provide for protected left turn pockets and a Class 2 on-street striped bike lanes will be built on both sides of Westbrook Blvd. within the right-of-way. Public utilities easements and landscape corridors will be constructed with adjacent land uses occur along both sides of the street and a Class 1A pedestrian path sidewalk provides pedestrian connectivity at a regional level. Stormwater Low Impact Development (LID) features may occur between the curb and pedestrian path within the landscaped corridor. Above ground utility boxes will also be located behind the pedestrian path.

Cross sections of Westbrook Boulevard north and south of Road A are shown in **Figure 2-9**. The segment of Westbrook south of Road A is a continuation of Westbrook as it comes north into the project site from the CSP Area. This segment of Westbrook includes a slightly reduced narrower roadway section through the southern ARSP open space area, as well as a bridge or culvert crossing over University Creek that will be designed in accordance with the Drainage Master Plan, City requirements and the conditions of the a future USACE 404 permit.

Road B and Road D

Road B and Road D are proposed minor 4-lane arterial roadways which will consists of two travel lanes in each direction, on-street class 2 bike lanes, and a landscaped median that allows for protected left turn lanes, within a 76-foot right-of-way. Roads B and D will provide connections from Westbrook Boulevard into the proposed Placer Ranch area to/from the east. Public utilities easements would be located along both sides of Road B as well as a Class 1A pedestrian path within a landscape corridor (**Figure 2-10**). Stormwater LID facilities may be located within the landscaped corridor between the curb and the pedestrian path. Above ground utility boxes will be located within the landscaped corridor and screened from view as much as possible.

Collector Roadway

Collector roadways are secondary routes which distribute trips from the arterial street system to the local street system. Within the ARSP, travel lane widths for collector roadways have been reduced and landscape corridors have been provided to reduce travel speeds and create a more pedestrian friendly community. Road A is a proposed modified collector that provides for one travel lane and on-street striped bike lanes in each direction, separated by a striped center turn lane along with a landscaped parkway and sidewalk or pedestrian path on each side, within a 48-foot right-of-way (**Figure 2-11**).

Local Roadways and Alleys

Local roadways provide direct access from the collector streets through neighborhoods to residential units. The typical standard for a local street, within the ARSP, includes two travel lanes with space for on-street parallel parking and a detached sidewalk. The ARSP provides several types of local roadways, depending on the location and the desired interface between land uses and the roadway system.

Signals

Where arterial roadways intersect with other arterial roadways or collector roadways, signals will be installed for traffic control. A total of six new signals are anticipated within the project site at the following intersections:

- Westbrook Boulevard and Road A
- Westbrook Boulevard and Road B
- Westbrook Boulevard and Road D
- Westbrook Boulevard and Sunset Boulevard West
- Road B and Road A
- Road D and Road A

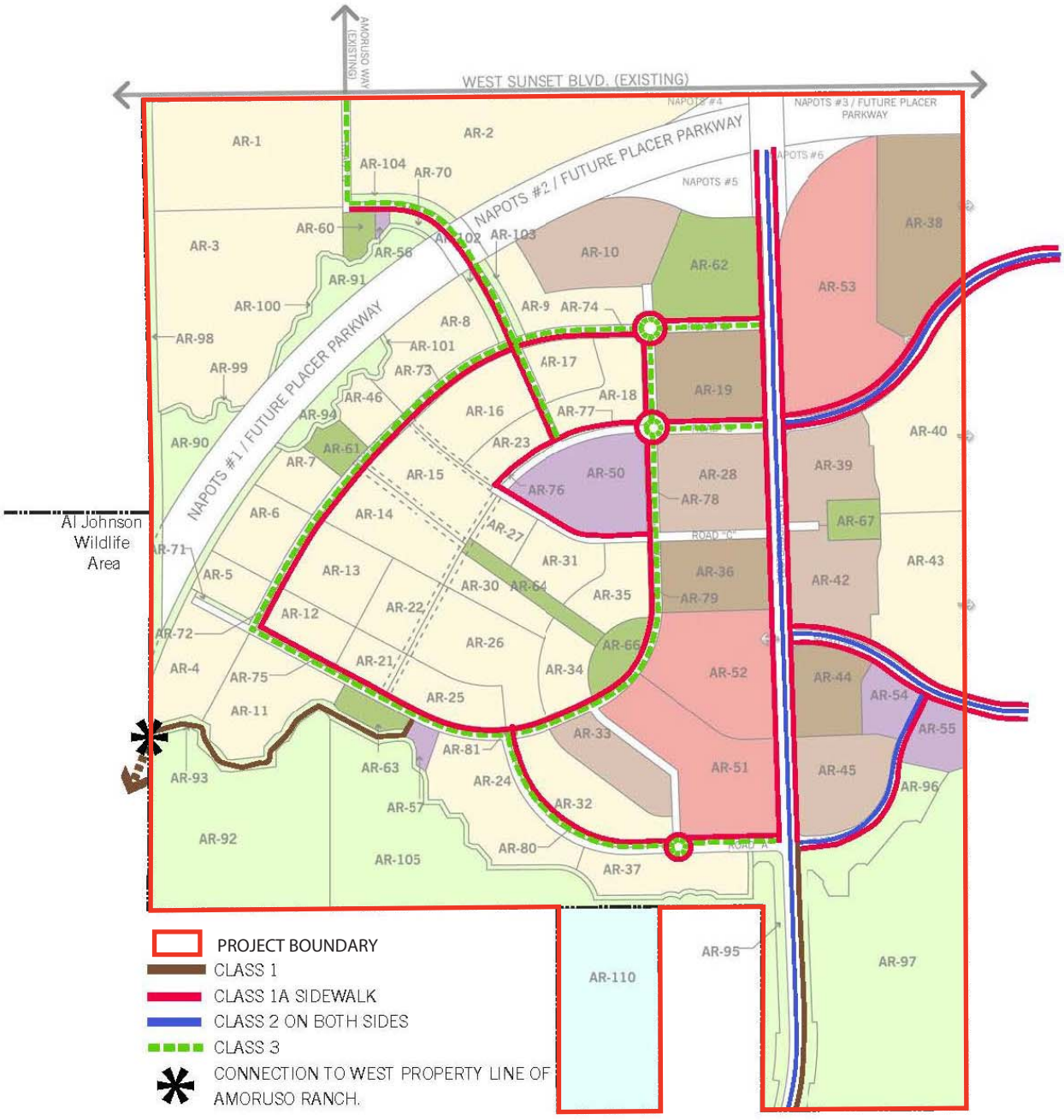
2.6.3 Pedestrian and Bikeway Facilities

As shown in **Figure 2-12**, a system of pedestrian and bikeway paths is proposed throughout the ARSP. This system of pedestrian paths and bikeways provides off-street linkages throughout the community, connecting to Roseville's existing and planned regional trail and bicycle network facilities to the west, east, and south of the ARSP.

Pedestrian Paths and Bikeways

The pedestrian and bikeway network includes a combination of Class 1 bike trails, Class 1A sidewalks, Class 2 bike lanes, and Class 3 bike routes as described below:

- **Class 1 Bike Trails:** Class 1 bike trails are off-street and uninterrupted. These trails are proposed within open space areas as illustrated in **Figure 2-12** and provide opportunities to link to future regional trail systems.



SOURCE: Amoruso Ranch Specific Plan, 2016; AES, 2/18/2016

Figure 2-12
Bikeways

- **Class 1A Sidewalks:** Class 1A sidewalks would be located within landscaped paseos and along key roads and would link together the parks within the project site. These sidewalks could be utilized by both casual cyclists and pedestrians.
- **Class 2 Bike Lanes:** Class 2 bike lanes consist of on-street striped lanes that are proposed along the street edge of regionally serving arterial and collector roadways.
- **Class 3 Bike Routes:** Class 3 bike routes are designated on local roads that provide key connections between destinations, but do not include on-street bike lanes. Class 3 bike routes may be enhanced with Share the Road/ Bicycles May Use Full Lane signs, Shared Use Markings (arrows), directional signs or other features to inform the motoring public that bicycles are expected.

Sidewalks

All streets within Amoruso Ranch will have sidewalks on both sides, or a sidewalk on one side and a multipurpose trail on the other. Sidewalks within residential neighborhoods will be predominantly five feet wide and separated from the street by a landscaped parkway strip.

Open Space Paseos

Implementation of the ARSP would create approximately two miles of open space paseos (**Figure 2-5**). The paseos are a network of multi-use pathways throughout the project site, which are intended to augment and facilitate pedestrian and bicycle movement throughout the project site and de-emphasize the importance of automobile travel. Their primary purpose is to encourage pedestrians and bicyclists to use alternative modes of transportation that are off-street, by creating wider corridors with more extensive walks and landscaping. These facilities are located throughout the project site connecting various destinations, including the Village District, school, and park sites. Paseos will be 10 feet wide paved pathways within the landscaped corridors. Individual residential driveways would be restricted from crossing the paseos in order to reduce pedestrian/vehicle conflicts. Landscaped areas within the paseos may contain rain gardens and or other LID strategies for accommodating stormwater management. Where adjacent to a park, the paved pathway location may vary and could be incorporated into the design of the park.

2.6.4 TRANSIT

Public transit service to the ARSP will be provided by Roseville Transit. This service would utilize the proposed circulation system to provide local and regional transit connections for community residents and employees. Roseville Transit provides fixed-route and Dial-A-Ride services within the City, as well as a fixed-route commuter service between Roseville and downtown Sacramento. The fixed-route local and commuter systems operate on regularly scheduled routes, with the Dial-A-Ride system providing on demand response and curb-to-curb service. Roseville Transit users can connect to both Placer County Transit and Sacramento Regional Transit at designated transfer points. Public transit services would be expanded to the ARSP as demand for these services occurs and if funding becomes available.

Bus Rapid Transit (BRT) facilities would be included along Westbrook Boulevard within the ARSP to accommodate a proposed route that may extend from Sacramento Regional Transit's Light Rail Station at

Watt Avenue/I-80 north along Watt Avenue through the Sierra Vista Specific Plan (SVSP) and CSP to the ARSP. Bus turnouts and shelters, which can be utilized as BRT transit stops, shall be constructed in accordance with City Improvement Standards. A number of parking spaces within the commercial uses of Parcel AR-31 will be designated for park and ride users. Proposed transit facility locations are identified on **Figure 2-13**.

2.7 PUBLIC FACILITIES AND SERVICES

The ARSP would include public facilities and services required to serve the project site in accordance with the City's General Plan. The on-site utility infrastructure would be constructed and installed in phases to coincide with development approvals, and would be designed to accommodate buildout of the ARSP. Easements and dedications of improvements would be provided consistent with the ARSP, the project Development Agreements, and other applicable standards and requirements of the City.

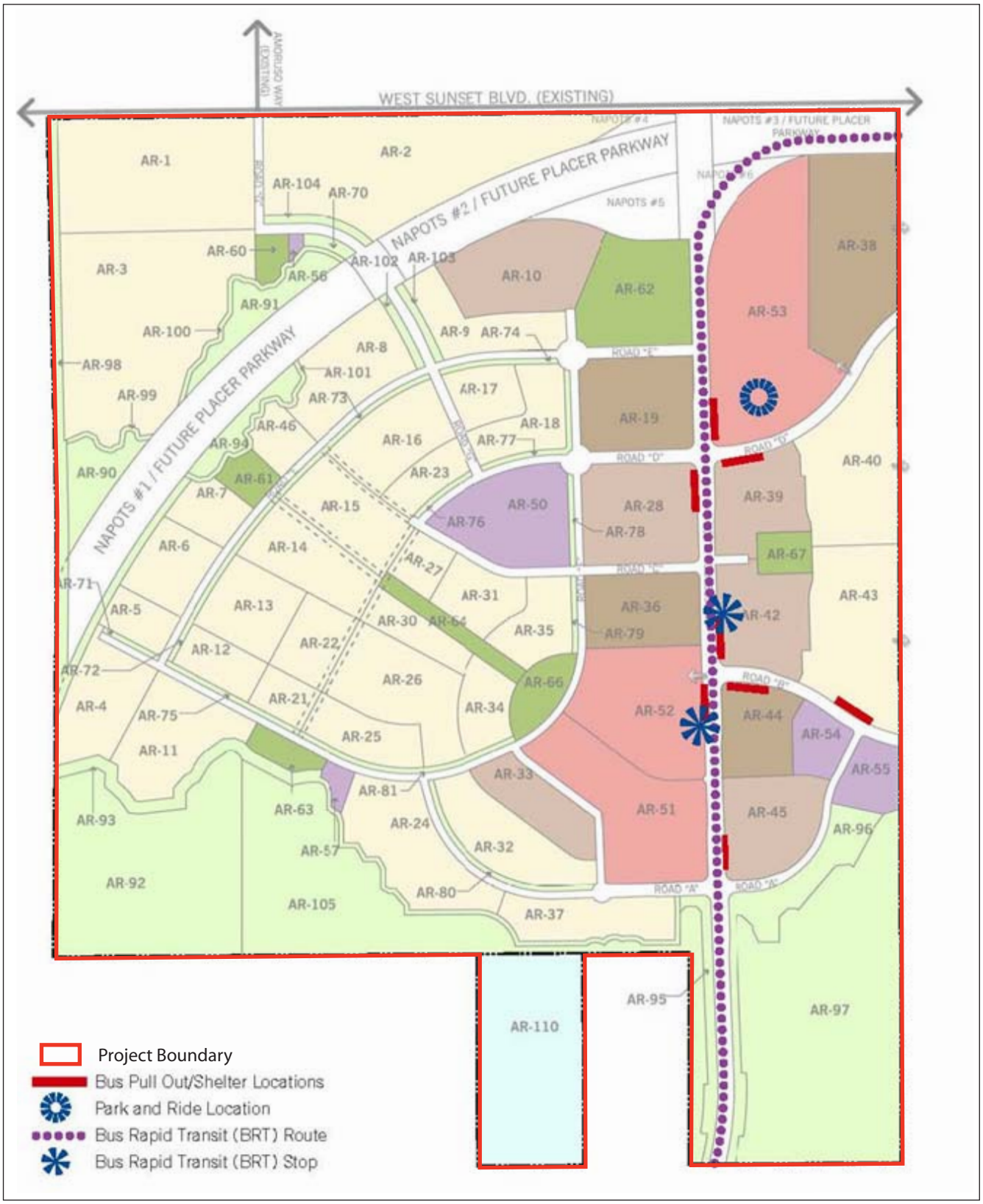
2.7.1 WATER SERVICE AND POTABLE WATER

The City is responsible for the acquisition, development, treatment, transmission, and delivery of potable and irrigation water supplies within the City. Once annexed, the ARSP would become part of the City's retail service area. Potable surface water supply would be delivered to the ARSP through existing City transmission mains and approved water infrastructure to be constructed within the CSP Area. Onsite components would consist of distribution pipe networks and a groundwater well to meet demands in drier conditions. All water improvements will be constructed to City standards using a phased approach. The two existing wells will be decommissioned as part of the development of the Proposed Project.

Water Supply

Water supply would be provided to the ARSP by the City. The City's General Plan requires new development areas to: 1) use surface water as their primary source of water supply; and 2) if surface water is not available from the City's Water Supply Portfolio, the project proponent must acquire additional surface water supplies to meet the projected demands.

In accordance with the City's General Plan, the primary source of potable water for the ARSP would be surface water. Even with a highly reliable supply, the distribution system for ARSP would include one on-site groundwater well designed with aquifer storage and recovery (ASR) capabilities to augment city water supplies during dry years (droughts), when the City's contracted surface water supplies are limited per the City's Water Forum Agreement. Additionally, the ARSP Area would be served by recycled water supplies for non-potable uses (see **Section 2.7.3**). Potential future long-term water sources to supply buildout of the General Plan and cumulative developments in the region are discussed in the cumulative analysis provided in **Section 4.12.1. 4.** The City of Roseville will serve the ARSP in an interim period until the Placer County Water Agency (PCWA) Ophir water treatment plant and associated distribution system is constructed.



SOURCE: Amoruso Ranch Specific Plan, 2016; AES, 2/18/2016

Figure 2-13
Transit Facilities

Surface Water

As concluded within the Water Supply Assessments (WSAs) included as **Appendix E** and discussed in **Section 4.12.1**, **Public Services – Water**, additional surface water supplies are needed to serve the ARSP. The City is planning on acquiring the necessary water supply from the acquisition of treated water supplies from PCWA through enacting a wholesale agreement between the City and PCWA. In the near-term, water obtained through the wholesale agreement would be delivered to the City though PCWA's existing infrastructure through the Tinker Intertie and then transported through the City's infrastructure to the project site. Additional treatment and transmission facilities in PCWA's system would ultimately be needed for PCWA to meet the projected ultimate water demands within service Zone 1, which includes the City of Roseville and the ARSP. These planned facilities are described in **Section 2.9** below, and would be phased to provide the necessary capacity in time to meet the demands.

Aquifer Storage and Recovery

Although not included as a primary source of supply to serve the ARSP, the City's ASR program allows the City to extend its system capacity by storing treated surface water (potable water) in the aquifer for use when it is needed, such as during dry years when surface water supplies are reduced. Under this program, surface water is injected into the aquifer during normal or wet times when excess water is available, and then banked water is extracted from City wells during times of need. The purpose of the ASR Program is to improve the City's water supply reliability by enhancing potable water supply storage capabilities, maintaining groundwater as a sustainable resource, and meet regional conjunctive use program goals.

The ASR program involves the use of specially designed and metered wells capable of both water injection and groundwater extraction. ASR wells are proposed primarily on the City's western side. Well sites average between 0.5 and 1 acre, and are currently in varying stages of development. The City has constructed six ASR wells, all of which are equipped for both extraction and injection. Seven more wells are planned as components of previously approved Specific Plan projects and approved along with certification of those Specific Plan EIRs, including a well in the CSP Area. The ASR program was also approved following certification of an EIR in March 2012[4] and prior to obtaining the program operations permit from the Regional Water Quality Control Board (RWQCB).

The distribution system for ARSP would include one on-site groundwater well designed for both injection and extraction that would be included as part of the City's ASR Program to augment water supplies during "drier" years to increase city wide water supply reliability. A schematic of the proposed well site is included as Figure B.40 of the Design Guidelines included within **Appendix A**. At a minimum, the ARSP on-site well is projected to have a delivery capacity of 1,500 to 1,800 gallons per minute (gpm) or 2.16 to 2.59 million gallons per day (mgd).

Recycled Water Supply

As determined in the *Recycled Water Master Plan* (**Appendix F**) and discussed in **Section 4.12.2**, the demand for recycled water within the ARSP Area can be met with the available supply from the Proposed Project; therefore, no supplemental supplies would be needed to serve the irrigation demands of the HDR

[4] Available at the City's Permit Center or the City's website at www.roseville.ca.us

areas and non-residential areas of the ARSP. Recycled water demands and infrastructure needed to serve the ARSP are described in **Section 2.7.3**.

Water Demands

Water demands for the ARSP are provided in the *WSA* included as **Appendix E**. Land use designations, associated acreages and dwelling unit counts, City's standard water use demand factors, and peaking factors were used to calculate the project's annual potable water demands. These were calculated based on either the number of dwelling units in residential parcels or the total acreage for each type of land use. The City's standard unit per acre demand factors and peaking factors were then applied to each individual parcel's potable water demands. Based on these calculations, it is estimated that the water demand for the project site is approximately 1,503.2 acre-feet per year (AFY). However, as presented in the *Water Conservation Plan* included as **Appendix G** and discussed below, water conservation measures have been identified for implementation within the ARSP that will reduce the overall demand by approximately 214.3 AFY, resulting in a total water demand of approximately 1,288.9AFY. This demand would be satisfied with a combination of both potable and non-potable (recycled) water sources. As discussed further in **Section 2.7.3**, the recycled water component would be utilized for HDR as well as non-residential irrigation purposes.

Water Conservation Measures

With full implementation of all the conservation measures outlined below, an estimated conservation of 15 percent of the projected water demand would be realized within the project site. The actual water conservation savings will be dependent on a number of factors including the participation and adherence by the actual homeowners.

Turf Reductions in Residential Areas

This measure involves limiting the amount of turf in the front yards of residential properties and using a higher percentage of low water use plant species in lieu of turf. Typically, about 75 percent of a total residential front yard is assumed to consist of landscaping, with the balance consisting of driveways, planters, or walkways. For the ARSP, limitations will be placed on the landscaped portion of each front yard, allowing up to 42 percent of the total landscaped area to be turf (instead of the typical 75 percent), with the remaining landscaped area comprised of low water use plant species. For the Roseville area, low water use plantings on average use approximately 70 percent less water than used on a typical turf lawn. This is partially achieved through the use of low-volume irrigation systems such as drip or micro spray systems to achieve uniformity of 90 percent rather than an overhead spray irrigation system. It is anticipated that these measures could result in approximately 27 percent total irrigation water demand reduction in residential areas.

Turf Reductions in Non-Residential Areas (Parks, Paseos, and Landscape Corridors)

As described further in **Section 2.7.3**, recycled water use within the ARSP would include irrigation of all non-residential land uses. This measure involves limiting the use of turf on non-residential parcels, with a focus on water efficiencies at parks, paseos, and landscape corridors. For these areas, landscape design will reduce the area of turf and increase the area of low water use plant species. To achieve the desired water conservation, the following criteria will be implemented:

- **Parks**. It is assumed that approximately 80 percent of a typical park's square footage consists of turf. The ARSP parks will have a maximum aggregate turf area of 60 percent, with the remaining 20 percent area comprised of low water consumption vegetation or other uses. Less than 60 percent turf is acceptable provided it is compatible with the amenities planned for the park.
- **Paseos and Landscape Corridors**. It is assumed that turf makes up approximately 80 percent of typical paseos and landscape corridors. The ARSP paseos and landscape corridors will have a maximum of 60 percent of turf area, with 20 percent of the remaining area comprised of low water consumption vegetation or other uses.

It is anticipated that these measures could result in approximately 17.5 percent total irrigation demand reduction for parks and paseos.

Smart Irrigation Controllers

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 the City's Water Efficient Landscape Ordinance (WELO; City of Roseville Municipal Code Chapter 19.67), will be required for residential, commercial, parks, and quasi-public parcels subject to turf reduction measures, and centrally controlled irrigation controllers for larger commercial and publicly maintained parcels. It is anticipated that these controllers could result in approximately 20 percent reduction in total irrigation water demand in the ARSP.

Re-circulating Hot Water Systems

Re-circulating hot water systems feature a pump on a residential hot water line, which moves water continuously to provide hot water at the tap immediately upon engaging the hot water faucet, eliminating the waste of water while waiting for the water to transition from the cold water in the pipes to hot water. This type of system will be included on all residential units to generate additional water conservation. It is anticipated that these systems would result in approximately 1.6 percent total potable water demand reduction for residential units.

Water Transmission

The ARSP would connect to the City's existing water infrastructure through a single point of connection extending from the CSP Area along the extension of Westbrook Boulevard and making allowances for future connections to provide looping within the system.

As described in the *Water Master Plan* included as **Appendix H,** the ARSP includes utility infrastructure required to provide and maintain an acceptable level of service to the project site. In accordance with the City's current design criteria and standards, each component of the utility infrastructure system is designed to meet the Proposed Project's peak hour demand and sized to provide adequate fire flow capacity at minimum system pressures. Fire flow capacity would be provided at 4,000 gpm for commercial and school sites, 2,500 gpm for multi-family residential development areas, and 2,000 gpm for single family residential development areas. A minimum 20 pounds per square inch (psi) residual

system pressure shall be maintained at all fire hydrants will an overall goal of maintaining 50 psi at other points in the distribution system during a fire event.

The ARSP potable water transmission system has been schematically designed in a looped system following major arterial and collector street alignments. As shown in **Figure 2-14**, the pipe diameter sizes range from 12 to 24 inches and will be supplied to the project site via a 24-inch main line extended from the south property line from the proposed CSP Area. Connections with proposed and existing adjacent neighborhoods and specific plans would be provided at the south termination of Westbrook Boulevard and the eastern terminations of Roads B and D. The water distribution infrastructure would be constructed and installed in phases to coincide with development approvals (see **Section 2.11.6)** and would be designed to accommodate buildout of the ARSP.

As discussed previously, the distribution system would include one or more groundwater wells within the project site that would be used to augment the City's water supplies during "drier" years.

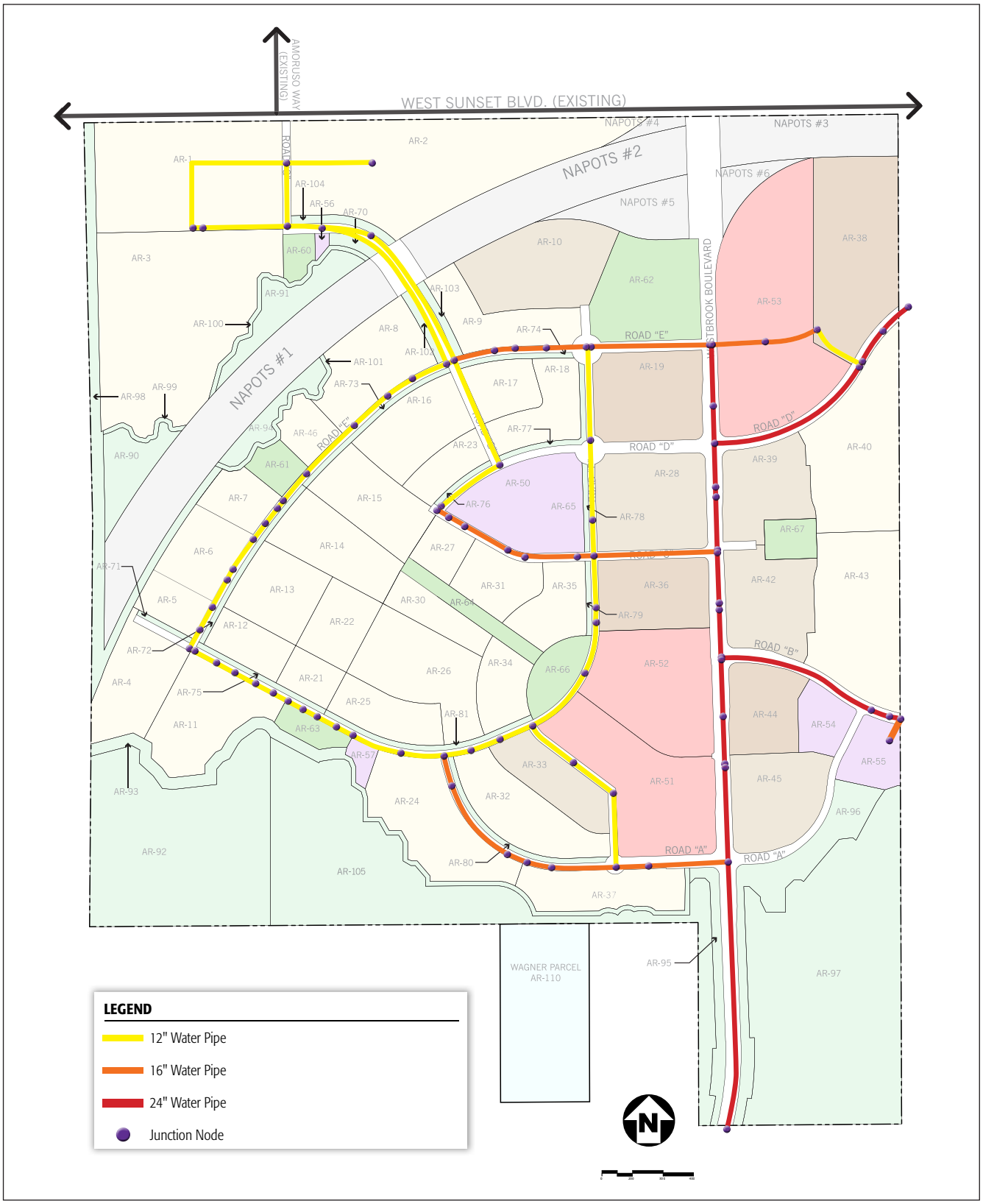
Water Storage

The amount of water storage necessary to serve the project site is provided in the *Water Master Plan* included as **Appendix H**. Estimated operational water demand, fire protection demand, and any emergency demand were used to calculate the amount of potable water storage needed to serve the ARSP. Based on these calculations, it was determined that approximately 2.5 million gallons of potable water storage is needed for ARSP as a stand-alone project.

Water storage for the ARSP would be provided in facilities located in the WRSP Area, at the City's Westside Tank and Pump Station site located immediately south of the PGWWTP. These facilities would provide sufficient storage and pumping capacity to serve ARSP's storage needs as part of a centralized water storage facility for several specific plan areas, including the CSP Area. The Westside Tank and Pump Station site was anticipated to accommodate up to 10 million gallons of storage and pumping capacity: 6 million gallons for the WRSP Area and up to 4 million gallons for the MOU Remainder Areas (Sierra Vista and Creekview). ARSP would require 2 million gallons of additional storage for a total of 12 million gallons on the storage site. A description of these improvements is provided in **Section 2.9**, **Off-site Improvements**.

2.7.2 WASTEWATER

The City provides regional wastewater treatment services to areas within the City's wastewater service area boundaries. The City owns and operates two wastewater treatment plants – the PGWWTP and the Dry Creek Wastewater Treatment Plant (DCWWTP) – for the benefit of the participants in the South Placer Wastewater Authority (SPWA), an entity comprised of the City, County, and the South Placer Municipal Utility District. An amendment of Roseville's Wastewater Service Area by LAFCO would be required for the PGWWTP to serve the project site. All sewer improvements would comply with City Improvement Standards and would be consistent with the Regional Wastewater and Recycled Water Systems Evaluation Report (Systems Evaluation Report), which identifies the project site as an Urban Growth Area. The existing sewage disposal system will be located, pumped, and properly abandoned as part of the demolition of the existing ranch-house.



SOURCE: ARSP Water Master Plan (Kimley Horn, 2016); AES, 2/18/2016

Figure 2-14

Water Distribution System and Facility Locations

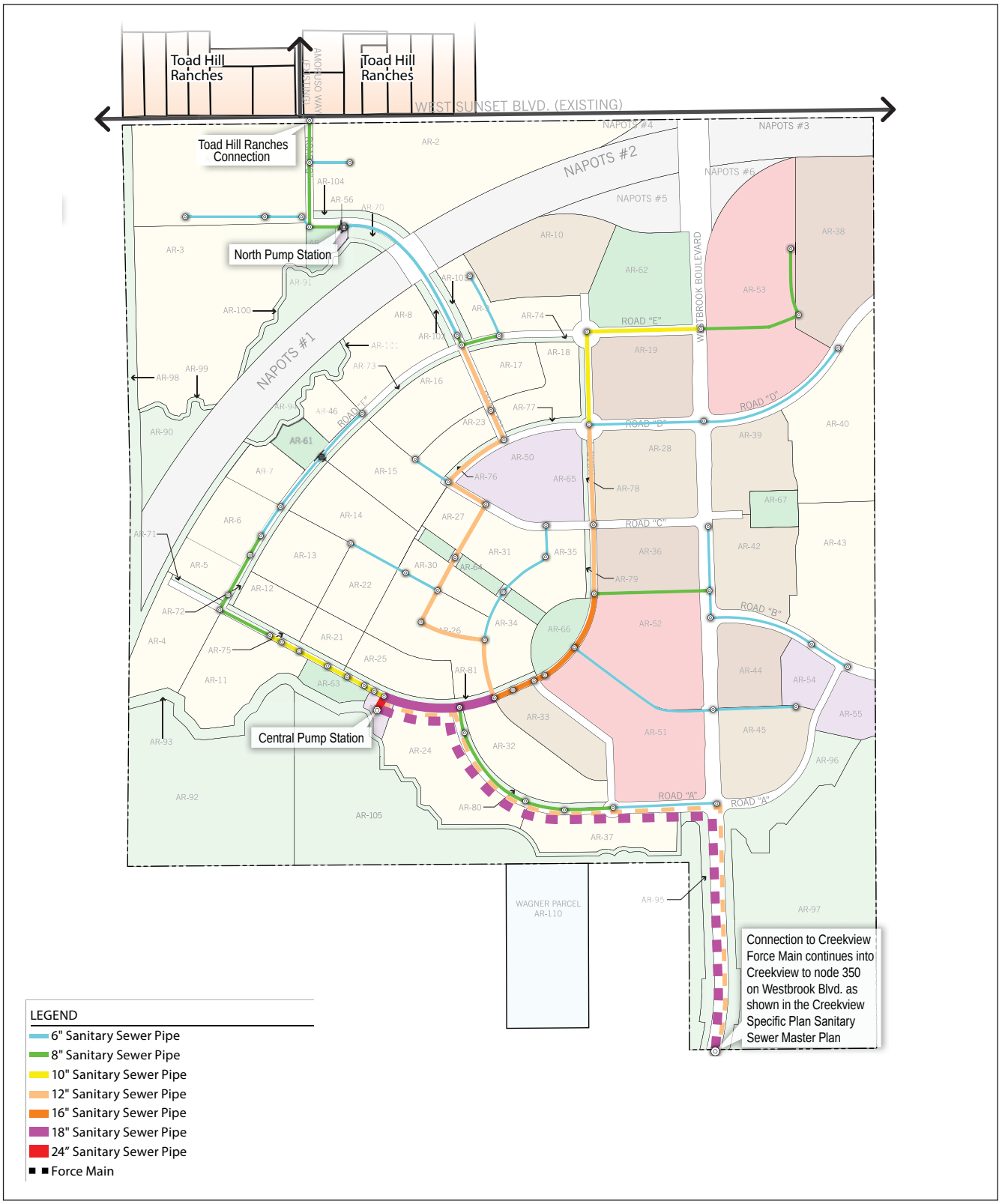
Wastewater Treatment Capacity and Demand

As stated in the Systems Evaluation Report, wastewater flows from the project site would be conveyed to the PGWWTP. This facility is located south of the ARSP and CSP areas, and north of the WRSP Area. The current dry weather flow permitted capacity in the PGWWTP is 12.0 mgd and the wet weather treatment capacity is 30 mgd. The current ADWF treated at the PGWWTP is 7 mgd. The ultimate buildout dry weather flow projection as presented in the Systems Evaluation Report (Table ES-6, System Evaluation, December 2009 Updated Final Report) for PGWWTP is 25.67 mgd.

At buildout, the ARSP is estimated to generate approximately 0.554 mgd ADWF. As mentioned above, the PGWWTP currently treats 7 mgd, but the permitted treatment capacity of the PGWWTP is 12 mgd ADWF. A revised National Pollutant Discharge Elimination System (NPDES) permit from the RWQCB may be required to enable the PGWWTP to meet treatment requirements prior to buildout of the ARSP (see discussion in **Section 4.12.3**, **Public Utilities – Wastewater**, of this EIR). As part of the previously approved WRSP, a 15 to 20 acre site immediately south of and contiguous to the PGWWTP is planned for future expansion of the PGWWTP. This expansion was analyzed in the WRSP EIR. The expansion area will be used for additional wastewater treatment facilities such as secondary treatment facilities and advanced treatment facilities. The City's policy is to start planning for an expansion when one or both of its WWTPs reaches 75 percent capacity. The City anticipates that the PGWWTP will need to be expanded by 2021.

Wastewater Collection and Transmission

Wastewater flows from the ARSP would be directed to the PGWWTP by a network of pipes installed within street rights of way or easements. Wastewater flows from the ARSP will be directed to the PGWWTP through the southern portion of the site, where it will connect with a transmission line to be provided by the CSP. Infrastructure within the CSP Area was planned and sized to accommodate flow from the ARSP. The proposed backbone wastewater collection system is illustrated on **Figure 2-15**. The wastewater collection infrastructure will be constructed and installed to coincide with development approvals, and would be designed to accommodate buildout of the ARSP. On-site sewer collection pipes will range in size from 6 inches to 24 inches, and would be buried between 4 feet and 25 feet below the ground surface. The proposed system accommodates an allowance for up to 0.052 mgd in flows from the Toad Hill Ranches. A manhole will be provided at the north boundary of the ARSP that will facilitate a future connection by Toad Hill Ranches, if residents of Toad Hill Ranches choose to pursue this option in the future. A small sewer lift station facility is required to pump wastewater under the proposed Placer Parkway alignment from the northwest corner of the project site. The lift station would be a "typical" neighborhood lift station designed with submersible pumps in a manhole-type wet well (P/QP parcel AR-56). A schematic of the lift station at AR-56 is included as Figure B.38 of the Design Guidelines included in **Appendix A**. The remainder of the Proposed Project would be designed to flow by gravity to a proposed central lift station located along the southern boundary of the project site (P/QP parcel AR-57). A schematic of the lift station at AR-57 is included as Figure B.39 of the Design Guidelines included in **Appendix A**.



SOURCE: ARSP Wastewater Master Plan (Kimley Horn, 2015); AES, 12/10/2015

Figure 2-15

Sanitary Sewer Distribution System and Facility Locations

2.7.3 RECYCLED WATER

Recycled Water Demand

The use of recycled water for irrigation purposes would help offset potable water demand. Recycled water use within the project site would be limited to irrigation demands of HDR and all non-residential land uses. This would involve use of recycled water for irrigation within the Community Commercial and Village District parcels, Parks & Recreation areas, street side paseos, public/quasi-public areas, including the proposed school and fire station, and landscaped areas with road right-of-ways. It should be noted that recycled water infrastructure is not currently proposed to be used north past of the future Placer Parkway. Therefore, the park and road side "paseo" north of Placer Parkway are proposed to be served from the potable water system and have not been accounted for in the recycled water demands.

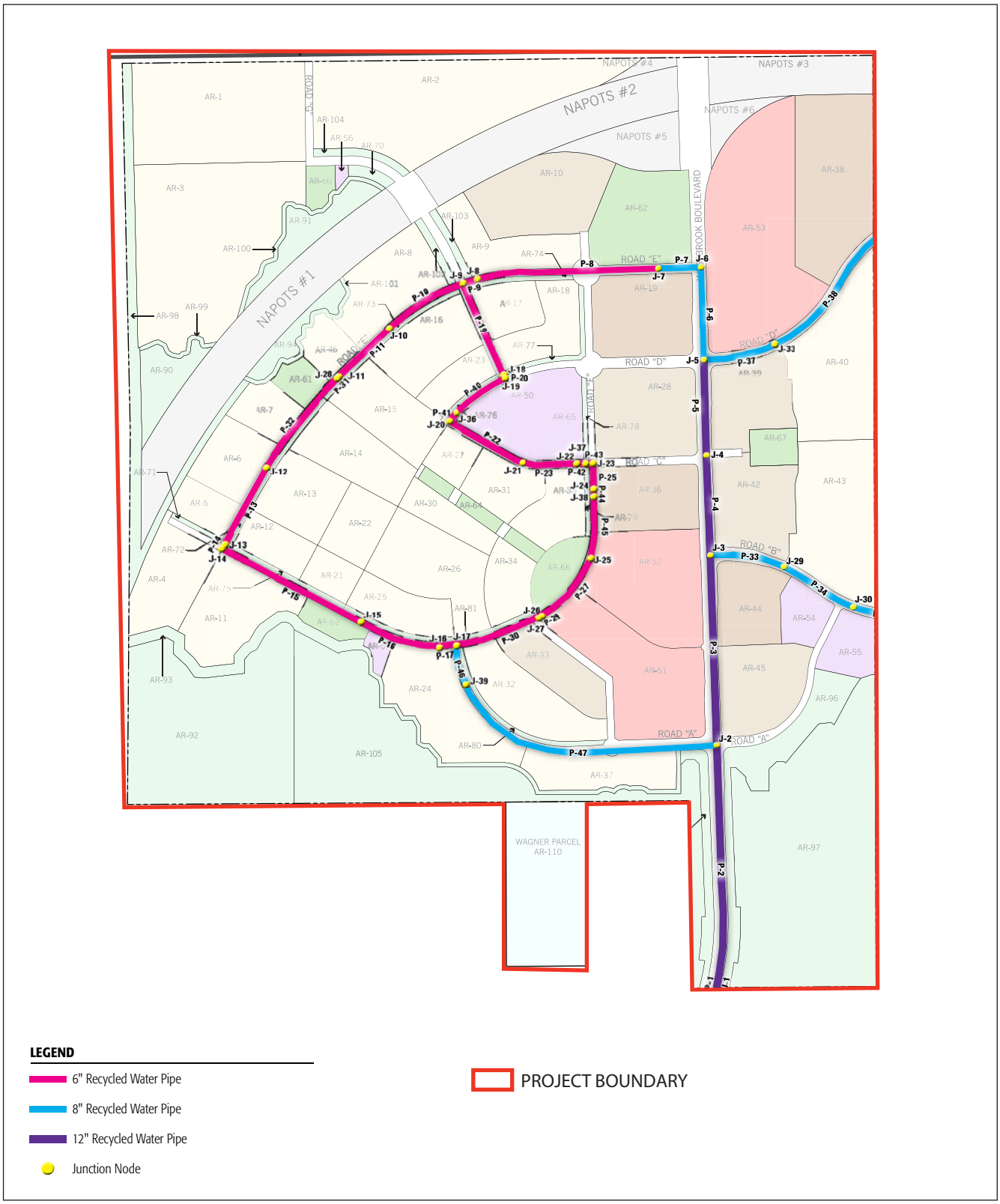
The estimated total irrigation demand for the project site was calculated in the *Recycled Water Master Plan* included as **Appendix F** using turf area assumptions for each of the land use listed above and their equivalent irrigation rates. The estimated annual recycled water demand in the ARSP is approximately 272 AFY, with an operational irrigation demand of approximately 1,726 gpm. Through implementation of the water conservation measures, the demand for recycled water for irrigation purposes within the project site would be reduced from 272 AFY to 223 AFY.

Recycled Water Transmission

The City would provide the ARSP with recycled water from the PGWWTP. As described in the *Recycled Water Master Plan* included as **Appendix F**, recycled water would be supplied to the ARSP by connecting with the CSP recycled water infrastructure within Westbrook Boulevard at the point of transition between the CSP and the ARSP. In accordance with the City's design criteria, the on-site recycled water transmission pipelines were designed to ensure that the system is capable of operating with adequate flows and pressures to serve the recycled water customers of ARSP on a daily basis. As shown in **Figure 2-16**, a looped backbone system of dedicated non-potable water lines ranging in size from 6 inches to 12 inches would be constructed running parallel to the collector and arterial roadway system, south of the future Placer Parkway. Recycled water pipelines heading to the east from Westbrook Boulevard are located within Roads B and D. These pipes are oversized for the ARSP recycled water demands as they have been sized for the future connections into Placer Ranch area consistent with the regional system identified in previous studies completed for the City of Roseville. As with the potable water distribution infrastructure, the recycled water infrastructure would be constructed and installed in phases to coincide with development approvals (see **Section 2.11.6**).

Recycled Water Storage

The ARSP's recycled water storage needs would be accommodated by expanding the City's recycled water storage and pumping facilities located south of the ARSP and immediately east of the REP. The City's existing tank and pumping facilities are slated for expansion to meet the needs of the region, including ARSP, CSP, and Sierra Vista Plan Areas. The proposed expansion includes the development of a 4-million-gallon recycled water storage tank, which included the operational demand of 1,296 gpm for the project site. The recycled water demands identified above for ARSP are greater than the demand identified in the Creekview Master Plan (a variation of 430 gpm), and would require an additional 0.2



SOURCE: ARSP Recycled Water Master Plan (Kimley Horn, 2015); AES, 12/18/2015

Figure 2-16

Recycled Water Distribution System and Facility Locations

million gallons of reservoir capacity. Therefore, the tank capacity of the proposed expansion will need to be updated in order to provide sufficient storage capacity for the ARSP to meet City requirements. A description of these improvements is provided in **Section 2.9**, **Off-site Improvements**.

2.7.4 Solid Waste

The City would provide solid waste services to the ARSP. Solid waste would be collected and delivered to the Western Placer Waste Management Authority's (WPWMA's) WRSL, located approximately 1.8 miles northeast of the project site, at Athens and Fiddyment Roads. The WPWMA owns a Material Recovery Facility that receives, separates, processes, and markets recyclable materials removed from the waste stream. Residual waste is transferred to the WRSL on the same site. A solid waste recycling area is planned within the ARSP on parcel AR-55, which is a larger utility site that also includes a municipal well. The recycling area and well will be encompassed by a masonry wall. A schematic of the recycling area at AR-55 is included as Figure B.40 of the Design Guidelines included in **Appendix A**. This site will provide residents with a location to drop off-load recyclable materials. Vehicular access to the site is at the intersection of Road A and Road B, east of Westbrook Boulevard.

2.7.5 Electrical Service

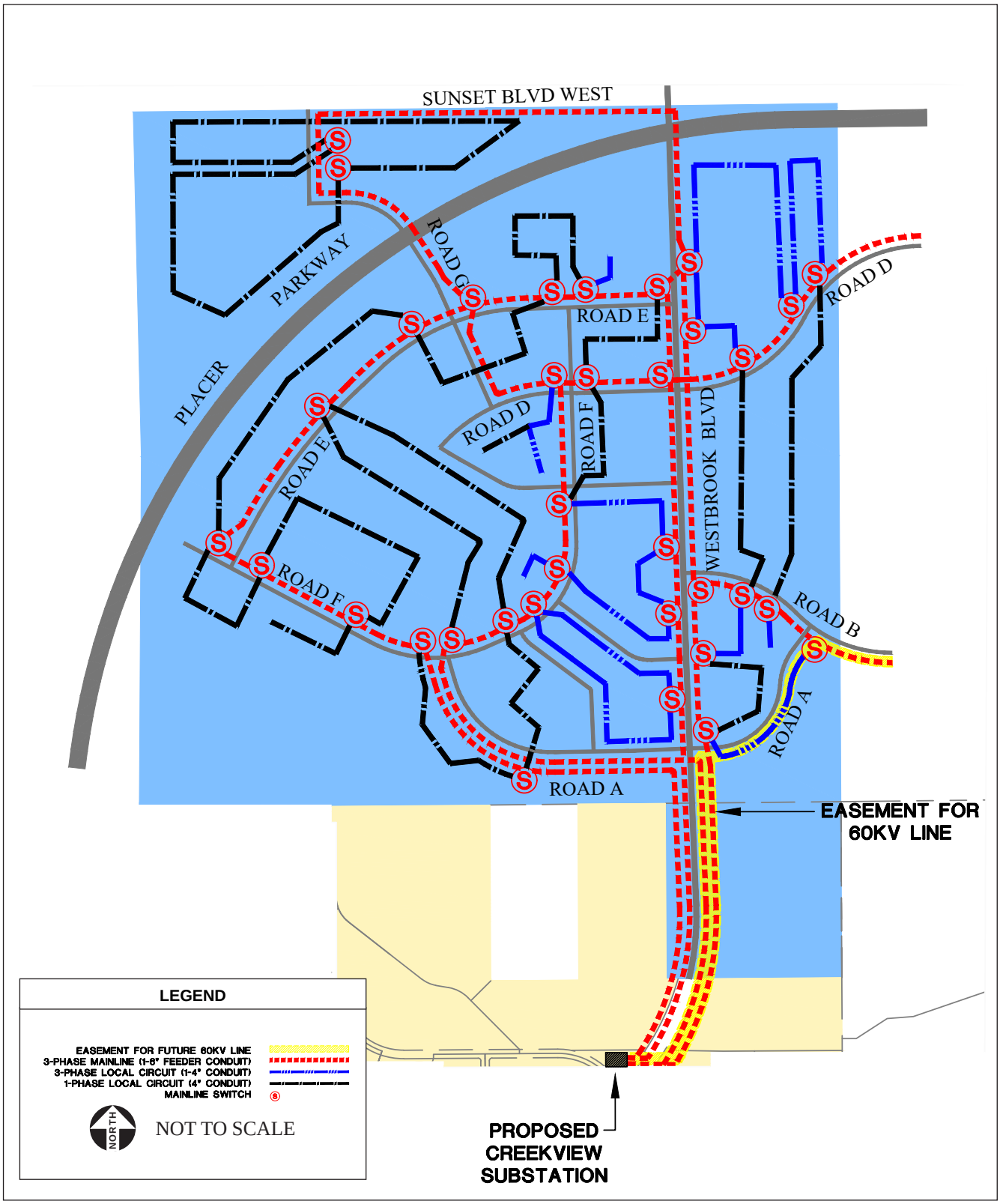
The project site currently is within the service area of Pacific Gas & Electric (PG&E). If it is annexed to the City, Roseville Electric would provide electric service to the project site. Roseville Electric operates the REP, a 160-megawatt natural gas-fired, electric power plant, which uses state-of-the-art equipment to locally generate approximately half of the City's electricity needs. The REP is located approximately 1.1 miles south of the ARSP. Additional electricity resources needed to serve the ARSP, including state and federal mandated renewable electricity resources, will be purchased from outside sources or generated by new Roseville-owned generating facilities.

Peak electric demand for electrical service is estimated to be approximately 18.7 megavolt amperes (MVA) per year at full build out. Proposed electrical backbone facilities are shown in **Figure 2-17**. Roseville Electric has no existing distribution facilities immediately adjacent to the site. The ARSP would be served from the Creekview electrical substation planned to be constructed within the CSP Area. Easements will be dedicated within the road right-of-way along the east side of Westbrook Boulevard and the south side of Road A for a future 60 kilo-Volt (kV) overhead line extension.

Underground electrical distribution will be extended to the project site through a 12 kV system to individual parcels in conjunction with roadway improvements or as phasing requirements dictate. Street lighting, signal power and other ancillary power facilities will be provided along all public street frontages as part of the overall roadway frontage improvements. All electric and street light facilities will be constructed to the City's standards at the time of construction.

2.7.6 Natural Gas

PG&E would provide natural gas upon request and in accordance with the rules and tariffs of the California Public Utilities Commission. PG&E's long-range plans provide for availability of gas service to accommodate increased demand. Service would be provided to the project site from existing and



SOURCE: RSP Recycled Water Master Plan (Kimley Horn, 2015); AES, 2/18/2016

Figure 2-17
Electric Facilities

planned infrastructure adjacent to the project site. A 30-inch high-pressure gas line (referred to as Line 407-East) is currently proposed to be extended on Baseline Road from the west, to Fiddyment Road where it would connect to existing Line 123. The project is part of a regional extension that spans several counties (Sacramento, Sutter, Yolo, and Placer Counties) over a 40-mile area. An eight-inch gas line would be extended north on Westbrook Boulevard from planned facilities within CSP to the ARSP. Four to six-inch gas lines will branch from the main line in Westbrook Boulevard to serve the various neighborhoods within the ARSP. Delivery of gas service to individual projects in the ARSP will be reviewed by PG&E at the time of proposal.

2.7.7 COMMUNICATIONS

The project site is within the service areas of AT&T, Comcast, and Wave Broadband. Together, these providers offer both voice and data communication services. Distribution lines to individual parcels would be extended from existing infrastructure adjacent to the project site in accordance with the phasing approach for dry utilities. The appropriate providers would deliver telephone, cable television, and high speed data line services to individual projects in the ARSP.

2.7.8 STREET LIGHTING

Street lighting would be provided along all public roadways in the ARSP as part of the roadway frontage improvements at intervals in accordance with City standards. All electric and street light facilities would be constructed to the City's standards.

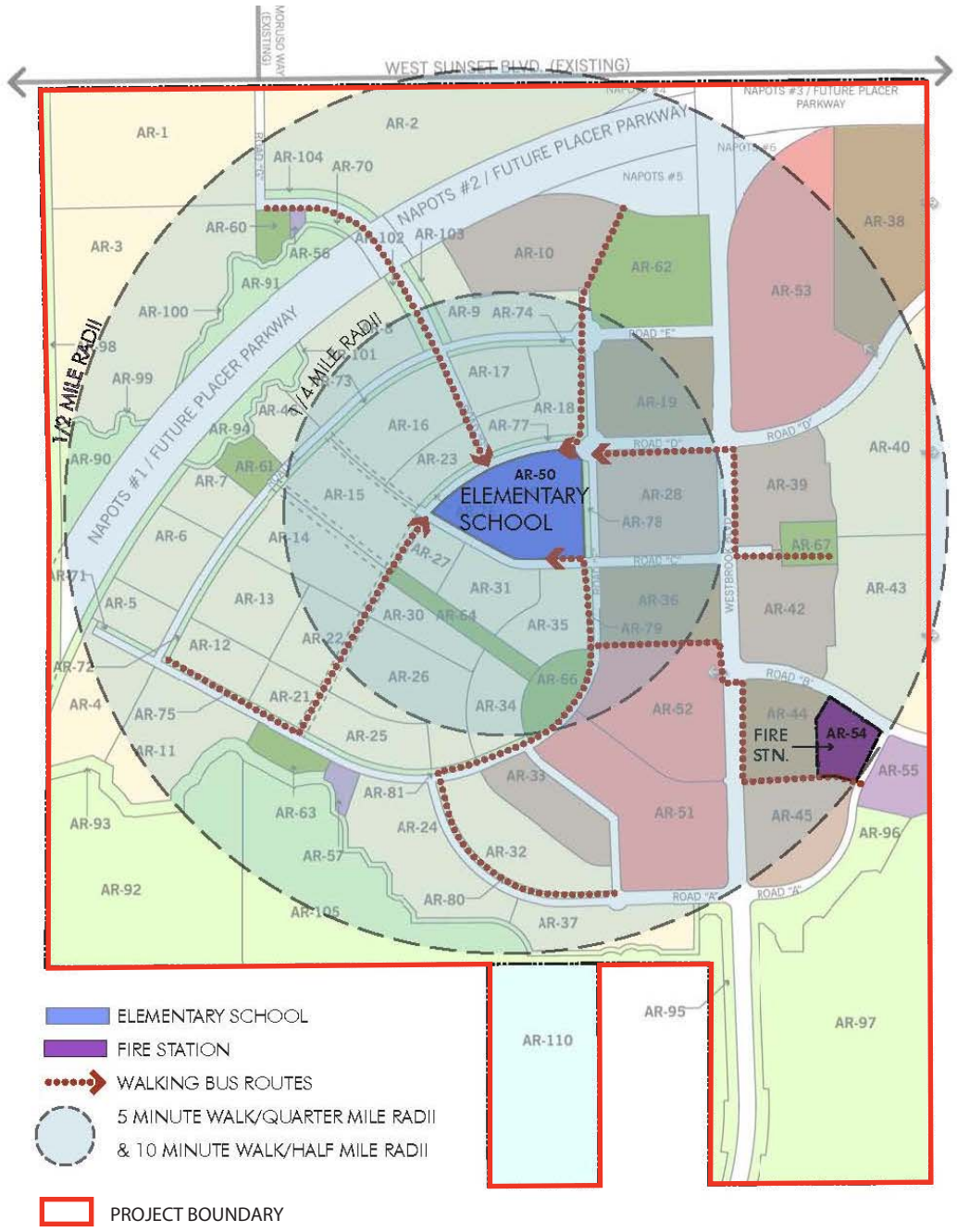
2.7.9 POLICE AND FIRE PROTECTION

The Roseville Police Department would serve the project site. The Roseville Police Department provides all operations and patrols out of its central station on Junction Boulevard, approximately seven miles from the southern boundary of the project site. The ARSP would comply with Roseville Police Department recommendations regarding safety and security, including design features for well-lit visible paseos, and emergency access.

The Roseville Fire Department would provide fire protection, fire suppression, emergency medical, and hazardous materials management services to the ARSP. As shown on **Figure 2-18**, a three-acre fire station site is proposed in the southeast portion of the project site. A schematic of the fire station is included as Figure B.37 of the Design Guidelines included in **Appendix A**. This station will provide first response within the project site. Timing of construction and staffing of the fire station will be consistent with the Fire Department Standards of Response Coverage Study. Stations located outside the project site will provide interim and secondary response.

2.7.10 SCHOOLS

The project site is within the boundaries of the Roseville City School District (grades K-8) and Roseville Joint Union High School District (grades 9-12). The ARSP will generate an estimated 676 elementary school students (K-5), 233 middle school students (6-8) and 280 high school students (9-12). The Proposed Project includes one 9.6-acre school site (AR-50) to accommodate the future demand for new



SOURCE: Amoruso Ranch Specific Plan, 2016; AES, 2/18/2016

Figure 2-18
Fire Station and School Sites

elementary school that would be generated by residential development in this area. The location of the Elementary School site can be seen on **Figure 2-18**. It is anticipated the school will be a two-story, 800-student urban school that supports the community character of an urban village. Facility planning and the sequencing of development of the school would be determined by the Roseville City School District. Middle school and high school students will attend existing schools outside of the project site, including the middle school and planned high school in the WRSP. The Applicant would enter into mutual benefit impact fee agreements to fully mitigate school impacts in accordance with the Specific Plan Development Agreements and funding agreements with the applicable school districts.

2.7.11 LIBRARIES

The City operates a public library system that consists of three individual facilities. The City's original main library is located in the downtown Roseville area, a branch library facility is located in Maidu Regional Park and the Martha Riley Community Library is located at Mahany Park. The libraries provide print and web or online access library services to all City residents. In 2007, a new library at Mahany Park opened and provides services to the western portion of the City including the ARSP. This new state-of-the art library is a joint-use facility that includes a community TV studio and utility education center. No additional library facilities are planned as a part of the ARSP.

2.8 STORMWATER DRAINAGE AND FLOOD CONTROL

2.8.1 EXISTING CONDITIONS

The project site is wholly contained within the Pleasant Grove Creek watershed, which is located within the larger Natomas Cross Canal watershed of northwestern Placer County and southeastern Sutter County. The Pleasant Grove Creek watershed drains to the Pleasant Grove Canal, to the Natomas Cross Canal, and then to the Sacramento River. University Creek, a tributary to the Pleasant Grove Creek, meanders westerly near the southern boundary of the ARSP, crossing both the southeast and southwest corners of the ARSP before and after passing through the proposed CSP Area (immediately south of the ARSP) (**Figures 1-1** and **2-2**). An area around and including this tributary is covered by Zone A on the currently effective Flood Insurance Rate Map (FIRM) panel 06061C0400F dated June 8, 1998 (**Figure 2-2**). The southern portion of the ARSP drains to University Creek. The peak discharges in this tributary are largely controlled by runoff from nearly four square-miles of upstream areas that are for the most part, currently undeveloped. Off-site, University Creek has been redirected to the south around agricultural (rice) fields immediately downstream from the project site, and then turns due west to its confluence with Pleasant Grove Creek. The area of rice fields west of the project site is within the City owned Al Johnson Wildlife Preserve area and the future location of the City stormwater Retention Basin Plan Area described in the Retention Basin Final EIR dated January 10, 2003 which refers to University Creek as "Northern Tributary Two." As a result of past farming practices that created leveled fields and drainage diversions, the existing site drainage is constricted in two locations along the western boundary. One is within the University Creek shed and the other is a minor tributary to the University Creek shed located in the central portion of the project site. These constrictions are manmade and create bottlenecks in the conveyance of floodwaters. As a result, water surface elevations are higher on portions of the project site, as compared to the more natural and historic drainage patterns.

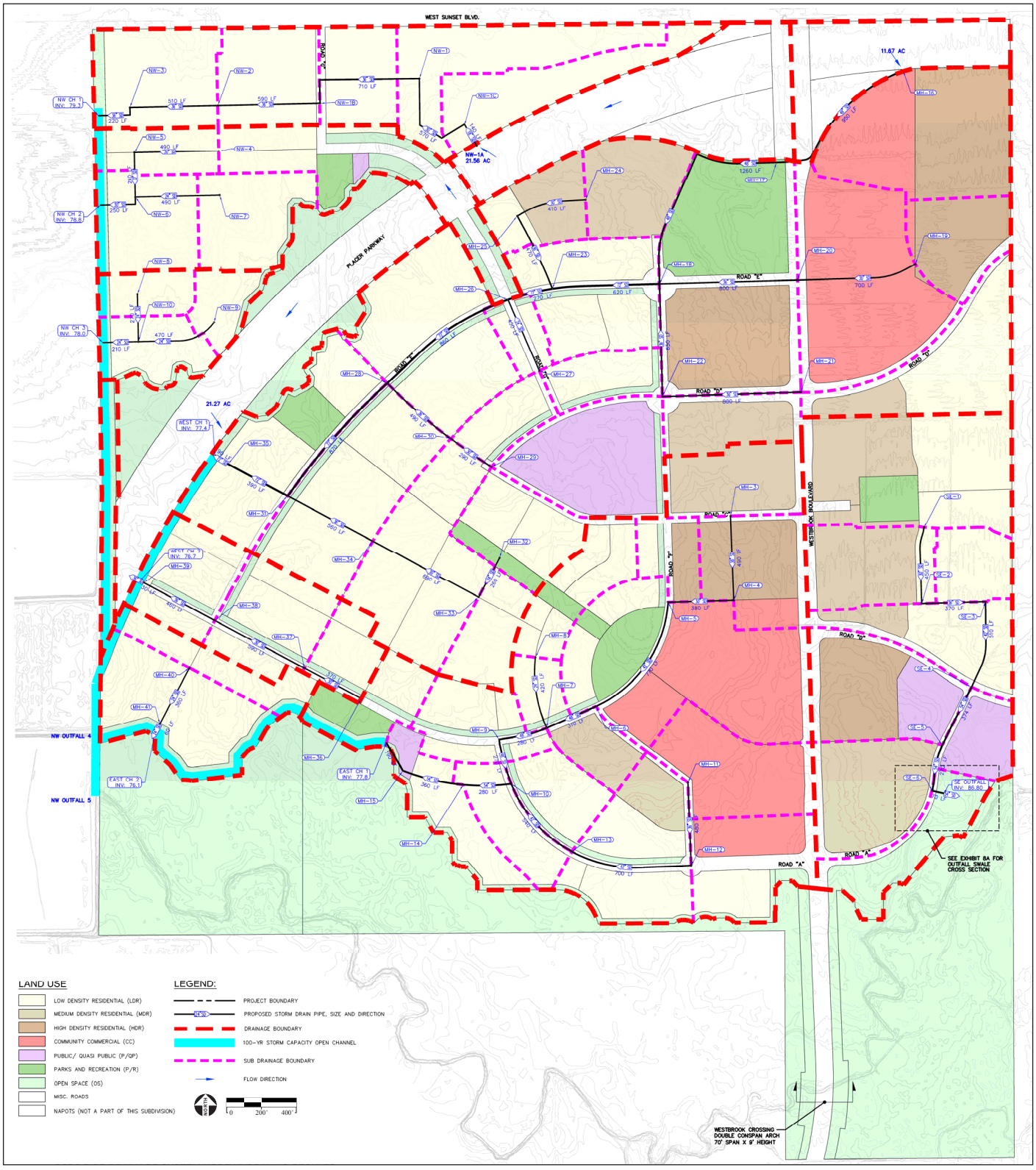
2.8.2 PROPOSED DRAINAGE SYSTEM

As described in the *Drainage Master Plan* included as **Appendix I**, stormwater flows from the project site will be directed to LID features to improve the water quality before entering the proposed storm drain network. This storm drain system will have a network of underground storm drainage pipes ranging in size from 18 inches to 72 inches in diameter and surface collector channels. The three open channel drainage facilities will drain the majority of the project site on the western and southwestern borders. As shown on **Figure 2-19**, the proposed stormwater drainage system collects runoff from the developed areas into subsurface drain pipes of varying sizes, which then outfall to either the open space areas near University Creek or to the proposed open channel drainage facilities.

The proposed drainage channel system is composed of a series of three channels that will have a point of confluence at the southwesterly corner of the development area. The trapezoidal channels are proposed to be primarily natural channels with provisions for access and maintenance of the channels. The channels will be cut at or below the existing grades, and will not require construction of above grade levees. The top width of the channels will vary depending on the site topography and the required bottom width of the channel. The top width for the channels is estimated to range between 42 and 72 feet. The westerly channel, which will also provide a buffer between the Gleason property and the project site, provides a top channel width of approximately 42 to 64 feet. Fencing on both sides of the channel and landscaping on the eastern side of the channel would prevent pedestrian access and provide a buffer with adjacent agricultural uses. Cross-sections of the channel and associated buffering along the western boundary of the project site is shown on Figure B.24 of the Design Guidelines included in **Appendix A**. The westerly open channel drainage facility will connect to University Creek at the location where the natural channel ends and the modified trapezoidal channel begins near the agricultural area. Connection at this location will also minimize backwater effects of the existing berm on the east side of University Creek near Discharge Point E.

Drainage facilities as well as grading plans will be designed and constructed in conformance with the City Improvement Standards and other permit criteria applicable at the time of development and will provide flood protection up to the 200-year storm event. The drainage channel design will be developed to minimize future maintenance and ensure proper flow of storm water within the constructed storm drain channels. This includes providing access to the channels, along with ramp access into the channels, for maintenance.

The City Retention Basin project plays a large role in the drainage system of the ARSP, as well as the rest of the City. This proposed regional retention facility will provide mitigation for waters entering the Sacramento River Basin, from the City and the ARSP, and is located on the City's Al Johnson Wildlife Area site, immediately southwest of the ARSP. As described in the Retention Basin Final EIR certified on January 10, 2003, the retention facility will mitigate for the hypothetical 8-day, 100-year flood event. Although the ARSP was not contemplated at the time, the ARSP will contribute towards the construction of the City's retention basin(s) and since the facility will be used to mitigate the ARSP volumetric increase.



SOURCE: Kimley Horn, 2016; AES 2/19/2016

Figure 2-19
Proposed Storm Drain Master Plan

2.8.3 STORMWATER QUALITY

The ARSP provides a comprehensive plan for the management of urban runoff for flow control and water quality improvement. The proposed stormwater management system would fulfill the requirements of the City's NPDES Phase II Permit applicable at the time of development, as issued by the State Water Resources Control Board (SWRCB), and would minimize the negative effects of urban stormwater runoff on the natural open space areas, including wetland areas and principal drainage corridors.

The ARSP will incorporate concepts and install improvements that comply with the City's then Stormwater Quality criteria. The City has adopted the Stormwater Quality Design Manual for the Sacramento and South Placer Regions (Stormwater Manual) and is presently updating the requirements to include LID and hydromodification. These documents set forth practices for stormwater management during construction activities, post-construction Best Management Practices (BMPs), and specifies criteria for the design and analysis of LID measures.

Stormwater management during construction activities will be addressed through a Stormwater Pollution Prevention Plan (SWPPP) document specific to and prepared for the ARSP. The ARSP will address the requirements set forth by the Stormwater Manual and NPDES regulations for post construction BMP requirements by implementing measures associated with source control, runoff reduction, and treatment control for the post construction conditions as described in the following sections. LID measures would be incorporated throughout both pre and post phases of the site development.

Stormwater Management During Construction Activities

The release of on-site stormwater runoff during construction activities is regulated by the State General Construction Permit issued by the SWRCB for all construction sites. The Construction General Permit requires the development and implementation of a SWPPP to prevent the transport of pollution and sediments from the site by runoff. The SWPPP document addresses the necessary filing of information with the jurisdictional Water Board, permit registration documents, retention of records, the construction site monitoring program, and suitable BMPs during construction.

The use of BMPs during the construction process will generally incorporate erosion controls and sediment controls. Erosion and sediment control BMPs include such things as applying straw mulch to disturbed areas, the use of fiber rolls and silt fences, sedimentation basins, drain inlet protection, stabilized construction accesses, and material management. The final sizing and selection of nonmechanical BMPs will consider requirements specific to the Pleasant Grove watershed and proposed developed activities.

Post Construction Stormwater Management

Post construction stormwater management is intended to treat the urban runoff generated on a developed site in perpetuity. The BMP techniques used within the site will reduce and/or eliminate the pollutants from the urban stormwater runoff and prevent the contamination of receiving waters. The ARSP will work with the permit criteria applicable at the time of development and in conformance with the City Improvement Standards, the City's Stormwater Quality Design Manual, the Placer County Flood Control

Agency's Stormwater Management Manual, and the City's Overarching Management Plan, to design and address post construction stormwater treatment.

Post construction stormwater treatment is composed of three general elements: source control, runoff reduction and treatment of runoff. All three elements will be used in the ARSP. The basic practice of source control is to minimize the potential for constituents to enter runoff at the source. LID measures are the main tool the ARSP will employ for runoff reduction. Additional treatment control BMPs may be located at the end of the pipe and provide further treatment of the stormwater before it enters into the natural creek system.

Low Impact Development

The ARSP will incorporate LID measures throughout a project site to capture urban runoff and precipitation. LID measures slow, clean, infiltrate and evapo-transpire runoff, improving the quality and reducing the quantity of urban runoff entering the city storm drain systems for the design flows. The added opportunities for infiltration offered by the use of LID can add water to local aquifers, increasing water reuse. The intent is to incorporate the systems of natural processes into a built environment. In addition to traditional stormwater management, which collects and conveys stormwater runoff through storm drains, pipes, or other conveyances to a centralized stormwater facility, LID within the ARSP will use site design elements to minimize changes to the site's predevelopment runoff rates and volumes.

LID measures generally include source control, runoff reduction, and treatment control. Source control measures seek to minimize the potential of generating or mixing stormwater pollutants with stormwater runoff from the source. Source control measures can include both structural and operational measures, such as installing an efficient irrigation system that prevents overspray and off-site runoff (structural control), or practices such as stormwater management training, trash management, and litter control practices (operational measures). Runoff reduction measures reduce runoff wherever possible to reduce the potential for downstream erosion and habitat impairment. The main ways to reduce runoff are to promote infiltration, minimize impervious surfaces, and disconnect impervious surfaces. Finally, treatment control measures include detaining runoff long enough for pollutants to settle out or by filtering runoff through sand or soil.

As the ARSP develops, specific LID techniques, tools, and material, specified in construction documents, will control the area of impervious surfaces, increase infiltration, and improve water quality by reducing runoff from the developed sites.

Additional project design elements within the open space areas will also provide hydrograph modification benefits. Created swale and riparian elements will provide additional floodplain storage capacity which is factored into the project hydrology analysis. The created swales also provide LID and treatment potential, which include: added infiltration opportunities, evapo-transpiration opportunities, nutrient uptake, biological filtering, and stream buffers. A number of LID elements would be incorporated into ARSP development plans to achieve an overall reduction in stormwater runoff for the design flows. The selection and use of these elements may vary by development project, depending on the runoff reduction needed. The LID options include, but are not limited to, the following:

- Disconnected down spouts;
- Disconnected pavement and sidewalks;
- Vegetated swales;
- Bioretention systems;
- Infiltration planters;
- Reduced roadway surfaces;
- Pervious/porous paving systems;
- Rain gardens;
- Soil amendments;
- Tree planting;
- Mulch in planting areas;
- Stormwater retention areas;
- Restricted storm drain outfalls; and
- Disconnected roof drains.

End of Pipe Stormwater Treatment Control

In addition to the implementation of the above-referenced LID measures, the storm drain system will be designed to provide additional protection of the natural environment and receiving water of Pleasant Grove Creek by providing nonmechanical end of pipe treatment techniques. This consists of final treatment elements such as grass treatment swales. Special consideration will be taken to capture, convey and release both NPDES design flows as well as peak urban stormwater flows to the creek system. Standard practices include the use of standard headwall structures at the outfall location, with wide conveyance channels to minimize the erosion capacity of the flows to the receiving water. These practices stabilize and protect the outlet pipe, surrounding topography and aid in velocity attenuation while minimizing future maintenance costs. The treatment and conveyance of storm runoff in and through the open spaces will be made part of the USACE 404 permitting process.

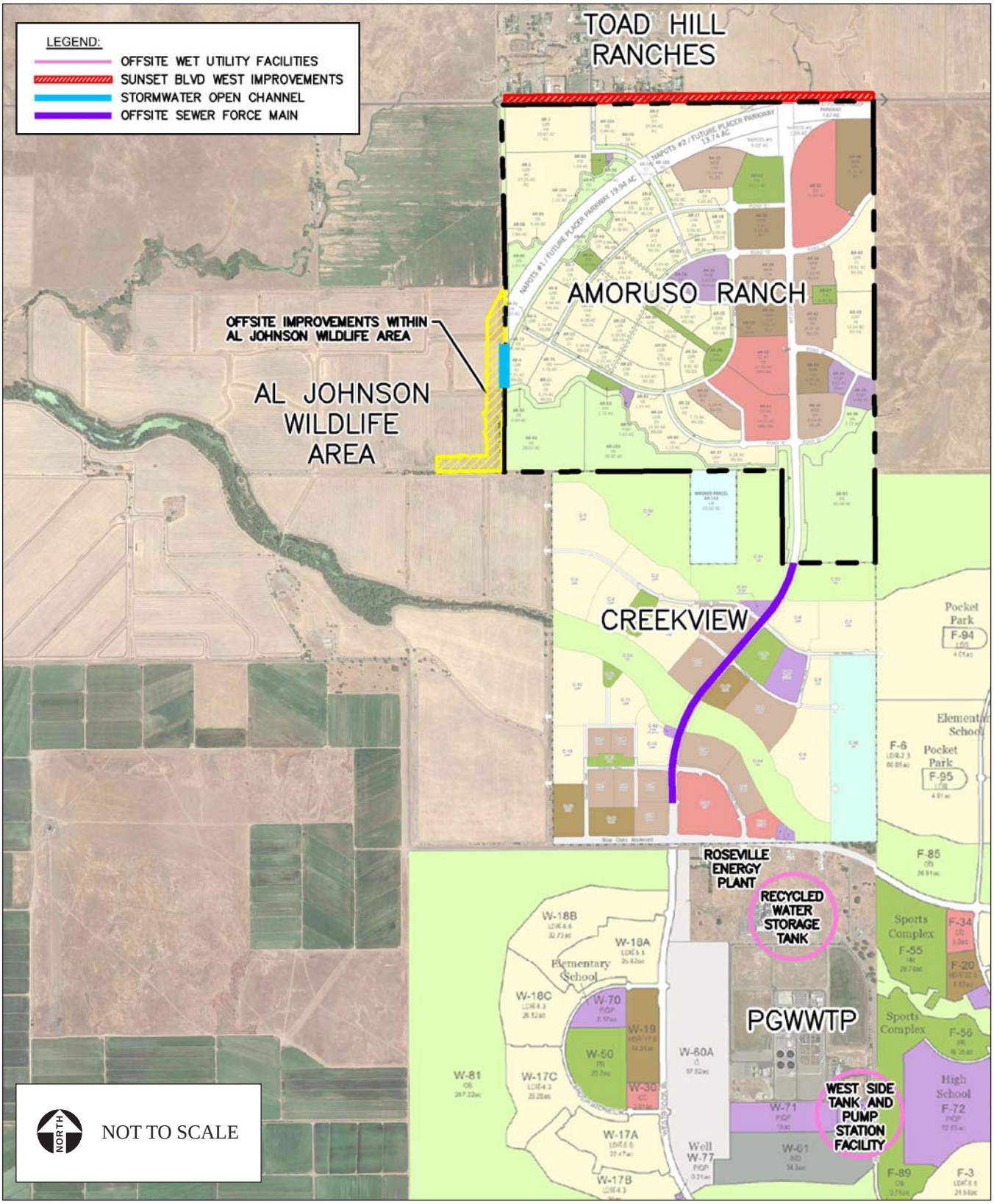
Conveyance "grassy swales," which direct stormwater from the pipe outlets to receiving waters and avoid sensitive habitat while distributing concentrated pipe flows, will be used at every outfall consistent with the City's Overarching Management Plan. Depending on the size of and frequency of particular storm events, and the actual drainage area being conveyed, the conveyance swales will be armored with natural vegetation or geo-synthetics to minimize the potential for future erosion and rilling of the open space. Soft-armoring will provide opportunities to create grassy swales and additional wetland habitat to aide in stormwater filtration and infiltration. Based on the LIDs planned, the need for additional filtration units is not anticipated. However, additional structural BMPs can be added to the treatment train and end of pipe treatment if needed. These may include such devices as:

- Installation of "fossil filter" or equivalent petroleum absorbing insert assemblies in the project drop inlets;
- Trash screen vaults; or
- Other structural BMPs as approved by the City.

The final selection of BMPs will consider requirements specific to the Pleasant Grove Creek watershed and proposed development flows.

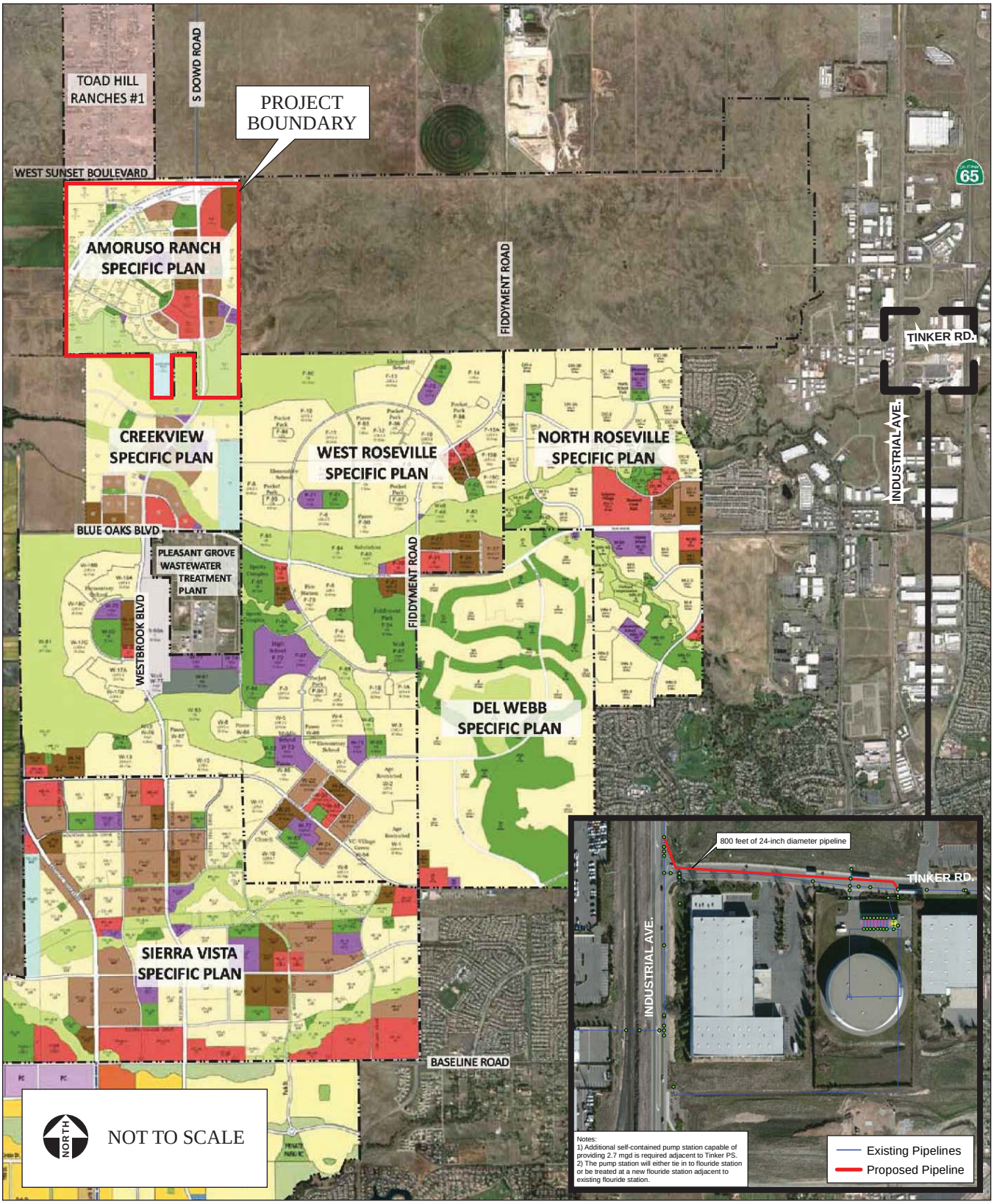
2.9 OFF-SITE IMPROVEMENTS

The majority of infrastructure improvements necessary to serve the ARSP will extend north from the CSP, and thus were previously analyzed within the certified Final EIR for that project. The following additional off-site improvements (shown on **Figure 2-20** and **2-21**) are proposed as part of the ARSP and are covered by this EIR:



SOURCE: Kimley Horn, 2015; AES 12/11/2015

Figure 2-20
Offsite Improvements



SOURCE: West Yost Associates, 2015; AES, 12/14/15

Figure 2-21

Offsite Improvements - Tinker Pump Station and Reservoir

Drainage Improvements

Drainage improvements at the off-site Al Johnson Wildlife Area property are necessary for the Amoruso Ranch Development. The approximately 17-acre off-site Al Johnson Improvements Area is located within the greater Al Johnson Wildlife Area property, which lies west of and adjacent to the ARSP. The approximately 1,754-acre Al Johnson Wildlife Area property is comprised of a mix of gently rolling terrain and leveled agricultural fields at an elevation range of approximately 60 feet to 80 feet amsl, and many portions of the site are used to conduct annual dry farming of crops such as wheat, oats, or barley. Drainage improvements planned within the approximately 17-acre off-site Al Johnson Improvements Area include the excavation of existing University Creek along the western boundary of the ARSP, and the installation of conveyance infrastructure (piping and/or ditching) along the future alignment of Placer Parkway within the project site and the Reason Farms Property.

Tinker Pump Station and Reservoir

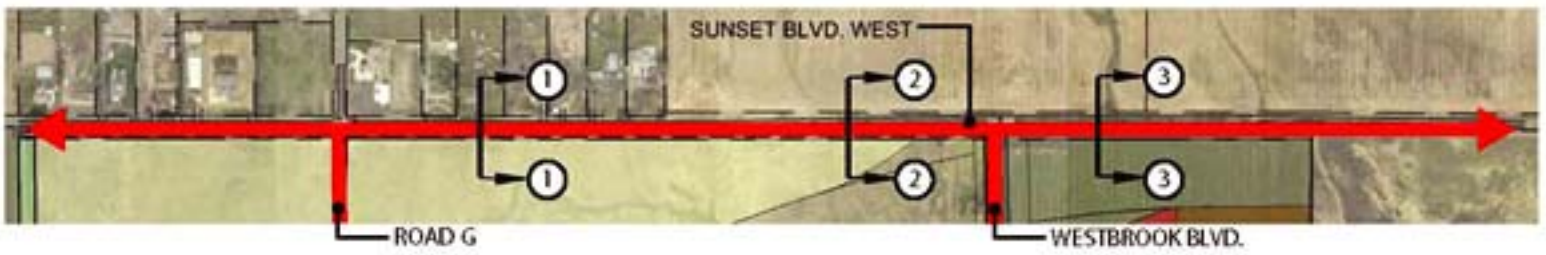
Currently PCWA is under contract to deliver up to 10 mgd to California American Water Company (CAW) from its Lower Zone 1 system via the Roseville water system. Deliveries are made at an interconnection located at the Tinker Pump Station and Reservoir located in the Sunset Industrial sub-pressure zone of the Lower Zone 1 system. Current deliveries to CAW are about 2 mgd. With deliveries for Amoruso Ranch, a total of 12.7 mgd would need to be delivered through the intertie, when CAW is taking its full contract amount of 10 mgd. The following additional infrastructure is required so that the additional 2.7 mgd required for the ARSP can be delivered through the interconnection at the Tinker Pump Station and Reservoir (see **Figure 2-21**):

- New, self-contained pump, adjacent to the existing Tinker Pump Station, capable of delivering 2.7 mgd at a similar discharge head to the current 10 mgd pump station;
- New pipeline connection into the existing fluoride feeder station or construct new feeder stations inside new pump building; and
- Construct approximately 800 feet of 24-inch diameter pipeline along Tinker Road.

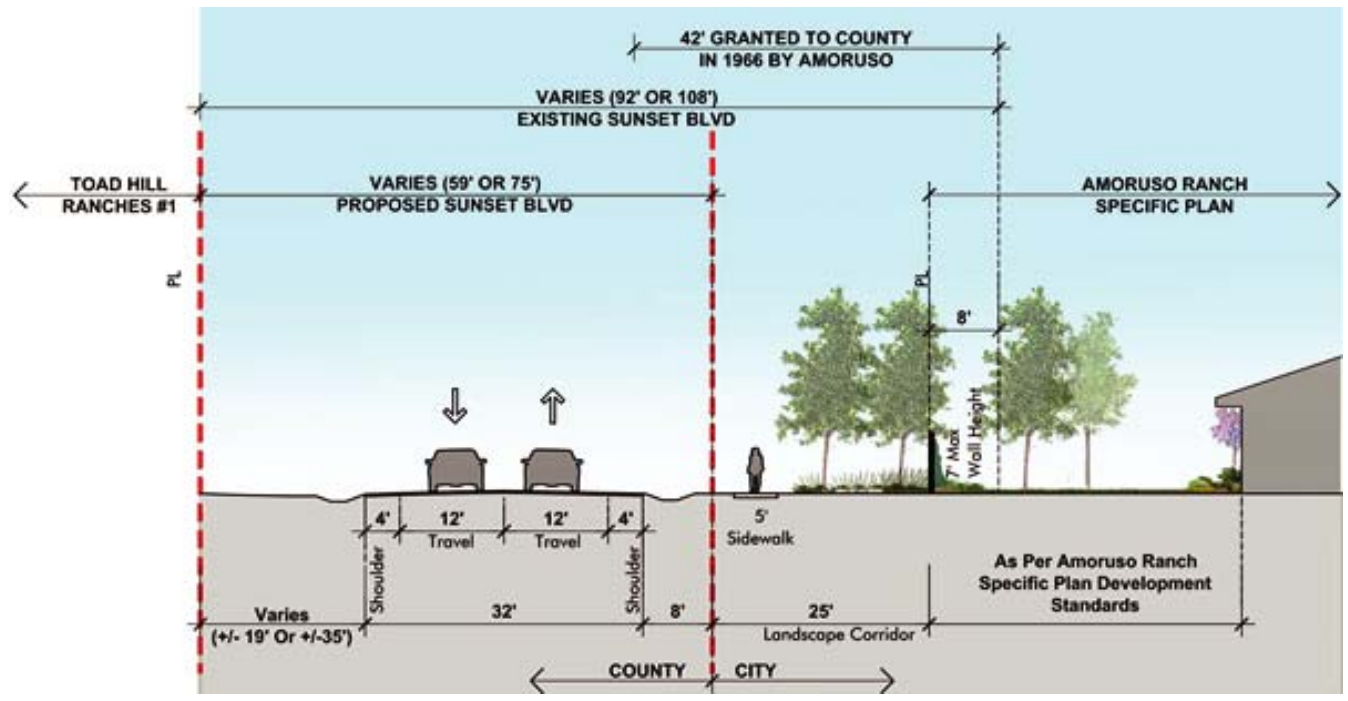
As described in **Section 2.7.1**, the City plans to acquire treated water supplies from PCWA by entering into a wholesale agreement with PCWA. The agreement will outline the conditions associated with delivery of the new supply. Design and construction of these improvements must be completed to the standards set forth by PCWA and as otherwise identified in the future agreement between the City and the PCWA (PCWA, 2016).

Sunset Boulevard West

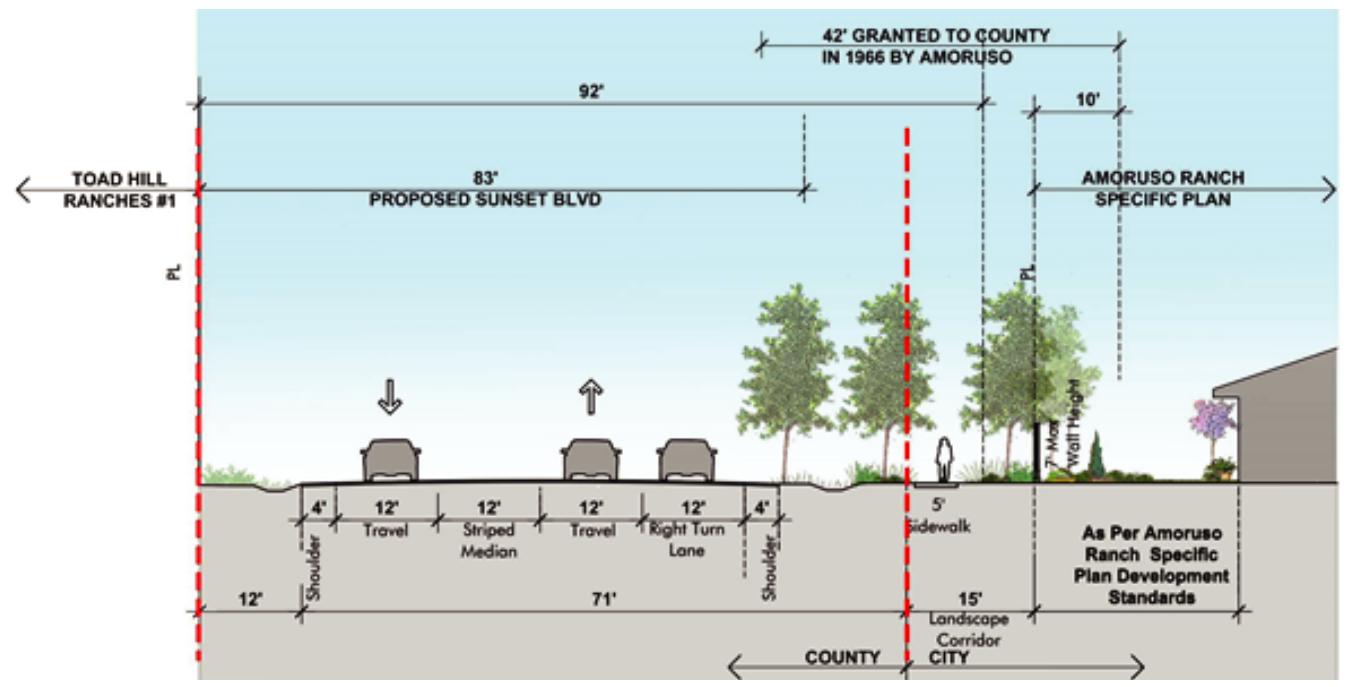
Sunset Boulevard West is a County Road that is north of and adjacent to the ARSP. Improvements to this County road include widening the existing 22-foot wide roadway section southerly and a drainage ditch for the length of the project site and providing turn lanes at the intersections of Westbrook Boulevard and Amoruso Way. Along the frontage of the project site, a landscaped corridor will be provided behind the drainage ditch and will have a 5-foot wide pedestrian path. Additionally, a maximum 7-foot masonry wall will be constructed between the property boundaries and the landscape corridor. **Figure 2-22** illustrates cross sections of the proposed Sunset Boulevard West improvements.



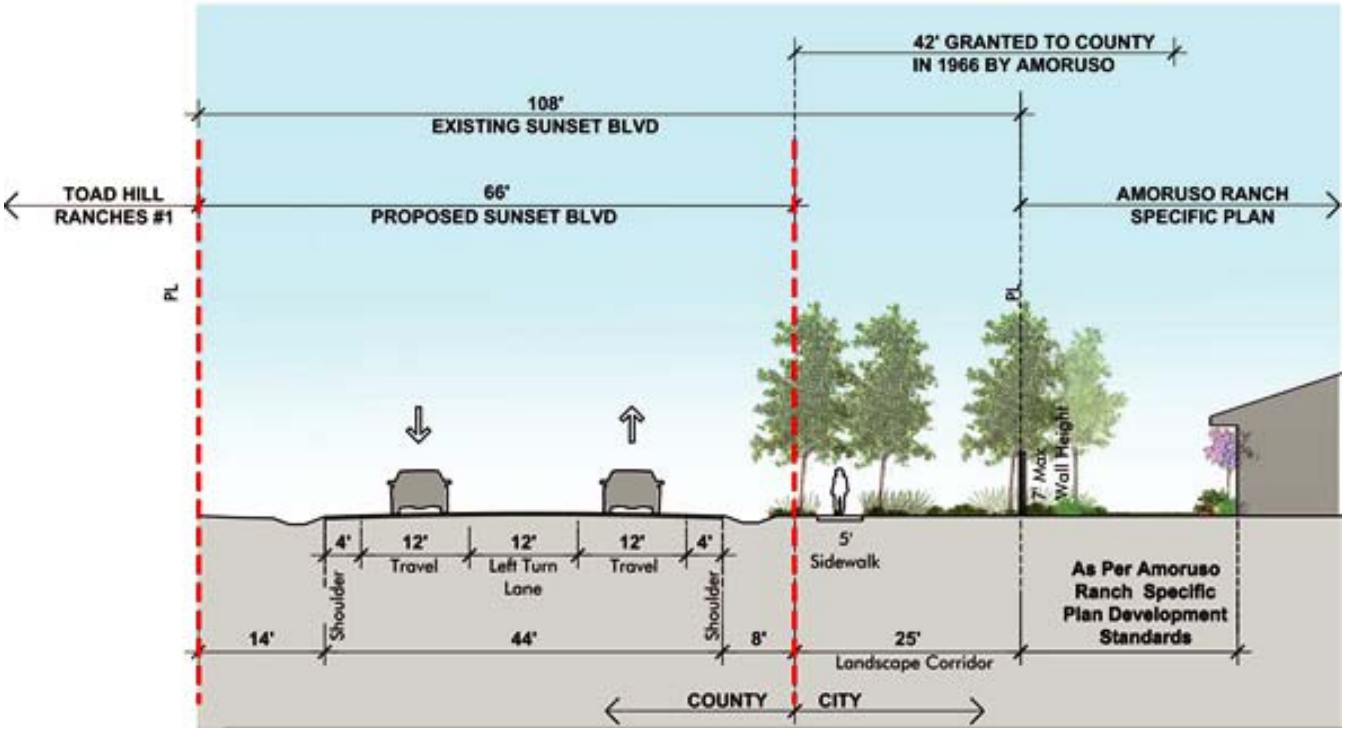
West Sunset Boulevard (County Street)- Key Map



Section 1-1



Section 2-2



Section 3-3

SOURCE: Amoruso Ranch Specific Plan, 2016; AES, 2/19/2016

Figure 2-22
Sunset Boulevard Street Section

Other Near-Term Improvements Addressed in Prior Environmental Documents:

- **City of Roseville Pleasant Grove Retention Basin**: In addition to detention of peak flood flows within the Pleasant Grove Creek watershed, the ARSP will contribute toward construction of the Pleasant Grove Retention Basin Project through payment of the Pleasant Grove Watershed Mitigation Fee. This regional Stormwater retention facility is located within the Pleasant Grove watershed at the City's Al Johnson Wildlife Area located immediately west of the ARSP.
- **Construct Water Storage Tank at the West Side Tank and Pump Station Facility**. As described above in **Section 2.7.1** and detailed in the *Water Master Plan* (**Appendix H**), water storage for the ARSP would be provided by the City's planned Westside Tank and Pump Station site located within the WRSP Area immediately south of the PGWWTP. The Westside Tank and Pump Station site was anticipated to accommodate up to 10 million gallons of storage and pumping capacity: 6 million gallons for the WRSP Area and up to 4 million gallons for the MOU Remainder Areas (Sierra Vista and Creekview). ARSP would require 2 million gallons of additional storage for a total of 12 million gallons on the storage site. The storage tanks and associated facilities will still be contained within the 5.1-acre parcel designated within the WRSP area and analyzed within the WRSP EIR. Development of the Westside Tank and Pump Station site was addressed in the EIRs for the WRSP and CSP. This EIR addresses an increase in storage volume at the site.
- **Wastewater Facilities**. As detailed in the *Wastewater Master Plan* (**Appendix J**), the ARSP will require a force main be constructed from the southern boundary of the project site to node 350 on Westbrook Boulevard within the CSP. These improvements were addressed in the EIR for the CSP.
- **Construct Recycled Water Storage Tank in the WRSP**. As described above in **Section 2.7.3** and detailed in the *Recycled Water Master Plan* (**Appendix F**), the ARSP's recycled water storage needs would be accommodated by the planned expansion of the City's recycled water storage and pumping facilities located immediately east of the REP. The planned expansion includes the development of a 4-million-gallon recycled water storage tank, which was sized to meet peak flow demands for the region, including ARSP, CSP, and SVSP. However, the design anticipated the operational demand of 1,296 gpm for the ARSP Area, which is 430 gpm less than what is calculated in **Appendix E**. Therefore, ARSP would require an additional 0.2 million gallons of reservoir capacity to provide sufficient storage capacity for the ARSP to meet City requirements. The proposed 4.5million -gallon tank would be contained within the same site designated within the CSP and SVSP EIRs. The expansion of the recycled water storage and pumping facilities was addressed in the EIRs for the CSP and SVSP.
- **Electric, Natural Gas, Telephone and Cable Connections.** The Proposed Project will require connections to various off-site utilities that include electricity, natural gas, telephone, and cable television/broadband. Various improvements to off-site facilities and infrastructure that would connect these services to the ARSP are discussed in the *Amoruso Ranch Technical Dry Utilities Study* (**Appendix K**). These improvements were addressed in the EIR for the CSP.

Other Long-Term Improvements Addressed in Prior Environmental Documents:

- **Ophir Water Treatment Plant and Placer Parkway Water Line**. As described above in **Section 2.7.1** and detailed in the *Water Master Plan* (**Appendix H**), water supply for the ARSP will be

acquired through treated water from PCWA through a wholesale contract. Although not needed to serve the demands of the ARSP alone, additional treatment and transmission facilities will be needed for PCWA to meet the projected buildout water demands in PCWA service Zone 1. Long-term water treatment plant capacity would be provided by the construction of the Ophir Water Treatment Plant proposed to be located just south of the existing City of Auburn Wastewater Treatment Plant. The construction of the Ophir Water Treatment Plant and associated pipeline was addressed in the *Foothill Phase II Water Treatment Plant and Pipeline Draft and Final EIR* (April 2005). Water transmission lines are planned to convey treated water from the planned Ophir Water Treatment Plant to the Placer Vineyards Specific Plan south of the ARSP Area. These proposed water transmission lines were addressed in the EIR for the Placer Vineyards Specific Plan, and include a 42-inch water line from Whitney Ranch Parkway/Highway 65 interchange west for approximately 4 miles to the eastern boundary of the ARSP. Currently, it is anticipated that the alignment of the 42-inch line will vary from the alignment addressed in the Placer Vineyards EIR in that it will parallel the proposed alignment of Placer Parkway. Construction within the future Placer Parkway alignment was addressed in the Tier 1 EIS/EIR for the Placer Parkway Corridor Preservation Project.

2.10 RESOURCE MANAGEMENT

Resource Management is intended to ensure that the natural resources of the project site are conserved and that the impacts associated with urban development are mitigated to the extent feasible. The ARSP is consistent with the goals of the City General Plan Open Space and Conservation Element. It establishes approximately 17 percent of the Proposed Project as permanent open space preserve. The open space preserve was designed to protect some of the most prominent natural resource areas within the project site. The ARSP open space preserve is contiguous with other open space preserves and abuts portions of the CSP's open space preserve to the south, portions of WRSP's open space preserve to the southeast, and the City's Al Johnson Wildlife Area to the west (**Figure 2-6**). The resource management approach is consistent with the City's Open Space Preserve Overarching Management Plan and the preserve design was established consistent with the Pleasant Grove MOU between the City and the USFWS from May 2000, which addresses annexation projects proposed on the City's western boundary, such as the ARSP.

The ARSP open space preserve is intended to complement larger-scale regional conservation strategies, such as the proposed PCCP, the County's proposed habitat conservation plan. Coordination with the conservation efforts of other agencies/projects is a fundamental principle and key objective of the Amoruso Ranch resource management approach. Resources contained within on-site Open Space would be managed according to the City's Open Space Preserve Overarching Management Plan. This plan was prepared as an outgrowth of the City/USFWS MOU and provides a consistent and efficient preserve management approach to the entire City-wide open space system, including the project site. The Overarching Management Plan's monitoring strategy will also produce more valuable city-wide data which will aid in the adaptive management of the overall preserve system. In addition to resource protection, the on-site open space preserve helps define the visual character of the ARSP, and would provide for passive recreation opportunities, pedestrian/bike trails, stormwater drainage and treatment, utility infrastructure, and land use buffering.

2.11 IMPLEMENTATION

2.11.1 DEVELOPMENT AGREEMENTS

The ARSP would be implemented through a Development Agreement between the City of Roseville and Brookfield Residential (Applicant) and a second Development Agreement between the City and landowner. A Development Agreement is a binding contract between the City and the Applicant and would set the terms, conditions, rules, regulations, entitlements, vested rights, and other provisions relating to development of the project site. Included within the Development Agreements would be conditions related to the provision of infrastructure improvements, public dedication requirements, landscaping amenities, and other obligations of the parties. The term of the Development Agreements would be 30 years. The Development Agreements would be tied to the project site and may only be modified by mutual consent of the City of Roseville and the Property Owner.

2.11.2 ZONING

All lands within the ARSP would be zoned consistent with the zoning classifications of the Roseville Zoning Code, as proposed to be amended and approved by the specific plan. The development standards and guidelines for each zoning designation are described in the ARSP, the City's Zoning Ordinance, and the City's Community Design Guidelines.

2.11.3 SUBSEQUENT ENTITLEMENTS

Development under the ARSP would be subject to subsequent approvals by the City in accordance with the Zoning Code and Roseville Municipal Code. Such approvals may include subdivision maps and design review permits.

2.11.4 DEDICATIONS

All property to be conveyed to the City, including parks, open space, groundwater well site, and street rights-of-way, would be free of any liens, monetary encumbrances, special taxes, hazardous materials, environmental constraints, or assessments not approved by the City.

2.11.5 FINANCING OF PUBLIC IMPROVEMENTS

The construction of public improvements necessary to serve proposed development within the ARSP would be funded through a variety of mechanisms, including establishment of one or more Community Facilities Districts (CFD), City Impact Fees, School Impact fees, developer financing, and other methods. The specific methods of financing public improvements would be described in the Development Agreements between the City and the landowners/Applicant.

2.11.6 PROJECT SCHEDULE AND CONSTRUCTION PHASING

It is expected that construction of the Proposed Project would commence in 2017 and be complete by 2034, depending on market conditions. The development would be guided by a phasing plan, which would provide for a comprehensively planned infrastructure system with coordinated construction of backbone

roadways, utilities, and related facilities. The Proposed Project would be constructed in three phases, as shown on **Figure 2-23**. The first phase would occur in the southern portion of the project site and would include the Village District. The second phase would include the remainder of the project site that is located south of the future Placer Parkway. The third phase would include all planned development north of the future Placer Parkway.

The major improvements needed to adequately serve each phase have been identified in the phasing plan to ensure improvements in each phase can support associated development in compliance with City policies and standards, and that the development in each phase can support the costs of the required improvements. Existing infrastructure facilities along Westbrook Boulevard would be extended north into the project site, consistent with the project Development Agreements. The infrastructure requirements for each phase of development include all on-site backbone infrastructure and off-site facilities necessary for each phase to proceed. These include roadways, sewer, water, recycled water, storm drainage, dry utilities, parks and open space, recreation facilities, a school, and other facilities and improvements. The opportunity exists for any parcel to move forward provided that the infrastructure needed to serve it is constructed to the satisfaction of the City. Once development is initiated, some project phases may have reduced infrastructure requirements if improvements are provided in an earlier phase. At the time development is proposed within a particular phase, if excess capacity is available, utility service improvements may be delayed to later phases, as determined by the City.

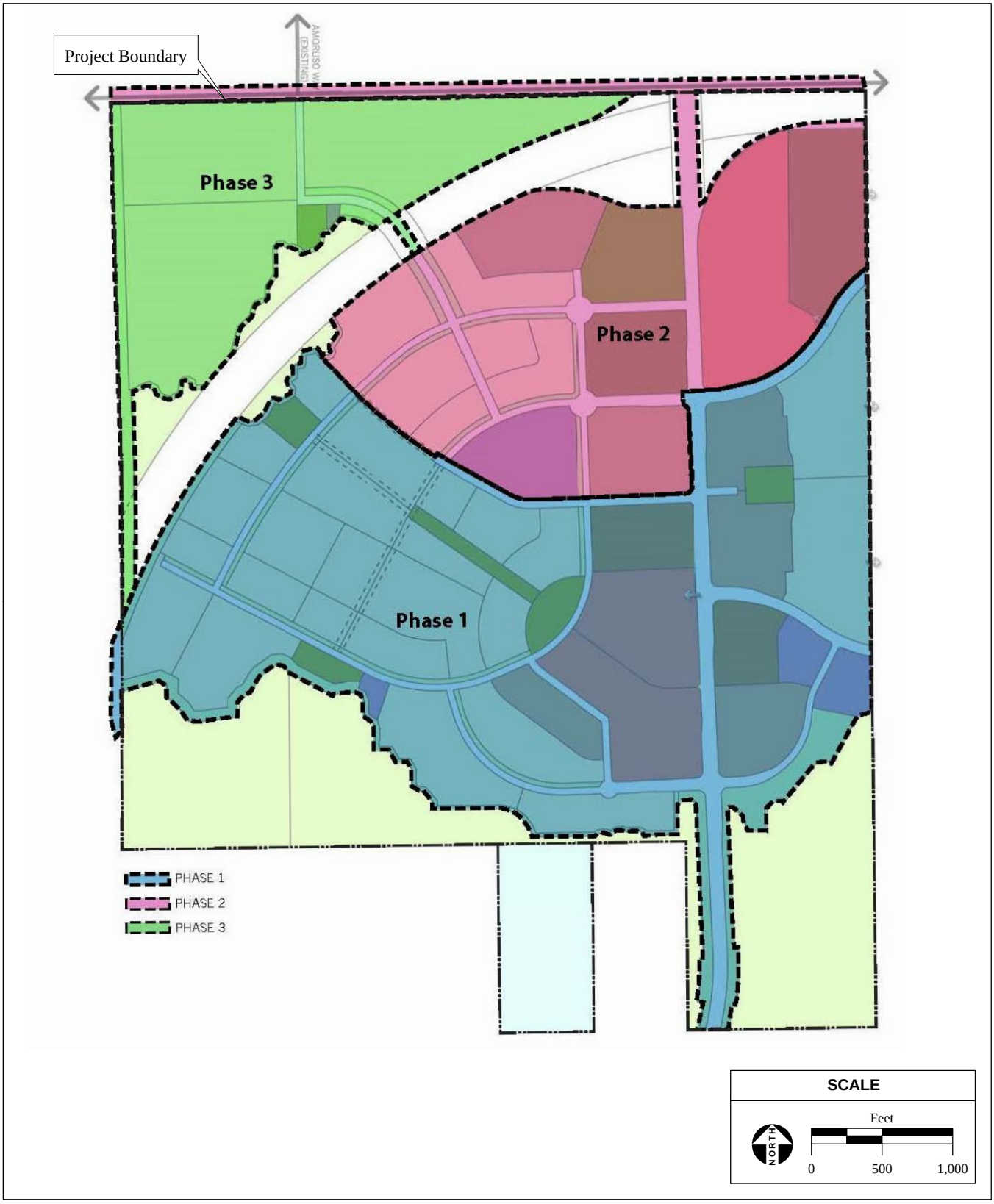
Major on-site improvements needed for each phase within the project site include:

- Internal major roadways within the phase boundary;
- Utility improvements within the roadway right-of-way (water, recycled water, and waste water);
- Storm drain improvements, outfalls into the receiving waters, and stormwater management facilities as necessary; and
- Backbone dry utilities including gas, electric, telephone, cable television, and signal interconnection.

2.11.7 Construction Activities and Equipment

Construction activities would be limited to daytime hours between 7:00 a.m. and 7:00 p.m. Monday through Friday, and between 8:00 a.m. and 8:00 p.m. on Saturdays, Sundays, and holidays. The following types of construction activities would occur at different intervals throughout construction:

- Structure Demolition;
- Earthwork – grading, excavation, backfill;
- Concrete – forming, rebar placement, concrete delivery and placement;
- Structural steel work – assembly, welding;
- Masonry construction;
- Electrical/instrumentation work;
- Trenching; and
- Installation of mechanical equipment and piping.



SOURCE: Amoruso Ranch Specific Plan, 2016; AES, 2/19/2016

Figure 2-23
Project Phasing

Equipment used during construction may include, but is not limited to, the following:

- Bulldozers;
- Scrapers;
- Compactors;
- Excavators;
- Loaders;
- Graders;
- Water Trucks;
- Material hauler trucks;
- Pipe layer trucks;
- Pickup Trucks;
- Forklifts;
- Generator sets;
- Tractors;
- Welders;
- Compressors;
- Roller;
- Paver; and
- Paving Equipment.

Construction of the Proposed Project would require an average of approximately 65 workers per day over the course of construction; however, this number would vary depending on time of year and construction phase. Site grading would be balanced so that there would be no import or export of earthen materials, as discussed in **Section 2.11.8** below. Construction staging areas for the Proposed Project would be located within the project site. Construction traffic would enter and exit the project site by extension of Westbrook Boulevard from the CSP Area.

2.11.8 GRADING

Grading is proposed to be balanced on-site. Approximately 1.15 million cubic yards of cut and 1.15 million cubic yards of fill will be required for development of the ARSP. These earthwork quantities are preliminary and have not been adjusted to account for changes in volume due to clearing and grubbing, soil shrinkage or swelling, compaction, utility spoils, construction methods, etc. These refinements will be made as part of the final engineering process. The ARSP is not anticipated to require import or export of earthen material. The project site will be graded such that the base building pad elevation will exceed the regulatory flood plain elevation by a minimum of two feet. The project site will be generally graded so that it drains from the northeast corner to the southwest corner, which generally follows the existing site topography. The major roadways will generally mimic existing grade and connect with existing edge conditions at the south (CSP), and at the north (Placer Parkway and Sunset Boulevard West).

2.11.9 PROPOSED GENERAL PLAN AMENDMENTS

The following are the proposed General Plan Amendments, including conforming amendments, which would incorporate the ARSP, annexation and SOI amendment into the City's General Plan. With the ARSP, the horizon year would be amended from the year 2025 to the year 2035. With this, all corresponding sections of the General Plan would be updated to include the new horizon year, including the City's Capital Improvement Program.

- The City's Land Use Allocation policy in the General Plan would be amended from 71,895 to 74,721 dwelling units to increase the City's residential units to include the additional 2,827 dwelling units that would result from development of the ARSP within the City's boundaries.

The residential development in the project site would exceed the development assumed in the current General Plan and could not occur unless the dwelling unit cap were increased.

The General Plan Amendment will also change other references to land uses, units, parks, and other land uses to reference the ARSP as needed.

2.12 PROJECT DISCLOSURES

As part of the Proposed Project, the following disclosures will be provided to buyers and occupants of residential property in the project site to ensure that future residents are adequately notified regarding certain existing land uses:

- **Proximity to Agricultural Use**: In order to reduce potential conflicts between sensitive uses and agricultural uses, including from the undeveloped parcels to the west of the project site, where agricultural uses exist, all future occupants of the Proposed Project shall be provided with a deed disclosure or similar notice approved by the City Attorney regarding the proximity and nature of neighboring potential agricultural uses. This written disclosure also shall be made a condition of tentative map approval for the affected properties. A written disclosure shall be supplied to the property purchaser or renter by the vendor or lessor, prior to the completion of the purchase or rental agreement, until such time as the agricultural uses are cease. The text of the disclosure language shall be approved by the City Attorney.
- **Proximity to Future Placer Parkway Alignment**: Residential units within 500-feet of Placer Parkway shall be provided with a deed disclosure or similar notice approved by the City Attorney regarding the proximity to Placer Parkway. This written disclosure also shall be made a condition of tentative map approval for the affected properties. A written disclosure shall be supplied to the property purchaser or renter by the vendor or lessor, prior to the completion of the purchase or rental agreement. The text of the disclosure language shall be approved by the City Attorney.
- **Proximity to Certain Uses**: To ensure that residents and owners are made aware of certain other land uses in proximity to their respective neighborhoods, the Applicant shall provide, through deed disclosure or other similar notice approved by the City Attorney, information regarding the potential for use of recycled water and regarding proximity to parks and schools that may generate noise and light.
- **Aircraft Over-Flight Noise**: The following airports operate in the vicinity of the project site: McClellan Airfield located approximately eight miles from the southern boundary of the project site, SMF located approximately 13 miles to the west, Mather Airport (MHR) located approximately 19 miles to the south, and Beale Air Force Base located approximately 20 miles to the north. Due to the potential for aircraft approach or departure to occur under 3,000 feet over the project site, conflicts due to noise from aircraft could occur on the project site. All owners and occupants of residential property within the project site shall be provided with a deed disclosure or similar notice approved by the City Attorney regarding the proximity and nature of overflight aircraft in the vicinity and the potential for over-flight noise.
- **Disclosure of Proximity to the WPWMA's WRSL and Materials Recovery Facility (MRF)**: The WRSL and MRF are located approximately 1.8 miles northeast of the project site. In order to acknowledge the potential for occasional odors, all residential uses within the project site shall be

provided with a deed disclosure or similar notice approved by the City Attorney regarding the proximity and nature of the landfill and MRF operations and the potential for expansion of facilities in the future.

2.13 REQUIRED PERMITS AND APPROVALS

As required by Section 15124 (d)(B) of the CEQA Guidelines, a list of permits and other approvals required to implement the Proposed Project is provided below. This EIR analyzes development proposed within the project site at a project-specific level of detail for all participating properties. Subsequent approvals for the ARSP may only require limited or no additional environmental review with respect to residential or neighborhood commercial development as long as they are consistent with the analysis in this EIR.

Any development proposed in the Urban Reserve will require additional project-level environmental review and may require a separate specific plan and/or amendment(s) to the ARSP, in addition to other development approvals.

2.13.1 LEAD AGENCY APPROVALS: CITY OF ROSEVILLE

The City is the Lead Agency for the Proposed Project. Following staff analysis and public review of this EIR, the project application will be forwarded to various City commissions for comment, including the Planning Commission, Transportation Commission, Public Utilities Commission, and Parks and Recreation Commission. Following review by the public and City commissions, the Proposed Project, ARSP Development Agreements, General Plan, and Zoning Amendments, amendment of the Urban Water Master Plan, and request for the annexation of the project site will be considered by the City Council.

In summary, the ARSP would require the following City actions and approvals:

- Certification of the EIR for the ARSP, adoption of CEQA findings, and adoption of the Mitigation Monitoring Program (MMP).
- Approval of an annexation request to the LAFCO to amend the City corporate boundaries to include additional 694.4 acres. Of the 694.4 acres, 528.9 acres would be developed, 134.8 acres would be designated as open space, as set forth in the ARSP, and 20 acres would be designated Urban Reserve for potential future development. Allowable uses include agriculture, open space, passive recreation, resource protection, and a caretaker's residence.
- General Plan Amendments:
    - Amendment to City's Land Use Map and text.
    - Update the General Plan horizon year from 2025 to 2035.
    - Increase in the Residential Unit Allocation from 71,895 to 74,721to accommodate the additional 2,827 units proposed within the ARSP.
    - Various amendments to the text and figures to include the ARSP.
- Adoption of the ARSP and Amoruso Ranch Design Guidelines.

- Pre-zoning of property to be consistent with the Amoruso Specific Plan land use exhibit.
- Approval of a Large Lot Tentative Subdivision Map.
- Approval of Development Agreements between the City and the Applicant and land owner.
- Approval of Tree Permits.
- Approval of permits related to the decommissioning of the existing wells and abandonment of the sewage disposal system.
- Approval of CFDs and/or other financing mechanisms.
- Amendment of the City's Urban Water Master Plan.
- Approval of the WSA.
- Amendment to the City's Capital Improvement Program.
- Amendment to the City's Bicycle Master Plan.
- Allocation of 1,119 AFY of City surface water to the project site.
- Approval of infrastructure, utilities and other public improvements identified in the specific plan.
- Potential acquisition/condemnation of property and right of way for City and public improvements.
- Consultation with Native American governments in accordance with Senate Bill (SB) 18.

2.13.2 Other Responsible and Permitting Agencies

Other approvals required as part of implementation of the ARSP are listed below. In addition to these requirements, environmental review and consultation requirements related to federal, State, or other local laws or guidance applicable to individual resources are described in the Regulatory Setting sections provided in **Section 4.0** of this EIR.

Federal

The following federal actions would be required prior to development occurring within the ARSP.

- **Federal Clean Water Act (CWA) Section 404 Permit (USACE and U.S. Environmental Protection Agency [EPA])**. The USACE regulates the placement of fill or dredged materials in waters of the United States (jurisdictional wetlands), which include stream courses and other wetland features. The USACE regulates these activities under the authority of Section 404 of the CWA. The EPA has authority to comment on and veto USACE decisions. The USACE would regulate development in the project site that affects jurisdictional wetlands.
- **Federal Endangered Species Act Section 7 Consultation (USFWS)**. As part of the Section 404 permit process, the USACE will initiate consultation with the USFWS to determine whether any federally listed species could be adversely affected and to identify measures to avoid or minimize adverse impacts on listed species. The USFWS is responsible for preparing a biological opinion (BO) and incidental take permit.
- **National Historic Preservation Act (NHPA) Section 106 Consultation.** As part of the Section 404 permit process, the USACE will initiate consultation with the State Historic Preservation Office (SHPO) and Native American tribes to identify potential impacts to cultural resources in accordance with Section 106 of the NHPA.

State

State regulatory agencies would also need to take action on elements of the ARSP, as indicated below.

- **Water Quality Certification (RWQCB, Central Valley Region)**. Construction has the potential to directly or indirectly affect "waters and wetlands of the United States". Water or wetland disturbance could result in a discharge to University Creek or its tributaries. A CWA Section 401 water quality certification, or a waiver thereof, would be required from the RWQCB prior to discharge to waters of the state.
- **Construction Stormwater Discharge Permit (SWRCB)**. The SWRCB requires that all construction sites have adequate control measures to reduce the discharge of sediment and other pollutants to streams to ensure compliance with Section 303 of the CWA. Construction involving clearing, grading, and excavation activities that would result in the disturbance of one acre or more of land is required to obtain coverage under the NPDES General Permit for Discharges of Stormwater Runoff Associated with Construction Activity. As such, the Applicant would be required to file for coverage under the NPDES General Permit with the SWRCB and prepare a SWPPP that identifies BMPs to control pollutants in stormwater discharges, both during construction and after construction is completed.
- **Master Reclamation Permit (for recycled water) (SWRCB)**. A Master Reclamation Permit would be required by the SWRCB that addresses delivering recycled water from the PGWWTP.
- **NPDES Permit Modification (RWQCB)**. Under cumulative conditions, expansion of wastewater treatment capacity would require modification to the PGWWTP's NPDES permit to accommodate additional effluent discharges to Pleasant Grove Creek. Such modification would require approval by the Central Valley RWQCB.
- **Streambed Alteration Agreement (California Department of Fish and Wildlife [CDFW])**. Construction would require Section 1602 Streambed Alteration Agreement(s) from CDFW. CDFW has jurisdiction over construction activities affecting streambeds and banks within the 100-year floodplain. A 1602 Agreement between the Applicant and CDFW would address methods to avoid or minimize aquatic or wetland losses in accordance with CDFW policies.
- **Permit to Operate (Placer County Air Pollution Control District [PCAPCD])**. Stationary sources of air emissions, such as certain commercial and office operations, may require a permit to operate from the PCAPCD.
- **Hazardous Materials Environmental Oversight**. If hazardous materials are detected onsite, removal and remediation may require oversight by the appropriate agency (e.g., Department of Toxic Substances Control, Placer County Department of Environmental Health, City, and RWQCB, etc.).

Local

- **Placer County Local Agency Formation Commission**. The LAFCO will consider the following actions prior to implementation of the ARSP. LAFCO will use the EIR in evaluating the impacts of the following actions:

    - A Municipal Services Review that analyzes services
    - Approval of SOI amendment to include entire area

  - Approval of annexation of the project site into the City boundaries
  - Potential annexation of the entire Sunset Boulevard West right-of-way along the ARSP's northern boundary.

- **Placer County.** Approval of encroachment permits for improvements within the right-of-way of Sunset Boulevard West.
- **Placer County and City of Roseville.** The City and County must come to an agreement for the apportionment of property and sales taxes between the City and County.
- **South Placer Wastewater Authority.** Expansion of the 2005 Service Area Boundary to include the project site.
- **Roseville City School District**. Facility planning and the approval of development of elementary school site.