

NOTICE OF PREPARATION

Date: October 30, 2013

To: State Clearinghouse
Responsible Agencies
Trustee Agencies
Interested Parties

Subject: Notice of Preparation of a Draft Environmental Impact Report

Project Title: Amoruso Ranch Specific Plan, Sphere of Influence, and Annexation,
Files: 2011PL-039, ANN-000007, SPA-000043, GPA-000061, RZ-
000058 and DA-00004

Location: 5101 Sunset Boulevard, unincorporated Placer County

Lead Agency: City of Roseville
Development Services Department-Planning Division
Kathy Pease, Principal Planner, AICP
311 Vernon Street
Roseville, CA 95678
Telephone: (916) 774-5276
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Email: kpease@roseville.ca.us

Applicant: Brookfield Residential
Deanne Green, Project Manager
2271 Lava Ridge Court, Suite 220
Roseville, CA 95661
Telephone: (916) 783-1177

Public Scoping Meeting: **November 18, 2013 between 4:00 and 6:00 p.m.**
Roseville Civic Center
Meeting Rooms 1 & 2,
311 Vernon Street, Roseville, CA 95678

NOP Comment Period: October 30, 2013 to December 2, 2013

Summary:

This Notice of Preparation (NOP) has been issued to notify interested parties that an Environmental Impact Report (EIR) will be prepared, and to solicit feedback on the

scope and content of the analysis in the Amoruso Ranch Specific Plan (ARSP) Environmental Impact Report (EIR).

The City of Roseville has determined that a Draft EIR shall be prepared for the approximately 694-acre ARSP located north of the Creekview Specific Plan area. The Draft EIR will contain a project-level analysis of the proposed development of the ARSP project, including sphere of influence amendment, annexation, pre-zoning, and General Plan Amendment, while a 20-acre non-participating property (Wagner Parcel) will be evaluated at a program-level.

The proposed ARSP includes a total of 3,040 dwelling units on approximately 694 acres. Residential units are proposed in three density ranges between 0.5 to 25 units per acre. The average density over the residential portion of the Project is approximately 8.0 units per net acre. Proposed land uses include a total of 135 acres set aside in permanent open space; 24 acres for dedication to parks; 13 acres of public/quasi-public uses (elementary school, substation, well site, and recycling drop off areas); and 27 acres of mixed use commercial (commercial, office, residential) village center. One non-participating property is located on the south end of the site, referred to as the Wagner Property. It is proposed to be designated for urban reserve, and would be annexed as part of the Project.

The Draft EIR will address topics such as aesthetics, land use, biological resources, cultural resources, air quality, geology and soils, hydrology and water quality, noise, public services, utilities, transportation and traffic, and hazardous materials.

The City of Roseville Development Services-Planning Division will be the Lead Agency and will need to know the views of your agency as to the appropriate scope and content of the Draft EIR based on your agency's statutory responsibilities in connection with the proposed Project. If you represent an agency, your agency may need to use the Draft EIR when considering relevant permit(s) or other approvals for the Project.

Due to the time limits specified in State law, your response should be sent at the earliest possible date, but no later than close of business (**5:00pm**) **December 2, 2013**. Please send your response to Kathy Pease, Interim Principal Planner, at the address indicated above. We request the name of a contact person for your agency.

Reference: California Code of Regulations, Title 14 (CEQA Guidelines) Sections 15082(a), 15103, 15375.

1.0 PROJECT LOCATION

The 694-acre Amoruso Ranch Project Area is located immediately north of the City's existing boundary, north of the proposed Creekview Specific Plan, south of Sunset Boulevard, in unincorporated Placer County. The Project is located approximately six and one-half (6-1/2) miles west of Interstate 80 and State Route (SR) 65. Refer to Figure 1 for the project Site and Vicinity Map. Access to the site would be from an extension of Blue Oaks Boulevard west, and Westbrook Boulevard north.

The following is a list of the properties included in the Amoruso Ranch Specific Plan:

Participating Properties:

017-020-016-510	Jennifer Amoruso
017-020-017-510	Peter and Jennifer Amoruso Trustees
017-010-011	Jennifer Amoruso

Non-Participating Property

017-10-010	Wagner
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2.0 REGULATORY BACKGROUND

This document provides notification that an EIR will be prepared for the Amoruso Ranch Specific Plan and related entitlements, permits and approvals. This NOP has been prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code Division 13 Section 21000 et seq., and the State CEQA Guidelines, Title 14 California Code of Regulations Section 15000 et seq. According to CEQA Guidelines Section 15064(a)(1), an EIR must be prepared when there is substantial evidence in light of the whole record before the lead agency that the proposed Project may have a significant effect on the environment.

Declaration

The City of Roseville Development Services Department has determined that the Project may have a significant effect on the environment and therefore requires the preparation of an EIR. The determination is based upon the following findings:

- The Project may degrade environmental quality, substantially reduce habitat, cause a wildlife population to drop below self-sustaining levels, reduce the number or restrict the range of special-status species, or eliminate important examples of California history or pre-history and/or;
- The Project has the potential to achieve short term environmental goals, to the disadvantage of long-term environmental goals, and/or;
- The Project may have impacts that are individually limited, but cumulatively considerable, and/or
- The Project may have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly, and/or
- Evidence exists that the Project may have a negative or adverse effect on the environment.

Lead Agency

Pursuant to CEQA Guidelines Section 15050, the City of Roseville is the lead agency responsible for preparing the Draft EIR for the Amoruso Ranch Specific Plan. The Lead Agency is the public agency that has the principal responsibility for carrying out or approving a proposed Project. CEQA Guidelines Section 15051 provides that if a project would be carried out by a non-governmental person or entity, then the Lead Agency shall be the public agency with the greatest responsibility for supervising or approving the project as a whole.

**FIGURE 1
VICINITY MAP**

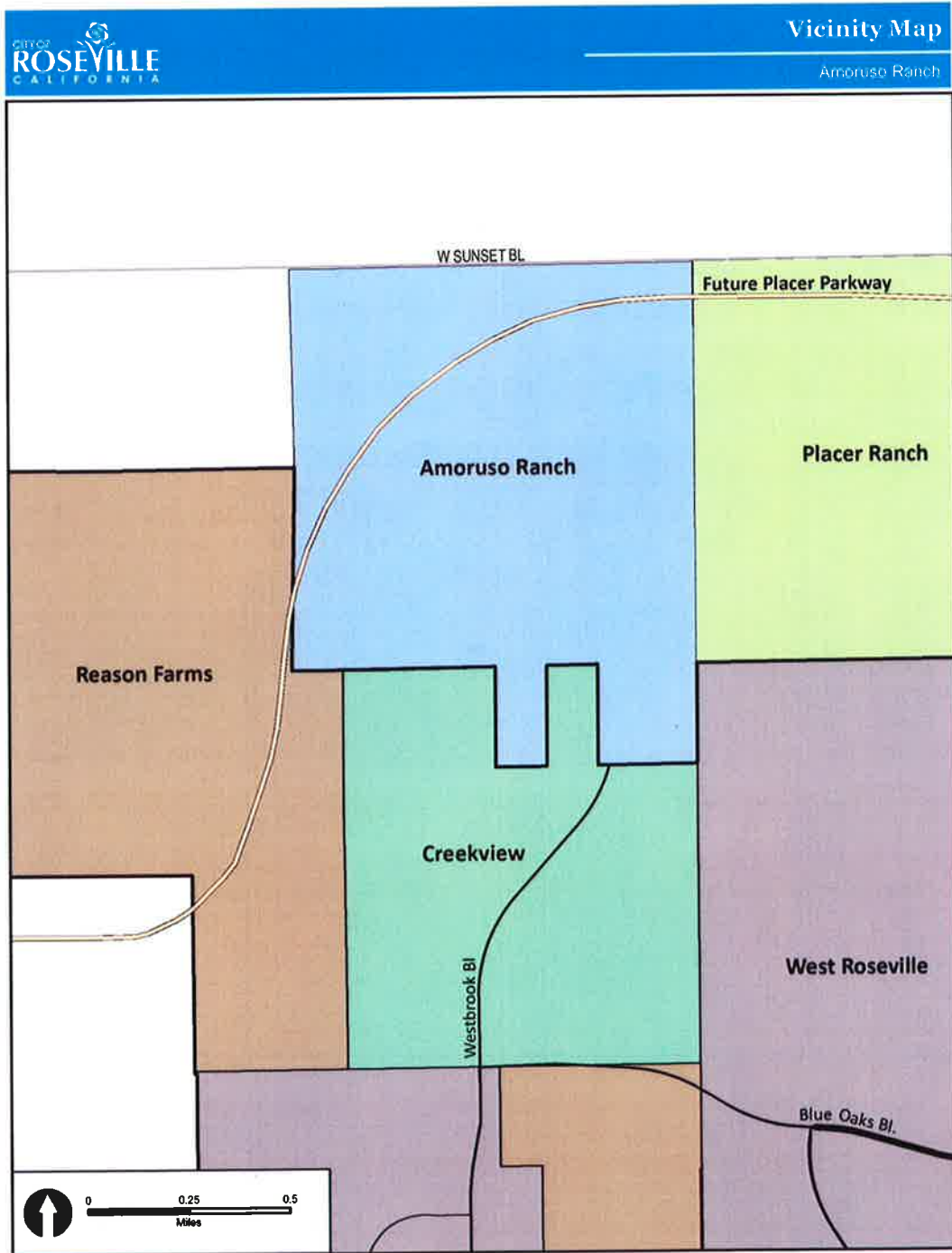
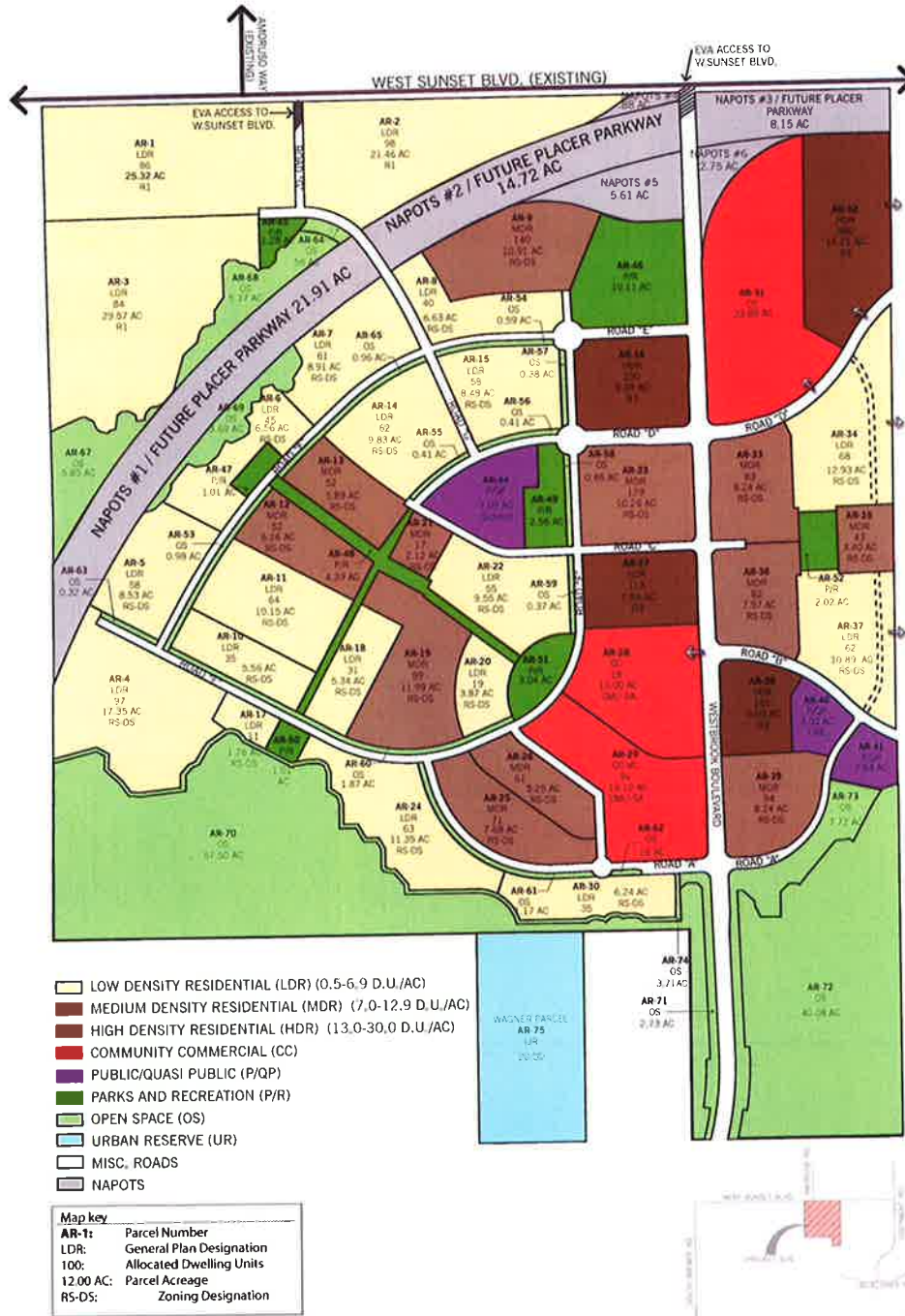


FIGURE 2 PROPOSED AMORUSO RANCH SPECIFIC PLAN



AMORUSO RANCH - LAND USE PLAN ALTERNATE
BROOKFIELD RESIDENTIAL, ROSEVILLE, CA

JOB NO. 316.002
 DATE 04-30-2013

 5665 Owens Drive
 Pleasanton, CA 94588
 925-251-7200

3.0 PUBLIC SCOPING MEETING

The City of Roseville will hold a Public Scoping Meeting in connection with the proposed Project. The Scoping Meeting will be held to receive comments from the public and other interested parties and agencies regarding the issues that should be addressed in the Draft EIR. The Scoping Meeting will be held between 4:00 pm and 6:00 pm on **November 18, 2013** in the Civic Center meeting rooms located in the Roseville Civic Center at 311 Vernon Street in Roseville, California.

4.0 PROJECT DESCRIPTION

The Amoruso Ranch Specific Plan (ARSP) proposes to provide comprehensive planning for the 694-acre ARSP Project Area. The ARSP will address all aspects of future development within the ARSP Project site including a specific plan, design guidelines, General Plan Amendment, and land use, circulation, resource management, infrastructure, public services, and implementation.

Project Site Setting

The Project site is undeveloped and contains nonnative, annual grasslands. The tributary to Pleasant Grove Creek, known as University Creek, flows generally from southeast to the west across the southern boundary of the property. A small cluster of native oaks are present along the University Creek drainage proposed as part of the open space. Wetland areas (vernal pool complexes, drainage swales, stream corridors) are dispersed throughout the site, with the greatest concentration located on the south.

The Project site has historically been used for agricultural or grazing activities. The topography is relatively flat with areas of rolling terrain and elevations ranging between 75 feet and 100 feet above mean sea level. The *Placer County General Plan* currently designates the site as Agriculture/Timberland 80-acre minimum. The California Department of Conservation classifies the site as Farmland of Local Importance and Other Land.

The following describes the potential land uses:

Residential

The ARSP proposes 3,040 residential units on approximately 347 acres. The average proposed density of all land designated for residential uses is 8 per net acre. Residential units are proposed in three density ranges consistent with the residential density ranges in the Roseville General Plan.

Medium and high density residential uses are proposed in areas of greater intensity within the ARSP Project Area (i.e. near arterials, proposed public transportation routes and the commercial area). Of the total number of dwelling units, ten percent are planned to meet affordability criteria for low or middle-income households, as set forth in the City's General Plan. Affordable units would be designated within single-family residential neighborhoods and multi-family residential sites.

**TABLE 1
PROPOSED
AMORUSO RANCH SPECIFIC PLAN
LAND USE SUMMARY**

GENERAL PLAN	ZONING	ACRES	RESIDENTIAL UNITS
Low Density Residential (LDR)	R1; RS/DS	219.81	1134
medium density residential (MDR)	RS/DS	89.11	922
High Density Residential (HDR)	R3	38.07	874
Commercial Mixed Use (CMU)	CMU-SA	27.10	109
Community Commercial (CC)	CC	23.85	0
Open Space	OS	135.29	0
Parks and Recreation	P	24.60	0
Public/Quasi-Public	P/QP	5.84	0
Public/Quasi-Public (Elementary School)	P/QP	7.09	0
Urban Reserve		20	0
Right of Way		103.61	0
Total		694.40	3,040

Commercial Mixed Use

The ARSP includes one site, centrally located as a village center, designated for Commercial Mixed Use (CMU) totaling approximately 27 acres. This area is designed to provide a town feel with commercial, office, and residential uses. This parcel 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 plan area totaling approximately 23 acres. This intent of community commercial is to provide a broader range of services than found in neighborhood centers and are typically found adjacent to arterials or larger roadways. Commercial buildings would likely range from 50,000 to 250,000 square feet.

Parks and Open Space

Approximately 159 acres are proposed to be dedicated to parks and open space. Seven sites totaling 24 acres are designated for neighborhood parks. Parks would range from 1.2 to 10 acres in size and are planned in locations adjacent to open space, where possible, and to serve residential neighborhoods. The largest park site is 10 acres and is planned on the north end of the Project site. The park sites would include passive and active recreation facilities and opportunities.

Approximately 135 acres are planned for permanent open space in two prominent areas, the largest along the southern boundary and the other one adjacent to the planned Placer Parkway right-of-way in the northwest portion of the Plan Area. The open space areas are intended to serve a variety of functions including providing floodwater conveyance, aesthetic amenities, recreational facilities (trails) and habitat preservation (seasonal wetlands, vernal pool complexes). In many locations, a 30-foot transition area would be provided immediately adjacent to the edge of open space preserve area to accommodate a dedicated Class I pedestrian pathway to be shared with a vehicle maintenance road for underground utilities and/or maintenance activities. In addition, open space areas could accommodate utility lines and provide the conduit for drainage and stormwater facilities.

Public/Quasi-Public

The ARSP is served by two school districts: Roseville Joint Union High School District (grades 9-12) and the Roseville City School District (grades K-8). Residential development within the ARSP would generate students and the demand for new school facilities.

As shown on Figure 1, the ARSP Plan Area includes one seven-acre elementary school. It is intended to house a two-story elementary school. This would be the first urban-type school proposed in the Roseville City School District.

Middle school students would attend the Barbara Chilton Middle School located off of Bob Doyle Drive in the West Roseville Specific Plan south of the Project Area. High School students would attend an existing Roseville Joint Union High School District campus (dependent on attendance boundaries determined by the District) until such time as the District's sixth high school, planned southeast of the Plan Area, on Hayden Parkway is constructed.

Other PQ/P parcels would include an electric substation, a sewer lift station, and a ground water well site.

Urban Reserve

Approximately 20 acres are designated for Urban Reserve. The Urban Reserve designation is applied to lands that are anticipated to receive urban land use entitlements, but are constrained on an interim basis. Assessor's Parcel Number (APN) 017-010-010, the Wagner Property, located in the southwest corner of the ARSP, is designated Urban Reserve. This property is proposed for annexation to the City as part of the ARSP and would be planned in the future, if the property owner decides to develop. At this point in time, the property is not participating in the specific plan process, and no specific development is proposed on the property.

Circulation

The circulation system in the ARSP will be composed of a pedestrian/bikeway network, a hierarchy of roadways to include arterial, collector and residential roads, as well as a public transportation system that will serve the Plan Area. Westbrook Boulevard will be the main arterial roadway serving the site from the south. Westbrook Boulevard will be extended northward from its future terminus within the Creekview Specific Plan and will provide the main north/south access into the Project 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 Project proponent would construct the full section of Westbrook Boulevard beginning on the southern property line, traversing north through the open space and terminating near the northern boundary of the property.

Proposed internal roadways would provide east-west connections internal to the ARSP consisting mainly of collector and residential streets.

The Plan Area is bisected by the future planned alignment of Placer Parkway, a separately funded regional road improvement that is not part of the ARSP Project.

The ARSP would provide a pedestrian/bikeway network consisting of on and off-street bike lanes and trails along the major roadways and along the open space corridors.

Planned Bus rapid transit facilities (BRT) will be included along Westbrook Boulevard within the ARSP and may make up part of the regional plan to serve the City of Roseville with BRT service should it become available. It is proposed that the Roseville Urban Shuttle (RUSH) and Roseville Area Dial-a-Ride (RADAR) be expanded to the ARSP Project as demand for these services occurs.

Public Utilities and Services

The ARSP provides for a variety of public facilities and services, including water, wastewater, recycled water, storm drainage and flood control, police and fire, solid waste, electrical service, schools and parks. Each of these is described briefly, below.

Potable Water

Potable water supply would be provided to the ARSP Plan Area by the City of Roseville's surface water supply. Water would be delivered via the City's existing water backbone system along Blue Oaks Boulevard and would be distributed within the plan area via a distribution network.

The proposed water system would be laid out in a looped system following major arterial and collector street alignments for a transmission main grid consisting of 12-inch and 24-inch diameter mains. A groundwater well would be developed to meet water demands during drought conditions when surface water supplies are cut-back. Peak demand volumes would be stored in water storage tanks located south of the Pleasant Grove Wastewater Treatment Plant (PGWWTP).

The Project would be responsible for bringing additional surface water supplies to the City to serve the project. Possible water supply solutions may include additional excess supplies from the Placer County Water Agency or San Juan Water District. Water demands created by the plan area may be met through storing surface water supplies in the groundwater basin and using those supplies when needed through the use of the City's Aquifer Storage and Recovery Program (ASR). The proposed EIR will analyze the potential water supply strategy including any offsite impacts associated with providing surface water to the Plan Area.

Recycled Water

The ARSP proposes to use recycled water for non-potable uses in the ARSP Project Area to reduce potable water supply needs. Recycled water (tertiary treated)

provided from the PGWWTP would be used for landscape irrigation in non-residential uses in the plan area. An offsite recycled water storage tank and pump station located in the West Roseville Specific Plan, north of the Pleasant Grove Wastewater Treatment Plant would be expanded to provide recycled water storage needs.

Wastewater

Sanitary sewer service would be provided to the ARSP by the City of Roseville. The treatment facility for ARSP effluent is the PGWWTP located approximately two-miles south of the plan area. Wastewater flows from the ARSP would be directed to the PGWWTP by a network of pipes installed within street rights of way or easements.

The proposed sewer design will utilize gravity lines and possibly sewer force mains. The site's topography, and the need for the system to connect to the existing system at Blue Oaks Boulevard and Westbrook Drive, may require the installation of a small sewer lift station. All sewer improvements would be consistent with the South Placer Regional Wastewater and Recycled Water Systems Evaluation.

Storm Drainage and Flood Control

The ARSP is located within the Pleasant Grove Creek watershed which is located within the larger Natomas Cross Canal watershed of Placer County and southeastern Sutter County. University Creek, a tributary of Pleasant Grove Creek, is located on the southern boundary of the site.

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 watershed and the other is a minor tributary to the University Creek watershed located in the central portion of the property. These constrictions are manmade and create bottlenecks in the conveyance of floodwaters. As a result, water surface elevations are higher than the more natural and historic drainage patterns on portions of the Project site.

As part of the Amoruso Specific Plan, offsite storm water improvements within the northern retention basin of the planned Pleasant Grove Regional Stormwater Retention project, located west/southwest of the project site at the City's Al Johnson Wildlife/Reason Farms site, will be explored. The proposed integration of advancing the planned retention project would rehabilitate University Creek to its natural alignment as conceived in the program level analysis of the Pleasant Grove Regional Stormwater Retention Project. This new alignment would involve excavating and contouring a more natural stream bed replacing the existing drainage channel(s) that were constructed when the fields were leveled. The resulting rehabilitated creek will remove the existing constriction that was created when the farm leveling occurred. Rehabilitation of the creek would begin to advance the Pleasant Grove retention project by providing the necessary conveyance to the northern basin. Potential benefits include a reduced Water Surface Elevation (WSE) of University Creek east of the constriction, and an increased capacity of the restored creek to convey larger storm flows. Additional benefits to rehabilitating University Creek include opportunities to mitigate peak flow impacts of the Plan Area, and to address hydro-modification and other storm water management requirements of the State Storm Water Management permit. Construction of the restored channel within Reason Farms could entail the following types of construction activities:

- Excavation of soil for the regional flood control project and the creation of a bypass channel extended from ARSP to Pleasant Grove Creek;
- Hauling of excavated soil;
- Short and long-term stockpiling of excavated soil;
- Placement and compaction of soil;
- Construction of an outfall structure and energy dissipater to minimize the energy of the flow back into Pleasant Grove Creek.

Development of the City's regional retention basin addresses downstream volumetric drainage impacts resulting from development within the City of Roseville. The regional retention basin is being undertaken as a separate flood control project by the City of Roseville. The ARSP EIR will rely upon and potentially update the applicable environmental analysis previously prepared for the Regional Flood Control Project (City of Roseville Pleasant Grove Retention Basin Project Final EIR, 2003), insofar as that analysis pertains to the construction of a portion of the regional flood control project. Although the ARSP was not part of the existing retention basin calculations, the northern retention basin has adequate capacity to accommodate stormwater flows from the ARSP and other regional projects within the Cross Canal watershed. The ARSP Project will participate in the City of Roseville regional drainage fee program for the future construction of the Reason Farms retention basin, which will mitigate the project's contribution to stormwater runoff.

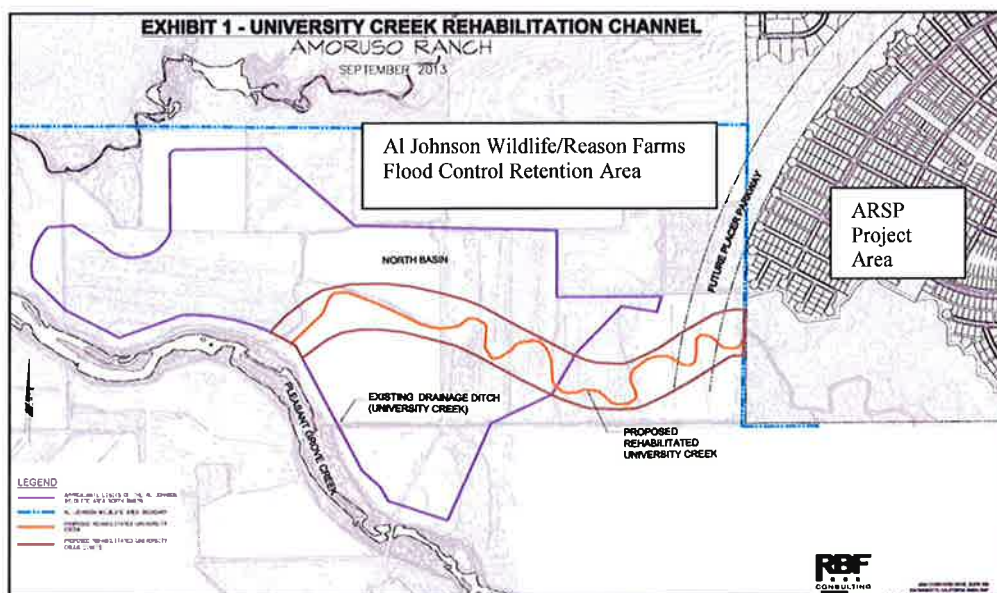
ARSP onsite drainage improvements consist of a combination of conventional subsurface and surface drainage systems, including re-channelization of minor tributaries, construction of pipe conveyance systems and construction of culverts and bridges over University Creek crossings.

Design and operation of the ARSP drainage system would include water quality Best Management Practices (BMPs) to reduce the types and amounts of pollutants in stormwater runoff. These features will include storm water management design features, such as detention basins, grassy swales and vegetated channels, as well as other low impact development (LID) techniques designed to minimize stormwater runoff and pollution.

Drainage facilities would be designed and constructed in conformance with the City of Roseville Improvement Standards, the Placer County Flood Control Agency's *Stormwater Management Manual*, and other applicable storm water management manuals.

Figure 3

Potential Offsite Hydrology Improvements



Police and Fire Services

The Roseville Police Department (RPD) would provide police services. The RPD provides all operations and patrols from its central station located on Junction Boulevard approximately seven miles from the Plan Area.

The Roseville Fire Department (RFD) would provide fire protection, fire suppression, emergency medical service and hazardous materials management services to the ARSP Project Area. The Project Area would be served by a proposed Fire Station within the project boundaries at Parcel AR-40.

Solid Waste

The Roseville Environmental Utilities Department would provide solid waste collection and disposal services to the ARSP Plan Area. Solid waste generated within the plan area will be collected and transported to the Western Placer Waste Management Authority facility in Placer County for processing at the Materials Recovery Facility to remove recyclable materials and landfilling of remaining waste. A solid waste recycling area is planned with the ARSP Parcel AR-41 that will allow residents the opportunity to off-load recyclable materials.

Electrical Service

The ARSP is within the service area of Pacific Gas & Electric (PG&E) for electric service. If annexed, it is proposed that Roseville Electric would provide electric service to the ARSP Plan Area. Electricity would be supplied to the site through existing facilities and/or proposed facilities. Electricity would be provided in part from the Roseville Energy Park, located south of the ARSP and immediately south of the

Creekview Specific Plan. The Roseville Energy Park is a City-operated natural gas generating power facility.

Sixty kilovolt (60kv) overhead transmission lines would loop through the ARSP extending on the east side of Westbrook Drive. Underground electric distribution would be extended to individual projects in conjunction with roadway improvements.

Natural Gas

Natural gas would be provided by Pacific Gas and Electric (PG&E) Company. PG&E's existing facilities in Blue Oaks Boulevard would be extended north to serve the site.

Biological Resources

Wetlands

A variety of wetlands are located on the ARSP Plan Area, including vernal pool complexes, drainage swales and stream corridors, as summarized in Table 3. A total of approximately 38.493 acres of wetlands have been identified within the Project Area. The greatest concentration of resources is located in the southern portion of the site. The ARSP would avoid some vernal pools and other wetlands; however, the proposed development would result in the need to fill a portion of the wetlands and, thus, would require a permit issued by the U.S. Army Corps of Engineers pursuant to Section 404 of the Clean Water Act and a water quality certification by the Regional Water Quality Control Board pursuant to Section 401 of the Clean Water Act.

5.0 Summary of Alternatives to be Considered in the EIR

This list of alternatives should be considered preliminary. Additional alternatives may be considered as the environmental analysis of the project is prepared.

Alternative 1 – No Project/No Build Alternative

Under the No Project/No Build Alternative, no development would occur onsite and no offsite improvements such as stormwater improvements in conjunction with this Project would be constructed on the City's Al Johnson Wildlife Area/Pleasant Grove Regional Stormwater Retention site.

Alternative 2 – The Reduced Density/Same Footprint Alternative

Alternative 2 would reduce the amount of residential units by approximately 30 percent and would reduce commercial/mixed use development by 30 percent with the same overall project footprint. The Alternative is intended to reduce impacts associated with building intensity and traffic and air quality impacts in comparison with the proposed project. For example, instead of the proposed 3,040 residential units, the 30 percent reduction would result in 685 fewer units or 2,128 units total. The same percentage reduction would be applied to commercial and mixed use square footage.

Alternative 3 – The High Density/Compact Development Alternative

Alternative 3 would have the same number of residential units, the same commercial and mixed use square footage as the proposed Project, but a 30 percent reduced footprint overall. That is because the buildings would be closer together and/or be built in multiple stories, the housing density would increase, and the commercial/mixed use/office floor area ratios would increase. This alternative would accommodate the same number of residents and the same amount of commercial square footage, preserve more open space, and would result in an overall decrease in associated infrastructure (e.g., fewer roadways, fewer streetlights, and reduced water used for landscaping). In order to keep the residential unit count constant, the number of high density residential units would increase. The single family detached/low density and medium density units would decrease. The purpose of this alternative is to reduce impacts to on-site biological resources.

Potential other alternatives could include a reduced density/reduced footprint alternative, depending on impacts.

6.0 Probable Environmental Effects and Scope of the EIR

Potentially significant environmental impacts resulting from the proposed ARSP will be evaluated in the Draft EIR. CEQA Guidelines Section 15021 establishes a duty for public agencies to avoid or minimize environmental damage, where feasible, and states that a public agency:

- Is required to give major consideration to preventing environmental damage when regulating public or private activities;
- Should not approve a project as proposed if there are feasible alternatives or mitigation measures available that would substantially lessen any significant effects that the project would have on the environment;
- May consider specific economic, environmental, legal, social, and technological factors when determining whether changes in a project are feasible; and
- Has an obligation to balance a variety of public objectives, including economic, environmental, and social factors.

As discussed previously, the Draft EIR will address the significant environmental impacts on a project-specific level for the proposed ARSP. The EIR will address the significant environmental impacts at a program-level for Urban Reserve area. At this time, it is anticipated that the EIR will address potential impacts associated with the ARSP Project in the following issue areas:

- Aesthetics;
- Agricultural Resources;¹
- Air Quality impacts associated with construction, operation, and transportation sources (NOX, ROG, CO, PM10);
- Climate Change/Greenhouse Gas Emissions

¹ There are no Forest Resources in the project area, nor are there any Mineral Resources.

- Biological Resource impacts to habitat and sensitive species;
- Cultural Resources, including archeological and paleontological resources
- Geology and Soils;
- Hazards and Hazardous Materials;
- Hydrology and Water Quality;
- Land Use and Planning;
- Noise;
- Population and Housing;
- Public Services;
- Recreation;
- Transportation and Traffic;
- Utilities and Service Systems
- Growth Inducement
- Cumulative Impacts

7.0 PROJECT APPROVALS

The anticipated project approvals include entitlements, permits and approvals necessary to implement the proposed Project. In areas where a program-level evaluation rather than a project-level evaluation is conducted, it will be noted where additional environmental review could be required to adequately evaluate the impacts on a project-specific basis. Refer to Table 5 for a list of the specific local, state, and federal entitlements that must be granted prior to approval and/or implementation of the ARSP and the SOI Amendment.

**TABLE 2
LIST OF APPROVALS AND APPROVING AGENCY**

ENTITLEMENT/APPROVAL/PERMIT	APPROVING AGENCY
Certification of the CEQA EIR	City of Roseville City Council
Adoption of the Amoruso Ranch Specific Plan and Design Guidelines	City of Roseville City Council
Request for Annexation and Sphere of Influence Amendment	City of Roseville City Council
General Plan Amendment	City of Roseville City Council
Pre-Zoning/Zoning Amendment	City of Roseville City Council
Annexation and Sphere of Influence Amendment	Placer County Local Agency Formation Commission (LAFCO)
Approval of Large-lot Tentative Subdivision Map	City of Roseville
Approval of Development Agreement	City of Roseville
Approval of National Environmental Policy Act document	United States Army Corps of Engineers
Section 404 Individual Permit	United States Army Corps of Engineers
Section 7 Consultation	United States Fish and Wildlife Service and National Marine Fisheries Service
Section 401 Water Quality Certification	Regional Water Quality Control Board – Central Valley Region
Master Reclamation Permit for Recycled Water	State Water Resources Control Board
Section 402 National Pollutant Discharge Elimination System Permit Approval	Regional Water Quality Control Board – Central Valley Region
Streambed Alteration Agreement	California Department of Fish and Wildlife

8.0 PUBLIC SCOPING MEETING

The City of Roseville will hold a Public Scoping Meeting in connection with the proposed Project. The Scoping Meeting will be held to receive comments from the public and other interested parties and agencies regarding the issues that should be addressed in the Draft EIR. The Scoping Meeting will be held between 4:00pm and 6:00pm on November 18, 2013 in the Civic Center meeting rooms located in the Roseville Civic Center at 311 Vernon Street in Roseville, California.

9.0 NOP COMMENTS

Written comments regarding this Notice of Preparation shall be submitted no later than 30 days from **October 30, 2013** (the date this notice was first posted). Thus comments shall be submitted no later than 5 p.m. **December 2, 2013**.

Written comments concerning the NOP for the proposed Amoruso Ranch Specific Plan and Annexation should be directed to:

Kathy Pease, AICP
Principal Planner
City of Roseville
Development Services Department- Planning Division
311 Vernon Street
Roseville, CA 95678
kpease@roseville.ca.us
(916) 774-5129