



CHAPTER 2 – PLAN SETTING & INFLUENCES

2.1 Project Location

The Amoruso Ranch Specific Plan (ARSP) is located along the northern edge of the City of Roseville. The ARSP property is approximately 694.4-acres that includes 20 acres of urban reserve and abuts the northeast boundary of the City of Roseville Al Johnson Wildlife Area (formerly known as Reason Farms Stormwater Retention Area).

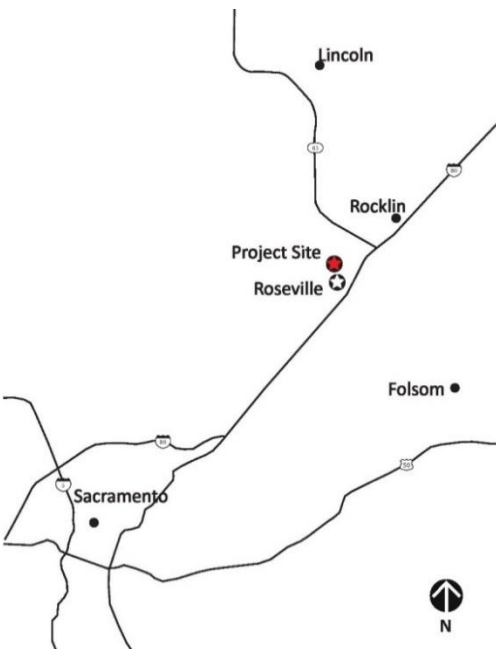


Figure 2.1: Regional Context Map

PLAN SETTING & INFLUENCES

The ARSP is located between the West Roseville Specific Plan to the southeast, the Al Johnson Wildlife Area to the southwest and the Creekview Specific Plan to the south (Figure 2.2; Regional Location Map). The Placer Ranch area is located to the east.

Placer Parkway, a proposed six lane regional transportation facility, traverses the site. At its ultimate build out, Placer Parkway will run from Highway 65 in Lincoln to Highway 99.

Unincorporated Placer County is located to the northwest, including agriculturally-zoned property to the west, and an existing rural residential area referred to as Toad Hill Ranches #1 to the north. Existing West Sunset Boulevard, a two-lane rural County road is located adjacent to the northern boundary of ARSP.

At the time of specific plan approval, the ARSP was within unincorporated Placer County.

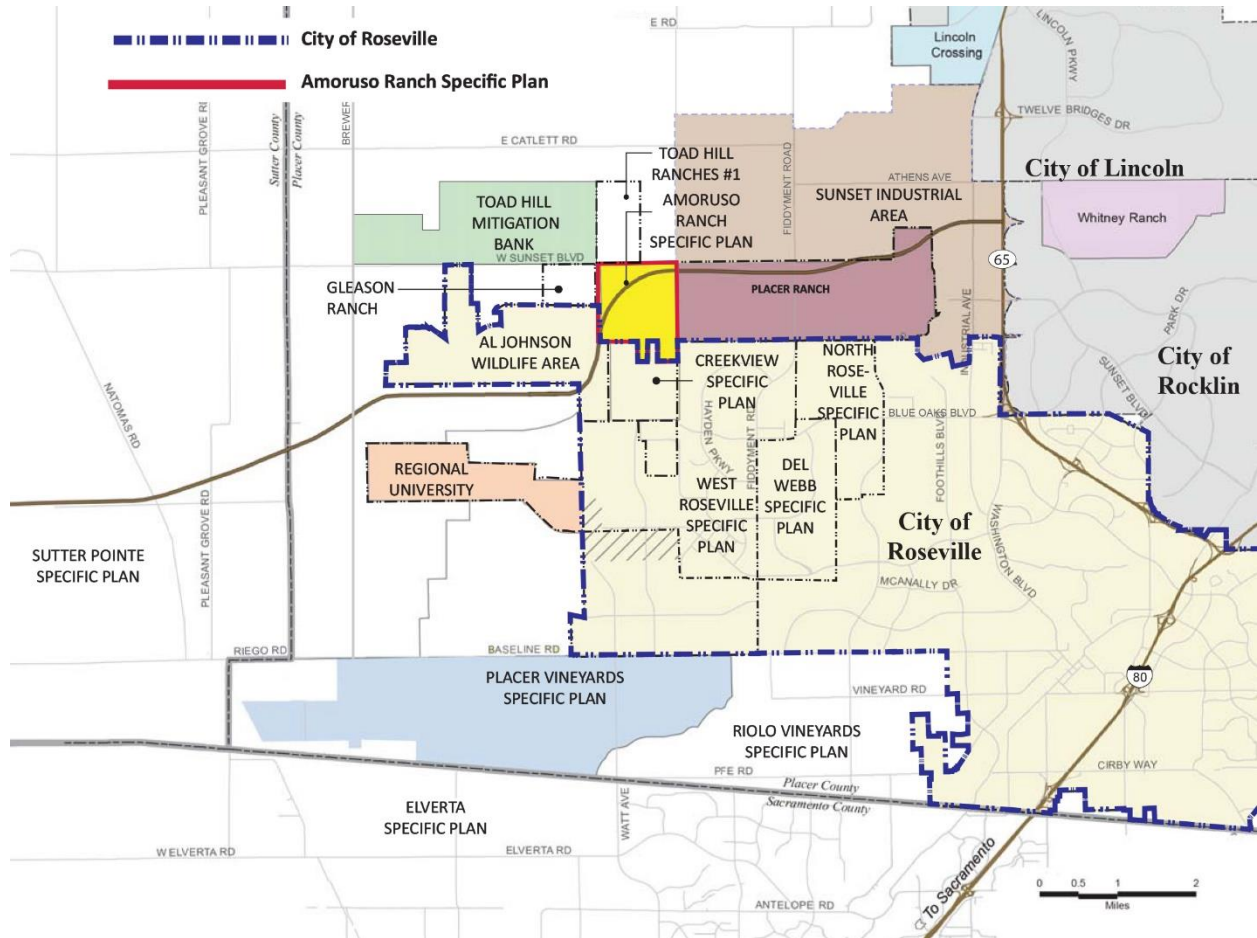


Figure 2.2: Regional Location Map

2.2 Project Setting

A. Regional Setting

The project site is located at the intersection of two planned transportation corridors, future Placer Parkway and Westbrook Boulevard.

To the northwest is agricultural land and the existing Toad Hill Ranches #1, a rural subdivision of two to five acre parcels. To the northeast, approximately one mile away is the Placer County Regional Landfill operation. The City of Lincoln Sphere of Influence extends south to approximately one mile north of the Plan Area.

To the southwest is the Al Johnson Wildlife Area project owned and planned by the City of Roseville. The City will develop the Al Johnson Wildlife Area as a major stormwater retention facility and future open space recreation facility.

Figure 2.2 shows the location of several other master-planned development projects in proximity to the ARSP. Each development proposal incorporates a mix of land uses, which is primarily residential, but also has non-residential components that include commercial, office, park, school, open space, university, and public/quasi-public uses. These include:

- **Creekview Specific Plan (CSP)**, a 500-acre project located south of the ARSP, north of Blue Oaks Boulevard. The project includes 2,011 residential units. Major access to ARSP is provided through this plan via connections from Blue Oaks Boulevard and the extension of Westbrook Boulevard to the Plan Area. The CSP was approved by the City of Roseville in 2012.
- **West Roseville Specific Plan (WRSP)**, a 3,162-acre project directly to the southeast of ARSP, approved by the City on February 4, 2004. This Plan Area is approved for 10,478 residential units.
- **Sierra Vista Specific Plan (SVSP)**, a 2,064-acre project located south of the ARSP, west of Fiddymont Road and north of Baseline. The project includes 8,679 residential units and over 230 acres of commercial and office uses. This plan was approved by the City of Roseville in May 2010 and amended in June 2012 to include the Westbrook property.
- **Placer Ranch**, a 2,213 acre area to the east of the ARSP area. While no specific plan is pending at this time, given its location adjacent to local services and the County's Sunset Industrial Area, it is likely that development could occur in the future. It could include a new California State University campus that would accommodate up to 30,000 students and a mix of 6,000 residential units and commercial uses.
- **Sunset Industrial Area Plan (SIA)** is located east of Fiddymont Road and encompasses a portion of the Placer Ranch area. It is an 8,900-acre industrial, office park and commercial development area adopted by Placer County Board of Supervisors in June 1997, and currently undergoing a major master plan update.
- **Placer Vineyards Specific Plan (PVSP)**, a 5,230-acre project located immediately south of the SVSP and Baseline Road. This project was approved by the Placer County Board of Supervisors in July 2007 and includes over 14,000 residential units and a mix of commercial uses.
- **Regional University Specific Plan (RUSP)**, a 1,157-acre project located west of the West Roseville Specific Plan along the planned extension of Pleasant Grove Boulevard. This project was approved by the Placer County Board of Supervisors in December 2008.

B. Adjacent Uses

To the north is agricultural land and the existing Toad Hill Ranches #1, a rural subdivision of two to five acre parcels. To the northeast, approximately one mile away is the Western Regional Sanitary Landfill operation. The City of Lincoln Sphere of Influence extends south to approximately one mile north of the Plan Area.

To the west is the Al Johnson Wildlife Area owned and planned by the City of Roseville.

C. Site Conditions

In its pre-development condition, the Plan Area was used as a cattle ranch as well as rice farming. The primary use was open grazing land, but included a small ranch house and out buildings. Agricultural wells and a septic system served the site.

The land has gently rolling terrain that generally slopes to the west and south. Minor drainages flow in a radial pattern from a slight rise in the northeast quadrant of the property. The elevation slopes gently from the northeast to the southwest.

The site vegetation is primarily annual grasslands. There are several oak trees located along University Creek and a number of non-native trees located around the former ranch house. Wetland features and their associated flora and fauna are located in small areas typically along the drainage corridors and in flats along the southern boundary. Figure 2.3 highlights the Amoruso Ranch project site conditions.



Site conditions prior to development of the Amoruso Ranch Specific Plan property.



Toad Hill Ranches #1 neighborhood to the north.



View of the existing site conditions from W. Sunset Boulevard

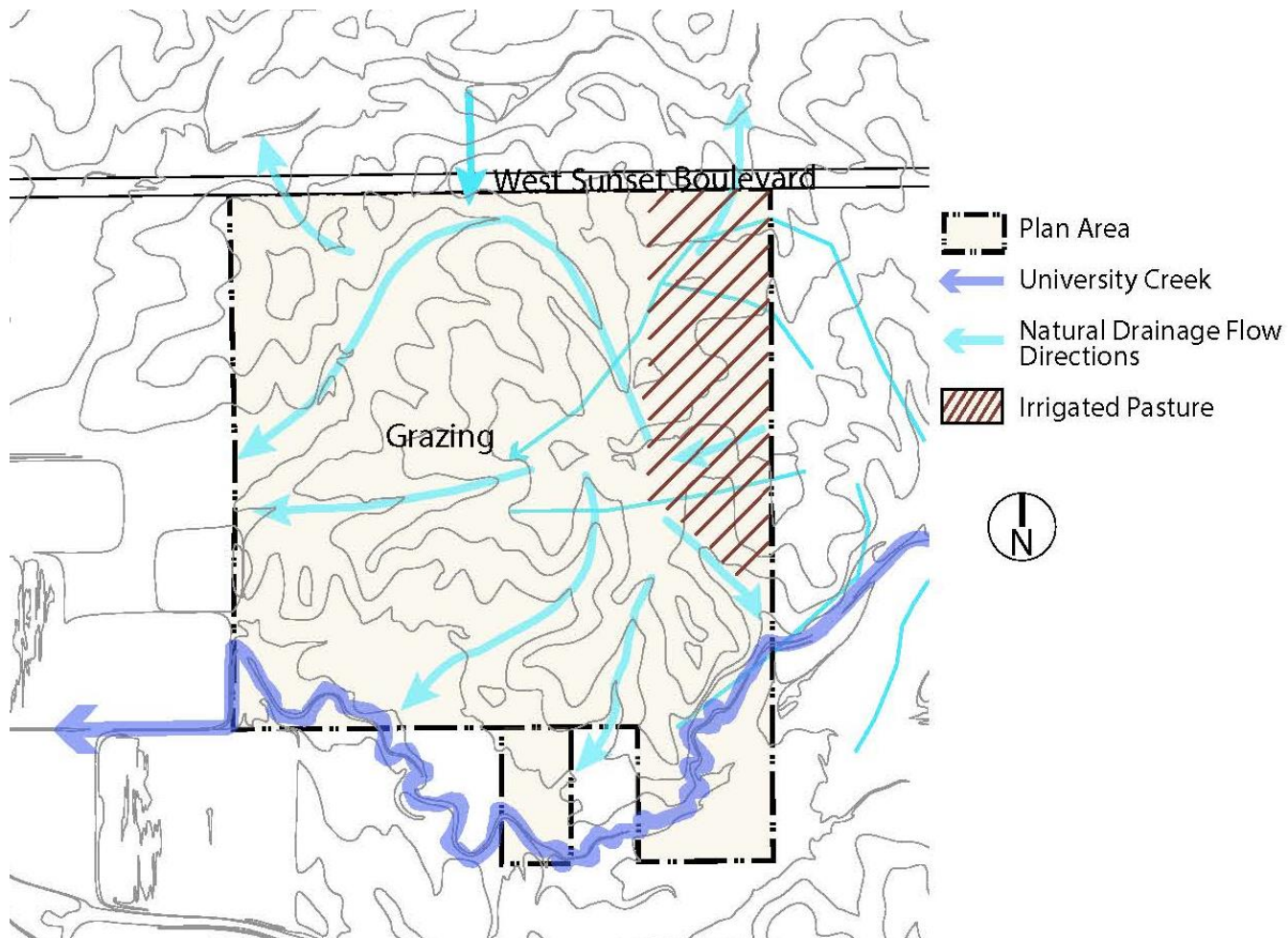


Figure 2.3: Site Conditions Map

2.3 Factors that Influence the Specific Plan

The proposed land use and circulation pattern in the ARSP is influenced by several factors, including the physical setting, conditions around the Plan Area, and public policies. This section identified the most important conditions and issues that influence the form of the proposed plan.

A. Placer Parkway

The proposed Placer Parkway will be a prominent road feature that sweeps through the Plan Area. Interchanges at Fiddymont Road to the east and Santucci Boulevard to the southwest would provide access to the ARSP Area. The partially revised Placer Parkway Tier 1 EIS/EIR analyzed an additional interchange within the northeast area of Amoruso Ranch, based on a potential future extension of Dowd Road southerly from the City of Lincoln. At the time of specific plan approval, this interchange was not proposed as part of the project; however, it is not precluded by the project. A grade separated intersection at Westbrook Boulevard may elevate Placer Parkway through portions of the site. The intersection of Road “G”, a residential road within the Plan Area, will also be grade separated with Road “G” being depressed under

the future Placer Parkway. A potential extension of Dowd Road could connect to the Westbrook Boulevard alignment within Amoruso Ranch project in the future.

B. Blue Oaks Boulevard and Westbrook Boulevard Corridors

In planning for anticipated growth in western Placer County through the year 2035, Blue Oaks Boulevard and Westbrook Boulevard are components of the area circulation network. Blue Oaks Boulevard is an east/west travel corridor extending from Highway 65, west through Roseville, and will ultimately link to the future Placer Parkway southwest of the ARSP and the CSP areas. Blue Oaks Boulevard will provide access to the Plan Area via a connection to Westbrook Boulevard. Westbrook Boulevard is a north/south travel corridor extending from Baseline Road north through the Sierra Vista, West Roseville, Creekview and Amoruso Ranch Specific Plans. The ARSP provides a segment of Westbrook and provides land uses and densities compatible with a roadway of this scale. The ARSP orients higher density and nonresidential uses along the roadway, with an emphasis on creating an interface with the proposed Village District.

C. Public Transportation Opportunities

The Plan Area's land use is influenced by the potential for public transportation routes including Bus Rapid Transit (BRT) along the major arterial streets. Design standards in the Plan would ensure that future transit stops could be accommodated in these areas.

D. Open Space and Resources Preservation

The Amoruso Ranch project would support open space and resource preservation by preserving approximately 144 acres of permanent open space within the ARSP Area. ARSP wetland preserve open space areas would append to the City's Open Space Preserve Overarching Management Plan to ensure these future Preserve areas are managed consistent with the City's strategy. The open space on the southern end of the Plan Area is adjacent to other regionally significant open space amenities. The ARSP Area provides open space linkages between the WRSP to the southeast, CSP to the south, and the Al Johnson Wildlife Area to the southwest. Together with the ARSP, the interconnected open space would total approximately 2,159 acres.

The Al Johnson Wildlife Area is an approximately 1,700 acre property. It is currently undeveloped and planned for a regional flood control project, as well as compatible recreation and environmental restoration features.

The ARSP will provide an open space corridor that includes a pedestrian and bike path linkage between major open space areas and the City's regional trail system. These linkages are illustrated in Chapter 7, Circulation. The corridor could provide stormwater detention in the natural drainage corridor as well as a permanent wetland resources preservation area.

E. City/County Memorandum of Understanding

In 1997, the County of Placer and City of Roseville entered into an agreement regarding the future development of a 5,540-acre 'transition area' west of Fiddymont Road and north of Baseline Road, adjacent to Roseville's western city limits in Placer County. Forty acres of the ARSP is located within the Memorandum of Understanding (MOU) Transition Area. This MOU is intended to promote interagency communication and to foster cooperative land use planning within the transition area. The MOU specifies the mutually-agreed upon requirements for processing development applications within the transition area, and allows development applications to be processed either by the County or the City. Its terms include provisions for City/County consultation and review, application submittal, mitigation of project impacts, and minimum development standards. The ARSP was not anticipated as part of the MOU, except for the southerly 40 acre portion of the site. However, the City recognizing the benefit of the MOU, has coordinated this project with Placer County consistent with MOU provisions.

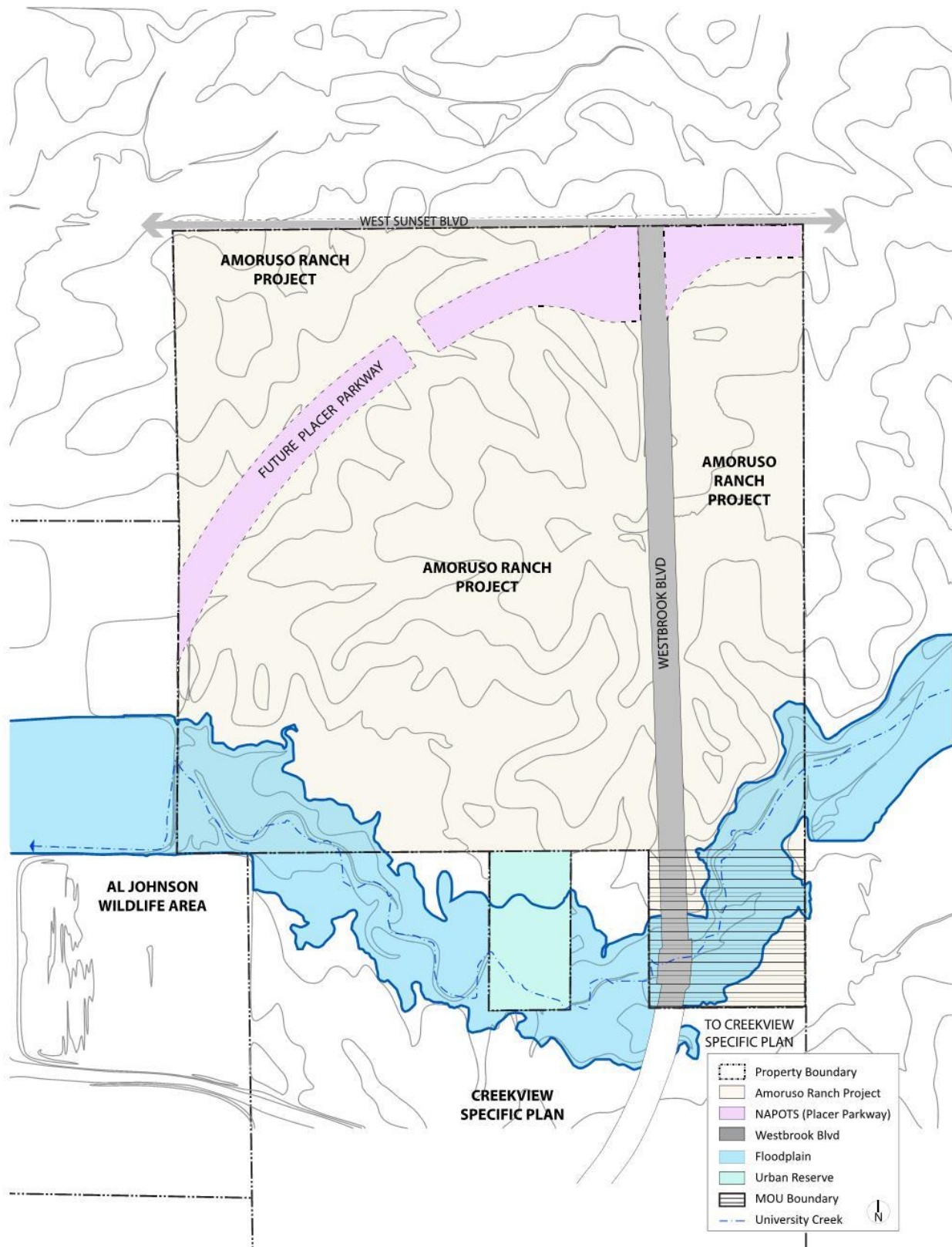


Figure 2.4: Elements that influence the Plan Area.

F. General Plan Growth Management Policies Guiding Principles

The City's General Plan Growth Management 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. While some of the Guiding Principles address the City's governmental services and long-term fiscal sustainability, other principles address matters that guide the physical form of the land use plan. These include provisions to:

- 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/ U.S. Fish and Wildlife Service Memorandum of Understanding.

G. Western Edge

The City's General Plan Growth Management Section of the Land Use Element includes several policies that are intended to provide for a "distinctive edge" and "physical and visual buffer between the City and County to assure that the identity and uniqueness of the City and County will be maintained."

Proponents shall provide a transitional area between City and County lands through a system of interconnecting Open Space land areas.

The ARSP supports the City's policies related to the Guiding principles for new development and the creation of a distinctive western edge, which are represented in the final design and form of the new community. The ARSP is bounded on the west by a portion of the Al Johnson Wildlife Area property where the City has approved a planned regional storm water retention project. On the northwest edge of the Plan Area adjacent to the Gleason Property, low density residential homes will be setback a minimum of 100-feet from the ARSP property line, separated by the proposed drainage channel, a maintenance path, and landscape setback or a single loaded street. This separation will provide both a physical and aesthetic separation from ongoing agricultural activities such as cattle raising etc.

H. Growth Management Visioning Committee

The Growth Management Visioning Committee (GMVC) was created in August 2004 to develop a vision to guide the City's growth through the year 2025. Through extensive public involvement and facilitated meetings, the GMVC developed recommendations to the City Council. A key recommendation was acknowledgement of the Plan Area as the next logical area for growth in the City of Roseville.

I. Resource Agency Early Consultation

In August 2000, the City and the United States Fish & Wildlife Service (USFWS) entered into a MOU to prepare a Habitat Conservation Plan (HCP) or equivalent to minimize incidental take of vernal pool species from future City growth. Consistent with this agreement, the City of Roseville, the ARSP landowner, the USFWS, US Environmental Protection Agency, the US Army Corps of Engineers, and the Regional Water Quality Control Board conducted an extensive early consultation process for this project starting in 2010 when the development application was submitted to the City. The group met and conducted field visits to review onsite resources and offsite mitigation properties with the following objective: to reach basic agreement on a land use plan and mitigation strategy which could be permitted under Section 404 of the Clean Water Act utilizing a Section 7 Consultation process for Endangered Species Act compliance. Key feedback received through this process influenced the land use plan and resulted in additional avoidance area. Also key, was determining the corridor for Placer Parkway that appears to have the least impacts to wetlands.