

## Amazon Sites RFI

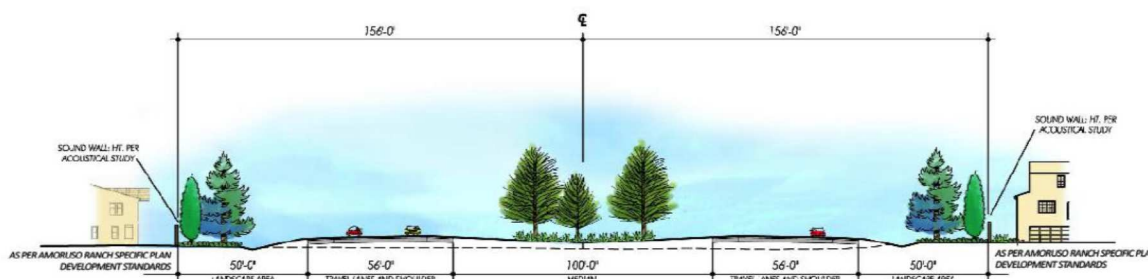
### City of Roseville Panhandle Site Information

#### Overview

The Panhandle site is an approximately 130-acre greenfield vacant parcel, that is owned by the City of Roseville, located north of a planned six-lane arterial (extension of Blue Oaks Boulevard, west of Westbrook Boulevard, see attachment) and adjacent on two sides, to the planned six –lane regional Placer Parkway (see conceptual cross-section below). The proposed project will require approval of a rezoning and General Plan amendment for commercial/office uses, a major project permit and design review, and likely an environmental impact report (EIR). Entitlements would require review by the Planning Commission and City Council approval. Conceptual plans for a potential job center, which were contemplated prior to the great recession, assumed 1,080,000 square feet in a total of 18 two-story buildings.

#### A. Basic Site Data and Attributes:

1. **Address:** 6382 Phillips Road, Roseville CA, 95678
2. **APN:** 017-101-008-000
3. **Zoning:** Public/Quasi-Public. The P/QP designation is used to establish areas for municipal, governmental or public facilities.
4. **Neighboring land uses:** To the northwest is the Al Johnson Wildlife Area, part of a 1,700 acre site planned to accommodate the City's stormwater Regional Retention facility and potential recreation uses. To the west along the southern portion of the site are agricultural uses; to the east, immediately adjacent is the Creekview Specific Plan area, planned to accommodate 2,011 residential units; to the south along the southern edge of the Panhandle is the future extension of Blue Oaks Boulevard, and to the south the West Roseville Specific Plan approved in 2004, which is 65 percent built out, and includes 10,479 residential uses, parks, open space and commercial uses. A portion of the site would accommodate the future Placer Parkway, a planned regional facility, which would will connect Highway 65 in Placer County to highway 99 in Sutter County, providing an alternate highway to Interstate 80).



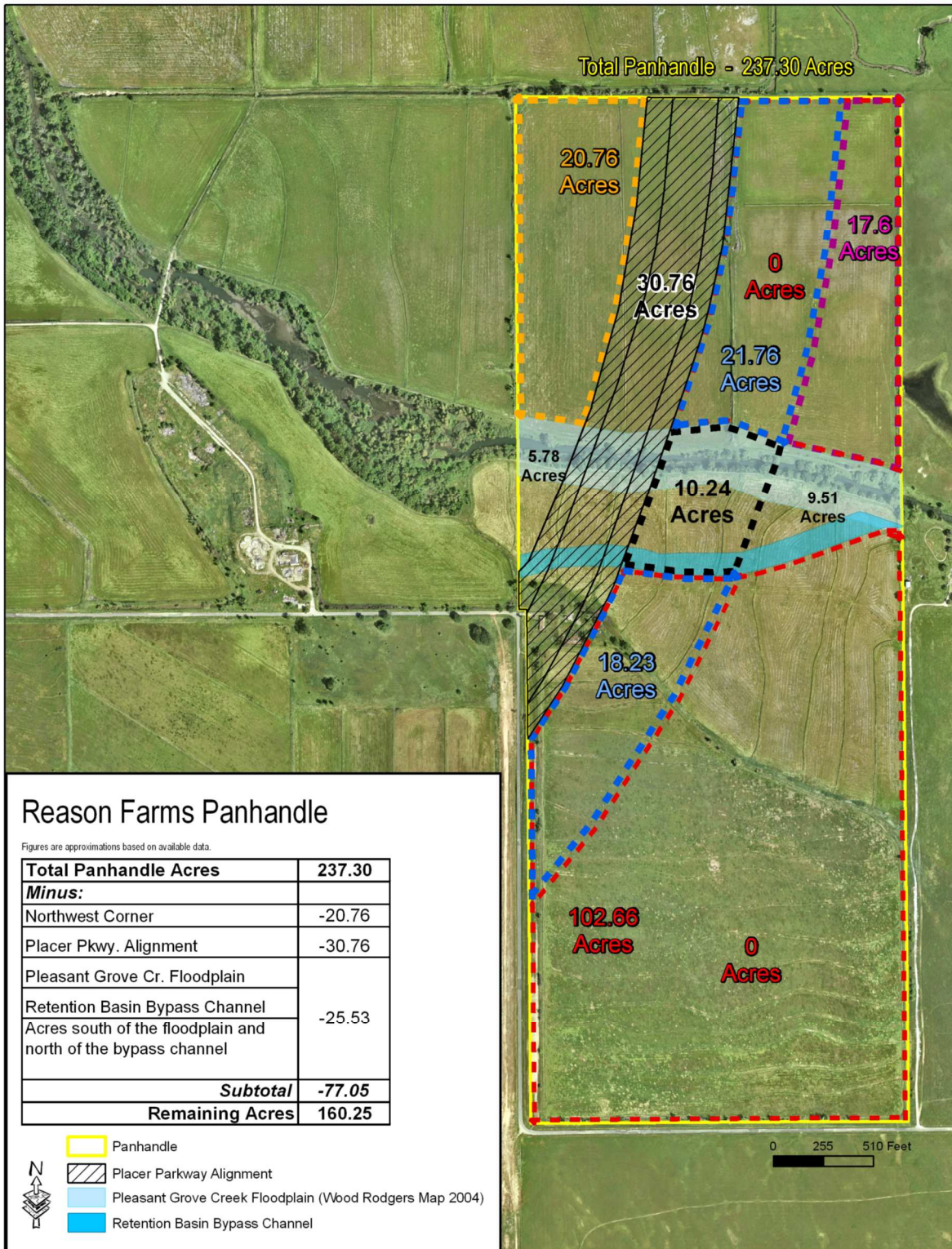
5. **Size in acres:** The entire parcel is 234 acres, which includes 19.74 acres of the site to accommodate Pleasant Grove Creek which traverses the site. The developable area is approximately 130 acres in size.
6. **Shape of site:** The parcel is rectangular.
7. **Potential for expansion:** The site is currently vacant. An analysis of the site was done in 2006 by the City of Roseville for a potential job center which assumed: Two story buildings totaling 1,080,000 square feet in a total of 18 buildings. However, the site could potentially

accommodate more development if higher density buildings (taller, larger floorplates) are considered.

8. **Geotechnical status:** South Placer area is classified as a low severity earthquake zone. No active faults are known to exist within the County. The project site is considered to have low seismic risk with respect to faulting, ground shaking, seismically related ground failure and liquefaction. There are no known faults of Type "A" or "B" within 15 kilometers of the site. Subsurface soils (below 2 feet) are a mix of silty sand and sandy silt to two feet underlain by a layer of silty clay, commonly referred to as hardpan. Review of available ground water data indicates the permanent ground water elevation is present at depths greater than 90-feet. Please see the attached geotechnical study for more information.
9. **Bearing capacities:** To be determined by qualified geotechnical engineer
10. **Special incentive zone:** None.
11. **Ownership:** Public (City of Roseville)

## **B. Maps and Photography**

1. **Site** - regional transportation routes and access points: see attachment
2. Additional information regarding site maps including topography can be found at:  
<https://roseville.maps.arcgis.com/apps/webappviewer/index.html?id=2a67e5a4e1cc4f489868b6563589bf19>



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3. **Utilities:** No utilities are located on the site. However, the Creekview Specific Plan shows the potential for future connections for water, wastewater and recycled water to the site, along the eastern boundary.
4. **Aerial photography:** see above
5. **Topographic map:** see link to online maps above. The site is relatively flat, with gently rolling terrain.
6. **Flood plain map:** see attached.

#### C. Reports and Studies

1. **Wetlands report:** Contains marginal natural resources (no known wetlands/vernal pools, etc). However, given the clay soils a wetland delineation and potential federal 404 permits may be required.
2. **Phase 1 environmental report:** none completed
3. **Soil boring reports:** none completed

#### D. Risks

1. **Risk of flooding:** an approximately 20-acre portion of the site, adjacent to and containing Pleasant Grove Creek is within the regulatory flood plain (see floodplain conditions map attached). The City of Roseville has approved a flood improvement project which will include construction of a bypass channel and fill which will remove the 20 acres from the floodplain. In addition, the City's improvement standards require commercial development to have a finished floor elevation no less than two feet above the City's 100-year flood elevation. Adequate land to develop is outside the floodplain.
2. **Frequency of major weather events within 50 miles:** The site is not located in an area susceptible to tornadoes, hurricanes, tropical storms, major snowstorms, flooding, or seismic activity.
3. **Endangered species:** No known endangered species are present on the site. However, the site is currently vacant, with non-native grasslands. It likely provides foraging habitat for raptors such as Swainson's hawk and others.

#### E. Utilities

1. **Name of power provider:** Roseville Electric (municipally owned electric utility). The City's Roseville Energy Park, a natural gas fired power plant is located a half mile away to the southeast, south of Blue Oaks Boulevard. Natural gas lines are proximate to the site on Westbrook Boulevard, southeast of the site.
2. **Reliability data / outage information:** Roseville owns and operates its own electric utility. Electric service is highly reliable and at less cost than PG&E.
3. **Existing electric capacity:** No utilities are located on the site. However, the parcel is located near developed areas of the City, so utilities could be expanded to provide service to the site.
4. **Source of power:** Roseville Electric contracts.

#### Attachments:

1. Cross-section of future Blue Oaks Boulevard

2. Regional Vicinity Map
3. Floodplain Map Pre and Post floodplain improvements