

ITEM 6.2: General Plan Amendment, Specific Plan Amendment, Rezone, Development Agreement Amendment, Large Lot Tentative Subdivision Map, Small Lot Tentative Subdivision Map, Design Review Permit for Residential Subdivision – 3884 Westbrook Bl. – Amoruso Ranch Specific Plan Amendments – PL21-0184

REQUEST

The project includes a General Plan Amendment and Specific Plan Amendment to the Amoruso Ranch Specific Plan (ARSP) to reallocate units throughout the Specific Plan, and modify the land use on Parcels AR-21, AR-25, AR-32, and AR-37 from Low Density Residential (LDR) to Medium Density Residential (MDR). No changes will be made to the overall unit count for the ARSP. The project proposes minor adjustments to the acreages of large lot parcels, which will require minor revisions to the General Plan and Specific Plan land use designations. The project includes a Rezone to adjust the acreages of zoning designations consistent with the acreage adjustments proposed with the map modifications. Additionally, the project proposes the second Amendment to the two ARSP Development Agreements by and between the City of Roseville and Brookfield Sunset, LLC and Jennifer M. Amoruso to reflect the project modifications, as well as modify language regarding water facility construction requirements and timing. A Large Lot Tentative Subdivision Map Modification is proposed for Phase A1 of the ARSP to align with the revised land use designations, and a Small Lot Tentative Subdivision Map is proposed to create 481 single-family residential lots, 14 open space parcels, three (3) park parcels, one (1) public/quasi-public parcel for city utilities, as well as landscape and right-of-way parcels. A Design Review for Residential Subdivisions (DRRS) is requested to modify development standards for the Small Lot Residential with Development Standards (RS/DS) zone.

Applicant- John Norman, Brookfield Sunset, LLC
Owner – Angela Eisenpress, Amoruso Family Trust

SUMMARY RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

1. Consider the second Addendum to the Amoruso Ranch Specific Plan Environmental Impact Report
2. Recommend that the City Council approve the General Plan Amendment,
3. Recommend that the City Council approve the Specific Plan Amendment,
4. Recommend that the City Council adopt the two (2) findings of fact and approve the Rezone,
5. Recommend that the City Council adopt the five (5) findings of fact and approve the second amendments to the two (2) Development Agreement Amendments,
6. Adopt the three (3) findings of fact and approve the Large Lot Tentative Subdivision Map subject to five (5) conditions of approval.
7. Adopt the three (3) findings of fact and approve the Small Lot Tentative Subdivision Map subject to eighty-two (82) conditions of approval.
8. Adopt the two (2) findings of fact and approve the Design Review for Residential Subdivisions subject to seven (7) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with the recommended conditions of approval.

BACKGROUND

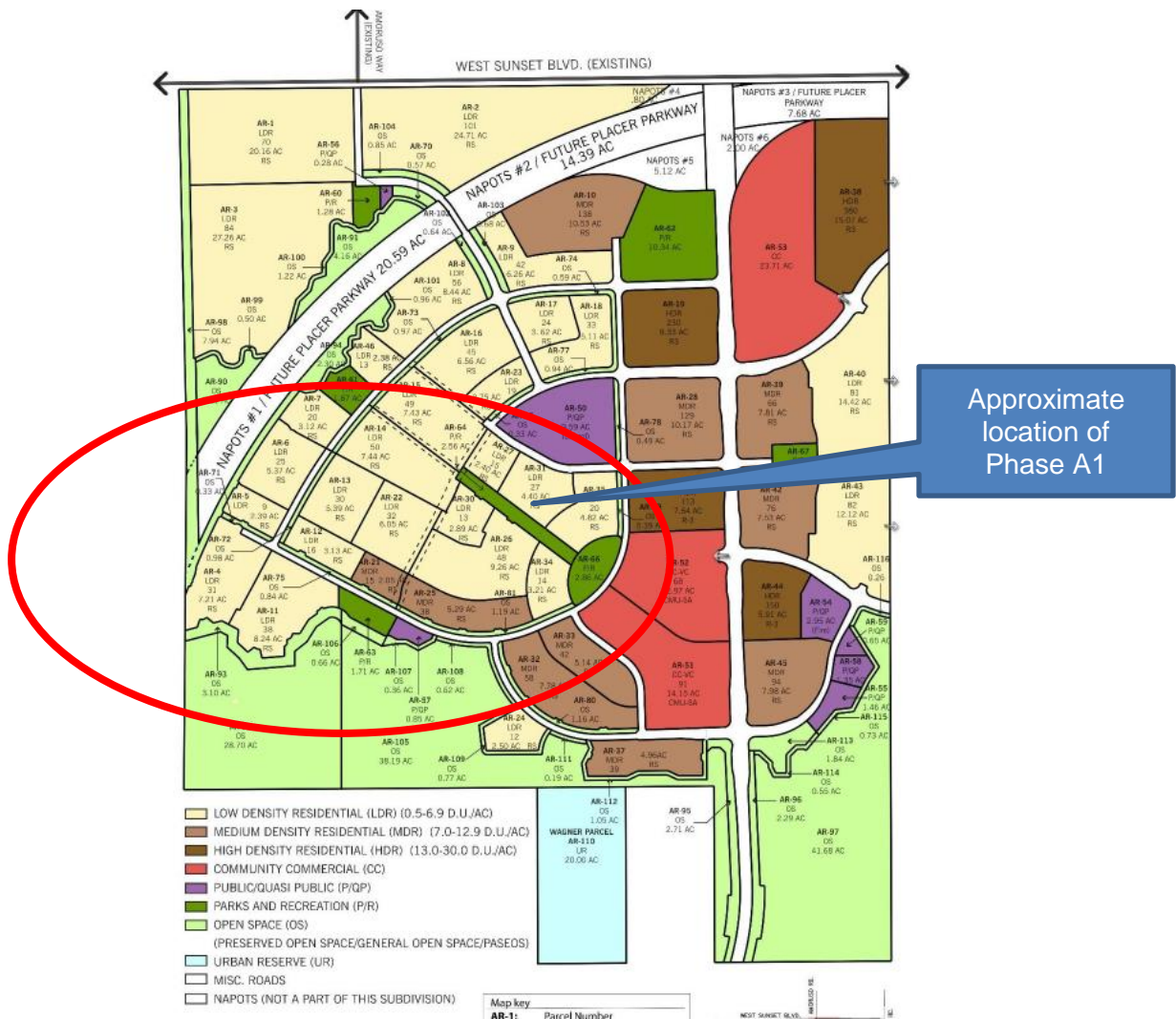
The Amoruso Ranch Specific Plan (ARSP) was approved by City Council in June 2016 to support the development of approximately 696 acres in the northwestern portion of the City, including 2,827

residential units, 51 acres of commercial, 17 acres of public/quasi-public, 22 acres of parks, 145 acres of open space, and 20 acres of urban reserve. An Environmental Impact Report (EIR) (SCH#) was certified at the time of Specific Plan adoption. Annexation of the ARSP area into the City of Roseville was approved by the Placer County Local Agency Formation Commission (LAFCO) on December 18, 2018.

An initial Tentative Large Lot Map which reflected the ARSP land use parcels was approved by the Planning Commission on January 10, 2019. However, during the coordination with the U.S. Army Corps of Engineers (USACE) for federal Clean Water Act (CWA) Section 404 permitting, the USACE required additional avoidance of wetland features that necessitated a modification of the land use plan. A General Plan Amendment (GPA), Specific Plan Amendment (SPA), Rezone (RZ), two Development Agreement Amendments (DAA), and Tentative Large Lot Map Modification application (File #PL19-0312) was reviewed by the Planning Commission on February 27, 2020 and approved by City Council on April 1, 2020. No changes were made to the overall acreage of the ARSP or to the number of housing units.

The proposed project includes a GPA, SPA, RZ, DAA, large and small lot Tentative Subdivision Maps, and a Design Review for Residential Subdivisions (DRRS) to modify the land use plan, as well as subdivide 17 large lot parcels into single-family residential parcels. A more detailed Project Description is provided below.

Figure 1 – Revised Land Use Plan



PROJECT DESCRIPTION

General Plan Amendment (GPA) – The project includes a GPA to make minor adjustments to the acreage of large lot parcels, as well as modify the density of large lot parcels AR-21, AR-25, AR-32, and AR-37 from Low Density Residential (LDR) to Medium Density Residential (MDR). These adjustments require minor revisions to the General Plan and Specific Plan land use designations. The GPA exhibit is included in Exhibit B.

Specific Plan Amendment (SPA) – The project includes an Amendment to the ARSP, which includes the reallocation of units throughout the Specific Plan area, and modifying the land use for large lot parcels AR-21, AR-25, AR-32, and AR-37 from LDR to MDR. The overall unit count in the ARSP will remain the same, with 2,827 units for the overall plan and 1,334 units for Phase A1. Other modifications to the ARSP include updates to language regarding open space preserve management, consistent with the approved federal permits; as well as updates to maps, acreage calculations, and text throughout the ARSP to reflect project changes. The SPA exhibit is included in Exhibit B.

Rezone – All of the affected residential parcels have a zoning designation of RS/DS, which will remain unchanged. The Rezone is requested to adjust the acreages of zoning designations to be consistent with the proposed acreage adjustments of the large and small lot maps. The Rezone exhibit is located in Exhibit B.

Development Agreement Amendment (DAA) – The project includes a second amendment to the ARSP Development Agreements to reflect the project modifications, as well as to update construction timing and responsibilities for construction of water facilities. The DAAs are included in Exhibits D and E.

Large Lot Tentative Subdivision Map – The applicant proposes a new Large Lot Tentative Subdivision Map (LLTSM) to align with the revised land use plan. The LLTSM is included as Exhibit F.

Small Lot Tentative Subdivision Map – The project proposes to subdivide approximately 120.04 acres into 481 single-family residential lots, 14 open space parcels, three (3) park parcels, one (1) public/quasi-public parcel for city utilities, as well as landscape and right-of-way parcels. Table 2 of this report provides a summary of the number of parcels per large lot (villages), and the Tentative Subdivision Map is included as Exhibit G.

Design Review for Residential Subdivision (DRRS) – The project proposes a DRRS to allow modified development standards for the RS/DS zone within Phase A1 of the ARSP. These modified development standards will apply to the MDR villages within the phase.

SITE INFORMATION

Location: The ARSP is located along the northwestern edge of the City, adjacent to Placer County land to the north and east (Placer Ranch). The western boundary of the Plan area is adjacent to Placer County and the Al Johnson Wildlife area. The Creekview Specific Plan is located to the south of the ARSP, as shown in Figure 1.

Total Size: 696 acres

Topography and Setting: The ARSP is in early phases of development, with mass grading efforts underway. The site is generally characterized by gently rolling terrain and contains nonnative annual grasslands, some wetlands, and University Creek, which runs east to west through the southwest portion of the Plan area (FEIR, pp. 2-4 to 2-6). Land to the north of the ARSP is in unincorporated Placer County, and is comprised of rural subdivisions with multi-acre parcels and agricultural land (FEIR p. 4.1-2). Land to the south, southwest, and west of the ARSP is located within the City. These areas include the Creekview

Specific Plan, which is primarily slated for residential development; the Al Johnson Wildlife Area; and an approximately 191 acre parcel currently under entitlement review to be considered as a future industrial development, known as Roseville Industrial Park (City File #PL21-0193).

EVALUATION: GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, AND REZONE

The proposed land use (General Plan and ARSP) and zoning designation amendments are shown in Exhibit B. The proposed change pages to the ARSP are provided in Exhibit C.

Proposed amendments to the General Plan and Specific Plan are analyzed for consistency with the goals and policies of the respective plans. The Zoning Ordinance Section 19.86.050 specifies that recommendations for approval or denial of a rezone shall include consideration of the proposed amendment’s consistency with:

- 1. The public interest, health, safety, or welfare of the City, and**
- 2. The General Plan and any applicable Specific Plan.**

Land Use and Zoning

The project proposes to reallocate units on 31 large lot parcels within the ARSP, as shown in Table 1 below. The zoning designation for all affected residential parcels is RS/DS, which will remain unchanged with the project. The General Plan and the ARSP will be amended to reflect the proposed reconfiguration of large lots and units. The Rezone is requested to adjust the acreages of zoning designations to be consistent with the proposed parcel adjustments, include modifications to residential, open space, park, and commercial parcels. A total of 83 large lot parcels will be adjusted with the proposed project.

The ARSP allow for residential units to be transferred between lots within the plan area. However, unit transfers which result in a change in land use or result in greater than a 20% difference when compared to the unit allocation established at the time of the original approval shall be evaluated with an amendment to the Specific Plan. In this case, large lot parcels AR-21, AR-25, AR-32, and AR-37 will change the land use from Low Density Residential (LDR) to Medium Density Residential (MDR), and Parcels AR-4, AR-5, AR-6, AR-30, AR-33, AR-34, and AR-39 proposed transfers which exceed 20% of the original number of units. All unit transfers and the percentage change proposed by the project are included in Table 1 below. The overall number of units will remain the same within the ARSP.

Table 1 – Unit Transfers

Parcel	Current Land Use	Proposed Land Use	Current Units	Proposed Units	Difference in Units	% Unit Change
AR-1	LDR	Unchanged	68	70	2	+2.9%
AR-2	LDR	Unchanged	97	101	4	+4.1%
AR-3	LDR	Unchanged	80	84	4	+5.0%
AR-4	LDR	Unchanged	41	31	10	-24.4%
AR-5	LDR	Unchanged	17	10	7	-41.2%
AR-6	LDR	Unchanged	34	25	9	-26.5%

AR-7	LDR	Unchanged	18	19	1	+5.5%
AR-8	LDR	Unchanged	52	56	4	+7.7%
AR-9	LDR	Unchanged	40	42	2	+5.0%
AR-11	LDR	Unchanged	55	38	17	-30.9%
AR-12	LDR	Unchanged	21	16	5	-23.8%
AR-13	LDR	Unchanged	40	30	10	-25.0%
AR-14	LDR	Unchanged	45	50	5	+11.1%
AR-15	LDR	Unchanged	45	49	4	+8.9%
AR-16	LDR	Unchanged	43	45	2	+4.7%
AR-18	LDR	Unchanged	31	33	2	+6.4%
AR-21	LDR	MDR	12	15	3	+25.0%
AR-22	LDR	Unchanged	28	32	4	+14.3%
AR-24	LDR	Unchanged	13	12	1	-7.7%
AR-25	LDR	MDR	28	38	10	+35.7%
AR-26	LDR	Unchanged	55	48	7	-12.7%
AR-30	LDR	Unchanged	23	13	10	-43.5%
AR-32	LDR	MDR	50	58	8	+16.0%
AR-33	MDR	Unchanged	61	42	19	-31.1%
AR-34	LDR	Unchanged	19	14	5	-26.3%
AR-35	LDR	Unchanged	24	20	4	-16.7%
AR-37	LDR	MDR	25	39	14	+56.0%
AR-39	MDR	Unchanged	54	66	12	+22.2%
AR-40	LDR	Unchanged	71	81	10	+14.1%
AR-42	MDR	Unchanged	66	76	10	+15.2%
AR-43	LDR	Unchanged	78	82	4	+5.1%
Total Units			1,334	1,334		

While changes are occurring on a large number of parcels due to the shifting of lines and redistribution of lots, the proposed modification is minor. The number of units remains the same within the Specific Plan, though the number of medium density lots increases from 542 to 695, and the number of low density lots decreases from 1,252 to 1,099. Acreage adjustments are proposed on 83 large lot parcels throughout the plan, the proposed modifications are consistent with the original intent of the Specific Plan. The proposed modifications have been reviewed by the relevant City Departments, and the project was found to be consistent with the intent of the original plan.

Utilities and Public Facilities

The proposed project includes updates to ARSP Wastewater Master Plan to show that downsizing of sewer lines is appropriate for the revised development. A technical memorandum prepared by Wood Rodgers, Inc. is included as an attachment to Exhibit A (Addendum to the ARSP EIR). In conformance with the adopted sewer study, which was analyzed with the previously certified EIR, the force main for the sewer line will be placed within the future Westbrook Bl. and cross under Pleasant Grove Creek. However, in developing the plans for the proposed large lot tentative map and refining the calculations, it was found that sewer demand is significantly lower than reported in the sewer study. The original demand calculations in the Sewer Study required a Central Pump Station sized for 4.18 mgd (million gallons per day), with 18-inch and 12-inch force mains. The Wood Rodgers Utility Study shows that based on the proposed land use plan, the demands on the pump station will be 2.83 mgd, and dual 12-inch force mains will be sufficient to reliably convey wastewater flows within the velocity criteria specified in the City's current design standards. While some pipe resizing is recommended, the system configuration remains generally the same as the original Wastewater Master Plan, as evaluated the previously certified EIR.

In addition, the project provided an updated Water Demand calculation to accompany the proposed land use modification, as approximately 153 units will change from LDR to MDR lots throughout the Plan area. According to the Water Master Plan evaluated with the previously certified EIR, the average daily demand with 2% gallon per minute (gpm) flow rate for the ARSP totals 931.9 gpm, with an average annual demand with 2% acre feet per year (AFY) of 1,503.2 AFY. Higher density land use categories have lower unit demand factors, so the increase in MDR properties results in a lower average daily demand for water, with 926.1 gpm for the Plan area. The average annual demand rate reduces to 1,493.9 AFY. Therefore, water demand will be reduced beyond what was previously evaluated.

Open Space

The project proposes to update the ARSP to reflect updates to Sections B.2 and B.3, which includes Off-Site Resource Mitigation for wetland resources. Since the time of plan adoption, the ARSP has been approved for a Clean Water Act Section 404 permit and Endangered Species Section 7 incidental take authorization, allowing them to move forward with the development process. The sections are being updated to reflect the completion of those permits. Per the permit approved by the USACE, U.S. Fish and Wildlife Service, Central Valley Regional Water Quality Control Board, and California Department of Fish and Wildlife, off-site mitigation will occur via a payment of fees to the Placer County Authority (PCA). The PCA is responsible for utilizing collected funds to acquire lands within Placer County for the purpose of open space protection and management, to be protected in perpetuity.

EVALUATION: DEVELOPMENT AGREEMENT AMENDMENT

Section 19.84.040 of the City of Roseville Zoning Ordinance specifies that recommendations for approval or denial of a Development Agreement (DA), including Amendments, shall include consideration of the following:

1. ***Consistency with the objectives, policies, general land uses and programs specified in the General Plan and the Amoruso Ranch Specific Plan;***
2. ***Consistency with the provisions of the City of Roseville Zoning Ordinance;***
3. ***Conformity with the public, health, safety, and general welfare;***
4. ***The effect on the orderly development of the property or the preservation of property values; and***
5. ***Whether the provisions of the Agreement shall provide sufficient benefit to the City to justify entering into the Agreement.***

Development Agreements (DA) are binding contracts that set the terms, rules, conditions, regulations, entitlements, obligations, and other provisions relating to the development of the covered properties. The ARSP is subject to two (2) nearly identical DAs, one covering a 525.7 acres of the Specific Plan and one covering a 148.7 acre portion of the Specific Plan. The current project proposes a modification to both DAs.

The proposed DAAs include updates to reflect the proposed project, including acreage adjustments, as well as to modify timing for construction of City facilities within the Plan area. For examples, the original DAs required that City utilities, such as a production well to serve the Plan area, be operational by occupancy of the 250th residential unit. The DAA changes the timing trigger from the 250th to the 1,250th building permit. The modification also includes language to allow flexibility in the pipe sizing, to be determined by the Environmental Utilities Director. Finally, an amendment to section 3.8.8 adds language to ensure that building permits may move forward for the project even if the amendment of the service area boundaries is not yet complete. The Environmental Utilities Department reviewed the project and determined that the proposed amendments were acceptable and consistent with City policy.

In summary, City staff has found the proposed DAAs to be consistent with the General Plan, ARSP, and the Zoning Ordinance. The DAAs are in conformance with the public health, safety, and welfare, and will not adversely affect the orderly development of the property or the preservation of property values. Therefore, the proposed DAA is consistent with items 1-5 above.

EVALUATION: LARGE LOT TENTATIVE SUBDIVISION MAP MODIFICATION

The City of Roseville Subdivision Ordinance (Section 18.06.290) establishes the processes by which an approved Tentative Subdivision Map may be modified. There are two types of modifications established: minor amendments and major amendments. A minor amendment involves changes that are substantially consistent with the intent of the original approval. They are generally limited to changes which make small modifications to parcel shapes and size or other small amendments to the subdivision layout. Any other type of modification is a major modification. Given the number of modifications required to accommodate the reallocation of units within the ARSP, the proposed project is considered a major modification.

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made in order to approve or conditionally approve a Tentative Subdivision Map. The three findings are listed below in ***bold, italic text*** and are followed by an evaluation of the map in relation to each finding.

1. ***The size, design, character, grading, location, orientation, and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan and the Community Design Guidelines, and the design standards of Title 18 (Subdivision Ordinance) of the Roseville Municipal Code.***

2. ***The subdivision will result in lots which can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to: the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or, some other physical condition of the area.***
3. ***The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, pursuant to Division 7 of the Water Code.***

As proposed, the Large Lot Tentative Subdivision Map (LLTSM) is substantially consistent with the layout approved with the ARSP and subsequent modifications; however, the revised map is required to align with the proposed land use changes. The reconfiguration of the parcels will result in lots which can be used and built upon, and which are practical for improvement based on the existing topography. No conflicts with the General Plan, Subdivision Ordinance, or any wastewater discharge requirements have been identified.

EVALUATION: SMALL LOT TENTATIVE SUBDIVISION MAP

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made in order to approve or conditionally approve a Tentative Subdivision Map. The three findings are listed below in ***bold, italic text*** and are followed by an evaluation of the map in relation to each finding.

1. ***The size, design, character, grading, location, orientation, and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan and the Community Design Guidelines, and the design standards of Title 18 (Subdivision Ordinance) of the Roseville Municipal Code.***

The proposed project includes a tentative subdivision map for Phase A1 of the ARSP to divide approximately 120.04 acres into 481 single-family residential lots, 14 open space parcels, three (3) park parcels, one public/quasi-public parcel for city utilities, as well as landscape and right-of-way parcels. Table 2 below provides a summary of each village within the proposed subdivision, as well as acreages for the other parcels within the phase. At least two entrance points will be provided into each subdivision, and all single-family lots are oriented with frontage on the public streets. The ARSP includes an open space and paseo system that provides pedestrian connections throughout the various villages within the subdivision. The subdivision layout and street design were reviewed by the City's Engineering Division and the Fire Department to ensure there is adequate street widths for circulation and emergency response.

Figure 2 – Small Lot Tentative Subdivision Map, Phase A1



MODIFICATION MAP

LAND USE DESCRIPTION	MINIMUM LOT DIM.	DWELLING UNITS	GROSS ACRE	NET ACRES	NET DENSITY
LOW DENSITY RESIDENTIAL	60x100	31	7.21	5.30	5.9
LOW DENSITY RESIDENTIAL	60x100	10	2.39	1.77	5.7
LOW DENSITY RESIDENTIAL	60x100	25	5.37	4.05	6.2
LOW DENSITY RESIDENTIAL	60x100	38	8.24	6.30	6.1
LOW DENSITY RESIDENTIAL	30x100	16	3.13	2.21	7.2
LOW DENSITY RESIDENTIAL	30x100	30	5.39	3.76	8.0
MEDIUM DENSITY RESIDENTIAL	40x80	15	2.05	1.34	11.2

Table 2 – Tentative Subdivision Map Parcels

Parcel Number	Land Use Designation	Zoning Designation	Dwelling Units	Gross Acreage	Density (du/ac)
<i>Residential Lots</i>					
AR-4	LDR	RS/DS	31	7.21	4.3
AR-5	LDR	RS/DS	10	2.39	4.2
AR-6	LDR	RS/DS	25	5.37	4.7
AR-11	LDR	RS/DS	38	8.24	4.6
AR-12	LDR	RS/DS	16	3.13	5.1
AR-13	LDR	RS/DS	30	5.39	5.6

AR-21	MDR	RS/DS	15	2.05	7.3
AR-22	LDR	RS/DS	32	6.05	5.3
AR-24	LDR	RS/DS	12	2.50	4.8
AR-25	MDR	RS/DS	38	5.29	7.2
AR-26	LDR	RS/DS	48	9.26	5.2
AR-30	LDR	RS/DS	13	2.89	4.5
AR-32	MDR	RS/DS	58	7.78	7.5
AR-33	MDR	RS/DS	42	5.14	8.2
AR-34	LDR	RS/DS	14	3.21	4.4
AR-35	LDR	RS/DS	20	4.82	4.1
AR-37	MDR	RS/DS	39	4.96	7.7
Total			481 lots	85.67 acres	
<i>Landscape Lots</i>					
"A"	LDR	RS/DS		0.06	
"B"	MDR	RS/DS		0.08	
"C"	MDR	RS/DS		0.10	
Total				0.24 acres	
<i>Public/Quasi Public Parcels</i>					
AR-57	P/QP	P/QP		0.85	
Total				0.85 acres	
<i>Park Parcels</i>					
AR-63	P/R	P/R		1.71	
AR-64A	P/R	P/R		0.74	
AR-66	P/R	P/R		2.86	
Total				5.30 acres	
<i>Open Space Parcels</i>					

AR-71	OS	OS		0.33	
AR-72A	OS	OS		0.64	
AR-75	OS	OS		0.84	
AR-79	OS	OS		0.39	
AR-80	OS	OS		1.16	
AR-81	OS	OS		1.19	
AR-93	OS	OS		3.10	
AR-98B	OS	OS		2.01	
AR-106	OS	OS		0.66	
AR-107	OS	OS		0.36	
AR-108	OS	OS		0.62	
AR-109	OS	OS		0.77	
AR-111	OS	OS		0.19	
AR-112	OS	OS		1.05	
Total				13.31 acres	

The Map Act and Subdivision Ordinance do not contain any maximum or minimum lot sizes. Instead, these standards are contained within the Zoning Ordinance and ARSP. All residential parcels included in the tentative subdivision map have a zoning designation of Small Lot Residential with Development Standards (RS/DS) overlay, though 12 of the villages have a Low Density Residential (LDR) land use designation and five (5) of the villages have a Medium Density Residential (MDR) land use designation. A developer may either use the RS/DS development standards established in the ARSP or may adopt adjusted standards through the Design Review Permit for Residential Subdivisions (DRRS) entitlement. It is also noted that pursuant to Zoning Ordinance Section 19.10.045, a DRRS application is required for all single-family housing units on property with the MDR land use designation. The applicant proposes adjusted development standards for the MDR parcels within Phase A1, as discussed in the DRRS Evaluation section of this report. No home designs are evaluated with the current project; however, Condition #3 has been added to the tentative subdivision map requiring approval of a DRRS prior to issuance of any building permits for homes within Parcels AR-21, AR-25, AR-32, AR-33, and AR-37.

LDR Villages AR-4, AR-5, AR-6, AR-11, AR-12, AR-13, AR-22, AR-24, AR-26, AR-30, AR-34, AR-35- The LDR villages within Phase A1 of the ARSP will result in a total of 289 single-family residential lots. As proposed, the LDR villages will conform to the RS/DS standards as provide in the Zoning Ordinance. Proposed densities range from 4.1 to 5.6 dwelling units per acre in the LDR portion of the subdivision.

MDR Villages AR-21, AR-25, AR-32, AR-33, and AR-37- The MDR villages within Phase A1 of the ARSP will result in a total of 192 single-family residential lots. The applicant has proposed modified RS/DS

development standards for the subdivision, which has a typical lot size of approximately 40 feet by 80 feet. All lots conform to the proposed standards, which are further evaluated by the DRRS section of this report.

- 2. The subdivision will result in lots which can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to: the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or, some other physical condition of the area.***

The proposed parcels are of sufficient size and shape to accommodate development that is consistent with the applicable zoning and design requirements. As mentioned above, the lots are consistent with the proposed development standards, or new development standards are proposed. The modified standards are consistent with other development standards that have been approved in adjacent Specific Plan areas. The RS/DS standards have been determined to be of adequate size and shape to support development consistent with the ARSP guidelines. The proposed parcel configurations preserve the location of watercourses and do not create a physical condition that would be impractical for the proposed improvements.

- 3. The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, pursuant to Division 7 of the Water Code.***

As part of the adoption for the ARSP, an assessment of wastewater demands was completed for the entire plan area. The proposed subdivision map is consistent with the total number of units anticipated within the Specific Plan, and therefore will not increase planned demands on sewage services. There will be no impacts to the existing requirements established by the Regional Water Quality Control Board.

EVALUATION – DESIGN REVIEW FOR RESIDENTIAL SUBDIVISIONS

Section 19.10.045 of the Zoning Ordinance specifies that a Design Review Permit is required for all compact residential development (attached or detached single-family units on land with a General Plan land use designation of Medium Density Residential or higher) or for any residential projects of any density on a parcel or parcels zoned Small Lot Residential (RS) where modifications to the RS supplemental design standards are requested. Design Review gives staff the opportunity to examine the proposed design to determine compatibility with the surrounding community, and compliance with the intent of the Community Design Guidelines and other applicable design standards. Pursuant to Zoning Ordinance Section 19.78.060, the required findings for a Design Review Permit for a Residential Subdivision (DRRS) are as follows:

- 1. The residential design, including the height, bulk, size, and arrangement of buildings is harmonious with other buildings in the vicinity.***
- 2. The residential design is consistent with the applicable design guidelines.***

The project is subject to the development standards of the City's Zoning Ordinance, Community Design Guidelines (CDG), and the ARSP. The applicant is proposing modified RS/DS development standards to allow for a smaller lot size and reduced setbacks. The proposed standards are included in Exhibit H. No conceptual elevations are proposed at this time, and Condition #3 for the Small Lot Tentative Subdivision Map requires that prior to issuance of building permits, an additional DRRS entitlement is required to evaluate the home designs for the MDR parcels.

The project request includes modified development standards to deviate from the RS/DS standards. Table 3 below provides a comparison to the RS/DS with attached sidewalks development standards that are provided in the Zoning Ordinance.

Table 3: Development Standard Comparison

Development Standard	RS/DS with attached sidewalk (Zoning Ordinance)	Proposed
Lot size – interior	4,500 square feet	3,200 square feet
Lot size – corner	5,500 square feet	4,000 square feet
Lot width – interior	45'	40'
Lot width – corner	55'	50'
Lot depth	--	80'
Lot coverage maximum	None- side and rear yards can be used to meet open space minimum requirements.	None
Building height	35'	30'
Front setback – living area	15'	10'
Front setback – Garage/driveway depth	18'	18'
Front setback – to porch	12.5'	7.5' (shall not encroach into PUE)
Side yard setback	5'	4'
Side Street yard setback	12.5' first floor, 15' second floor	10'
Rear setback	10', with minimum useable open space of 700 square feet, or 500 square feet where a front porch is provided.	10'

These reduced setbacks will help facilitate the higher density units proposed for the subdivision. Staff is supportive of the setback reductions as it helps provide flexibility and supports a broader range of unit types within the ARSP. Additionally, the setback reductions are consistent with other DRRS approvals within the City, such as in the Sierra Vista Specific Plan area. The architectural design will be evaluated to ensure consistency with the CDG with an additional DRRS, ensuring compliance with City standards.

PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. No comments were received. A public notice of the Planning Commission hearing was published on March 11, 2022, and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

CONCLUSION

As demonstrated by the analyses in the foregoing sections, the proposed Project is consistent with the policies and intent of the General Plan and the ARSP. The project as proposed will not be detrimental to public health or safety, nor will it be detrimental to the public welfare. The findings for all requested entitlements can be made.

ENVIRONMENTAL DETERMINATION

Pursuant to CEQA Guidelines Section 15164, a second Addendum to the Amoruso Ranch Specific Plan Environmental Impact Report (ARSP EIR) (SCH # 2013102057 certified June 15, 2016) has been prepared to address the minor technical changes needed to describe the proposed project. The ARSP EIR Addendum is provided as Exhibit A. The proposed project does not change the area of disturbance beyond what was previously evaluated in the ARSP EIR, and no new or substantially more severe impacts will occur with the development of the proposed project; therefore, no additional analysis is required.

RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

- A. Consider the second Addendum to the Amoruso Ranch Specific Plan Environmental Impact Report;
- B. Recommend that the City Council approve the General Plan Amendment;
- C. Recommend that the City Council approve the Specific Plan Amendment;
- D. Recommend that the City Council adopt the two (2) findings of fact and approve the Rezone;
- E. Recommend that the City Council adopt the five (5) findings of fact and approve the second amendments to the two (2) Development Agreement Amendments;
- F. Adopt the findings of fact as stated in the staff report and approve the **Large Lot Tentative Subdivision Map Modification – 3884 Westbrook Bl. – Amoruso Ranch Specific Plan Amendments– PL21-0184** subject to five (5) conditions of approval;
- G. Adopt the findings of fact as stated in the staff report and approve the **Small Lot Tentative Subdivision Map – 3884 Westbrook Bl. – Amoruso Ranch Specific Plan Amendments– PL21-0184** subject to eighty-two (82) conditions of approval; and
- H. Adopt the findings of fact as stated in the staff report and approve the **Design Review for Residential Subdivision – 3884 Westbrook Bl. – Amoruso Ranch Specific Plan Amendments– PL21-0184** subject to seven (7) conditions of approval.

CONDITIONS OF APPROVAL FOR LARGE LOT TENTATIVE SUBDIVISION MAP FILE #PL21-0184

1. The Large Lot Tentative Subdivision Map is approved as shown in Exhibit D and as conditioned or modified below. (Planning)

2. The Large Lot Tentative Subdivision Map shall be valid for a period of two (2) years from **March 24, 2022** and shall expire on **March 24, 2024**. Prior to said expiration date, the applicant may apply for an extension of time, provided that the approval shall be extended for no more than five (5) from **March 24, 2022**.
3. The project shall comply with all required environmental mitigation identified in the Amoruso Ranch Specific Plan EIR and MMRP, as modified by File #PL19-0312, and include all applicable mitigation measures as notes on the grading and improvement plans.
4. The map is subject to the previously approved conditions of approval for the ARSP Tentative Large Lot Map (File #PL18-0345 and PL19-0312), except as modified below.
5. The landowner shall pay, as its fair share on a City-wide basis for the update of the City's Long Range Transit Master Plan, Short Range Transit Plan Update, and Bicycle Master Plan Update, the amounts of \$4,166, \$4,998, and \$4,166, respectively, prior to the recordation of any Large Lot Final Map on the property. (Engineering and Alternative Transportation)

CONDITIONS OF APPROVAL FOR SMALL LOT TENTATIVE SUBDIVISION MAP FILE #PL21-0184

1. The project is approved as shown in Exhibit G and as conditioned or modified below. (Planning)
2. The Small Lot Tentative Subdivision Map shall be valid for a period of two (2) years from **March 24, 2022** and shall expire on **March 24, 2024**. Prior to said expiration date, the applicant may apply for an extension of time, provided that the approval shall be extended for no more than five (5) years from **March 24, 2022**.
3. Prior to issuance of building permits for home construction on MDR parcels, the home building shall be required to submit for a Design Review for Residential Subdivision (DRRS) approval to evaluate the proposed architecture. Detailed information (e.g. floor plans, additional architectural styles, materials, and color boards, etc.) shall be provided as part of the DRRS submittal. A separate Sign Permit is required for all project signs. (Planning)
4. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Divisions for review and approval. (Engineering)
5. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
6. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans have been submitted for review and are approved with grading and/or encroachment permits issued by the Department of Development Services – Engineering Division. (Engineering)
7. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of the warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Finance)
8. The project shall comply with all required environmental mitigation identified in the Amoruso Ranch EIR, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)

PRIOR TO ISSUANCE OF A GRADING PERMIT AND/OR IMPROVEMENT PLANS

9. Landscape Plans for all landscape corridors and all landscaped common areas shall be approved with the improvement plans. Landscaping shall be installed for Substantial Completion of the subdivision improvements. Landscape corridors shall also successfully complete the required establishment period. The landscape plan shall comply with the Amoruso Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Engineering, Parks, Fire, Environmental Utilities)
10. The applicant shall submit to the Engineering Division the appropriate Army Corps of Engineers permit or clearance, the California Department of Fish and Wildlife Stream Bed Alteration Agreement, and/or the Regional Water Quality Control Board Water Quality Certificate. (Planning)
11. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
 - Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
 - Grading shall comply with the City grading ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore, modification of the erosion control plan may be warranted during wet weather conditions.
 - A rough grading permit may be approved by the Engineering Department prior to approval of the improvement plans.
 - Access to the floodplain as required by Engineering and the Streets Department.
 - Standard Accessible ramps shall be installed at all curb returns per City Standards. (Engineering)
12. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to the Engineering Division prior to approval of any plans. (Engineering)
13. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)
14. Prior to issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)
15. The applicant shall provide a temporary emergency vehicle access (EVA) as part of Phase 1 (Subphases A1 and A2). The Subphase A1 EVA will consist of a 24' wide paved roadway (min T.I. 5) from Westbrook Blvd./Road A to the northern property line of AR-52, continuing west to Road F. The Phase A1 EVA will be temporary and completely removed prior to the construction of Westbrook Boulevard. The Subphase A2 EVA will provide 2-way paved public access from Westbrook/Road A north to Road C, continuing west on Road C to Road F. See the Amoruso Infrastructure Phasing Plan as part of this entitlement.

16. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During site inspection, Engineering will designate the exact areas to be reconstructed. (Engineering)
17. All Lots/Parcels shall conform to Class 1 drainage, pursuant to the adopted City of Roseville Improvement Standards, except as shown on the tentative map or as approved in these conditions. (Engineering)
18. The following note shall be added to the Grading and/or Improvement Plans:

To minimize dust/grading impacts during construction the applicant shall:
 - (a) *Spray water on all exposed earth surfaces during clearing, grading, earth moving, and other site preparation activities throughout the day.*
 - (b) *Use tarpaulins or other affective covers on all stockpiled earth material and on all haul trucks.*
 - (c) *Sweep the adjacent streets frontages at least one a day or as needed to remove silt and other dirt which is evident from construction activities.*
 - (d) *Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off site.*
 - (e) *The City shall have the authority to stop all grading operations, if in the opinion of city staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. (Engineering)*
19. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
20. A note shall be added to the grading plans that states:

*"Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified." (Engineering)*
21. Traffic signals shall be constructed and reimbursed per Section 3.5.7 of the Development Agreement and the approved Amoruso Ranch Infrastructure Phasing Plan. This includes the following signals:
 - Westbrook/Road "A" – install signal infrastructure including conduit, loops, and poles as part of the construction of Phase A1.
22. Landowner shall be responsible for the construction cost of the traffic signals, as shown on Exhibit "I" of the Brookfield Sunset, LLC Development Agreement and described in the Phasing Plan through the payment of the TMF. The developer shall receive fee credits for the completion of the traffic signals as part of the City's TMF Set-Aside Fund. (Engineering)
23. Any backbone improvements not constructed adjacent to (or needed to serve) a proposed subdivision shall be completed by the applicant. (Engineering)

24. The phasing of infrastructure shall be consistent with Amoruso Ranch Infrastructure Phasing Plan, the Amoruso Specific Plan and as defined by the Development Agreement between the City of Roseville and Brookfield Sunset, LLC. (Engineering)
25. Per the Amoruso Specific Plan, pedestrian sidewalks along the open spaces shall be installed at the time of adjacent roadway construction. (Engineering, Alternative Transportation)
26. Per the Amoruso Specific Plan, standard bus shelter turnouts and pads shall be installed with adjoining roadway improvement at the following locations:
 - Northbound Westbrook Boulevard, north of Road A, adjacent to Parcel AR-45 (Shelter #325),
 - Eastbound Road B, east of Westbrook Boulevard, adjacent to Parcel AR-44 (Shelter #326),
 - Westbound Road B, west of Road A, adjacent to AR-43 (Shelter #327),
 - Eastbound Road D, east of Westbrook Boulevard, adjacent to Parcel AR-39 (Shelter #329),
 - Northbound Westbrook Boulevard, north of Road D, adjacent to Parcel AR-53 (Shelter #330),
 - Southbound Westbrook Boulevard, south of Road D, adjacent to Parcel AR-28 (Shelter #331), and
 - Southbound Westbrook Boulevard, south of Road A, at Parcel AR-95 (Shelter #334).

Per the Amoruso Specific Plan, Bus Rapid Transit (BRT) bus shelter turnouts and pads shall be installed with adjoining roadway improvements at the following locations:

- Northbound Westbrook Boulevard, north of Road B, adjacent to AR-42 (Shelter #328), and
 - Southbound Westbrook Boulevard, south of Road B, adjacent to AR-52 (Shelter #332).
27. Developer shall be responsible for the installation of a bus shelter and related improvements conforming to the City's current standards on the shelter pad located along southbound Westbrook Boulevard, south of Road A, in Parcel AR-95. Upon installation and final inspection by the City of Roseville, the bus shelter and related improvements shall become property of the City of Roseville. The Developer and City may enter into a construction fee agreement or other agreement based upon a construction cost of \$10,000 per shelter for future construction of the Bus Shelter located along southbound Westbrook Boulevard, south of Road A, at Parcel AR-95 (Shelter number 334). (Engineering, Alternative Transportation)
 28. The trail shall be constructed to meet City of Roseville Class 1 standards. Where the trail meets cul-de-sacs and roads adjacent to AR-4 and AR-11, the developer shall be responsible for installing access control measures (i.e. fencing and bollards) and signage per City Standards. (Engineering, Alternative Transportation)
 29. The applicant shall dedicate all necessary rights-of-way for the widening of any streets required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)
 30. The applicant shall dedicate a separate drainage easement to the City of Roseville for the storm drain facility required to transfer public storm waters through the site. The easement document shall be drafted

for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)

31. The grading plans for the site shall be accompanied with a shed map that defines the area tributary to the site. All drainage facilities shall be designed to accommodate the tributary flow. All on-site storm drainage shall be collected on site and shall be routed to the nearest existing storm drain stub of natural drainage course. (Engineering)
32. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines the area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. If located within a private subdivision that has privately maintained streets, the storm drain system and proposed BMP's shall be privately owned and maintained by the property owner or HOA, unless otherwise identified on the approved tentative map. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Engineering)
33. Prior to approval of improvement plans, drainage calculations must be submitted that are consistent with the Master Drainage Study for Amoruso Ranch or the Master Drainage Study shall be amended as necessary to accommodate any change in sheds. Detention and drainage swales shall also be consistent with the Master Drainage Study or the Master Drainage Study amended to reflect any proposed changes. (Engineering)
34. Prior to approval of grading within the Open Space, the developer shall provide a plan that demonstrates that the proposed detention storage volume to mitigate the 100-year peak flows match the requirements as identified in the Drainage and Stormwater Master Plan. (Engineering)
35. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater than 4 feet in height. All retaining walls shall be of either split-faced masonry units, keystone type construction, or cast in place concrete with fascia treatment. (Engineering)
36. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)
37. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
38. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
39. Improvement plans shall show the Preserve boundary and label it as a protected area. The Pre-Construction meeting shall address the presence of the Preserve, the sensitive habitats present and minimization of disturbance to the Preserve. During grading and construction the Preserve area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into the Preserve from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the Preserve, along with all temporary erosion control

measures (e.g. straw bales, straw wattles and stakes, silt fencing). (Engineering, Development Services, Planning)

40. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the Preserve. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Engineering, Development Services, Planning)
41. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the Preserve. Post and cable fencing or other improvements shall be utilized to meet this requirement. (Engineering, Development Services, Planning)
42. Landscaping adjacent to the Preserve shall be California native, drought-tolerant groundcover, shrubs, plants, and trees. (Development Services, Planning)
43. Prior to the approval of the Improvement Plans, the project proponent shall provide proof of preparation and submittal of a Stormwater Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB). Proof shall be in the form of the Waste Discharge Identification Number (WDID#), provided to the applicant from RWQCB, placed on the coversheet of the improvement plans. Upon approval of the improvement plans, a copy of the SWPPP shall be required onsite and available for viewing by City inspection staff upon request. (Engineering)
44. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer, and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan-view and in profile-view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer, and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)
45. Water and sewer infrastructure shall be designed and constructed pursuant to the adopted City of Roseville Improvement Standards and Construction Standards and shall reflect the following:
 - a) Sewer and water service laterals shall not be allowed off of water and sewer mains larger than 12 inches in diameter.
 - b) Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone over the sewer main. The cone shall have 1:1 side slopes.
 - c) Water and sewer mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions.
 - d) All sewer manholes shall have all-weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)
46. As part of the Phase A1 infrastructure, a 12" water main shall be constructed from future alignment of Westbrook Boulevard to Road F along the shared property line between AR-51 and AR-52. In addition, a 12' wide access road consisting of 6" AB will be constructed adjacent to the 12" water main. (Environmental Utilities)

47. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)
48. Any backflow preventers visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventers shall be screened with landscaping and shall comply with the following criteria:
 - a) There shall be a minimum clearance of four feet (4') on all sides, from the backflow preventer to the landscaping.
 - b) For maintenance purposes, the landscaping shall be installed on a maximum of three sides and the plant material shall not have thorns.
 - c) The control valves and the water meter shall be physically unobstructed.
 - d) The backflow preventer shall be covered with a green cover that will provide insulation. (Environmental Utilities)
49. A note shall be added to the improvement plans stating that all water backflow devices shall be tested and approved by the Environmental Utilities Department prior to the Notice of Completion for the improvements. (Environmental Utilities)
50. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
51. Minimum fire flow is 1,500 gallons per minute with 20 pounds of residual pressure. The fire flow and residual pressure may be increased, as determined by the Fire Marshall, where the project utilities lines will serve non-residential uses. (Fire)
52. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)
53. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)
54. The design for electrical service for this project will begin when the Electric Department has received a full set of improvement plans for this project. (Electric)
55. All landscaping in areas containing electrical service equipment shall conform to the "Electric Department Landscape Design Requirements" as outlined in Section 7.00 of the Electric Departments' "Specifications for Residential Trenching." (Electric)
56. The location and design of the gas service shall be determined by PG&E. The design of gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
57. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

PRIOR TO OR UPON RECORDATION OF FINAL MAP

58. The following easements shall be provided and shown on the Final Map or by separate instrument, unless otherwise provided for in these conditions:

- a) A 10-foot-wide minimum public utilities easement along all road frontages;
- b) The applicant shall dedicate a separate easement to the City of Roseville for future bus stops at the following locations:
 - Northbound Westbrook Boulevard, north of Road A, adjacent to Parcel AR-45 (Shelter #325);
 - Eastbound Road B, east of Westbrook Boulevard, adjacent to Parcel AR-44 (Shelter #326);
 - Westbound Road B, west of Road A, adjacent to AR-43 (Shelter #327);
 - *Northbound Westbrook Boulevard, north of Road B, adjacent to AR-42 (Shelter #328);
 - Eastbound Road D, east of Westbrook Boulevard, adjacent to Parcel AR-39 (Shelter #329);
 - Northbound Westbrook Boulevard, north of Road D, adjacent to Parcel AR-53 (Shelter #330);
 - Southbound Westbrook Boulevard, south of Road D, adjacent to Parcel AR-28 (Shelter #331);
 - *Southbound Westbrook Boulevard, south of Road B, adjacent to AR-52 (Shelter #332); and
 - Southbound Westbrook Boulevard, south of Road A, at Parcel AR-95 (Shelter #334).

*indicates a Bus Rapid Transit (BRT) stop. (Alternative Transportation)

Easement widths shall comply with the City's Improvement Standards and Construction Standards. The easement documents shall be drafted for approval and acceptance by the City of Roseville and recorded at the Placer County Recorder's Office. (Environmental Utilities, Electric, Engineering, Alternative Transportation)

59. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)

60. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land surveyor. (Alternative Transportation, Environmental Utilities, Electric, Engineering)

61. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with the Final Map. The CC&Rs shall include the following items: (Attorney, Planning)

- a) A clause prohibiting the amendment, revision or deletion of any sections in the CC&Rs required by these conditions of approval without the prior consent of the City Attorney.

- b) A clause excluding any property owned by the City from the terms of the CC&Rs.
- c) Residents in areas that do not allow for standard turning movements for refuse vehicles shall be required to bring their trash bins to a designated trash pickup area on the main street, because refuse trucks are not able to turn around in dead end streets. Designated pick-up areas shall be established to Environmental Utilities satisfaction, and shall be memorialized in the CC&Rs. (Environmental Utilities)
- d) For units, other than single-family detached, that include a two-car garage, add a clause noting that the two required vehicle parking spaces within the garage must be kept clear and maintained for parking at all times. Storage of items which causes an inability to park within the required spaces is prohibited.
- e) There shall be clear language regarding maintenance and common easements agreement for servicing all fire protection systems and gates used by first responders. A service company shall be obtained to maintain all on-site fire protection systems including all common interior adjoining fire sprinkler-piping penetrations and private fire hydrants. An agreement between owners and tenants shall be made to allow permission to enter the premises to inspect all apparatuses associated with fire protection. Draft documents shall be provided to the Fire Department for review. (Fire)

62. The City shall not approve the Final Map for recordation until either:

- a) A subdivision agreement is entered into along with the necessary bonds and insurance as required by the City. Said agreement shall be in a form acceptable to the City Attorney.

OR

- b) The improvement plans are approved, and the improvements are constructed and accepted as complete. In this case, the subdivider shall enter into a one-year maintenance agreement concurrent with the recordation of the Final Map. (Engineering)

63. Any structures crossing lot/parcel lines created by the Final Map shall be removed. (Engineering)

64. Street names shall be approved by the City of Roseville. (Engineering)

65. The subject property shall be annexed into CFD 3, Municipal Services prior to approval of the Final Map. This property is being added into this district in order to fulfill the Development Agreement requirement. It is the applicant's responsibility to prepare the appropriate documentation for the annexation of this property into the LLD. In order to allow the LLD to be in place at the beginning of the fiscal year, the documentation shall be provided to the Finance Department not later than March 15 of the year preceding the fiscal year in which this annexation will become effective. (Finance, Engineering)

66. A Community Facilities District (CFD) shall be formed for the subject property prior to approval of the Final Map. This district is being formed to cover the costs of maintenance in the district. It is the applicant's responsibility to prepare the appropriate documentation for the creation of this CFD. In order to allow the CFD to be in place at the beginning of the fiscal year, the documentation shall be provided to the Finance Department not later than March 15 of the year preceding the fiscal year in which this annexation will become effective. (Finance, Engineering)

67. The Final Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. Lettered lot/parcels along major roads shall be dedicated as landscape/pedestrian/public utility easements and in fee to the City as open space. (Engineering)

68. The words “traffic control appurtenances” shall be included in the list of utilities allowed in public utilities easements (PUEs) located along public roadways. (Engineering)
69. The Final Map shall be permitted per “the Digital Submittal of Cadastral Surveys”. Submittal shall occur after Engineering approval but prior to Council approval. (Engineering)
70. The cost of the facilities which are identified in the CIP and are beyond those needed for this project may be reimbursed to the developer. In accordance with §66485 and §66486 of the Subdivision Map Act, any improvements constructed by the subdivider which contain supplemental size, capacity, number, or length for the benefit of property not within the subdivision and which improvements are to be dedicated to the public, the subdivider shall be entitled to reimbursement for that portion of the cost of the improvements which is in excess of the construction required for the subdivision. (Engineering)
71. Electric construction costs incurred by the City of Roseville Electric Department for this project shall be paid for by the developer per the applicable policy. (Electric)
72. The Environmental Utilities Department shall make a determination that there is adequate conveyance and treatment capacity in the City sewer system to handle the newly create lot/parcels. (Environmental Utilities)
73. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

74. The applicant shall pay City’s actual costs for providing plan check, installation and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Environmental Utilities, Engineering)
75. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer’s expense. (Electric)
76. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)
77. All residential units must install a Seasonal Energy Efficiency Rating ("SEER") of 2 points above the minimum, as defined by the State of California in the current Title 24 of the Code of California regulations, up to a total maximum of 16 points including the 2 point premium, an Energy Efficiency Ratio ("EER") of 12 or greater, and a thermal expansion valve "TXV"). The SEER rating of 2 points above the minimum, as defined by the current Title 24, up to a maximum of 16 points, and an EER rating of 12 or greater along with a TXV will be specified on building plans and Title 24 compliance certificates at the time building permits are requested. If Title 24 of the Code of California Regulations in effect at the time of request for building permits requires higher SEER or EER ratings, residential units in the Plan Area shall comply with such State requirements. The SEER and EER ratings will be verified with appropriate documentation. These requirements shall be utilized in the overall energy compliance calculations required for issuance of a building permit for any residential unit. Any variances must be approved by the Electric Department’s Retail Energy Services Department. (Building, Electric)
78. Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant’s expense, to the satisfaction of the City. (Engineering)
79. The project is subject to the noise standards established in the City’s Noise Ordinance. In accordance with the City’s Noise Ordinance project construction is exempt before the house of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday.

Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Engineering)

80. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor shall notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. Non-emergency releases or notifications about the presence of containers found shall be reported to the Fire Department. (Fire)
81. All plant material shall be maintained under a 30 calendar day establishment period after initial planting. Upon completion of the establishment period, all plant material shall remain under warranty for an additional 9 months at a minimum. Any plant material which does not survive during the establishment period shall be immediately replaced. Any trees or shrubs which do not survive during the warranty period shall be replaced one month prior to the end of the warranty period. Tree or shrub replacement made necessary due to acts of God, neglect, or vandalism shall be exempt from the warranty. (Parks, Recreation, and Libraries)
82. The Tentative Subdivision Map shall not be deemed approved until the actions to the General Plan Amendment, Specific Plan Amendment, Development Agreement Amendment, and Rezone are approved and become effective. (Planning)

**CONDITIONS OF APPROVAL FOR DESIGN REVIEW FOR RESIDENTIAL SUBDIVISION FILE
#PL21-0184**

1. The development standards for ARSP Phase A1 are approved as described in Exhibit G except as modified by these conditions of approval. (Planning)
2. This permit shall expire on the same date as the Small Lot Tentative Map for the Amoruso Ranch Specific Plan Amendment project, File # PL21-0184, which is **March 24, 2024**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **March 24, 2025**. Effectuation of this DRRS shall occur with the first residential Building Permit. (Planning)
3. Prior to issuance of building permits for home construction on MDR parcels within ARSP Phase A1, the home building shall be required to submit for a Design Review for Residential Subdivision (DRRS) approval to evaluate the proposed architecture. Detailed information (e.g. floor plans, additional architectural styles, materials, and color boards, etc.) shall be provided as part of the DRRS submittal. A separate Sign Permit is required for all project signs. (Planning)
4. The project shall comply with all required environmental mitigation identified in the ARSP EIR and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
5. The landscape plan shall comply with the Landscape Guidelines for the Amoruso Ranch Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning)
6. Optional accessory structures (patio covers, gazebos, etc.) shall be consistent with the development standards outlined in Zoning Ordinance Section 19.22.030 (C). This includes setback, height, and coverage restrictions for both enclosed and unenclosed structures. (Planning)
7. Fences and walls shall be consistent with the locations and treatments specified in the Amoruso Ranch Specific Plan Design Guidelines. (Planning)

Exhibits

- A. Second Addendum to the ARSP EIR
- B. General Plan Amendment, Specific Plan Amendment, and Rezone Exhibits
- C. Amoruso Specific Plan Amendment Change Pages
- D. Second Amendment of the ARSP Development Agreement (525.7 acres)
- E. Second Amendment of the ARSP Development Agreement (148.7 acres)
- F. Large Lot Tentative Subdivision Map Modification
- G. Small Lot Tentative Subdivision Map
- H. Modified RS/DS Development Standards

Note to Applicant and/or Developer: Please contact the Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.