

**ITEM 6.1: Tentative Subdivision Map, Major Grading Plan, and Administrative Permit – 2091 Gentle Rain Drive – ARSP PCL AR-14, AR-15, AR-27, AR-31, AR-117A & AR-117B – Amoruso Ranch Phase 1 Subphase A2 – File # PL22-0157**

**REQUEST**

The proposed project will create 156 residential lots within the Amoruso Ranch Specific Plan. The project will result in small lot tentative maps for parcels AR-14, AR-15, AR-27, AR-31, and newly created AR-117A and AR-117B. The map also includes parks AR-61 & AR-64B as well as additional landscape and water-quality lots. A Major Grading Plan is requested to allow rough grading on parcel AR-51 in order to borrow material to balance the earthwork on the project site. An Administrative Permit is requested to transfer units among ARSP parcels, eliminate parcels AR-7 and AR-46, and create parcels AR-117A and AR-117B.

Applicant – Vance Jones, Wood Rodgers, Inc.  
Property Owner – Gonzalo Rodriguez, Brookfield Sacramento Holdings, LLC

**SUMMARY RECOMMENDATION**

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

1. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to seventy-two (72) conditions of approval;
2. Adopt the three (3) findings of fact and approve the Major Grading Plan subject to twenty-seven (27) conditions of approval.
3. Adopt the three (3) findings of fact and approve the Administrative Permit subject to two (2) condition of approval.

**SUMMARY OF OUTSTANDING ISSUES**

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

**BACKGROUND**

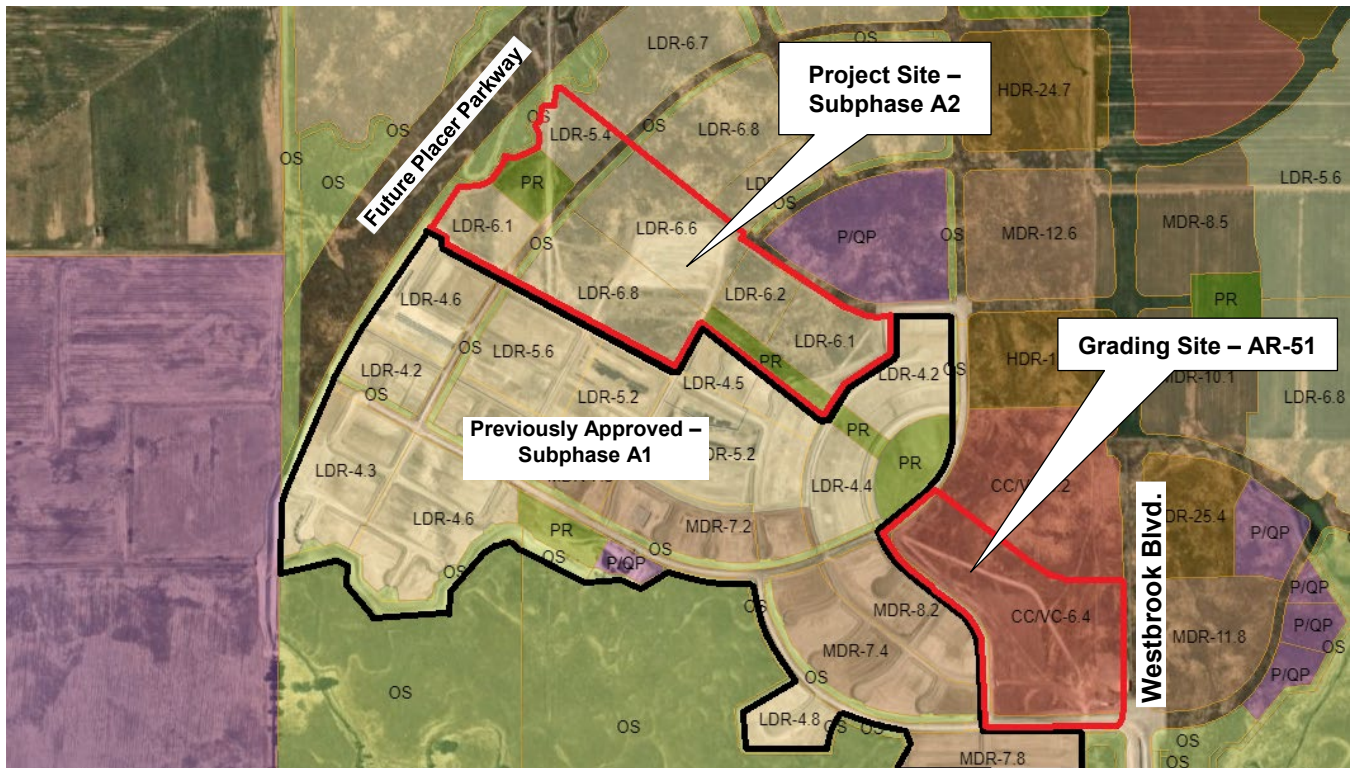
The Amoruso Ranch Specific Plan (ARSP) was approved by City Council in June 2016 to support the development of approximately 696 acres in the northwestern portion of the City, including 2,827 residential units, 51 acres of commercial, 17 acres of public/quasi-public, 22 acres of parks, 145 acres of open space, and 20 acres of urban reserve. An Environmental Impact Report (EIR) (SCH# 2013102057) 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.

On March 24, 2022, the Planning Commission approved a Tentative Subdivision Map for 481 residential units within Amoruso Ranch Phase 1 Subphase A1. The current request is for a subsequent Tentative Subdivision Map to create 156 additional residential parcels within Subphase A2.

**Figure 1: Project Location (parcels bordered in red)**



## **PROJECT DESCRIPTION**

**Tentative Subdivision Map** – The applicant requests a Tentative Subdivision Map for parcels AR-14, AR-15, AR-27, AR-31, AR-117A and AR-117B.

**Major Grading Plan** – The applicant requests a Major Grading Plan approval to allow rough grading on parcel AR-51 in order to borrow material to balance the earthwork on the project site.

**Administrative Permit** – The applicant requests an Administrative Permit to transfer units among parcels in the ARSP, eliminate parcels AR-7 and AR-46, and create parcels AR-117A and AR-117B.

## **EVALUATION: TENTATIVE SUBDIVISION MAP (PARCELS AR-14, AR-15, AR-27, AR-31, AR-117A and AR-117B)**

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.***

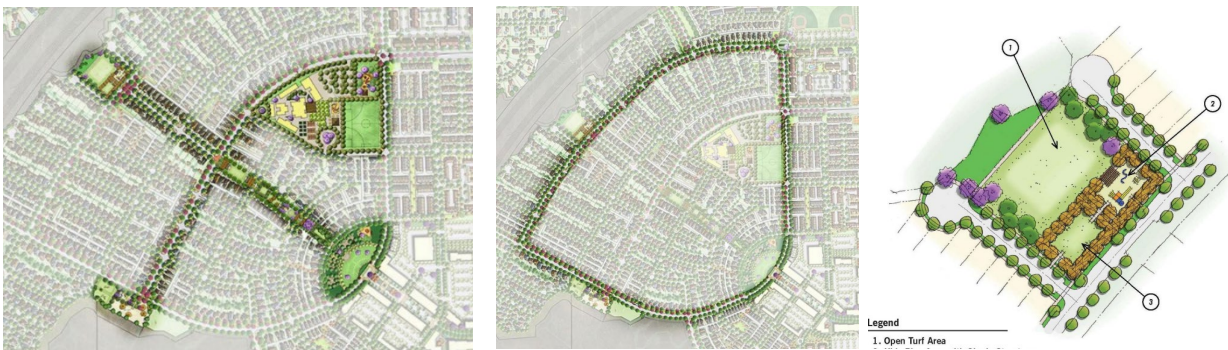
The proposed project includes a tentative subdivision map for Phase 1 Subphase A2 of the ARSP to divide approximately 34.48 acres into 156 single-family residential lots, 3 water quality lots, 2 park parcels, and 1 paseo parcel in addition to right-of-way parcels. Table 1 below provides a summary of each village within the proposed subdivision, as well as acreages for the other parcels within the subphase.

**Table 1 – Tentative Subdivision Map Parcels**

<b>Parcel Number</b>	<b>Land Use Designation</b>	<b>Zoning Designation</b>	<b>Dwelling Units</b>	<b>Gross Acreage</b>	<b>Density (du/ac)</b>
<i>Residential Lots</i>					
AR-14	LDR	RS/DS	48	7.64	6.3
AR-15	LDR	RS/DS	45	7.91	5.7
AR-27	LDR	RS/DS	13	2.37	5.5
AR-31	LDR	RS/DS	22	4.26	5.2
AR-117A	LDR	RS/DS	13	2.49	5.2
AR-117B	LDR	RS/DS	15	3.30	4.5
<b>Total</b>			<b>156 lots</b>	<b>27.97 acres</b>	
<i>Water Quality Lots</i>					
"A"	LDR	RS/DS		0.06	
"B"	LDR	RS/DS		0.07	
"C"	LDR	RS/DS		0.37	
<b>Total</b>				<b>0.50 acres</b>	
<i>Park Parcels</i>					
AR-61	P/R	P/R		1.71	
AR-64B	P/R	P/R		0.74	
<b>Total</b>				<b>2.45 acres</b>	
<i>Paseo Parcel</i>					
AR-72A	OS	OS		0.64	
<b>Total</b>				<b>.64 acres</b>	

The layout of the parcels within the project are based on the community form anticipated in the ARSP. While the ARSP allows for flexibility in the physical development of the community over time, there are two key elements that form the framework of the plan; paseos and the park system they connect to. ARSP Phase 1 Subphase A2 contains the central portion of the axial geometry of the planned parks and paseos. Figure 2 shows the applicable figures from the ARSP for reference. As anticipated in the plan, the applicant proposes a street connecting linear park AR-64B and park AR-61 on the western end. A paseo then crosses this linear park section perpendicularly and creates a link between neighborhoods and amenities in the area. Park AR-61 is proposed as anticipated in the ARSP with two roadways with homes that front onto the park as well as frontage onto Green Feather Way. All single-family lots throughout the plan area are oriented with frontage onto public streets. 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. Park and Paseo diagrams from the ARSP**



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. All of the villages within Subphase A2 have a Low Density Residential (LDR) 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. No DRRS is requested with this application, so each village will rely on the standard RS/DS development standards within the ARSP.

LDR Villages AR-14, AR-15, AR-27, AR-31, AR-117A & AR-117B: The LDR villages within Subphase A2 of the ARSP will result in a total of 156 single-family residential lots (see Figure 3). As proposed, the LDR villages will conform to the RS/DS standards as provided in the Zoning Ordinance. Proposed densities in the villages range from 4.5 to 6.3 dwelling units per acre. The lots within the villages will have two general sizes. Approximately half will be 55 feet wide by 100 feet deep and the other half will be a smaller 45 feet wide by 95 feet deep, which meets the minimum 4,275-square foot lot area required in the RS/DS zone for lots fronting onto a separated sidewalk.



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: MAJOR GRADING PLAN (PARCEL AR-51)**

Grading Ordinance Section 16.20.080 stipulates that three findings must be made in order to approve a Major Grading Plan. The required findings are listed below in ***bold italics*** and are followed by an evaluation.

***1. The grading plan conforms to the requirements of the city's improvement standards and the provisions of Chapter 16.20 of the Roseville Municipal Code.***

The project includes a request to rough grade Parcel AR-51, in addition to the grading that will take place on the residential subdivisions. The work will balance approximately 66,100 cubic yards of cut and fill across the project. The Engineering Division reviewed the Grading Plan and the rough grading plans are included within Exhibit A.

As part of a future Grading Permit, the applicant will be required to submit a Storm Water Pollution Prevention Plan (SWPPP) prior to the commencement of work. This plan will ensure that storm water will either be contained on site or will be treated and will not impact surrounding properties and water bodies prior to discharge from the site. With the recommended conditions of approval the project will meet the requirements of the City's Improvement Standards and Grading Ordinance, and will be consistent with the master grading and drainage plan for the SVSP.

***2. The grading has been designed to accommodate, and/or mitigation conditions have been imposed to compensate for any potential impacts to any of the natural features of the property or to adjacent properties, and the grading will not result in any increase in water surface elevation in any stream channel located on the property and associated with the grading as approved.***

The City's Grading Ordinance and General Plan require City staff to evaluate the impacts to wetlands and other natural resource areas and recommend changes to a project if there are opportunities to preserve these areas. Long term preservation of natural resources is best achieved through placement in Open Space areas. Parcel AR-51, identified in the Grading Plan, has a Zoning Designation of Commercial Mixed Use/Special Area (CMU/SA) and a Land Use Designation of Community Commercial/Village Center (CC/VC) and is anticipated for development in the ARSP. Buildout of the ARSP area, including Parcel AR-51, was evaluated in the ARSP EIR and mitigation measures were adopted to compensate for any loss of wetlands. Per the ARSP EIR mitigation measures, any fill that will impact wetland areas will require the applicant to receive approval of an Army Corps of Engineers "404" permit and a Regional Water Quality Control Board "401" certification. The applicant has received approval of the required permits for the project area and has provided staff with the permit documentation. The proposed grading will not result in an increase in water surface elevation of any stream channel.

***3. The proposed grading is necessary to allow development of the property consistent with the general plan land use allocation for the property.***

Parcel AR-51 has an existing General Plan land use designation of Community Commercial/Village Center (CC/VC). The property will require grading to allow development of the site and the Major Grading Plan will facilitate the property being developed consistent with the land use allocation.

## **EVALUATION: ADMINISTRATIVE PERMIT**

As shown in Table 4.2 of the ARSP each residential specific plan large lot parcel has been allocated a specific number of units. The specific plan anticipated that these units may need to be adjusted as more detailed site development began and includes provisions for transferring units between large lot parcels. The Implementation chapter of the ARSP provides the standards of review for minor residential unit transfers. As described in the ARSP, a minor unit transfer may be approved with an Administrative Permit if the transfer meets the following criteria:

1. The transfer and receiving parcels are located within the ARSP and are subject to a development agreement;
2. The transfer of units does not result in a change to the land use designation, specifically, the transfer does not: (a) reduce the number of units from the transfer parcel below the minimum number of units allowed by the applicable land use designation; or (b) increase the number of units to the receiving parcel above the maximum number of units allowed by the applicable land use designation;
3. The transfer of units does not result in increased impacts beyond those identified in the Specific Plan EIR and does not preclude the ability of the parcels to conform to the applicable standards or regulations contained in this Specific Plan and related Development Standards and Design Guidelines;
4. The transfer of units does not adversely impact planned infrastructure, roadways, schools, or other public facilities, or fee programs and assessment districts;
5. The cumulative increase or decrease in units resulting from the adjustment does not change the unit allocation by more than 20 percent of the units to either the transfer or receiving parcel, as established at the time of the original approval of the Specific Plan;
6. HDR units designated as affordable units may be transferred administratively until such time that they are encumbered by an Affordable Housing Regulatory Agreement (or other form as approved by the City); and
7. For HDR parcels, unit transfers may be approved between HDR parcels administratively, provided the resulting density of either parcel does not fall below 25 units per acre.

Section 19.78.060A of the City of Roseville Zoning Ordinance requires that three findings be made prior to the approval of an Administrative Permit. The required findings are listed below.

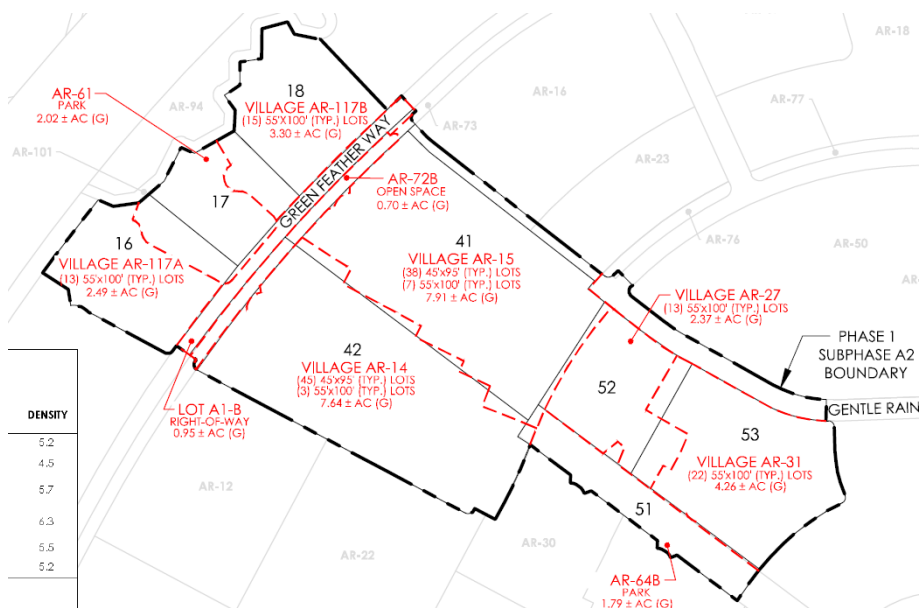
1. ***The proposed use or development is consistent with the City of Roseville General Plan and any applicable specific plan.***
2. ***The proposed use or development conforms to all applicable standards and requirements of the Zoning Ordinance.***
3. ***The location, size, design, and operating characteristics of the use or development is compatible with and shall not adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to public or private property or improvements.***

As detailed in Table 2 below, the applicant proposes to transfer units among parcels within the ARSP. Additionally, parcels AR-7 and AR-46 are proposed to be removed and replaced with multi-phase parcel AR-117A and AR-117B. A redlined version of the ARSP land use chapter reflecting these changes is included as Exhibit B. The specific plan parcel lines will also be modified with the proposed project to accommodate the proposed lot and street layout (Figure 4). A Large Lot Tentative Subdivision Map modification is not requested because the large lot map boundaries will no longer be applicable with the recordation of the final small lot map. However, the shape of the specific plan parcels within the ARSP will need to be modified to match the small lot map. The overall number of units within the Subphase A1 area will be reduced by 17 units (approximately 10%) from what was anticipated in the ARSP. The LDR land use designation will remain throughout the project area. According to the implementation procedures of the ARSP, any units assigned to a large lot parcel that are not used by a tentative map/Design Review for Residential Subdivision Permit or are not approved for transfer, shall revert to the City unit pool and landowners shall have no subsequent claim to such units. Thus, the applicant proposes to transfer the 17 unused units to parcels AR-1 and AR-2 as shown in Table 2 below. Those parcels are located in the third and final phase of the ARSP.

**Table 2: Proposed Unit Transfer**

SVSP Parcel	Current Allocation	Transfer (+/-)	Proposed Allocation	Current Density	Proposed Density	Percent Unit Change
AR-1	70	+13	83	3.5	4.1	+19%
AR-2	101	+4	105	4.1	4.3	+4%
AR-14	50	-2	48	6.7	6.3	-4%
AR-15	49	-4	45	6.5	5.7	-8%
AR-27	15	-2	13	6.3	5.5	-13%
AR-31	27	-5	22	6.1	5.2	-19%
AR-117A & B (Former AR-7 and AR-46)	32	-4	28	5.8	4.8	-13%
Total	344	n/a	344			unchanged

**Figure 4. Large Lot Parcel Line Adjustments (Proposed in Red)**



All of the affected large lot parcels have a Low Density Residential (LDR) land use designation, are located within the ARSP, and are subject to the Amoruso Ranch Specific Plan Development Agreement. The requested transfers will not result in a change to the land use designations, as all parcels will remain LDR. The cumulative change in units is not more than 20% for any of the parcels. The unit transfers will occur in areas that have been identified for development and will not require modification to existing infrastructure or result in new environmental impacts. None of the parcels are designated High Density Residential, nor are they subject to an affordable housing agreement.

The project is consistent with the General Plan, ARSP, and the Zoning Ordinance. The project will transfer planned units between existing specific plan large lot parcels. No physical effects will occur. The transfer will have no effect on the health, safety, or welfare of people in the area, nor will it be detrimental or injurious to private property or improvements.

### **PUBLIC OUTREACH**

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. A notice of the public hearing was published in the Press Tribune on November 26, 2022 and a notice of the hearing was also distributed to all property owners within 300 feet of the site, and to the Roseville Coalition of Neighborhood Associations. To date, no comments have been received.

### **ENVIRONMENTAL DETERMINATION**

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15182, which exempts residential projects consistent with a Specific Plan for which an EIR has been certified. The Amoruso Ranch Specific Plan EIR (SCH # 2013102057) was certified on June 15, 2016.

### **RECOMMENDATION**

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

1. Adopt the three (3) findings of fact and approve the **TENTATIVE SUBDIVISION MAP – 2091 Gentle Rain Drive – ARSP PCL AR-14, AR-15, AR-27, AR-31, AR-117A & AR-117B – AMORUSO RANCH PHASE 1 SUBPHASE A2 – FILE #PL22-0157** subject to seventy-two (72) conditions of approval;
2. Adopt the three (3) findings of fact and approve the **MAJOR GRADING PLAN – 2091 Gentle Rain Drive – ARSP PCL AR-7, AR-14, AR-15, AR-27, AR-31, AR-46, AR-51, AR-117A & AR-117B – AMORUSO RANCH PHASE 1 SUBPHASE A2 – FILE #PL22-0157** subject to twenty-seven (27) conditions of approval; and
3. Adopt the three (3) findings of fact and approve the **ADMINISTRATIVE PERMIT – 2091 Gentle Rain Drive – ARSP PCL AR-1, AR-2, AR-7, AR-14, AR-15, AR-27, AR-31, AR-46, AR-117A & AR-117B – AMORUSO RANCH PHASE 1 SUBPHASE A2 – FILE #PL22-0157** subject to two (2) condition of approval.

### **CONDITIONS OF APPROVAL FOR THE TENTATIVE SUBDIVISION MAP (AR-14, AR-15, AR-27, AR-31, AR117A, AR-117B) – FILE #PL22-0157**

1. This Tentative Subdivision Map approval shall be effectuated within a period of two (2) years from **December 8, 2022** and if not effectuated shall expire on **December 8, 2024**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **December 8, 2029**. (Planning)

2. The project is approved as shown in **Exhibit A** and as conditioned or modified below. (Planning)
3. 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 Division for review and approval. (Engineering)
4. 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)
5. 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)
6. 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 warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Finance)
7. The project shall comply with all required environmental mitigation identified in the Amoruso Ranch Specific Plan, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
8. The address for this project shall be 2091 GENTLE RAIN DR. (Business Services)

**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, however a Grading Permit may be issued prior to approval of Landscape 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 Ranch Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Engineering, Parks, Fire, Environmental Utilities)
  - a. Water Quality Lots A, B, and C shall feature an attractive and easily-maintained landscape design to the satisfaction of the Planning Division and Parks Department and shall be approved with the improvement plans.
10. The applicant shall submit to the Engineering Division the appropriate Army Corps of Engineers permit or clearance, the California Department of Fish and Game 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:
  - a. 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.
  - b. 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.

- c. A rough grading permit may be approved by the Engineering Department prior to approval of the improvement plans.
  - d. Access to the floodplain as required by Engineering and the Streets Department.
  - e. 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. 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)
  15. 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)
  16. 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 once 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)*
  17. 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)
  18. Prior to the 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), or portions thereof as described in the

ARSP Development Agreement (SPRTA Tier II fee partial fee deferral) and City/County Fee. (Engineering)

19. Per the Amoruso Ranch Specific Plan, and as shown on the Tentative Subdivision Map in **Exhibit A**, construct Westbrook Boulevard to the intersection of Gentle Rain Drive. This will include a total of two (2) through lanes, 6' wide bike lane adjacent to each curb/gutter, and transition pavement to get from four (4) lanes to (two) 2 lanes north of the Phase A2 intersection. Construct Gentle Rain Drive west of Westbrook Boulevard until it terminates at Green Feather Way. (Engineering)
20. Any backbone improvements, not constructed adjacent to (or needed to serve) a proposed subdivision shall be completed by the applicant. (Engineering)
21. Per the Amoruso Ranch Specific Plan, pedestrian sidewalks along the open spaces shall be installed at the time of adjacent roadway construction. (Engineering, Alternative Transportation)
22. The phasing of infrastructure shall be consistent with Amoruso Ranch Subphase A2 Interim Improvement Plan as shown on the Tentative Subdivision Map in **Exhibit A**, the Amoruso Specific Plan and as defined by the Development Agreement between the City of Roseville and Brookfield Sunset, LLC. (Engineering)
23. 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)
24. 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)
25. 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)
26. The grading plans for the site shall be accompanied with a shed map that defines that area tributary to this 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 coarse. (Engineering)
27. 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 that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. If located within a 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)

28. Prior to approval of improvement plans, drainage calculations must be submitted that are consistent with the Master Drainage Study for Amoruso Ranch. If deviations to the Master Drainage Study are proposed, it shall be amended with a Technical Memorandum that contains updated drainage calculations and analysis 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)
29. 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)
30. 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)
31. 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)
32. 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)
33. 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 waddles and stakes, silt fencing). (Engineering, Development Services, Planning)
34. 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)
35. 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)
36. Landscaping adjacent to the Preserve shall be California native, drought-tolerant groundcover, shrubs, plants, and trees. (Development Services, Planning)
37. **Prior to the approval of the Improvement Plans**, the project proponent shall provide proof of preparation and submittal of a Storm Water 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)

38. 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 the 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)
39. 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 above 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)
40. 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)
41. 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)
42. 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)
43. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)

44. 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 utility lines will serve non-residential uses. (Fire)
45. 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)
46. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the “City of Roseville Specifications for Residential Trenching”. (Electric)
47. The design for electrical service for this project will begin when the Electric Department has received a full set of improvement plans for the project. (Electric)
48. 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 Department’s “Specifications for Residential Trenching.” (Electric)
49. 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)
50. 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/PARCEL MAP**

51. 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 public utilities easement along all road frontages for Phase 1, Subphase A2;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)
52. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
53. 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)
54. 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/Parcel 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 written 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 courts or other dead-end areas 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)

55. 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)

56. Lots A, B, & C shall be dedicated in fee to the City for the purposes of public drainage. (Engineering)

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

58. The subject property shall form a Public Services Community Facilities District in order to fund ongoing maintenance. Also it is to be annexed into CFD No. 3, Municipal Services. This property is to be annexed into CFD No. 3 in order to satisfy a Development Agreement (DA) requirement and subject to the terms in Section 3.20 of the DA. It is the applicant's responsibility to prepare the appropriate documentation for the annexation of this property into the 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)

59. 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//Parcel along major roads shall be dedicated as landscape/pedestrian/public utility easements and in fee to the City as open space. (Engineering)

60. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)

61. The Final Map shall be submitted per, "The Digital Submittal of Cadastral Surveys". Submittal shall occur after Engineering approval but prior to Council approval. (Engineering)

62. \*The cost of any 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)

63. 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)

64. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

#### **OTHER CONDITIONS OF APPROVAL**

65. 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)

66. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
67. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)
68. 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)
69. 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 between the hours 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)
70. 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)
71. 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 warrantee for an additional 9 months. 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 warrantee period shall be replaced one month prior to the end of the warrantee period. Tree or shrub replacement made necessary due to acts of God, neglect or vandalism shall be exempt from the warrantee. (Parks, Recreation, and Libraries)
72. Those portions of Lots A and B, as shown on the Tentative Subdivision Map in Exhibit A, which are bifurcated and adjacent to open space shall be finished with a weed barrier and low maintenance ground level cover such as cobble or bark mulch. The finish shall be inspected by the Parks Department prior to acceptance of any lots which will be maintained by the Parks Department. (Parks)

**CONDITIONS OF APPROVAL FOR THE MAJOR GRADING PLAN (AR-51) – FILE #PL22-0157**

1. This permit shall expire on the same date as the Tentative Map for **Amoruso Ranch Phase 1 Subphase A2**, which is **December 8, 2024**, and shall run with the approval of any extension thereafter. (Planning)
2. The project is approved as shown in **Exhibit A** and as conditioned or modified below. (Planning)
3. The project shall comply with all required environmental mitigation identified in the Amoruso Ranch Specific Plan EIR (SCH # 2013102057, certified on June 15, 2016). (Planning)
4. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
5. The applicant shall not commence with any on-site improvements until such time as grading plans are approved and grading and/or encroachment permits are issued by the Department of Public Works. (Engineering)

**PRIOR TO ISSUANCE OF GRADING PERMIT:**

6. 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 Engineering prior to approval of any plans. (Engineering)
7. The grading plans shall be designed in accordance with the City's Improvement Standards and Construction Standards, and shall reflect the following:
  - a) Grading shall comply with the City grading ordinance. There shall be no cut and/or fill slopes steeper than a 4:1 ratio, unless approved otherwise. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans and 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 the applicant's responsibility to ensure that necessary measures are taken to minimize silt discharge from the site. Modification of the erosion control plan may be warranted during wet weather conditions.
8. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to the commencement of on-site work that will require material to be trucked to or from the site within City right-of-ways. (Engineering)
9. Grading plans shall include a fencing plan for the installation of temporary construction fencing to protect oak trees or wetland areas. The fencing plan is subject to the review and approval of the Planning Division. Prior to any onsite work, the applicant shall contact the Planning Division to inspect installed fencing and verify compliance with the fencing plan. (Planning)
10. The applicant shall submit to the Planning and Engineering Departments any applicable 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. Grading 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. The following shall apply:
  - a) Prior to grading or other site work, high-visibility temporary construction fencing shall be installed along the parcel adjacent to the Preserve. Fencing shall be maintained daily until grading or other construction activities are complete, at which time fencing and all temporary erosion control measures shall be removed.
  - b) 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.
  - c) Slopes between the project site and Preserve shall be 2:1 or less, unless approved otherwise. (Parks, Recreation, and Libraries)
12. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

**DURING CONSTRUCTION & PRIOR TO NOTICE OF COMPLETION:**

13. Easement widths shall comply with the City's Improvement Standards and Construction Standards. The following easements shall be provided by separate instrument and shown on the grading plan, unless otherwise provided for in these conditions: a 10-foot wide public utilities easement along all residential road frontages. (Engineering, Environmental Utilities, Electric)

14. 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. (Engineering, Environmental Utilities, Electric)
15. The following note shall be added to the grading plans:  

To minimize dust and 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, to minimize dust.
  - b) Use tarpaulins or other effective covers on all stockpiled earth material and on all haul trucks to minimize dust.
  - c) Sweep the adjacent street frontages at least once 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 opinion of city staff, inadequate dust control or excessive wind conditions contribute to fugitive dust emissions. (Engineering)
16. Existing public facilities damaged during the course of construction shall repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (Engineering)
17. All improvements being constructed in accordance with the approved grading plans shall be accepted as complete by the City. (Engineering)
18. Prior to grading, the site shall be scarified and all deleterious vegetation shall be removed. (Engineering)
19. All fill shall be placed in standard lifts, and shall be compacted to a minimum of 90% relative compaction. Prior to the approval and acceptance of the grading operation as complete, the applicant shall provide a soils report generated from a registered geotechnical engineer certifying that the fill has been properly constructed. (Engineering)
20. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance, provided all construction equipment is fitted with factory installed muffling devices and is maintained in good working order, project construction noise is exempt between the hours 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. (Engineering)
21. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
22. 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, retaining walls, and structures of any type. (Electric)
23. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

**OTHER CONDITIONS OF APPROVAL:**

24. The applicant shall pay City's actual cost for providing plan check, installation, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities)
25. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained. (Electric, Engineering, Environmental Utilities)
26. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000 gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)
27. 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 or person responsible for the building permit must 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. (Fire)

**CONDITIONS OF APPROVAL FOR THE ADMINISTRATIVE PERMIT – FILE #PL22-0157**

1. This permit shall expire on the same date as the Tentative Map for **Amoruso Ranch Phase 1 Subphase A2**, which is **December 8, 2024**, and shall run with the approval of any extension thereafter. (Planning)
2. The project is approved as shown in **Exhibit B**. (Planning)

**EXHIBITS**

- A. Plans
- B. ARSP Chapter 4 Amendments

**Note to Applicant and/or Developer:** Please contact 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.