

ITEM 6.1: **Tentative Subdivision Map, Design Review for Residential Subdivision, and Administrative Permit – 2091 Gentle Rain Drive – ARSP PCL AR-8, AR-9, AR-10, AR-17, AR-18, & AR-118 - Amoruso Ranch Phase 1 Subphase B1 – File # PL25-0263**

REQUEST

The applicant requests a Small Lot Tentative Subdivision Map to subdivide Amoruso Ranch Phase 1 Subphase B1 into approximately 312 residential lots and associated park, open space, water quality, and landscape lots. The project includes an Administrative Permit to transfer allocated units among existing Specific Plan parcels. A Design Review Permit for Residential Subdivision is also requested to modify the development standards and review elevations for select subdivisions.

Applicant – Vance Jones, Wood Rodgers, Inc.
Property Owner – Gonzalo Rodriguez, Brookfield Sunset 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 sixty-four (64) conditions of approval;
2. Adopt the three (3) findings of fact and approve the Administrative Permit subject to two (2) condition of approval; and
3. Adopt the two (2) findings of fact and approve the Design Review for Residential Subdivision subject to twenty-six (26) 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 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.

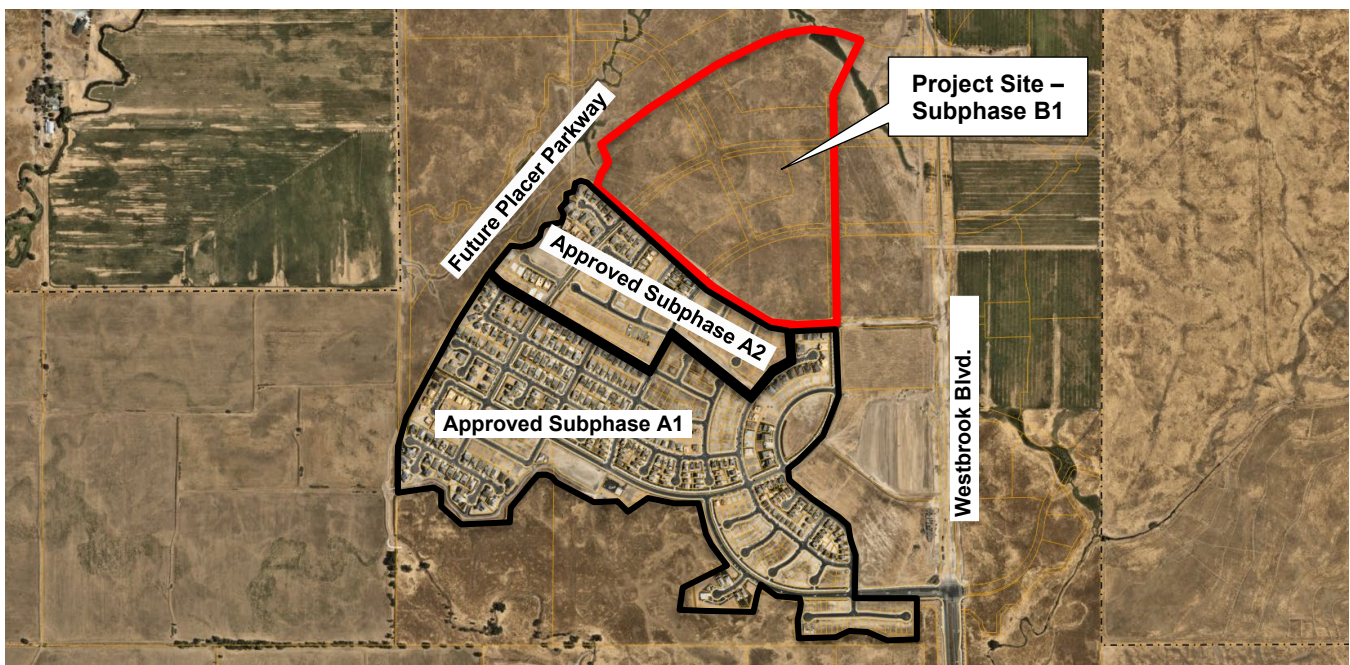
An initial Tentative Large Lot Map, which reflected the ARSP land use parcels was approved by the Planning Commission on January 10, 2019. However, during the coordination with the U.S. Army Corps of Engineers (USACE) for federal Clean Water Act (CWA) Section 404 permitting, the USACE required additional 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. On December 8, 2022 the Planning Commission approved a Tentative Subdivision Map to create 156 additional residential parcels within Subphase A2.

The current request is for a Small Lot Tentative Subdivision Map to subdivide Amoruso Ranch Phase 1 Subphase B1 into approximately 312 residential lots and associated park, open space, water quality, and landscape lots. The project includes an Administrative Permit to transfer allocated units among existing Specific Plan parcels. A Design Review Permit for Residential Subdivision is also requested to modify the development standards and review elevations for select subdivisions.

Figure 1: Project Location (parcels bordered in red)



PROJECT DESCRIPTION

Tentative Subdivision Map – The applicant requests a Tentative Subdivision Map for parcels ARSP PCL AR-8, AR-9, AR-10, AR-16, AR-17, AR-18, AR-23, and AR-118.

Administrative Permit – The applicant requests an Administrative Permit to transfer units among parcels in the ARSP, eliminate parcels AR-16 and AR-23, and create parcel AR-118.

Design Review for Residential Subdivision – The applicant requests a Design Review for Residential Subdivision permit to review the home plans and development standards within villages AR-9 and AR-10.

EVALUATION: TENTATIVE SUBDIVISION MAP (PARCELS ARSP PCL AR-8, AR-9, AR-10, AR-17, AR-18, & AR-118)

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 B1 of the ARSP to divide approximately 95.47 acres into 312 single-family residential lots, 5 water quality lots, 1 park parcel, 7 paseo parcels, 1 large lot high-density parcel, 1 large lot medium-density parcel and 1 public/quasi-public (school) parcel in addition to right-of-way parcels. Table 1 below provides a summary of each village within the proposed subdivision.

Table 1: Tentative Subdivision Map Parcels

Parcel Number	Land Use Designation	Zoning Designation	Dwelling Units	Gross Acreage	Density (du/ac)
<i>Residential Lots</i>					
AR-8	LDR	RS	47	8.08	5.8
AR-9	LDR	RS	42	6.83	6.1
AR-17	LDR	RS	23	3.82	6.0
AR-18	LDR	RS	34	4.91	6.9
AR-118	LDR	RS	49	8.89	5.5
AR-10	MDR	RS	117	10.29	11.4
Total			312 lots	27.97 acres	

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, the paseos and park systems they connect to form the framework of the plan. ARSP Phase 1 Subphase B1 is located within the Central District of the ARSP and includes a portion of the axial geometry of the planned parks and paseos. Figure 2 shows a composite of the applicable figures from the ARSP for reference. As anticipated in the plan, the applicant proposes paseos that make up part of the circular paseo system as well as a 10-acre park on parcel AR-62 that connects to the paseo network and a public/quasi-public (school) parcel that fronts onto a paseo.

All single-family lots throughout the plan area are oriented with frontage onto public streets. The northern boundary of subphase B1 borders the future Placer Parkway. A six-foot tall masonry wall is proposed for the properties that border the parkway. Greenhorn Ranch Way is proposed to cross under the parkway to connect the Central District of the ARSP to the Northwest District. 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.

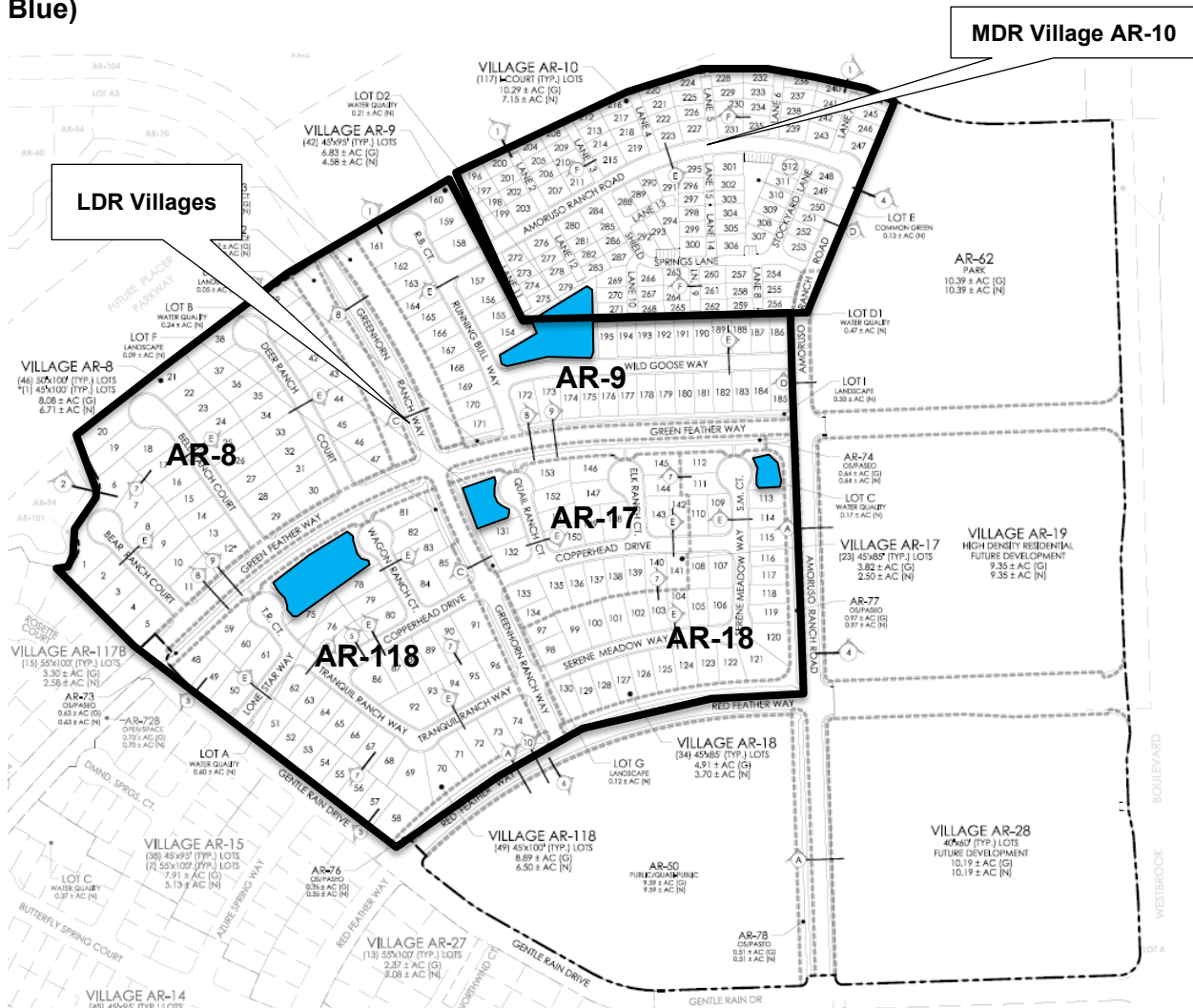
Figure 2. Park and Paseo diagrams from the ARSP (Project Area in Red)



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 (RS). Five of the villages proposed for small-lot tentative maps within Subphase B1 have a Low-Density Residential (LDR) land use designation. A developer may either use the RS development standards established in the ARSP or may adopt adjusted standards through the Design Review Permit for Residential Subdivisions (DRRS) entitlement. A DRRS is requested for LDR villages AR-9, AR-17, and AR-18. The DRRS is requested to allow a smaller lot size than permitted in the RS zoning district. The DRRS are discussed later in this report.

LDR Villages AR-8, AR-9, AR-17, AR-18, AR-118: The LDR villages within Subphase B1 of the ARSP will result in a total of 195 single-family residential lots (Figure 3). As proposed, the LDR villages will conform to the RS standards as provided in the Zoning Ordinance other than the minimum lot size as mentioned previously. Proposed densities in the villages range from 5.5 to 6.9 dwelling units per acre. The lots within the villages will have a range of sizes. Village AR-8 will contain the larger lots at 50 feet by 100 feet. The majority of the lots in the other villages are 45 feet wide and 85 feet to 100 feet deep. Any village with lots smaller than 45 feet by 100 feet will require a DRRS approval, as those lots will not meet the minimum 4,500 square foot lot size in the Zoning Ordinance for RS lots with attached sidewalks. Villages AR-17, AR-18, and AR-118 feature open ended cul de sacs that connect to the paseo along Green Feather Way. Each cul de sac includes a path connection to the paseo to allow pedestrian access while limiting automobile crossings on the paseo network.

Figure 3 – Small Lot Tentative Subdivision Map, Phase 1 Subphase B1 (Water Quality Lots in Blue)



MDR Villages AR-10 & AR-28: There is one Medium-Density Residential (MDR) village proposed with the small-lot subdivision map for Subphase B1. AR-28 is within the borders of Subphase B1 but is not proposed for small-lot mapping at this time. Village AR-10 will result in a total of 117 single-family residential lots. Village AR-10 is proposed to feature alley-loaded rear-entry garage access. The entrance of the homes will front onto either shared landscaped pedestrian access easements, onto the park AR-62, or onto a common greenspace lot. The proposed density is 11.4 dwelling-units per acre. The lots within the village will be a minimum 31 feet wide by 61 feet deep for a lot size of 1,891 square feet. The Zoning Ordinance requires that any subdivision with an MDR land use designation is required to obtain approval of a DRRS. The AR-10 DRRS is evaluated in the DRRS section of this report.

Water Quality Lots: There are five water quality lots located within the plan area. The size of these lots were reduced to the extent possible to limit the visual impact on the plan area. However, due to the relatively flat grade of the project area and the location of planned infrastructure, these lots are necessary to provide adequate storm water quality treatment. Three of the basins are proposed along Green Feather Way adjacent to the paseo to blend into that landscape buffer. Water quality lots D1 and D2 are combined into one basin located on the border of Villages AR-9 and AR-10 to serve both communities. A condition

of approval was added to the project to ensure that the water quality lots will be attractively landscaped due to their visibility from the public way.

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 that will be evaluated with the DRRS. The proposed standards have been determined to be of adequate size and shape to support development consistent with the ARSP guidelines. The applicant provided home elevations and typical plot plans with the DRRS submittal that show adequate access for each lot. 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: 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.**

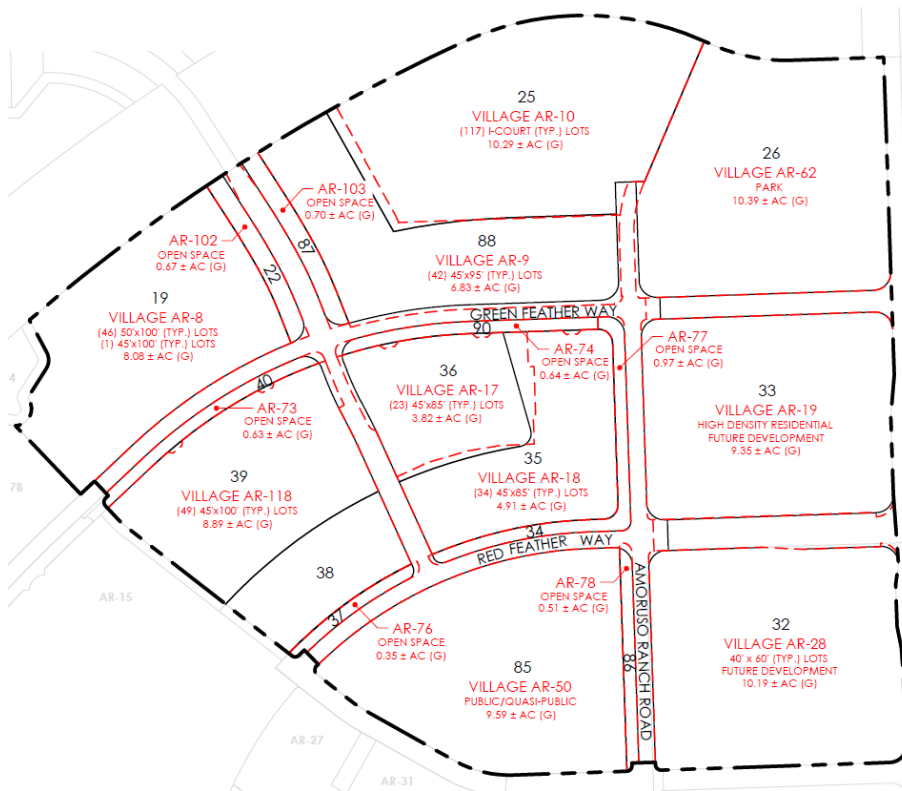
As detailed in Table 2 below, the applicant proposes to transfer units among parcels within the ARSP. Additionally, parcels AR-16 and AR-23 are proposed to be removed and replaced with parcel AR-118. A redlined version of the ARSP land use chapter reflecting these changes is included as Exhibit B. The 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 relevant large lot map boundaries will no longer be applicable with the recordation of the final small lot map. However, the shape of some specific plan parcels within the ARSP will need to be modified slightly to match the small lot map. The overall number of units within the Subphase B1 area will be reduced by 41 units (approximately 12% of those mapped) from what was anticipated in the ARSP. The LDR and MDR land use designations will remain the same for each village 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 41 unused units to parcels AR-1, AR-2, AR-3, AR-39, and AR-42 as shown in Table 2 below. Those parcels are located in the third and final phase of the ARSP.

Table 2: Proposed Unit Transfers

SVSP Parcel	Current Allocation	Transfer (+/-)	Proposed Allocation	Current Density	Proposed Density	Percent Unit Change	ARSP Phase
Low-Density Residential							
AR-1	83	+1	84	4.1	4.2	+1.2%	3
AR-2	105	+16	121	4.2	4.9	+15.2%	3
AR-3	84	+3	87	3.1	3.2	+3.6%	3
AR-8	56	-4	45	6.6	5.8	-16.1%	1
AR-9*	42	-2	43	6.7	6.3	+2.4%	1
AR-17	24	-5	22	6.6	6.0	-4.2%	1
AR-18	33	+1	34	6.5	6.9	+3.0%	1
AR-118* (Former AR-16 and AR-23)	64	-12	52	6.9	5.8	-18.8%	1

Medium-Density Residential							
AR-10	138	-21	117	13.1	11.4	-15.2%	1
AR-39	66	+13	79	8.5	10.1	+19.7%	3
AR-42	76	+8	84	10.1	11.2	+10.5%	3
Total	771	n/a	771			unchanged	

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



All of the affected large lot parcels retain their original LDR or MDR land use designation, are located within the ARSP, and are subject to the Amoruso Ranch Specific Plan Development Agreement. The cumulative change in units is not more than 20% for any of the parcels. Although AR-9 and AR-118 are allocated for 43 and 52 units respectively, due to mapping constraints these units are proposed to be mapped for 42 and 49 units each. The 4 unmapped units are not available for future transfer and will no longer be available. 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.

EVALUATION: DESIGN REVIEW FOR RESIDENTIAL SUBDIVISION

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). Compact residential development products are more dense and urban in nature than is typical of the suburban setting, and 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. Section 19.10.030 footnote 10 states that variations to the typical development standards may be permitted subject to processing of a Design Review Permit for Residential Subdivision (DRRS) concurrent with the approval of a tentative subdivision map and review of product type. The applicant requests approval of a DRRS for MDR village AR-10 as well as approval of a DRRS for LDR villages AR-9, AR-17, and AR-18 to modify the development standards for minimum lot size. The proposed MDR and LDR product types will be evaluated separately. Pursuant to Zoning Ordinance Section 19.78.060(l), the required Findings for a Design Review Permit for a Residential Subdivision 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 applicable design guidelines.***

Villages AR-9, AR-17, and AR-18

This project is subject to the development standards of the City's Zoning Ordinance, the City's Community Design Guidelines (CDG), and the Amoruso Ranch Specific Plan (ARSP). The ARSP relies on the Zoning Ordinance standards for the RS zoning district. The applicant proposes to apply the development standards as they exist in the Zoning Ordinance other than a request to modify the minimum lot size. The typical lot size proposed in AR-9 is 45 feet wide by 95 feet deep. This creates a typical lot area of 4,275 square feet, which is below the 4,500 square foot minimum lot area for RS lots in the Zoning Ordinance. The applicant therefore requests to modify the minimum lot size to 4,275 square feet for AR-9. The updated standards are included as Exhibit C. No deviation from any setback or lot coverage requirements are requested with the project. Adherence to all other development standards will ensure the homes are harmonious with others in the plan area. To further ensure harmony with surrounding homes and the applicable design standards, the applicant submitted conceptual elevations showing architectural treatment and floor plans for the proposed units in Exhibit D. The typical lot size proposed in AR-17 and AR-18 is 45 feet by 85 feet, which creates a typical lot area of 3,825 square feet, which is below the 4,500 square-foot minimum for RS properties. However, the applicant does not have conceptual elevations for these two subdivisions at this time. A condition of approval has been added to the project to require the applicant receive DRRS approval before building permit submittal for the homes in villages AR-17 and AR-18. A DRRS that is not associated with a tentative subdivision map may be processed administratively. Villages AR-17 and AR-18 feature lot widths matching AR-9, therefore staff is confident that those lots are buildable with a similar home design to that reviewed below.

Plan Types: The project includes four plan types, including one one-story and three two-story plans, ranging in size from 1,839 square feet to 2,678 square feet. Table 3 identifies the square footage and number of bedrooms for each plan type. Each of the two-story plans adheres to a similar layout with common area on the first floor and bedrooms on the second floor. The four plan types have similar orientation, with the front entry located within a porch area on the front elevation, but the placement of living spaces are different in each plan, which creates variations in window placements. All plans include a front-entry two-car garage to provide the required parking. Each home plan is 35 feet wide to ensure the minimum 5-foot side setbacks can be met on each 45-foot wide lot.

Table 3: Plan Type Features and Dimensions

Plan	Floors	Square Footage	Bedrooms	Bathrooms
Plan 1	1	1,839 square feet	3	2
Plan 2	2	2,173 square feet	4	3
Plan 3	2	2,306 square feet	4	3
Plan 4	2	2,678 square feet	4	3

Streetscape: Each of the five floor plans will be offered in one of four styles -- “California Ranch”, “Farmhouse”, “Prairie”, and “Spanish”. Building projections and varying roof forms are used to provide visual interest in the streetscape. Consistent with the Community Design Guidelines, architectural treatment will be applied to all elevations of the buildings including decorative trim. Enhanced architecture is provided for any side elevation facing a public street.

Figure 5: Typical Streetscape (View from Public Street)



Color and Materials: Each plan type features four possible architectural styles. Each of the architectural styles have three possible color schemes, which provides a total of twelve color combinations within the 42-lot subdivision. The unit designs include a range of decorative embellishments on the front elevation including arched doorways on the Spanish style, board and batten on the farmhouse style, and stacked stone on the California Ranch and Prairie styles.

Village AR-10

This subdivision is subject to the development standards of the City’s Zoning Ordinance, the City’s Community Design Guidelines (CDG), and the Amoruso Ranch Specific Plan (ARSP). The ARSP relies on the Zoning Ordinance standards for the RS zoning district. The applicant proposes modified development standards that would apply to the homes in the AR-10 subdivision. These standards are included in Exhibit E. Additionally, the applicant submitted conceptual elevations showing architectural treatment and floor plans for the proposed units (Exhibit F).

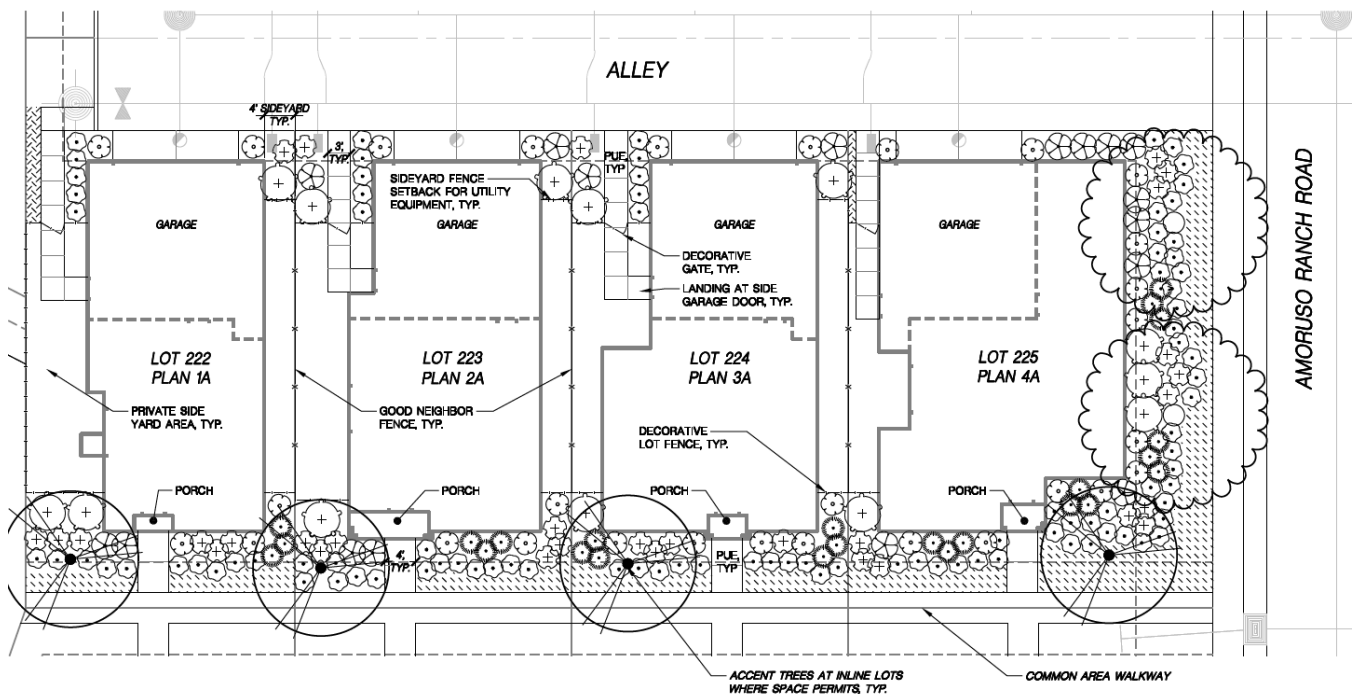
Plan Types: The project includes four plan types, all of which are two-story, ranging in size from 1,591 square feet to 2,186 square feet. Table 4 identifies the square footage and number of bedrooms and bathrooms for each plan type. Each of the plans adheres to a similar layout with common area on the first floor and bedrooms on the second floor. Plan 4 is the only design that includes a fourth bedroom, which is located on the first floor. The four plan types have the same general orientation. The lots in the AR-10 subdivision are alley-loaded where garages will be accessed from a shared 24-foot private drive aisle easement. This arrangement creates lots that orient toward a shared pedestrian pathway and some lots that orient toward the adjacent street or landscape lot. All plans include a two-car garage from the private drive aisle to provide the required parking. The minimum typical lot size planned for AR-10 is 31

feet wide, which allows a 4-foot wide side yard setback on each side of the 23-foot wide home plans. However, the majority of the lots are 36 feet wide, which allows for larger private side yard space. No rear yard area is planned along the alley access. Front yard space will be along the shared pedestrian easement on front of the homes. A typical row of homes is shown in Figure 6 below.

Table 4: Plan Type Features and Dimensions

Plan	Floors	Square Footage	Bedrooms	Bathrooms
Plan 1	2	1,591 square feet	3	2
Plan 2	2	1,749 square feet	3	2
Plan 3	2	1,858 square feet	3	2
Plan 4	2	2,186 square feet	4	3

Figure 6. Typical AR-10 Home Layouts



Streetscape: Each of the three floor plans will be offered in one of three styles -- “Farmhouse”, “Craftsman”, and “Country European”. Building projections and varying roof forms are used to provide visual interest in the streetscape. Consistent with the Community Design Guidelines, architectural treatment will be applied to all elevations of the buildings including decorative trim. The applicant has provided enhanced elevations for those lots that side onto a street including protruding additional window, enhanced materials, and wall plan variation. The mix of styles create a varied streetscape as shown in Figure 7. below. An example with homes fronting onto a street is used in the figure to allow visibility of the front elevations. More often, homes in AR-10 will front onto the shared pedestrian easement and have views of other home fronts.

Figure 7: Typical Streetscape



Color and Materials: Each of the architectural styles have a unique color scheme for each plan type, which provides a total of twelve color combinations. The unit designs include a range of decorative embellishments (i.e. corbels, and gables) and exterior finishes such as stucco, board and batten, and stacked stone siding, creating a diverse streetscape that provides visual interest.

Landscape: The proposed landscape will include a mix of groundcovers, shrubs of varying heights, and shade and accent trees for the front yard. The selected landscape will provide a mix of colors and textures which will complement the streetscape and is consistent with the ARSP Landscape Guidelines and the City’s Water Efficient Landscape Ordinance (WELO). Landscaping outside private yards and patio areas will be installed and maintained by a Homeowners Association (HOA).

Development Standards: The project request includes a set of development standards unique to Village AR-10. The standards include four-foot property setbacks on all property lines. As discussed above, the proposed development standards are appropriate for the proposed home type. The four-foot side yard setback will typically be exceeded to provide private yard area.

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 September 12, 2025 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** subject to subject to sixty-four (64) conditions of approval;
2. Adopt the three (3) findings of fact and approve the **ADMINISTRATIVE PERMIT** subject to two (2) condition of approval; and
3. Adopt the three (3) findings of fact and approve the **DESIGN REVIEW FOR RESIDENTIAL SUBDIVISION** subject to twenty-six (26) conditions of approval.

CONDITIONS OF APPROVAL FOR THE TENTATIVE SUBDIVISION MAP (AR-8, AR-9, AR-10, AR-17, AR-18, AR-118) – FILE #PL25-0263

1. This Tentative Subdivision Map approval shall be effectuated within a period of two (2) years from **September 25, 2025** and if not effectuated shall expire on **September 25, 2027**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **September 25, 2028**. (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, Electric, Finance)
7. The project shall comply with all required environmental mitigation identified in the Amoruso Ranch Specific Plan 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

8. 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 Ranch Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Engineering, Parks, Fire, Environmental Utilities)

- A. Water Quality Lots A, B, C, D1 and D2 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.
9. 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)
10. 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)
11. 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)
12. 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)
13. 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)
14. 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)
15. 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)*
16. 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)
17. 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)*
18. 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)
19. 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)
20. 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)
21. The applicant shall provide fencing along the street facing sides of the water quality ponds. This shall be split-face and/or post and cable fencing. In addition, the fencing shall provide for 20' access into the ponds. The proposed sidewalk along the access area shall be thickened to support maintenance vehicles. (Engineering)
22. 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, which includes trash capture requirements. 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. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall enter into a maintenance agreement with the City for the maintenance of the proposed BMP's. (Engineering)
23. 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)

24. 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)
25. 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)
26. 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)
27. 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)
28. Landscaping adjacent to the Preserve shall be California native, drought-tolerant groundcover, shrubs, plants, and trees. (Development Services, Planning)
29. **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)
30. 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)
31. Water, recycled 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, recycled water 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)
32. 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)
33. 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)
34. 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)
35. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
36. 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)
37. 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)
38. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)
39. 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)
40. 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)
41. 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)

42. 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

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

44. 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)

45. 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 of AR-10 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)
- d. A clause noting that the two required vehicle parking spaces are required for the residents of Parcel AR-10 within the garage and 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. The developer shall disclose to all residential and nonresidential buyers that the Property will be served by-both surface water and groundwater supplies and that variations in the appearance, taste and color of water may be noticed from time to time and include such disclosure in the CC&Rs for the Property. The disclosure shall describe the location of the groundwater well. For infill projects this is not applicable. (Engineering)
- f. The developer shall disclose to all buyers that recycled water shall be used for irrigation of parks and landscape corridors, medians, paseos adjacent to collector streets and other landscape areas, including all multi-family and non-residential landscaping uses. Such disclosure shall be included in the CC&Rs for all residential buyers and other recorded notice instrument for all non-residential buyers. For infill projects this is not applicable. (Engineering)

46. 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.
 - i. 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)

47. Any structures crossing Lot/Parcel lines created by the Final/Parcel map shall be removed. (Engineering)

48. Lettered lots A, B, C and D1/D2 shall be dedicated in fee to the City for the purposes of storm water quality treatment and drainage purposes. (Engineering)
49. The Final/Parcel 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)
50. 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)
51. The Final/Lot/Parcel/Parcel Map shall be submitted per, "The Digital Submittal of Cadastral Surveys". Submittal shall occur after Engineering approval but prior to Council approval. (Engineering)
52. 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)
53. 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)
54. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

55. 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)
56. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
57. 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)
58. 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)
59. 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)
60. 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)

61. 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 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 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)
62. A) Utility Sites (see Section 3.14.5): Landowner shall install signage at all future utility sites (including, but not limited to; the well, sewer lift stations, pumping stations, aquifer storage and recovery facilities, and public facility sites describing the facilities to be constructed on the subject site. Signs shall be provided per City specifications. The Environmental Utilities Director, City Engineer, and Electric Director, as appropriate, must review and approve sign layouts prior to installation/ construction of any utility sites. The City Manager or his/her designee must review and approve sign layouts prior to installation/ construction of any public facilities.

B) Affordable Housing: Landowner shall install signage at future affordable rental housing sites (excluding carriage units) describing the facilities to be constructed on the subject site. Signs shall be provided per City specifications. The City Manager or his/her designee must review and approve sign layouts prior to installation by Landowner. (Planning)
63. Villages AR-17 and AR-18 must receive Design Review Permit for Residential Subdivision (DRRS) approval before building permit submittal. (Planning)
64. The subject property shall form, or annex into an existing, Public Services Community Facilities District in order to fund ongoing maintenance. 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)

CONDITIONS OF APPROVAL FOR THE ADMINISTRATIVE PERMIT – FILE #PL25-0263

1. This permit shall expire on the same date as the Tentative Map for **Amoruso Ranch Phase 1 Subphase B1**, which is **September 25, 2027**, and shall run with the approval of any extension thereafter. (Planning)
2. The project is approved as shown in **Exhibits A-B**. (Planning)

CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW FOR RESIDENTIAL SUBDIVISION – FILE #PL25-0263

1. The development standards, unit designs and landscape plans for **ARSP PCL AR-9 and AR-10** are approved as described in **Exhibits C-F**, except as modified by these conditions of approval. (Planning)
2. This permit shall expire on the same date as the Tentative Map for **Amoruso Ranch Phase 1 Subphase B1**, which is **September 25, 2027**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **September 25, 2028**. Effectuation of this DRRS shall occur with the first residential Building Permit. (Planning)
3. The landscape plan shall comply with the Landscape Guidelines for Amoruso Ranch Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning)

4. The project shall comply with all required environmental mitigation identified in the Amoruso Ranch Specific Plan EIR, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
5. 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)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

6. The project Landscape Plans shall comply with the following:
 - a) The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines, backflow preventers, fire department connections, and public water, sewer, and storm drain facilities. (Planning, Fire, EUD, Electric, Public Works)
 - b) At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
7. All on-site external lighting shall be installed and directed to have no off-site glare. (Planning)
8. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code-CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)
9. 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), and City/County Fee. (Public Works)
10. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
11. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting. (Fire)
12. Testing of all fire systems shall be performed prior to opening the sales office for business. (Fire)
13. Framing construction cannot commence until access roads and public fire hydrants are approved by the Fire Department. (Fire)
14. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION AND PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

15. All electric metering shall be directly outside accessible. (Electric)

16. 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

17. 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. (Building)
18. The developer or builder (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer or builder shall prepare a written statement confirming building placement and provide an original copy to the City Building Department Field Inspector at the time of or prior to the foundation inspection. (Building)
19. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)
20. 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)
21. All alley loaded driveways shall have the address and street name of the designated unit as identified on the approved city lot maps. (Fire)
22. Signs are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
23. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)
24. Fences and walls shall be consistent with the locations and treatments specified in the Amoruso Ranch Specific Plan Design Guidelines. (Planning)
25. The location and design of the gas service shall be determined by PG&E. (PG&E)
26. Any relocation or modification to the existing utility facilities or other existing improvements required for the development of this subdivision shall be at the developer's expense. (Electric, Environmental Utilities, Engineering, Fire)

EXHIBITS

- A. Tentative Subdivision Map
- B. ARSP Redlines
- C. LDR DRRS Standards
- D. LDR DRRS Plans
- E. MDR DRRS Standards

F. MDR DRRS Plans

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.