City Council Chambers, 311 Vernon Street roseville.ca.us

The City of Roseville welcomes your participation.

Meeting Schedule: Regular meetings of the Planning Commission are held on the second and fourth Thursday of the month at 6:30 p.m.

Public Comment: Speakers have three (3) minutes under Public Comment to address the Chair of the meeting on issues that are not listed on the agenda and are within the City's jurisdiction. Please submit a yellow speaker card to the Secretary before the item is heard if you wish to make a comment.

Brown Act: The Planning Commission cannot discuss or act on items not listed on the agenda.

Agenda Items: Speakers have five (5) minutes to address items that are listed on the agenda.

Levine Act Provisions: If you've made a campaign contribution totaling more than $500 ($250 prior to January 1, 2025) to City Council Members in the last twelve (12) months, you must disclose it before addressing an item on the agenda. Please visit Levine Act – City of Roseville for updated forms and information.

Audio/Visual Presentations: If making a presentation regarding an agenda item, audio/visual materials must be submitted to the Secretary for consideration at least 72 hours in advance.

Americans with Disabilities Act: If special assistance is required to participate in a meeting including the need of auxiliary aids or services, please notify the City Clerk at least 72 hours in advance of the meeting.
City Clerk 311 Vernon Street cityclerkroseville@roseville.ca.us 916-774-5263 TDD: 916-774-5220

Security Measures: All Roseville meeting attendees must successfully pass through a security metal detector. Any person with a prohibited item will not be allowed entry. Prohibited items include but are not limited to firearms (even with valid CCW), knives, pepper spray/mace, explosives of any kind/any weapons and/or dangerous devices of any kind, illegal drugs, and alcohol. (City Council Only)

Viewing Options: The City of Roseville provides three options for viewing meetings:

In person



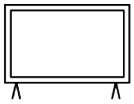
Meetings take place at the City Council Chambers, 311 Vernon Street

Online



Watch meetings live on the City's YouTube channel or at **roseville.ca.us/watch**. Past meetings are also available on the City's YouTube channel.

On TV



Watch live on government access channel (Comcast 14).

Clifford Haggenjos, Jr., Chair
Erich Brashears, Vice Chair
Bruce Hagler, Commissioner
Robert Jensen, Commissioner
Einar Maisch, Commissioner
John Prior, Commissioner
Kim Ryan Unidad, Commissioner
Lupe Nelson, Secretary
Greg Bitter, Liaison

AGENDA

Planning Commission Meeting
September 25, 2025
6:30 PM
City Council Chambers, 311 Vernon Street

I. CALL TO ORDER

II. ROLL CALL

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS

V. CONSENT CALENDAR

Items appearing on the Consent Calendar are considered routine and may be approved by one motion of the Planning Commission. Any person may request an item be removed from the Consent Calendar for further discussion.

1. Minutes of August 28, 2025

2. Northeast Roseville Specific Plan Parcel 13A - Roseville Automall Master Use Permit Modification, 400 Automall Dr, File # PL25-0408

Request: The applicant proposes to amend the Roseville Automall Master Use Permit to allow building facade signs with a maximum height limitation of forty-eight inches (48'').

Applicant/Property Owner: Damon Eberhart, Roseville Automall Association

The Planning Commission will consider the recommendation to:

1. Adopt the two (2) findings of fact and approve the Conditional Use Permit Modification subject to one (1) condition of approval.

CONTACT: Sean Morales 916-774-5282 smorales@roseville.ca.us

VI. REQUESTS/PRESENTATIONS

1. Amoruso Ranch Specific Plan Parcel AR-8, AR-9, AR-10, AR-16, AR-17, AR-18, & AR-23 - Amoruso Ranch Phase 1 Subphase B1, 5331 Green Feather Wy, 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

The Planning Commission will consider the recommendation to:

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) conditions 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.

CONTACT: Sean Morales 916-774-5282 smorales@roseville.ca.us

VII. STAFF/COMMISSIONER REPORTS

VIII. ADJOURNMENT

Clifford Haggenjos, Chair
Erich Brashears, Vice Chair
Bruce Hagler, Commissioner
Robert Jensen, Commissioner
John Prior, Commissioner
Kim Ryan Unidad, Commissioner
Lupe Nelson, Secretary
Greg Bitter, Liaison

DRAFT MINUTES
Planning Commission Meeting
August 28, 2025
6:30 PM
City Council Chambers, 311 Vernon Street

I. CALL TO ORDER

Chair Haggenjos called the meeting to order at 6:30 p.m.

II. ROLL CALL

Present: Hagler, Jensen, Prior, Unidad, Haggenjos
Absent: Brashears

III. PLEDGE OF ALLEGIANCE

Commissioner Prior led those in attendance in the Pledge of Allegiance.

IV. PUBLIC COMMENTS

Chair Haggenjos opened the Public Comment period. Hearing none, Chair Haggenjos closed the Public Comment period.

V. CONSENT CALENDAR

1. Minutes of August 14, 2025

Motion by Commissioner Prior, seconded by Commissioner Unidad, to approve the Consent Calendar.

Roll call vote:
Ayes: Unidad, Prior, Hagler, Jensen, Haggenjos
Noes: None

VI. REQUESTS/PRESENTATIONS

1. Sierra Vista Specific Plan Parcel DF-40, DF-41, DF-42 - Baseline Marketplace Modification, 5000 Baseline Rd, File # PL25-0246

Request: The applicant requests a Major Project Permit Modification (Stage 1 & 2) to make modifications to the site plan and design guidelines for the Baseline Marketplace commercial center. The Stage 2 Modifications include approval of detailed architectural elevations to allow the construction of Major Anchor 1 & 2 and one Drive-Thru Restaurant Building. Original MPP (Stage 1 & 2) approval was under file #2013PL-020. A new Tentative Subdivision Map is also requested to create new lots in conjunction with the modified site plan.

Senior Planner, Derek Ogden, presented the staff report.

Commissioner Discussion

- A Commissioner inquired if the increase in proposed drive-through restaurants would produce more vehicle trips. Staff confirmed that because of the overall reduction in square footage, the increase in drive-through restaurants would not generate more vehicle trips that originally anticipated with the project. Staff also commented that the proposed project is consistent with the City's Vehicle Miles Traveled (VMT) thresholds.

Chair Haggenjos opened the Public Hearing and public comment period.

Applicant representative, Don Webb, stated he had received a copy of the staff report and was in agreement with staff's recommendations.

Commissioner Discussion with Applicant

- A Commissioner inquired about the project timeline. The applicant stated that grading will begin in May 2026, box stores are projected to open in 2027, and the smaller stores are anticipated to open between 2027 and 2028.
- A Commissioner inquired about the reduction in the number of fuel stations. The applicant stated that since Costco will provide 40 pumps it was determined that no more than one additional gas stations would be necessary. He also stated that there is a greater need for drive-through restaurants.

Hearing no public comments, Chair Haggenjos closed the public comment period and Public Hearing.

Motion by Commissioner Jensen, seconded by Commissioner Prior to:

1. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 1 Modification subject to seven (7) conditions of approval; and
2. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 2 Modification subject to seven (7) conditions of approval; and

3. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to sixty-one (61) conditions of approval.

Additional conditions of approval for the Major Project Permit Stage 1 And Stage 2 Modification

6. The applicant shall revise the western elevation of Major Tenant Building 2 to ensure the corner tower features match the height of the other tower features on the building. (Planning)

7. Driveway access along Baseline Road and Fiddyment Road shall be restricted to approved turning movements with a raised median curb as follows:
   a) Baseline Road between Market Street and Pavillion Drive: All driveways shall be restricted to right turn ingress/egress only. A raised median curb within Baseline Road shall be designed and constructed, to the satisfaction of the City Engineer, to prohibit left turn ingress/egress.
   b) Along Baseline Road between Upland Drive and Fiddyment Road, all driveways shall be restricted to right turn ingress/egress only. A raised median curb within Baseline Road shall be designed and constructed, to the satisfaction of the City Engineer, to prohibit left turn ingress/egress.
   c) Along Fiddyment Road between Baseline Road and San Fernando Drive, the southern driveway shall be restricted to right turn ingress/egress only. The northern driveway shall allow for right turn ingress/egress and left turn ingress only. A raised median curb within Fiddyment Road shall be designed and constructed, to the satisfaction of the City Engineer, to prohibit the left turn movements described. (Engineering)

Roll call vote:
Ayes: Hagler, Jensen, Unidad, Prior, Haggenjos
Noes: None

The Motion passed.

2. Zoning and Subdivision Ordinance Amendment – Tolling Provisions, File # PL25-0439

Request: The request is a city-initiated request to amend Roseville Municipal Code Chapter 19 (Zoning Ordinance) to add a new Section 19.76.140 (Tolling Provisions) and amend Roseville Municipal Code Chapter 18 (Subdivision Ordinance) to modify Section 18.06.230 (Time Period of Approvals) to indicate that the expiration of approved projects shall be paused (tolled) during any time the approvals are or were the subject of a lawsuit.

Commissioner Discussion

- A Commissioner asked whether the proposed amendment had been reviewed by the City Attorney. Staff replied that it had.
- A Commissioner asked whether, during the tolling period, an applicant may proceed with plan review and construction. Staff responded that an appeal does not stop the permitting process or construction; however, the risk remains with the applicant if the court's

overturned the City's approval of a project. The tolling period allows for entitlements not to expire.

Chair Haggenjos opened the Public Hearing and invited comments from the public. Hearing none, Chair Haggenjos closed the public comment period and Public Hearing.

Motion by Commissioner Prior, seconded by Commissioner Unidad to:

1. Consider the two (2) findings of fact and recommend City Council approve the Ordinance Amendment to Title 19 of the Roseville Municipal Code.
2. Review and comment on the Ordinance Amendment to Title 18 of the Roseville Municipal Code.

Roll call vote:
Ayes: Jensen, Unidad, Prior, Hagler, Haggenjos
Noes: None

The Motion passed.

VII. STAFF/COMMISSIONER REPORTS

Staff Reports

- There will not be a Planning Commission meeting on September 11, 2025.
- There will be a Planning Commission meeting on September 25, 2025.
- Due to Council Chamber renovations, Planning Commission meetings will be held at 116 S. Grant, Solar Conference room, beginning October 23, 2025, until further notice.

Commissioner Reports

- None

VIII. ADJOURNMENT

Motion by Commissioner Hagler, seconded by Commissioner Prior, to adjourn the meeting. The Motion passed unanimously at 6:54 with a voice vote.

Planning Commission Communication

Meeting Date: 9/25/2025
Item #: V.2
Item ID: 2025-693

Title: Northeast Roseville Specific Plan Parcel 13A - Roseville Automall Master Use Permit Modification, 400 Automall Dr, File # PL25-0408

Contact: Sean Morales 916-774-5282 smorales@roseville.ca.us

REQUEST

The applicant proposes to amend the Roseville Automall Master Use Permit to allow building facade signs with a maximum height limitation of forty-eight inches (48").

Applicant/Property Owner: Damon Eberhart, Roseville Automall Association

RECOMMENDATION

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

1. Adopt the two (2) findings of fact and approve the Conditional Use Permit Modification subject to one (1) condition of approval.

Respectfully Submitted,
Sean Morales, Associate Planner

Greg Bitter, Planning Manager

ATTACHMENTS:

1. Staff Report
2. Exhibit A MUP Amendment

REVIEWERS:

Lupe Nelson, Development Services Department Created -

ITEM 5.2: CONDITIONAL USE PERMIT MODIFICATION – 400 AUTOMALL – NERSP PCL 13A – ROSEVILLE AUTOMALL MASTER USE PERMIT MODIFICATION – FILE # PL25-0408

REQUEST

The applicant proposes to amend the Roseville Automall Master Use Permit to allow building facade signs with a maximum height limitation of forty-eight inches (48").

Applicant/Property Owner – Damon Eberhart, Roseville Automall Association

SUMMARY RECOMMENDATION

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

1. Adopt the two (2) findings of fact and approve the Conditional Use Permit Modification subject to one (1) condition of approval.

SUMMARY OF OUTSTANDING ISSUES

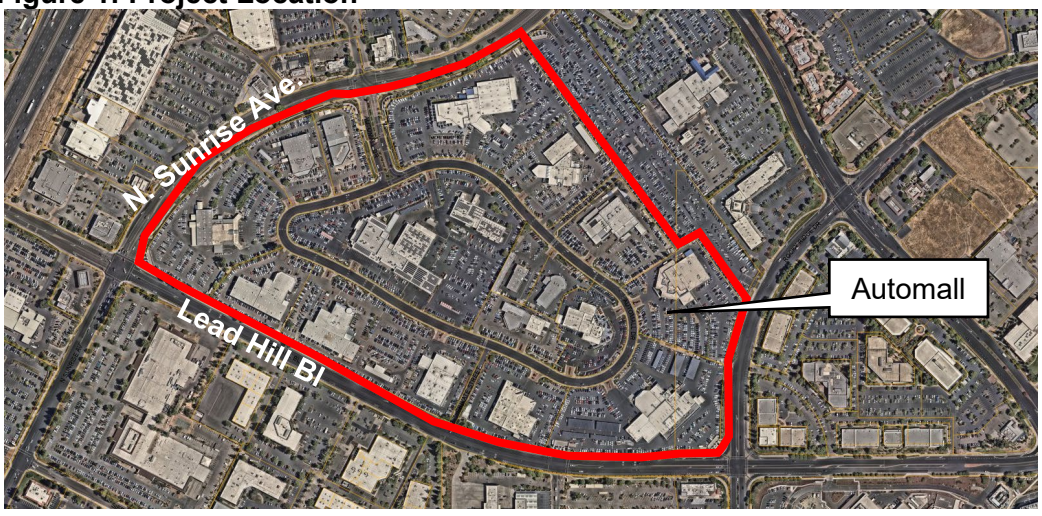
There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with all recommended conditions of approval.

BACKGROUND

The Project Review Commission (PRC) approved the original Automall Master Use Permit (MUP) on March 16, 1989. Article 4 of the MUP includes the Signage Design Guidelines. As stated in the MUP, any change to the Signage Design Guidelines shall require modification of the MUP.

The current request is for a Conditional Use Permit Modification to allow a modification to the Signage Design Guidelines. The request is to allow building wall signs of forty-eight (48) inches maximum height, whereas the current maximum height allowed in the guidelines is thirty-six (36) inches.

Figure 1: Project Location



CONDITIONAL USE PERMIT MODIFICATION EVALUATION

Section 19.78.060(J) of the Zoning Ordinance requires that two findings be made in order to approve a Conditional Use Permit Modification. The required findings are listed below in ***italicized bold print*** and are followed by an evaluation.

1. The proposed modification is substantially consistent with the intent of the original approval.

The objectives of the Automall signage program are to provide an integrated system of on-site and off-site signs that combine high marketing effectiveness with integrated, tasteful design compatible with the overall signage guidelines of the City of Roseville and Olympus Pointe development. The signage guidelines in the MUP include ten design goals. Many of the design goals are related to the other types of signage within the development including signs that lead to the Automall from exterior streets and monument signage within the development. The current request relates only to wall signage within the the Automall property. The design goals relevant to wall signage are listed below:

Provide for compatibility with applicable City ordinances and rules regarding signage, including and variances granted the Automall, any owner, or any dealership.

Minimize the potential for future uncertainty or dispute regarding application or interpretation of the applicable ordinances, rules and design standards or guidelines.

The request to increase the allowed wall signage from 36” maximum height to 48” maximum height is consistent with the City Sign Ordinance as the City ordinance does not specify any maximum sign height requirements. The City Sign Ordinance does include a requirement that any wall sign “shall not exceed two-thirds of the height of the area to which the sign is attached and must be centrally positioned.” This requirement will remain applicable to Automall signage and will ensure that any signage appear in scale with the building façade.

The request will minimize the potential for future disputes, as it will reduce the needs for individual sign exceptions by allowing more flexibility in wall signage. A previous sign exception for Roseville Toyota was approved in 2014 (File #PL13-0272), which approved a 42” logo sign. Under the proposed amendment, that sign would no longer need an individual sign exception approval.

2. The proposed modification complies with all applicable standards and requirements of this title, with the applicable goals, policies and objectives set forth in the General Plan, the applicable Community Design Guidelines and the applicable specific plan.

The General Plan and Community Design Guidelines do not contain criteria related to signage. They instead rely on the City Sign Ordinance. The requested amendment is consistent with Sign Ordinance as discussed above.

The Northeast Roseville Specific Plan contains signage criteria for the Olympus Pointe master plan area. The Automall is within the Olympus Pointe development. The Olympus Pointe Signage Guidelines have a maximum height requirement of 48” for Building Mounted Retail Tenant Identification signage. The request is therefore consistent with the Olympus Pointe Signage Guidelines.

In addition, an overall sign height of 48” is consistent with other nearby automobile dealerships. Staff researched the sign heights of other dealerships on North Sunrise Av.

CONCLUSION

Based on the analysis contained in this staff report and as conditioned, staff finds that the proposed project is consistent with the findings needed to approve the Conditional Use Permit Modification and meets the

requirements of the General Plan, Northeast Roseville Specific Plan, Zoning Ordinance, and Community Design Guidelines; and therefore, the required findings to approve the entitlement can be made.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15311(a) (On-premise signs) and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures.

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.

RECOMMENDATION

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

1. Adopt the three (2) findings of fact and approve the Conditional Use Permit Modification subject to one (1) condition of approval.

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT MODIFICATION (FILE # PL25-0408)

1. The amendment is approved as shown in **Exhibit A**.

EXHIBIT

A. Automall Master Use Permit redlined

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.

RECORDING REQUESTED BY AND
WHEN RECORDED, MAIL TO:

Roseville Automall Association
3300 Douglas Blvd., Suite 350
Roseville, CA 95661
Attn: Damon Eberhart

PLACER, County Recorder
JIM MCCAULEY
DOC- 2010-0029738-00
Check Number 4932gv
Wednesday, APR 21, 2010 13:25:36
MIC $3.00:AUT $61.00:SBS $60.00
ERD $1.00:RED $1.00:REC $63.00
Ttl Pd $189.00 Rcpt # 0002044744
ST2/GV/1-61

(SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE)

ROSEVILLE AUTOMALL

AMENDED AND RESTATED MASTER USE PERMIT

(ORIGINAL DOCUMENT NOT PREVIOUSLY RECORDED)

APPROVED BY
PLANNING COMMISSION
CITY OF ROSEVILLE
JUL 09 2009
ATTEST: R. E. Mull

AMENDED AND RESTATED MASTER USE PERMIT

GRANT OF USE AND FINDINGS

Pursuant to the Comprehensive Zoning Ordinance of the City of Roseville (hereafter, "City of Roseville" or "City"), permission was previously granted to use the subject Automall, as defined herein below, for the purposes and subject to the conditions as set forth in that certain Master Use Permit, Project Number SUP 88-40 (the "Original Master Use Permit").

Pursuant to the Comprehensive Zoning Ordinance of the City of Roseville, permission is granted to use the subject Automall, as defined herein below, for the purposes and subject to the conditions as set forth in this Amended and Restated Master Use Permit, which shall be deemed to replace and completely supersede the Original Master Use Permit.

The proposed use of this property is consistent with the Northeast Roseville Specific Plan and the City of Roseville General Plan. The proposed use of this property will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood; nor will such use be detrimental or injurious to property or improvements in the neighborhood, or to the general welfare of the City of Roseville because the conditions imposed herein will prevent or ameliorate any unforeseen adverse effects.

ARTICLE 1

DEFINITIONS

Accessory Structure. "Accessory Structures" shall mean integral screening walls, storage sheds, and gazebos.

Accessory Use. "Accessory Use" means those uses accessory to, and supportive of, a new car or used car dealership.

Application of Definitions. Unless the context otherwise requires, the terms defined in this Article 1 shall have the meanings as defined herein for the purposes of this Master Use Permit. These definitions are equally applicable to both the singular and plural forms of the defined terms. Any term phrase not defined in this Article 1, but shown in quotes in another provision of this Master Use Per shall have the meaning set forth in such provision as if it were defined in this Article 1. The capitaliz of the first letter of any term, other than proper name, used in this Master Use Permit, indicate such term is defined in this Master Use Permit.

Association. "Association" means the Roseville Automall Association, a California mut corporation, or any successor property owners' association formed by the Owners of the Au Association shall manage the Automall.

Automall. "Automall" means the real property situated in the State of Califo Placer, City of Roseville, as more fully described in **Exhibit "A"** attached hereto, together improvements on or to all such real property.

Building Area. "Building Area" is defined in Section B.O1 of this Master Use Permit.

Common Area. "Common Area" means that real property, together with any improvements constructed or to be constructed thereon, which the Association owns, including the property generally described as Common Area in **Exhibit "B1"** of this Master Use Permit and more particularly described below, subject to the following limitations and exceptions:

The Common Area shall include (i) (a) the Automall main entry sign (as described in Section 4.4) hereof; (b) the secondary internal streets including curbs, gutters, and sidewalks appurtenant thereto, (c) the vehicle storage area, including unloading area and employee parking lot (lot 9 on **Exhibit "B1"** of this Master Use Permit), and (d) offsite signs (as defined in Section 4.3) and (ii) any lot or parcel designated as Common Area in any Declaration of Annexation or on any Recorded Subdivision or Parcel Map of the Automall.

Community Design Guidelines. "Community Design Guidelines" means the Community Design Guidelines for the City of Roseville adopted December 6, 1995, by the City, as amended from time to time, which identify the City's expectations for planning, designing and reviewing development proposals in Roseville.

Common Maintenance Area. "Common Maintenance Area" consists of those areas to be maintained by the Association, including the property generally shown as Common Maintenance Area in **Exhibit "B1"** of this Master Use Permit, and more particularly described as (a) Common Area, (b) the perimeter landscaping and wall surrounding the Automall at its external perimeter generally shown in **Exhibit "B1"**, (c) main entry landscaping, main entry sign, and main entry median, (d) the secondary internal streets including curbs. gutters, and sidewalks appurtenant thereto, (e) the Lot Frontage Landscape Zone (as described in **Exhibit "G1"**), (f) portions of the Public Improvements designated to be maintained by the Partnership in the Lease (as defined below), and (g) the Display Pad Areas as defined below in this Master Use Permit.

Dealerships. "Dealerships" means the businesses operated in the Automall that sell or offer for sale one or more types of Vehicles as that term is defined in this Master Use Permit. "Dealership" means one of the Dealerships. Dealerships may be operated by Owners, Owners' affiliates, or parties authorized by Owners to do so.

Declaration. "Declaration" means the ROSEVILLE AUTOMALL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RECIPROCAL EASEMENT (the "Roseville Automall CCRs"), recorded on December 29, 1989, in Book 3795, at Page 074, in Placer County Official Records, as amended, including the limitations, restrictions, covenants, and conditions set forth in the Roseville Automall CCRs, in any amendments to the Roseville Automall CCRs, and in any Declaration of Annexation.

Declaration of Annexation. "Declaration of Annexation" means a declaration executed in accordance with the provisions in the Section of the Roseville Automall CCRs entitled "Annexation" and Recorded for the purpose of making any real property, other than the property described in Section 1.3 hereof, subject to the Roseville Automall CCRs.

Design Review Permit. "Design Review Permit" means a permit issued by the City of Roseville approving the architectural, site, and landscape design and related features of a proposed improvement or modification of an existing improvement on real property, including any conditions imposed as part of such approval.

Display Pad Areas. "Display Pad Areas" are those display areas designated for the display of new and previously-owned Passenger Vehicles, or other Vehicles, subject to City approval, to be constructed or installed in or about the perimeter wall of the Automall in accordance with the Public Improvement Development Agreement dated November 19, 2008, between the Association and the Redevelopment Agency of the City of Roseville, and as are generally shown in the drawings prepared by Borges Architectural attached hereto as **Exhibits "E1"** through **"E5"**. The "Display Pad Areas" shall include the real property previously conveyed to the City by the Automall and/or its Owners as a public easement pursuant to the Public Improvement Development Agreement.

Effective Date. "Effective Date" means the date on which this Amended and Restated Master Use Permit is recorded in the Placer County Official Records.

Improvements. "Improvements" means all improvements and includes, without limitation: (i) the public improvements; (ii) roads, curbs, gutters, median strips, driveways, walkways, and parking areas; (iii) fences, gates, walls, sound walls, and retaining walls; (iv) stairs, decks, hedges, windbreaks, and landscaping; (v) poles, antennas, and signs; (vi) man-made canals, pumps, fountains, aerators, bridges, dams, lakes and watercourses, (vii) mechanical, utility, and communication installations, whether above or underground; (viii) any structure and excavation of any kind, whether temporary or permanent.

Lease. "Lease" means the Amended Automall Lease Agreement dated as of May 13, 1992, between the Roseville Automall Association and the City of Roseville relating to certain public improvements, and any subsequent amendments or addenda thereto.

Lot. "Lot" means any of the lots numbered 1 through 9 as shown on **Exhibit "B1"** hereof, and any lot or parcel designated as a Lot in any Declaration of Annexation. "Lot" includes all improvements on or to such Lots or parcels, but does not include any lot or parcel defined as "Common Area." "Lots" means the lots numbered 1 through 9 as shown on **Exhibit "B1"** hereto.

Map. "Map" means that certain Subdivision Map entitled "Automall," Recorded in Placer County Official Records on December 29, 1989, in Book O of Maps, at Page 74.

Master Use Permit. "Master Use Permit" means this amended and restated master use permit, which is intended to replace and completely supersede the Original Master Use Permit.

New Car Dealerships. "New Car Dealerships" means those Dealerships operating within the Automall in which motor vehicles commonly referred to as cars, trucks (including pickups, 1/2-ton trucks, and up to 2 1/2-ton flatbed trucks), vans and/or mini-vans are offered for sale.

Notice. "Notice" means a notice delivered in accordance with the Section of the Roseville Automall CCRs entitled "Notices; Documents; Delivery."

Olympus Business Center CCRs. "Olympus Business Center CCRs" mean the Declaration of Covenants, Conditions, And Restrictions for Olympus Business Center, Recorded December 31, 1987, Book 3329, Page 580, Document 72698, Placer County Recorders Office.

Owner. "Owner" means the owner of record of a Lot or Parcel and any subsequent transferee of legal ownership of a Lot or Parcel.

Parcels. "Parcel" or "Parcels" means one or more of the lawfully-created parcels of real property situated within the Automall created by subdivision of any of the Lots.

Passenger Vehicles. "Passenger Vehicles" means those motor vehicles designed primarily for the transport of passengers, commonly referred to as a car or truck (includes pickup trucks, vans, and mini-vans, cross-over vehicles, and sport utility vehicles).

Primary Permitted Use. "Primary Permitted Use" means those uses permitted within the Automall pursuant to Section 2.9(a) of this Master Use Permit.

Perimeter Wall. "Perimeter Wall" means the perimeter wall surrounding the Automall as shown in **Exhibit "B-1"**.

Public Improvements. "Public Improvements" means the improvements described and identified as such in the Lease.

Public Rights of Way. "Public Rights of Way" includes any land designated as "public rights of way" including the land underlying any public improvements leased to or dedicated to the City of Roseville under the Lease.

Record: Recorded: Recordation. "Record," "Recorded," and "Recordation" mean, with respect to any document, the recording of the document in the Office of the Recorder of Placer County.

Secondary Use. "Secondary Use" means those uses that are secondary to, or compatible with, Dealerships.

Signage Design Guidelines. "Signage Design Guidelines" means the guidelines for signage located within the Automall set forth in Article 4 of this Master Use Permit.

Subdivision. The "Subdivision" refers to the Automall property.

Used Car Dealerships. "Used Car Dealerships" means those Dealerships operated within the Automall in which used motor vehicles commonly referred to as cars, trucks (including pickups, 1/2-ton trucks, and up to 2 1/2-ton flatbed trucks), vans and/or mini-vans are offered for sale.

User. "User" means an employee, agent, contractor, supplier, customer, or prospective customer, or any other business invitee of the Association, an Owner, the partner or affiliate of an Owner, or any lessee, sublessee, licensee, or other person or entity lawfully in possession of a Lot or Parcel, or any portion of a Lot or Parcel.

Vehicles. "Vehicles" means those motor vehicles and watercraft commonly referred to as cars, trucks (includes pickups, 1/2-ton trucks, and up to 2 1/2-ton flatbed trucks), vans, mini-vans, recreational vehicles, boats, all terrain vehicles (ATVs), and motorcycles.

Zoning Code. "Zoning Code" means the Comprehensive Zoning Ordinance of the City of Roseville, as amended from time to time by the City.

ARTICLE 2

USE OF THE PROPERTY

2.1 Building Area. The Building Area of each Lot is restricted to the area shown by the hatched (shaded) area of **Exhibit "B2"** hereof. No improvement shall be allowed on any portion of a Lot located outside the Building Areas except Permitted Uses. Permitted Uses for (a) roadways, parking areas, including lighting, parking bumpers, landscaping, signs, utility, and other improvements that are customary in roadway and parking areas, (b) protective screening as required by Section B.03.D, and (c) barriers approved pursuant to Section B.08. All other improvements, buildings, and structures must be within the Building Area unless otherwise approved through the Design Review Permit process.

2.2 Building Requirements.

(a) Building Height. Maximum building height shall be thirty-five (35) feet. Said height shall be measured from adjacent ground level within ten (10) feet of the building wall to the highest point of the roof or parapet line inclusive of screening for mechanical equipment, stored vehicles, and fasciae and exclusive of sloping roofs and light standards. The height limitation may be modified through approval of a Design Review Permit, provided the modification complies with the intent of applicable Community Design Guidelines.

(b) Screening of Equipment and Roof Parking.

(1) All air conditioning, heating, and other mechanical equipment shall be enclosed and hidden from ground level view by means of appropriate screening, fencing, or barricades, which shall be an integral part of the overall building design. Such equipment shall not be visible from the internal Automall street or from those portions of North Sunrise Avenue, Lead Hill Road, or Rocky Ridge Drive which are immediately adjacent to the Automall.

(2) All vehicles parked on roof-top parking shall be hidden from ground level view by means of appropriate screening, which shall be an integral part of the overall building design. Such vehicles shall not be visible from interior streets or from exterior streets immediately adjacent to the Automall. There shall be no roof-top parking of vehicles for purposes of display.

(c) Applicable Laws, Ordinances, and Rules. General Building Requirements. All buildings and related improvements within the Automall must comply with the applicable laws, ordinances, and rules of all governmental agencies having jurisdiction. The City's Planning Director and/or the Planning Commission or other applicable board or commission as determined by the City of Roseville shall have authority to review all proposed building plans and materials.

(d) Metal Buildings. Pre-engineered metal skin buildings which are compliant with the City's Community Design Guidelines are permitted, subject to review and approval through the City's Design Review process.

(e) Building Materials. It is intended that the Automall reflect the modern designs of the products that are available for sale. "Period" architectural styles, or highly stylized buildings will not be considered acceptable. It is the objective to create an environment composed of buildings that offer variety but remain in harmony and support the mall concept. To encourage high quality design and continuity among the various Dealerships, there shall be a unity of basic building materials to be selected from as follows:

(1) Glass and glass curtain wall. Color and reflectivity to be approved by the City's Planning Director or Planning Commission.

(2) Poured in place concrete and pre-cast concrete.

(3) Brick masonry.

(4) Block masonry as approved by the City's Planning Director or Planning Commission.

(5) Ceramic Tile.

(6) Prefinished metal panel as approved by the City.

(7) All exposed roofing material to be approved by the City.

(8) Other material approved by the City with exception of the following:

Unacceptable materials include:

(9) Exposed plywood.

(10) Wood siding.

(11) Shingles and shakes.

(12) High maintenance materials.

Variety of Materials. Buildings and Accessory Structures will be designed with approved materials, as included in this Master Use Permit, and shall comply with standards as set forth in the City's Community Design Guidelines.

(f) Signage Guidelines. Every sign, structure, or device erected or used in any way to convey or display information, location, identification, notices or directions of any kind shall conform to the criteria set forth in the Signage Design Guidelines. Any sign within the Automall must comply with this Master Use Permit. No changes shall be made in the Signage Design Guidelines which are not in conformity with the Master Use Permit or Planned Sign Permit Program unless such changes are approved by the City of Roseville. Any change in the Signage Design Guidelines shall require modification of this Master Use Permit.

The Signage Design guidelines for the Automall are intended to ensure design continuity for all exterior signs. The overall sign design system is intended to be integral with and enhance the standard of high quality landscaping and architectural design already established for the Automall.

All signs located on Lots will be of size, shape, and color, as designated by the Signage Design Guidelines. Advertising and identification signs, logos, names, and trademarks shall not be erected or placed on a Lot unless the size, design, and color have been approved as provided by the Signage Design Guidelines.

2.3 Building Setbacks. Any encroachment into a setback area established hereby shall require approval of a Design Review Permit.

(a) Interior Streets. All buildings will be set back a minimum of fifty feet (50') from the back of curb of the primary interior street right of way, including the Automall main entrance way and excluding from reference the two Automall secondary streets. A minimum set-back of thirty-five (35') feet shall be maintained from the inside edge of the sidewalk of the two secondary streets within the Automall. Deviations from these setback requirements may be requested through the City's Design Review Permit process, and must be approved by the Association and the City of Roseville's Planning Director, Planning Commission or other applicable board or commission as determined by the City of Roseville.

(b) North Sunrise Avenue. Lead Hill Road. Rocky Ridge Drive and lot 9. All buildings will be set back a minimum of 35 feet from the perimeter wall.

(c) Adjacent Properties. A zero lot-line configuration shall be allowed between adjacent Lots.

(d) Protective Screening. Each service area and bulk car storage area shall be screened from public view along streets, both interior streets and exterior streets, and from adjacent parcels. Screening shall consist of a minimum six foot (6') high, maximum eight foot (8') high masonry wall and landscape stripper the landscape guidelines.

2.4 Additional Restrictions. The following additional restrictions are applicable to the Lots:

(a) There will be no direct pedestrian or vehicular access to any Lots described above from North Sunrise Avenue, Lead Hill Road, or Rocky Ridge Drive.

(b) Only access roads shown on approved subdivision maps will be allowed.

(c) Loudspeaker systems utilized in the Automall must comply with maximum sound levels as established in the City's Noise Ordinance (City Municipal Code Chapter 9.24).

(d) Antennas and flagpoles shall not exceed thirty (30) feet in height as measured from ground level within one (1) foot of the flagpole or antenna base without the approval of the City of Roseville Planning Director and/or Planning Commission, through the Design Review Permit process. Flagpoles shall not be placed on the roofs of buildings or on Display Pad Areas. Roof antennas shall be used only for telecommunication purposes and shall not be decorated or lighted except as may be required by law.

(e) All signage must be consistent with the Master Use Permit or Planned Sign Permit Program unless a Sign Exception is approved by the City. A Standard Sign Permit must be approved by the City for any permanent signage. Prior to submission of an application for a sign permit to the City of Roseville for signage on any Lot or Parcel, the applicant must obtain the Association's approval of the proposed sign. Once approved by the Association, any material changes in the proposed sign must also be approved by the Association.

(f) Lot and common area lighting shall be of similar design. The type of luminaire and pole to be used for the exterior lighting shall be uniform throughout the Automall as to type, color, height, lamp type and base and shall be in substantial conformity with the specifications described in Article 6

hereof. Dealership and Common Area lighting shall be oriented toward the interior of the Automall and away from the perimeter streets bordering the Automall. In the event that non-standard internal-street lighting is approved by the City upon application by the Association, the maintenance of such lighting shall be assumed by the Association.

(g) Landscape lighting should be used in Common Area(s) to accent site features, (i.e., up-lighting on specimen trees, screen walls, etc.). Low voltage landscape lighting is encouraged for energy conservation. Landscape lighting in Common Area(s) should be designed to enhance the goals of consistency in appearance along the perimeter and internal landscape area.

(h) Landscape Design Guidelines to be adhered to are set forth in Article 5 hereof.

(i) Vehicles shall not be parked or elevated in such a manner so as to be visible from outside the Automall except in the Display Pad Areas.

(j) The internal loop road circulation shall be one-way, counterclockwise.

(k) All body repair activities, painting activities, air-compressors and air-compressor use, trash containers, and other stored material shall be screened from public view and shall otherwise comply with applicable requirements of government agencies having jurisdiction over such activities.

2.5 Parking.

(a) Offstreet Parking. Each Lot (excluding Lot 9 as shown on **Exhibit "B1"**) which has not been subdivided shall provide a minimum of four (4) regular spaces and one (1) handicap space for customer use. For each Parcel on which a Dealership is located, such Parcel shall provide a minimum of four (4) regular spaces and one (1) handicap space for customer use.

(b) Employee Parking. The Owners shall designate employee parking areas on their own Lots or Parcels which, when combined with their allocation of employee parking spaces in Lot 9 as shown on **Exhibit "B1"** or other designated off-site parking areas, are adequate to meet the parking requirements of their respective employees. The employees of any Owner or User will use only those areas so designated for parking, and shall not park motor vehicles in any Common Area other than in Lot 9.

2.6 Barriers. No fence, division, rail, or obstruction of any type or kind shall be placed, kept, permitted, or maintained between the properties of any Owners of any portions of the Automall, or between any portion or division thereof, or upon or along any of the common property lines of any portion or division thereof, except for (a) landscaping and security dividers between Lots; and, (b) visual screening walls to screen back-of-lot areas from frontal view. The materials and dimensions of any such barriers must be submitted to and approved by the City.

2.7 Temporary Landscaping. All portions of each Lot of the Automall which are not improved with buildings or become vacant from time to time shall be maintained by the Owners thereof in a neat, level, orderly, and weed free condition.

2.8 Compliance with Master Use Permit. All buildings and improvements constructed or made, and all operations upon or other uses of each Lot, shall at all times comply with this Master Use Permit.

Any application submitted to the City must first be approved and stamped by the Automall Architectural Review Committee (or successor).

2.9 Temporary Buildings. No temporary, portable, or modular buildings or trailer shall be permitted on any Lots without prior approval of the City.

2.10 Display Pad Areas and Vehicle Displays: "Display Pad Areas" for the display of new and previously-owned Passenger Vehicles, located in or about the perimeter wall of the Automall, are permitted at six (6) designated locations as follows: 1) the entry drive to the vehicle storage lot on North Sunrise Avenue, 2) the southeast corner of Automall Drive and North Sunrise Avenue, at the main entry to the Automall, 3) the southwest corner of Automall Drive and North Sunrise Avenue, also at the main entry, 4) the northeast corner of North Sunrise Avenue and Lead Hill Boulevard, 5) immediately across from the Wal-Mart entry drive on Lead Hill Boulevard, approximately 800 feet (800') west of the intersection of Rocky Ridge Drive and Lead Hill Boulevard, and 6) at the northwest corner of Lead Hill Boulevard and Rocky Ridge Drive. At the discretion of the Planning Director, additional vehicles (as defined in Article 1) may be considered and approved for display through the City's Zoning Clearance process. Hoods and doors of passenger vehicles displayed within the Display Pad Areas must be in the closed position.

2.11 Permitted Uses.

(a) Primary Permitted Uses. Primary Permitted Uses are those uses permitted by right within the Automall, and are listed below. Any new construction or modification of existing facilities related to Primary Permitted Uses requires a Design Review Permit.

(1) New Car Dealerships;

(2) Used Car Dealerships in conjunction with New Car Dealerships and "stand-alone" Used Car Dealerships; and,

(3) Recreational Vehicles, Boats, All Terrain Vehicles (ATVs), and Motorcycle sales.

(b) Accessory Permitted Uses. Accessory Permitted Uses are those uses accessory to and supportive of Dealerships, and are listed below. Accessory uses shall be located on the same parcel as a Dealership and require approval of a Design Review Permit for any new construction or modification of existing facilities that involves exterior remodeling or expansion of existing facilities which are related to the Dealership use.

(1) Parts shops in conjunction with Dealerships.

(2) Service shops in conjunction with Dealerships.

(3) Body and detail shops in conjunction with Dealerships.

(4) Car washes in conjunction with Dealerships.

(5) Car rental/leasing in conjunction with Dealerships.

(6) Car stereo sales and servicing in conjunction with Dealerships.

(7) Food service in conjunction with Dealerships. The food service use shall not be a freestanding use; shall not occupy more than 1,000 square feet of Dealership floor space; shall not require the expansion or exterior modification of an existing Dealership; and shall not have any exterior signage.

(8) Child care in conjunction with Dealerships. The child care use shall not be a freestanding use, shall not occupy more than 1,000 square feet of Dealership floor space; shall not require the expansion or exterior modification of an existing Dealership; and shall not have any exterior signage.

(9) DMV office in conjunction with Dealerships. The DMV use shall not be a freestanding use; shall not occupy more than 1,000 square feet of Dealership floor space; shall not require the expansion or exterior modification of an existing Dealership; and shall not have any exterior signage.

(10) Sales of items taken in trade, provided that items more than eight feet (8') in height shall not be stored within thirty-five feet (35') of the Perimeter Wall.

(11) Sales of items whose sales are permitted by the California Department of Motor Vehicles in conjunction with a Dealership, provided that items more than eight feet (8') in height shall not be stored within thirty-five feet (35') of the Perimeter Wall.

(12) Any other accessory uses, as determined by the Planning Commission that are normally considered part of Dealerships.

(c) Secondary Permitted Uses. Secondary Permitted Uses are those uses that are secondary to or compatible with Dealerships, and are listed below. Secondary Permitted Uses shall be located on parcels separate from Parcels on which Dealerships are located. Secondary Permitted Uses shall require approval of a Conditional Use Permit and a Design Review Permit (for any new construction related to the use). Each Secondary Permitted Use must be approved by the Association prior to submission of any application for approval by the City. The total of all Secondary Permitted Uses shall not exceed, in the aggregate, ten percent (10%) of the net land area of the Automall, or seven and seventy-five hundredths (7.75) total acres.

(1) Body/detail shops.

(2) Auto-related retail (part stores, tire stores, car stereo stores).

(3) Car rental/leasing.

(4) Financial/lending institutions.

(5) Food service (coffee shop, restaurant).

(6) Child care.

(7) Other uses which the City may find to be similar in character to those uses enumerated above and that are consistent with the purpose and intent of the Roseville Automall.

(d) Findings for Second Permitted Uses. Any Secondary Permitted Use listed above, will be permitted if the following findings are made by the City:

(1) The use is reasonably related to the operation of the Dealership within the Automall.

(2) The use is compatible architecturally and operationally with the Dealerships in the Automall.

(3) The use enhances the Automall's contribution to the City of Roseville and the City's Redevelopment Agency program through generation of sales tax revenue and a property tax increment.

(4) The use provides goods and services complementary to the Dealerships in the Automall.

(5) The use is provided in a convenient location that facilitates pedestrian use and access as appropriate.

(e) Uses Not Specifically Permitted. All uses not specifically permitted above shall be prohibited.

2.12 Tents. Portions of each Lot of the Automall, including Lot 9, which are not improved with buildings may be improved with tents for shading cars, motorcycles, RVs, boats and other such Vehicles for the purpose of displaying such Vehicles. Tents intended for the purpose of performing Vehicle detailing may be utilized, but shall not be visible from exterior sidewalks and streets adjacent to the Perimeter Wall. Vehicle cleaning and detailing shall be in accordance with all applicable laws and regulations, including all such laws and regulations dealing with the use of chemicals, materials and solvents related to such cleaning and detailing.

ARTICLE 3

MAINTENANCE OF PUBLIC IMPROVEMENTS

3.1 Public Improvements to be Maintained by City. The following Public Improvements in or adjacent to the Automall shall be maintained at all times by the City of Roseville:

(a) Electric utility distribution facilities and streetlights illuminating public streets;

(b) Internal streets, sidewalks and gutters;

(c) Water and sewer service facilities; and

(d) Traffic signal at main entry.

3.2 Public Improvements to be Maintained by Association. The Association shall at all times maintain the Common Maintenance Area, including but not limited to the following Public Improvements in or adjacent to the Automall:

(a) Perimeter landscaping;

(b) Internal Common Area landscaping;

(c) Perimeter Wall;

(d) Signs on or within the Automall; and

(e) Display Pad Areas.

ARTICLE 4

SIGNAGE DESIGN GUIDELINES

4.1 Sign Permits: A Sign Permit, approved by the City of Roseville, is required for all signs within the Automall.

4.2 Design Goals. The objectives of the Automall signage program are to provide an integrated system of onsite and off site signs that combine high marketing effectiveness with integrated, tasteful design compatible with overall signage guidelines of the City of Roseville and Olympus Pointe development (Olympus Business Center CCRs). Typical examples of permitted Lot signage pursuant to this Article 4 are attached hereto as **Exhibits "C1" to "C9"**. The primary goal of these signage design guidelines shall be to provide common design elements compatible with preserving the identity of specific Dealerships and franchises. Specific objectives include:

(a) Providing clear identification of the existence of and appropriate access routes for the Automall to potential customers on 1-80, Douglas Boulevard, North Sunrise Avenue, Eureka Road, Lead Hill Road, and Rocky Ridge Drive.

(b) Providing main entry signage that identifies the entry and contributes to a main entry that is consistent with the nature and scale of the Automall.

(c) Provide the opportunity for controlled identification of the makes of vehicles being offered for sale within the Automall to travelers outside the perimeter of the Automall, while otherwise minimizing the visual impact from adjacent perimeter streets outside the Automall of interior signage.

(d) Provide for the safety and convenience of customers, employees, and commercial vendors through an integrated system of internal directional signs.

(e) Provide for internal Dealership signage within the internal landscape setback or dealership entries, and on the Dealership or building fascias not adjacent to the Automall perimeter, which provide identification of the Dealership name or names, the makes of Vehicles or products sold, types of services provided, and franchise logos.

(f) Provide for compatibility with applicable City ordinances and rules regarding signage, including any variances granted the Automall, any Owner. Or any Dealership.

(g) Minimize the potential for future uncertainty or dispute regarding application or interpretation of the applicable ordinances, rules, and design standards or guidelines.

(h) Provide for use of an integrated system of type styles and logos or motifs for Automall signage elements.

(i) Minimize signage maintenance requirements.

(j) Prohibit orientation of Vehicles, signage on Vehicles or elevation of Vehicles for the purpose of making such Vehicles or signage visible from outside the Automall, except for the display of vehicles on the Display Pad Areas. (This prohibition also does not prohibit signage or Vehicle display otherwise permitted that happens to be visible from outside the Automall inadvertently due to variations in topography of neighboring areas outside the Perimeter Wall.)

4.3 Offsite Freeway-Visible Signage. Clear identification of the existence and location of the Automall from I-80 is critical to the commercial success of the project as well as to achieving traffic objectives.

The Association may construct and maintain up to two (2) freeway visible signs. The specific design and construction details for changes to the Automall's existing freeway visible signs, including any changes in their exact locations, must be approved by the City prior to any such changes or relocation. One sign may contain an electronic readerboard, the other shall be solely directional.

4.4 Offsite and External Directional Signage. To provide customers and vendors with directional indicators of the Automall location from the key arterial intersections of Eureka Road and North Sunrise Avenue, Lead Hill Road and Rocky Ridge Drive, and Lead Hill Road and North Sunrise Avenue, the City has provided the City approvals necessary to allow the construction of the following:

(a) One (1) freestanding sign, no taller than five (5) feet in height, no greater in area then nine (9) square feet per side, located on private property at the intersection of Eureka Road and North Sunrise Avenue providing directional indication of the routes to the Automall main entry.

(b) Freestanding directional signs designed and installed near the Automall perimeter screening wall at the corners of Lead Hill Road and North Sunrise Avenue and Lead Hill Road and Rocky Ridge Drive. One such sign is permitted at each of said intersections.

4.5 Project Identification Sign. The main public entry to the Automall is and will be located off North Sunrise Avenue. It is and will be identified by a monument sign located in the median divider of the Automall entry road itself (not North Sunrise Avenue). The main entry sign will be no more than two hundred seventy (270) square feet in area per side. It will contain the words "Roseville Automall," and the Automall logo. It may contain a double-faced electronic readerboard measuring 4' x 8' in area per side, identifying Dealerships within the Automall. Said electronic readerboard may not display moving video images and shall display still images for periods of no less than four (4) seconds.

4.6 Lot Frontage Identification Signs for Vehicle Dealers. For each make of a Vehicle sold, Dealerships may have one monument sign containing the name of the make of Vehicle (a "Lot Frontage Identification Sign"). A Lot Frontage Identification Sign may be no higher than eight feet (8'0") with an area of no more than forty-eight (481) square feet per side, and must be located entirely within the Sign Setback Zone Area, as defined in this Section 4.6, and no closer than seventy-five feet (75'0") between signs; provided, also, that no such sign shall be installed within fifty feet (50'0") of the common boundary between Owners' Lots, or in the median of a Dealership entry. Each proposed sign to be

placed on a Lot or Parcel must be approved in advance by the Association pursuant to Section 2.4(f) of this Master Use Permit and the Declaration. The Lot Frontage Identification Sign must be secured to an Association designed base. The sign and base are to be located in the Sign Setback Zone Area fronting the internal public street (not including the main entry street or the two secondary service streets). It is recommended that signs provided by the manufacturers be used for this purpose. An example of a permitted Lot Frontage Identification Sign is shown in **Exhibit "C4"**, attached hereto.

If the Owner chooses, the Owner may have one additional sign per Dealership main entry island driveway containing the name of the Dealership and the manufacturers represented (a "Lot Frontage Directional Sign"). A Lot Frontage Directional Sign will be no more than twelve feet (12'0") high, eight feet (8'0") wide, and twenty-four inches (24") deep and will be located entirely within both the entry island and the Sign Setback Zone Area. It will have one color background, internally illuminated, copy with the Dealership's name at the top. Any manufacturer's log or logotype will be permitted. Each Lot Frontage Directional Sign will be secured to an Association-designed base and strict design uniformity will be required. Directional information may be included on the bottom panel portion of such signs.

Additional signage for the Perimeter Wall may be considered by the City, subject to Planning Commission approval of a Planned Sign Permit Program addressing Perimeter Wall Signage.

In addition to all other limitations, the total number of Lot Frontage Identification Signs plus Lot Frontage Directional Signs allowed will be limited to two (2) signs per original Lot as provided in the Tentative Subdivision Map #3011-349. Table V-1 below relates the current Lots to numbers of original Lots and allowable Lot Frontage Identification Signs plus Lot Frontage Directional Signs on each current Lot. Each Parcel created as result of the subdivision of a Lot shall be allocated not less than one Lot Frontage Identification Sign or Lot Frontage Directional Sign, but shall not increase the total number of such allowable signs for the Lot that is subdivided.

TABLE V-1

Lot No.	No. of Original Lots	No. of Major Signs Allowed (Type C-4A plus Type C-4)
1	3	6
2	3	6
3	3	6
4	1	2
5	1	2
6	3	6
7	3	6
8	2	6
9	0	0

NOTE: The "Sign Setback Zone Area" shall be defined as follows:

(1) The Sign Setback Zone Area shall commence at a distance of six feet (6') from the inside edge of the sidewalk parallel to the primary internal Automall loop road, or an extension of

such sidewalk where none exists. It extends to the back of the Lot Frontage Landscape Zone as illustrated in **Exhibit "G1"**. However, the Lot Frontage Landscape Zone may be modified to accommodate such signs as may otherwise be permitted, as long as such modifications are consistent with the overall design of the Lot Frontage Landscape Zone.

(2) Lot Frontage Identification Signs and Lot Frontage Directional Signs shall be placed only within landscaped areas within the Zone Area; such signs shall be excluded from paved areas.

(3) A Lot Frontage Identification Sign or a Lot Frontage Directional Sign located within the Area may not extend beyond the landscaped area within the Zone Area.

(4) Final location of any sign(s) within the Zone Area shall be subject to approval by the City.

(5) No sign shall be placed in the Lot Frontage Landscape Zone on Lot #7 within 40 feet on either side of an extension of the centerline of the main entry road from North Sunrise Avenue.

4.7 Lot Directional Signs. One sign per Dealership entry will be permitted, located within the Sign Setback Zone Area, to provide information as required by the dealer. This may include entry information, directions to Parts or Service Departments, directional information to the location of used car sales, truck sales, or directional information for other, uses on the site. The sign may include the name(s) or logos of the manufacturer(s) as needed to provide clear directional information to the public. The sign will be a maximum of four feet (4'0") high and five feet (5'0") wide, must be similar in design and compatible in construction quality to the type of signs shown in **Exhibit "C5"**, and must be secured to an Association-designed base as in **Exhibit "C6"**. Such signs may be located in Dealership main entry medians within the Sign Setback Zone Area, but only if there is no Lot Frontage Identification Sign in such median.

4.8 Secondary Signs Within Lots. Secondary signs identifying or directing traffic to used car areas, customer parking, or service and parts areas within a dealership shall be of a consistent design within each Dealership. The signs may contain reference to manufacturers. They shall not be located within the Lot Frontage Landscape Zone as described in **Exhibit "G1"**, hereof. The signs will be no taller than four feet (4'0") in height, measured from grade, and shall be no more than five feet (5'0") in width.

4.9 Building Facade Signs.

(a) Signs on Front of Dealership Buildings. Each of the Dealerships is allowed a maximum of one sign and one logo. The Dealership name (e.g., Future Ford or Roseville Toyota) may be used on the main Dealership building facade. Manufacturer's logos may also be used. Logos may be separate from their associated franchise sign. These signs are to be individual, internally-illuminated with acrylic faces and' metal channels. Any signage (letters, logos, or any combination thereof) submitted to the City must conform to a maximum height limitation of ~~thirty-six inches (36")~~ forty-eight inches (48") and a minimum height limi-tation of eighteen inches (18"). Letters and/or logos exceeding the maximum height of 36 inches (36") may be considered by the City, on an individual case basis, through the City's Sign Exception process, provided that letters and/or logos are architecturally compatible with the building. The color(s) should be consistent with manufacturer's or Dealership's color schemes.

(b) Signs on Secondary Building Facades. Manufacturer's and Dealership's names may also be placed on secondary building facades visible to oncoming traffic on the one-way internal loop road. Each franchise of a Dealership is allowed a maximum of one sign; logos are not permitted. Each sign shall use individual, internally illuminated letters similar to those on the front building facade and must conform to a maximum height limitation of thirty-six inches (36") and a minimum height limitation of eighteen inches (18").

(c) Facade-Mounted Signs. A maximum of one facade-mounted sign shall be allowed for each of the following sign types -- "Service", "Parts", "Trucks", and "Used Cars". A typical facade sign is shown in **Exhibit "C6"** and shall not exceed (18") eighteen inches maximum height, twelve inches (12") minimum height. Each sign shall use individual, internally illuminated letters similar to those on the front building facade.

(d) Signs on Rear of Buildings. Each franchise of a Dealership is allowed a maximum of one sign; logos are not permitted. Each sign shall use individual, illuminated or non- illuminated letters similar in design to those on the front building facade. The dealer name (e.g., Future Ford or Roseville Toyota) may be used on the rear of buildings. The allowable letter height for rear building signs shall be eighteen inches (18") minimum, thirty-six inches (36") maximum. All such signs shall be placed horizontally, not vertically, along the rear elevations of the buildings. A typical rear-mounted sign is shown in **Exhibit "C8"** in relation to the rear screening wall and perimeter landscaping.

NOTE:

(1) The combined area of all of the above-described building facade signs shall not exceed seven percent (7%) of the main building facade fronting on Automall Drive. The main building facade fronting on Automall Drive shall be the single building facade (no wrap-around facades included) fronting on Automall Drive which has the largest area when rendered as an architectural building elevation. The area of said facade shall be the entire area shown in such architectural elevation.

(2) All building facade signs are to be approved by the City.

(3) Signs required by government bodies are permitted and do not count against any signage limits set forth in this Master Use Permit.

4.10 Display Pad Signage. Display Pad Signage is prohibited with the exception of one sign per site identifying the Roseville Automall as depicted in **Exhibit "E1"**. No signage is to be placed or affixed to vehicles displayed in the Display Pad Areas, except that signage containing such advertising information may be placed to be visible inside the front windshields of vehicles displayed in the Display Pad Areas. All signage placed in windshields is to be uniform in design, color and materials. Dealership and model information, sales event information, directional information, and manufacturer logos are prohibited, except that signage containing such advertising information may be placed to be visible inside the front windshields of Vehicles displayed in the Display Pad Areas. Any signage on vehicles beyond that displayed in the windshield is subject to City approval through the Administrative Permit process.

4.11 Perimeter Wall Signage. Signage on or adjacent to the exterior of the Perimeter Wall facing the adjacent public streets may be considered by the City, subject to Planning Commission approval of a Planned Sign Permit Program for such signage.

4.12 Temporary Promotional Displays. The nature of the Dealership businesses involves periodic or seasonal promotional efforts, including new model introductions, factory incentive programs, etc. Combined with the intensely competitive aspects of retail Vehicle sales, there are strong pressures for additional promotional display efforts. By locating within or along the Perimeter Wall, and by utilizing the controls put in place by this Master Use Permit and the Declaration, a controlled outlet for these activities can be provided with negligible visual impact from outside the Automall.

(a) To this end, banners, flags, and other promotional materials are permitted within the Automall, so long as they meet the following criteria:

(b) The materials shall be limited in height so as not to be visible to motorists or pedestrians along adjacent perimeter streets outside the Automall.

(c) Temporary displays shall be in keeping with the goal of providing an attractive environment for the sale of Vehicles and related products permitted to be sold from the Automall.

(d) The opportunities for joint or seasonal promotional activities should be encouraged.

(e) No inflatable signs, including but not limited to balloons, shall be permitted. Notwithstanding the above, balloons not to exceed eighteen inches (18") in diameter may be affixed to Vehicles on display within the Automall, but not within Display Pad Areas. Balloons shall not extend beyond a height of 10 feet (10') above the grade of the lot on which the vehicle is displayed.

(f) No flashing signs shall be permitted with the exception of the electronic reader board located on the main entry sign.

(g) No moving signs (except flags, banners, the electronic readerboard, or pennants) shall be permitted.

(h) No flying signs, such as blimps or kites designed to be kept aloft by mechanical, wind, chemical, or hot air means, shall be permitted.

(i) No outline neon or similar tubing used to outline, illuminate, or accentuate a building or other structure shall be permitted.

(j) No signs which emit odor, noise, or visible matter other than light shall be permitted.

4.13 Construction Signs. Each Dealership is allowed to place on its Lot or Parcel, prior to and during construction, a standard Automall-designed project sign not to exceed thirty-two (32) square feet in area as generally shown in **Exhibit "C9"**. Any such signs shall be removed prior to occupancy.

4.14 Signs For Uses Other Than Dealerships. Any building improvement other than for Dealerships that is proposed for location within the Automall must include as part of its submittals to the City for preliminary plan review a Planned Sign Permit Program for the proposed project, including locations, sizes, colors and proposed content for any signage associated with the proposed improvement. The sign program should be consistent with the Automall Signage Design Guidelines. Any signs for uses other than Dealerships must be approved by the City.

ARTICLE 5

LANDSCAPE DESIGN GUIDELINES

5.1 Design Goals. It is the intent of these landscape guidelines to provide for a single, continuous landscape theme for the entire Automall. The design objective is to enhance, unify and identify the Automall, in conjunction with the Architectural and Signage Design Guidelines. The Automall's landscaping shall be in accordance with the Olympus Pointe Design Guidelines (Olympus Business Center CCRs), except for minor variations which are noted.

(a) Principal features of the Automall shall include the following:

(1) Perimeter Landscaping and Screen Wall. The design objective is to enhance, unify and indentify the project as viewed from adjacent streets. Landscaping for the exterior streetscape areas shall follow the Olympus Pointe Design Guidelines (Olympus Business Center CCRs) except for the following: The minimum landscape setback along North Sunrise Avenue and Lead Hill Boulevard shall be twenty-six (26) feet measured from the back of the curb; the minimum landscape setback along Rocky Ridge Drive shall be thirty-four (34) feet measured from the back of the curb; at North Sunrise Avenue, the landscape easement shall be twenty-five (25) feet; twenty (20) feet at Lead Hill Road and Rocky Ridge Drive. Also, the sidewalk at Lead Hill Road will not meander and will b five (5) feet wide. The screen wall shall be a maximum of eight (8) feet in height, be of concrete block masonry construction finished with machine-applied plaster, and painted. Terraced planters/retaining walls shall be utilized where slopes exceed 3:1 and at the two corners of Lead Hill Road, and shall be similar to the screen wall in construction and color. (**See Exhibits "D1," "D2" and "D3"**). The main entry shall follow the Olympus Pointe Design Guidelines (Olympus Business Center CCRs), except for minor modifications (see **Exhibit "D4"**).

(2) Interior Display Road. The design intent is to create a comfortable, inviting environment for the display and sale of Vehicles. To support this objective, the interior street and the adjacent display corridor (Lot Frontage Landscape Zone, **Exhibit "G1"** hereof) shall allow easy access to each Dealership by customers on foot as well as by automobile. The display areas, street crossings, vehicular entries, pedestrian walkways, customer parking, signage, lighting, and landscaping shall be coordinated to facilitate this objective. Owners will develop specific lot frontage landscape by combining the entry and display area modules shown in **Exhibits "D5," "D6," "D7" and "D8"**. Lot frontage plans must be submitted to the Architectural Review Committee for review and approval. The Olympus Pointe Design Guidelines (Olympus Business Center CCRs), specifically, the "Understory/Ground Plans" guidelines for Lead Hill Road and the associated listings of "Shrubs for Street Landscape Easements" and the "Suggested Xeriscape Plant List," will be followed for plant palette and landscaping details.

(3) Landscaping Area. The hardscape and landscape palettes for the vehicular entry and display corridor have been selected in keeping with the overall design concept. Their repeated use throughout the Automall will provide a continuity and unification of the architectural and landscape themes, while providing each Dealership with an opportunity for an individually designed site. Design elements not included in the palettes must be submitted to the City for approval. Each Lot or Parcel, as the case may be, shall allot five percent (5%) of the site area, exclusive of the building footprints and street oriented landscaping, for landscape planter areas. The landscaped areas shall be designed and located to provide adequate visual relief to the paved areas, especially those in public view. The Olympus Point Design Guidelines (Olympus Business Center CCRs) will be followed for plant palette

and landscaping details or the Lots.

5.2 Tree Planting Guidelines for Lots.

(a) Purpose and Intent. The objective of these guidelines is to enhance the public's experience of the Automall by requiring tree plantings within the Lots. The intent of these guidelines is to establish tree placement design principles that will meet the needs of both the Automall and the City of Roseville.

(b) Tree Placement and Function. Trees within the Lots will serve the following functions, which will dictate their placement.

(1) Breaking Up Blank Walls. A common theme throughout the Lots is to use free-standing screen walls to block undesirable views of car storage or service areas. Since these walls typically fall in the "back" area of Lots, trees can easily be used to visually break up these walls without blocking display areas. Additionally, these trees will create a back drop for the Dealership buildings. Other blank walls such as sides of dealership buildings can also be aided by tree plantings.

(2) Screening. Facilities such as service garages or vehicle storage areas that would not require high visibility may be visually enhanced by tree plantings.

(3) Framing. Trees placed at the front corners of the buildings will frame the buildings and still allow complete views of the building frontage. Views of signage and display at these locations would remain open.

(4) Shading. Within the Lots, deciduous canopy trees should be placed at the customer parking areas to provide shade. However, shade trees should not be required where they would block showroom visibility.

(5) Accent. Specimen trees may be used to accentuate special areas of the Dealership sites such as display areas of building entries.

(c) Tree Selection; Master Tree List. Trees selected for the Lots should be compatible with the display of Vehicles. They should be high branching for Vehicle clearance and visibility and should not drip or attract birds. Additionally, trees selected should be compatible with the trees recommended in the Olympus Point Guidelines. Trees should be selected from the Master Tree List attached as **Exhibit "D9"**. In addition, to provide for variety, a minimum of fifty percent (50%) of the trees selected for each Lot should be evergreen.

(d) Tree Density. A minimum of ten (10) large trees and five (5) medium, small or emphatic trees shall be planted per four (4) acres of each Lot (excluding Lot 9 as shown on **Exhibit "B1"**). Each Owner shall have the freedom to arrange the trees within the Lot landscape area at the Owner's discretion, consistent with the recommended tree placement guidelines.

5.3 Conditions. The following conditions adopted by the City shall be met:

(a) The use, maintenance and repair of enhanced paving shall be included in the lighting and landscaping district established for the Automall.

Planning Commission Communication

Meeting Date: 9/25/2025
Item #: VI.1
Item ID: 2025-692

Title: Amoruso Ranch Specific Plan Parcel AR-8, AR-9, AR-10, AR-16, AR-17, AR-18, & AR-23 - Amoruso Ranch Phase 1 Subphase B1, 5331 Green Feather Wy, File # PL25-0263

Contact: Sean Morales 916-774-5282 smorales@roseville.ca.us

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

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) conditions 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.

Respectfully Submitted,
Sean Morales, Associate Planner

Greg Bitter, Planning Manager

ATTACHMENTS:

1. Staff Report
2. Exhibit A Tentative Subdivision Map
3. Exhibit B ARSP redlines
4. Exhibit C LDR DRRS Standards
5. Exhibit D LDR DRRS Plans
6. Exhibit E MDR DRRS Standards
7. Exhibit F MDR DRRS Plans

REVIEWERS:

Lupe Nelson, Development Services Department Created -

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.

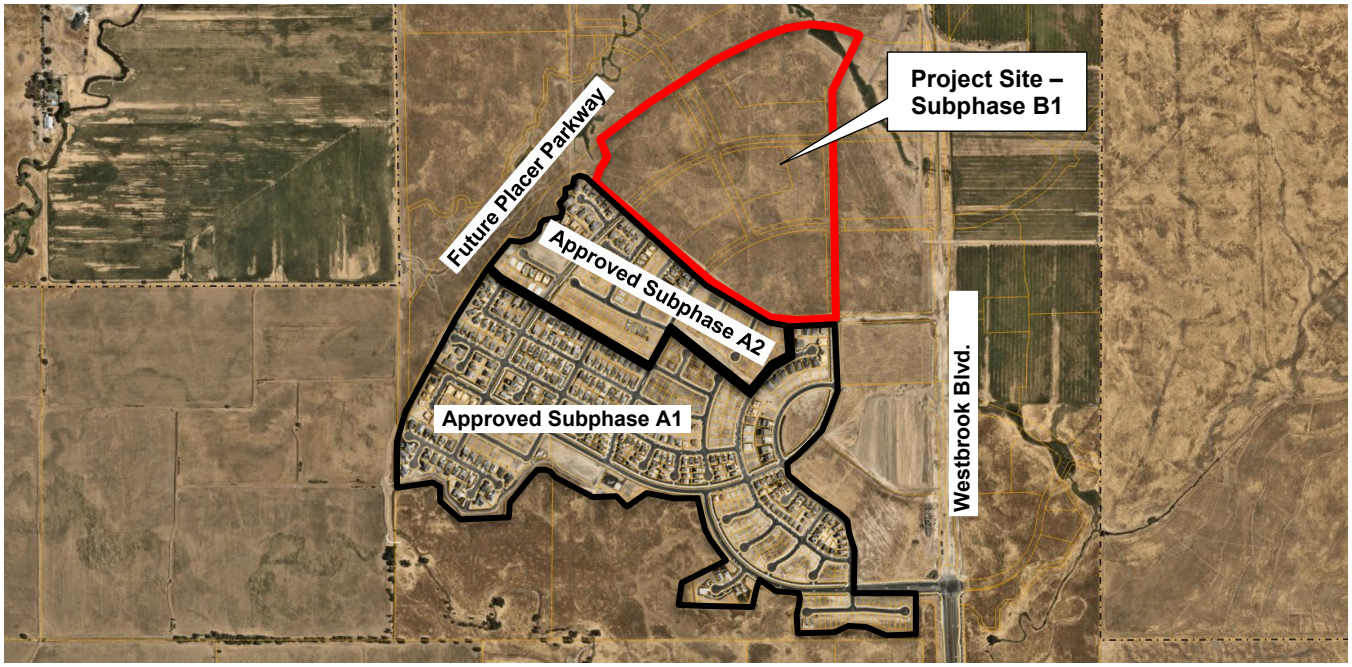
An initial Tentative Large Lot Map, which reflected the ARSP land use parcels was approved by the Planning Commission on January 10, 2019. However, during the coordination with the U.S. Army Corps of Engineers (USACE) for federal Clean Water Act (CWA) Section 404 permitting, the USACE required additional 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)
Residential Lots					
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.

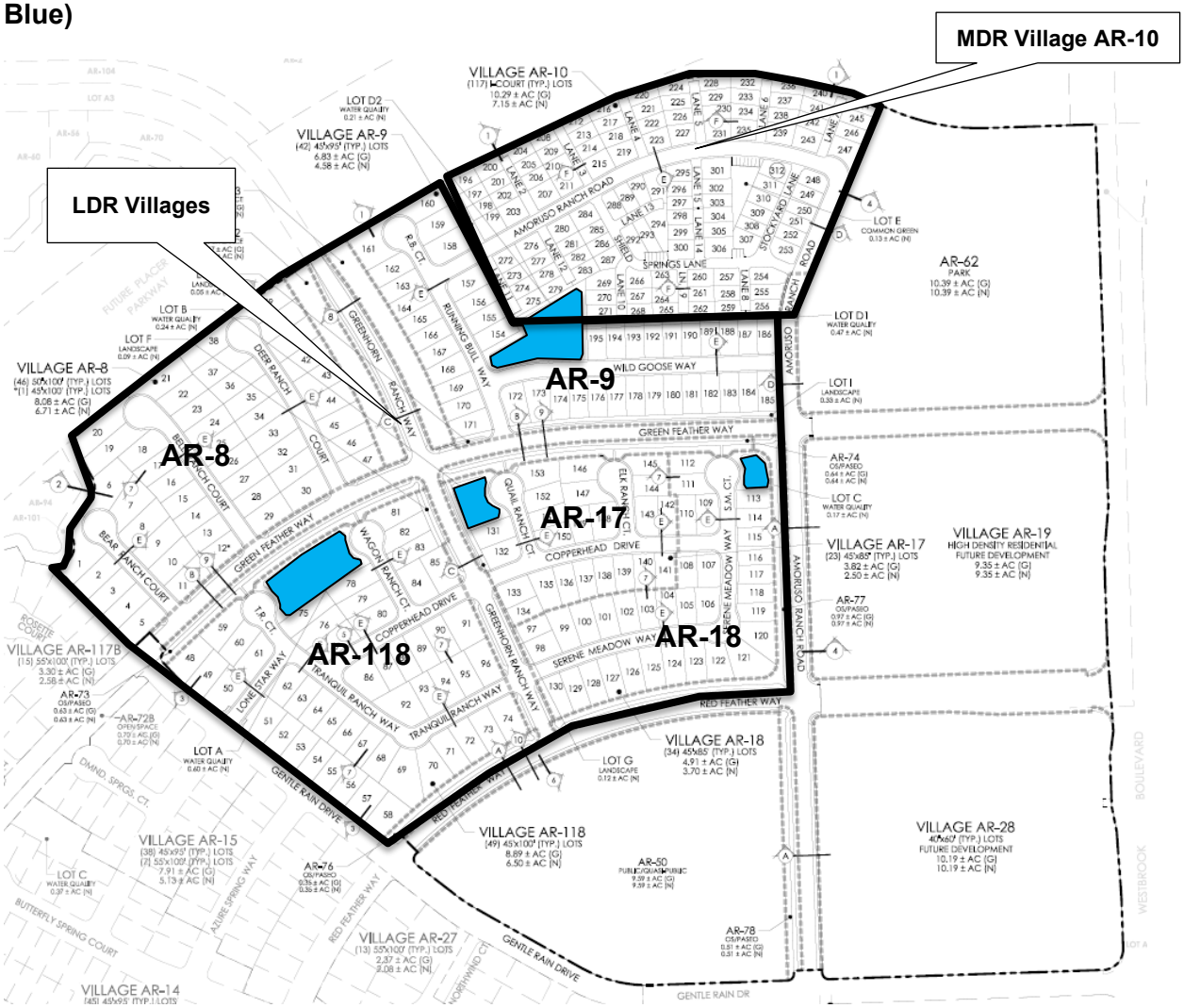
Figure 2. Park and Paseo diagrams from the ARSP (Project Area in Red)



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.***

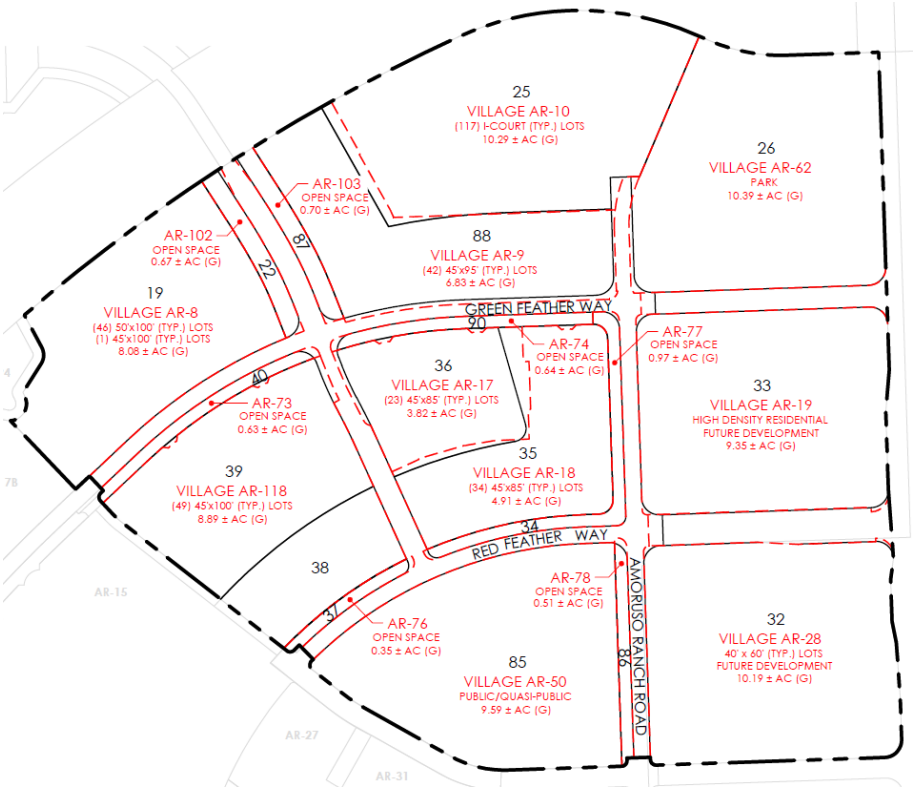
As detailed in Table 2 below, the applicant proposes to transfer units among parcels within the ARSP. Additionally, parcels AR-16 and AR-23 are proposed to be removed and replaced with parcel AR-118. A redlined version of the ARSP land use chapter reflecting these changes is included as Exhibit B. The 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(I), 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).

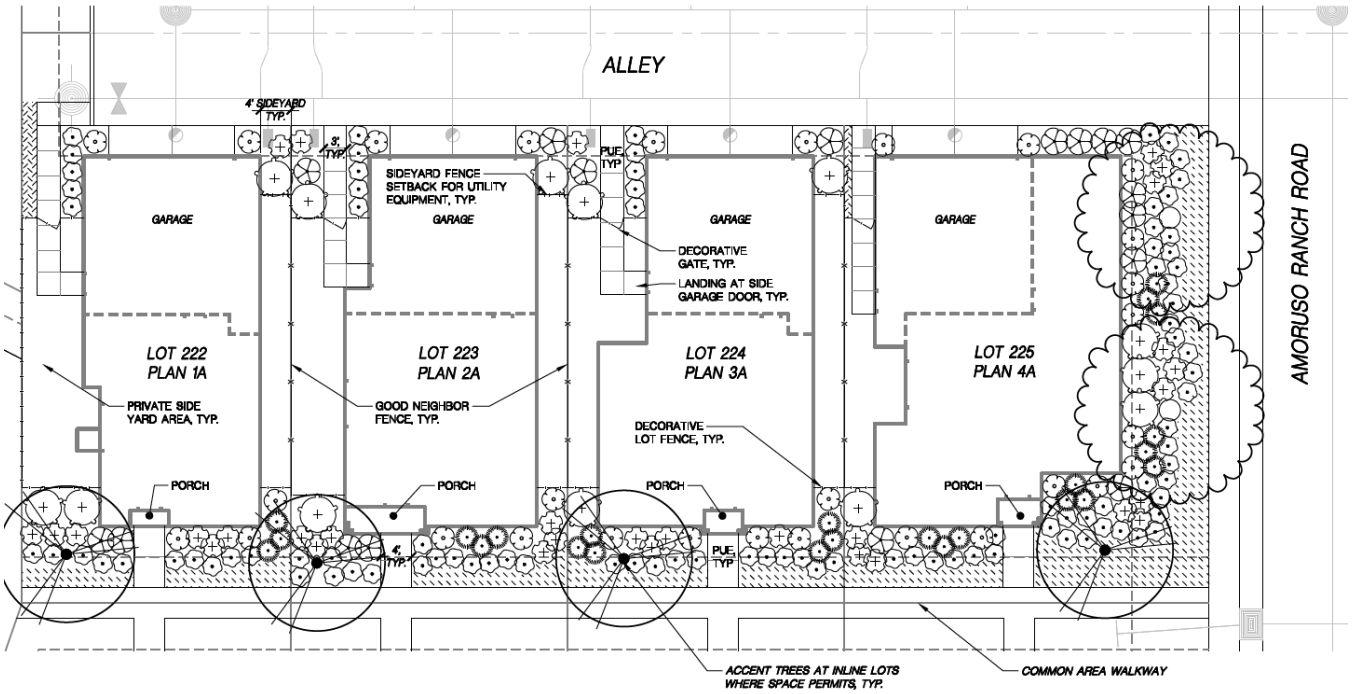
Plan Types: The project includes four plan types, all of which are two-story, ranging in size from 1,591 square feet to 2,186 square feet. Table 4 identifies the square footage and number of bedrooms and bathrooms for each plan type. Each of the plans adheres to a similar layout with common area on the 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-fot 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.

TENTATIVE SUBDIVISION MAP

AMORUSO RANCH

PHASE 1 - SUBPHASE B1

CITY OF ROSEVILLE, CALIFORNIA

JULY 28, 2025

PROJECT NOTES

RECORD OWNER
BROOKFIELD SUNSET LLC
2271 LAVA RIDGE CT, SUITE 220
ROSEVILLE, CA 95661
CONTACT: GONZALO RODRIGUEZ
PHONE: (916) 206-0414

APPLICANT
BROOKFIELD CALWEST BUILDERS LLC
2271 LAVA RIDGE CT, SUITE 220
ROSEVILLE, CA 95661
CONTACT: GONZALO RODRIGUEZ
PHONE: (916) 206-0414

ENGINEER/ PLANNER
WOOD RODGERS INC.
3741 DOUGLAS BOULEVARD, SUITE 150
ROSEVILLE, CA 95661
CONTACT: PAUL KLEIN, PE #48367
VANCE JONES
PHONE: (916) 341-7760

ASSESSOR'S PARCEL NUMBERS
PARCELS WITH PROPOSED IMPROVEMENTS:
017-470-017, -020, -031, -037, -038, -039, -040, -041, -049, -053, -074, & -077.
496-780-036, -037, -040, & -041.
OTHER INCLUDED PARCELS:
017-470-021, -027, -028, -064, -066 (PORTION), & -067.

AREA
95.5 ± ACRES

NUMBER OF LOTS
312 SINGLE FAMILY RESIDENTIAL LOTS
1 MDR LOT (FUTURE DEVELOPMENT)
1 HDR LOT (FUTURE DEVELOPMENT)
1 PARK LOT (FUTURE DEVELOPMENT)
1 SCHOOL LOT (FUTURE DEVELOPMENT)
7 OPEN SPACE LOTS
5 WATER QUALITY LOTS
1 COMMON GREEN LOT
4 LANDSCAPE LOTS
333 TOTAL LOTS

EXISTING LAND USE
LDR, MDR, HDR, P/R, P/QP, OS

PROPOSED LAND USE
LDR, MDR, HDR, P/R, P/QP, OS

EXISTING ZONING
RS, R3, PR, P/QP, & OS

PROPOSED ZONING
RS, R3, PR, P/QP, OS

PARKS AND OPEN SPACE
CITY OF ROSEVILLE

FIRE PROTECTION
CITY OF ROSEVILLE

SCHOOL DISTRICT
ROSEVILLE CITY SCHOOL DISTRICT
ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT

SEWER
CITY OF ROSEVILLE

STORM DRAIN
CITY OF ROSEVILLE

WATER
CITY OF ROSEVILLE

ELECTRICITY
CITY OF ROSEVILLE

NATURAL GAS
PG&E

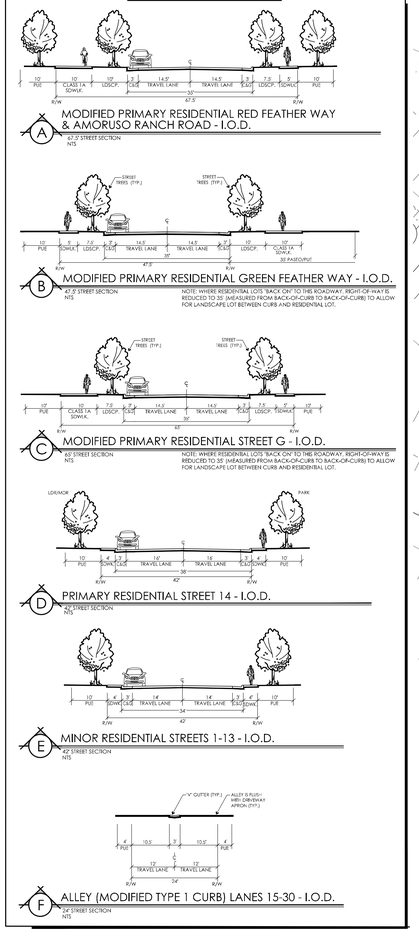
NOTE:

1) SUBDIVIDER(S) RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT.
2) A 10' P.U.E. SHALL BE LOCATED ADJACENT TO ALL PUBLIC STREETS UNLESS OTHERWISE SHOWN ON THIS EXHIBIT.
3) MASTER PARCEL NUMBERING IS FOR IDENTIFICATION PURPOSES ONLY AND DOES NOT INDICATE PHASING ORDER OF DEVELOPMENT.
4) ALL EXISTING STRUCTURES TO BE REMOVED AND ALL EXISTING WELLS TO BE ABANDONED.
5) EXISTING TOPOGRAPHY PROVIDED BY OTHERS.
6) THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
7) THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
8) PURSUANT TO SECTION 66499.20.2 OF THE SUBDIVISION MAP ACT, THE LAND SHOWN HEREON IS HEREBY TO BE MERGED AND RE-SUBDIVIDED.
9) MASTER PARCEL LINES SHOWN HEREON ARE SUBJECT TO CHANGE AS ACCESS, PUBLIC UTILITIES AND/OR PHASING REQUIREMENTS DICTATE.
10) FUTURE PUBLIC LANDS, INCLUDING OPEN SPACE, DRAINAGE CHANNELS AND PARKS TO BE DEDICATED TO THE CITY AS AN IRREVOCABLE OFFER OF DEDICATION (IOD).
11) OFF-SITE DRAINAGE IMPROVEMENTS TO BE CONSTRUCTED PER AMORUSO RANCH SPECIFIC PLAN DRAINAGE STUDY AND DEVELOPMENT AGREEMENT.
12) PURSUANT TO SECTION 66499.20.2 OF THE SUBDIVISION MAP ACT THE PROPERTY WILL BE MERGED AND RE-SUBDIVIDED AND THE FOLLOWING PUBLIC EASEMENTS ARE TO BE ABANDONED: PORTION OF GENTLE RAIN DRIVE RIGHT OF WAY PER GG MAPS 81; PORTION OF PUBLIC UTILITY EASEMENT ADJACENT TO GENTLE RAIN DRIVE PER GG MAPS 81; IRREVOCABLE OFFER OF DEDICATION PER GG MAPS 49; RIGHT OF WAY PER GG MAPS 49; PUBLIC UTILITY EASEMENT PER GG MAPS 49; LANDSCAPE EASEMENT PER GG MAPS 49; BIKE TRAIL EASEMENT PER GG MAPS 49; LANDSCAPING PER GG MAPS 49; BUS STOP EASEMENT PER GG MAPS 49; AND PS PER GG MAPS 49.

LOCATION MAP



STREET SECTIONS

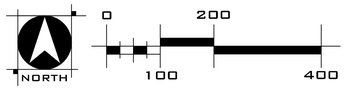


LAND USE SUMMARY

SPECIFIC PLAN PARCEL/ LOT NO.	LARGE LOT FINAL MAP LOT NO.	GENERAL PLAN DESIGNATION	SPECIFIC PLAN DESIGNATION	SMALL LOT NOS.	ZONING	LAND USE DESCRIPTION	MINIMUM LOT DIM.	DWELLING UNITS	GROSS ACRES	NET ACRES	DENSITY
AR-8	19	LDR	LDR	1-47	RS	LOW DENSITY RESIDENTIAL	50'x100' 45'x100'	46 1	8.08	6.71	5.8
AR-9	88	LDR	LDR	154-195	RS	LOW DENSITY RESIDENTIAL	45'x95'	42	6.83	4.58	6.1
AR-17	36	LDR	LDR	131-153	RS	LOW DENSITY RESIDENTIAL	45'x85'	23	3.82	2.50	6.0
AR-18	35	LDR	LDR	97-130	RS	LOW DENSITY RESIDENTIAL	45'x85'	34	4.91	3.70	6.9
AR-11B	38, 39	LDR	LDR	48-96	RS	LOW DENSITY RESIDENTIAL	45'x100'	49	8.89	6.50	5.5
SUBTOTAL								**195**	**32.53**	**23.99**	
AR-10	25	MDR	MDR	196-312	RS	MEDIUM DENSITY RESIDENTIAL	31'x61'	117	10.29	7.15	11.4
AR-28	32	MDR	MDR		RS	MEDIUM DENSITY RESIDENTIAL	40'x60'	-	10.19	10.19	-
SUBTOTAL								**117**	**20.48**	**17.34**	
AR-19	33	HDR	HDR		R3	HIGH DENSITY RESIDENTIAL	-	-	9.35	9.35	-
SUBTOTAL								**-**	**9.35**	**9.35**	
AR-50	85	P/QP	P/QP		P/QP	PUBLIC/QUASI-PUBLIC	-	-	9.59	9.59	
AR-62	26	P/R	P/R		PR	PARKS & RECREATION	-	-	10.39	10.39	
AR-73	40	OS	OS		OS	OS/PASEO	-	-	0.63	0.63	
AR-74	90	OS	OS		OS	OS/PASEO	-	-	0.64	0.64	
AR-76	37	OS	OS		OS	OS/PASEO	-	-	0.35	0.35	
AR-77	34	OS	OS		OS	OS/PASEO	-	-	0.97	0.97	
AR-78	86	OS	OS		OS	OS/PASEO	-	-	0.51	0.51	
AR-102	22	OS	OS		OS	OS/PASEO	-	-	0.67	0.67	
AR-103	87	OS	OS		OS	OS/PASEO	-	-	0.70	0.70	
	MAJOR ROW 1*					RIGHT-OF-WAY	-	-	6.14	6.14	
	MAJOR ROW 2**					RIGHT-OF-WAY	-	-	2.52	2.52	
SUBTOTAL									**33.11**	**33.11**	
A	A	LDR	LDR		RS	WATER QUALITY LOT	-	-	-	0.60	
B	B	LDR	LDR		RS	WATER QUALITY LOT	-	-	-	0.24	
C	C	LDR	LDR		RS	WATER QUALITY LOT	-	-	-	0.17	
D1	D1	LDR	LDR		RS	WATER QUALITY LOT	-	-	-	0.47	
D2	D2	LDR	LDR		RS	WATER QUALITY LOT	-	-	-	0.21	
E	E	MDR	MDR		RS	COMMON GREEN	-	-	-	0.13	
F	F	LDR	LDR		RS	LANDSCAPE CORRIDOR	-	-	-	0.09	
G	G	LDR	LDR		RS	LANDSCAPE CORRIDOR	-	-	-	0.12	
H	H	LDR	LDR		RS	LANDSCAPE CORRIDOR	-	-	-	0.05	
I	I	LDR	LDR		RS	LANDSCAPE CORRIDOR	-	-	-	0.33	
	MINOR ROW					RIGHT-OF-WAY	-	-	-	9.27	
SUBTOTAL									**0.00**	**11.68**	
TOTAL								**312 DU**	**95.47 AC**	**95.47 AC**	

NOTES:

1. NET ACREAGE EXCLUDES MINOR RIGHT-OF-WAYS, WATER QUALITY LOTS, AND LANDSCAPE LOTS.
2. (*) THIS PORTION OF MAJOR RIGHT-OF-WAY (PORTION OF GREEN FEATHER WAY, RED FEATHER WAY, ROAD G, AMORUSO RANCH ROAD, & OF STREET 14) WILL BE INCLUDED IN SUBPHASE B1 IMPROVEMENTS.
3. (**) THIS PORTION OF MAJOR RIGHT-OF-WAY (PORTION OF GREEN FEATHER WAY & RED FEATHER WAY) WILL NOT BE INCLUDED IN SUBPHASE B1 IMPROVEMENTS.





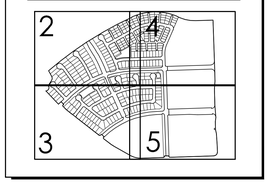
LEGEND

PROJECT BOUNDARY	PUE (TYP)	SEWER MAIN	8"S	DRAIN INLET	
VILLAGE LOT LINE	VILLAGE BOUNDARY	SEWER MANHOLE		WATER MAIN	8"W
RIGHT-OF-WAY	TOP BACK OF CURB	DRAINAGE MAIN	12"D	GATE VALVE	
STREET CENTERLINE	SIDEWALK	DRAINAGE MANHOLE		FIRE HYDRANT	
PROPOSED LOTS	LIP OF CURB				

SHEET INDEX

1	COVER SHEET - LOTTING LAYOUT	1"=100'
2	TENTATIVE SUBDIVISION MAP	1"=40'
3	TENTATIVE SUBDIVISION MAP	1"=40'
4	TENTATIVE SUBDIVISION MAP	1"=40'
5	TENTATIVE SUBDIVISION MAP	1"=40'

SHEET INDEX DIAGRAM



CITY APPROVAL STAMP

WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
3741 Douglas Blvd., Ste. 150
Roseville, CA 95661
Tel 916.341.7760
Fax 916.341.7767

SHEET 1 OF 5

X:\2025-JOBS\...\Amoruso\Amoruso_Phase B1\Planning\Exhibits\TSM_A1-B1_SUB.dwg 7/28/2025 11:43 AM Abby Wentworth

TENTATIVE SUBDIVISION MAP

AMORUSO RANCH

PHASE 1 - SUBPHASE B1

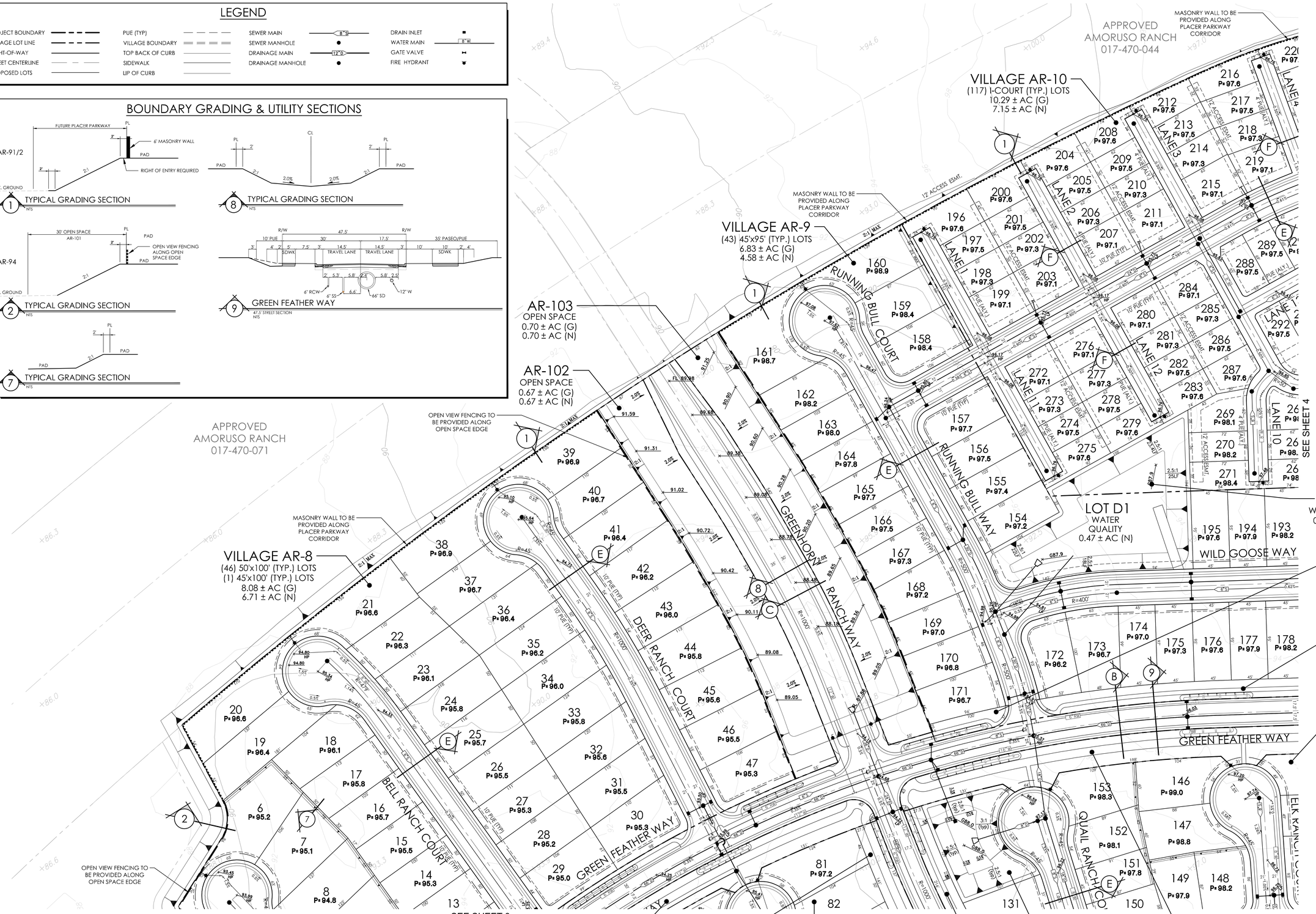
CITY OF ROSEVILLE, CALIFORNIA

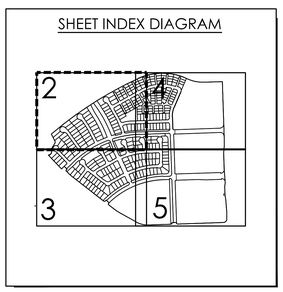
JULY 28, 2025

LEGEND

PROJECT BOUNDARY	PUE (TYP)	SEWER MAIN	8"S	DRAIN INLET	
VILLAGE LOT LINE	VILLAGE BOUNDARY	SEWER MANHOLE		WATER MAIN	8"W
RIGHT-OF-WAY	TOP BACK OF CURB	DRAINAGE MAIN	12"D	GATE VALVE	
STREET CENTERLINE	SIDEWALK	DRAINAGE MANHOLE		FIRE HYDRANT	
PROPOSED LOTS	LIP OF CURB				

BOUNDARY GRADING & UTILITY SECTIONS





NORTH

0 80 40 160

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WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
3741 Douglas Blvd., Suite 150 Tel 916.341.7760
Roseville, CA 95661 Fax 916.341.7767

TENTATIVE SUBDIVISION MAP

AMORUSO RANCH

PHASE 1 - SUBPHASE B1

CITY OF ROSEVILLE, CALIFORNIA

JULY 28, 2025

VILLAGE AR-8
(46) 50'x100' (TYP.) LOTS
(1) 45'x100' (TYP.) LOTS
8.08 ± AC (G)
6.71 ± AC (N)

SEE SHEET 2

LOT F
LANDSCAPE
0.09 ± AC (N)

LOT G
LANDSCAPE
0.12 ± AC (N)

LOT A
WATER QUALITY
0.60 ± AC (N)

VILLAGE AR-17
(23) 45'x85' (TYP.) LOTS
3.82 ± AC (G)
2.50 ± AC (N)

VILLAGE AR-18
(34) 45'x85' (TYP.) LOTS
4.91 ± AC (G)
3.70 ± AC (N)

AR-73
OPEN SPACE
0.63 ± AC (G)
0.63 ± AC (N)

AR-77
OPEN SPACE
0.97 ± AC (G)
0.97 ± AC (N)

VILLAGE AR-118
(49) 45'x100' (TYP.) LOTS
8.89 ± AC (G)
6.50 ± AC (N)

AR-50
PUBLIC/QUASI-PUBLIC
9.59 ± AC (G)
9.59 ± AC (N)

AR-76
OPEN SPACE
0.35 ± AC (G)
0.35 ± AC (N)

SEE SHEET 5

BEAR RANCH COURT
GREEN FEATHER WAY
TRANQUIL RANCH CT.
WAGON RANCH CT.
COPPERHEAD DRIVE
GREENHORN RANCH WAY
SERENE MEADOW WAY
LONE STAR WAY
TRANQUIL RANCH WAY
RED FEATHER WAY
GENTLE RAIN DRIVE
NORTHWIND CT.
ROSETTE COURT
DIAMOND SPRINGS CT.

VILLAGE AR-117-B
VILLAGE AR-27

BOUNDARY GRADING & UTILITY SECTIONS

3 TYPICAL GRADING SECTION
NTS

7 TYPICAL GRADING SECTION
NTS

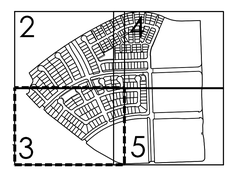
5 TYPICAL GRADING SECTION
NTS

9 GREEN FEATHER WAY
47.5' STREET SECTION
NTS

6 TYPICAL GRADING SECTION
NTS

10 RED FEATHER WAY
47.5' STREET SECTION
NTS

SHEET INDEX DIAGRAM



LEGEND

PROJECT BOUNDARY	PUE (TYP)	SEWER MAIN 8"S	DRAIN INLET
VILLAGE LOT LINE	VILLAGE BOUNDARY	SEWER MANHOLE	WATER MAIN 8"W
RIGHT-OF-WAY	TOP BACK OF CURB	DRAINAGE MAIN 12"D	GATE VALVE
STREET CENTERLINE	SIDEWALK	DRAINAGE MANHOLE	FIRE HYDRANT
PROPOSED LOTS	LIP OF CURB		

NORTH
0 80
40 160

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TENTATIVE SUBDIVISION MAP

AMORUSO RANCH

PHASE 1 - SUBPHASE B1

CITY OF ROSEVILLE, CALIFORNIA

JULY 28, 2025

VILLAGE AR-10
(117) I-COURT (TYP.) LOTS
10.29 ± AC (G)
7.15 ± AC (N)

MASONRY WALL TO BE PROVIDED ALONG PLACER PARKWAY CORRIDOR

APPROVED AMORUSO RANCH 017-470-044

LOT E
COMMON GREEN
0.19 ± AC (N)

AR-62
PARK
10.39 ± AC (G)
10.39 ± AC (N)

VILLAGE AR-9
(43) 45'x95' (TYP.) LOTS
6.83 ± AC (G)
4.58 ± AC (N)

AR-74
OPEN SPACE
0.64 ± AC (G)
0.64 ± AC (N)

LOT I
LANDSCAPE
0.33 ± AC (N)

AR-77
OPEN SPACE
0.97 ± AC (G)
0.97 ± AC (N)

LOT C
WATER QUALITY
0.17 ± AC (N)

VILLAGE AR-19
HIGH DENSITY RESIDENTIAL
FUTURE DEVELOPMENT
9.35 ± AC (G)
9.35 ± AC (N)

VILLAGE AR-17
(23) 45'x85' (TYP.) LOTS
3.82 ± AC (G)
2.50 ± AC (N)

VILLAGE AR-18
(34) 45'x85' (TYP.) LOTS
4.91 ± AC (G)
3.70 ± AC (N)

SEE SHEET 5

AMORUSO RANCH ROAD

GREEN FEATHER WAY

WILD GOOSE WAY

ELK RANCH COURT

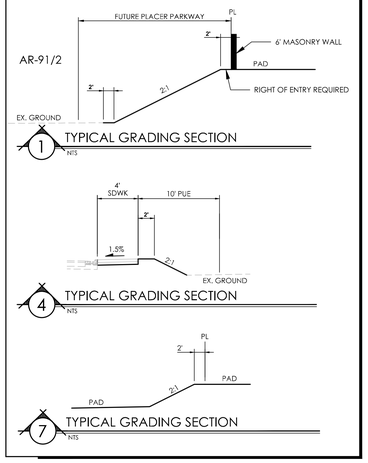
MEADOW CT.

STOCKYARD LANE

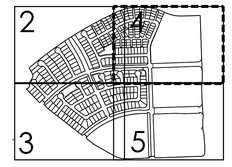
SHIELD SPRINGS LANE

WESTBROOK BLOULEVARD

BOUNDARY GRADING & UTILITY SECTIONS



SHEET INDEX DIAGRAM



LEGEND

PROJECT BOUNDARY	PUE (TYP)	SEWER MAIN	8"S	DRAIN INLET	
VILLAGE LOT LINE	VILLAGE BOUNDARY	SEWER MANHOLE		WATER MAIN	8"W
RIGHT-OF-WAY	TOP BACK OF CURB	DRAINAGE MAIN	12"D	GATE VALVE	
STREET CENTERLINE	SIDEWALK	DRAINAGE MANHOLE		FIRE HYDRANT	
PROPOSED LOTS	LIP OF CURB				

NORTH

0 40 80 160

CITY APPROVAL STAMP

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TENTATIVE SUBDIVISION MAP

AMORUSO RANCH

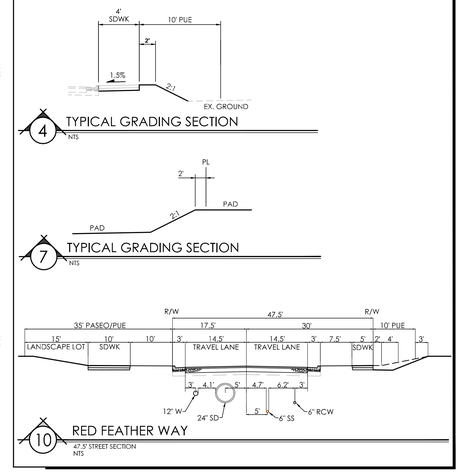
PHASE 1 - SUBPHASE B1

CITY OF ROSEVILLE, CALIFORNIA

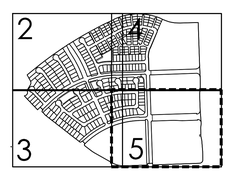
JULY 28, 2025



BOUNDARY GRADING & UTILITY SECTIONS



SHEET INDEX DIAGRAM



LEGEND

PROJECT BOUNDARY	PUE (TYP)	SEWER MAIN	8"S	DRAIN INLET	
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STREET CENTERLINE	SIDEWALK	DRAINAGE MANHOLE		FIRE HYDRANT	
PROPOSED LOTS	LIP OF CURB				

NORTH

0 80

40 160

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SHEET 5 OF 5

K:\2020-1\2021_Amoruso\Ranch\Vesting\Exhibits\VSM_Ph1B1.dwg, 7/28/2025 12:31 PM, Abby Mercantile

PLACER PARKWAY CROSSING

AMORUSO RANCH B1

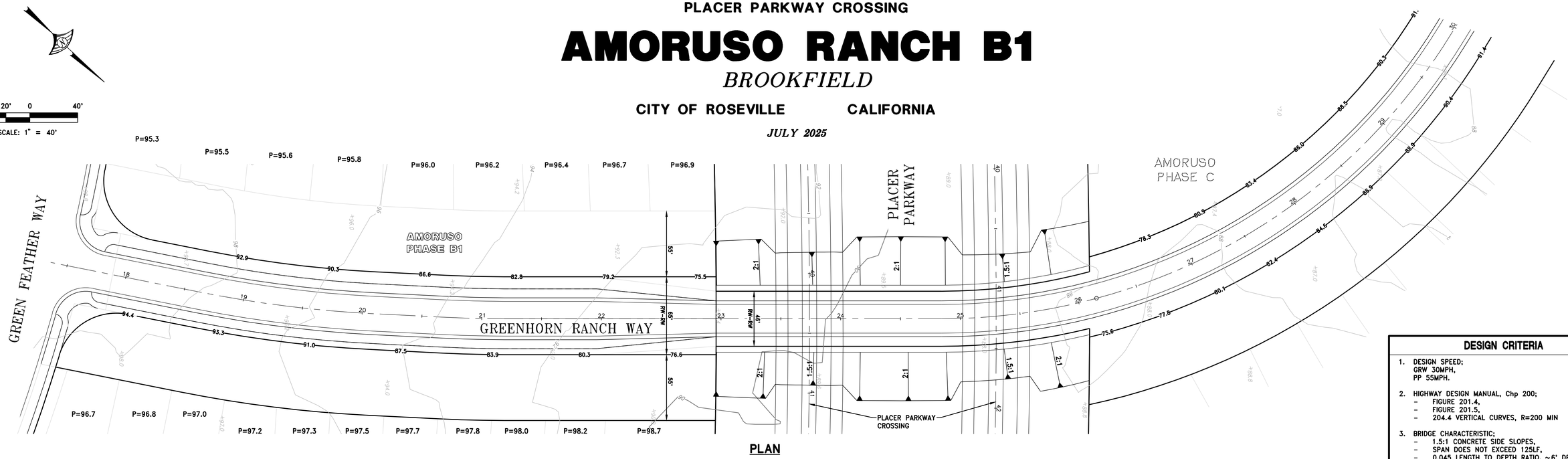
BROOKFIELD

CITY OF ROSEVILLE CALIFORNIA

JULY 2025

40' 20' 0 40'

SCALE: 1" = 40'

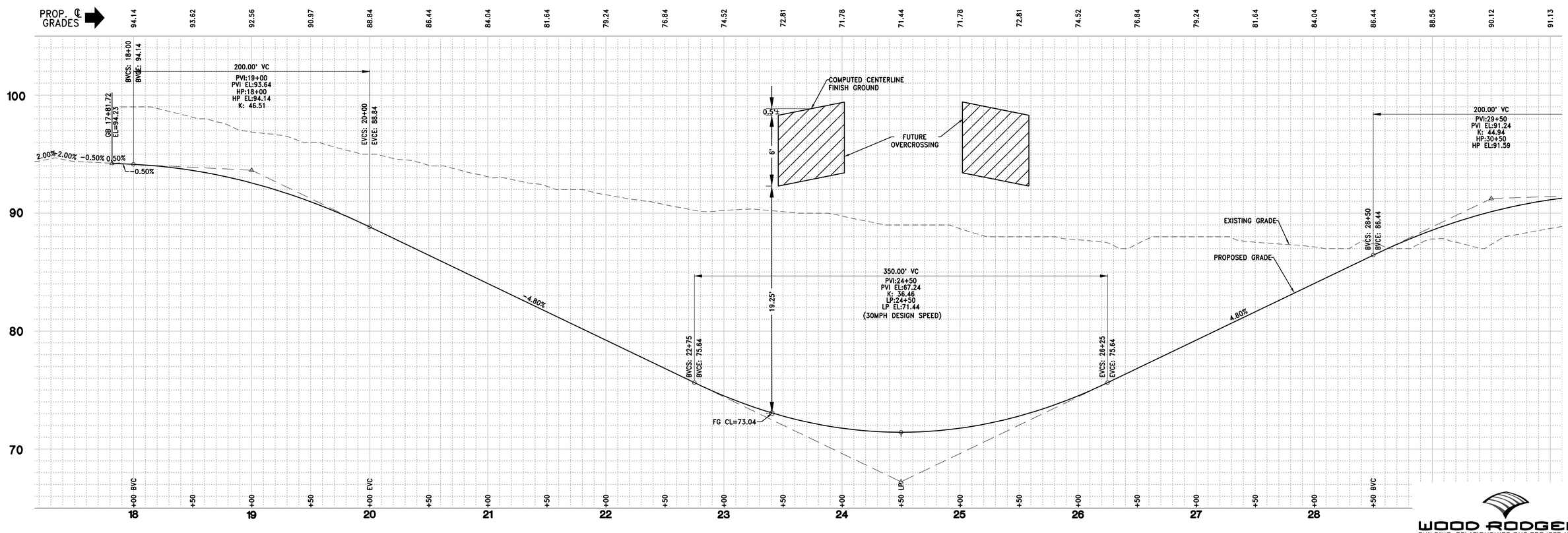


PLAN

DESIGN CRITERIA

1. DESIGN SPEED;
   GRW 30MPH,
   PP 55MPH.
2. HIGHWAY DESIGN MANUAL, Chp 200;
   - FIGURE 201.4,
   - FIGURE 201.5,
   - 204.4 VERTICAL CURVES, R=200 MIN
3. BRIDGE CHARACTERISTIC;
   - 1.5:1 CONCRETE SIDE SLOPES,
   - SPAN DOES NOT EXCEED 125LF,
   - 0.045 LENGTH TO DEPTH RATIO, ~6' DEPTH
   - VERTICAL CLEARANCE, 15'-6" PLUS 3'-9"=19'-4"

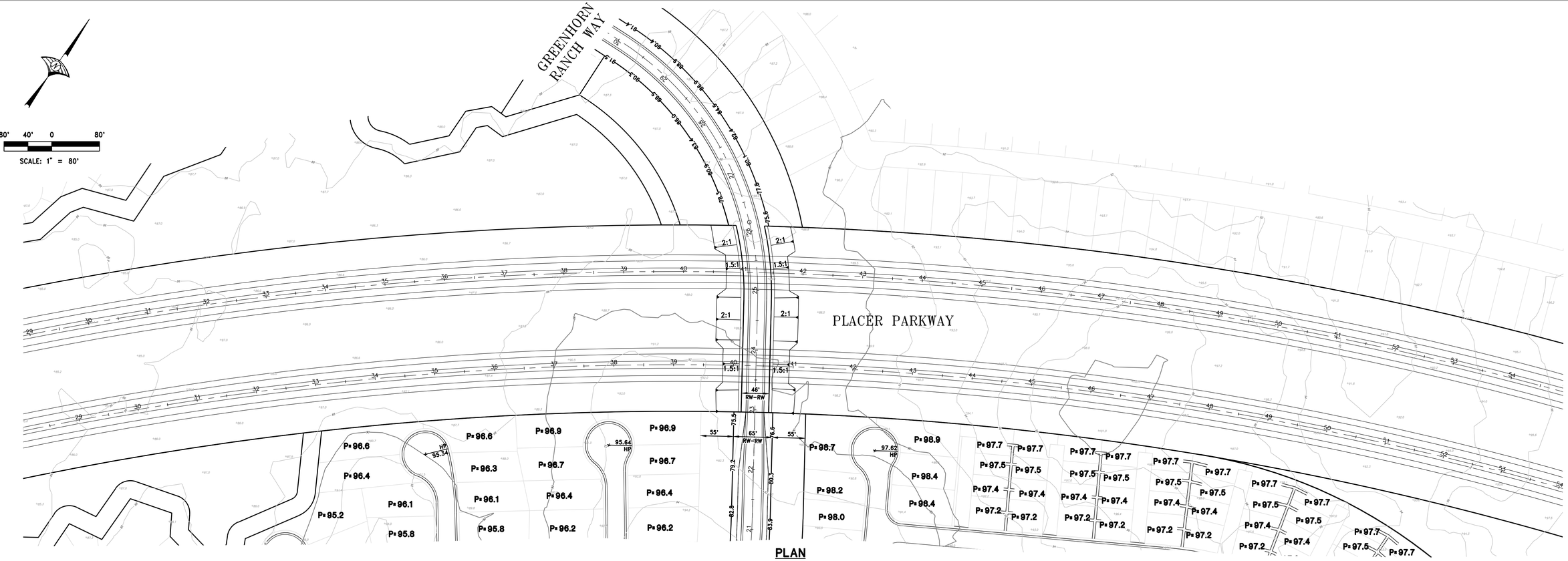
GREENHORN RANCH WAY



PROFILE

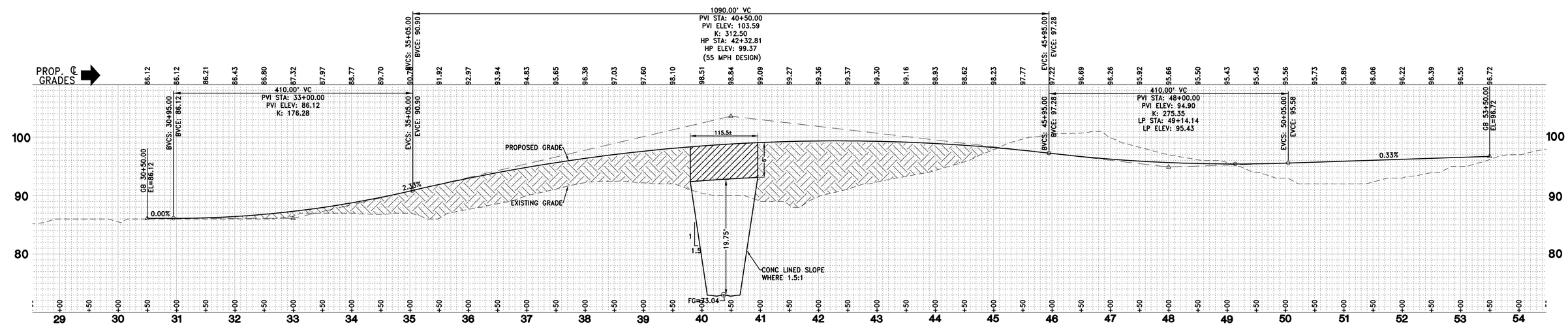
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Sacramento, CA 95816 Fax 916.341.7767

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PLAN

PLACER PARKWAY



PROFILE

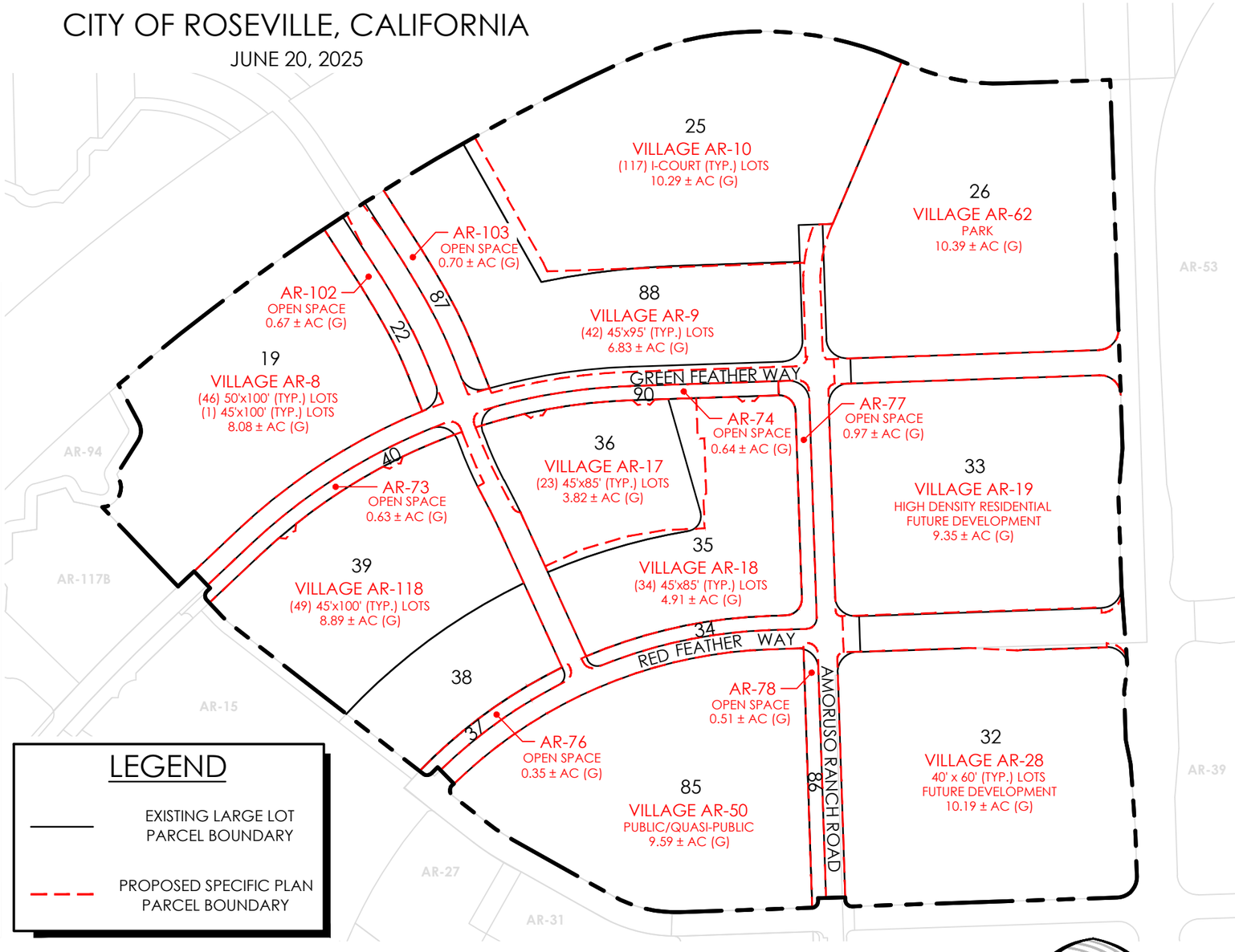
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PHASE 1 SUBPHASE B1
EXISTING AND PROPOSED VILLAGE BOUNDARIES
AMORUSO RANCH
CITY OF ROSEVILLE, CALIFORNIA
JUNE 20, 2025

LAND USE SUMMARY

FINAL MAP LOT NO.	SPECIFIC PLAN PARCEL NO.	GENERAL PLAN DESIGNATION	SPECIFIC PLAN DESIGNATION	ZONING	DWELLING UNITS	EXISTING ACRES (G)	PROPOSED ACRES (G)	DENSITY
19	AR-8	LDR	LDR	RS	47	8.08	8.08	5.8
35	AR-18	LDR	LDR	RS	34	5.08	4.91	6.9
36	AR-17	LDR	LDR	RS	23	3.62	3.82	6.0
38, 39	AR-118	LDR	LDR	RS	49	8.85	8.89	5.5
88	AR-9	LDR	LDR	RS	42	6.26	6.83	6.1
SUBTOTAL					**195**	**31.89**	**32.53**	
25	AR-10	MDR	MDR	RS	117	10.53	10.29	11.4
32	AR-28	MDR	MDR	RS	-	10.17	10.19	-
SUBTOTAL					**117**	**20.70**	**20.48**	
33	AR-19	HDR	HDR	R3	-	9.33	9.35	-
SUBTOTAL						**9.33**	**9.35**	
22	AR-102	OS	OS	OS	-	0.64	0.67	
34	AR-77	OS	OS	OS	-	0.97	0.97	
37	AR-76	OS	OS	OS	-	0.33	0.35	
40	AR-73	OS	OS	OS	-	0.58	0.63	
86	AR-78	OS	OS	OS	-	0.49	0.51	
87	AR-103	OS	OS	OS	-	0.68	0.70	
90	AR-74	OS	OS	OS	-	0.59	0.64	
26	AR-62	P/R	P/R	PR	-	10.34	10.39	
85	AR-50	P/QP	P/QP	P/QP	-	9.59	9.59	
SUBTOTAL						**24.21**	**24.45**	
MAJOR RIGHT-OF-WAY 1						6.96	6.14	
MAJOR RIGHT-OF-WAY 2					-	2.38	2.52	
SUBTOTAL						**9.34**	**8.66**	
TOTAL					**312 DU**	**95.47 AC**	**95.47 AC**	



LEGEND

EXISTING LARGE LOT PARCEL BOUNDARY

PROPOSED SPECIFIC PLAN PARCEL BOUNDARY

NORTH

0 300 150 600

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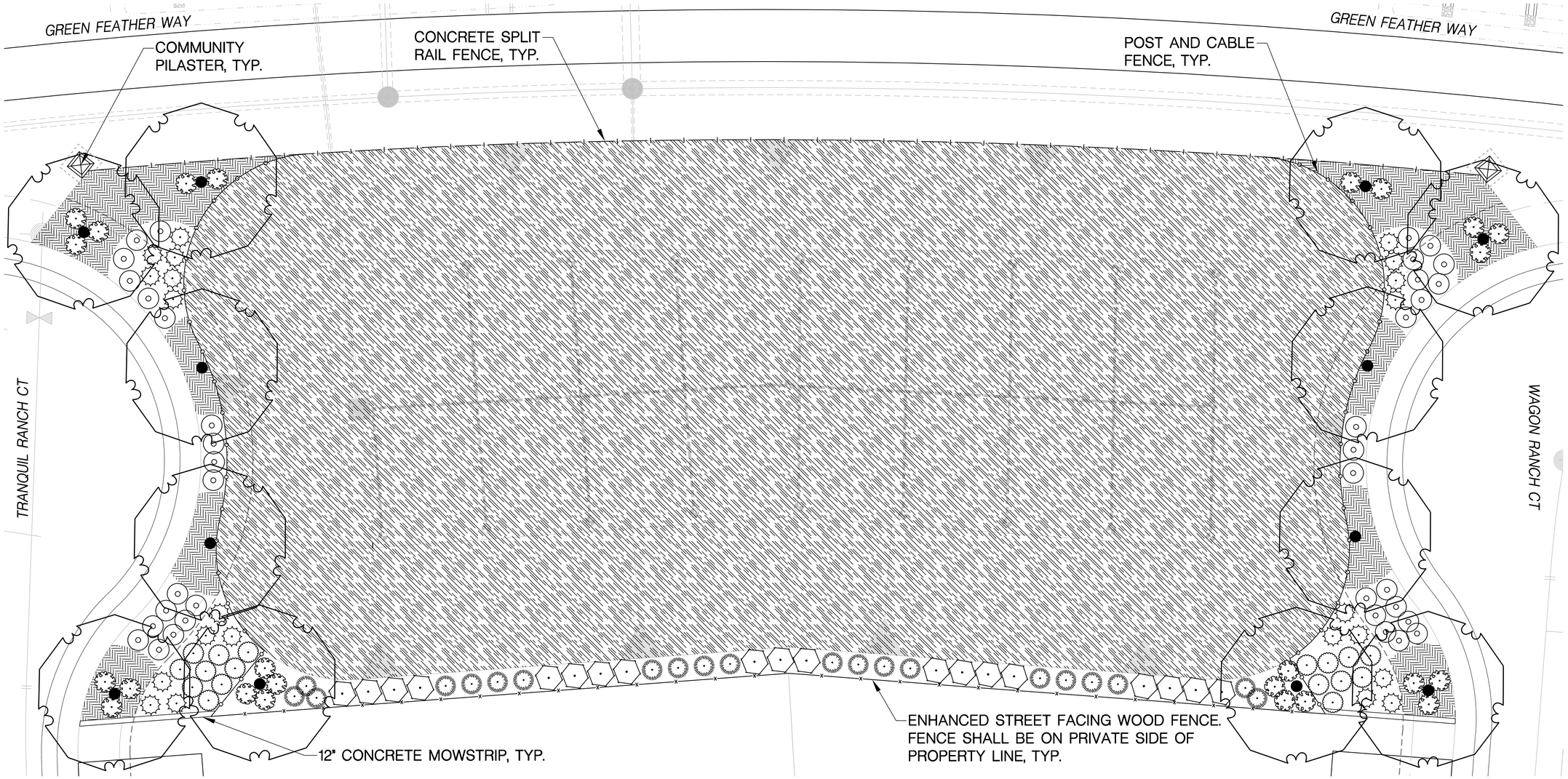
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BASIN EXHIBIT TYPICAL

AMORUSO RANCH - PHASE B1

ROSEVILLE, CALIFORNIA

JUNE 13, 2025



NOTE: LIMITS OF FENCING AND CONCRETE MOW CURBS ARE DIAGRAMMATIC AND SHALL BE CONFIRMED WITH THE SPECIFIC LOT PLOT PLANS.

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WATER USE	QTY
TREES				
	ZELKOVA SERRATA / SAWLEAF ZELKOVA	*15 GAL*	*MEDIUM*	*12*
SHRUBS				
	ANIGOZANTHOS FLAVIDUS / KANGAROO PAW	*5 GAL*	*LOW*	*24*
	CEANOTHUS MARITIMUS 'VALLEY VIOLET' / CEANOTHUS	*5 GAL*	*LOW*	*37*
	CISTUS X HYBRIDUS / WHITE ROCKROSE	*5 GAL*	*LOW*	*17*
SHRUBS				
	MUHLENBERGIA RIGENS / DEER GRASS	*5 GAL*	*LOW*	*21*
	RHAPHIOLEPIS UMBELLATA / YEDDA HAWTHORN	*5 GAL*	*LOW*	*19*
	SALVIA MICROPHYLLA 'HOT LIPS' / HOT LIPS GRAHAM SAGE	*5 GAL*	*LOW*	*22*
GROUND COVERS				
	BACCHARIS PILULARIS 'PIGEON POINT' / PIGEON POINT COYOTE BRUSH 36 O.C.	*5 GAL*	*LOW*	*169*
	BIOFILTRATION MIX / DELTA BLUE GRASS IRRIGATED	*SOD*	*LOW*	*21,656 SF*

NORTH

0 20

10 40

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ATTACHMENT A

GARBAGE PICKUP LOCATIONS

AMORUSO RANCH PARCEL AR-10

CITY OF ROSEVILLE, CALIFORNIA

JUNE 20, 2025



LEGEND

GARBAGE TOTER PICK-UP AREAS FOR HOUSES ON ALLEYS

NORTH

0 50 100 200

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Sacramento, CA 95816

Tel 916.341.7760
Fax 916.341.7767

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FIRE ACCESS ROUTE

AMORUSO RANCH B1

CITY OF ROSEVILLE CALIFORNIA

JUNE 20, 2025



LEGEND

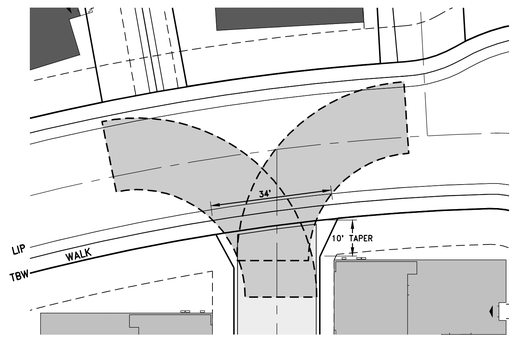
PROPOSED FIRE LANE

R=50' R=30' FIRE LANE TURN TEMPLATE (SEE GENERAL NOTES FOR RADII)

NOTE:
BFC–BOTTOM FACE OF CURB (TYP)

40' 20' 0 40'

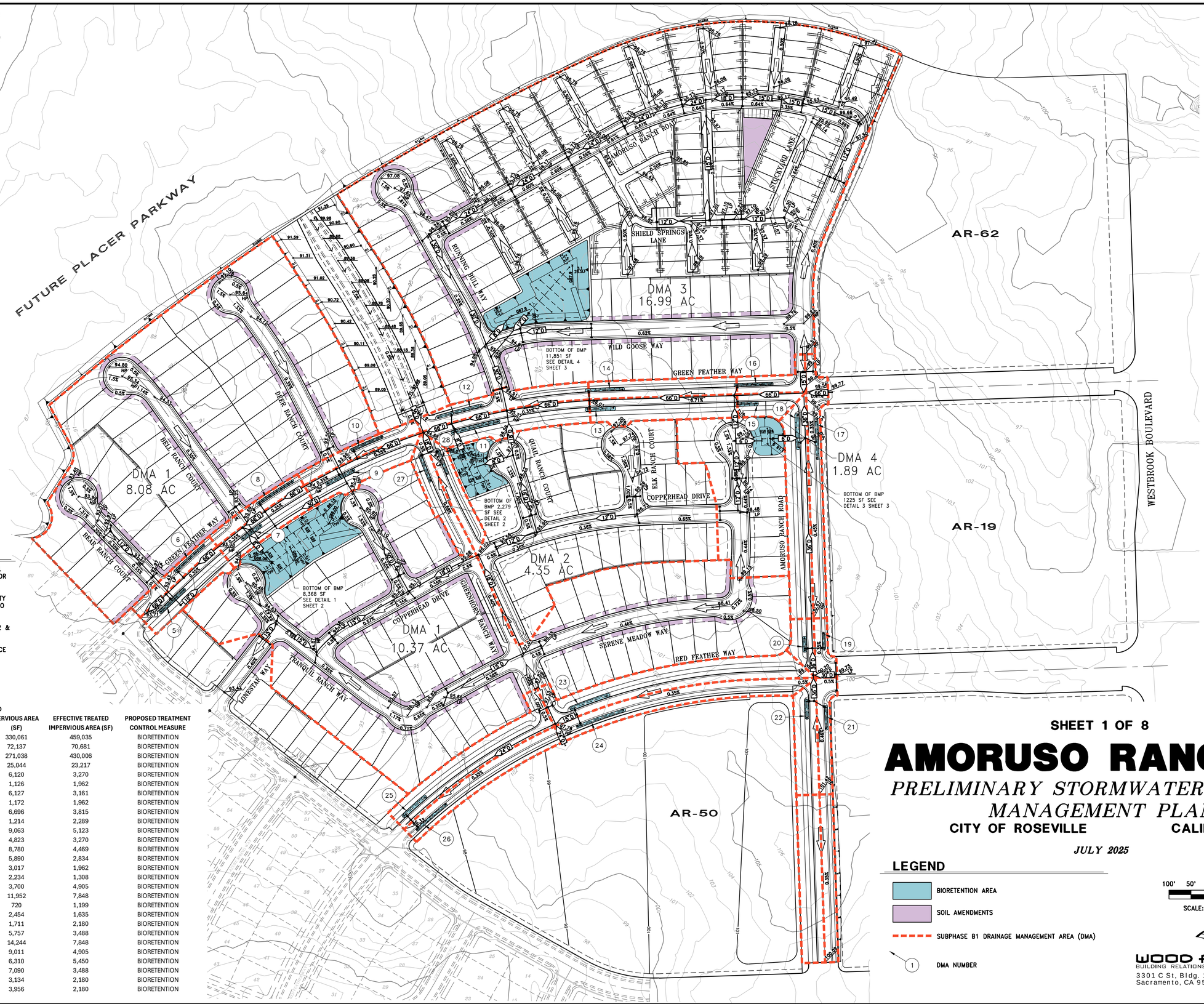
SCALE: 1" = 40'



DRIVEWAY DETAIL

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NOTES

1. THIS EXHIBIT IS FOR PRELIMINARY PLAN PURPOSES ONLY. ALL DRAINAGE SYSTEM CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO DEVELOPMENT.
2. THE PROPOSED GRADING DESIGN, TREATMENT LOCATION, UTILITY LAYOUT AND SIZES SHOWN ARE CONCEPTUAL AND SUBJECT TO MODIFICATION AS DESIGN PROGRESSES.
3. DMA 1 & 3 ARE DESIGNED FOR FLOW RATE TAB 3-7. DMA 2 & 4 ARE DESIGNED FOR INFILTRATION TAB 3-6.
4. AR 8 & 9 TO UTILIZE SOIL AMENDMENT IN FRONT YARD SPACE ONLY IN 10' PUE (EXCLUDING DRIVEWAY AREA).
5. STORMWATER QUALITY TREATMENT IS TO BE PROVIDED BY BIORETENTION BASIN. WITH THE EXCEPTION OF DMA'S 1 & 3 WHICH WILL HAVE THEIR WQV 100% REDUCED BY SOIL AMENDMENTS

DMA #	EXISTING IMPERVIOUS AREA (SF)	EXISTING PERVIOUS AREA (SF)	PROPOSED IMPERVIOUS AREA (SF)	PROPOSED PERVIOUS AREA (SF)	EFFECTIVE TREATED IMPERVIOUS AREA (SF)	PROPOSED TREATMENT CONTROL MEASURE
1	0	803,266	473,205	330,061	459,035	BIORETENTION
2	0	189,577	117,440	72,137	70,681	BIORETENTION
3	0	740,627	469,589	271,038	430,006	BIORETENTION
4	0	65,393	40,349	25,044	23,217	BIORETENTION
5	0	12,632	6,512	6,120	3,270	BIORETENTION
6	0	7,183	6,057	1,126	1,962	BIORETENTION
7	0	12,683	6,556	6,127	3,161	BIORETENTION
8	0	7,287	6,115	1,172	1,962	BIORETENTION
9	0	14,429	7,733	6,696	3,815	BIORETENTION
10	0	8,833	7,619	1,214	2,289	BIORETENTION
11	0	19,505	10,442	9,063	5,123	BIORETENTION
12	0	15,726	10,903	4,823	3,270	BIORETENTION
13	0	18,091	9,311	8,780	4,469	BIORETENTION
14	0	13,454	7,564	5,890	2,834	BIORETENTION
15	0	7,021	4,004	3,017	1,962	BIORETENTION
16	0	7,324	5,090	2,234	1,308	BIORETENTION
17	0	18,937	15,237	3,700	4,905	BIORETENTION
18	0	25,784	13,832	11,952	7,848	BIORETENTION
19	0	4,957	4,237	720	1,199	BIORETENTION
20	0	5,842	3,388	2,454	1,635	BIORETENTION
21	0	8,779	7,068	1,711	2,180	BIORETENTION
22	0	12,836	7,079	5,757	3,488	BIORETENTION
23	0	32,607	18,363	14,244	7,848	BIORETENTION
24	0	22,484	13,473	9,011	4,905	BIORETENTION
25	0	23,652	17,342	6,310	5,450	BIORETENTION
26	0	16,443	9,353	7,090	3,488	BIORETENTION
27	0	11,188	8,054	3,134	2,180	BIORETENTION
28	0	10,454	6,498	3,956	2,180	BIORETENTION

SHEET 1 OF 8

AMORUSO RANCH B1

PRELIMINARY STORMWATER QUALITY MANAGEMENT PLAN

CITY OF ROSEVILLE **CALIFORNIA**

JULY 2025

LEGEND

- BIORETENTION AREA
- SOIL AMENDMENTS
- SUBPHASE B1 DRAINAGE MANAGEMENT AREA (DMA)
- 1 DMA NUMBER

100' 50' 0 100'

SCALE: 1" = 100'

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THIS CHAPTER HAS BEEN UPDATED TO REFLECT REVISIONS TO TABLES 4.1 AND 4.2



CHAPTER 4 – LAND USE PLAN

4.1 Overview

The Amoruso Ranch Specific Plan (ARSP) provides for a mix of land uses including low, medium and high density residential uses; commercial and office uses (which in some cases are sited with one another, and/or with residential uses); public and quasi-public uses for the school and civic uses such as a fire station, parks and open space uses; and an urban reserve parcel.

At build out, the Plan Area will provide for approximately 2,827 dwelling units which would accommodate roughly 7,379 residents, add approximately 476,000 square feet of commercial retail and office uses with the potential to expand to a maximum of 766,000 square feet, and provide approximately 22-acres of parks and 155 acres of open space.

4.2 Land Use Plan

The land use designations identified in the ARSP are summarized below (Table 4.1), with an accompanying Land Use Map (Figure 4.1) and breakdown by parcel (Table 4.2) on the following pages.

Table 4.1
Land Use Summary

General Plan Land Use	*Applied Zoning District*	*Acres*	*% of Total Acres*	*Allocated Units*	*% of Total Units*
LDR (Low Density Residential)	RS	220.49 ~~219.85~~	31.75 ~~66~~%	1,099	38.88%
MDR (Medium Density Residential)	RS	69.02 ~~24~~	9.94 ~~7~~%	695	24.58%
HDR (High Density Residential)	R3	37.88 ~~6~~	5.45%	873	30.88%
Community Commercial - Village District	CMU-SA (Commercial Mixed-Use - Special Area)	27.12	3.91%	159	5.62%
Community Commercial	CC (Community Commercial)	23.71	3.41%		
Open Space	OS	144.59	20.83%		
Open Space (Paseos)	OS	11.14 ~~10.95~~	1.60 ~~58~~%		
Parks & Recreation	PR	22.43 ~~38~~	3.23 ~~2~~%		
Public / Quasi Public	P/QP (Fire Station)	2.95	0.42%		
	P/QP (Water Facilities)	1.35	0.19%		
	P/QP (Lift Station A)	0.28	0.04%		
	P/QP (Lift Station B)	0.85	0.12%		
	P/QP (School)	9.59	1.38%		
	P/QP (Community Facility)	1.46	0.21%		
	P/QP (Recycling Center)	0.65	0.09%		
Urban Reserve	UR	20.00	2.88%	1	0.04%
Misc. Roads		100.90 ~~101.58~~	14.53 ~~63~~%		
Total		**694.40**	**100%**	**2,827**	**100%**

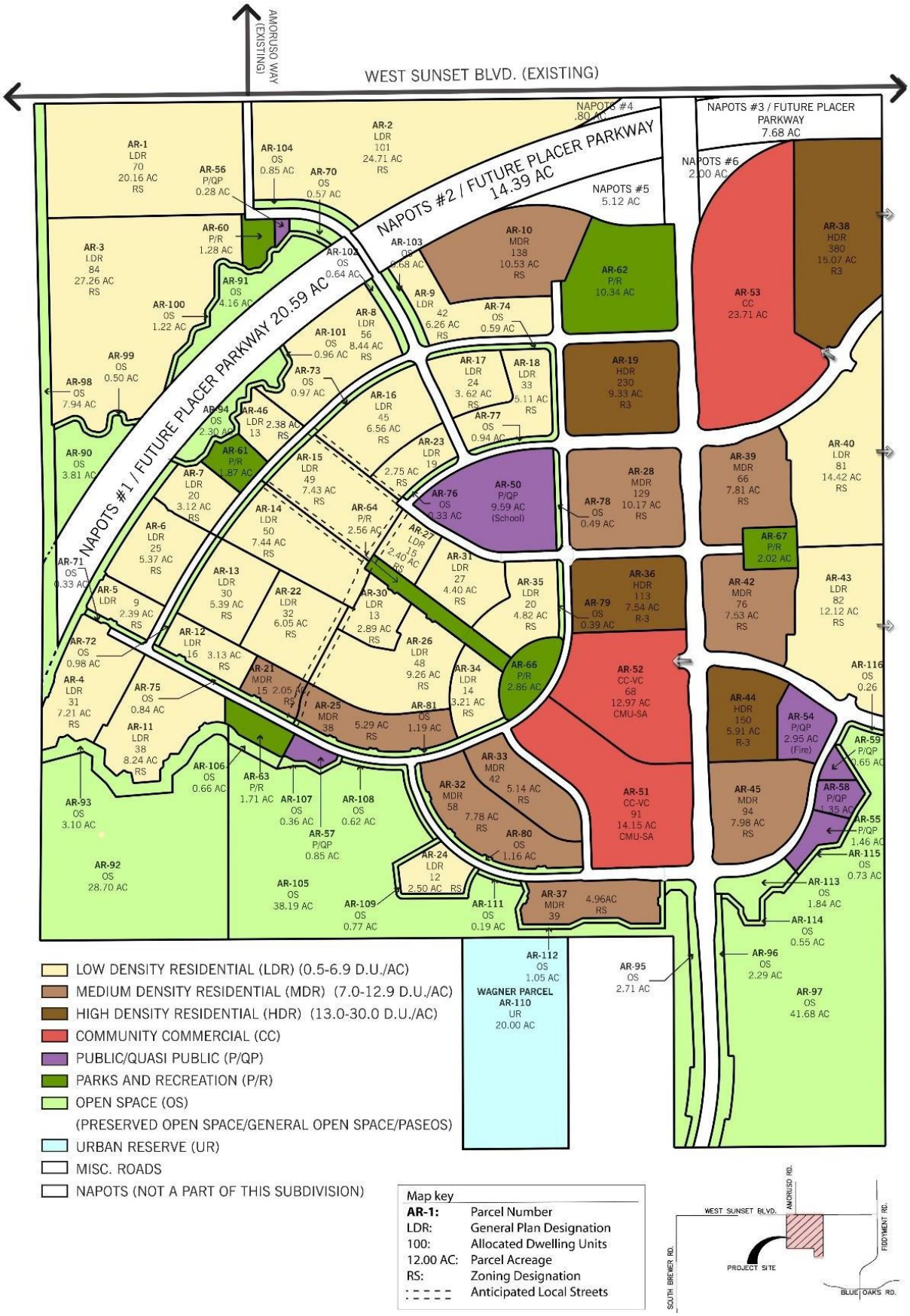


Figure 4.1 Land Use Map

Table 4.2 Land Use by Parcel Number					
Parcel	***GP Land Use***	***Zoning***	***Acres***	***Allocated Units***	***Density***
AR-1	LDR	RS	20.16	84 ~~83~~	4.16 ~~4.1~~
AR-2	LDR	RS	24.71	121 ~~105~~	4.90 ~~4.3~~
AR-3	LDR	RS	27.26	87 ~~84~~	3.19 ~~3.08~~
AR-4	LDR	RS	7.21	31	4.30
AR-5	LDR	RS	2.39	10	4.19
AR-6	LDR	RS	5.37	25	4.66
AR-117A	LDR	RS	2.49	13	5.2
AR-8	LDR	RS	8.08 ~~8.44~~	47 ~~56~~	5.81 ~~6.63~~
AR-9	LDR	RS	6.83 ~~6.26~~	43 ~~42~~	6.30 ~~6.70~~
AR-10	MDR	RS	10.29 ~~10.53~~	117 ~~138~~	11.37 ~~13.10~~
AR-11	LDR	RS	8.24	38	4.61
AR-12	LDR	RS	3.13	16	5.11
AR-13	LDR	RS	5.39	30	5.57
AR-14	LDR	RS	7.64	48	6.3
AR-15	LDR	RS	7.91	45	5.7
AR-118 ~~AR-16~~	LDR	RS	8.89 ~~6.56~~	52 ~~45~~	5.84 ~~6.86~~
AR-17	LDR	RS	3.82 ~~3.62~~	23 ~~24~~	6.02 ~~6.62~~
AR-18	LDR	RS	4.91 ~~5.11~~	34 ~~33~~	6.92 ~~6.45~~
AR-19	HDR	R3	9.35 ~~3~~	230	24.64
AR-21	MDR	RS	2.05	15	7.33
AR-22	LDR	RS	6.05	32	5.29
~~AR-23~~	~~LDR~~	~~RS~~	~~2.75~~	~~19~~	~~6.91~~
AR-24	LDR	RS	2.50	12	4.79
AR-25	MDR	RS	5.29	38	7.18
AR-26	LDR	RS	9.26	48	5.18
AR-27	LDR	RS	2.37	13	5.5
AR-28	MDR	RS	10.19 ~~17~~	129	12.69
AR-30	LDR	RS	2.89	13	4.50
AR-31	LDR	RS	4.26	22	5.2
AR-32	MDR	RS	7.78	58	7.45
AR-33	MDR	RS	5.14	42	8.17
AR-34	LDR	RS	3.21	14	4.37
AR-35	LDR	RS	4.82	20	4.15
AR-36	HDR	R3	7.54	113	14.98
AR-37	MDR	RS	4.96	39	7.86
AR-38	HDR	R3	15.07	380	25.21
AR-39	MDR	RS	7.81	79 ~~66~~	10.12 ~~8.45~~
AR-40	LDR	RS	14.42	81	5.62
AR-42	MDR	RS	7.53	84 ~~76~~	11.16 ~~10.10~~
AR-43	LDR	RS	12.12	82	6.76
AR-44	HDR	R3	5.91	150	25.37
AR-45	MDR	RS	7.98	94	11.78
AR-117B	LDR	RS	3.30	15	4.6
AR-50	P/QP	P/QP	9.59		
AR-51	CC-VC	CMU-SA	14.15	91	
AR-52	CC-VC	CMU-SA	12.97	68	
AR-53	CC	CC	23.71		
AR-54	P/QP	P/QP	2.95		

Table 4.2 (continued) Land Use by Parcel Number					
Parcel	***GP Land Use***	***Zoning***	***Acres***	***Allocated Units***	***Density***
AR-55	P/QP	P/QP	1.46		
AR-56	P/QP	P/QP	0.28		
AR-57	P/QP	P/QP	0.85		
AR-58	P/QP	P/QP	1.35		
AR-59	P/QP	P/QP	0.65		
AR-60	P/R	P/R	1.28		
AR-61	P/R	P/R	2.02		
AR-62	P/R	P/R	10.39 ~~8~~		
AR-63	P/R	P/R	1.71		
AR-64*	P/R	P/R	2.56		
AR-66	P/R	P/R	2.86		
AR-67	P/R	P/R	2.02		
AR70	OS(Paseos)	OS	0.57		
AR-71	OS(Paseos)	OS	0.33		
AR-72	OS(Paseos)	OS	0.98		
AR-73	OS(Paseos)	OS	0.63 ~~97~~		
AR-74	OS(Paseos)	OS	0.64 ~~59~~		
AR-75	OS(Paseos)	OS	0.84		
AR-76	OS(Paseos)	OS	0.35 ~~3~~		
AR-77	OS(Paseos)	OS	0.94		
AR-78	OS(Paseos)	OS	0.51 ~~49~~		
AR-79	OS(Paseos)	OS	0.39		
AR-80	OS(Paseos)	OS	1.16		
AR-81	OS(Paseos)	OS	1.19		
AR-90	OS	OS	3.81		
AR-91	OS	OS	4.16		
AR-92	OS	OS	28.70		
AR-93	OS	OS	3.10		
AR-94	OS	OS	2.30		
AR-95	OS	OS	2.71		
AR-96	OS	OS	2.29		
AR-97	OS	OS	41.68		
AR-98	OS	OS	7.94		
AR-99	OS	OS	0.50		
AR-100	OS	OS	1.22		
AR-101	OS	OS	0.96		
AR-102	OS(Paseos)	OS	0.67 ~~4~~		
AR-103	OS(Paseos)	OS	0.70 ~~68~~		
AR-104	OS(Paseos)	OS	0.85		
AR-105	OS	OS	38.19		
AR-106	OS	OS	0.66		
AR-107	OS	OS	0.36		
AR-108	OS	OS	0.62		
AR-109	OS	OS	0.77		
AR-111	OS	OS	0.19		
AR-112	OS	OS	1.05		
AR-113	OS	OS	1.84		
AR-114	OS	OS	0.55		
AR-115	OS	OS	0.73		
AR-116	OS	OS	0.26		

Westbrook Boulevard			19.54		
NAPOTS			50.58		
Roads			30.34 ~~31.02~~		
Subtotal			**674.40**	**2826**	
AR-110 Wagner Parcel	UR	UR	20.00	1	
Total			**694.40**	**2827**	

* ***AR- 64 includes 2.12 ac of dedicated parkland and 0.44 ac of*** *road*

4.3 Land Use Designations

Land uses within the ARSP are implemented through the zoning designation assigned to each parcel. This includes the application of the Development Standards (DS) and Special Area (SA) overlay zones to provide customized Development Standards and permitted uses as allowed by the City's Zoning Ordinance. Development Standards and Permitted Uses applicable to the Plan Area are provided in Appendix A. Where Appendix A is silent, the permitted uses and development standards established by the City of Roseville's Zoning Ordinance and Community Design Guidelines shall apply.

The following summarizes the ARSP Land Use designations with descriptions for each Land Use related density and applied zoning districts:

A. Residential Land Uses

The ARSP utilizes three residential land use designations: Low Density Residential (LDR), Medium Density Residential (MDR), and High Density Residential (HDR). This mix of residential land uses and their corresponding range of density support the vision of a community that includes a wide variety of housing types and options. Home types and lot sizes are intended to mix seamlessly together on almost a block by block development pattern.

The mix of housing types addresses future growth anticipated in the City of Roseville and neighboring regions. Approximately 70 percent of ARSP units are designated for low and medium densities and the remaining units, approximately 30 percent are planned as high density units.

The densities and supporting development standards as detailed in Appendix A, provide for the various housing options including conventional detached single family homes on large and small lots, alley loaded homes facing streets, parks or paseos, clusters, duets, townhomes, and apartments. This Specific Plan encourages innovative and unique lot configurations and home types that support the overall vision of the community as an urban village.

Custom Homes
Custom homes may be designated for construction in the northwest area of the ARSP located between Placer Parkway and West Sunset Boulevard. Custom homes are single-family residential units with unique exterior styling and individualized interior floor plans, and each home's architectural design is distinct from others in the subdivision. Typically, custom homes have detailed architectural features and upscale amenities which give them an appearance and character similar to, or qualitatively exceeding individually designed homes found in the City's other custom and/or executive housing neighborhoods. If proposed, custom home subdivisions maybe approved through the City's tentative subdivision map process.

Table 4.3 Low Density Residential (LDR)	
Applied Zoning Districts	RS Small Lot Residential
Density	.5 - 6.9 dwelling units per acre
Description	The Low-Density Residential (LDR) land use category is applied to lands that are comprised of detached single-family dwelling units. Lot configurations may include conventional (street accessed garages), alley loaded, and clusters.
Permitted Uses & Development Standards	Permitted uses per City of Roseville Zoning Ordinance. Development Standards for RS zoning per City of Roseville Zoning Ordinance. Standards for accessory uses and structures are as permitted by the City's Zoning Ordinance Chapter 19.22.

Table 4.4 Medium Density Residential (MDR)	
Applied Zoning Districts	RS Small Lot Residential
Density	7.0 - 12.9 dwelling units per acre
Description	The Medium Density Residential (MDR) land use category is applied to lands characterized by single family detached or attached dwelling units including a wide variety of lot types and configurations. This residential land use will accommodate a variety of housing types and designs on generally smaller lots.
Permitted Uses & Development Standards	Permitted uses per City of Roseville Zoning Ordinance. Development Standards per Appendix A of the ARSP. Standards for accessory uses and structures are as permitted by the City's Zoning Ordinance Chapter 19.22.

Table 4.5 High Density Residential (HDR)	
Applied Zoning Districts	R3 Attached Housing
Density	13.0 and more dwelling units per acre
Description	The High Density Residential (HDR) land use category accommodates a range of housing options that meet the minimum density of 13 du/ac. These may include attached or detached duets, townhomes, condominiums or apartments, alone or in combination on a parcel.
Permitted Uses & Development Standards	Permitted uses per City of Roseville Zoning Ordinance. Development Standards per Appendix A of the ARSP.

Design Review Permit for Residential Subdivisions (DRRS)
A design review permit for residential subdivisions shall be obtained when required concurrent with the processing of an application for a tentative residential subdivision map. The approving authority for design review for residential subdivisions is the Planning Commission.

Residential Unit Transfers
There may be a desire or need to adjust (reduce or increase) the number of units assigned to some large-lot residential parcels. These adjustments may be permitted, pursuant to the provisions outlined in Section 10.7 (Residential Unit Transfers) of this Specific Plan. If the provisions of that Chapter cannot be met approval of a Specific Plan Amendment and possibly a General Plan Amendment may be required.

B. Commercial Land Uses

The Commercial Land Uses in the ARSP consist of two areas. The first is a Village District, intended to create a true mixed-use urban village atmosphere. The second is a more traditional retail area located adjacent to a possible future interchange along Placer Parkway that would support regional commercial and business park uses.

Therefore there are two distinctly different commercial land uses, including Community Commercial - Village District and Community Commercial to allow their development standards to respond to the difference in uses and character. Tables 4.6 and 4.7 provide further detail into the Commercial Land Use category.

Table 4.6 Community Commercial - Village District (CC-VC)	
Applied Zoning Districts	CMU-SA/DS-AR Commercial Mixed-Use (Special Area Overlay): Village District
Description	The Community Commercial - Village District land use allows for a mix and density of land uses common to an urban setting or traditional downtown. Sites with a Community Commercial - Village District (CC-VC) designation are intended to be developed as mixed-use centers that allow for a combination of commercial, office, and residential uses. To foster this type of development pattern, these sites have a Commercial Mixed Use (CMU) zoning district, which is combined with a Special Area (SA) overlay and Development Standard Overlay. These sites are intended to promote a variety of commercial use types and the flexible siting of other uses that are typically considered to be compatible with commercial development. The permitted uses on these parcels could be mixed in either a horizontal or vertical manner. This means that a commercial/office component could be co-located on the same site with a residential component, or that a commercial/office component could be located on the ground floor of a multi-story residential component. This allows flexibility for future market conditions and encourages an active urban setting.
Permitted Uses & Development Standards	Permitted uses and Development Standards per Appendix A of the ARSP.

Table 4.7 Community Commercial (CC)	
Applied Zoning Districts	CC/DS Community Commercial with Development Standard Overlay
Description	The Community Commercial (CC) land use category is intended to provide a broad range of goods, services, and employment opportunities to an expanded service area.
Permitted Uses & Development Standards	Permitted uses per City of Roseville Zoning Ordinance. Development Standards per Appendix A of the ARSP.

C. Parks, Open Space & Public Uses

As illustrated in the Land Use Plan, a large portion of the ARSP is dedicated to Open Space and park land uses as well as civic uses. This includes parcels for Parks and Recreation (PR), Open Space (OS), and Public/Quasi-Public (P/QP) uses.

Table 4.8 Park & Recreation (P/R)	
Applied Zoning Districts	PR Park and Recreation
Description	The Park and Recreation (P/R) land use designation is applied to parcels where park facilities are planned. This includes a combination of both active and passive park spaces. The ARSP area includes neighborhood parks ranging in size from approximately 1-acre to 10-acres. These parks are spread evenly throughout the community. Refer to Chapters 3 and 8 for detailed information regarding the location and design intent for the neighborhood parks.
Permitted Uses & Development Standards	Permitted uses per City of Roseville Zoning Ordinance.

As stated in the City of Roseville General Plan Parks and Recreation Element, “It is the underlying goal of the Parks and Recreation Element to provide a variety of both passive and active recreational opportunities for all City residents.” The network of parks and their unique character and variety of amenities support this goal.

Table 4.9 Open Space (OS)	
Applied Zoning Districts	OS Open Space
Description	The Open Space (OS) land use designation is generally applied to lands that are environmentally sensitive or otherwise significant due to habitat and where preservation is required by federal permit. Land identified with the OS designation of the ARSP contains natural features and habitat area. The OS land use designation also applies to the Plan Area’s paseo parcels which are widened corridors along key roadways that provide pedestrian/ bikeway linkages throughout the Plan Area. However since they vary in their role and use when compared to larger open space parcels, the paseos are tabulated separately from the open space parcels in land use table.
Permitted Uses & Development Standards	Permitted uses and Development Standards per City of Roseville Zoning Ordinance and City of Roseville Open Space Preserve Overarching Management Plan.

Table 4.10 Public/Quasi-Public	
Applied Zoning Districts	P/QP Public/Quasi-Public
Description	The Public/Quasi-Public (P/QP) land use designation accommodates a variety of public-serving uses and facilities. These sites will provide for an elementary school, fire station, and areas for specific infrastructure related items such as a water storage well and any other facilities required by the Specific Plan.
Permitted Uses & Development Standards	Permitted uses per City of Roseville Municipal Code. Development Standards per Appendix A of the ARSP.

D. Urban Reserve

The ARSP includes one 20-acre parcel as Urban Reserve (UR).

Table 4.11 Urban Reserve	
Applied Zoning Districts	UR Urban Reserve
Description	The Urban Reserve (UR) land use designation is applied to lands that may receive urban land use entitlements at some time in the future. There is one UR parcel within the ARSP which will not be developed as a part of the ARSP.
Permitted Uses & Development Standards	Permitted uses per City of Roseville Zoning Ordinance.

4.4 Permitted Uses

Land uses within the ARSP will be regulated by the application of permitted, conditionally permitted and/or administratively permitted uses designated by the zoning district applied to each parcel. Except as otherwise provided in the ARSP, permitted uses are as specified by the City of Roseville Zoning Ordinance (Chapter 19).

4.5 Development Standards

Adoption of the ARSP by the City includes adoption of the development standards for each zoning district as described in Appendix A. The requirements of the Specific Plan shall take precedence over the City of Roseville Zoning Ordinance. In instances where the Specific Plan is silent, the City of Roseville Zoning Ordinance shall prevail.

Development Standards are detailed in Appendix A and within the City of Roseville Zoning Ordinance.

4.6 Design Guidelines

The ARSP includes Design Guidelines in Appendix B that as adopted will support the community vision through encouraged design approaches, and build upon the City of Roseville Community Design Guidelines.

§ 19.10.030. Residential zone general development standards.

A. **Residential Development Standards.** Permitted uses and associated structures shall comply with the following development standards, in addition to any other applicable requirements of this title:

RESIDENTIAL ZONE GENERAL DEVELOPMENT STANDARDS						
	Requirement by Zoning District					
	R1	**RS with attached sidewalk[10]**	**RS with separated sidewalk[8], [10]**	**R2**	**R3[2]**	**RMU**
Area, interior lot	6,000 sq ft	4,275 sq ft	4,275 sq ft	6,000 sq ft	6,000 sq ft	None [7]
Area, corner lot	7,500 sq ft	5,500 sq ft	4,710 sq ft	7,500 sq ft	7,500 sq ft	
Width, interior	60 ft	45 ft	45 ft	60 ft	60 ft	
Width, corner	75 ft	55 ft	50 ft	75 ft	75 ft	
Residential Density						
Maximum number of primary dwelling units per lot	2 dwellings[1]	2 dwellings[1]	2 dwellings[1]	2 dwellings[1]	As provided by General Plan, but a minimum of 3 dwellings[13]	As provided by General Plan
Maximum number of accessory/junior dwelling units per lot[11]	Up to 2 dwellings	Up to 2 dwellings	Up to 2 dwellings	Up to 2 dwellings	Up to 2 dwellings	Up to 2 dwellings
See Chapter 19.22 for accessory structure development standards for the following standards:						
Setbacks (minimum)						
Front[1] [9]	20 ft for interior lots; 15 ft for corner lots; 20 ft minimum driveway depth	15 ft to living space or side wall of garage; 12.5 ft to porch; 18 ft minimum driveway depth[6]	10 ft to first floor living space or side wall of garage; 7.5 ft to porch, but in no case may encroach into a PUE; 15 ft to second floor living space; 18 ft minimum driveway depth[6]	20 ft for interior lots; 15 ft for corner lots; 20 ft minimum driveway depth	20 ft minimum on all street frontages	None[7]
Sides[1] [9]	5 ft interior; 15 ft street side on corner	5 ft interior; 12.5 ft street side on first floor; 15 ft street side on second floor	5 ft interior; 10 ft street side on first floor; 13 ft street side on second floor	5 ft interior; 15 ft street side on corner	5 ft interior; 20 ft minimum on all street frontages	None[7]
Rear [1]	20% of lot depth; need not exceed 20 ft; 10 ft minimum[3]	10 ft minimum with minimum useable open space of 700 sq ft or 500 sq ft where a usable front porch is provided[4]	10 ft minimum with minimum useable open space of 500 sq ft[4]	20% of lot depth; need not exceed 20 ft; 10 ft minimum	20 ft; 20 ft minimum on all street frontages	None[7]
Lot Coverage (primary buildings)	35% for 2 story; 45% for 1 story	None[4]	None[4]	40%	50%	None[7]
Height Limits	35 ft	35 ft	35 ft	35 ft	45 ft[5]	None[7]
Additions to a single-family or two-family primary structure greater than 700 square feet in area [12]						

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Notes:	
(1)	Up to two residential units are permitted in the R1 and RS zone districts provided the criteria of Section 19.10.030(G) are met. Residential units may be attached or detached in the R1, RS, or R2 zone districts.
(2)	The general development standards for the R3 district may be modified through approval of a Design Review Permit.
(3)	On corner lots, the minimum rear setback may be determined by using an average of three measurements taken at the ends of the structure and a point midway between the ends of the structure. The measurements shall be made perpendicular to the rear lot line.
(4)	The rear and side yards may be utilized to meet the minimum usable open space provided the minimum dimension, measured perpendicular to the applicable rear or side yard, is 10 feet. Maximum coverage is a function of lot size, required setbacks and usable open space. A minimum usable open space of 500 square feet may be applied where a front porch is provided with minimum dimensions of six feet by 10 feet exclusive of entry way.
(5)	Except for residential units immediately adjacent to the R1 and RS zone districts, where the height limit shall be 35 feet.
(6)	Minimum driveway depth of 18 feet requires a roll-up garage door.
(7)	As provided in development standard overlay or special area overlay district.
(8)	Sidewalk separated from back of curb by five-foot planter strip.
(9)	Front setback (and side setback where adjacent to street) measured from back of walk. Fence side yard setback is five feet from back of walk where facing a street. In the absence of sidewalk, setbacks measured from the edge of right-of-way.
(10)	Variations to the standards and other housing product types 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.
(11)	A combination of up to two accessory dwelling/junior accessory dwelling units are permitted within areas zoned to allow single-family, two-family or multi-family residential use provided the lot contains an existing or proposed single-family dwelling, two-family or multi-family unit as defined in Sections 19.08.080(F)(1) and (F)(2) (Residential Use Types), the accessory dwelling/junior accessory dwelling unit complies with the standards identified in Chapter 19.60 (Accessory Dwelling Units), and the lot has not been created via a ministerial two-lot single-family map or a ministerial multi-family map pursuant to Chapter 18.05. See Chapter 19.60 for the maximum number and combination of units allowed per lot. For purposes of density, accessory dwelling units shall be deemed to be an accessory use or an accessory building or structure and shall not be considered to exceed the allowable density for the lot upon which it is located.
(12)	Additions (attached or detached) to primary structures that exceed 700 gross square feet in area may be permitted upon approval of an Administrative Permit, which may include a public hearing as provided in Sections 19.74.010 and 19.78.020. Excludes accessory dwelling units complying with the standards identified in Chapter 19.60 (Accessory Dwelling Units).
(13)	Parcels created through the exercise of the ministerial multi-family map provisions of Chapter 18.05 are limited to the number of units permitted by Government Code Section 66499.41, as may be amended from time to time, and are not permitted accessory dwelling units or junior accessory dwelling units.

B. **Clear Vision Triangle, Residential.** The following standards shall apply to the installation of structures on corner parcels:

1. On a corner parcel, no fence, wall, sign or other structure, mounds of earth, or other visual obstruction over 36 inches in height above the top of the existing or planned curb elevation shall be erected or placed within a residential clear vision triangle (see Chapter 19.95, Definitions).

2. The foregoing provision shall not apply to public utility poles; trees trimmed (to the trunk) to a line at least eight feet above the elevation of the intersection; saplings or plant species of open growth habits and not planted in the form of a hedge, which are so planted and trimmed as to leave, at all seasons, a clear and unobstructed cross view; supporting members of appurtenances to permanent structures existing on the date that the ordinance codified in this section becomes effective; and official warning signs or signals.

C. **Exceptions to Height Limits.** Notwithstanding the requirements of subsection A, the following structures are permitted to exceed the maximum height limits, as follows:

Architectural features, mechanical equipment, chimneys, vents, and other architectural or

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mechanical appurtenances on buildings may be a maximum of 15 percent higher than the height limit of the applicable zone.

D. **Exceptions to Setbacks.** Notwithstanding the requirements of subsection A, the following structures are permitted to encroach into the required development setbacks, as follows:

1. Architectural features, such as, but not limited to: cornices, eaves, canopies, fireplaces and similar features, but not any flat wall or addition creating living space, may encroach up to two feet into any required setback.

2. Covered, unenclosed projections attached to the primary structure may encroach up to six feet into any front yard setback.

E. **Manufactured Homes.** Manufactured homes are permitted in residential zones provided they meet the following architectural standards:

1. The manufactured home shall be covered with exterior material customarily used on conventional dwellings within the subdivision. The exterior covering material shall extend to the ground as close to grade as allowed by the manufacturer's recommendation;

2. The manufactured home shall have a minimum of 16-inch roof overhangs and roofing material on the manufactured home shall be compatible with other dwellings existing in the area and shall consist of materials customarily used on conventional dwellings. The roof shall have a minimum 2 1/2 in 12 pitch.

F. **Landscaping Requirements in Setback Areas.**

1. **Single-Family and Two-Family Dwellings—Front Yard and Street Side Yard Setbacks.**

a. Setback Area Paving Restrictions. A maximum of 50 percent of the required front yard setback may be paved for off-street parking, driveways, walkways, or uncovered patio use. A maximum of 50 percent of the required street side yard setback may be paved for off-street parking, driveways, walkways, or uncovered patio use; however, this maximum limitation does not apply to that portion of the street side yard located behind a fence that is in compliance with the street side fence requirements set forth in Chapter 19.22 of this code. These requirements may be modified with approval of a Design Review Permit for Residential Subdivision (DRRS), as provided for in Article V of this title.

b. Landscape and Maintenance Requirements. The unpaved portion of a front yard setback and street side yard setback shall be landscaped, irrigated, and maintained. The landscape shall include grass, annuals, perennials, groundcover, shrubs, trees, or other living vegetation. Synthetic grass or artificial turf may be used if it is permeable and has a minimum pile height of 1.25 inches. Design elements like planters, rocks, mulch, or similar elements are permitted when integrated as part of the landscape. All landscaping materials shall be mowed, trimmed, and maintained as often as necessary to prevent overgrowth and blight. No junk, debris, or other similar materials shall be stored in the landscaped setback area.

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c. Height Restrictions for Landscaping Located in the Clear Vision Triangle. All landscaping located within the clear vision triangle for corner lots, as defined in Section 19.95.030 of this Code, shall not exceed three feet in height, except that trees exceeding three feet in height are allowed if the tree is maintained free of branches eight feet above the curb grade.

d. Vehicle Parking Requirements. Vehicles, including, without limitation, automobiles, boats, campers, trailers, and other recreational vehicles, must be parked on a paved surface, as provided for in Section 11.20.110 of this code. Vehicles shall not be parked within the landscaped setback area.

2. **Multi-Family Dwellings (Three or More Residential Units)—Front Yard and Street Side Yard Set-backs.** All minimum front yard and street side yard setbacks shall be landscaped, irrigated and maintained with primarily low ground cover or turf. The landscape shall include grass, annuals, perennials, groundcover, shrubs, trees, or other living vegetation. Synthetic grass or artificial turf may be used if it is permeable and has a minimum pile height of 1.25 inches. Design elements like planters, rocks, mulch, or similar elements are permitted when integrated as part of the landscape. All landscaping materials shall be mowed, trimmed, and maintained as often as necessary to prevent overgrowth and blight. No junk, debris, or other similar materials shall be stored in the landscaped setback area. Driveways and uncovered walkways are permitted to cross over the required front yard and street side yard setback. The required front yard and street side yard setbacks may not be paved for parking or patio areas.

G. **Criteria for Two Residential Units in Single-Family Zones.** The City's single-family zones are R1 and RS. Parcels in single-family zones are permitted one residential unit, and may have a second residential unit subject to the following criteria and restrictions:

1. **Demolition or Alteration of Existing Housing.** The housing development shall not require demolition or alteration of housing:

a. Subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income;

b. Subject to any form of rent or price control through a public entity's valid exercise of its police power;

c. That has been occupied by a tenant at any time within the past three years.

Demolition or alteration is permitted if none of the above conditions apply.

2. **Use Restrictions.**

a. Short-Term Rentals. Residential units constructed pursuant to this section may not be rented for a period of less than 31 consecutive calendar days. Accordingly, short-term rentals, as authorized pursuant to Chapter 4.25 (Short-Term Rentals), are not permitted for residential units constructed pursuant to this section.

b. Accessory Dwelling Units/Junior Accessory Dwelling Units. An accessory dwelling unit and/or junior accessory dwelling shall not be permitted on parcels

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that have used this section to build two residential units and which are the result of a parcel map pursuant to Municipal Code Chapter 18.05.

c. Use Classification. Whether they are detached or attached, residential units constructed pursuant to this section shall be considered single-family buildings.

3. **Development Standards.** The new structure(s) shall be consistent with the development standards of the zone district in which they are located, except:

a. Parking Requirements. No off-street parking shall be required for new residential units constructed pursuant to this section if the parcel is located within ½ mile walking distance of either a high-quality transit corridor as defined in Public Resources Code Section 21155(b), as may be amended from time to time; or a major transit stop, as defined in Public Resources Code Section 21064.3, as may be amended from time to time; or if there is a car share vehicle located within one block of the parcel. In all other cases, new residential units constructed pursuant to this section shall provide a minimum of one off-street parking space. Off-street parking shall be designed consistent with the requirements of Section 19.26.040.

b. Setbacks. No setback shall be required for conversion of an existing structure or a structure constructed in the same location (i.e. footprint) and to the same or smaller dimensions as an existing structure. In all other cases, a setback of four feet from the side and rear lot lines shall be required for new residential units constructed pursuant to this section, including any garages, porches, decks, balconies, stairs, and patios which are attached to and for the use of the residential unit.

c. Waivers. Notwithstanding anything to the contrary contained within this section, a development standard applicable to the zone district in which the proposed residential units are located shall be waived if application of the standard would physically preclude either of the two residential units from being at least 800 square feet in floor area.

4. **Site Limitations or Restrictions.** To qualify for a second residential unit, a parcel shall meet the following criteria:

a. The parcel shall satisfy the requirements specified in Government Code Section 65913.4(a)(6)(B) to (K), as may be amended from time to time, including, but not limited to, not being within a special flood hazard area, a regulatory floodway, and/or a habitat for protected species.

b. Government Code Section 7060 et seq., as may be amended from time to time, to withdraw accommodations from rent or lease within 15 years before the date that the development proponent submits an application.

c. The parcel shall not be located within a historic district or property included on the State Historic Resources Inventory, as defined inPublic Resources Code Section 5020.1, as may be amended from time to time, or listed as a City or county landmark or historic property or district pursuant to a City ordinance.

5. Reasons for Denial of Permit. A building permit for a second residential unit or two new

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residential units, pursuant to this section, shall be denied by written findings of the building official where, based on a preponderance of the evidence, the building official has determined the housing development would have a specific, adverse impact as defined and determined in Government Code Section 65589.5(d)(2), as may be amended from time to time, upon public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

(Ord. 5428 § 1, 2014; Ord. 5663 § 3, 2016; Ord. 5974 § 8, 2018; Ord. 6198 § 1, 2020; Ord. 6476 § 1, 2022; Ord. 6538 § 5, 2022; Ord. 6829, 6/19/2024)

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AMORUSO RANCH B1

45’x95’ LOTS (AR-9)

ROSEVILLE, CALIFORNIA



PLAN 1B - FARMHOUSE
Scheme 4

PLAN 2C -CALIFORNIA RANCH
Scheme 8

PLAN 3D - PRAIRIE
Scheme 11

PLAN 4A - SPANISH
Scheme 3

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Brookfield Residential

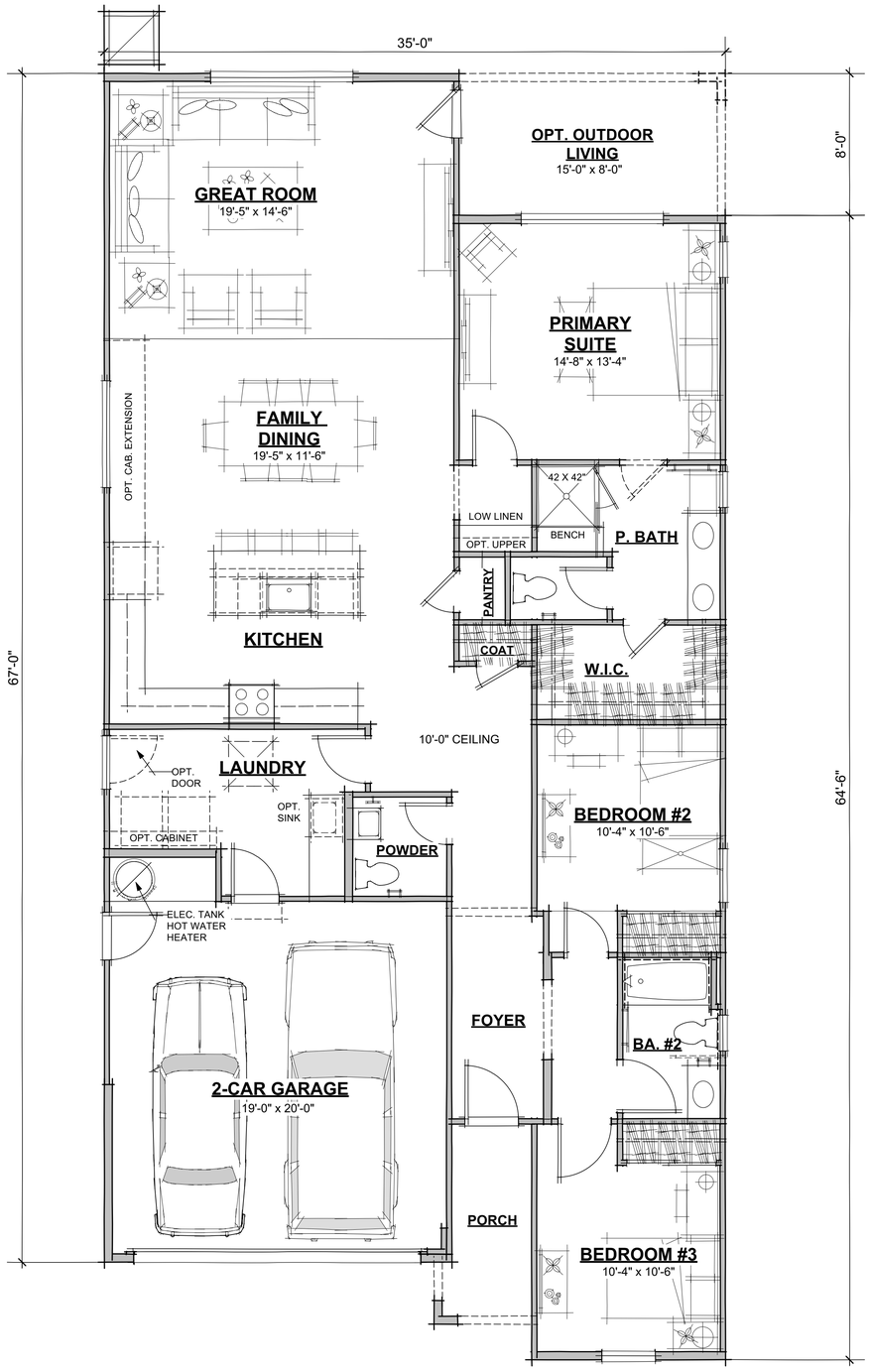
STREETSCAPE

938 Tyler Street #101
Benicia, CA 94510
Phone: (707 746-6586

OAG ARCHITECTS

2506 6-13-25

SHEET C-1



FLOOR PLAN (1839 S.F.)

Brookfield Residential

PLAN 1
AMORUSO RANCH B1
45'x95' LOTS (AR-9)
Roseville, California

938 Tyler Street #101
Benicia, CA 94510
Phone: (707) 746-6586

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2506 6-13-25 SHEET A-1



FRONT ELEVATION "A" *Scheme 1*
(SPANISH)



FRONT ELEVATION "B" *Scheme 4*
(MODERN FARMHOUSE)



FRONT ELEVATION "C" *Scheme 7*
(CALIFORNIA RANCH)

Brookfield Residential

PLAN 1

AMORUSO RANCH B1

45'x95' LOTS (AR-9)

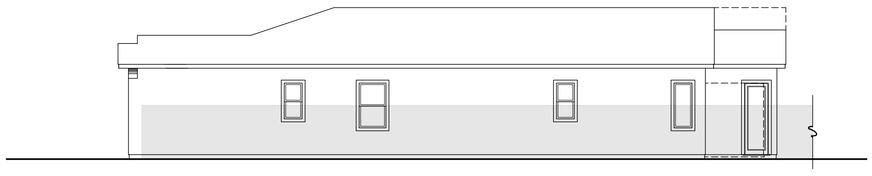
Roseville, California

938 Tyler Street #101
Benicia, CA 94510
Phone: (707) 746-6586

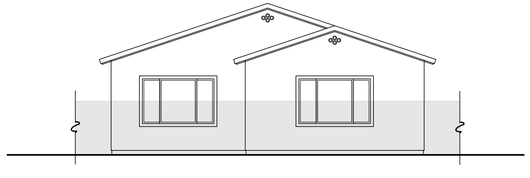
OAG ARCHITECTS

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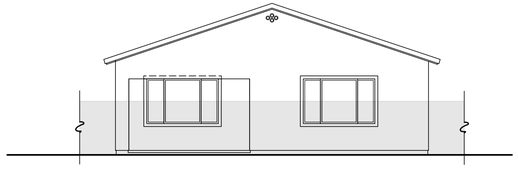
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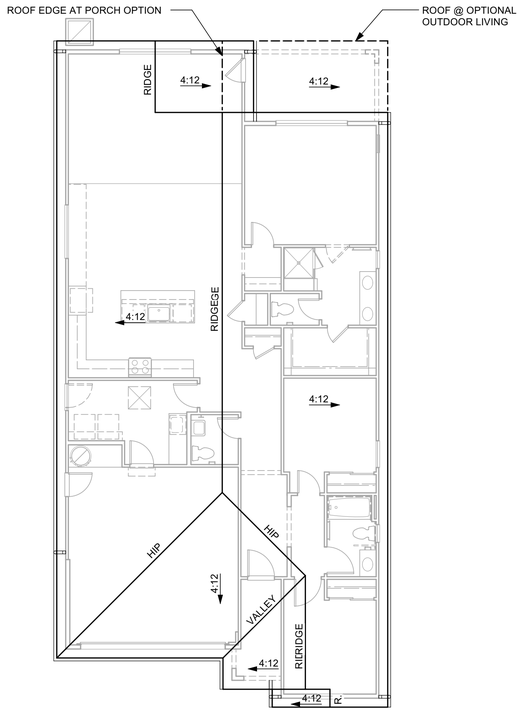
RIGHT SIDE "A"



REAR "A"



REAR "A"
(OPTIONAL OUTDOOR LIVING)



ROOF PLAN "A"

SPANISH CHARACTERISTICS

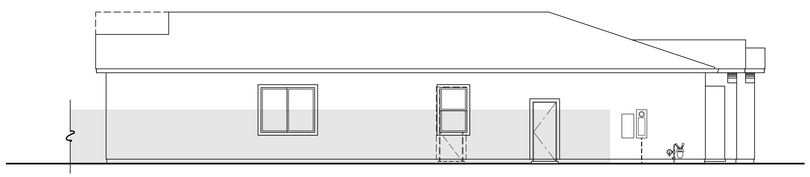
- **ENHANCED ENTRY WAYS**
- **THEME SPECIFIC GARAGE DOOR**

ROOF
- GABLE & HIP ROOFS
- CONCRETE TILE "S" ROOFING
- 12 INCH EAVES
- 12 INCH RAKES
- OGEE GUTTERS

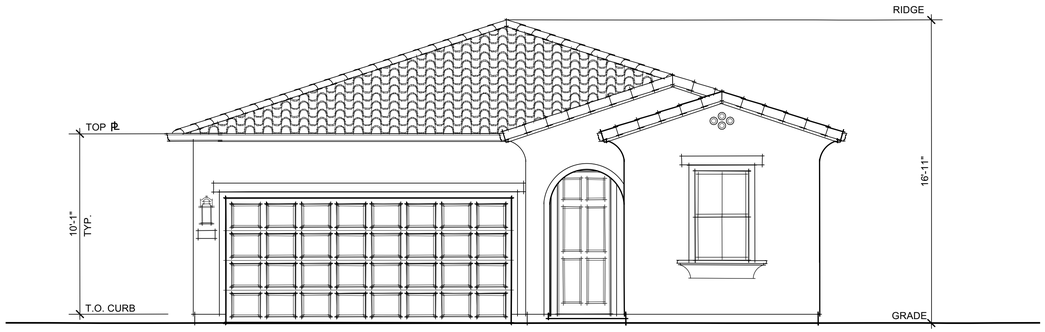
ENTRY WAYS
- ACCENT PAINTED ENTRY DOORS
- DECORATIVE PORCH POSTS (WHERE OCCURS)

EXTERIOR MATERIALS
- STUCCO SIDING
- DECORATIVE FOAM SHUTTERS (WHERE OCCURS)
- DECORATIVE TILE VENTS AT GABLE ENDS (WHERE OCCURS)
- WINDOW GRIDS ON STREET FACADES

TRIM
- STUCCO OVER FOAM TRIM



LEFT SIDE "A"



FRONT ELEVATION "A"
(SPANISH)

Brookfield Residential

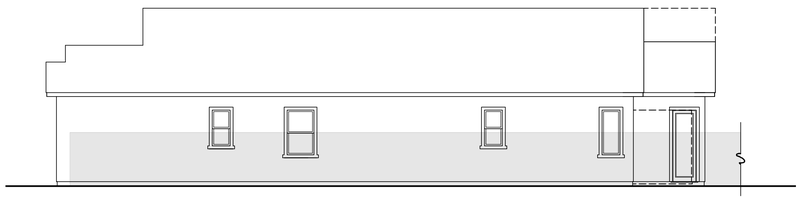
PLAN 1
AMORUSO RANCH B1
45'x95' LOTS (AR-9)
Roseville, California

938 Tyler Street #101
Benicia, CA 94510
Phone: (707) 746-6586

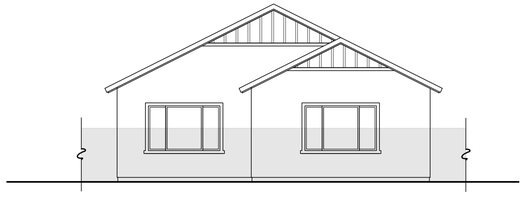
OAG ARCHITECTS

2506 6-13-25

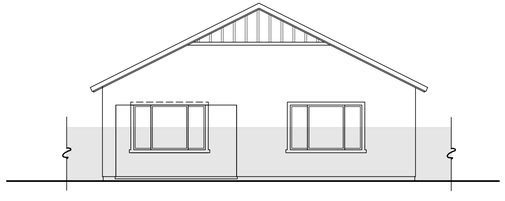
SHEET A-3



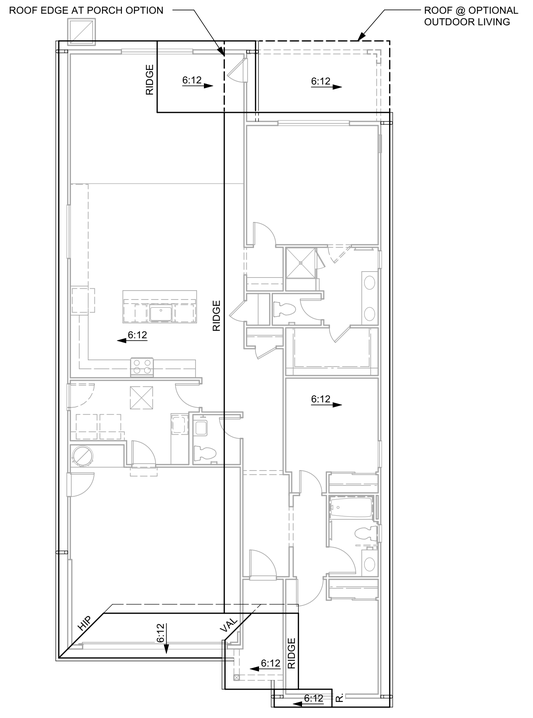
RIGHT SIDE "B"



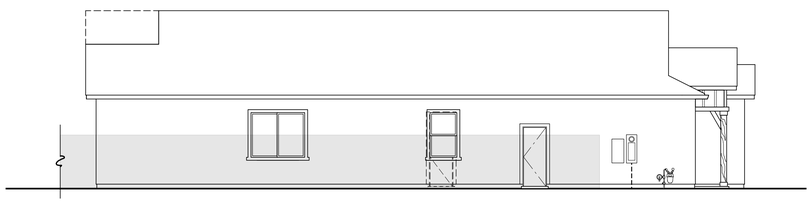
REAR "B"



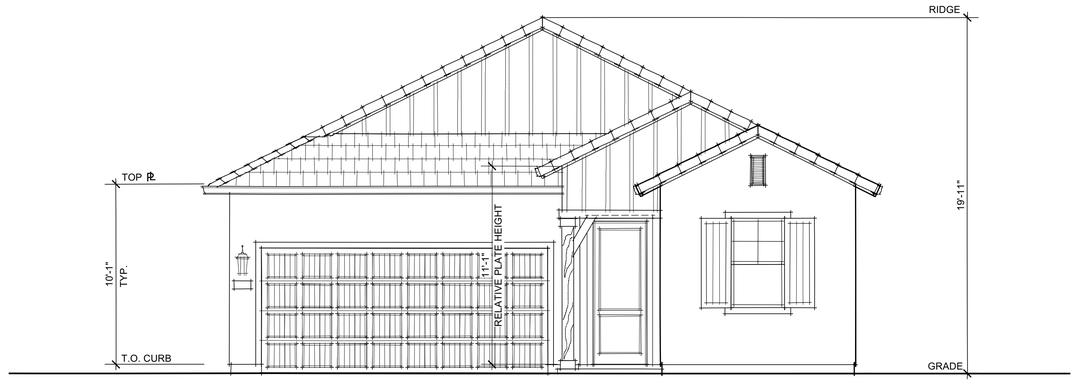
REAR "B"
(OPTIONAL OUTDOOR LIVING)



ROOF PLAN "B"



LEFT SIDE "B"



FRONT ELEVATION "B"
(FARMHOUSE)

FARMHOUSE CHARACTERISTICS

- **ENHANCED ENTRY WAYS**
- **THEME SPECIFIC GARAGE DOOR**

ROOF
- GABLE & DUTCH ROOFS
- CONCRETE TILE "FLAT" ROOFING
- 12 INCH EAVES
- 12 INCH RAKES
- OGEE GUTTERS

ENTRY WAYS
- ACCENT PAINTED ENTRY DOORS
- DECORATIVE PORCH POSTS (WHERE OCCURS)

EXTERIOR MATERIALS
- STUCCO SIDING
- DECORATIVE SHUTTERS (WHERE OCCURS)
- LAP SIDING (WHERE OCCURS)
- DECORATIVE VENTS (WHERE OCCURS)
- WINDOW GRIDS ON STREET FACADE

TRIM
- STUCCO OVER FOAM TRIM
- WOOD TRIM OVER WOOD SIDING

Brookfield Residential

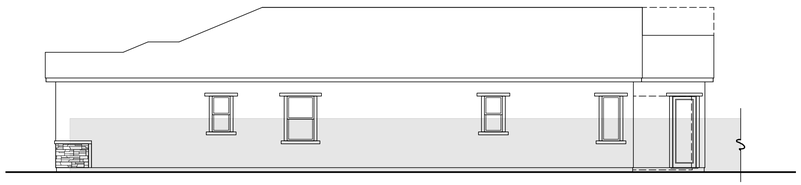
PLAN 1
AMORUSO RANCH B1
45'x95' LOTS (AR-9)
Roseville, California

938 Tyler Street #101
Benicia, CA 94510
Phone: (707) 746-6586

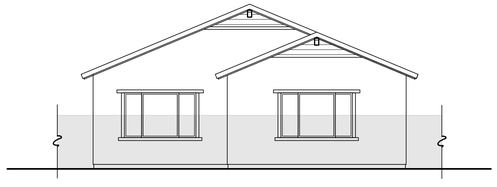
OAG ARCHITECTS

SHEET A-4

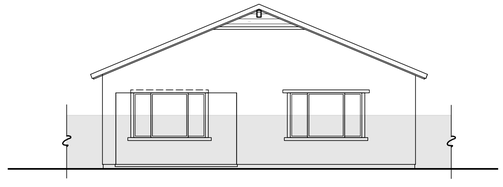
2506 6-13-25



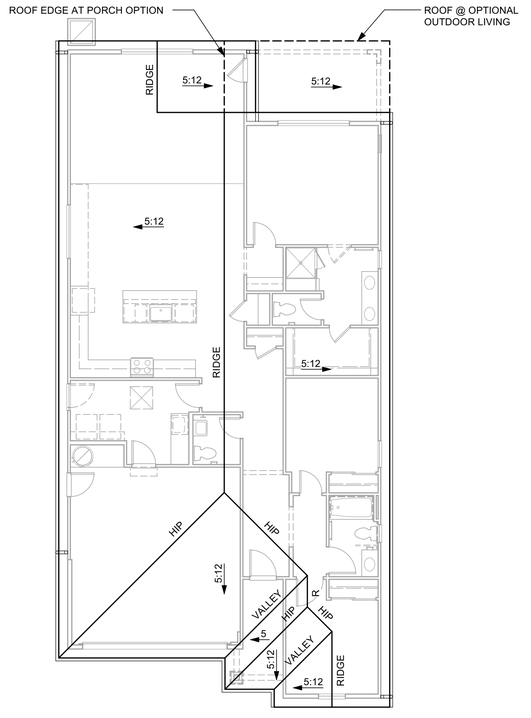
RIGHT SIDE "C"



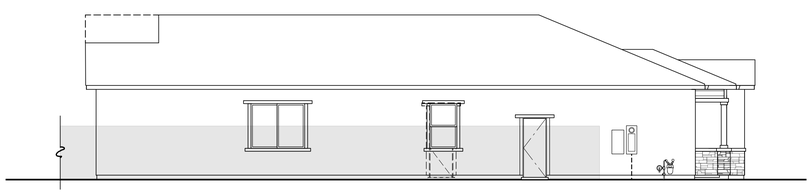
REAR "C"



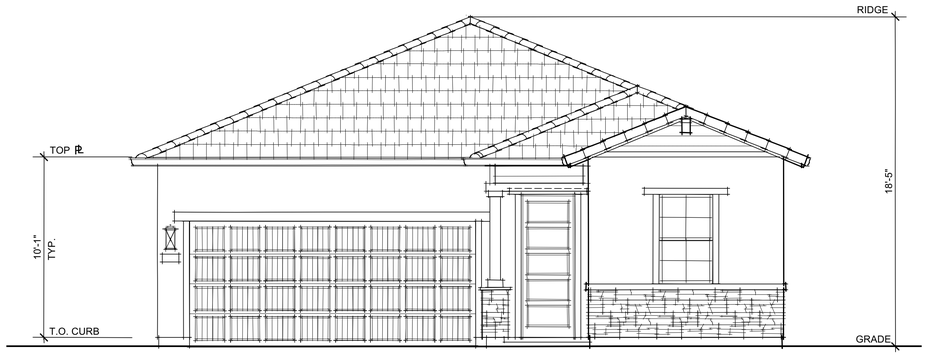
REAR "C"
(OPTIONAL OUTDOOR LIVING)



ROOF PLAN "C"



LEFT SIDE "C"



FRONT ELEVATION "C"
(CALIFORNIA RANCH)

CALIFORNIA RANCH CHARACTERISTICS

- **ENHANCED ENTRY WAYS**
- **THEME SPECIFIC GARAGE DOOR**

ROOF
- GABLE & SHED ROOFS
- CONCRETE TILE "FLAT" ROOFING
- 12 INCH EAVES
- 12 INCH RAKES
- OGEE GUTTERS

ENTRY WAYS
- ACCENT PAINTED ENTRY DOORS
- PORCH POSTS (WHERE OCCURS)

EXTERIOR MATERIALS
- STUCCO SIDING
- STONE VENEER (WHERE OCCURS)
- WOOD OUTLOOKERS
- DECORATIVE POST AT ENTRY
- LAP SIDING (WHERE OCCURS)
- WINDOW GRIDS AT STREET FACADE

TRIM
- STUCCO OVER FOAM TRIM
- WOOD TRIM OVER WOOD SIDING

Brookfield Residential

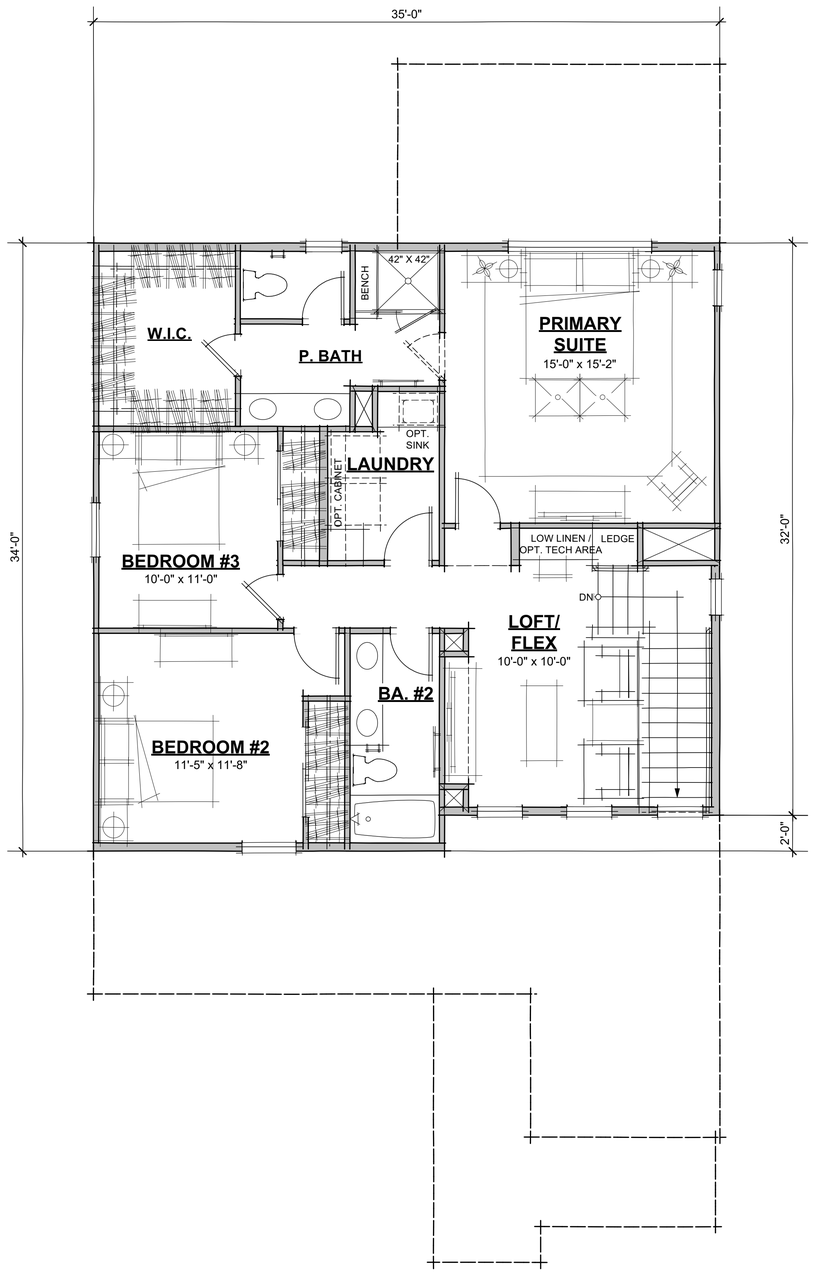
PLAN 1
AMORUSO RANCH B1
45'x95' LOTS (AR-9)
Roseville, California

938 Tyler Street #101
Benicia, CA 94510
Phone: (707) 746-6586

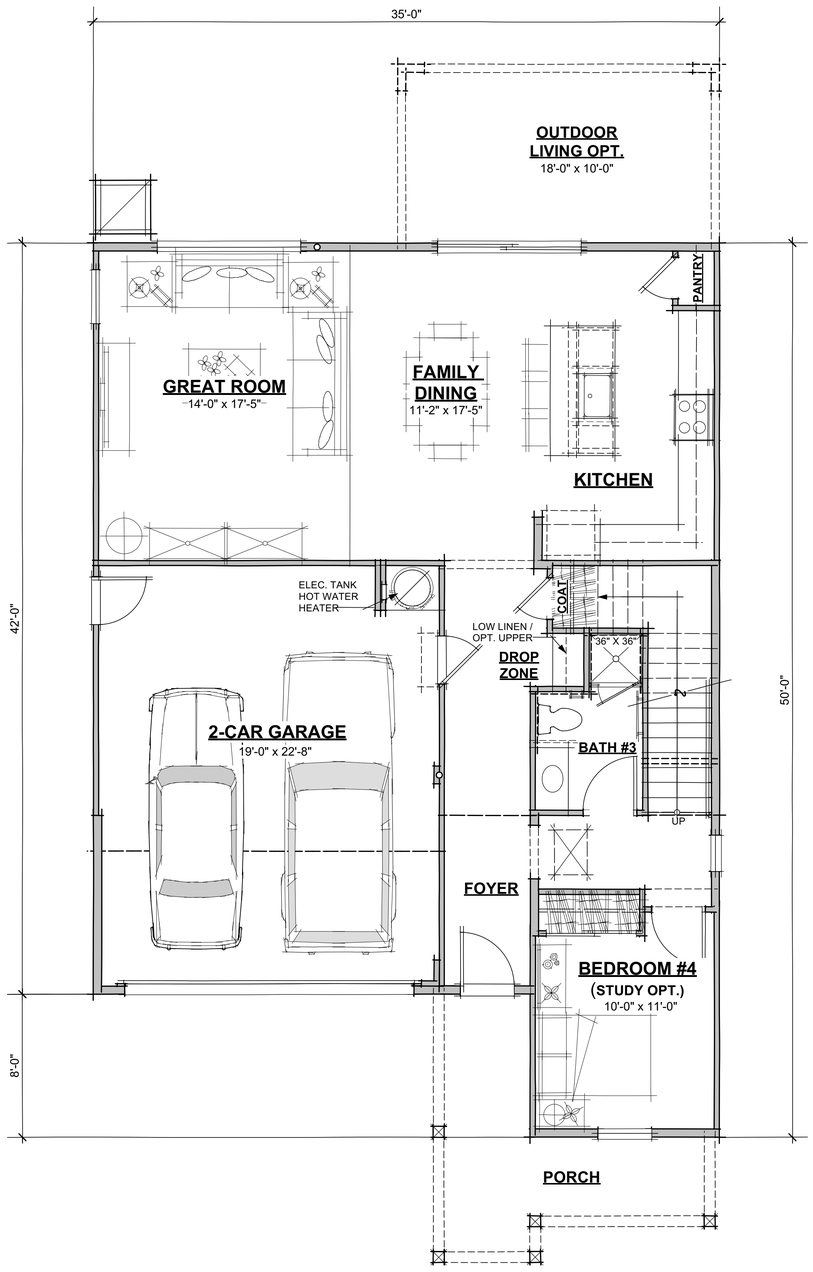
OAG ARCHITECTS

SHEET A-5

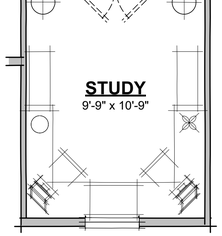
2506 6-13-25



SECOND FLOOR PLAN (1088 S.F.)



FIRST FLOOR PLAN (1085 S.F.; 2173 TOTAL S.F.)



STUDY OPTION

Brookfield Residential

PLAN 2

AMORUSO RANCH B1

45'x95' LOTS (AR-9)

Roseville, California

938 Tyler Street #101
Benicia, CA 94510
Phone: (707) 746-6586

OAG ARCHITECTS

2506 6-13-25

SHEET A-6



FRONT ELEVATION "B" *Scheme 5*
(MODERN FARMHOUSE)



FRONT ELEVATION "C" *Scheme 8*
(CALIFORNIA RANCH)



FRONT ELEVATION "D" *Scheme 10*
(PRAIRIE)

Brookfield Residential

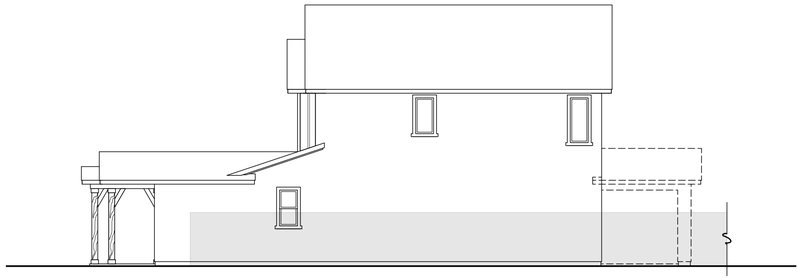
PLAN 2
AMORUSO RANCH B1
45'x95' LOTS (AR-9)
Roseville, California

938 Tyler Street #101
Benicia, CA 94510
Phone: (707) 746-6586

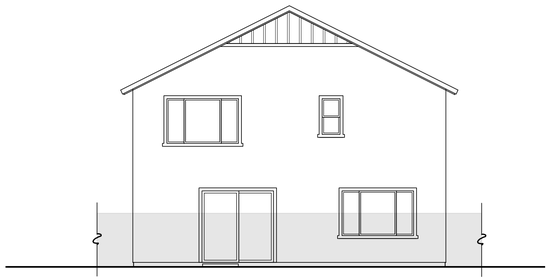
OAG ARCHITECTS

2506 6-13-25

SHEET A-7



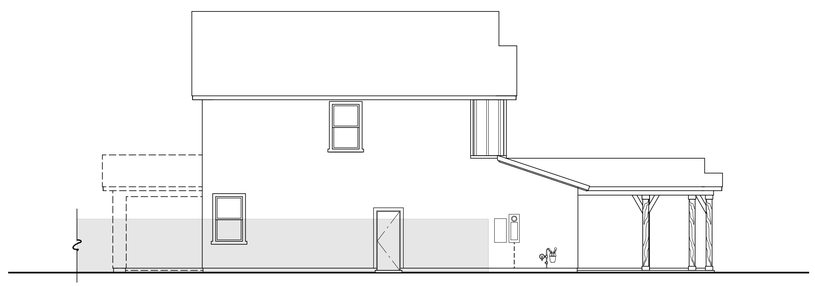
RIGHT SIDE "B"



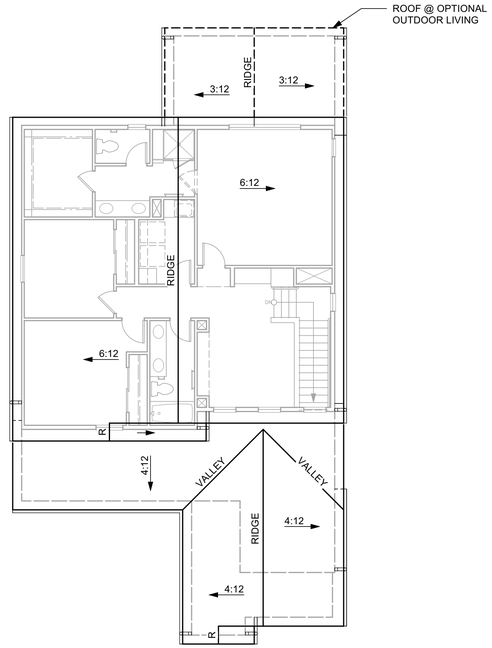
REAR "B"



REAR "B"
(OPTIONAL OUTDOOR LIVING)



LEFT SIDE "B"



ROOF PLAN "B"



FRONT ELEVATION "B"
(FARMHOUSE)

FARMHOUSE CHARACTERISTICS

- **ENHANCED ENTRY WAYS**
- **THEME SPECIFIC GARAGE DOOR**

ROOF
- GABLE & DUTCH ROOFS
- CONCRETE TILE "FLAT" ROOFING
- 12 INCH EAVES
- 12 INCH RAKES
- OGEE GUTTERS

ENTRY WAYS
- ACCENT PAINTED ENTRY DOORS
- DECORATIVE PORCH POSTS (WHERE OCCURS)

EXTERIOR MATERIALS
- STUCCO SIDING
- DECORATIVE SHUTTERS (WHERE OCCURS)
- LAP SIDING (WHERE OCCURS)
- DECORATIVE VENTS (WHERE OCCURS)
- WINDOW GRIDS ON STREET FACADE

TRIM
- STUCCO OVER FOAM TRIM
- WOOD TRIM OVER WOOD SIDING

Brookfield Residential

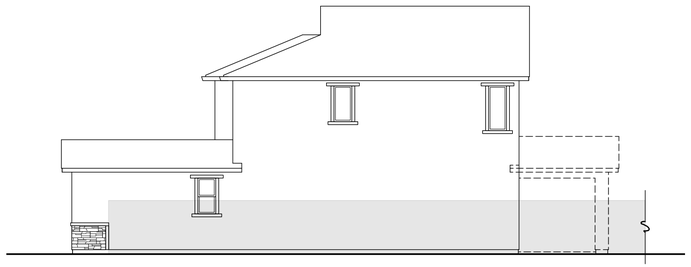
PLAN 2
AMORUSO RANCH B1
45'x95' LOTS (AR-9)
Roseville, California

938 Tyler Street #101
Benicia, CA 94510
Phone: (707) 746-6586

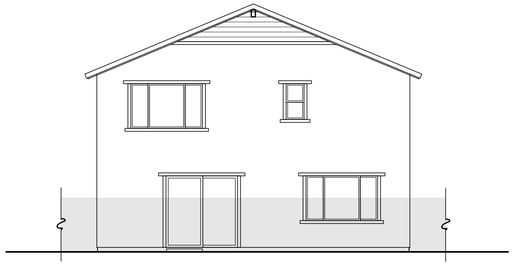
OAG ARCHITECTS

SHEET A-8

2506 6-13-25



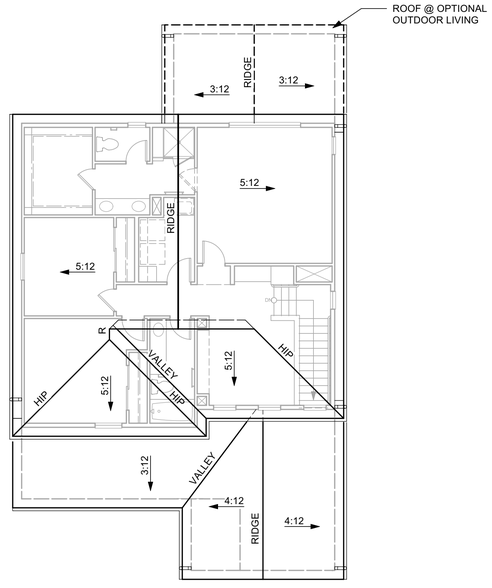
RIGHT SIDE "C"



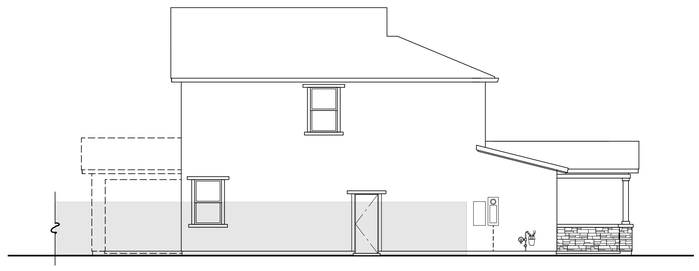
REAR "C"



REAR "C"
(OPTIONAL OUTDOOR LIVING)



ROOF PLAN "C"



LEFT SIDE "C"



FRONT ELEVATION "C"
(CALIFORNIA RANCH)

CALIFORNIA RANCH CHARACTERISTICS

- **ENHANCED ENTRY WAYS**
- **THEME SPECIFIC GARAGE DOOR**

ROOF
- GABLE & SHED ROOFS
- CONCRETE TILE "FLAT" ROOFING
- 12 INCH EAVES
- 12 INCH RAKES
- OGEE GUTTERS

ENTRY WAYS
- ACCENT PAINTED ENTRY DOORS
- PORCH POSTS (WHERE OCCURS)

EXTERIOR MATERIALS
- STUCCO SIDING
- STONE VENEER (WHERE OCCURS)
- WOOD OUTLOOKERS
- DECORATIVE POST AT ENTRY
- LAP SIDING (WHERE OCCURS)
- WINDOW GRIDS AT STREET FACADE

TRIM
- STUCCO OVER FOAM TRIM
- WOOD TRIM OVER WOOD SIDING

Brookfield Residential

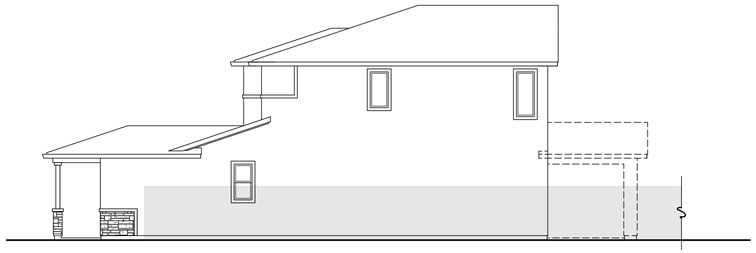
PLAN 2
AMORUSO RANCH B1
45'x95' LOTS (AR-9)
Roseville, California

938 Tyler Street #101
Benicia, CA 94510
Phone: (707) 746-6586

OAG ARCHITECTS

SHEET A-9

2506 **6-13-25**



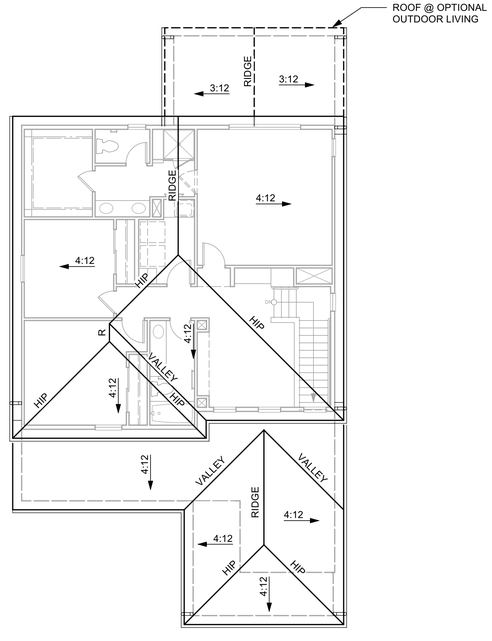
RIGHT SIDE "D"



REAR "D"



REAR "D"
(OPTIONAL OUTDOOR LIVING)



ROOF PLAN "D"

PRAIRIE CHARACTERISTICS

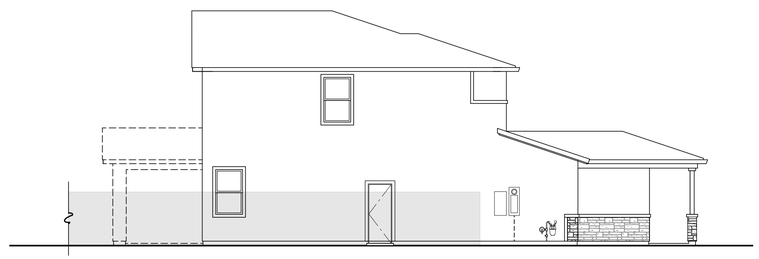
- **ENHANCED ENTRY WAYS**
- **THEME SPECIFIC GARAGE DOOR**

ROOF
- GABLE & HIP ROOFS
- CONCRETE TILE "FLAT" ROOFING
- 12 INCH EAVES
- 12 INCH RAKES
- OGEE GUTTERS

ENTRY WAYS
- ACCENT PAINTED ENTRY DOORS
- DECORATIVE PORCH POSTS (WHERE OCCURS)

EXTERIOR MATERIALS
- STUCCO SIDING
- STONE VENEER (WHERE OCCURS)
- WINDOW GRIDS ON STREET FACADE

TRIM
- STUCCO OVER FOAM TRIM



LEFT SIDE "D"



FRONT ELEVATION "D"
(PRAIRIE)

Brookfield Residential

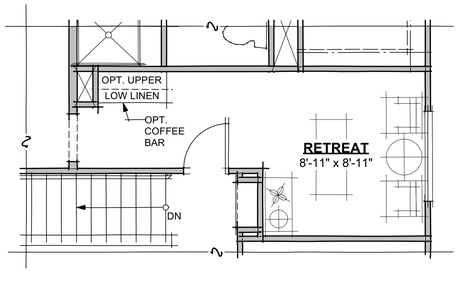
PLAN 2
AMORUSO RANCH B1
45'x95' LOTS (AR-9)
Roseville, California

938 Tyler Street #101
Benicia, CA 94510
Phone: (707) 746-6586

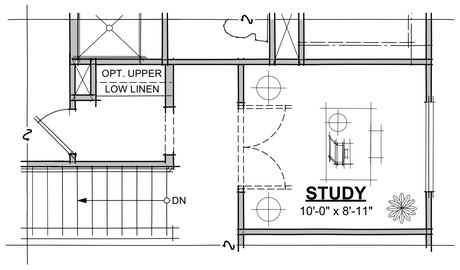
OAG ARCHITECTS

2506 6-13-25

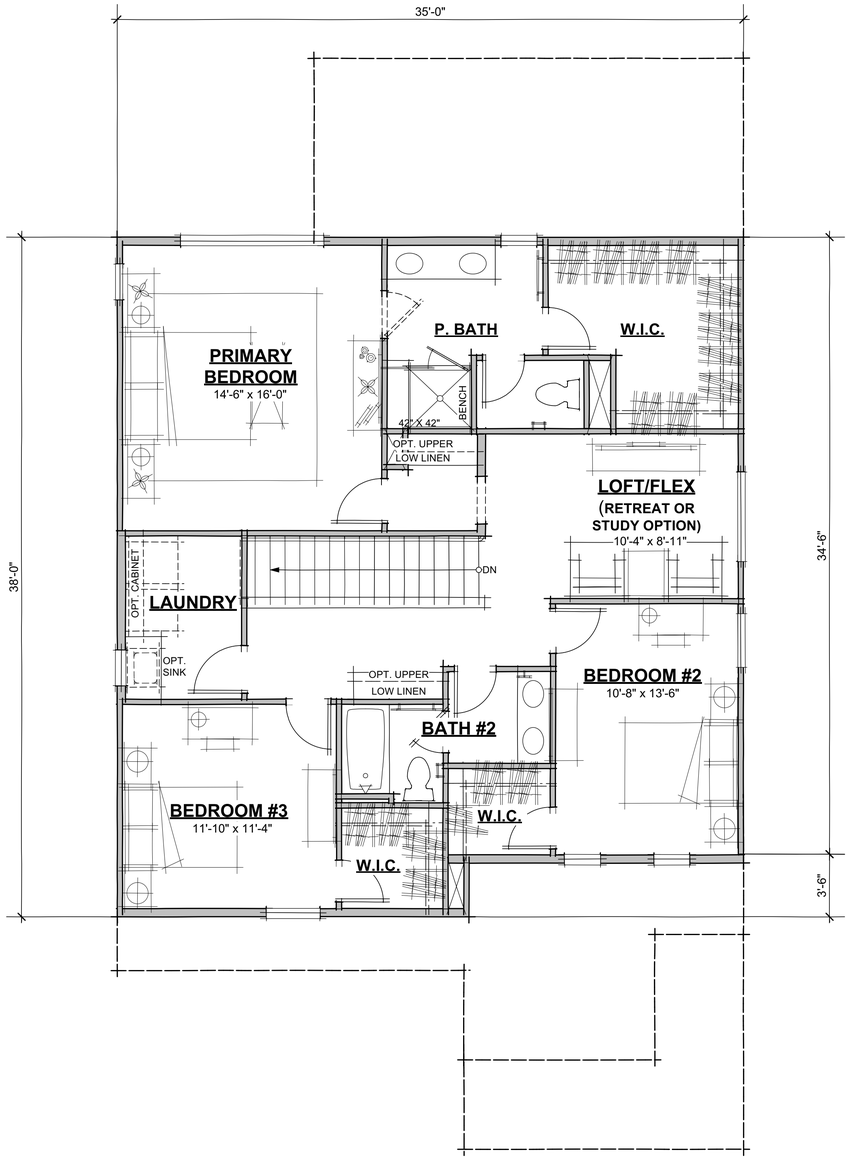
SHEET A-10



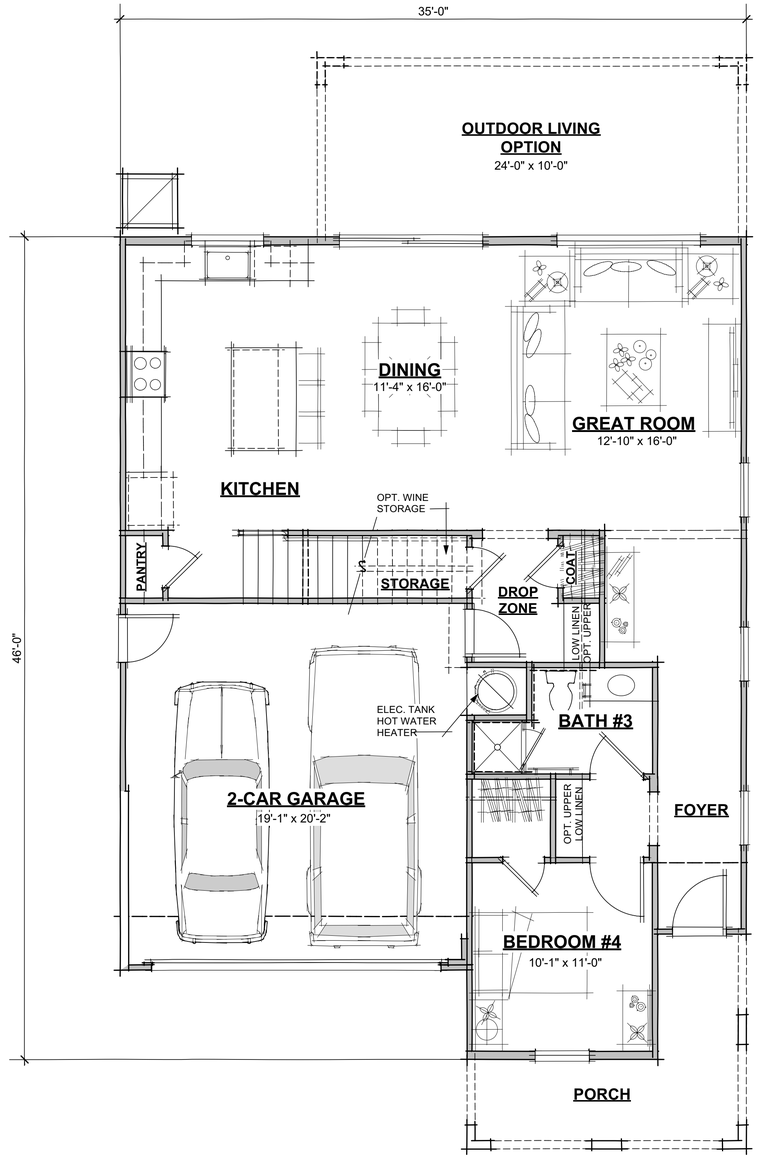
RETREAT OPTION



STUDY OPTION



SECOND FLOOR PLAN (1233 S.F.)



FIRST FLOOR PLAN (1073 S.F.; 2306 TOTAL S.F.)

Brookfield Residential

PLAN 3

AMORUSO RANCH B1

45'x95' LOTS (AR-9)

Roseville, California

938 Tyler Street #101
Benicia, CA 94510
Phone: (707) 746-6586

OAG ARCHITECTS

2506 6-13-25

SHEET A-11



FRONT ELEVATION "A" *Scheme 2*
(SPANISH)



FRONT ELEVATION "C" *Scheme 9*
(CALIFORNIA RANCH)



FRONT ELEVATION "D" *Scheme 11*
(PRAIRIE)

Brookfield Residential

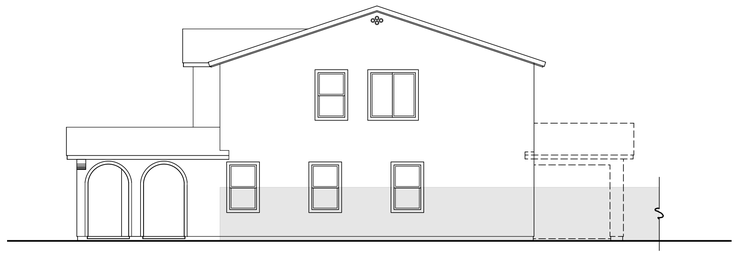
PLAN 3
AMORUSO RANCH B1
45'x95' LOTS (AR-9)
Roseville, California

938 Tyler Street #101
Benicia, CA 94510
Phone: (707) 746-6586

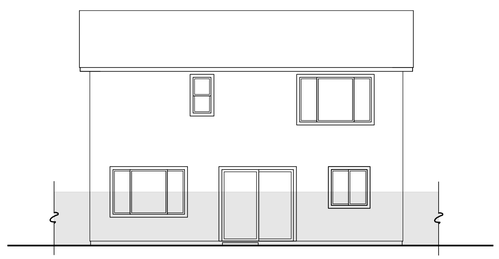
OAG ARCHITECTS

2506 6-13-25

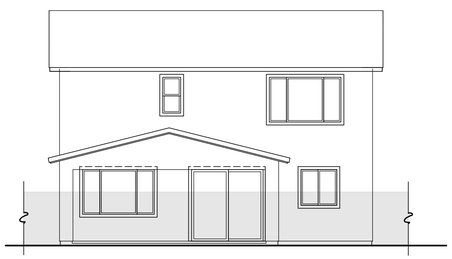
SHEET A-12

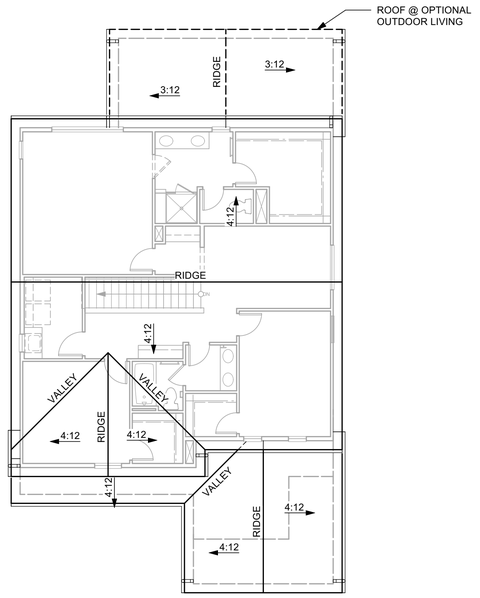


RIGHT SIDE "A"



REAR "A"





ROOF PLAN "A"

SPANISH CHARACTERISTICS

- **ENHANCED ENTRY WAYS**
- **THEME SPECIFIC GARAGE DOOR**

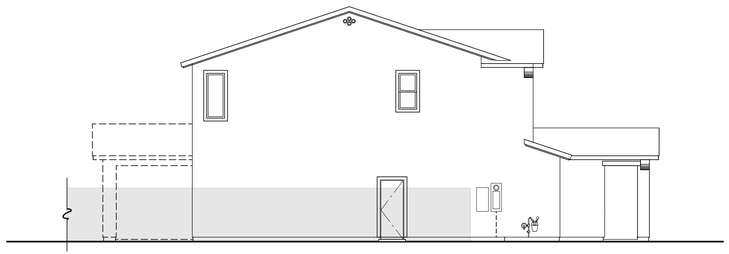
ROOF
- GABLE & HIP ROOFS
- CONCRETE TILE "S" ROOFING
- 12 INCH EAVES
- 12 INCH RAKES
- OGEE GUTTERS

ENTRY WAYS
- ACCENT PAINTED ENTRY DOORS
- DECORATIVE PORCH POSTS (WHERE OCCURS)

EXTERIOR MATERIALS
- STUCCO SIDING
- DECORATIVE FOAM SHUTTERS (WHERE OCCURS)
- DECORATIVE TILE VENTS AT GABLE ENDS (WHERE OCCURS)
- WINDOW GRIDS ON STREET FACADES

TRIM
- STUCCO OVER FOAM TRIM

REAR "A"
(OPTIONAL OUTDOOR LIVING)



LEFT SIDE "A"



FRONT ELEVATION "A"
(SPANISH)

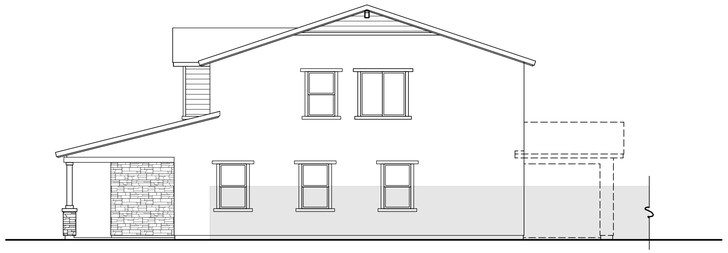
Brookfield Residential

PLAN 3
AMORUSO RANCH B1
45'x95' LOTS (AR-9)
Roseville, California

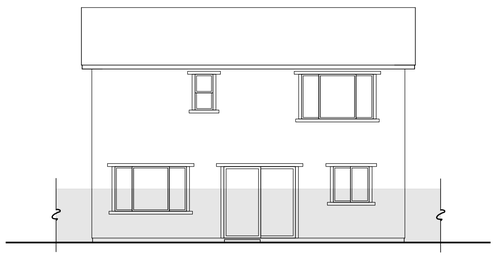
938 Tyler Street #101
Benicia, CA 94510
Phone: (707) 746-6586

OAG ARCHITECTS

2506 6-13-25 SHEET A-13



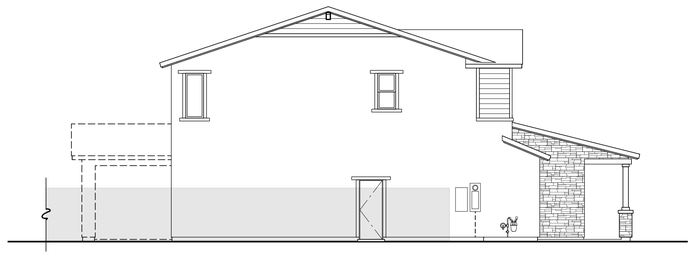
RIGHT SIDE "C"



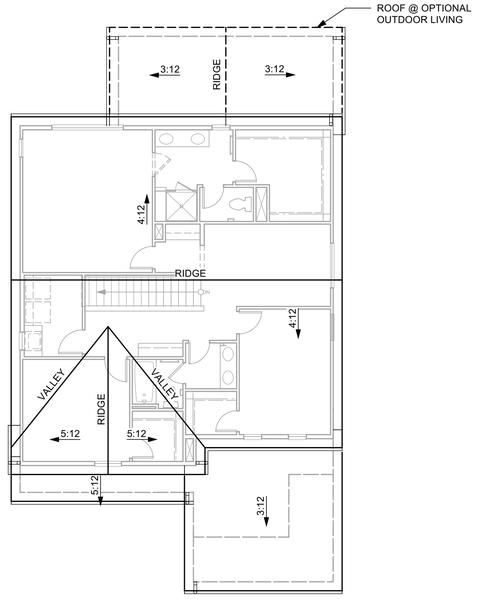
REAR "C"



REAR "C"
(OPTIONAL OUTDOOR LIVING)



LEFT SIDE "C"



ROOF PLAN "C"



FRONT ELEVATION "C"
(CALIFORNIA RANCH)

CALIFORNIA RANCH CHARACTERISTICS

- **ENHANCED ENTRY WAYS**
- **THEME SPECIFIC GARAGE DOOR**

ROOF
- GABLE & SHED ROOFS
- CONCRETE TILE "FLAT" ROOFING
- 12 INCH EAVES
- 12 INCH RAKES
- OGEE GUTTERS

ENTRY WAYS
- ACCENT PAINTED ENTRY DOORS
- DECORATIVE PORCH POSTS (WHERE OCCURS)

EXTERIOR MATERIALS
- STUCCO SIDING
- STONE VENEER (WHERE OCCURS)
- WOOD OUTLOOKERS
- DECORATIVE POST AT ENTRY
- LAP SIDING (WHERE OCCURS)
- WINDOW GRIDS AT STREET FACADE

TRIM
- STUCCO OVER FOAM TRIM
- WOOD TRIM OVER WOOD SIDING

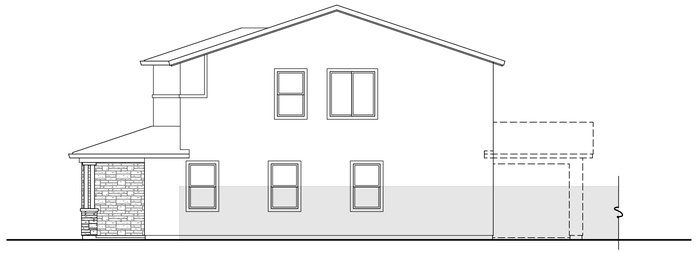
Brookfield Residential

PLAN 3
AMORUSO RANCH B1
45'x95' LOTS (AR-9)
Roseville, California

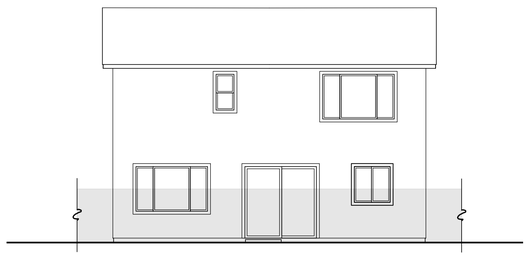
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Benicia, CA 94510
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OAG ARCHITECTS

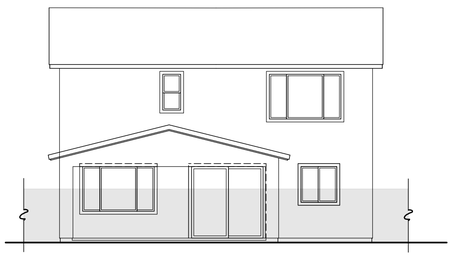
2506 6-13-25 SHEET A-14



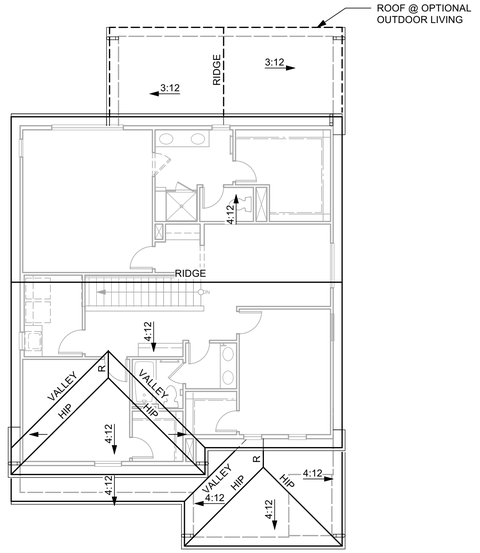
RIGHT SIDE "D"



REAR "D"



LEFT SIDE "D"



ROOF PLAN "D"

PRAIRIE CHARACTERISTICS

- **ENHANCED ENTRY WAYS**
- **THEME SPECIFIC GARAGE DOOR**

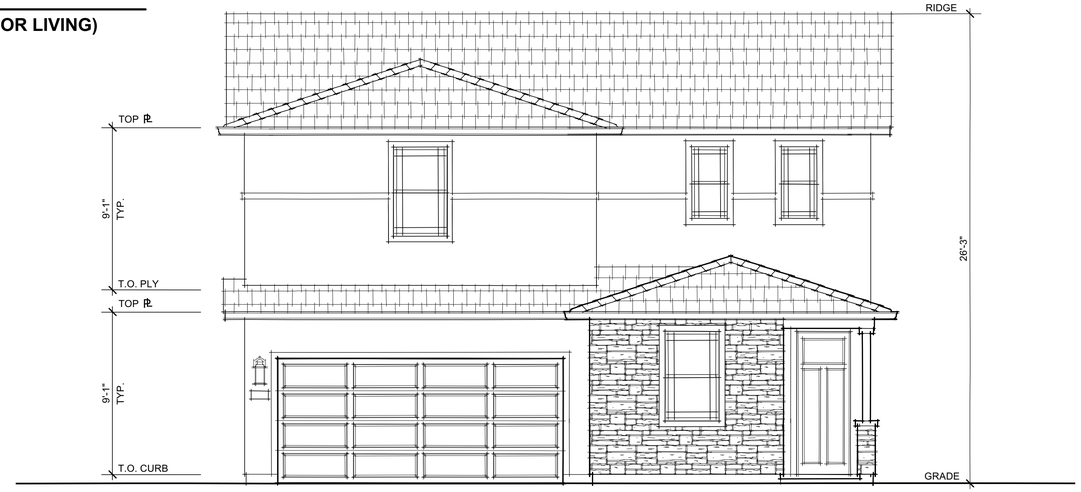
ROOF
- GABLE & HIP ROOFS
- CONCRETE TILE "FLAT" ROOFING
- 12 INCH EAVES
- 12 INCH RAKES
- OGEE GUTTERS

ENTRY WAYS
- ACCENT PAINTED ENTRY DOORS
- DECORATIVE PORCH POSTS (WHERE OCCURS)

EXTERIOR MATERIALS
- STUCCO SIDING
- STONE VENEER (WHERE OCCURS)
- WINDOW GRIDS ON STREET FACADE

TRIM
- STUCCO OVER FOAM TRIM

REAR "D"
(OPTIONAL OUTDOOR LIVING)



FRONT ELEVATION "D"
(PRAIRIE)

Brookfield Residential

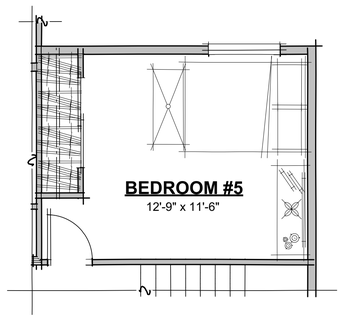
PLAN 3
AMORUSO RANCH B1
45'x95' LOTS (AR-9)
Roseville, California

938 Tyler Street #101
Benicia, CA 94510
Phone: (707) 746-6586

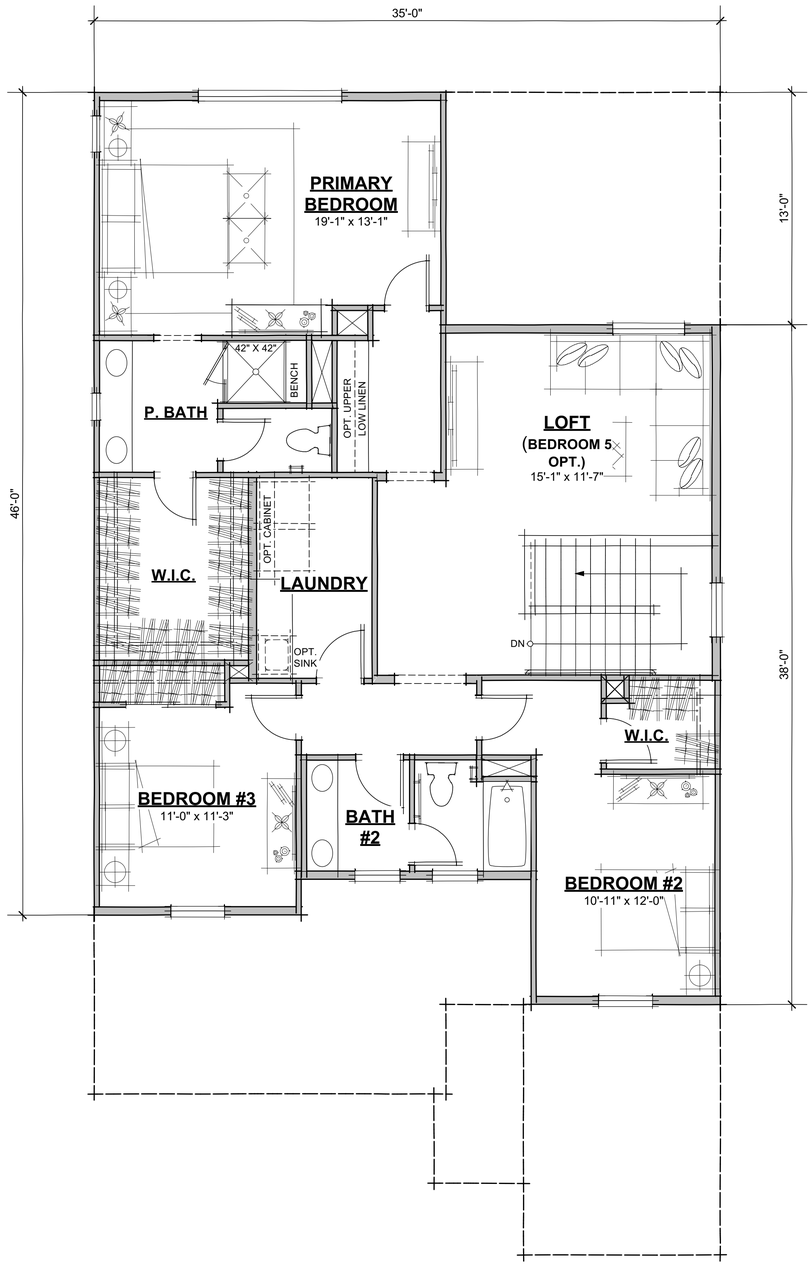
OAG ARCHITECTS

2506 6-13-25

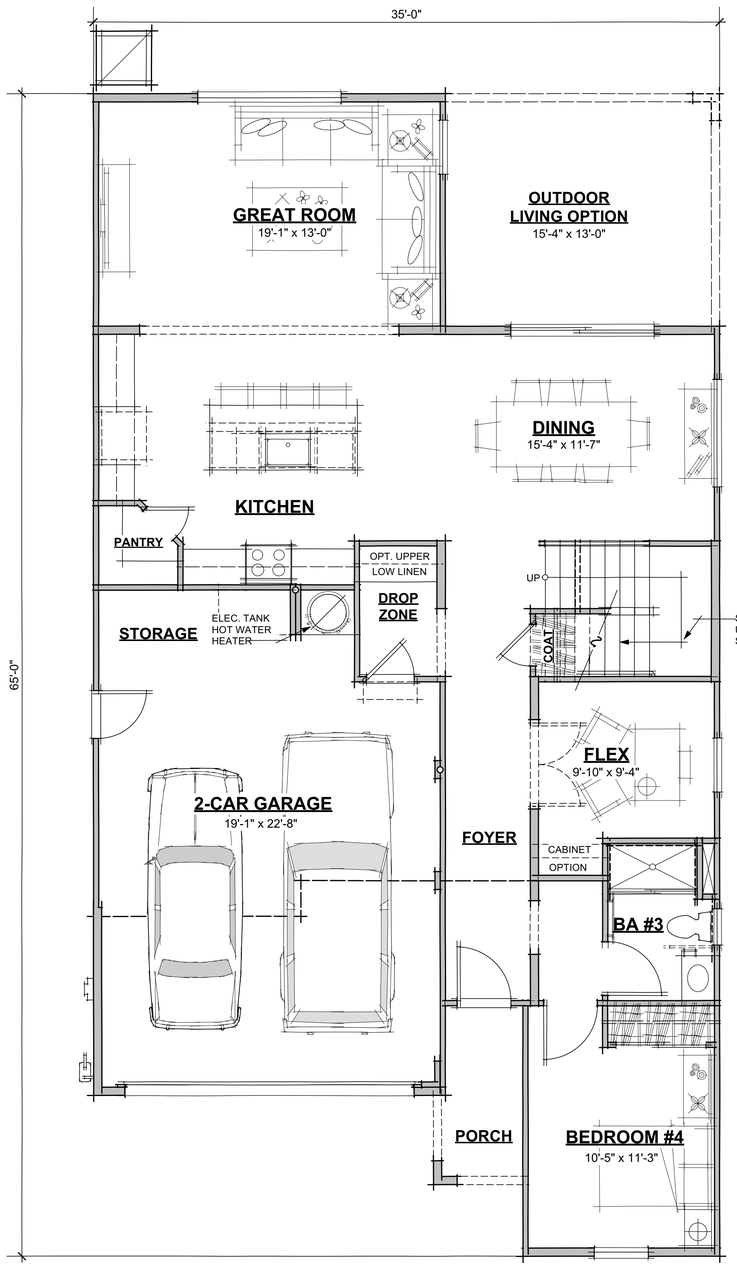
SHEET A-15



BEDROOM 5 OPTION



SECOND FLOOR PLAN (1364 S.F.)



FIRST FLOOR PLAN (1314 S.F.; 2678 TOTAL S.F.)

PLAN 4

AMORUSO RANCH B1

45'x95' LOTS (AR-9)

Roseville, California

Brookfield Residential

938 Tyler Street #101
Benicia, CA 94510
Phone: (707) 746-6586

OAG ARCHITECTS

2506 6-13-25 SHEET A-16



FRONT ELEVATION "A" *Scheme 3*
(SPANISH)



FRONT ELEVATION "B" *Scheme 6*
(MODERN FARMHOUSE)



FRONT ELEVATION "D" *Scheme 12*
(PRAIRIE)

Brookfield Residential

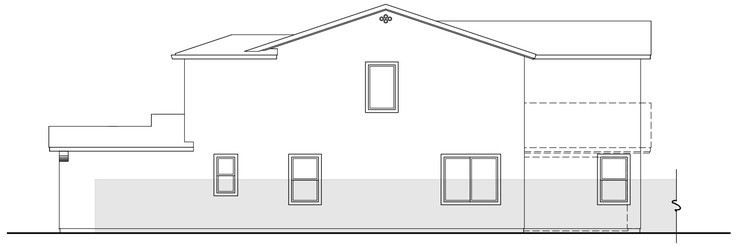
PLAN 4
AMORUSO RANCH B1
45'x95' LOTS (AR-9)
Roseville, California

938 Tyler Street #101
Benicia, CA 94510
Phone: (707) 746-6586

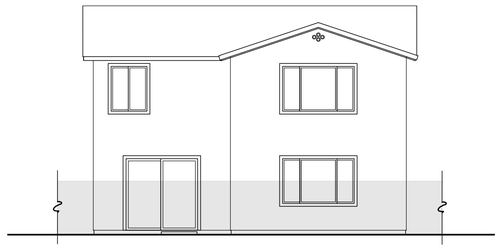
OAG ARCHITECTS

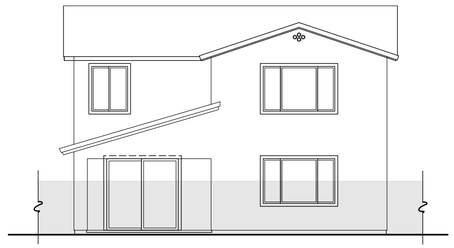
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SHEET A-17

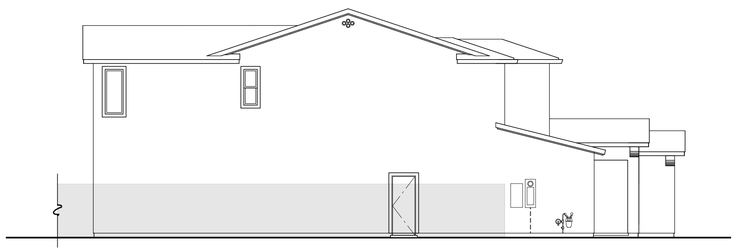


RIGHT SIDE "A"

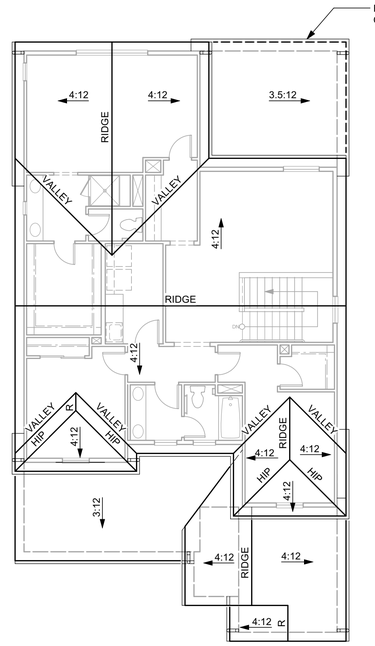




REAR "A"



LEFT SIDE "A"



ROOF PLAN "A"

SPANISH CHARACTERISTICS

- **ENHANCED ENTRY WAYS**
- **THEME SPECIFIC GARAGE DOOR**

ROOF
- GABLE & HIP ROOFS
- CONCRETE TILE "S" ROOFING
- 12 INCH EAVES
- 12 INCH RAKES
- OGEE GUTTERS

ENTRY WAYS
- ACCENT PAINTED ENTRY DOORS
- DECORATIVE PORCH POSTS (WHERE OCCURS)

EXTERIOR MATERIALS
- STUCCO SIDING
- DECORATIVE FOAM SHUTTERS (WHERE OCCURS)
- DECORATIVE TILE VENTS AT GABLE ENDS (WHERE OCCURS)
- WINDOW GRIDS ON STREET FACADES

TRIM
- STUCCO OVER FOAM TRIM

REAR "A"
(OPTIONAL OUTDOOR LIVING)



FRONT ELEVATION "A"
(SPANISH)

Brookfield Residential

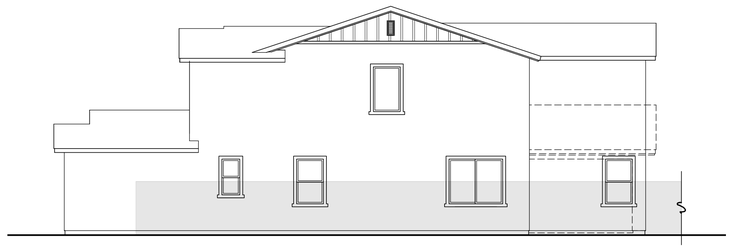
PLAN 4
AMORUSO RANCH B1
45'x95' LOTS (AR-9)
Roseville, California

938 Tyler Street #101
Benicia, CA 94510
Phone: (707) 746-6586

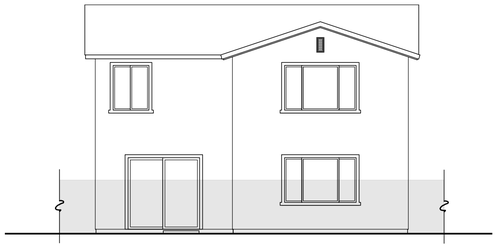
OAG ARCHITECTS

2506 6-13-25

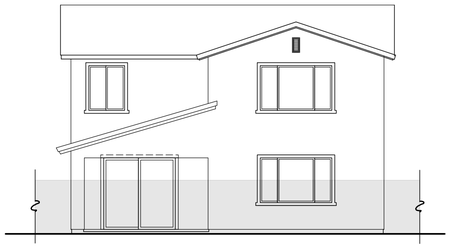
SHEET A-18



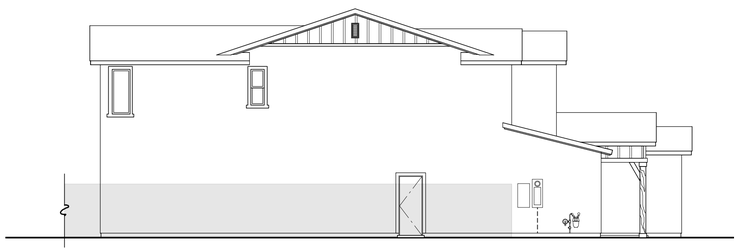
RIGHT SIDE "B"



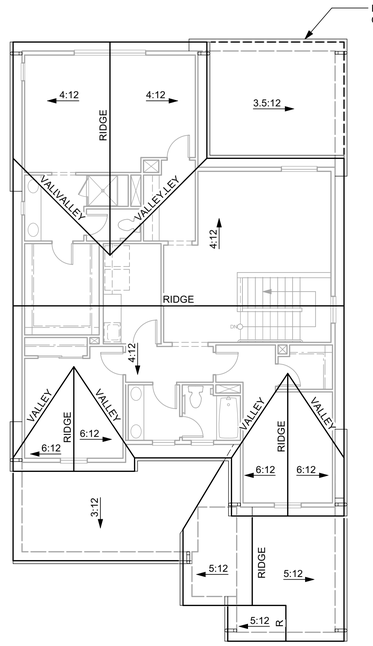
REAR "B"



REAR "B"
(OPTIONAL OUTDOOR LIVING)



LEFT SIDE "B"



ROOF PLAN "B"



FRONT ELEVATION "B"
(MODERN FARMHOUSE)

FARMHOUSE CHARACTERISTICS

- **ENHANCED ENTRY WAYS**
- **THEME SPECIFIC GARAGE DOOR**

ROOF
- GABLE & DUTCH ROOFS
- CONCRETE TILE "FLAT" ROOFING
- 12 INCH EAVES
- 12 INCH RAKES
- OGEE GUTTERS

ENTRY WAYS
- ACCENT PAINTED ENTRY DOORS
- DECORATIVE PORCH POSTS (WHERE OCCURS)

EXTERIOR MATERIALS
- STUCCO SIDING
- DECORATIVE SHUTTERS (WHERE OCCURS)
- LAP SIDING (WHERE OCCURS)
- DECORATIVE VENTS (WHERE OCCURS)
- WINDOW GRIDS ON STREET FACADE

TRIM
- STUCCO OVER FOAM TRIM
- WOOD TRIM OVER WOOD SIDING

Brookfield Residential

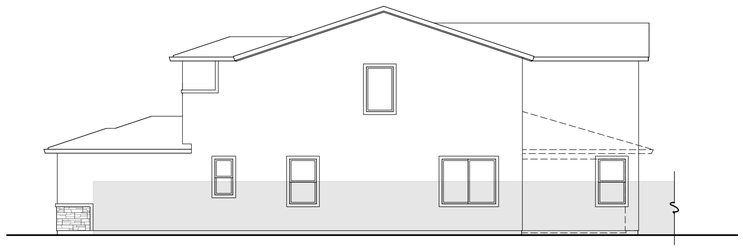
PLAN 4
AMORUSO RANCH B1
45'x95' LOTS (AR-9)
Roseville, California

938 Tyler Street #101
Benicia, CA 94510
Phone: (707) 746-6586

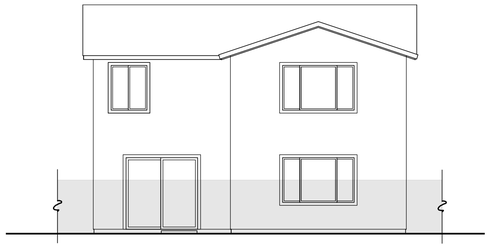
OAG ARCHITECTS

2506 6-13-25

SHEET A-19



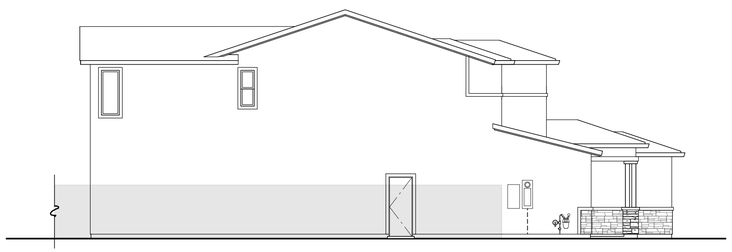
RIGHT SIDE "D"



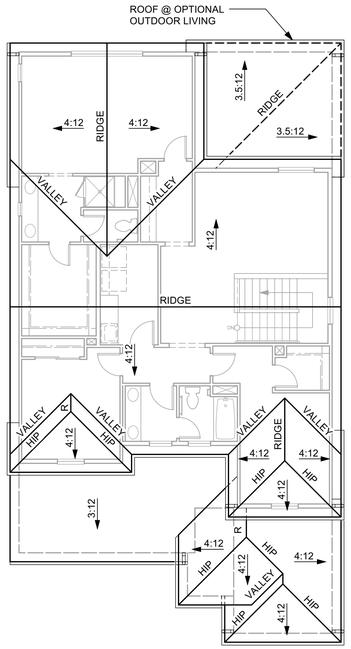
REAR "D"



REAR "D"
(OPTIONAL OUTDOOR LIVING)



LEFT SIDE "D"



ROOF PLAN "D"



FRONT ELEVATION "D"
(PRAIRIE)

PRAIRIE CHARACTERISTICS

- **ENHANCED ENTRY WAYS**
- **THEME SPECIFIC GARAGE DOOR**

ROOF
- GABLE & HIP ROOFS
- CONCRETE TILE "FLAT" ROOFING
- 12 INCH EAVES
- 12 INCH RAKES
- OGEE GUTTERS

ENTRY WAYS
- ACCENT PAINTED ENTRY DOORS
- DECORATIVE PORCH POSTS (WHERE OCCURS)

EXTERIOR MATERIALS
- STUCCO SIDING
- STONE VENEER (WHERE OCCURS)
- WINDOW GRIDS ON STREET FACADE

TRIM
- STUCCO OVER FOAM TRIM

Brookfield Residential

PLAN 4
AMORUSO RANCH B1
45'x95' LOTS (AR-9)
Roseville, California

938 Tyler Street #101
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OAG ARCHITECTS

2506 6-13-25

SHEET A-20

AMORUSO RANCH B1

45’ x 95’ LOTS (AR-9)

ROSEVILLE, CALIFORNIA

BY

Brookfield Residential

COLOR SCHEMES
ROOF MATERIALS
STONE VENEER

JUNE 11, 2025

6/11/25 DRB SUBMITTAL #1

2506

OAG ARCHITECTS

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AMORUSO RANCH B1
BY Brookfield Residential

OAG ARCHITECTS

JOB #2506

SCHEME 1
ELEVATION A - SPANISH



EAGLE ROOFING: 2689 - Brown Range Aged Ref: 0.17
Roofing Profile: Malibu

COLOR 1: STUCCO BODY
SW 6112 - Biscuit

COLOR 2: FASCIA, GUTTERS
SW 6143 - Basket Beige

COLOR 3:TRIM, GARAGE DOOR, FAUX VENTS
SW 6011 - Chinchilla

COLOR 4: FRONT DOOR & SHUTTERS
SW 6991 Black Magic

AMORUSO RANCH B1
BY Brookfield Residential

OAG ARCHITECTS

JOB #2506

SCHEME 2
ELEVATION A - SPANISH



EAGLE ROOFING: 2655 - Mount Dora Blend Aged Ref: 0.19
Roofing Profile: Malibu

COLOR 1: STUCCO BODY
SW 7029 - Agreeable Gray

COLOR 2: FASCIA, GUTTERS
SW 7079 - Ponder

COLOR 3:TRIM, GARAGE DOOR, FAUX VENTS
SW 7007 - Ceiling Bright White

COLOR 4: FRONT DOOR & SHUTTERS
SW 6242 - Bracing Blue

AMORUSO RANCH B1
BY Brookfield Residential

OAG ARCHITECTS

JOB #2506

SCHEME 3
ELEVATION A - SPANISH



EAGLE ROOFING: 2804 - Rocklin Brown Aged Ref: 0.21
Roofing Profile: Malibu

COLOR 1: STUCCO BODY
SW 6084 - Modest White

COLOR 2: FASCIA, GUTTERS
SW 2808 - Rookwood Dark Brown

COLOR 3: TRIM, GARAGE DOOR, FAUX VENTS
SW 6101 - Sands of Time

COLOR 4: FRONT DOOR & SHUTTERS
SW 7061 - Night Owl

AMORUSO RANCH B1
BY Brookfield Residential

OAG ARCHITECTS

JOB #2506

SCHEME 4
ELEVATION B - MODERN FARMHOUSE



EAGLE ROOFING: 4883 - Hillsborough Blend Aged Ref: 0.19
Roofing Profile: Bel Air

COLOR 1: STUCCO BODY, GARAGE DOOR
SW 0055 - Light French Gray

COLOR 2: BOARD AND BATT
SW 7019 - Gauntlet Gray

COLOR 3: TRIM, FASCIA, VENTS, GUTTERS
SW 7006 - Extra White

COLOR 4: FRONT DOOR & SHUTTERS
SW 6249 - Storm Cloud

AMORUSO RANCH B1
BY Brookfield Residential

OAG ARCHITECTS

JOB #2506

SCHEME 5
ELEVATION B - MODERN FARMHOUSE



EAGLE ROOFING: 4689 - Brown Range Aged Ref: 0.17
Roofing Profile: Bel Air

COLOR 1: STUCCO BODY, GARAGE DOOR
SW 7102 - White Flour

COLOR 2: BOARD AND BATT
SW 6109 - Hopsack

COLOR 3: TRIM, FASCIA, PORCH POSTS, VENTS, GUTTERS
SW 7504 - Keystone Gray

COLOR 4: FRONT DOOR & SHUTTERS
SW 6041 - Otter

AMORUSO RANCH B1
BY Brookfield Residential

OAG ARCHITECTS

JOB #2506

SCHEME 6
ELEVATION B - MODERN FARMHOUSE



EAGLE ROOFING: 4679 - Light Gray Range Aged Ref: 0.21
Roofing Profile: Bel Air

COLOR 1: STUCCO BODY, GARAGE DOOR
SW 7566 - Westhighland White

COLOR 2: BOARD AND BATT
SW 6256 - Serious Gray

COLOR 3: TRIM, FASCIA, GUTTERS, VENTS
SW 7757 - High Reflective White

COLOR 4: FRONT DOOR & SHUTTERS
SW 7615 - Sea Serpant

AMORUSO RANCH B1

BY Brookfield Residential

OAG ARCHITECTS

JOB #2506

SCHEME 7
ELEVATION C - CALIFORNIA RANCH



EAGLE ROOFING: 4882 - Manteca Blend Aged Ref: 0.20
Roofing Profile: Bel Air

COLOR 1: STUCCO BODY
SW 6148 - Wool Skein



EL DORADO STONE:
Cliffstone - Montecito

COLOR 2: LAP SIDING
SW 6062 - Vintage Leather

COLOR 3: TRIM, FASCIA, PORCH POSTS, GARAGE DOOR, GUTTERS
SW 6089 - Grounded

COLOR 4: FRONT DOOR & SHUTTERS
SW 6209 - Ripe Olive

AMORUSO RANCH B1

BY Brookfield Residential

OAG ARCHITECTS

JOB #2506

SCHEME 8
ELEVATION C - CALIFORNIA RANCH



EAGLE ROOFING: 4634 - Kings Canyon Aged Ref: 0.17
Roofing Profile: Bel Air

COLOR 1: STUCCO BODY
SW 7012 - Creamy



EL DORADO STONE:
Cliffstone - Boardwalk

COLOR 2: LAP SIDING
SW 6073 - Perfect Greige

COLOR 3: TRIM, PORCH POSTS, FASCIA, GUTTERS, GARAGE DOOR
SW 7652 - Mineral Deposit

COLOR 4: FRONT DOOR & SHUTTERS
SW 2818 - Renwick Heather

AMORUSO RANCH B1

BY Brookfield Residential

OAG ARCHITECTS

JOB #2506

SCHEME 9
ELEVATION C - CALIFORNIA RANCH



EAGLE ROOFING: 4697 - Slate Range Aged Ref: 0.17
Roofing Profile: Bel Air

COLOR 1: STUCCO BODY
SW 7024 - Fuctional Gray



EL DORADO STONE:
Cliffstone - Banff Springs

COLOR 2: LAP SIDING
SW 7048 - Urbane Bronze

COLOR 3: TRIM, PORCH POSTS, FASCIA, GUTTERS, GARAGE DOOR
SW 7068 - Grizzle Gray

COLOR 4: FRONT DOOR & SHUTTERS
SW 7593 - Rustic Red

AMORUSO RANCH B1

BY Brookfield Residential

OAG ARCHITECTS

JOB #2506

SCHEME 10
ELEVATION D - PRAIRIE



EAGLE ROOFING: 4804 - Rocklin Blend Aged Ref: 0.21
Roofing Profile: Bel Air

COLOR 1: STUCCO BODY
SW 6165 - Connected Gray

COLOR 2: SECOND STUCCO BODY, FRONT & GARAGE DOOR
SW 6003 - Proper Gray

COLOR 3: TRIM, FASCIA, GUTTERS, PORCH POSTS
SW 6183 - Conservative Gray



EL DORADO STONE:
European Ledge - Sea Cliff

AMORUSO RANCH B1

BY Brookfield Residential

OAG ARCHITECTS

JOB #2506

SCHEME 11
ELEVATION D - PRAIRIE



EAGLE ROOFING: 4804 - Rocklin Blend Aged Ref: 0.21
Roofing Profile: Bel Air

COLOR 1: STUCCO BODY
SW 7008 - Alabaster

COLOR 2: SECOND STUCCO BODY, FRONT & GARAGE DOOR
SW 6143 - Basket Beige

COLOR 3: TRIM, FASCIA, GUTTERS, PORCH POSTS
SW 7675 - Sealskin



EL DORADO STONE:
European Ledge - Iron Mill

AMORUSO RANCH B1

BY Brookfield Residential

OAG ARCHITECTS

JOB #2506

SCHEME 12
ELEVATION D - PRAIRIE



EAGLE ROOFING: 4884 - Alameda Range Aged Ref: 0.18
Roofing Profile: Bel Air

COLOR 1: STUCCO BODY
SW 7024 - Fuctional Gray

COLOR 2: SECOND STUCCO BODY, FRONT & GARAGE DOOR
SW 7757 - High Reflective White

COLOR 3: TRIM, FASCIA, GUTTERS, PORCH POSTS
SW 7048 - Urbane Bronze



EL DORADO STONE:
European Ledge - Iron Mill

Table 2: Proposed MDR in ARSP PCL AR-10

	Standard RS Single Family (Attached Sidewalk)	MDR AR-10
Lot Size (minimum)		
Area, Interior Lot	4,500 sq. ft.	1,800 sq. ft.
Area, Corner Lot	5,500 sq. ft.	2,400 sq. ft.
Width, Interior	45 ft.	30 ft.
Width, Corner	55 ft.	40 ft.
Permitted Density (maximum per lot)		
Residential Density	1 dwelling unit	1 dwelling unit
Setbacks (minimum)		
Front	15 ft. to living space and sidewall of garage; 18 ft. minimum driveway depth with roll-up garage	Public Street: 10 ft. to back of walk; Pedestrian Paseo: 6 ft. to property line or 16 ft. front-to-front building separation
Sides	5 ft. interior; 12.5 ft. street side corner	4 ft. interior or 8' building separation 10 ft. street side corner
Rear	10 ft. minimum with minimum useable open space of 450 sq. ft.	4 ft. to drive aisle edge
Coverage (maximum)		
Site Coverage	None	None
Height (maximum)		
Height Limit	35 ft.	35 ft.

Notes:

(A) For building setbacks, the "front" of a home is the edge with the primary pedestrian entrance and the "rear" of a home is the edge with the garage door.

(B) Garage doors fronting a drive aisle shall be located a minimum of 4 feet from the drive aisle edge to allow 28 feet to back out of garages.

(C) The side elevation of a home shall be designed in a manner that creates a minimum 250 sq. ft. private outdoor space in the side yard area by utilizing a side wall stagger and a minimum 8-foot separation from an adjacent unit. A portion of the private outdoor space may be located in an easement on an adjacent property.

(D) Where homes front on to a pedestrian paseo, the "front" setback shall be measured from property line within the paseo in order to create a minimum 16-foot building separation between the front of units.



Landscape shown for illustrative purposes only. See landscape drawings for specific selections.
Color and materials shown for illustrative purposes only. See color and material boards for specific selections.

ARCHITECTURE

PLAN 1

A0.0.1	TITLE PAGE AND SHEET INDEX
A1.1.0	PLAN 1 FRONT ELEVATIONS
A1.2.0	PLAN 1A FLOOR PLANS
A1.3.0	PLAN 1A EXTERIOR ELEVATIONS
A1.3.1	PLAN 1B EXTERIOR ELEVATIONS
A1.3.2	PLAN 1C EXTERIOR ELEVATIONS
A1.4.0	PLAN 1 ROOF PLAN
A1.4.1	PLAN 1 ROOF PLAN

PLAN 2

A2.1.0	PLAN 2 FRONT ELEVATIONS
A2.2.0	PLAN 2A FLOOR PLANS
A2.3.0	PLAN 2A EXTERIOR ELEVATIONS
A2.3.1	PLAN 2B EXTERIOR ELEVATIONS
A2.3.2	PLAN 2C EXTERIOR ELEVATIONS
A2.4.0	PLAN 2 ROOF PLAN
A2.4.1	PLAN 2 ROOF PLAN

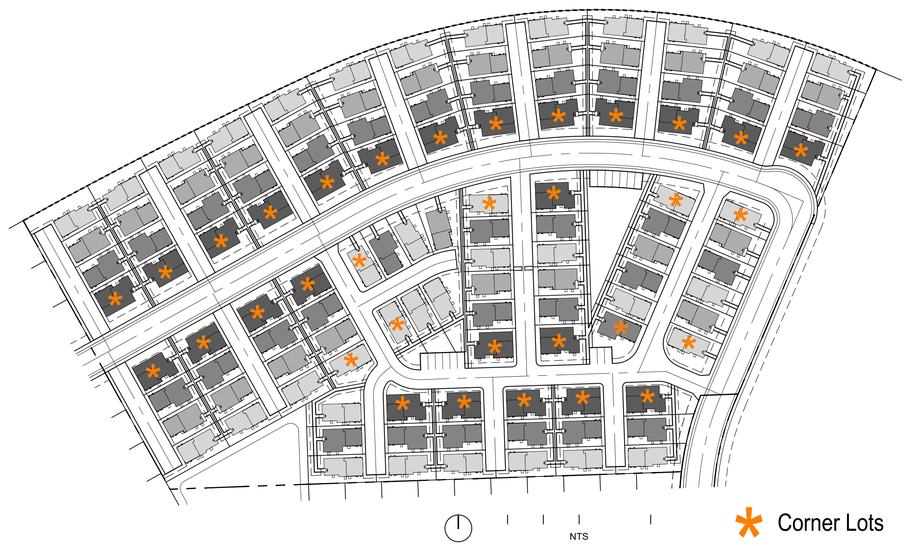
PLAN 3

A3.1.0	PLAN 3 FRONT ELEVATIONS
A3.2.0	PLAN 3A FLOOR PLANS
A3.3.0	PLAN 3A EXTERIOR ELEVATIONS
A3.3.1	PLAN 3B EXTERIOR ELEVATIONS
A3.3.2	PLAN 3C EXTERIOR ELEVATIONS
A3.4.0	PLAN 3 ROOF PLAN
A3.4.1	PLAN 3 ROOF PLAN

PLAN 4

A4.1.0	PLAN 4 FRONT ELEVATIONS
A4.2.0	PLAN 4A FLOOR PLANS
A4.3.0	PLAN 4A EXTERIOR ELEVATIONS
A4.3.1	PLAN 4B EXTERIOR ELEVATIONS
A4.3.2	PLAN 4C EXTERIOR ELEVATIONS
A4.4.0	PLAN 4 ROOF PLAN
A4.4.1	PLAN 4 ROOF PLAN

A5.0.0	COLOR AND MATERIALS BOARD

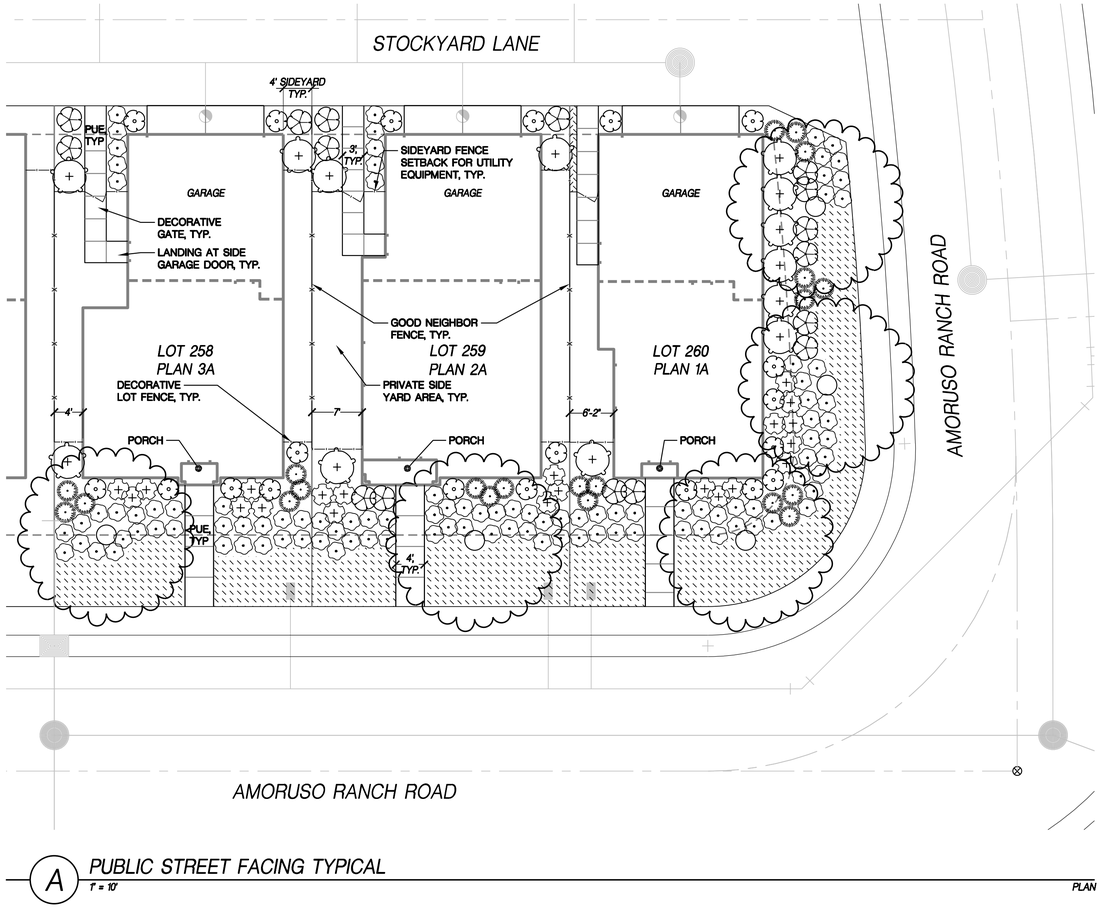


CONCEPTUAL TYPICAL LANDSCAPE PLAN

AMORUSO RANCH - PHASE B1

ROSEVILLE, CALIFORNIA

AUGUST 22, 2025



A PUBLIC STREET FACING TYPICAL

1" = 10' PLAN

CONCEPT PLANT SCHEDULE

	STREET TREE	
	KOELREUTERIA PANICULATA / GOLDEN RAIN TREE	15 GAL, MEDIUM
	PISTACIA CHINENSIS 'KEITH DAVEY' / CHINESE PISTACHE	15 GAL, LOW
	'AT' / FRONT YARD ACCENT TREE	
	ARBUTUS X `MARINA` / STRAWBERRY TREE - MULTITRUNK	15 GAL, LOW
	CHIONANTHUS RETUSUS / CHINESE FRINGE TREE	15 GAL, MEDIUM
	LAGERSTROEMIA X 'MUSKOGEE' / LAVENDER CRAPE MYRTLE	15 GAL, LOW
	ZELKOVA SERRATA `JFS-KW1` TM / CITY SPRITE ZELKOVA	15 GAL, MEDIUM
	'A' / SMALL FOUNDATION SHRUB (ALTERNATE SP. PER LOT)	
	CAREX DIVULSA / BERKELEY SEDGE	5 GAL, LOW
	HEMEROCALLIS X 'MONOLD' / STARBURST® DOUBLE GOLD DAYLILY	5 GAL, LOW
	MYRTUS COMMUNIS `COMPACTA` / DWARF COMMON MYRTLE	5 GAL, LOW
	RHAPHIOLEPIS INDICA 'BALLERINA' / BALLERINA INDIAN HAWTHORN	5 GAL, LOW
	'B' / MEDIUM FOUNDATION SHRUB (ALTERNATE SP. PER LOT)	
	GREVILLEA X 'NOELII' / NOELII GREVILLEA	5 GAL, LOW
	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' / COMPACT TEXAS SAGE	5 GAL, LOW
	RHAPHIOLEPIS INDICA 'SPRINGTIME' / SPRINGTIME INDIAN HAWTHORN	5 GAL, LOW
	WESTRINGIA FRUTICOSA 'WES03' / BLUE GEM™ COAST ROSEMARY	5 GAL, LOW
	'C' / LARGE SHRUB (ALTERNATE SP. PER LOT)	
	ESCALLONIA X EXONIENSIS 'FRADESII' / PINK PRINCESS ESCALLONIA	15 GAL, MEDIUM
	LIGUSTRUM JAPONICUM 'TEXANUM' / TEXAS JAPANESE PRIVET	15 GAL, LOW
	PRUNUS CAROLINIANA 'MONUS' / CAROLINA CHERRY LAUREL	15 GAL, LOW
	XYLOSMA CONGESTUM / SHINY XYLOSMA	15 GAL, LOW
	'D' / FOLIAGE ACCENT SHRUBS (ALTERNATE SP. PER LOT)	
	ANIGOZANTHOS FLAVIDUS / KANGAROO PAW	5 GAL, LOW
	CALLISTEMON VIMINALIS 'LITTLE JOHN' / LITTLE JOHN BOTTLEBRUSH	5 GAL, LOW
	EUONYMUS JAPONICUS / JAPANESE EUONYMUS	5 GAL, LOW
	PHORMIUM TENAX 'APRICOT QUEEN' / NEW ZEALAND FLAX	5 GAL, LOW
	'E' / FLOWERING ACCENT SHRUBS (ALTERNATE SP. PER LOT)	
	ABELIA X GRANDIFLORA 'KALEIDOSCOPE' / GLOSSY ABELIA	5 GAL, LOW
	CISTUS X PURPUREUS / ORCHID ROCKROSE	5 GAL, LOW
	ROSA X `MEIDRIFORA` / CORAL DRIFT® GROUNDCOVER ROSE	5 GAL, LOW
	SALVIA GREGGII / AUTUMN SAGE	5 GAL, LOW
	'F' / TALL COLUMNAR SHRUB	
	(PLACE ON BOTH SIDES OF WINDOW OR AS OTHERWISE INDICATED)	
	PRUNUS CAROLINIANA 'MONUS' / CAROLINA CHERRY LAUREL	15 GAL, LOW
	'GC' / GROUNDCOVERS (ALTERNATE SP. PER LOT)	
	48" O.C. SPACING	
	BACCHARIS PILULARIS `PIGEON POINT` / COYOTE BRUSH	5 GAL, LOW
	COPROSMA KIRKII / CREEPING COPROSMA	5 GAL, LOW
	COTONEASTER 'LOWFAST' / LOWFAST COTONEASTER	5 GAL, LOW
	ROSMARINUS OFFICINALIS 'PROSTRATUS' / DWARF ROSEMARY	5 GAL, LOW
	BM / BARK MULCH ONLY	
	BARK MULCH ONLY / 3 INCH DEPTH	–

NORTH

0 10 20 40

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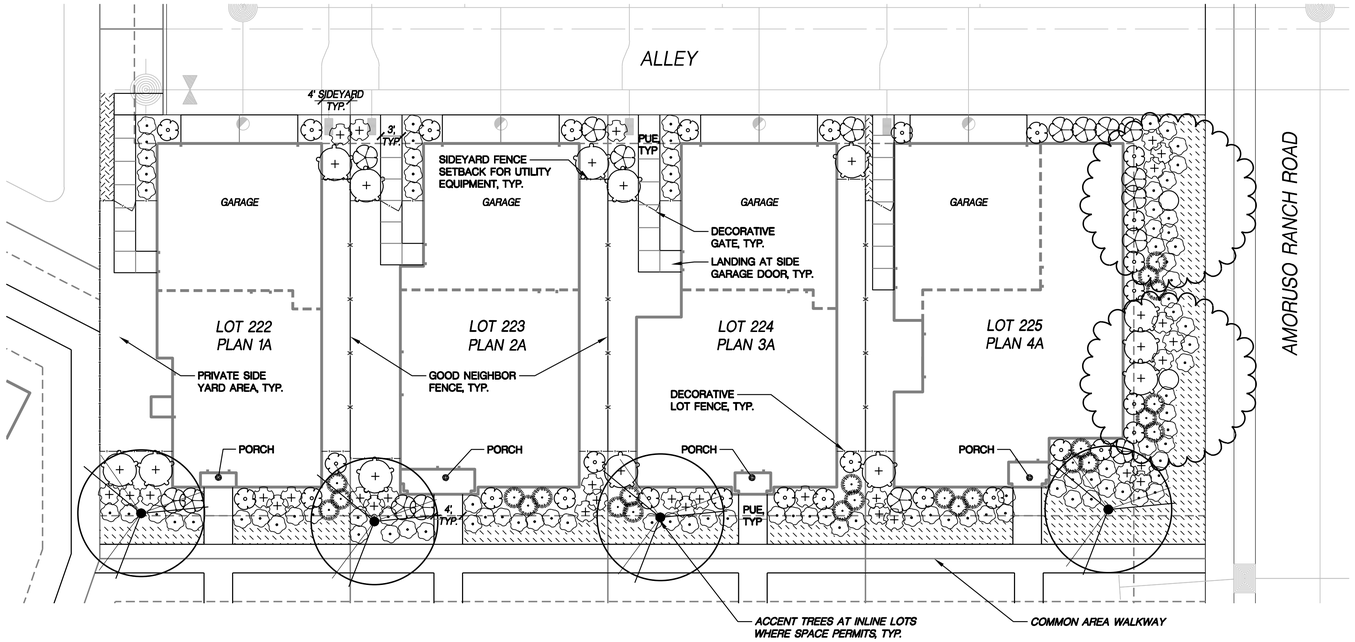
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CONCEPTUAL TYPICAL LANDSCAPE PLAN

AMORUSO RANCH - PHASE B1

ROSEVILLE, CALIFORNIA

AUGUST 22, 2025



B COMMON AREA WALKWAY FACING TYPICAL

1" = 10' PLAN

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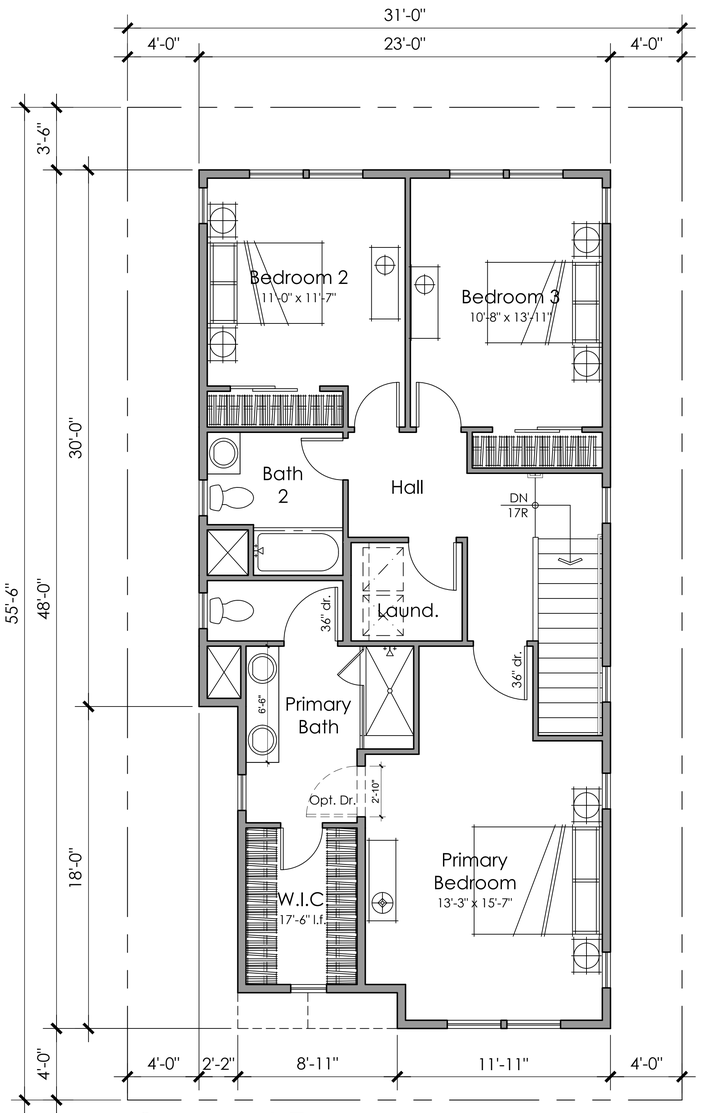
Plan 1A - Farmhouse



Plan 1B - Craftsman

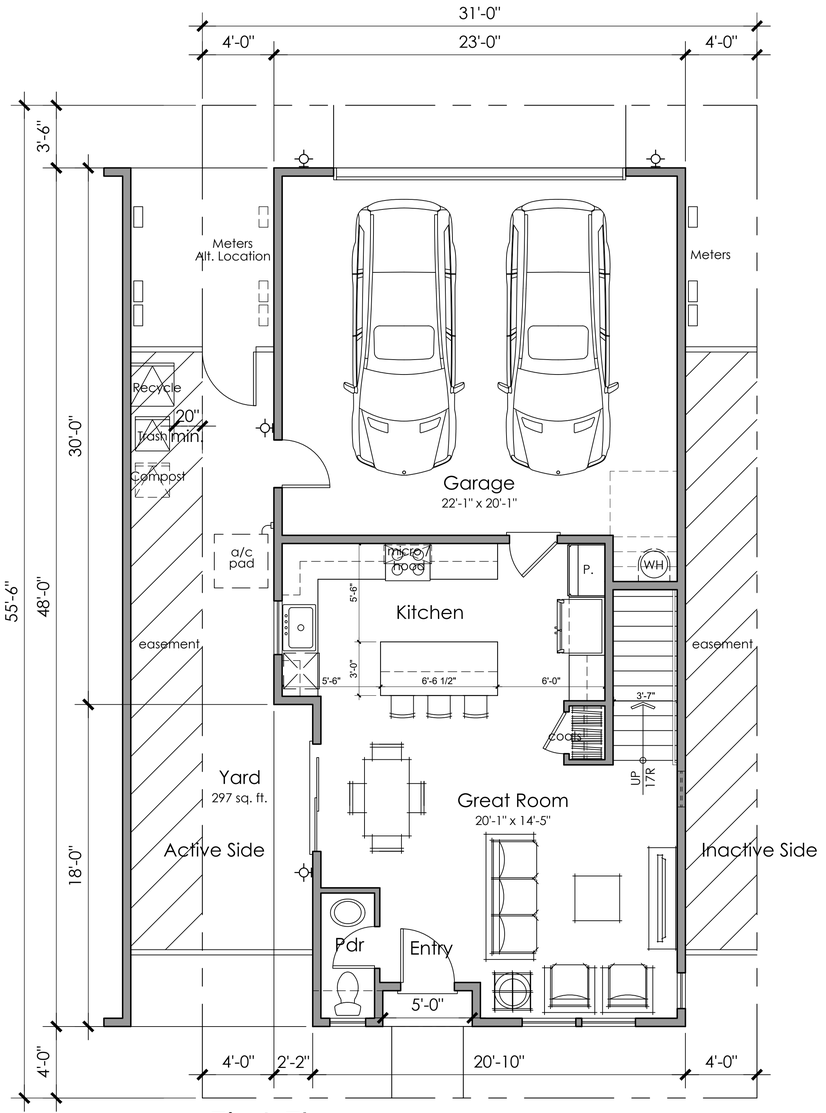


Plan 1C - Country European



Second Floor

1019 SQ. FT.



First Floor

572 SQ. FT.

On lots 53, 93, 97, 100, and 117 - corner elevation

3 BEDROOMS
2.5 BATHS
1,591 S.F.



Right Elevation (Inactive Side)

Corner Elevation - Lots 53, 93, 97, 100 and 117



Rear Elevation

1A: Farmhouse - Material Legend

1. Flat Concrete Tile
2. Standing Seam Roof
3. Cementitious Board and Batten Siding
4. Stucco finish
5. Awning
6. Decorative Post
7. Enhanced Head and Sill Trim

NOTE

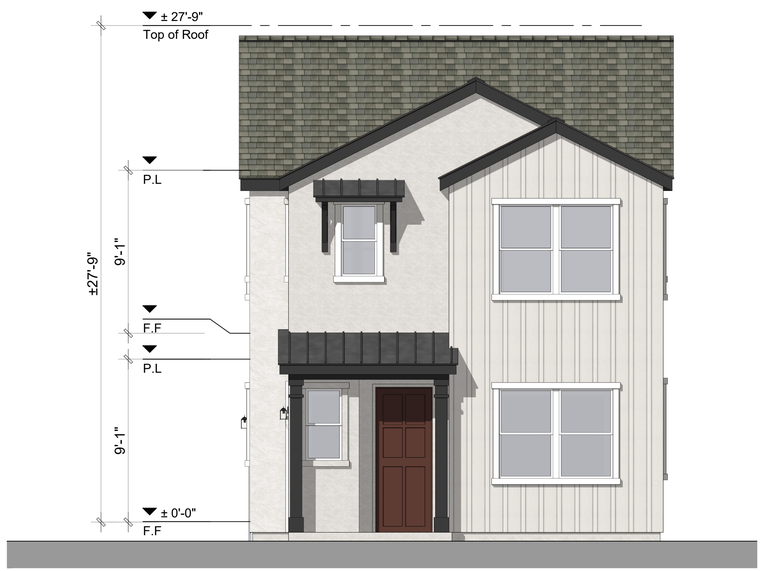
A. Window occurs at corner elevation (left or right). See site plan for plotting

B. Gable end details occurs at corner elevations (left or right). See site plan for plotting

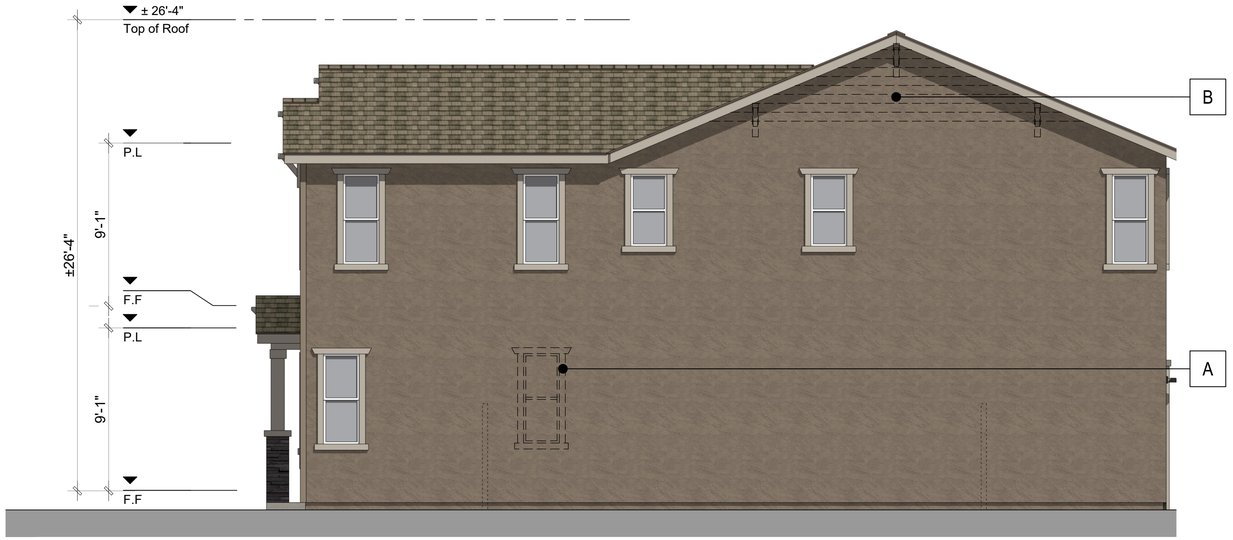


Left Elevation (Active Side)

Corner Elevation - Lots 58 and 92



Front Elevation 1A - Farmhouse



Right Elevation (Inactive Side)

Corner Elevation - Lots 53, 93, 97, 100 and 117



Rear Elevation

1B: Craftsman - Material Legend

1. Flat Concrete Tile
2. Cementitious Lap Siding
3. Stucco finish
4. Brick Veneer
5. Window Shutters
6. Decorative Post
7. Decorative Gable end Detail
8. Enhanced Head and Sill Trim

NOTE

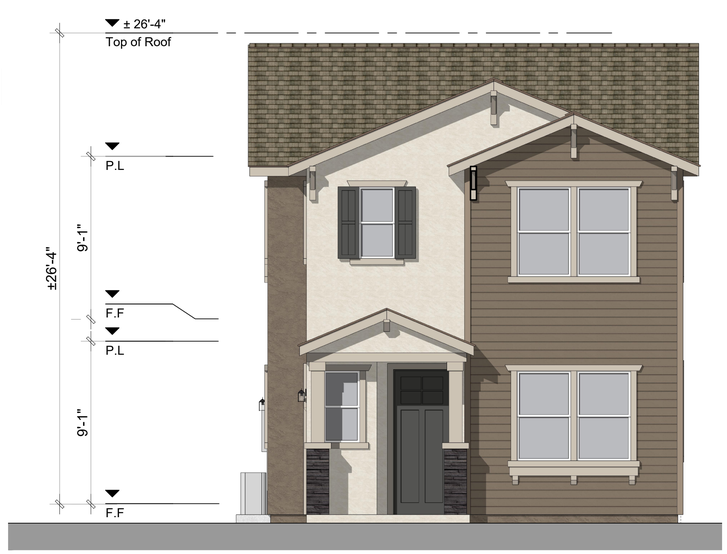
A. Window occurs at corner elevation (left or right). See site plan for plotting

B. Gable end details occurs at corner elevations (left or right). See site plan for plotting

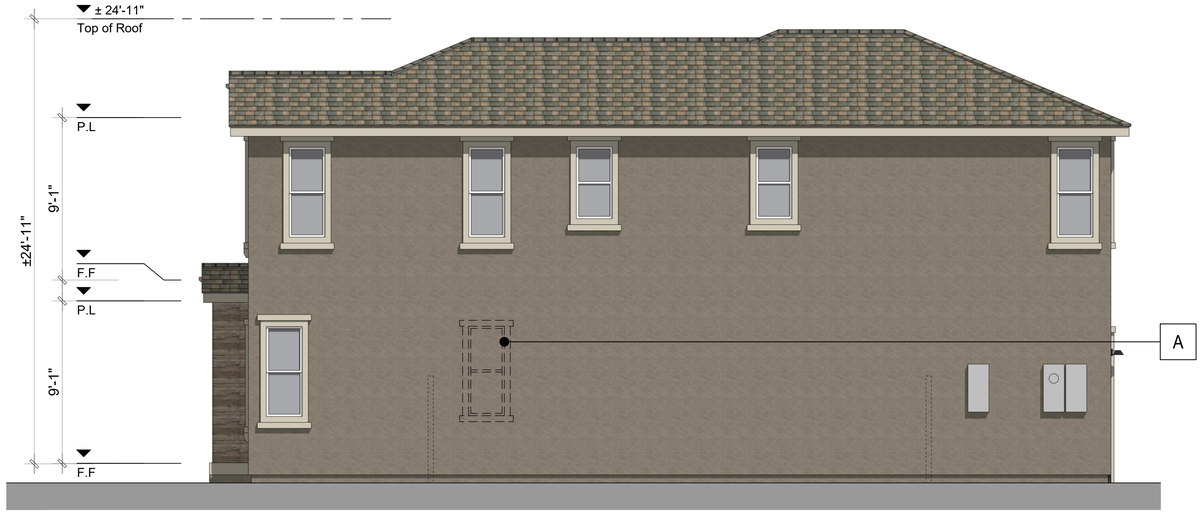


Left Elevation (Inactive Side)

Corner Elevation - Lots 58 and 92



Front Elevation 1B - Craftsman



Right Elevation (Inactive Side)

Corner Elevation - Lots 53, 93, 97, 100 and 117



Rear Elevation

1C: Country European - Material Legend

1. Flat Concrete Tile
3. Cementitious Board and Batten Siding
4. Stucco finish
5. Stone Veneer
6. Window Shutters
7. Decorative Post
8. Decorative Gable end Detail
9. Enhanced Head and Sill Trim

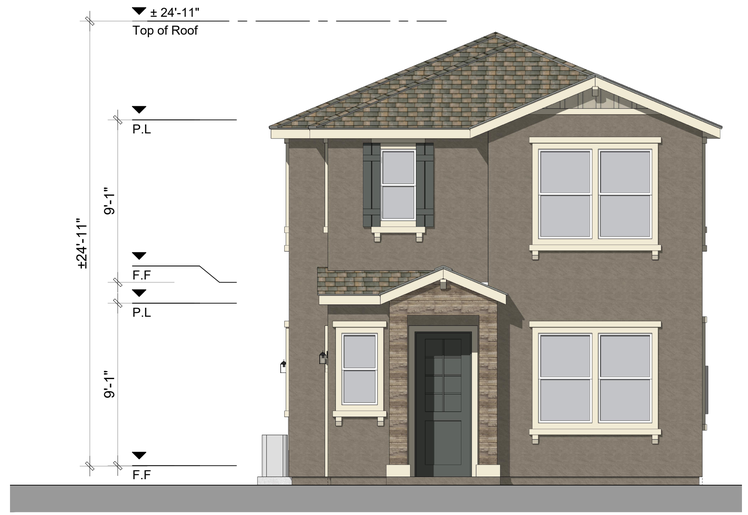
NOTE

A. Window occurs at corner elevation (left or right). See site plan for plotting

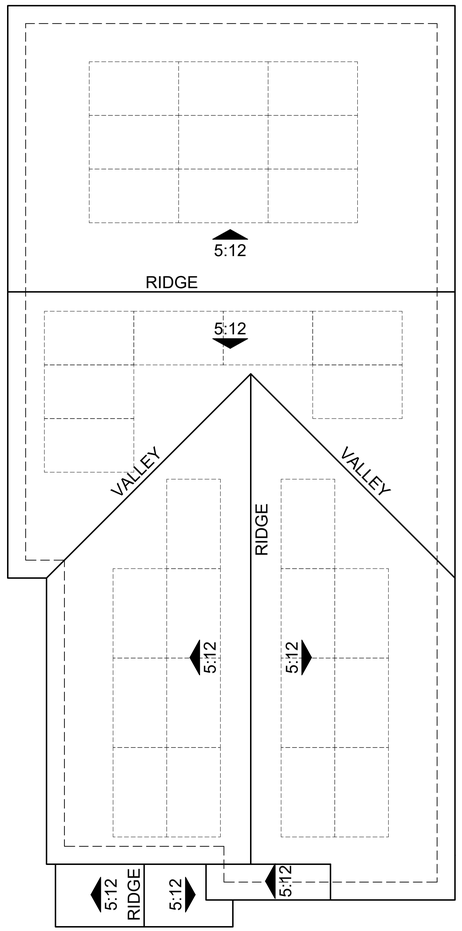


Left Elevation (Active Side)

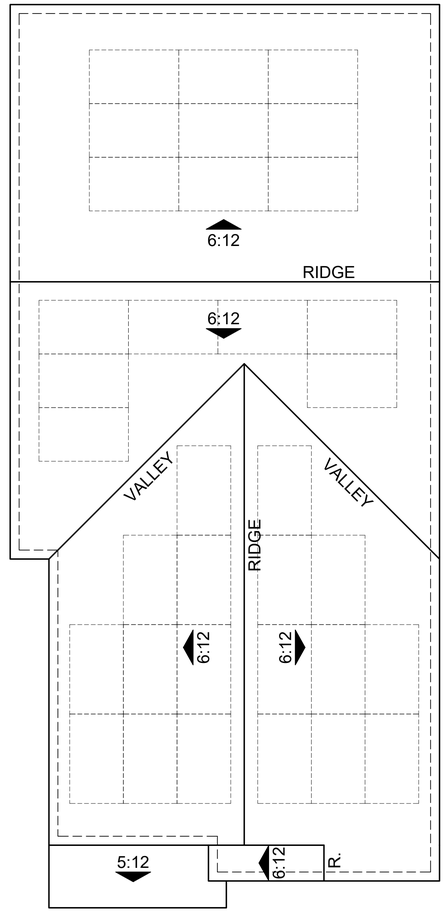
Corner Elevation - Lots 58 and 92



Front Elevation 1C - Country European

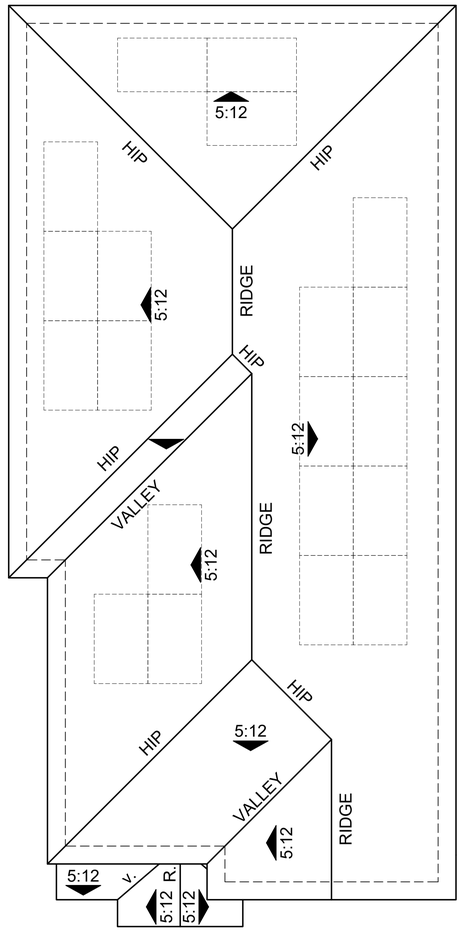


ROOF PLAN 1B
OVERHANG: 1'
RAKE: 1'
ROOF PITCH: 5:12 U.N.O



ROOF PLAN 1A
OVERHANG: 6"
RAKE: 6"
ROOF PITCH: 6:12 U.N.O

Note: Solar panels shown are for illustrative purposes. Solar will be confirmed with solar consultant during building submittal process. Location, quantity and orientation may change.



ROOF PLAN UNIT 1C
OVERHANG: 1'
RAKE: 1'
ROOF PITCH: 5:12 U.N.O

Note: Solar panels shown are for illustrative purposes. Solar will be confirmed with solar consultant during building submittal process. Location, quantity and orientation may change.



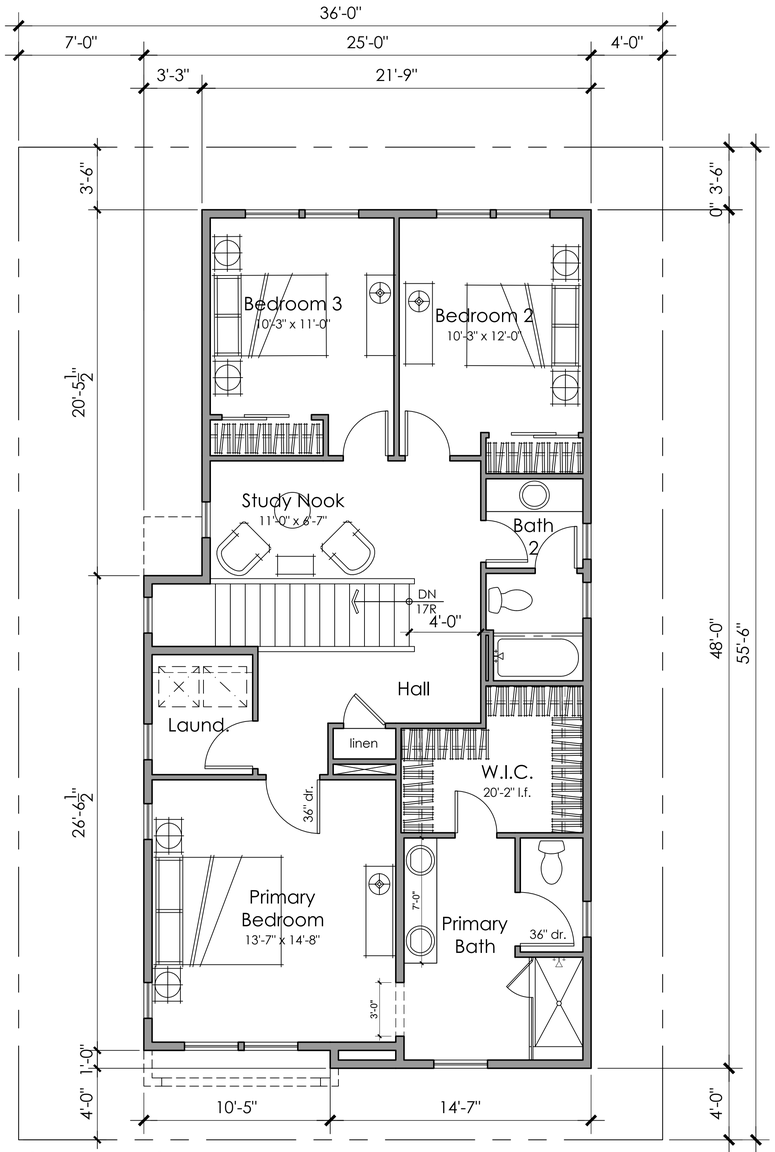
Plan 2A - Farmhouse



Plan 2B - Craftsman

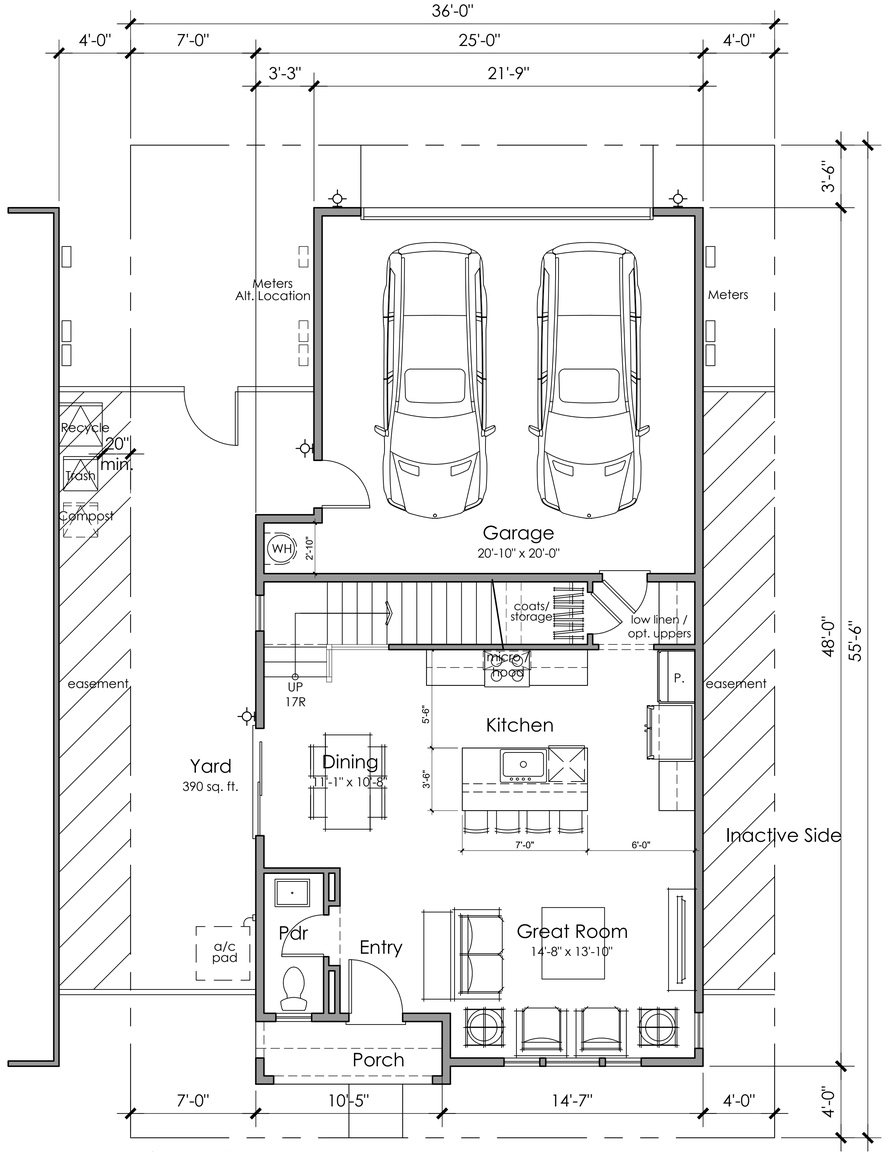


Plan 2C - Country European



Second Floor

1087 SQ. FT.



First Floor

662 SQ. FT.

3 BEDROOMS
2.5 BATHS
1,749 S.F.



Right Elevation (Inactive Side)



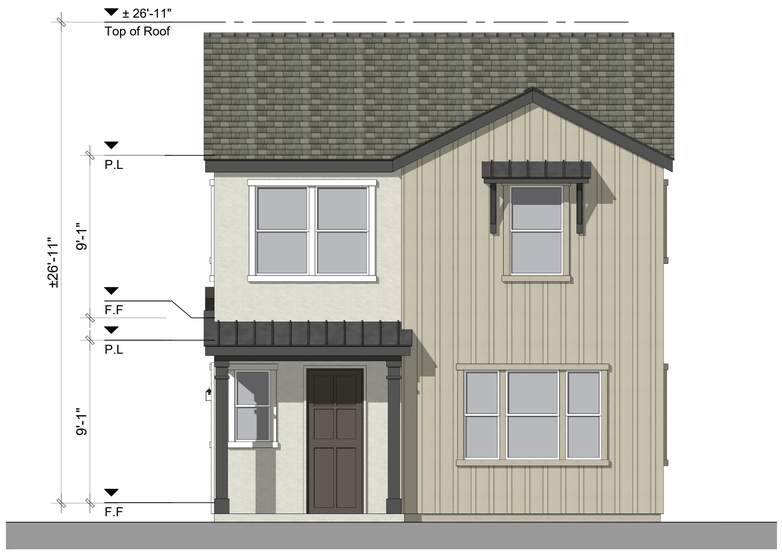
Rear Elevation

2A: Farmhouse - Material Legend

1. Flat Concrete Tile
2. Standing Seam Roof
3. Cementitious Board and Batten Siding
4. Stucco finish
5. Awning
6. Decorative Post
7. Enhanced Head and Sill Trim



Left Elevation (Active Side)



Front Elevation 2A - Farmhouse



Right Elevation (Inactive Side)



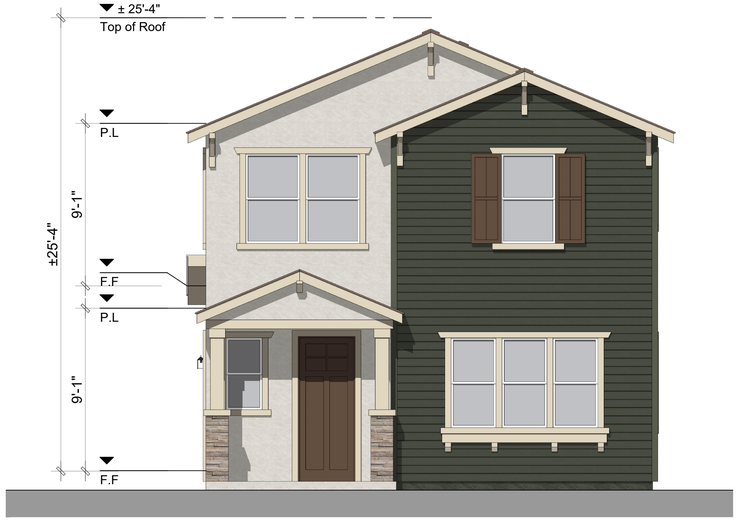
Rear Elevation

2B: Craftsman - Material Legend

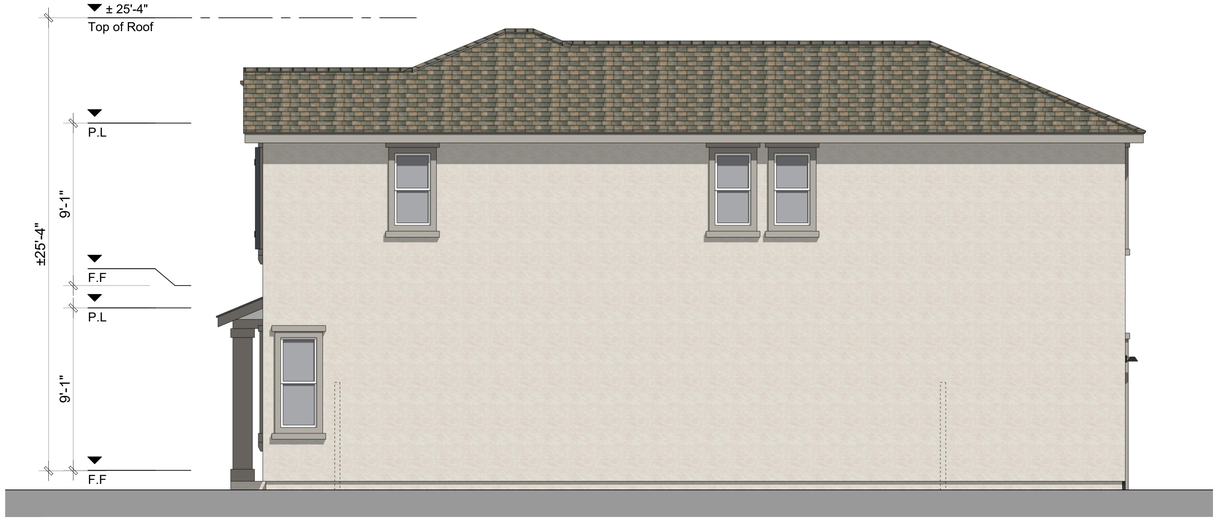
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2. Cementitious Lap Siding
3. Stucco finish
4. Brick Veneer
5. Window Shutters
6. Decorative Post
7. Decorative Gable end Detail
8. Enhanced Head and Sill Trim



Left Elevation (Active Side)



Front Elevation 2B - Craftsman



Right Elevation (Inactive Side)



Rear Elevation

2C: Country European - Material Legend

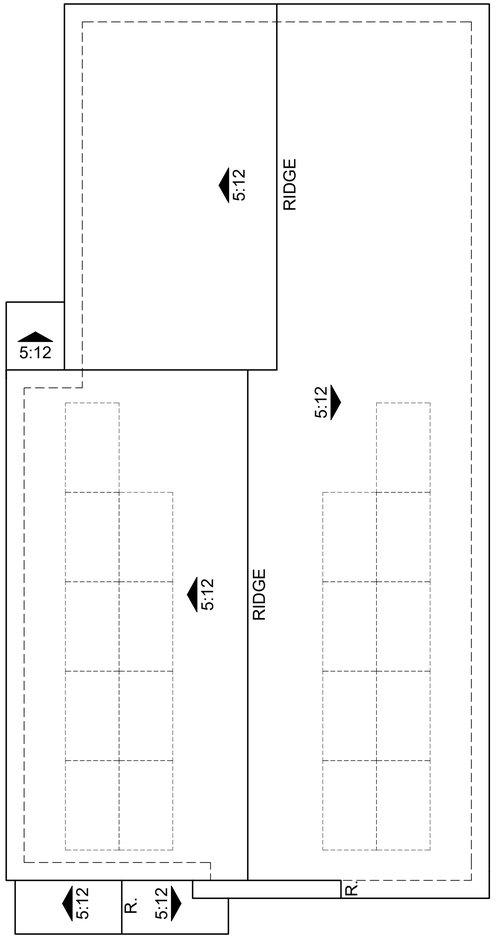
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4. Stucco finish
5. Stone Veneer
6. Window Shutters
7. Decorative Post
8. Decorative Gable end Detail
9. Enhanced Head and Sill Trim



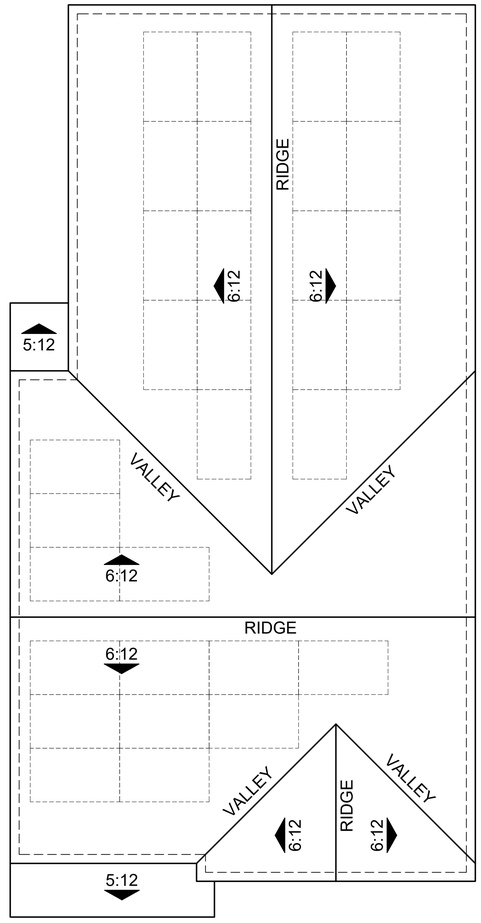
Left Elevation (Active Side)



Front Elevation 2C - Country European

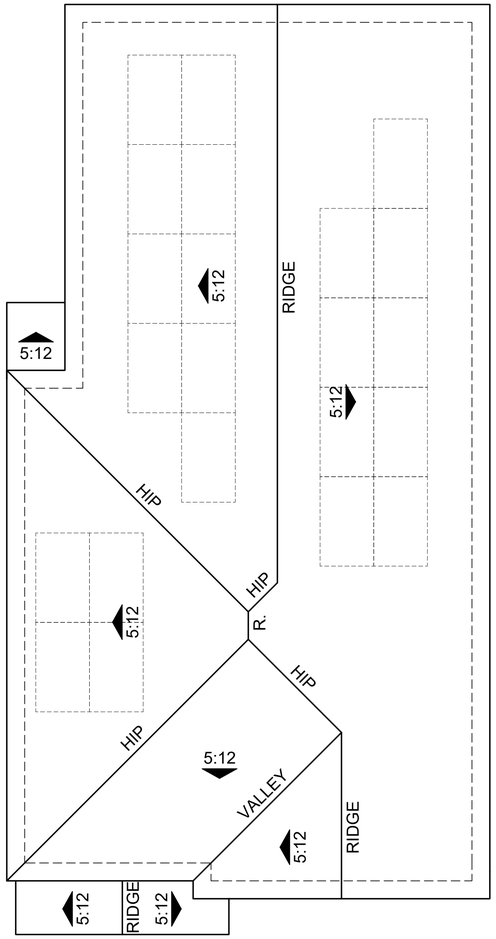


ROOF PLAN 2B
OVERHANG: 1'
RAKE: 1'
ROOF PITCH: 5:12 U.N.O



ROOF PLAN 2A
OVERHANG: 6"
RAKE: 6"
ROOF PITCH: 6:12 U.N.O

Note: Solar panels shown are for illustrative purposes. Solar will be confirmed with solar consultant during building submittal process. Location, quantity and orientation may change.



ROOF PLAN 2C
OVERHANG: 1'
RAKE: 1'
ROOF PITCH: 5:12 U.N.O

Note: Solar panels shown are for illustrative purposes. Solar will be confirmed with solar consultant during building submittal process. Location, quantity and orientation may change.



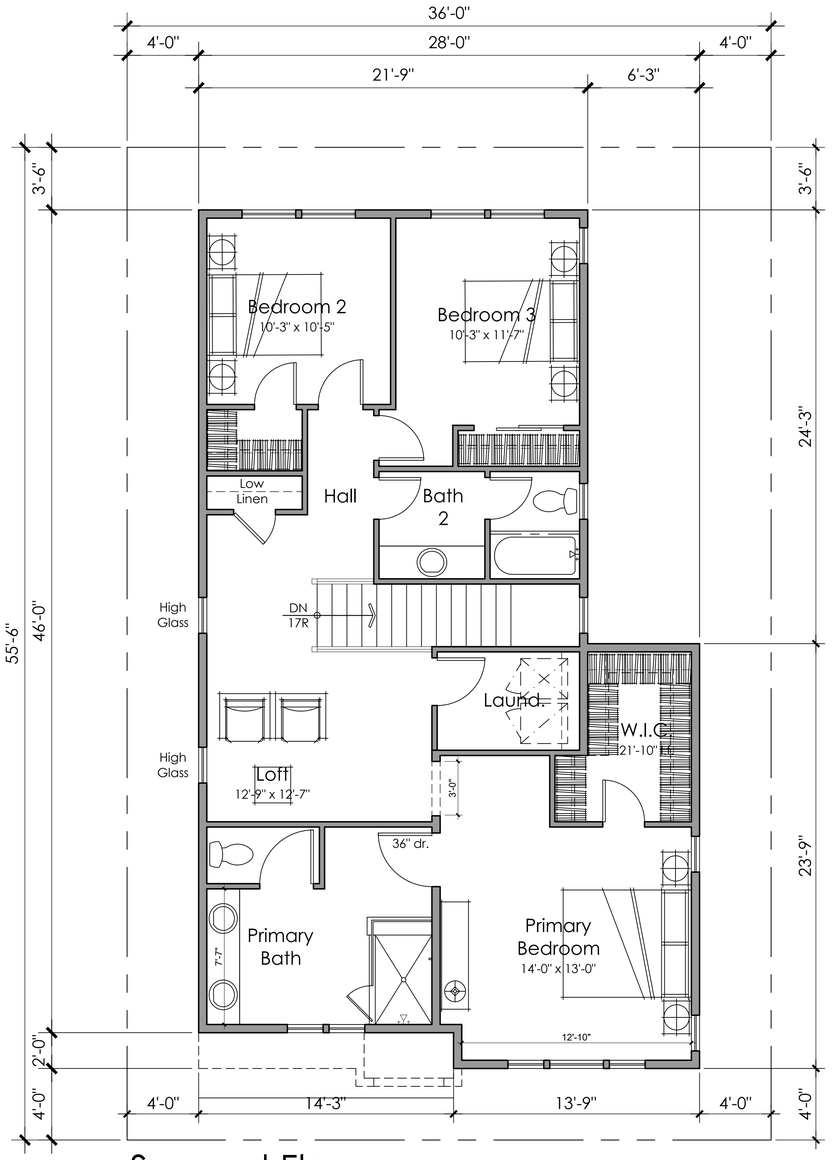
Plan 3A - Farmhouse



Plan 3B - Craftsman

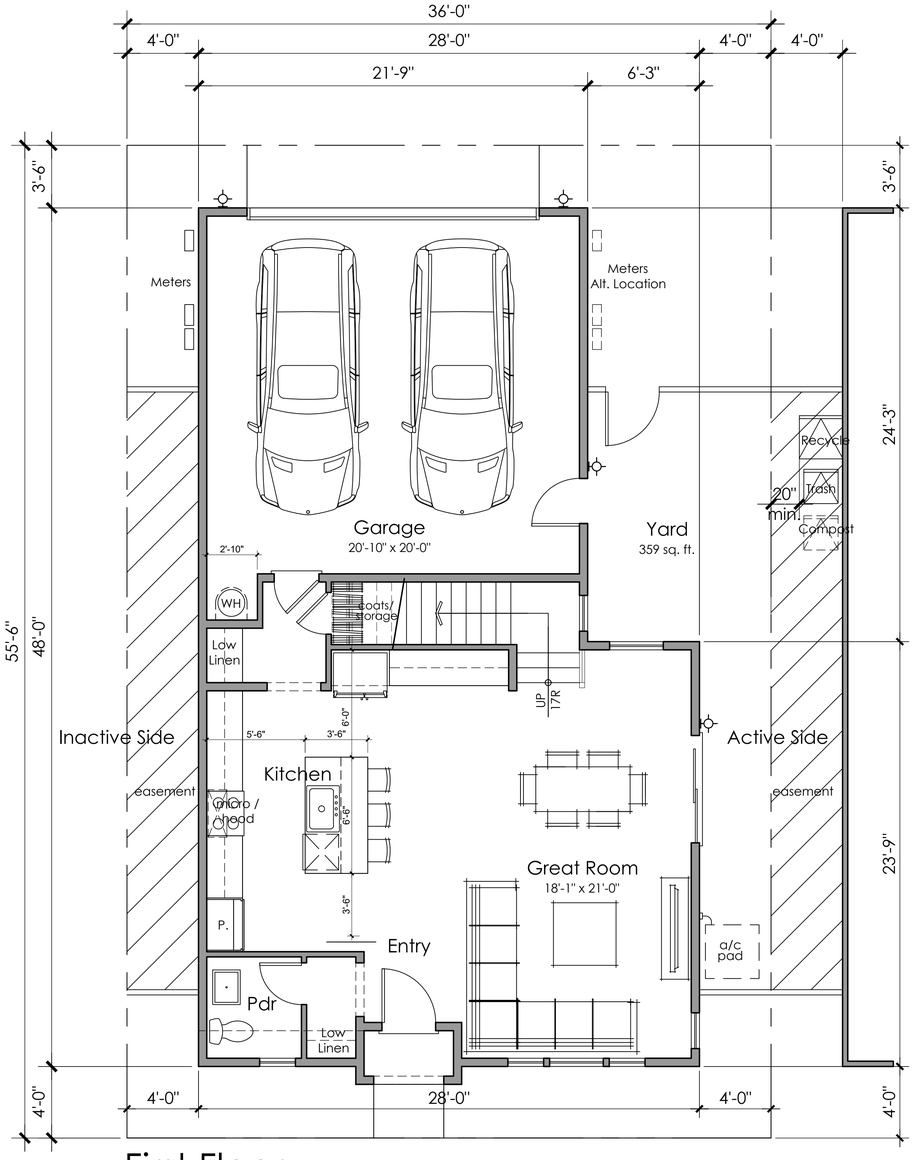


Plan 3C - Country European



Second Floor

1129 SQ. FT.



First Floor

729 SQ. FT.

3 BEDROOMS
2.5 BATHS
1,842 S.F.



Right Elevation (Active Side)



Rear Elevation

3A: Farmhouse - Material Legend

1. Flat Concrete Tile
2. Standing Seam Roof
3. Cementitious Board and Batten Siding
4. Stucco finish
5. Awning
6. Decorative Post
7. Enhanced Head and Sill Trim



Left Elevation (Inactive Side)

Corner Elevation - Lots 112



Front Elevation 3A - Farmhouse



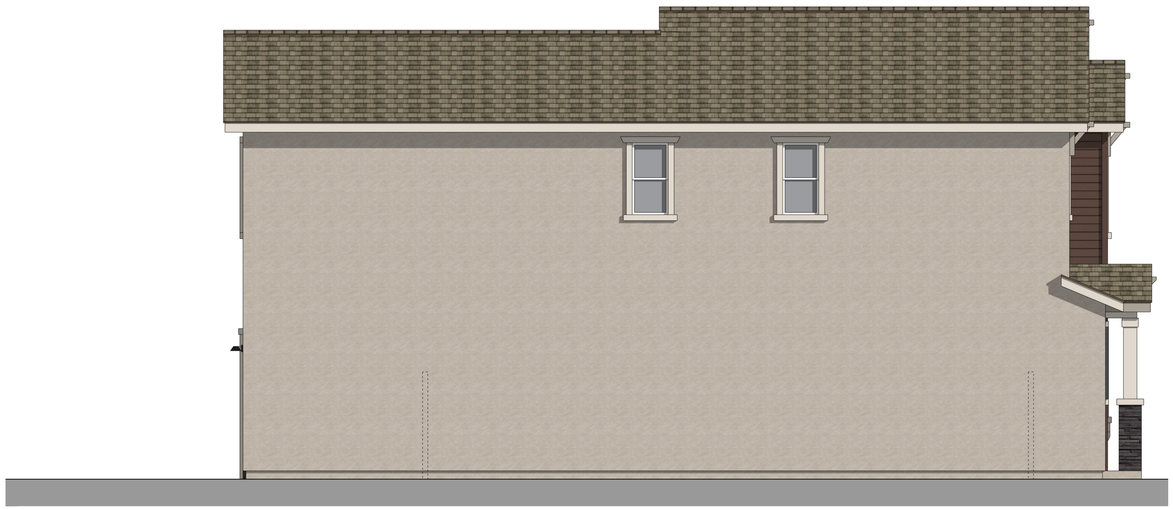
Right Elevation (Active Side)



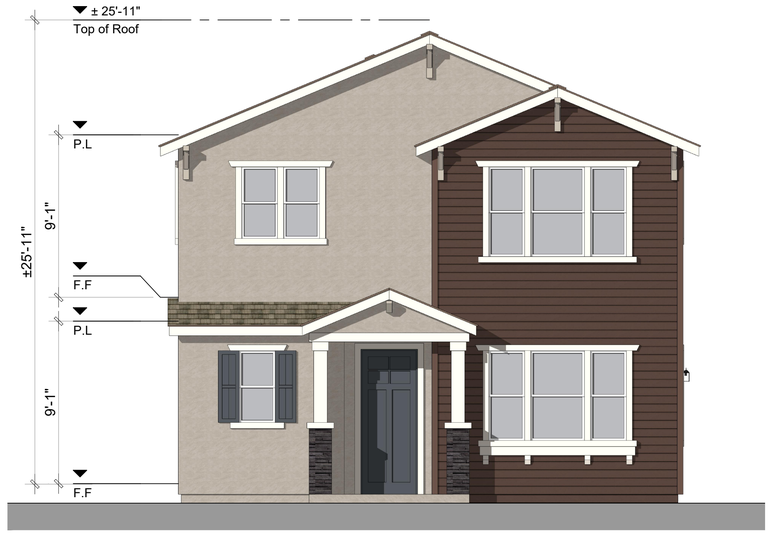
Rear Elevation

3B: Craftsman - Material Legend

1. Flat Concrete Tile
2. Cementitious Lap Siding
3. Stucco finish
4. Brick Veneer
5. Window Shutters
6. Decorative Post
7. Decorative Gable end Detail
8. Enhanced Head and Sill Trim



Left Elevation (Inactive Side)



Front Elevation 3B - Craftsman

Corner Elevation - Lots 112



Right Elevation (Active Side)

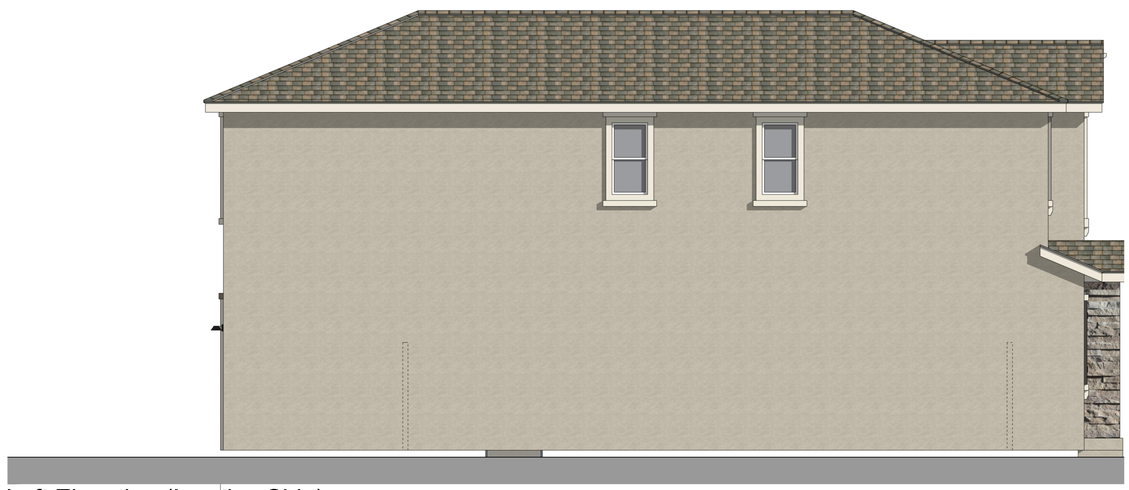
Corner Elevation - Lots 112



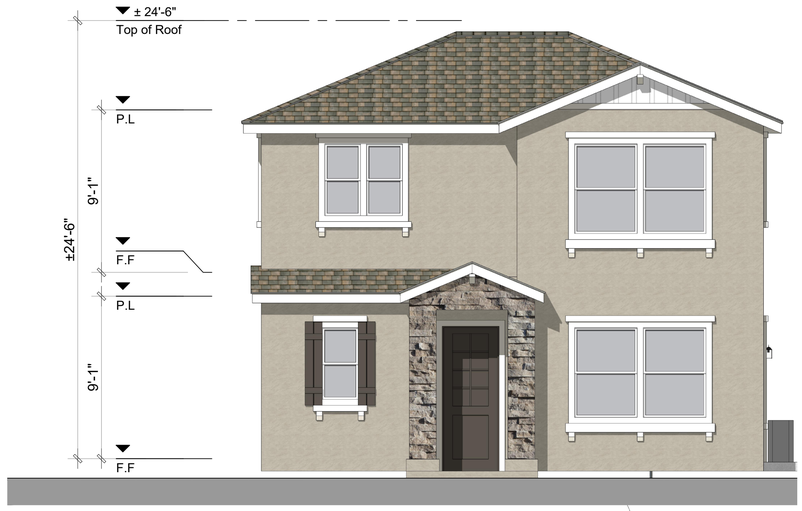
Rear Elevation

3C: Country European - Material Legend

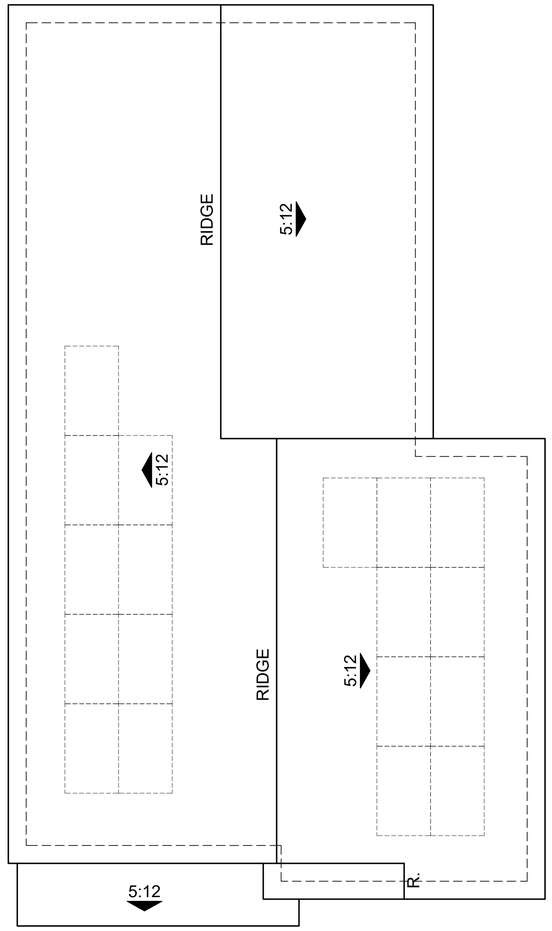
1. Flat Concrete Tile
3. Cementitious Board and Batten Siding
4. Stucco finish
5. Stone Veneer
6. Window Shutters
7. Decorative Post
8. Decorative Gable end Detail
9. Enhanced Head and Sill Trim



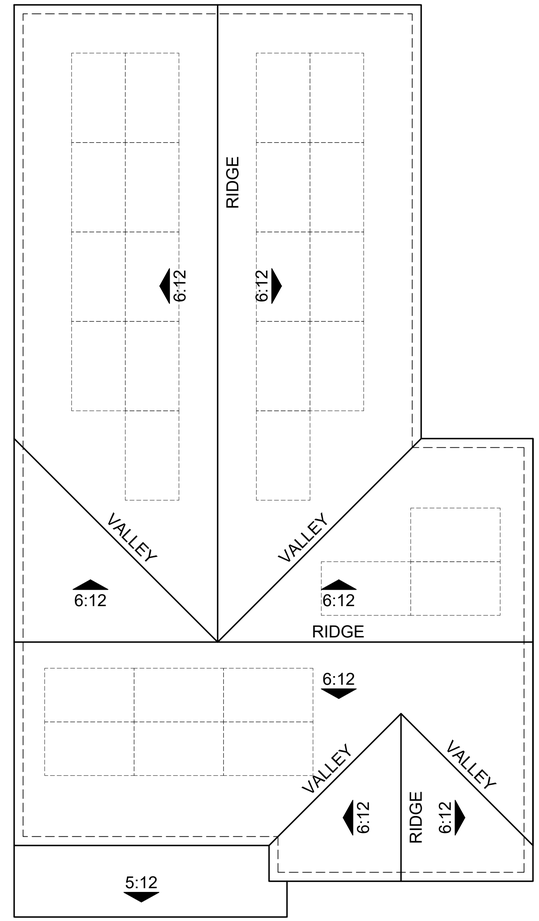
Left Elevation (Inactive Side)



Front Elevation 3C - Country European

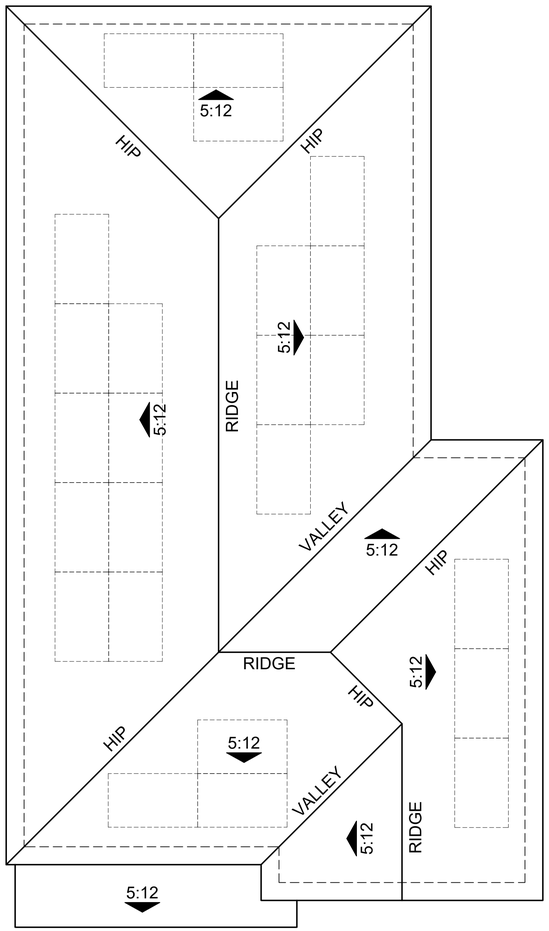


ROOF PLAN 3B
OVERHANG: 1'
RAKE: 1'
ROOF PITCH: 5:12 U.N.O



ROOF PLAN 3A
OVERHANG: 6"
RAKE: 6"
ROOF PITCH: 6:12 U.N.O

Note: Solar panels shown are for illustrative purposes. Solar will be confirmed with solar consultant during building submittal process. Location, quantity and orientation may change.



ROOF PLAN 3C
OVERHANG: 1'
RAKE: 1'
ROOF PITCH: 5:12 U.N.O

Note: Solar panels shown are for illustrative purposes. Solar will be confirmed with solar consultant during building submittal process. Location, quantity and orientation may change.



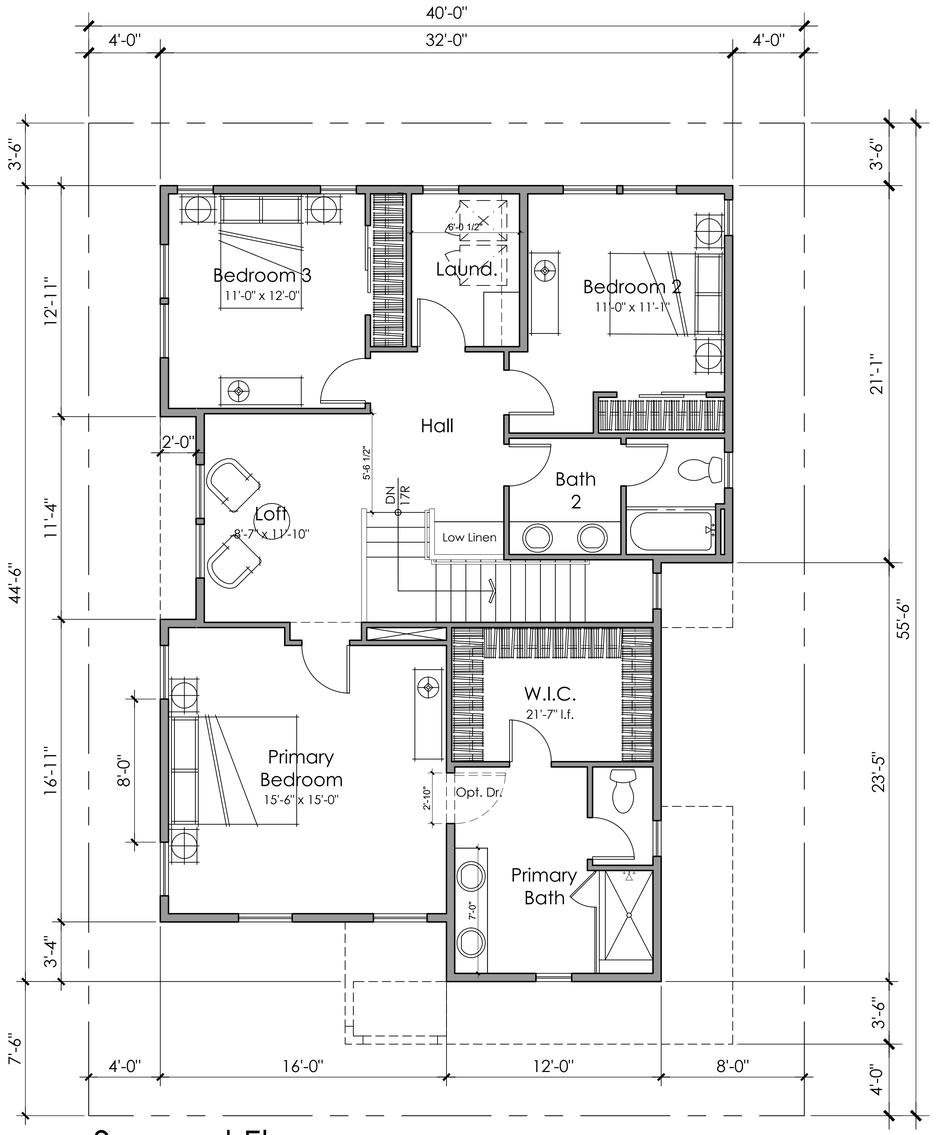
Plan 4A - Farmhouse



Plan 4B - Craftsman

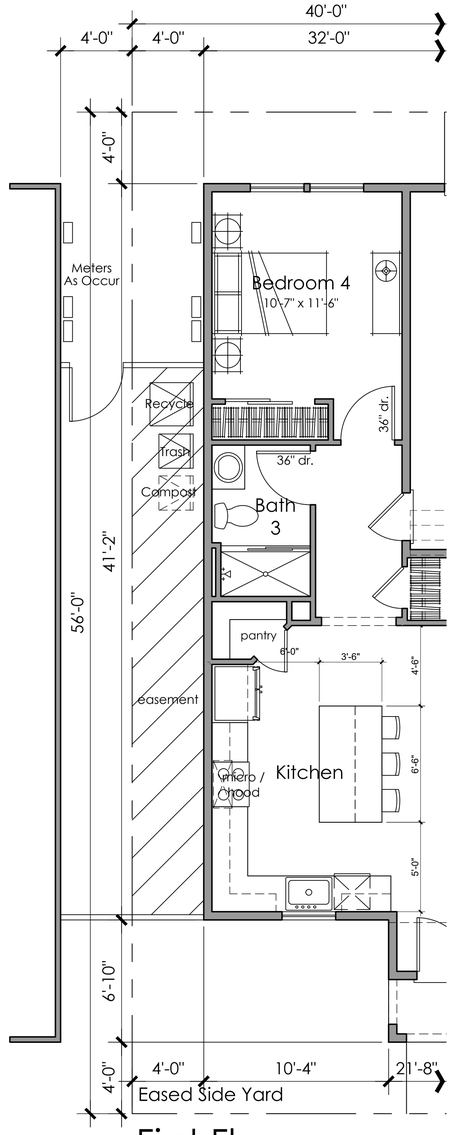


Plan 4C - Country European



Second Floor

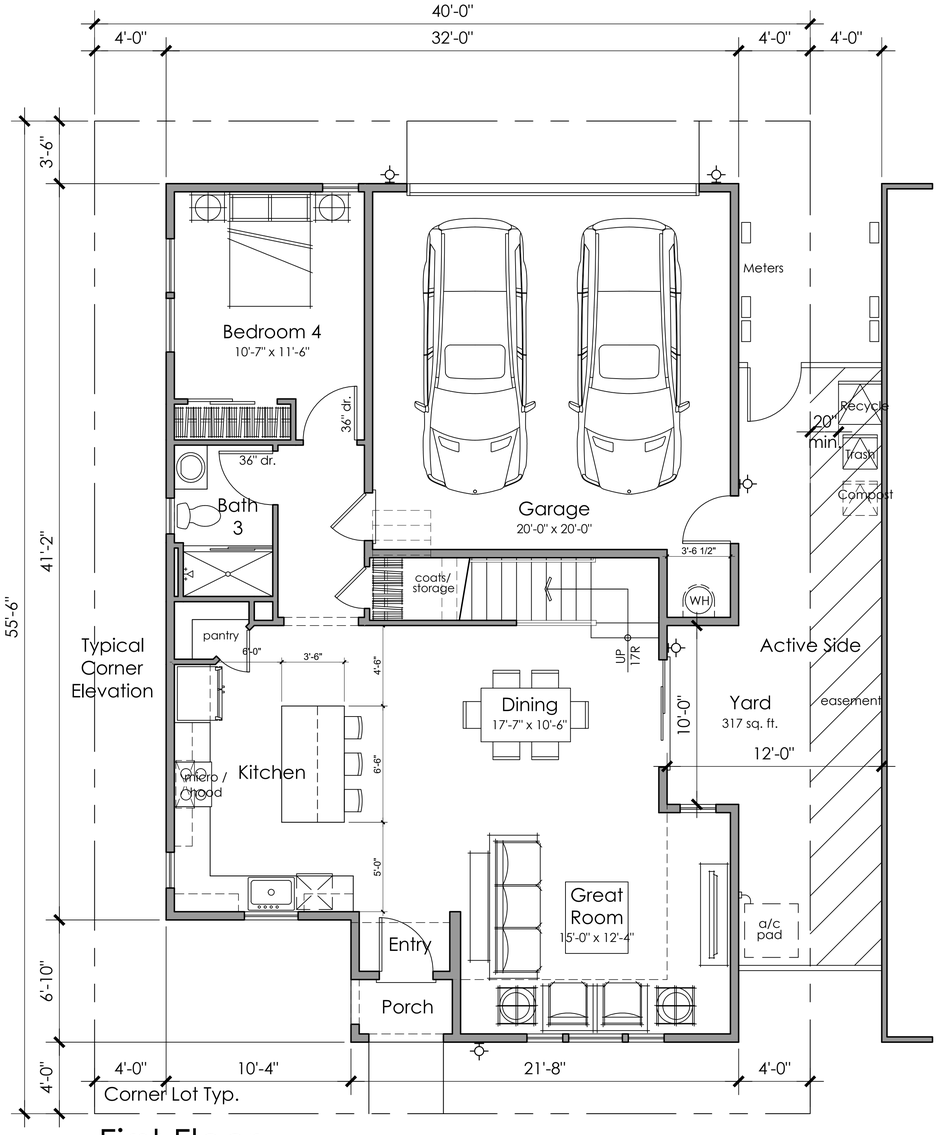
1216 SQ. FT.



First Floor

970 SQ. FT.

Lots 80 and 84 only (when not a corner condition)



First Floor

970 SQ. FT.

4 BEDROOMS + LOFT
3 BATHS
2,188 S.F.



Right Elevation (Active Side)

Corner Elevation - Lots 105 and 111



Rear Elevation

4A: Farmhouse - Material Legend

1. Flat Concrete Tile
2. Standing Seam Roof
3. Cementitious Board and Batten Siding
4. Stucco finish
5. Awning
6. Decorative Post
7. Enhanced Head and Sill Trim



Left Elevation (Inactive Side)

Corner Elevation - typ

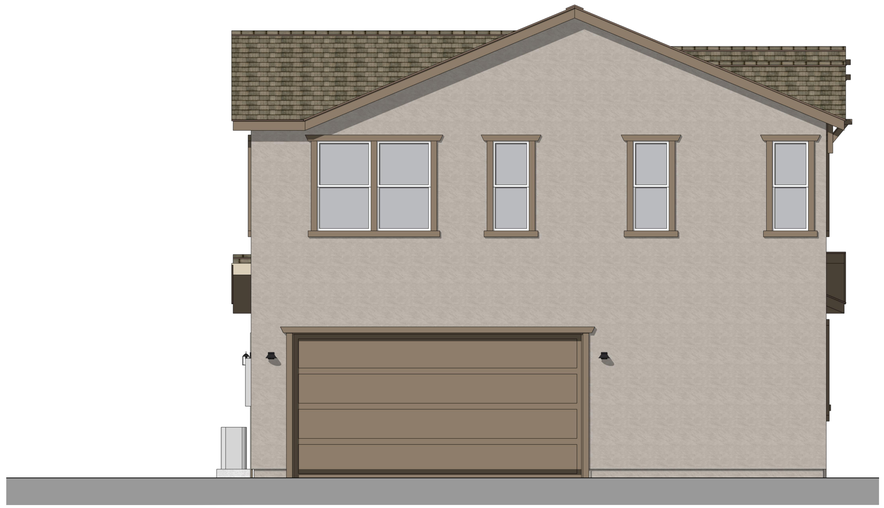


Front Elevation 4A - Farmhouse



Right Elevation (Active Side)

Corner Elevation - Lots 105 and 111



Rear Elevation

4B: Craftsman - Material Legend

1. Flat Concrete Tile
2. Cementitious Lap Siding
3. Stucco finish
4. Brick Veneer
5. Window Shutters
6. Decorative Post
7. Decorative Gable end Detail
8. Enhanced Head and Sill Trim



Left Elevation (Inactive Side)

Corner Elevation - typ



Front Elevation 4B - Craftsman



Right Elevation (Active Side)

Corner Elevation - Lots 105 and 111



Rear Elevation

4C: Country European - Material Legend

1. Flat Concrete Tile
3. Cementitious Board and Batten Siding
4. Stucco finish
5. Stone Veneer
6. Window Shutters
7. Decorative Post
8. Decorative Gable end Detail
9. Enhanced Head and Sill Trim

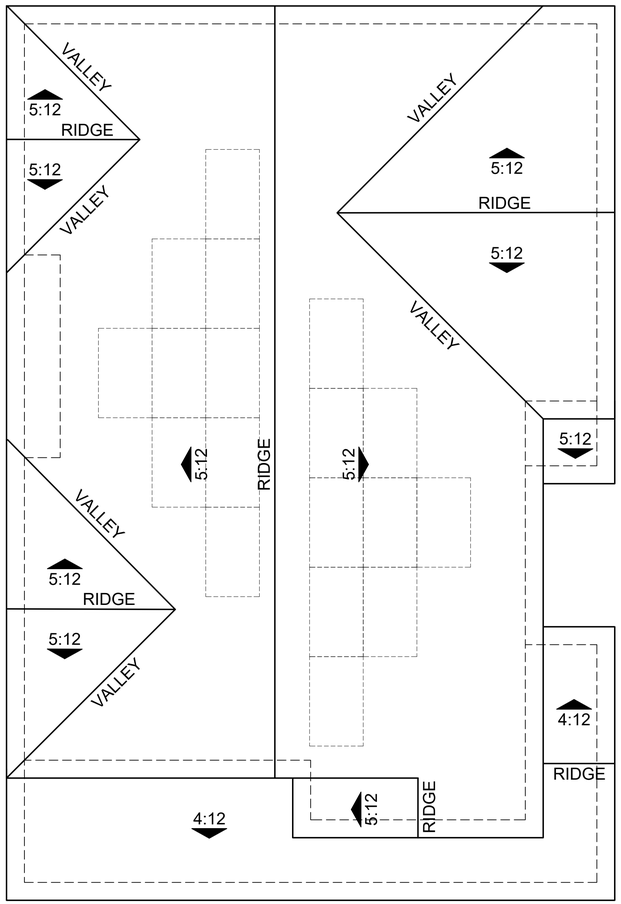


Left Elevation (Inactive Side)

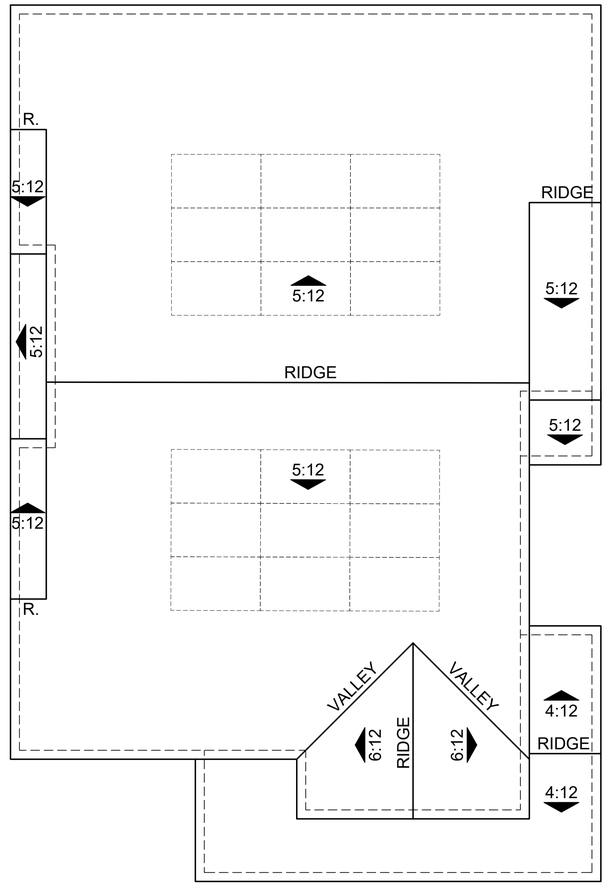
Corner Elevation - typ



Front Elevation 4C - Country European

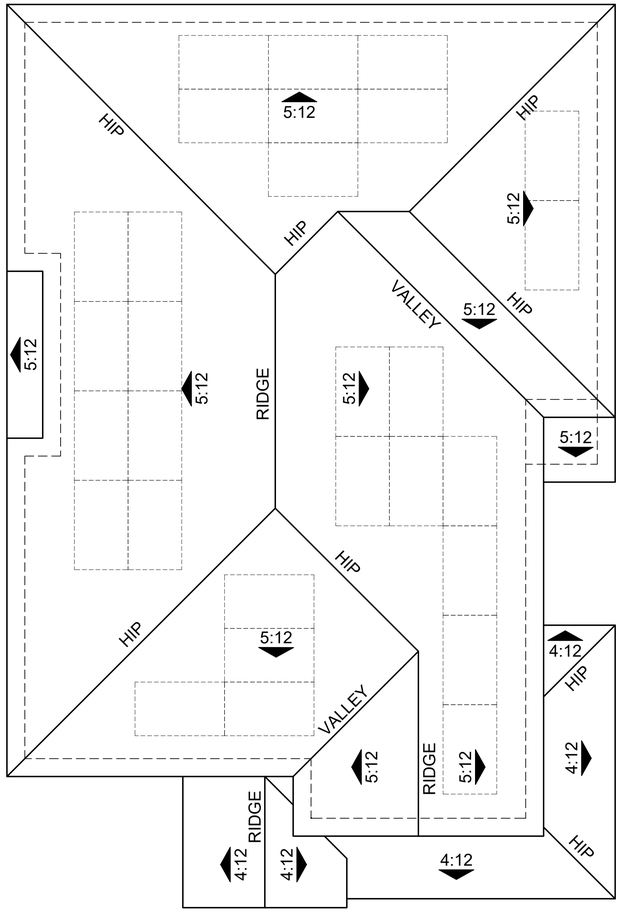


ROOF PLAN 4B
OVERHANG: 1'
RAKE: 1'
ROOF PITCH: 5:12 U.N.O



ROOF PLAN 4A
OVERHANG: 6"
RAKE: 6"
ROOF PITCH: 6:12 U.N.O

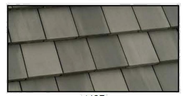
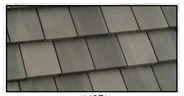
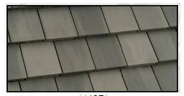
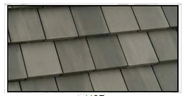
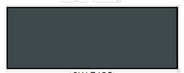
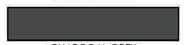
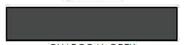
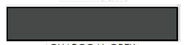
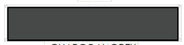
Note: Solar panels shown are for illustrative purposes. Solar will be confirmed with solar consultant during building submittal process. Location, quantity and orientation may change.



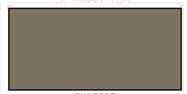
ROOF PLAN 4C
OVERHANG: 1'
RAKE: 1'
ROOF PITCH: 5:12 U.N.O

Note: Solar panels shown are for illustrative purposes. Solar will be confirmed with solar consultant during building submittal process. Location, quantity and orientation may change.

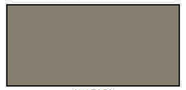
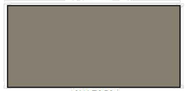
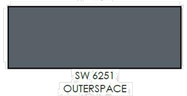
'A' - FARMHOUSE ELEVATIONS - ALLEY LOAD

	Plan 1	Plan 2	Plan 3	Plan 4
ROOF MATERIAL: FLAT SLATE PROFILE	 4697 SLATE RANGE	 4697 SLATE RANGE	 4697 SLATE RANGE	 4697 SLATE RANGE
STUCCO BODY / STUCCO TRIM	 SW 7014 EIDER WHITE	 SW 6161 NONCHALANT WHITE	 SW 6252 ICE CUBE	 SW 7626 ZURICH WHITE
BATTEN BOARD SIDING / TRIM AT SIDING	 SW 7014 EIDER WHITE	 SW 6163 GRASSLAND	 SW 7071 GRAY SCREEN	 SW 7076 CYBERSPACE
FASCIA / EAVES / BRACKETS / POSTS / GARAGE DOORS	 SW 6258 TRICORN BLACK	 SW 7069 IRON ORE	 SW 7005 PURE WHITE	 SW 7626 ZURICH WHITE
ENTRY DOORS	 SW 9182 ROJO MARRON	 SW 7020 BLACK FOX	 SW 7625 MOUNT ETNA	 SW 6041 OTTER
METAL ROOF	 CHARCOAL GREY	 CHARCOAL GREY	 CHARCOAL GREY	 CHARCOAL GREY

'B' - CRAFTSMAN ELEVATIONS - ALLEY LOAD

	Plan 1	Plan 2	Plan 3	Plan 4
ROOF MATERIAL: FLAT SHAKE PROFILE	 5687 BROWN GRAY RANGE	 5687 BROWN GRAY RANGE	 5687 BROWN GRAY RANGE	 5687 BROWN GRAY RANGE
STUCCO BODY	 SW 7010 WHITE DUCK	 SW 9166 DRIFT OF MIST	 SW 7044 AMAZING GRAY	 SW 7023 REQUISITE GRAY
HORIZONTAL LAP SIDING	 SW 0038 LIBRARY PEWTER	 SW 6209 RIPE OLIVE	 SW 6041 OTTER	 SW 7570 EGRET WHITE
FASCIA / EAVES / POSTS / TRIM / KNEE BRACES / GARAGE DOORS	 SW 0023 PEWTER TANKARD	 SW 7639 ETHEREAL MOOD	 SW 7632 MODERN GRAY	 SW 7040 SMOKEHOUSE
ENTRY DOORS / SHUTTERS	 SW 7069 IRON ORE	 SW 9183 DARK CLOVE	 SW 7076 CYBERSPACE	 SW 6209 RIPE OLIVE
THIN BRICK VENEER 1/4" MORTAR JOINTS	 LOREIO BRICK HOLLIN	 LOREIO BRICK FAROLA	 LOREIO BRICK HOLLIN	 LOREIO BRICK FAROLA

'C' - COUNTRY EUROPEAN - ALLEY LOAD

	Plan 1	Plan 2	Plan 3	Plan 4
ROOF MATERIAL: FLAT SLATE PROFILE	 4602 CONCORD BLEND	 4602 CONCORD BLEND	 4602 CONCORD BLEND	 4602 CONCORD BLEND
STUCCO BODY	 SW 7053 ADAPTIVE SHADE	 SW 7570 EGRET WHITE	 SW 7638 JOGGING PATH	 SW 7643 PUSSYWILLOW
FASCIA / EAVES / CORBELS/ POSTS/ ALL TRIM / GARAGE DOORS	 SW 0049 SILVER GRAY	 SW 9170 ACIER	 SW 7011 NATURAL CHOICE	 SW 7053 ADAPTIVE SHADE
ENTRY DOORS / SHUTTERS	 SW 7062 ROCK BOTTOM	 SW 6251 OUTERSPACE	 SW 7675 SEALSKIN	 SW 7076 CYBERSPACE
STONE VENEER DRYSTACK TIGHT FIT INSTALLATION	 VINTAGE RANCH FOXWOOD	 LEDGECUT 33 WHITE CAP	 EUROPEAN LEDGESTONE COTTONWOOD	 RIVENWOOD SHORE BREEZE

Note: Alternative and/or similar to meet design intent may be used.