

**ITEM III-A: DESIGN REVIEW PERMIT & TENTATIVE PARCEL MAP – 3801 COUNTRY CLUB DRIVE (NWRSP PARCEL 27 – SUNRISE SENIOR LIVING) – FILE # 2008PL-017 (PROJECT # DRP-000248 & SUB-000115)**

**REQUEST**

The applicant requests approval of a Design Review Permit to construct a 65,913 square-foot, eighty unit assisted living facility with associated site improvements and a Tentative Parcel Map to divide the 15.09-acre property into three parcels.

Project Applicant: Veronica Vargas, Sunrise Senior Living  
Property Owner: Cleve Livingston, CC Drive LLC.

**SUMMARY RECOMMENDATION**

The Planning & Redevelopment Department recommends that the Design Committee:

- A. Adopt the four (4) findings of fact for the Design Review Permit;
- B. Approve the Design Review Permit with eighty-nine (89) conditions of approval;
- C. Adopt the three (3) findings of fact for the Tentative Parcel Map; and
- D. Approve the Tentative Parcel Map subject to fifty-seven (57) conditions of approval.

**OUTSTANDING ISSUES**

There are no outstanding applicant issues associated with this request. The applicant has reviewed and is in agreement with all recommended conditions of approval. There were concerns raised at a neighborhood meeting as discussed on Page 2. However, since the hearing notice was sent, no comments have been received.

**BACKGROUND**

**Site:** The project site, Parcel 27, is located at the northwest corner of County Club Drive and McAnally Drive. The site is within the Northwest Roseville Specific Plan (NWRSP) area of the City of Roseville. The 15.09 acre parcel is zoned Community Commercial/Special Area and CC Drive LLC is the owner of the entirety of Parcel 27. When Parcel 27 was purchased by the current owner, \$2.7 million in back taxes were owed on the property. In negotiating with the City over the back taxes, a number of agreements were made through a Workout and Settlement Agreement. This agreement was adopted by City Council on March 28, 2007. As part of the settlement an Irrevocable Offer of Dedication (IOD) was made to the City for 12.63 acres of Parcel 27 (Lot 3, shown in green) with the intention of this property becoming open space. Two other parcels were then remaining after the IOD. One parcel is 2.02 acres (Lot 2). This is the parcel Sunrise Senior Living is proposing to build on. The second



parcel (Lot 1) is 0.44 acres and no development proposal has been received for this piece of property.

Lot 1 and Lot 2 are and will remain commercially zoned properties. Lot 3, the 12.63 acre parcel, will become open space. As part of the Workout and Settlement Agreement, an easement for parking, landscaping and associated improvements was reserved over the open space parcel (Lot 3) for use of Lot 2. Sunrise Senior Living proposes to locate the parking lot on Lot 3 consistent with the Workout and Settlement Agreement.

**Community Meeting:** A community meeting was held on April 17, 2008. Approximately sixteen members of the community attended the meeting. The applicant presented the project site plan, elevations, and typical Sunrise Senior Living operations. The main concerns expressed at the meeting are listed below followed by a brief summary of the applicant's response:

- Building height – Some attendees were concerned about a three story structure when the tallest structures in the surrounding neighborhoods are two story houses. The applicant explained that a three story structure is required in order to make the facility financially feasible. The structure could not be spread out on the site due to site constraints such as the seasonal wetlands and the land dedication to the City. The 43' 4" building height is consistent with the maximum height permitted by the Zoning Ordinance.
- Traffic – Most of the traffic for this type of facility is spread throughout the day. According to the applicant, this use type does not have the traditional AM or PM peaks of other commercial uses. Because of this difference there will be less impact on traffic than another type of commercial use on the property. Based on the Engineering Department's calculations, the project will generate approximately nine PM peak trips and 278 average daily trips. The development on the parcel was anticipated to be 15.09 acres of commercial development. This development would have had approximately 443 PM peak trips and 7,240 average daily trips. The current Average Daily Trips rate on Country Club Drive is 4,725 and 2,142 on McAnally Drive. The maximum capacity on both of these collector roads is 15,000 Average Daily Trips.
- The commercial use – Many of those attending the meeting felt that this property was not appropriate for a commercial use. The applicant correctly responded reiterating that the property is and has been zoned commercial since the adoption of the Northwest Roseville Specific Plan in 1989 and that this is a permitted use in a Community Commercial zone.
- Architecture – A few attendees at the meeting felt that the Craftsman architectural style was not the right fit for the neighborhood. They felt that an architectural style more similar to the surrounding houses would be a better fit. The applicant's architect responded that with a larger building greater details need to go into the architecture than smaller buildings. A stucco building this large would appear box-like and not provide the architectural detail that Sunrise Senior Living is hoping to provide.
- Conversion of the structure to residential use – Some community members were concerned that the structure would be converted into apartment or condominiums in the future. The applicant stated that the zoning on the site would not allow for residential uses without a Conditional Use Permit. In addition, Sunrise Senior Living operates assisted living facilities throughout the country and they have never converted their facilities to residential uses.
- Deliveries – One community member brought up concerns about delivery truck traffic and noise. The applicant said that typically deliveries are made mid-morning. Sunrise Senior Living also has a manager on-site that would be available to address operational concerns once the facility is open. Further, any deliveries or other operations are subject to the Ordinance requirements, which are enforceable by the City.
- Effect on property values – Sunrise Senior Living said that they are unaware of any studies done on the effect of senior living facilities on property values. However, they are a high end assisted living facility that is well designed and landscaped. They have not had complaints from neighbors of their other facilities. The applicant invited residents to visit their facility in Rocklin in response to concerns.

In addition, in an effort to make project information more readily available, a project web page was established on the City's website.

**PROJECT DESCRIPTION**

This Sunrise Senior Living facility will be a 65,913 square-foot assisted living facility with 80 units. The facility will also include a variety of common spaces both inside and out. The services provided include three meals per day, housekeeping, laundry service, and transportation. The facility will also host a full calendar of social programs for the residents. The proposed project will be constructed on 3.08, or 20 percent, of the 15.09-acre site. The project also includes a Tentative Parcel Map to subdivide the 15.09-acre site into three parcels.

**SITE INFORMATION**

**Location:** 3801 Country Club Drive, NWRSP, APN 017-380-001-000

**Roseville Coalition of Neighborhood Associations (RCONA):** Woodcreek Oaks Neighborhood Association.

**Total Acreage:** 15.09 acres, 3.08 acre project site

**Surrounding Zoning: Figure 1**



**Site Access:** Access to the project site will be provided via two standard 35-foot wide, type A-7 driveways off of Country Club Drive. Both driveways will allow full turning movements.

**Topography:** The 3.08 acre site (2.02 acre Lot 2 and 1.78 acres of Lot 3) where construction will occur slopes slightly down to the southwest. The elevations on the site range from 130 feet above mean sea level on the north to 123 feet above mean sea level on the west (see Exhibit D). There are two isolated seasonal wetlands totaling 0.054 acres located on Lot 2 (where the Sunrise Senior Living facility is proposed). The applicant has designed the project site so that the wetlands will be entirely avoided. A ten-foot buffer will be maintained around the seasonal wetlands and there will be a fence surrounding the wetlands to prevent any

encroachment. In addition, Condition 34 requires that the seasonal wetlands be temporarily fenced during construction if the permanent fencing has not been installed.

**Grading:** The site will require an import of 5900 cubic yards of fill. This fill will be primarily required for the building pad. The site includes a retaining wall along the south side of the property adjacent to a natural drainage that flows to Kaseberg Creek.

**Drainage:** As part of the evaluation of this project, a Drainage Study was prepared to evaluate the impact of this development on the 100-year floodplain of the adjacent natural drainage to Kaseberg Creek. As proposed, the grading of the site for Sunrise Senior Living will result in minimal changes in the water surface elevations upstream of the project. The water surface elevation upstream will increase 0.04 feet. The City’s policy for determining impacts to the floodplain is if a project will result in a water surface elevation rise of more than one-tenth of one foot. There are some on-site water surface elevation increases; however, these are contained within the channel and open space and are consistent with City Floodplain policy. Design Review Permit Condition 28 requires that the owner create a mechanism to finance the maintenance of the existing drainage channel prior to the approval of improvement plans.

**ZONING/SPECIFIC PLAN REGULATIONS**

Development Standard	Required	Proposed
Building Setbacks	35'	35'
Landscape Setbacks	35'	35'
Building Height Limit	50' maximum	43'4" (Assisted Living Facility)
Parking Spaces	0.75 space/unit = 60	0.75 space/unit = 60
% of compact spaces	18 (up to 30% max)	0 compact stalls
# of handicapped spaces	5	5
% of shaded parking	50%	55%
Bicycle spaces	3	3 (per condition 79)

**PROJECT DESIGN FEATURES**

See attached Site Plan (Exhibit A), Landscape Plan (Exhibit B), Elevations (Exhibit C), Grading & Drainage Plan (Exhibit D), and Tentative Parcel Map (Exhibit E).

**DESIGN REVIEW PERMIT EVALUATION**

The evaluation of the Design Review Permit has been based on the applicable development standards within the City’s Zoning Ordinance, Northwest Roseville Specific Plan (NWRSP), and the City’s Community Design Guidelines (CDGs). Section 19.78.060(J) of the Zoning Ordinance requires that four findings be made in order to approve a Design Review Permit. The four findings for approval of the Design Review Permit are listed below in the Recommendation section of this report. The following sections of evaluation focus on pertinent design issues.

**Site Planning & Building Siting:** The assisted living facility will be set back 35 feet from Country Club Drive. This setback meets the Northwest Roseville Specific Plan standards for this property. The building and landscape amenities will be located on Lot 2. The parking lot will be located over a portion of Lot 3. Overall the developed portion of the property will be approximately 20 percent of the 15.09-acre site.

The assisted living facility's main entrance will be located on a circular driveway facing Country Club Drive and includes a porte cochere and will facilitate passenger loading and unloading. The building is situated so that the front entrance and portions of the two wings will be visible to traffic on Country Club Drive. Two large oak trees provide screening from McAnally Drive.

The site will include numerous amenities for residents and guests and takes advantage of views to the open space. These amenities include meandering walks throughout the site with sculptures, bird houses, benches, and trellises creating interesting places to stroll or rest. The western portion of Lot 2 will have the fenced protected seasonal wetlands and a wildflower meadow with walkways connecting this area to the remainder of the site. There will also be a raised deck above the seasonal wetlands to protect them from encroachment and to provide a raised view of the wetlands, open space, and the adjacent natural drainage to Kaseberg Creek.

**Vehicle Access & Circulation:** Access to Lot 2 (Sunrise Senior Living) will be provided through two standard 35-foot wide, type A-7 driveway off of Country Club Drive that will allow full turning movements. The southern driveway is aligned with Acton Way across Country Club. The parking lot is designed as two main drive aisles and access for refuse and fire trucks has been considered in the layout and design of the site and parking lot. The site also provides a roundabout at the entrance of the building for easy loading and unloading of passengers.

**Landscaping:** Consistent with the NWRSP Design Guidelines, the project will provide a 35-foot wide landscape setback along Country Club Drive. The landscape corridor will include an eight-foot wide meandering sidewalk and will be planted with Interior Live Oak and Strawberry trees. The Strawberry Tree was added to the landscape corridor tree palette because the Interior Live Oak can not be planted under the power lines due to height constraints. In addition to the landscape corridor, the remainder of the project site is heavily landscaped with a diverse variety of trees, including Blue Oak and Interior Live Oak. A 36-inch Southern Magnolia will be used for the focal tree in the entry roundabout. For a complete listing of trees on the site see Exhibit B. The site has a large number of plants and 90 species to provide interest and biological diversity. The meadow in the western corner of the property will be planted with a wildflower meadow mix. The applicant proposes to use a large number of 24-inch box trees to have more mature landscaping at opening. As proposed, the landscape plan is consistent with the design intent of the CDG and NWRSP and no changes are recommended.

**Architecture:** The proposed project will use Craftsman style architecture. Design features, such as lap siding, cedar shingles, low pitched roofs, exposed rafter tails, knee braces, and window trim, contribute to the Craftsman feel of the building. The applicant chose to use earth tones on the building both to complement the Craftsman style and to incorporate the typical color schemes of the surrounding neighborhoods (in response to neighborhood input).



Figure 2 - Rendering of front entrance from Country Club



Figure 3 – East elevation

The project provides four sided architecture consistent with the Community Design Guidelines. The wall planes include articulation between three and fifteen feet along the south and west elevations. The eastern elevation includes similar building articulation and covered porches that wrap around the building. The roof line includes gabled, hipped, and mansard elements. All of the building elevations also include the use of stone veneer as an accent. The paint colors include warm grays, darker on the base of the building and lighter on the third story and off-white trim. The wood shingles will be stained to enhance and protect the natural wood tones.



Figure 4 – South elevation

Staff believes the architecture meets the intent of the CDG. The variety of materials and colors and the architectural forms serve to de-emphasize the height of the building and the attention to detail results in an attractive building. The colors, materials, and design of the buildings meet the intent of the CDG and NWRSP. Staff supports the design as proposed.

**Design Review Permit Conclusion**

Zoning Ordinance Section 19.78.060(B) requires four finding of fact be made in order to approve a Design Review Permit. Based on the analysis contained in this staff report and with the project conditions, the required findings for approval can be made for the proposed Design Review Permit. The four findings for approval of the Design Review Permit are contained in the Recommendation section of this report.



Figure 5 - Rendering from corner of Country Club and McAnnally

## TENTATIVE PARCEL MAP FINDINGS & EVALUATION

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 Parcel Map. The three findings are listed below in ***bold italics*** 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 parcel map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan, and the design standards of Title 18 (Subdivision Ordinance) of the Roseville Municipal Code.***

Parcel Size, Design, Configuration, Location, Orientation, And Character: As shown in Exhibit E, the applicant proposes to subdivide the 15.09-acre parcel into three lots, resulting in Lot 1 at 0.44 acres, Lot 2 at 2.2 acres, and Lot 3 at 12.63 acres. In March 2007, the City Council adopted a Workout and Settlement Agreement that included the Irrevocable Offer of Dedication of Lot 3. The Workout and Settlement Agreement created the lot pattern shown in the Tentative Map. The dedication of Lot 3 will bifurcate the 15.09 acre parcel, resulting in a remainder area that will comprise Lots 1 and 2. Lot 1 will be accessed off of McAnally Drive. This property does not have an existing development proposal but may be suitable for a small commercial project or, with a Conditional Use Permit, a single family residence. Any development on this parcel will be required to meet City development and design standards. Lot 2, Sunrise Senior Living, is developable with the building sited on Lot 2 and the parking lot on Lot 3. The remainder of Lot 3 will remain open space and will not be developed.

Grading & Drainage: Grading of the property will be necessary to provide parking areas, drive aisles, and the building pad. Earthwork quantities will total 1,700 cubic yards of cut and 7,600 cubic yards of fill, resulting in a net import of 5,900 cubic yards of soil. A retaining wall is proposed along the southern edge of Lot 2 adjacent to a natural drainage to Kaseberg Creek. Except for the parking lot construction, no grading is proposed on Lot 1 or Lot 3. The grading and storm water quality plans have been reviewed by the Engineering department and Engineering has no objections to the Tentative Parcel Map.

Access & Circulation: Lot 1 would have access off of McAnally Drive and the details of this access would be determined as part of a Design Review Permit for a future project. Access to Lot 2 (Sunrise Senior Living) will be provided through two standard 35-foot wide, type A-7 driveways off of Country Club Drive that will allow full turning movements. Lot 3 will be an open space parcel owned by the City. There is an existing bicycle path on the northern edge of the property.

Improvements: Lot 1 will be conditioned to provide all utility and site improvements when a project is proposed for that parcel. The Sunrise Senior Living project on Lot 2 will be designed with utility infrastructure including looped water, sewer, electric, fire hydrants and other utility connections. The Design Review Permit is conditioned to require that these site improvements be provided. The requirements for access and service improvements have been included in the conditions of approval for both the Design Review Permit as well as the Tentative Parcel Map. The open space parcel (Lot 3) will have no improvements outside of the Sunrise Senior Living parking lot and the existing bicycle path.

- 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.***

Lot 3 will remain open space and no development, outside of the proposed parking lot and existing bicycle path, will be constructed on this property. Lot 1 and Lot 2 are developable. Lot 2 is where the

proposed Sunrise Senior Living project will be constructed. Lot 1 is a small lot that would be accessed off of McAnally Drive and would be suitable for a small commercial business or, with a CUP, a single family residence. Any development proposal will be required to meet City development and design standards.

**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.***

The water quality impacts associated with the project and the expected discharge of waste for this project are consistent with what has been anticipated by the General Plan and NWRSP EIRs. In addition, the design of the sewer lines in the project area and treatment capacity at the City's sewage treatment plant have adequate conveyance and capacity to accommodate the existing and future development on the parcels proposed by the Tentative Parcel Map.

**Tentative Parcel Map Conclusion**

Based on the analysis contained in this staff report and with the project conditions, the required findings can be made for the proposed Tentative Parcel Map.

**ENVIRONMENTAL DETERMINATION**

This project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15183 pertaining to projects consistent with a Community Plan, General Plan, or zoning for which an EIR was certified. The project is consistent with the Northwest Roseville Specific Plan and EIR adopted in May 1989 and the existing Zoning on the site. The EIR assumed development of the entire 15 acre site. Only three acres are being impacted by this development; therefore, no new or additional impacts that have not been previously analyzed are anticipated.

**RECOMMENDATION**

The Planning & Redevelopment Department recommends that the Design Committee take the following actions:

- A. Adopt the four (4) findings of fact as listed below for the **DESIGN REVIEW PERMIT – 3801 COUNTRY CLUB DRIVE (SUNRISE SENIOR LIVING) – FILE # DRP-000248**;
1. *The project does preserve and accentuate the natural features of the property, such as open space, topography, trees, wetlands and watercourses, provides adequate drainage for the project, and allows beneficial use to be made of the site for development.*
  2. *The project site design does provide open space, access, vehicle parking, vehicle, pedestrian and bicycle circulation, pedestrian walks and links to alternative modes of transportation, loading areas, landscaping and irrigation and lighting which results in a safe, efficient and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, Community Design Guidelines, and Northwest Roseville Specific Plan.*
  3. *The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site is harmonious with other development and buildings in the vicinity and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, Community Design Guidelines, and Northwest Roseville Specific Plan.*

4. *The design of the public services, as approved, including, but not limited to trash enclosures and service equipment are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors and landscaping that are harmonious with the site and the building designs.*
- B. Approve the **DESIGN REVIEW PERMIT – 3801 COUNTRY CLUB DRIVE (SUNRISE SENIOR LIVING) – FILE # DRP-000248**; subject to eighty-nine (89) conditions of approval;
- C. Adopt the three (3) findings of fact for the **TENTATIVE PARCEL MAP – 3801 COUNTRY CLUB DRIVE (SUNRISE SENIOR LIVING) – FILE # SUB-000115**; and
- D. Approve the **TENTATIVE PARCEL MAP – TENTATIVE PARCEL MAP – 3801 COUNTRY CLUB DRIVE (SUNRISE SENIOR LIVING) – FILE # SUB-000115** subject to fifty-seven (57) conditions of approval listed below.

**CONDITIONS OF APPROVAL FOR DRP-000239:**

1. This design review permit approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on **June 19, 2010**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from **June 19, 2010**.
2. The project is approved as shown in Exhibits A - E and as conditioned or modified below. (Planning)
3. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, installation and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)
4. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
5. The applicant shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works (Engineering)
6. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)

**PRIOR TO ISSUANCE OF BUILDING PERMITS:**

7. Parking stalls shall meet, or exceed, the following minimum standards:
  - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6" raised curb or concrete bumper. (Planning)
  - b. Standard -- 9 feet x 18 feet; Compact--8 feet x 16 feet; Accessible--14 feet x 18 feet (a 9 foot wide parking area plus a 5 foot wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible--17 feet x 18 feet (9 foot wide parking area plus an 8 foot wide loading area). (Planning)

- c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signages, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
  - i) Handicapped parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11-B-6 of the CBC.
  - ii) Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
  - iii) Accessible parking and exterior route of travel shall comply with CBC, Sections 1127B and 1129B. (Building)
8. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. (Planning)
9. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Committee including all conditions of approval. (Planning)
10. The landscape plan shall comply with the Northwest Roseville Specific Plan and the City of Roseville Water Efficient Landscape Requirements. (Planning)
11. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
12. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (2") bark (no shredded bark) or (2") mulch covering. (Planning)
13. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
14. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the suite addressing plan for individual tenant spaces within the building. The Chief Building Official, or the designate, shall approve said plan prior to building permit approval. (Building)
15. A separate Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
16. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, 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 Department for applicable Code editions). (Building)

17. Restaurants or other food services. The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
18. Maintenance of copy of building plans. Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address. (Building)
19. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Engineering prior to approval of any plans. (Engineering)
20. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)
21. 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 Engineering prior to approval of the improvement plans.
  - d. Access to the floodplain as required by Engineering and the Streets Department.
  - e. Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
22. 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)
23. A note shall be added to the grading plans that states:

"Prior to the commencement of grading operations, the contractor shall identify the site where the excess/borrow earthen material shall be imported/deposited. If the borrow/deposit site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified." (Engineering)
24. This site shall be accessed by two standard A-7 driveways located on Country Club Drive. An 8-foot pedestrian path shall be constructed along the entire frontage of Country Club from existing walk to existing walk. (Engineering)

25. An 8-foot pedestrian path shall be constructed along the entire frontage of McAnally Drive from existing walk to existing walk. The pedestrian ramp will need to be brought up to current accessibility standards. (Engineering)
26. The developer shall provide a 14-foot wide aggregate base access road adjacent to the north bank of the existing channel. Entry to the access road shall be provided from Country Club Drive through a Type S driveway. A gate located a minimum 20-feet from back of walk shall be provided to prevent unauthorized access. (Engineering)
27. The improvement and grading plans shall clearly indicate the location of the 100-year flood elevation. All building pads shall be designed to be a minimum of 3-feet above the 100-year flood elevation. (Engineering)
28. **Prior to the approval of the improvement plans**, the property owner shall establish a funding mechanism to finance the maintenance of the existing drainage channel easement located within Parcel 27B. The funding mechanism shall be based on an annual maintenance budget approved by the Public Works Director. In the event the property owner either forms or annexes into a CFD Services District for the purpose of funding maintenance of the Park Preserve located within Parcel 27B, the property owner may also use the same CFD Services District to fund maintenance of the drainage channel. In the alternative, the property owner may elect to enter into a Stream Bed Maintenance Agreement with the City or establish such other funding mechanism as is acceptable to the Public Works Director.
29. 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 or natural drainage course. (Engineering)
30. All storm drainage, including roof drains, shall be collected on site and shall be routed to the nearest storm drain system or natural drainage facility. Prior to discharge from the site, the storm water shall be treated with appropriate storm water pollution treatment device(s) as required by the Storm Water Quality Manual. Prior to approval of the improvement plans, a post construction Storm Water Quality Plan and maintenance schedule shall be approved. The storm drain system and water quality devices shall be private and shall be maintained by the property owner. (Engineering)
31. 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)
32. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
33. Improvement plans shall show the riparian and wetland areas and label them as a protected area. The Pre-Construction meeting shall address the presence of the sensitive habitats present and minimization of disturbance to these areas. During grading and construction these areas shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into these areas from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the riparian and wetland areas, along with all temporary erosion control measures (e.g., straw bales, straw waddles and stakes, silt fencing). (Engineering, CDD, Planning)

34. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the riparian and wetland areas. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Engineering, CDD, Planning)
35. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the seasonal wetland. Post and cable fencing or other improvements shall be utilized to meet this requirement. (Engineering, CDD, Planning)
36. Landscaping adjacent to the riparian areas and seasonal wetland shall be California native, drought-tolerant groundcover, shrubs, plants and trees. (CDD, Planning)
37. Prior to the approval of the Improvement Plans, the project proponent shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the project proponent during the pre-construction meeting. (Engineering)
38. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan view and in profile view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)"
39. The applicant shall pay for all applicable water and sewer fees. (Environmental Utilities)
40. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
  - a. 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' 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.
  - b. Water, sewer and reclaimed mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions of approval.
  - c. All sewer manholes shall have all weather 10-ton vehicle access unless authorized by these conditions of approval. (Environmental Utilities)
41. The site shall be served by private domestic, fire, and irrigation water services beyond the meter and backflow devices. The water services shall be aligned within a single manifold per City Standards. (Environmental Utilities)
42. Other utilities shall remain outside of sewer easement. (Environmental Utilities)
43. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be

built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)

44. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)
45. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)
46. 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)
47. 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)
48. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
  - a. one (1) set of improvement plans
  - b. load calculations
  - c. electrical panel one-line drawings
49. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas shall provide a maintained minimum of one (1) foot candle of light. All exterior light fixtures shall be vandal resistant. (Planning, Police)
50. The parking lot shall have properly posted signs that state the use of the parking area is for the exclusive use of employees and customers of this project. (See California Vehicle Code Sections 22507.8, 22511.5, 22511.8, 22658(a), and the City of Roseville Municipal Code Section 11.20.110). The location of the signs shall be shown on the approved site plan. (Planning, Police)
51. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

**DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:**

52. Any backflow preventors visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventors 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 preventor to the landscaping.
  - b. For maintenance purposes, the landscaping shall only be installed on 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 preventor shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)

53. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
  - a. A 12.5-foot wide public utilities easement along all road frontages.
  - b. Water, sewer, and reclaimed water easements.
54. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. (Engineering, Environmental Utilities, Electric)
55. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
56. Inspection of the potable water supply system on new commercial/ industrial/ office projects shall be as follows:
  - a. The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventor.
  - b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventor to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/ contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.
  - c. The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)
57. The project shall be addressed as follows:  
  
    Lot 1: 1420 McAnally Drive  
    Lot 2: 3301 Country Club Drive  
    Lot 3: 3701 Country Club Drive  
  
All projects with multi-tenants or buildings must submit a plot plan with building footprint(s) to the Engineering Division for building/suite addressing. (Engineering)
58. This project falls within the commercial land use category of the Pleasant Grove Creek Watershed Flood Control Plan as determined by the Placer County Flood Control District and adopted by the City of Roseville. The project is therefore subject to a fee based on gross developed acres. (Engineering)
59. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Engineering will designate the exact areas to be reconstructed. (Engineering)
60. 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)

61. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
62. 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)
63. Water, sewer and reclaimed water shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
64. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
65. Restaurants or other food services. The developer shall install exterior grease interceptor if the proposed business could potentially discharge any grease type product. (Environmental Utilities)
66. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
67. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
68. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)
69. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
70. 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)
71. All landscaping in areas containing electrical service equipment shall conform to the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
72. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:
  - a. Locate the metered service panel on the outside of the building.
  - b. Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry.
73. One 3/4" conduit with a 2-pair phone line shall be installed from the buildings telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
74. It is the responsibility of the developer to insure 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:**

75. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Electric, Engineering, Environmental Utilities)
76. The project shall comply with all required environmental mitigation identified in the Northwest Roseville Specific Plan EIR and the City of Roseville General Plan EIR. (Planning)
77. Signs shown on the elevations are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
78. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning)
79. Three bicycle spaces shall be provided on-site. (Planning)
80. 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)
81. The City reserves the right to restrict vehicle turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. (Engineering)
82. 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)
83. 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)
84. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. (Fire)
85. The location and design of the gas service shall be determined by PG&E. The design of the 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)
86. 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)
87. The developer (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 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)

88. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Occupancy (TO) of the building. If a TO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Occupancy. (Building)
89. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple building occupancies. This request shall be made in writing to the Building Department and shall include 10 copies of the following:
  - a. A description of measures that will be undertaken to minimize conflict between residents/building occupants and construction traffic (e.g. fencing, etc.);
  - b. A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and
  - c. Estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

<b>CONDITIONS OF APPROVAL FOR SUB-000115:</b>
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1. 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. (Engineering)
2. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
3. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works. (Engineering)
4. 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. (Engineering, Environmental Utilities, Finance)

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

5. Grading around the native oak trees or seasonal wetlands on Lots/Parcels shall be as shown on the tentative map or as approved in these conditions. (Planning)
6. The applicant shall submit to the Planning and Engineering Departments 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)

7. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Engineering prior to approval of any plans. (Engineering)
8. The Improvement Plans shall include a complete set of Landscape Plans. The landscape plan shall comply with the Northwest Roseville Specific Plan and the City of Roseville Water Efficient Landscape Requirements (Resolution 93-55). The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)
9. 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 Engineering prior to approval of the improvement plans.
  - d. Access to the floodplain as required by Engineering and the Streets Department.
  - e. Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
10. 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)
11. 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)
12. This site shall be accessed by two standard A-7 driveways located on Country Club Drive. An 8-foot pedestrian path shall be constructed along the entire frontage of Country Club from existing walk to existing walk. (Engineering)
13. An 8-foot pedestrian path shall be constructed along the entire frontage of McAnally Drive from existing walk to existing walk. The pedestrian ramp will need to be brought up to current ADA standards. (Engineering)
14. The Developer shall provide a 10-foot wide maintenance access road to the existing channel. Location of the access road must be approved by the City Engineer. (Engineering)

15. The improvement and grading plans shall clearly indicate the location of the 100-year flood elevation. All building pads shall be designed to be a minimum of 3-feet above the 100-year flood elevation. (Engineering)
16. 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 or natural drainage course. (Engineering)
17. All storm drainage, including roof drains, shall be collected on site and shall be routed to the nearest storm drain system or natural drainage facility. Prior to discharge from the site, the storm water shall be treated with appropriate storm water pollution treatment device(s) as required by the Storm Water Quality Manual. Prior to approval of the improvement plans, a post construction Storm Water Quality Plan and maintenance schedule shall be approved. The storm drain system and water quality devices shall be private and shall be maintained by the property owner. (Engineering)
18. 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)
19. 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)
20. Improvement plans shall show the riparian and wetland areas and label them as a protected area. The Pre-Construction meeting shall address the presence of the sensitive habitats present and minimization of disturbance to these areas. During grading and construction these areas shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into these areas from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the riparian and wetland areas, along with all temporary erosion control measures (e.g., straw bales, straw waddles and stakes, silt fencing). (Engineering, CDD, Planning)
21. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the riparian and wetland areas. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Engineering, CDD, Planning)
22. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the seasonal wetland. Post and cable fencing or other improvements shall be utilized to meet this requirement. (Engineering, CDD, Planning)
23. Landscaping adjacent to the riparian areas and seasonal wetland shall be California native, drought-tolerant groundcover, shrubs, plants and trees. (CDD, Planning)
24. Prior to the approval of the Improvement Plans, the project proponent shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the project proponent during the pre-construction meeting. (Engineering)

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

25. Prior to the approval of Improvement Plans, the applicant shall submit to the Engineering Division of Public Works, a paper copy and an electronic copy of the final set of Improvement Plans per the Division's "Digital Submission of Utility Composites" standards. Additionally, the applicant shall submit approved/proposed street names for the approved subdivision map. Final street names for the subdivision shall be approved by the Engineering Division prior to the approval of the Improvement Plans. The approved street names shall be included on the final set of Improvement Plans. (Engineering)
26. Water and sewer infrastructure shall be designed and constructed pursuant to the adopted City of Roseville Improvement Standards and Construction Standards and shall reflect the following:
  - a) Sewer and water service laterals shall not be allowed off of water and sewer mains larger than 12 inches in diameter.
  - b) Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' 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' 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)
27. 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)
28. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 1000 feet on center. (Fire)
29. Minimum fire flow is 3,000 gallons per minute with 20 lbs. psi residual pressure. A change in any of the conditions may increase the required fire flow. (Fire)
30. 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)
31. 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)
32. All landscaping in areas containing electrical service equipment shall conform with the "Electric Department Landscape Design Requirements" as outlined in Section 10.00 of the Electric Department's "Specifications for Commercial Construction." (Electric)
33. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
  - one (1) set of improvement plans
  - load calculations

- electrical panel one-line drawings
34. 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)
35. 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**

36. The following easements shall be provided and shown on the Final/Parcel Map or by separate instrument, unless otherwise provided for in these conditions:
- a) A 12.5-foot wide public utilities easement along all road frontages; and
  - b) Water, sewer, and reclaimed water easements.
- Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
37. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
38. 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 (Environmental Utilities, Electric, Engineering)
39. The City shall not approve the Final Map for recordation until either:
- a) A subdivision agreement is entered into along with the necessary bonds and insurance as required by the City. Said agreement shall be in a form acceptable to the City Attorney.
- OR
- b) The improvement plans are approved, and the improvements are constructed and accepted as complete. In this case, the subdivider shall enter into a one-year maintenance agreement concurrent with the recordation of the Final Map. (Engineering)
40. Lot 3 shall be dedicated in fee to the City for the purposes of floodplain and open space. (Engineering)
41. In the event that the Final (Parcel) Map will record prior to the completion of on-site construction, all utility and access easements shall be placed on the face of the Map to the satisfaction of the City Engineer. If all on-site improvements are complete prior to the recordation of the map, then a separate agreement allowing all parcels/lots the rights of reciprocal access, rights to construct, and parking shall be submitted to the City as a part of final/parcel map submittal. Said agreement shall be in a form acceptable to the City Attorney and referenced on the face of the recorded map. (Engineering)
42. 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. (Engineering)
43. 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)

44. The Final/Parcel Map shall be submitted per, "The Digital Submittal of Cadastral Surveys." A plot or print of the submittal shall accompany the electronic copy. The complete submittal shall occur after the Engineering Department approval but prior to City Council approval of the Final/Parcel Map. (Engineering)
45. 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)
46. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
47. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
48. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)
49. The Environmental Utilities Department shall make a determination that there is adequate conveyance and treatment capacity in the City sewer system to handle the newly created Lot/Parcels. (Environmental Utilities)
50. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

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

51. 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)
52. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
53. 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)
54. 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)
55. 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)
56. 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)

57. The project shall comply with all applicable environmental mitigation measures identified in the Northwest Roseville Specific Plan EIR and the City of Roseville General Plan EIR. (Planning)

**ATTACHMENTS**

1. 3-D rendering
2. Statement of Design Intent
3. ECORP – Wetland Permitting Letter

**EXHIBITS**

- A. Site Plan
- B. Landscape Plan
- C. Building Elevations
- D. Grading and Drainage Plan
- E. Tentative Parcel Map

**Note to Applicant and/or Developer:** Please contact the Planning & Redevelopment Department staff at (916) 774-5276 prior to the Committee meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Committee 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 & Redevelopment Director at, or prior to, the public hearing.