



*CITY OF ROSEVILLE
PLANNING DEPARTMENT STAFF REPORT
PLANNING COMMISSION MEETING January 13, 2005*

Prepared by: Derek Ogden, Assistant Planner

ITEM V-A: CONDITIONAL USE PERMIT – 9100 FAIRWAY DR. (HRNSP PCL 43A, ROYAL COACH CAR WASH) - FILE#’S CUP 04-06, DRP 04-40, PM 04-13

The applicant requests approval of the following entitlements:

- **Conditional Use Permit** to operate an automotive repair and car wash facility in the Highland Reserve North Specific Plan area;
- **Design Review Permit** to construct three main buildings and three accessory buildings totaling 11,316 square feet with associated lighting, parking, and landscaping; and
- **Tentative Parcel Map** to divide 3.3 acres into two (2) separate parcels. Parcel A would be .86 acres in size, and is designated for use as an automotive repair facility. Parcel B would be 2.44 acres in size and is designated for use of the car wash.

Applicant – Robert Estrada, Estrada Engineering
Property Owner – Edward Gilmore

SUMMARY RECOMMENDATION

The Planning Department recommends that the Planning Commission:

- Adopt the Negative Declaration;
- Adopt the three (3) findings of fact for approval of the Conditional Use Permit;
- Approve the Conditional Use Permit;
- Adopt the four (4) findings of fact for the Design Review Permit;
- Approve the Design Review Permit with 111 conditions of approval;
- Adopt the three (3) findings of fact for the Tentative Parcel Map; and
- Approve the Tentative Parcel Map with forty-nine (49) conditions of approval.

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 subject property was previously a part of a larger 20.6± acre parcel of land approved with the implementation of the HRNSP. On September 28, 2000, the Planning Commission approved a parcel map (File No. PM 00-05) dividing the 20.6-acre parcel (Parcel 43 A) into four parcels ranging in size from 3.3 acres to 7.8 acres. The parcel closest to Stanford Ranch Road has been developed as Fairway Plaza shopping center, the second parcel is the proposed project site, and the third and fourth parcels (11.65 acres total) are currently being developed as the Fairway Creek commercial center (Attachment 1).

SITE INFORMATION

- A. Roseville Coalition Of Neighborhood Associations (RCONA):** The RCONA for this area (37 – Stanford) is in a commercial district and is currently not active. To date no comments have been received.
- B. Total Acreage:** ±3.3 acres
- C. Site Access:** Access to Royal Coach Car Wash will be from Fairway Drive via two (2) shared driveways that were approved with the two adjacent projects (Fairway Creek and Fairway Plaza). The eastern driveway will permit full turning movements, and the western driveway will only permit right-in/right-out turning movements.
- D. Physical or Natural Features:** The site is relatively flat along the majority of the property adjacent to the street frontage of Fairway Drive. The applicant is proposing to match the existing grades of the adjacent parcels. At the rear of the property, the site slopes significantly downward towards the adjacent Open Space parcel, which contains a tributary to Pleasant Grove Creek (Attachment 2). The parcel area does not contain any natural resources on site (e.g. native oak trees, wetlands).
- E. Grading:** The project will involve grading and the use of a retaining wall to construct the proposed buildings and associated parking lot. The retaining wall will range in height between one foot to eight and half feet (1’– 8.5’). The subject property has been previously graded as part of the comprehensive rough grading project that began in September 1999. Earthwork on the site will include 11,760 cubic yards of cut, and 1,246 cubic yards of fill.

ADJACENT ZONING AND LAND USE

LOCATION	ZONING	GENERAL PLAN LAND USE	CURRENT USE OF PROPERTY
Site	Community Commercial/Special Area-Highland Reserve (CC/SA-HR)	Community Commercial (CC)	Vacant
North	Open Space (OS)	Open Space (OS)	South Branch Pleasant Grove Creek
South	CC/SA-HR	CC	Home Depot, Vacant, & Les Schwab store
East	CC/SA-HR	CC	Fairway Plaza
West	CC/SA-HR	CC	Fairway Creek

The proposed project is consistent with the land uses contemplated by the City's General Plan, the Highland Reserve North Specific Plan and the Zoning Ordinance.

ZONING/SPECIFIC PLAN REGULATIONS

DEVELOPMENT STANDARD	REQUIRED	PROPOSED
Building Setbacks	25' from watershed open space for buildings (per HRNSP)	80' from Open Space
Landscape Setbacks	30' Fairway Drive	30'
Building Height Limit	50' (max)	27.5'
Max. Building Lot Coverage	None	20.5%
Parking Spaces (Total)	27 Car Wash/ Detail Area (10 spaces or 3 times the wash capacity) = 10 spaces General Retail –1,743 @ 1:300 = 6 spaces Auto repair - 1,974 @ 1:400 + 1 space per service bay = 9 spaces Accessory buildings = 2 spaces	34
% of compact spaces	up to 30% max. (10 max.)	10 (30%)
# of handicapped spaces	2	2
% of shaded parking	50% min.	59%
Bicycle Spaces	1 space	2 Racks = 4 spaces

PROJECT DESIGN FEATURES

See attached Site Plan (Exhibit B); Grading Plan (Exhibit C); Landscape Plan (Exhibit D& E); Building Elevations (Exhibits F-I); Tentative Parcel Map (Exhibit J); and reduced color rendition (Attachment 2).

EVALUATION

CONDITIONAL USE PERMIT

The evaluation of the Conditional Use Permit (CUP) will focus on the compatibility of the automotive repair and car wash with the surrounding land uses. As part of the compatibility evaluation Staff evaluated noise impacts and consistency with the findings listed in the Zoning Ordinance. Section 19.78.060(A) of the Zoning Ordinance requires that three (3) findings be made in order to approve a Conditional Use Permit. Based on the analysis contained in this staff report and with the project conditions, the required findings can be made for the proposed CUP. The required findings are listed below in *italics*, followed by an evaluation.

- The proposed use is consistent with the City of Roseville General Plan and the Highland Reserve North Specific Plan.*

The land use designation and zoning classifications for the subject property are Community Commercial (CC). The purpose of the Community Commercial land use category is to provide a broader range of goods and services to an expanded service area. Primary Uses within the Community Commercial land use category include retail stores and businesses selling a full range of goods and services including auto sales and repair, and commercial childcare facilities (GP II-22, Land Use Element). The Highland Reserve North Specific Plan states that car repair and car wash facilities are permitted upon approval of a Conditional Use Permit. Based upon the General Plan definition for

Community Commercial land use and the Highland Reserve North Specific Plan, the proposed project is consistent with the land use designation with approval of the required Conditional Use Permit.

2. *The proposed use conforms with all applicable standards and requirements of the City of Roseville Zoning Ordinance.*

The zoning designation on the subject property is also Community Commercial with a Special Area overlay (CC/SA-HR). The SA overlay slightly modifies the CC zone designation through the types of uses permitted and the application of Development Standards. In general (and with respect to the SA overlay), the Community Commercial district is intended to serve the principal retail shopping needs of the entire community by providing areas for shopping centers and other retail and service uses. Automotive repairs, as well as car wash and detailing, are among the uses identified as being consistent with this zone district subject to a Conditional Use Permit. Based upon the Zoning Ordinance definition, "automotive repairs" includes the repair of automobiles within an enclosed building; but excluding body repair and painting. Typical uses include muffler shops, automobile glass shops, and minor services including oil change, tune-up/lube shops, tire installation, and stereo and car accessory installation. The proposed automotive repair and car wash use is consistent with these listed activities, and the Zoning Ordinance upon approval of a Conditional Use Permit.

3. The location, size, design and operating characteristics of the proposed use 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.

The design and location of the project will not affect the welfare of residents and businesses within the nearby area. Staff did identify one area of potential concern with the project, which was the noise generated from the automotive related services of the project.

These services will include express lube, outdoor vacuums, and other tools for the cleaning of vehicles. The project will not incorporate any air wrenches or other noise generating tools except an air compressor. The compressor will be located inside the shop, reducing the noise generated from the compressor to less than significant levels. The applicant has submitted sound readings taken from the vacuum system that will be used at the site. This information indicates that at a distance of 50 feet the vacuum will produce an average sound level of 66 decibels.

The City's General Plan Health and Safety Element identifies an hourly average maximum noise level of 50 (daytime) and 45 (night time) decibels at the residential property line. The nearest residential property line is located 600 feet to the north of the vacuums and is separated by an open space buffer and creek area. Given the sound levels of the vacuums and distance, the noise level from the vacuums at the residential property line is calculated to be a maximum of 45 decibels. Even if the vacuums were run continuously they would still meet the hourly averaged noise limits for both daytime and nighttime maximum decibel levels. The noise level from the vacuums and other tools will not exceed the noise levels allowed by the General Plan, at the nearest residences. Therefore the Automotive uses are deemed compatible with the surrounding land uses.

DESIGN REVIEW PERMIT

The evaluation of the Design Review Permit for the proposed project has been based on the applicable development standards within the City's Zoning Ordinance, the design standards of the City's Community Design Guidelines and the design guidelines of the Highland Reserve North Specific Plan (HRNSP). The HRNSP design guidelines are attached (Attachment 3).

Section 19.78.060(B) of the Zoning Ordinance requires that four findings 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 can be made for the proposed Design Review Permit. The four findings for approval of the Design Review Permit are listed below.

1. *The project, as approved, preserves and accentuates 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, as approved, provides open spaces, 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, the Community Design Guidelines, and the Highland Reserve North Specific Plan.*
3. *The building design, including the material, colors, height, bulk, size and relief, and the arrangement of the structures on the site, as approved, 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 the Highland Reserve North 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.*

As proposed and conditioned, the project complies with the applicable guidelines identified in the HRNSP and Community Design Guidelines documents. The remainder of the Design Review Permit evaluation section will focus on design guidelines that warrant additional review and consideration by the Planning Commission.

SITE DESIGN GUIDELINES

Vehicle Access, Circulation and Parking

- Staff believes there are two key issues that affect the success of the car repair and car wash project. Those issues are vehicle staging and circulation.
- The Community Design Guidelines require that projects such as car washes shall provide a minimum 100-foot stacking area for vehicles entering the car wash.
- The project will provide approximately 185' of stacking distance in front of the entrance into the car wash. Unlike most full service car washes the vacuuming will occur at the end of the wash, resulting in shorter queues at the wash entrance. In addition the project will provide approximately 25 unstriped spaces at the exit of the car wash for the drying and vacuuming of vehicles. These spaces are not counted toward meeting the required parking for the project.
- Lastly, the project will provide additional areas for full detail and hand washing of cars and an additional self-vacuuming area for customers. Staff finds that the striped parking spaces for the project meet the City's Zoning Ordinance standards and that adequate area is provided for vehicle staging and circulation.

TENTATIVE PARCEL MAP

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made in order to approve or conditionally approve a Parcel Map. The three findings are listed below in *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 subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan or any applicable Specific Plan for the area, and the design standards of Title 18 (Subdivision Ordinance) of the Roseville Municipal Code.*

Parcel size, design, configuration, location, orientation, and character: The General Plan, Zoning Ordinance, and Highland Reserve North Specific Plan do not establish minimum lot sizes for parcels with Community Commercial land use and zoning. Instead, the City reviews Tentative Maps to insure that proposed parcels are adequate for development. The proposed parcels are approximately 0.86 acres and 2.44 acres in size, which is suitable for the intensity of the proposed development. As illustrated on the project Site Plan (Exhibit B) the project proposes an appropriate development pattern, and the requested map reflects this development pattern.

Access & Circulation: As shown on Exhibit B, access is provided via two (2) shared driveways. A reciprocal access agreement will need to be provided between the parcels. Parking will also be shared between the two parcels. Therefore, the subject proposal has been conditioned (**PM 04-13 Condition 25**) to require a reciprocal access and parking agreement for each of the parcels.

Improvements: The applicant is proposing that during the construction of the car wash they will install all site improvements, retaining wall, and corresponding landscape and irrigation for the car wash project. The second phase of this project will be the automotive repair facility. With the development of the first Phase, the project is conditioned (**Condition 6**) to provide all necessary utilities and site improvements to support both the car wash project and automotive repair facility.

Drainage: Drainage will be routed to the storm drain system at the Northeast corner of the site. Prior to discharge from the site, the storm water will be treated with a sand/oil separator. The storm drain system will be a private system and will be maintained by the property owner.

Based on the above information, staff believes that the proposed parcels are adequately sized and configured to provide parking, circulation, landscaping, and setbacks and, as demonstrated by the Design Review Permit, and will be suitable for development.

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.*

There are no natural features or physical conditions that would restrict development of the proposed parcels. The discussion in Section 1 concluded that the proposed lots are adequate to allow for development in accordance with City standards. In addition, the evaluation of the Design Review Permit finds that the proposed parcels can be developed with commercial use consistent with City standards. The map proposes property lines that are consistent with the proposed DRP. Therefore, the lots can be used and built upon.

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 EIR and the Highland Reserve North Specific Plan EIR. 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 parcel proposed by the tentative map.

ENVIRONMENTAL DETERMINATION

The Roseville Planning Department prepared an Initial Study and Negative Declaration for this project, which was posted with the City Clerk's office on December 23, 2004. The document is available for review at the Planning Department office, located at 311 Vernon Street, Roseville, CA 95678. The public review period lasts until January 13, 2005. To date, no comments on the document have been received.

RECOMMENDATION

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

- A. Adopt the Negative Declaration (EXHIBIT A);
- B. Adopt the three findings of fact as listed in the staff report for approval of the CONDITIONAL USE PERMIT – 9100 FAIRWAY DRIVE (ROYAL COACH CAR WASH) – FILE #CUP 04-06
- C. Approve the CONDITIONAL USE PERMIT– 9100 FAIRWAY DRIVE (ROYAL COACH CAR WASH) – FILE #CUP 04-06 with the five (5) conditions listed below;
- D. Adopt the four findings of fact as listed in the staff report for approval of the DESIGN REVIEW PERMIT – 9100 FAIRWAY DRIVE (ROYAL COACH CAR WASH) – FILE #DRP 04-40
- E. Approve DESIGN REVIEW PERMIT – 9100 FAIRWAY DRIVE (ROYAL COACH CAR WASH) – FILE #DRP 04-40 with the 111 conditions listed below;
- F. Adopt the three (3) findings of fact as listed in the staff report for approval of the TENTATIVE PARCEL MAP – 9100 FAIRWAY DRIVE (ROYAL COACH CAR WASH)– FILE #PM 04-13:
- G. Approve the TENTATIVE PARCEL MAP (EXHIBIT J) – TENTATIVE PARCEL MAP – 9100 FAIRWAY DRIVE (ROYAL COACH CAR WASH)– FILE #PM 04-13 with forty-nine (49) conditions of approval.

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT 04-06:

- 1. The Project is approved as shown in Exhibits A-I with the operational Standards as listed in Attachment 4, except as modified in these conditions. (Planning)
- 2. Vehicle service shall occur only within the buildings. (Planning)
- 3. The storage of equipment, parts, tires and other automotive repair related materials shall only be permitted within the building. (Planning)

4. The facility shall comply with all applicable local, State, and Federal regulations regarding use, storage, and disposal of all potentially hazardous materials/wastes. (Fire)
5. Pneumatic tools or other tools that exceed the City's General Plan Standards for noise exposure for fixed noise standards are prohibited. (Planning)

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT 04-40:

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 **January 13, 2007**. 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 **January 13, 2007**.
2. The project is approved as shown in Exhibits A - I and as conditioned or modified below. (Planning)
3. 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)
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 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 have 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 Commission including all conditions of approval. (Planning)
- 10. The Landscape plan shall comply with the Highland Reserve Roseville Specific Plan and the City of Roseville Water Efficient Landscape Requirements Resolution No. 93-55. (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)

PRIOR TO THE ISSUANCE OF BUILDING PERMITS:

- 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. **Multiple Building Complexes.** As part of the required **Site Accessibility Plan**, the developer shall delineate the extent of the site accessibility improvements being installed as part of the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)
- 17. Building permit plans shall comply with all applicable code requirements (Uniform Building Code - UBC, Uniform Mechanical Code - UMC, Uniform Plumbing Code - UPC, Uniform Fire Codes - UFC and National Electrical Code - NEC), 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)
- 18. **Restaurants or other food services.** The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
- 19. 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)

20. 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)
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. 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. Along the frontage of Fairway Drive an 8 foot wide pedestrian path shall be constructed within the landscape easement. (Engineering)
24. A concrete gutter pan or v-ditch shall be constructed on top of the retaining wall that runs along the north boundary of the project site to collect water from the planter area and an appropriate outlet shall be constructed. (Engineering)
25. 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 a sand/oil separator. The storm drain system shall be a private system and shall be maintained by the property owner. The capacity of the existing 27" storm drain shall be verified to show all tributary areas. If additional capacity is needed to handle the drainage from this site, then an additional outlet shall be constructed to City standards. (Engineering)
26. 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 earthen material shall be deposited. If the 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)
27. 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 masonry or keystone type construction. (Engineering)
28. Sight distances for all driveways and turn lanes 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)

29. **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)
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. The applicant shall pay for all applicable water, and sewer fees to include Pressure Zone 4 reimbursement fees. (Environmental Utilities)
32. 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)
33. 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)
34. The applicant/developer shall modify the Transportation Systems Management (TSM) Plan for Fairway Plaza to be reviewed and approved by the Transportation Commission if the total number of employees exceeds 50. (Transportation)
35. 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)
36. 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)

37. 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)
38. Fire apparatus access roads shall be provided to within 150 feet of all structures and combustible storage piles. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (Fire)
39. Vertical clearances or widths shall be increased when, in the opinion of the Fire Chief, vertical clearances or widths are not adequate to provide fire apparatus access. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (32 tons) and shall be provided with a surface so as to provide all-weather driving capabilities. Said access shall be provided prior to any construction or storage of combustible materials on site. (Fire)
40. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved provision for the turning around of fire apparatus. A minimum back of curb radii of not less than 48 feet shall be provided. (Fire)
41. The required fire flow for the protection of the proposed project is 2500 gallons per minute with 20 pounds residual water pressure. This flow is based on the premise that the structure will be of Type VN rated construction with the installation of a full coverage automatic fire sprinkler system, and is reflective of the proposed square footage amounts. A change in any of the conditions may increase the required fire flow. (Fire)
42. The applicant shall provide the Fire Department with a hydraulic analysis (prepared by a State licensed fire protection, civil, or mechanical engineer) that evaluates the private fire service water main serving the complex. The analysis shall demonstrate that an approved water supply is available and that it is capable of supporting the combined demands for the required fire flow 1500 gpm and the fire sprinkler system 1000 gpm. (Fire)
43. Applicant shall provide a minimum of 2 fire hydrants within the complex in accordance with the Roseville Fire Code. The average spacing between fire hydrants within the complex shall not exceed 400 feet-on-center along proposed roadways. A fire hydrant shall be located within 40-feet of all fire department connections to fire sprinkler systems. The location, number and type of fire hydrants connected to the water supply shall be provided as required and approved by the Fire Department. (Fire)
44. Fire hydrants shall be operable and accessible to Fire Department apparatus by roads meeting the requirements of the Roseville Fire Code prior to bringing combustible materials onto the project site. (Fire)
45. A minimum clearance of 3-feet shall be provided between trees, shrubs and other landscape materials and all fire protection equipment (hydrants, fire sprinkler system connections, valves). Fire protection equipment shall not be located behind parking stalls or other obstructions to access. (Fire)
46. The proposed location for the fire department connection, post indicator valve and fire hydrant shall be relocated to the front side of the proposed car wash. The location shall be visible from the frontage of the public street for fire department access to equipment up arrival. (Fire)
47. When the proposed project is to be provided with perimeter security fencing, fire apparatus access and occupant exiting shall be considered. All vehicular access gates shall comply with the Uniform Fire Code requirements and shall be equipped with approved Knox and Opticom emergency vehicle access devices. If pedestrian gates are designed as part of the overall exiting system, they shall comply with the exiting provisions of the Uniform Building Code. Plans shall be submitted to the Fire Department for review and approval prior to installation. (Fire)

48. An approved access walkway shall be provided to all exterior doors and openings required by either the Uniform Fire Code or the Uniform Building Code. A concrete sidewalk or other approved hard surface will meet the intent of the access walkway requirement. Adequate space adjacent to the access walkway, vertically and horizontally, shall be provided to allow firefighters to access required building openings in order to effectively perform rescue operations, to allow for equipment maneuverability, and to safely raise ground ladders. Any landscaping adjacent to the access walkway shall be such that it does not obstruct the functional purpose of the walkway upon maturity. (Fire)
49. 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
50. 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)
51. 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)
52. 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:

53. 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)
54. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
- a. A 35-foot wide public utilities easement and public access easement along all road frontages.
 - b. Water, sewer, and reclaimed water easements.
 - c. Water and sewer easements
 - d. Other easements (please specify) (Electric, Engineering, Environmental Utilities)

55. 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)
56. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
57. 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)
58. The following note shall be added to the 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 to minimize dust.
 - b. Use tarpaulins or other effective covers on all stockpiled earth material and on all haul trucks to minimize dust.
 - c. Sweep the adjacent street frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.
 - d. Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off-site.
 - e. The City shall have the authority to stop all grading operations, if in opinion of city staff, inadequate dust control or excessive wind conditions contribute to fugitive dust emissions. (Engineering)
59. The project shall be addressed as follows:

Carwash	9110 Fairway Drive
Service Station	9150 Fairway Drive

60. This project falls within the Commercial land use category of the Pleasant Grove 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)

61. 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)
62. 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)
63. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
64. 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)
65. 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, CDD, Planning)
66. 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, CDD, Planning)
67. 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, CDD, Planning)
68. Landscaping adjacent to the Preserve shall be California native, drought-tolerant groundcover, shrubs, plants and trees. (Engineering, CDD, Planning)
69. The applicant/developer shall modify the Transportation Systems Management (TSM) Agreement for Fairway Plaza to be reviewed and approved by the City Manager. (Transportation)
70. 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)
71. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
72. **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)
73. An **approved** automatic fire extinguishing system shall be provided for all buildings where the total fire area is **3,600** square feet or greater, as required by Roseville Fire Code Section 1003.2.2. Fire extinguishing systems installed shall conform to the minimum design standards of the Roseville Fire Code Standard 10-3. Plans and specifications shall be submitted to the Fire Department prior to system installation. Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)

74. Fire extinguishing systems installed as required by Section 1003.1.1 of the City Fire Code shall have control valves and activation switches electrically supervised and monitored by an approved central alarm monitoring company. Digital alarm communicator system panels shall be installed and maintained in accordance with National Fire Protection Association Standard # 72 (Fire Alarm Code). Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
75. Fire extinguishing systems installed as required by Section 1003.1.1 of the City Fire Code shall be provided with an approved audible and visual alarm notification signal within the interior of the building to alert building occupants. Said alarm notification signal shall be provided throughout the building and shall be installed and maintained in accordance with National Fire Protection Association Standard #72 (Fire Alarm Code). Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
76. An approved project sign shall be placed at vehicle access points into the project during construction to assist emergency responders. The sign shall identify the project name and address, as approved by the City of Roseville. Such signs shall be clearly visible and legible from the street fronting the project. (Fire)
77. Dumpsters and trash containers with an individual capacity of 1.5 cubic yards [40.5 cubic feet] or more shall not be stored in buildings or placed within 5-feet of combustible walls, openings or combustible roof eave lines unless said areas are protected by an approved automatic fire sprinkler system in accordance with the Roseville Fire Code. (Fire)
78. All shrubbery, trees and signs located within center medians adjacent to site access points shall be seven feet (7') in height or lower to allow access to the site by fire apparatus. (Fire)
79. The approved address numbers shall be placed on each building by the applicant in such a position as to be plainly visible and legible from the street fronting the property and shall be placed as to be seen from all entrances. Proposed address numbers shall be indicated on the elevation drawings contained within the building plan submittal. The address numbers shall be contrasting in color with their background and shall be illuminated. (Fire)
80. The applicant shall properly identify all required fire lanes in accordance with the Fire Department Fire Lane Standard. (Fire)
81. Barricades shall be provided to protect any natural gas meter, fire hydrant, or other fire department control device, which may be subject to vehicular damage. Approved signs may be required to identify the location of fire protection devices. (Fire)
82. Automatic fire extinguishing system risers, fire alarm system panels and digital alarm communicator system panels shall be located within an approved fire control room and shall be accessible from an adjacent fire apparatus roadway. Said fire control room shall be a minimum size of thirty-five (35) square feet in size and shall be openable from the exterior via an approved door opening. (Fire)
83. A Knox Company Model # 4400 key box shall be located adjacent to the door opening into the fire control room for each structure to provide access to fire protection system equipment. Said box shall be mounted at 6-feet above finished grade adjacent to the door opening. Contact the Fire Prevention Division for an approved Knox Company order form. The applicant shall pay a \$25 fee associated with the inspection of the key box prior to acceptance by the Fire Department at the time of receiving the Knox Company Order Form. (Fire)
84. A digitized copy of the approved of the approved drawings for the project shall be submitted to the Fire Department for pre-fire purposes. Said copy shall be submitted in an approved format. (Fire)

85. Adequate radio coverage shall be provided within buildings for public safety agencies, as required by Roseville Municipal Code Section 16.16.210. A field test shall be provided by a person in possession of a current FCC License, or a current technician certification issued by the Associated Public-Safety Communications Officials International (APCO), or the National Association of Business and Educational Radio (NABER). The building owner shall retain all test records on the inspected premises and a copy shall be submitted to the Fire Department officials. Adequate radio coverage shall include all of the following:
 - a. A minimum signal strength of 95 dBm available in 90% of the area of each floor of the building when transmitted from the closest City of Roseville Radio Communication site.
 - b. A minimum signal strength of 95 dBm received at the closest City of Roseville Communication site when transmitted from 90% of the area of each floor of the building.
 - c. The frequency range that must be supported shall be 821-824 MHz and 866-869 MHz.
 - d. A 100 % reliability factor. (Fire, Police)
86. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
87. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
88. 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)
89. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
90. 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)
91. All landscaping in areas containing electrical service equipment shall conform with the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
92. 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.
93. One ¾" 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)

94. 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)
95. There is an existing pad vault and switchgear that is on these plans near the Westerly driveway. The proposed sidewalk shall be redesigned to either pass in front of or behind the switchgear. (Electric)

OTHER CONDITIONS OF APPROVAL:

96. The applicant shall pay City's actual cost for providing plan check, installation, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities)
97. 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)
98. The project shall comply with all required environmental mitigation identified in the Highland Reserve North Environmental Impact Report. (Planning)
99. 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)
100. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning)
101. 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)
102. Pursuant to the Zoning Ordinance, subsequent Design Review Permits consistent with this approval may be reviewed and approved with an Administrative Permit. If it is determined by the Planning Director that the subsequent Design Review Permit is not clearly consistent with the original approval or if other issues arise, the Planning Director may refer the item for a public hearing at the Design Committee or Planning Commission. (Planning)
103. 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)
104. 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)
105. 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)
106. 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)

107. 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)
108. 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)
109. 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)
110. 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)
111. 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)

CONDITIONS OF APPROVAL FOR PARCEL MAP 04-13:

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 open space shall be as shown on the tentative map or as approved in these conditions. (Planning)
6. All utilities and access stubs necessary for development of Parcel A shall be provided with the development of Parcel B. (Planning)
7. 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)
8. 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) Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
9. 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)
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 and/or City easements. (Engineering)
11. 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)
12. All drainage facilities shall conform with natural drainage sheds. (Engineering)
13. 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 opinion of city staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. (Engineering)
14. **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)
15. 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)
16. 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)
17. 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)
18. 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)
19. 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)

20. 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)
21. 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)
22. 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)
23. 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
24. 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)
25. 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:

26. 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 35 foot wide public utilities easement and public access easement along all road frontages;
 - b) Water, sewer, and reclaimed water easements.

Easement widths shall comply with the City’s Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)

27. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
28. 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)
29. 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 item(s):
 - a) A clause stating that the property owners within this subdivision shall agree to participate in a Transportation Systems Management (TSM) Plan and shall agree to enter into a Transportation Management Agreement with the City of Roseville. (Attorney)

30. A statement pursuant to Section 66411.1 of the Subdivision Map Act shall be placed on the map stating the following:
- “Prior to issuance of a permit or other grant of approval by the City of Roseville for development of any Parcel (including, but not limited to, issuance of a building permit, grading permit, or any activity authorized by the Zoning Ordinance, or the construction of any structure which is exempt from the City’s approval), all other necessary improvements required for site specific development in conformance with the City’s Improvement Standards and Construction Standards shall be made part of the requirements of such development. The following improvements may be required:
- a) Road improvements, including driveways, turn lanes, sidewalks, landscaping, bus shelters and appurtenances, street lights, and/or other road improvements, as determined by the Engineering Department, in conformance with the Improvement Standards and Construction Standards of the City of Roseville.
 - b) Water and sewer infrastructure, designed and constructed pursuant to the City of Roseville Improvement Standards and Construction Standards.
 - c) Fire hydrants located as required by the Fire Department in conformance with the Improvement Standards and Construction Standards of the City of Roseville.
 - d) Electric facilities of a design approved by the Electric Department in conformance with the Improvement Standards and Construction Standards of the City of Roseville.
 - e) Public easements as may be required. (Electric, Engineering, Environmental Utilities, Planning, Transit)”
31. The project shall be addressed as follows:
- Lot A 9150 Fairway Drive
 - Lot B 9110 Fairway 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)
32. All parcels/lots shall have rights of reciprocal access, rights to construct, and parking. A separate agreement to this effect 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)
33. City records show that the land being subdivided is within the Highland Reserve North CFD #1, and the Highland Reserve North CFD #2 Assessment Districts. The subdivider shall either pay to the City's Finance Department the outstanding assessment in full prior to map recordation, or segregate the bond when the map records. The subdivider shall pay to Engineering the segregation processing fees of \$150.00 per each newly created Lot/Parcel if it chooses to segregate the bond. (Engineering)
34. 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)
35. 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)

36. 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)
37. 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)
38. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
39. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
40. 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)
41. 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)
42. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
43. 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)
44. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
45. 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)
46. 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)
47. 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)
48. 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)
49. The project shall comply with all applicable environmental mitigation measures identified in the Highland Reserve North EIR. (Planning)

Attachments:

1. Vicinity Map
2. Color Elevation
3. Highland Reserve North Specific Plan Guidelines
4. Operational Plan

Exhibits

- A. Negative Declaration
- B. Site Plan
- C. Grading Plan
- D. Landscape Plan
- E. Landscape Plan
- F. Building Elevations
- G. Building Elevations
- H. Building Elevations
- I. Building Elevations
- J. Tentative Parcel Map

Note to Applicant and/or Developer: Please contact the Planning Department 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 Director at, or prior to, the public hearing.