

CITY OF ROSEVILLE PLANNING & REDEVELOPMENT STAFF REPORT DESIGN COMMITTEE June 16, 2005

Prepared by: Eileen Bruggeman, Project Planner

ITEM III-A: DESIGN REVIEW PERMIT AND TENTATIVE PARCEL MAP – 3989 FOOTHILLS

BOULEVARD - FOOTHILLS PROMENADE PHASE V-EAST,

FILE#s DRP 05-14 & PM 05-04

REQUEST

The applicant requests approval of a Design Review Permit to construct a single 10,777 square foot inline retail building with associated parking, lighting and landscaping within the existing Foothills Promenade Shopping Center. The request includes a Tentative Parcel Map to divide an existing parcel within the center into two (2) parcels.

Project Owner/Applicant: Main Street Associates, Steven P. Thomas

SUMMARY RECOMMENDATION

The Planning Department recommends that the Design Committee take the following action:

- A. Adopt the four (4) findings of fact for the Design Review Permit;
- B. Approve the Design Review Permit with ninety-nine (99) conditions of approval;
- C. Adopt the three (3) findings of fact for the Tentative Parcel Map; and
- D. Approve the Tentative Parcel Map with thirty-three (33) 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 project site is located within the Foothills Promenade center at 3989 Foothills Boulevard which is presently developed with Walgreen's, Kragen and the Bird and Pet Clinic of Roseville (Attachment 1). This site is located on the southeast corner of Foothills Boulevard and Main Street within the Infill area of the City. The zoning on the subject property is Community Commercial/Development Standards (CC/DS). The development standards established landscape setbacks and other development requirements as part of a rezone of the property approved in 1988.

On November 13, 1997, the Design Committee approved a Design Review Permit (File # DRP 97-22) for the construction of the Ash Junior Community Center (AJCC) on the project site. The AJCC was a retail development which included a 3,200 square foot Texaco gas station with convenience store and car wash, a 2,600 square foot Jack in the Box restaurant with drive-thru, and three future pad buildings. Following that approval, the City received a request for a Design Review Permit Modification to convert the Texaco facility into a 7-11 convenience store (with gas service). The request was withdrawn by the City due to inactivity by the applicant.

On May 20, 1999, the Design Committee approved a Design Review Permit Modification (DRPMOD 99-17 & V 99-02) which revised the site plan to accommodate a Walgreen's drug store, Kragen auto parts store and a Jack in the Box restaurant. Two "Future Retail" pads were also shown for conceptual purposes,

including a 30,000 square foot junior major and a 6,880 square foot retail pad building. A Variance was also approved which permitted a building height of 28' for the Walgreen's drug store. This exception exceeded the 22' height restriction established as part of the design standards for the zoning district. The Subdivision Committee approved a Lot Line Adjustment (LLA 99-07) on July 21, 1999. This Lot Line Adjustment modified the four existing parcel boundaries to be consistent with the revised site plan that was approved by the Design Committee on May 20, 1999.

On July 13, 2000, the Design Committee approved a Rezone (RZ 00-01) and Design Review Permit Modification (DRPMOD 00-01). As approved, the Rezone reduced a 260' foot portion of the landscape setback adjacent to Switchman Drive. This landscape setback was reduced from 35' to 27' as measured from the back of sidewalk. The Rezone was adopted by City Council at their hearing on September 13, 2000. The DRPMOD allowed for the placement of the existing masonry wall at the 27' setback along a portion of Switchman Drive.

The applicant is currently requesting authorization to construct a 10,777 square foot retail building on the remaining retail pad parcel. Approval of a Design Review Permit is requested to authorize the proposed project. Associated with this request is a Tentative Map to divide the existing parcel into two (2) parcels; one parcel for the proposed retail building and a second parcel for the retail and restaurant building proposed in place of the previously approved Jack in the Box restaurant. The Design Committee will hear the request for the proposed Design Review Permit Modification later on this agenda.

SITE INFORMATION

- A. Roseville Coalition Of Neighborhood Associations (RCONA): Vineyard (#21). The Vineyard Neighborhood Association is inactive. No comments have been received from individual neighbors to date.
- **B.** Lot Size: 73,136 square feet (1.68 acres)
- C. Site Access: Access will be provided via existing drive aisles that connect to Foothills Boulevard and Main Street.
- **D. Grading:** The site has been previously rough graded in association with improvements for the shopping center. Grading will be limited to finish grading.

ADJACENT ZONING AND LAND USE

| LOCATION | ZONING | GENERAL PLAN LAND USE | CURRENT USE OF PROPERTY |
|----------|--|---|--------------------------------------|
| Site | Community Commercial/Development Standards (CC/DS) | Community Commercial (CC) | Foothills Promenade |
| North | Single Family Residential (R-1) | Medium Density Residential & Public/Quasi Public (MDR- 10 & P/QP) | Vacant & St. John's Parish Church |
| South | R-1/DS | Low Density Residential (LDR-6) | Private Residences |
| East | R-1/DS | Low Density Residential (LDR-6) | Private Residences |
| West | CC | CC | Elk Hills Plaza |

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

ZONING REGULATIONS

| Development Standard | Required | Proposed |
|----------------------------|-----------------------------------|----------------------------------|
| Building Setbacks | 75' from Elm St & Switchman Drive | 75' to Elm Street |
| Landscape Setbacks | 27' from Switchman Drive | NA |
| | 35' from Elm Street | 35' from Elm Street existing |
| Building Height Limit | 22' | 22' |
| Max. Building Lot Coverage | None | 15% |
| Parking Spaces (Total) | 54 spaces | 68 spaces |
| | 1:200 sq. ft. Shopping Center | (72 total with 4 loading spaces) |
| % of compact spaces | 0 (30% max.) | 0 |
| # of handicapped spaces | 4 | 4 |
| % of shaded parking | 50% min. | 50% |
| Bicycle Spaces | 3 | 3 |

PROJECT DESIGN FEATURES

See attached Overall Site Plan/Project Information (Exhibit A), Site Plan (Exhibit B), Landscape Plan (Exhibit C), Elevations (Exhibit D), and color elevations (Attachment 2).

EVALUATION

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 development standards for this parcel, and the design standards of the City's Community Design Guidelines.

The project site is zoned Community Commercial/Development Standards (CC/DS). These development standards are intended to establish a better transition between the commercial and residential uses (Attachment 3). These standards include:

- No access from Elm Street and Switchman Drive;
- A 6' masonry wall along Elm Street and Switchman Drive;
- A 75' building setback along Elm Street and Switchman Drive;
- o A 25' landscape setback along Switchman Drive:
- A 35' landscape setback along Elm Street;
- Large evergreen trees within the 35' landscape setback; and
- All buildings within this center shall have a similar design motif.

As illustrated with the Site and Landscape plans (Exhibits A, B and C), the development complies with the design standards listed above. The 6' masonry wall and large evergreen trees within the landscape setback were installed with the initial development of the shopping center. The applicant has proposed the use of materials, design elements and colors that match the other buildings within the Foothills Promenade center (Exhibit D).

As proposed and conditioned, the project complies with the applicable guidelines identified in the Community Design Guidelines. The remainder of the Design Review Permit evaluation section will focus on the ability of the Design Committee to make the required four (4) findings for approval that are listed below.

- 1. The project, as approved, preserves and accentuates the natural features of the property, such as open space, topography, trees, provides adequate drainage for the project, and allows beneficial use to be made of the site for development of the shopping center.
- 2. The project site design, as approved, provides open spaces for pedestrians, vehicle access, vehicle parking, vehicle and pedestrian 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 which is consistent with the applicable goals, policies and objectives set forth in the General Plan, HRNSP and the Community Design Guidelines.
- 3. The building designs, including the material, colors, height, size, and relief, and the arrangement of structures on the site, as approved, is harmonious with the existing open space and topography of the area which is consistent with the applicable goals, policies and objectives set forth in the General Plan, HRNSP and the Community Design Guidelines.
- 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.

The proposed development of a 10,777 square foot retail building (file #DRP 05-14) on the final parcel within the center is consistent with the intent of the approval of the Foothills Promenade shopping center. The proposed project uses the same materials, colors, and architectural features found within the center, inclusive of split rock wainscot, stucco colors, tile accents, and tile covered gabled mansard roofs over the center entries (Attachment 2, Exhibit D). The building will comply with the twenty-two foot (22') height limitation for the center. Landscaping is used to comply with Design Guidelines shading requirements. The proposed building includes provision of pedestrian connections to the other buildings within the center and outdoor seating areas.

The Foothills Promenade shopping center will be completed with approval of this project, and the proposed Design Review Permit Modification to allow development of a retail and restaurant building being heard later on the same hearing date (file # DRPMOD 05-05). Construction of both projects will result in build-out of the center at 48,317 square feet, well within the 63,800 square feet of retail development approved for the center in 1999 and evaluated in the adopted Negative Declaration for the center.

The proposed Landscape Plan (Exhibit C) includes use of Chinese Pistache as a parking lot shade tree. Consistent with the Committee's past actions, staff recommends inclusion of **Condition 9a** to require that Evergreen Elm or a similar medium to large shade tree be substituted for the Chinese Pistache trees shown on the proposed Landscape Plan.

Public art is not proposed as part of this project.

Design Review Permit Conclusion

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.

TENTATIVE 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 Tentative 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 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: As indicated in the project description and as shown in Exhibit E, the applicant is proposing to construct the final retail pad building and subdivide the 2.018-acres into a two (2) parcels to coincide with the two (2) remaining buildings to be built in the shopping center. Parcel A for the proposed retail and restaurant building (file #DRPMOD 05-05) will be 2.018 acres. The retail building associated with this Tentative Map application will be located on Parcel B, that will be 1.606 acres.

The General Plan and Zoning Ordinance do not establish minimum lot sizes for parcels within the General Industrial. Instead, the City reviews tentative maps on a case-by-case basis to insure that the parcels are of adequate size for development. The project Site Plan identifies how the proposed development of the center can be accommodated by the proposed parcel sizes. The proposed parcel sizes are sufficiently sized to accommodate the proposed buildings and their associated parking and site improvements.

<u>Grading:</u> The grading associated with the center will be minimal at this time because the sites will require finish grading only. Grading quantities will balance on site.

Access & Circulation: Consistent with the Design Standards, access will be provided via the existing one driveway on Foothills Boulevard, and one driveway on Mail Street. The interior circulation pattern was partially completed through development of Kragen's, Walgreens and the Bird and Pet Clinic of Roseville. Approval and construction of the two (2) proposed retail buildings will complete the on-site improvements. The two projects (the subject DRP and the DRPMOD to be heard later) coordinated efforts to design the parking lot in a manner to provide free-flowing movement between the various uses, and to minimize confusion for drivers and pedestrians.

<u>Improvements:</u> The project will also include shared utility infrastructure, including looped water, sewer, electric, fire hydrants and other utility mains. The requirements for access and service improvements have been included in the conditions of approval for both the Design Review Permit as well as this tentative map.

<u>Phasing:</u> The proposed project is a single retail building, without phasing.

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.

As supported by the Design Review Permit, the size, configuration and design of all of the building within the tentative map is consistent with the City's policies and standards. There are no issues that would make the lots unusable for permitted development within the CC/DS Zone.

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. 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 map.

ENVIRONMENTAL DETERMINATION

At their meeting on May 20, 1999 the Design Committee adopted a Negative Declaration for the Foothills Promenade. The proposed project is substantially consistent with the project described in the original environmental assessment. Additional, this project is categorically exempt from environmental review in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15332 as an In-Fill Development Project. No additional environmental review is required.

RECOMMENDATION

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

- B. Adopt the four findings of fact as stated below for the DESIGN REVIEW PERMIT 3989 FOOTHILLS BOULEVARD (FOOTHILLS PROMENADE PHASE V-EAST). FILE # DRP 05-14;
 - 1. The project, as approved, preserves and accentuates the natural features of the property, such as open space, topography, trees, provides adequate drainage for the project, and allows beneficial use to be made of the site for development of the shopping center.
 - 2. The project site design, as approved, provides open spaces for pedestrians, vehicle access, vehicle parking, vehicle and pedestrian 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 which is consistent with the applicable goals, policies and objectives set forth in the General Plan, HRNSP and the Community Design Guidelines.
 - 3. The building designs, including the material, colors, height, size, and relief, and the arrangement of structures on the site, as approved, is harmonious with the existing open space and topography of the area which is consistent with the applicable goals, policies and objectives set forth in the General Plan, HRNSP and the Community Design Guidelines.
 - 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.

- C. Approve the DESIGN REVIEW PERMIT 3989 FOOTHILLS BOULEVARD (FOOTHILLS PROMENADE PHASE V-EAST) FILE # DRP 05-14 with the following ninety-nine (99) conditions of approval;
- D. Adopt the three (3) findings of fact stated in the staff report for the TENTATIVE PARCEL MAP 3989 FOOTHILLS BOULEVARD (FOOTHILLS PROMENADE PHASE V-EAST) FILE # PM 05-04;
- E. Approve the TENTATIVE MAP 3989 FOOTHILLS BOULEVARD (FOOTHILLS PROMENADE PHASE V-EAST) FILE # PM 05-04 as shown in **Exhibit E** and subject to the following thirty-three (33) conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT 05-14:

- 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 23, 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 **June 23, 2007**.
- 2. The project is approved as shown in Exhibits A D 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 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 Commission including all conditions of approval.
 - a. Evergreen Elm or a similar medium to large shade tree shall be substituted for the Chinese Pistache trees shown on the proposed Landscape Plan. (Planning)
- 10. The Landscape plan shall comply with 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)
- 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.
- 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. 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. Prior to the approval of the improvement plans, it will be the project proponents responsible to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
- 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)

- 25. "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)"
- 26. The applicant shall pay for all applicable water and sewer fees. (Environmental Utilities)
- 27. 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 and sewer 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)
- 28. The proposed building shall have its own dedicated water and sewer services. Locations of existing and proposed water and sewer lines shall be clearly reflected on the improvement plans. (Environmental Utilities)
- 29. The applicant/developer shall prepare a modified Transportation Systems Management (TSM) Plan for Foothills Promenade Phase V-East to be reviewed and approved by the Transportation Commission. (Transportation)
- 30. 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)
- 31. 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)
- 32. 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)

- 33. 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)
- 34. 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)
- 35. 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)
- 36. The required fire flow for the protection of the proposed project is 2,000 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)
- 37. 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 1,500 gpm and the fire sprinkler system 500 gpm. (Fire)
- 38. Applicant shall provide a minimum of three new or existing (3) 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)
- 39. 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)
- 40. 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)
- 41. 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)
- 42. 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)

- 43. 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 (Electric)
- 44. 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)
- 45. 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)
- 46. 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

- 47. 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)
- 48. 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 and sewer easements. (Electric, Engineering, Environmental Utilities)

- 49. 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)
- 50. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
- 51. 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)
- 52. 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)
- 53. The project shall be addressed as 3989 Foothills Boulevard. 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)

- 54. 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)
- 55. 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)
- 56. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
- 57. 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)
- 58. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for Foothills Promenade Phase V-East to be reviewed and approved by the City Manager. (Transportation)
- 59. 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)
- 60. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
- 61. 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)
- 62. 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)
- 63. 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)
- 64. 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)
- 65. Every building three stories or more in height shall be provided with a Class 1 standpipe system in accordance with Roseville Fire Code Section 1004. Said system installation shall conform to the minimum standards of UBC Standard 9-2 and Roseville Fire Code Standard 10-3. Plan review and

- field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
- 66. Every building three stories or more in height shall be provided with not less than one standpipe for use during construction as required by Roseville Fire Code Section 8704.4.3.1. Such standpipes shall be installed when the progress of construction is not more than 25-feet in height above the lowest level of fire department access. Such standpipes shall be provided with fire department hose connections at accessible locations adjacent to usable stairs, and the standpipe outlets shall be located adjacent to such usable stairs. Such standpipe systems shall be extended as construction progresses to within one floor of the highest point of construction having secure decking or flooring. On each floor there shall be provided a 2 ½-inch valve outlet for fire department use. (Fire)
- 67. All buildings and structures with one or more passenger service elevators shall be provided with not less than one elevator meeting the requirements of California Building Code Section 3003.5a for emergency medical service. (Fire)
- 68. 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)
- 69. 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)
- 70. 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)
- 71. 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)
- 72. The applicant shall properly identify all required fire lanes in accordance with the Fire Department Fire Lane Standard. (Fire)
- 73. 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)
- 74. 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)
- 75. 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)

- 76. 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)
- 77. 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)
- 78. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
- 79. 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)
- 80. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 81. 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)
- 82. 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)
- 83. 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.
- 84. 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)
- 85. 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

- 86. 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)
- 87. 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)
- 88. 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)
- 89. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning)
- 90. 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)
- 91. 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)
- 92. 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)
- 93. 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)
- 94. 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)

- 95. 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 of not and if site remediation is required. (Fire)
- 96. 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)
- 97. 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)
- 98. 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)
- 99. 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)

CONDITIONS OF APPROVAL FOR TENTATIVE MAP 05-04:

- 1. The approval of a Tentative Map and/or tentative site plan as shown in **Exhibit E** 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. 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)
- 6. 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)
- 7. 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)
- 8. All underground fire service lines shall not extend through another parcel number unless a reciprocal easement is provided subject to the Roseville Fire Department's approval (Fire).
- 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)
- 10. 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)
- 11. 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)
- 12. 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

- 13. 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

Water and sewer water easements.

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

- 14. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
- 15. 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)
- 16. 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)
- 17. 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)"
- 18. 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)
- 19. 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)
- 20. 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)
- 21. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
- 22. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
- 23. 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)
- 24. 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)
- 25. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
- 26. Private easements shall be granted for all utilities crossing property boundaries. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

- 27. 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)
- 28. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 29. 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)
- 30. 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)
- 31. 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)
- 32. 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)
- 33. The Tentative Parcel Map application shall not be deemed approved until the actions on the Rezoning, Development Agreement and Specific Plan Amendment are approved and become effective. (Planning)

ATTACHMENTS

- 1. Vicinity Map
- 2. Color Elevations
- 3. Design Standards

EXHIBITS

- A. Overall Site Plan/Project Information
- B. Site Plan
- C. Landscape Plan
- D. Elevations
- E. Tentative Map

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

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