

Prepared by: Derek Ogden, Associate Planner

ITEM VI-A: DESIGN REVIEW PERMIT & PARCEL MAP – 1798 PLEASANT GROVE BOULEVARD – WEST ROSEVILLE MARKETPLACE – FILE #'S: DRP 05-11, & PM 05-02

REQUEST

The applicant requests approval of the following entitlements:

- **Design Review Permit** – To allow the construction of three retail buildings totaling 76,892 square feet and fuel center with associated parking, lighting, and landscaping.
- **Parcel Map** – To create four separate commercial parcels for the center.

Applicant: Wall Street Property Company – Jeff Wood
Property Owner: Safeway, Inc. – Steve Berndt

SUMMARY RECOMMENDATION

The Planning Department recommends that the Planning Commission:

- A. Adopt the Mitigated Negative Declaration;
- B. Adopt the four (4) findings of fact for the Design Review Permit;
- C. Approve the Design Review Permit with one hundred and eleven (111) conditions of approval;
- D. Adopt the three (3) findings of fact for the Parcel Map; and
- E. Approve the Parcel Map with sixty (60) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

Staff has worked with the applicant on a number of required design elements for the project. These items were brought before the Planning Commission on December 8, 2005. The project has been conditioned in accordance with the Planning Commission's direction from that meeting.

ADJACENT ZONING AND LAND USE

West Roseville Marketplace: As shown on Figure 1 (below, next page), surrounding land uses include a senior apartment complex and age restricted single-family homes to the north. A church has been built to the east. Located to the west is the West Roseville Specific plan project. Vacant commercial land is located to the south.

The project is comprised of two parcels, Parcels 21 and 52 of the Del Webb Specific Plan. Parcel 21 and 52 are located at the northeast corner of Pleasant Grove Boulevard and Fiddymont Road. The larger parcel, parcel 21, has a land use designation of Community Commercial and a zoning designation of Community Commercial/Special Area-Del Webb Specific Plan (CC/SA-DW). Parcel 21 is approximately 8.2 acres in size. Both parcels have previously been graded, and the site is relatively flat. No native oak trees or wetlands exist on the site. Currently native grasses cover the site.



Figure 1: Land use designation is shown in red and zoning designation is shown in blue

BACKGROUND

On December 8, 2005 Staff brought the project to the Planning Commission for consideration of a General Plan Amendment (GPA), Specific Plan Amendment (SPA), and Rezone (RZ) to change the Land Use and Zoning designations on the .6 acre Parcel 52 of the site from Public/Quasi-Public (P/QP) to Community Commercial/Special Area-DeL Webb (CC/SA-DW). Staff also asked for direction from the Planning Commission on four (4) design related items that are discussed below. At this meeting the Planning Commission recommended the City Council approve the GPA, SPA, and RZ. Subsequently, on January 18th 2006, the City Council approved these entitlements.

At the December 8th meeting Staff requested the Commission provide direction on the Design Review Permit application concerning four items, these items are listed below:

1. Relocate the gas canopy and fueling center internal to the project and define the corner with an architecturally detailed building.
2. Relocate a pedestrian plaza to the front of the retail stores.
3. Provide covered golf cart parking on the east elevation of the market building to enhance the aesthetics and provide an amenity to cart customers.
4. Provide drive aisle connections to existing drive aisles within the adjacent church project.

The consensus of the Planning Commission was that the recommended design changes were not warranted. The Planning Commission did identify other design changes that they felt were warranted that are discussed in more detail in the evaluation of the Design Review Permit.

EVALUATION

The evaluation section of this report includes an analysis of each of the requested entitlements. Each of the entitlements is analyzed for its consistency with the goals and policies of the applicable regulations, such as the Del Webb Specific Plan and the Zoning Ordinance.

DESIGN REVIEW PERMIT

Listed below is an evaluation of the Design Review Permit against the required guidelines and the recommended changes requested by the Planning Commission.

ZONING/SPECIFIC PLAN REGULATIONS

Development Standard	Required	Proposed
Building Setbacks (required by DWSP)	35' - Front 35' - Side 35' - Rear	45' – Front (to pad Bld. B) 50' – Side 62' - Rear
Landscape Setbacks	35'	35'
Building Height Limit (required by DWSP)	40' 55' for tower elements	43' to top of tower
Max. Building Lot Coverage	up to 40% max.	20%
Parking Spaces	185 @ 1:300 food and beverage retail sales 106 @ 1:200 for unknown retail 292 spaces total	356 spaces
% of compact spaces	up to 30% max. - 88 spaces	46 spaces
# of handicapped spaces	8	14
% of shaded parking	50% min.	50%
Bicycle Spaces	7	2 bike racks provided

As is evidenced in the table above, the project will meet the applicable guidelines of the Del Webb Specific Plan and the City of Roseville Zoning Ordinance.

PROJECT DESIGN FEATURES

See attached Site Plan (Exhibit B); Grading Plan (Exhibit C); Landscape Plan (Exhibit D); Building Elevations (Exhibit E-G); and reduced color elevations (Attachment 2).

At the December 8th, 2005 Planning Commission meeting the Commission provided direction on the several design changes that are listed below. Each item is listed below along with the condition number that is provided for the Commission’s consideration:

- The applicant should enhance the western elevation of the fuel center kiosk to create an enhanced street side elevation. **(condition #9a.)**
- The applicant shall explore opportunities to increase the size of the fuel center kiosk. **(condition #9a.)**
- The primary street trees (London Plane and Flowering Plum) along the corner of Fiddyment Rd. and Pleasant Grove Bl. should be increased in size to 24-inch box trees. **(condition #9b.)**
- The applicant shall provide a sidewalk through the landscaping at the location of the fuel center kiosk to allow access for the residents to the south of the project site. **(This item was provided with the current grading plan.)**
- The applicant shall provide pedestrian access from the apartment project to the north into the project. **(This item was provided with the current Site Plan.)**

- The applicant shall provide doors along the north elevation of Shops Building I. (**condition #9c.**)

The Planning Commission, at the meeting held on December 8, 2005, reviewed a rendering of the proposed water feature and landscaping located at the corner of Fiddymont Road and Pleasant Grove Boulevard. This rendering is provided as Exhibit K. As a major consideration for approval of the project, and to screen the canopy and parking field from the intersection, the Commission recommended the height of the feature be a minimum of eight (8) feet in height. The Commission also asked that mature landscaping, including shrubs and twenty-four inch box trees, be planted on the corner. The applicant has not provided a detail of this water feature. Therefore staff had conditioned the project to include these items. Conditions #9b. and #9d. require the applicant to construct the water feature to the specified height of eight feet and a width as shown on the site plan (45').

The four findings for approval of the Design Review Permit are contained in the Recommendation section of this report. The applicant has reviewed the conditions of approval and agrees with the recommended conditions.

PARCEL MAP

The current configuration places the project site over two separate parcels. The applicant wishes to subdivide the property in order to facilitate different ownership interests in the project. The Parcel map would divide the site into four separate parcels, one for each building within the project. Section 18.06.180 of the City of Roseville Municipal Code requires that three findings be made to approve or conditionally approve a Parcel Map. The three findings are listed below in **bold italic text** and are followed by an evaluation of the Tentative Parcel Map in relation to each finding.

1. ***The size, design, character, grading, location, orientation, and configuration of lots, roads and all improvements for the tentative parcel map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan 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 size of Parcel 1 is 5.59 acres, Parcel 2 is .71 acres, Parcel 3 is .92 acres, and Parcel 4 is 1.58 acres (Exhibit J). The General Plan and Zoning Ordinance do not establish minimum lot sizes for parcels within the Community Commercial land use and zoning district. Instead, the City reviews Tentative Maps on a case-by-case basis to ensure that proposed parcels are adequate for development. The size and configuration of the proposed parcels are consistent with the design standards of the Subdivision Ordinance and with the improvements proposed with the West Roseville Marketplace project.

Grading and Drainage: Past grading on the site have created a relatively flat project site. There are no existing significant natural features that exist on the site. The applicant is proposing to raise the natural grade of the lot at the rear of the project adjacent to the Del Webb subdivision and Church site. This will allow for the property to drain toward Pleasant Grove Boulevard and Fiddymont Road. The project earthwork will require an import of 4,720 cubic yards of material onto the site.

Access & Circulation: There will be a total of four driveway entrances to the site. Two entrances will be located off Pleasant Grove Bl. and two entrances will be located off Fiddymont Rd. The eastern driveway that is accessed off Pleasant Grove Bl. will permit full turning movements. All other driveways are restricted to right turning movements only, as a landscaped median is existing in these locations. Given the proposed improvements to the site and the parking spaces that will be constructed, adequate access and parking is provided to each parcel.

As shown on the tentative map and as discussed above, the parcels are adequately sized and configured to support the existing 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.***

The parcels are adequately sized to support the proposed development. The site is relatively flat and there are no site constraints that would prevent development of the site.

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 Del Webb Specific 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 development on the parcels proposed by the tentative map.

ENVIRONMENTAL DETERMINATION

The Roseville Planning Department prepared an Initial Study and Mitigated Negative Declaration for this project, which was posted with the City Clerk's office on November 18th, 2005. The document is available for review at the Planning Department office, located at 311 Vernon Street, Roseville, CA 95678. The public review period closed on December 8th, 2005. To date, no comments on the document had been received.

RECOMMENDATION

The Planning Department is recommending that the Planning Commission recommend approval of the Design Review Permit and Parcel Map as listed below:

- A. Adopt the Mitigated Negative Declaration;
- B. Adopt the four (4) findings of fact as stated below for approval of the DESIGN REVIEW PERMIT – 1798 Pleasant Grove Boulevard (West Roseville Marketplace) – FILE #DRP 05-11:
 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 and the Community Design Guidelines.*
 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 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 – 1798 Pleasant Grove Boulevard (West Roseville Marketplace) – FILE #DRP 05-11 with the one hundred eleven (111) conditions listed below;
- D. Adopt the three (3) findings of fact as listed in the staff report for approval of the TENATIVE PARCEL MAP – 1798 Pleasant Grove Boulevard (West Roseville Marketplace) – FILE #PM 05-02; and
- E. Approve the TENATIVE PARCEL MAP -- 1798 Pleasant Grove Boulevard (West Roseville Marketplace) – FILE #PM 05-02 with sixty (60) conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT 05-11:

- 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 **February 9, 2008**. 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 **February 9, 2008**. (Planning)
- 2. The project is approved as shown in Exhibits A - J 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. A deposit in the amount of two and one half percent (2-1/2%) of the value of the public improvements shall be provided at the time plans are submitted to the City for review and an additional deposit in the amount of two and one half percent (2-1/2%) of the value of the public improvements shall be provided at the time that the plans are approved and an encroachment permit is issued. (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 handicapped stalls shall have a 6" raised curb or concrete bumper. (Planning)
 - b. Standard -- 9 feet x 18 feet; Compact--8 feet x 16 feet; Handicapped 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 handicapped 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 11B-7 of the UBC.
 - ii) Handicapped spaces and crosswalks shall be signed, marked and maintained as required by Title 24 amendments of the UBC.
 - iii) Handicapped accessible parking and exterior route of travel shall comply with UBC, 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 the following conditions of approval:
 - a. The applicant shall enhance the western elevation of the fuel center kiosk with a greater level of architectural detail, and explore opportunities to increase the fuel kiosk to the satisfaction of the Planning Department.
 - b. The applicant shall increase the size of the Flowering Plum and London Plane trees along the corner of Fiddymment Road and Pleasant Grove Boulevard to 24" box trees.
 - c. Shops Building "1" shall include a door to the proposed patio area on the northern elevation. (Planning)
 - d. The applicant shall construct a water feature as represented in Exhibit K on the corner of Pleasant Grove Bl. and Fiddymment Rd. The water feature shall be a minimum dimension of 8' in height and 45' across at the rear of the feature. In addition, mature landscaping (including shrubs) shall be installed to create a signature focal point at the corner and to screen the canopy and vehicle circulation area behind the water feature.
 10. The Landscape plan shall comply with the Del Webb 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, (including satellite dishes and solar panels), 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.
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. 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. The site shall be accessed from two driveways on Fiddyment Road. The driveway(s) shall be "Type A-7" driveways, a minimum width of 35-feet with curb return radii of 30-feet. The minimum driveway throat depths shall be 35 feet for each of the Fiddyment driveways. Access to the southern driveway shall be accommodated with the extension of existing bus turn out to form an auxiliary lane that will function as a shared bus turn out and deceleration lane. The southern driveway will be limited to rights in and rights out only. The north driveway shall be accessed with a standard right turn curb flare. Lefts

into this driveway will be allowed via a standard 250-foot left turn lane with 120 foot taper that is to be constructed within Fiddymment Road. Left out of the northern driveway shall be prohibited. Along the entire frontage of Fiddymment Road an eight-foot wide pedestrian walk shall be constructed. (Engineering)

25. The site shall be accessed from 2 driveways on Pleasant Grove Boulevard. The eastern driveway is in place and requires no further improvements. The eastern driveway already has access to the parcel to the east side of the driveway therefore limiting throat depth, but the west side of this driveway shall have a throat depth of at least 125 feet. The western driveway shall be "Type A-7" driveway, a minimum width of 35-feet with curb return radii of 30-feet. The minimum driveway throat depth shall be 50 feet. Access to the western driveway shall be accommodated with the construction of a 10-foot right turn lane extending from the western curb return of the eastern driveway, creating an auxiliary lane across the entire frontage. Along the entire frontage of Pleasant Grove Boulevard an eight-foot wide pedestrian walk shall be constructed. (Engineering)
26. If at anytime prior to the "Notice of Completion", the determination is made that existing curb ramp(s) do not meet standard City requirements, it will be the responsibility of the developer to remove/replace or modify the deficient ramp(s) to meet City standards. (Engineering)
27. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
28. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)
29. The applicant shall dedicate all necessary rights-of-way for the widening of any streets required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Records Office. (Engineering)
30. On-site, stop signs shall be installed on both approaches to the driveways to allow for a free flow of traffic into the site. (Engineering)
31. 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. (Engineering)
32. Over land drainage facilities shall be incorporated into the grading and site plan design to ensure that free and unobstructed flow from Pleasant Grove Boulevard is maintained. (Engineering)
33. 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 engineering 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)
34. Developer shall be responsible for the installation of a bus shelter and related improvements conforming to the city's current standards on the shelter pad located on Fiddymment Road. The Developer may enter into a reimbursement agreement with the City to be reimbursed for the cost of the shelter installation (shelter number 94-084) (Engineering, Transit)

35. **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)
36. 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)
37. The applicant shall pay for all applicable water and sewer fees. (Environmental Utilities).
38. 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)
39. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for The DWSP PCL 21, West Roseville Marketplace to be reviewed and approved by the Transportation Commission. (Transportation)
40. 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)
41. 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)
42. 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)
43. 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)
44. 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)

45. 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)
46. The required fire flow for the protection of the proposed project is 3,750 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)
47. Applicant shall provide a minimum of eight (8) fire hydrants within the complex in accordance with the Roseville Fire Code. The average spacing between fire hydrants within the complex shall not exceed 200 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)
48. 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)
49. 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)
50. 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)
51. The Hazardous Materials process can be lengthy and complex. The applicant should contact Steven Anderson of our Hazardous Materials Division at (916) 774-5800 as soon as possible to initiate the process. Use or storage of hazardous materials, liquids, gases and/or chemicals will be subject to meeting the requirements of the Hazardous Materials Storage Policy set forth by the City of Roseville, the applicable sections of the California Fire Code, and the National Fire Codes. Submit names and amount of any hazardous materials, if they are to be stored or used, to the Bureau of Fire Prevention for review and approval. (Fire)
52. 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 (including a basemap in Autocad R14 format)
 - b. load calculations
 - c. electrical panel one-line drawings
53. 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)
54. 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)

55. 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:

56. 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)
57. 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. All existing public utility easements shall remain. (Electric)
 - b. Water and sewer easements. (Environmental Utilities)
 - c. A Common Area P.U.E. will be required to cover installation of the High Voltage electrical facilities. (Electric)
58. 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)
59. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
60. 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)

61. 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)

62. The project shall be addressed as follows:

Pad B – 1760 Pleasant Grove Boulevard
Major A – 1770 Pleasant Grove Boulevard
Shops I – 1780 Pleasant Grove Boulevard
Pad A – 1790 Pleasant Grove Boulevard

Note. 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)

- 63. This project falls within the commercial land use category of the Dry Creek Watershed Flood Control Plan as determined by the Placer County Flood Control District and adopted by the City of Roseville. The project is therefore subject to a fee based on gross developed acres. (Engineering)
- 64. 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)
- 65. 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)
- 66. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
- 67. 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)
- 68. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for The DWSP PCL 21, West Roseville Marketplace to be reviewed and approved by the City Manager. (Transportation)
- 69. Water and sewer lines shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)

70. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
71. **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)
72. 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)
73. 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)
74. 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)
75. 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)
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 applicant shall properly identify all required fire lanes in accordance with the Fire Department Fire Lane Standard. (Fire)
80. 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)
81. 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)

82. 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)
83. 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)
84. 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)
85. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
86. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
87. 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)
88. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
89. The developer of the project shall relocate the existing streetlight in the middle of the proposed southerly driveway on Fiddyment Road. (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 to the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." There are numerous conflicts with trees and existing electrical facilities shown on sheet C6.1. In addition, there are conflicts with the proposed landscape

mounding and existing electrical facilities shown on sheet C3.1. The proper clearances and lighting cones must be addressed prior to approval by Roseville Electric. (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)

OTHER CONDITIONS OF APPROVAL:

95. 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)
96. All existing public utility, electric, water, sewer and Recycled water easements shall be maintained unless otherwise authorized by these conditions of approval. (Electric, Engineering, Environmental Utilities)
97. The project shall comply with all required environmental mitigation identified in the Mitigated Negative Declaration. (Planning)
98. 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)
99. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning)
100. 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)
101. 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)
102. 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)
103. 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)

104. The phasing of this project shall not limit the fire department requirements for access and circulation throughout the project as a result of continuous construction in accordance with Article 87 of the Uniform Fire Code, 2001 Edition with the City of Roseville's Amendments. (Fire)
105. Temporary above ground 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)

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. 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)
6. 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)
7. 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)
8. 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)
9. All drainage facilities shall conform with natural drainage sheds. (Engineering)
10. The following note shall be added to the Grading and/or Improvement Plans:

To minimize dust/grading impacts during construction the applicant shall:

- a) Spray water on all exposed earth surfaces during clearing, grading, earth moving, and other site preparation activities throughout the day.
 - b) Use tarpaulins or other affective covers on all stockpiled earth material and on all haul trucks.
 - c) Sweep the adjacent streets frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.
 - d) Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off site.
 - e) The City shall have the authority to stop all grading operations if, in the opinion of city staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. (Engineering)
11. The site shall be accessed from two driveways on Fiddymment Road. The driveway(s) shall be “Type A-7” driveways, a minimum width of 35-feet with curb return radii of 30-feet. The minimum driveway throat depths shall be 35 feet for each of the Fiddymment driveways. Access to the southern driveway shall be accommodated with the extension of existing bus turn out to form an auxiliary lane that will function as a shared bus turn out and deceleration lane. The southern driveway will be limited to rights in and rights out only. The north driveway shall be accessed with a standard right turn curb flare. Lefts into this driveway will be allowed via a standard 250-foot left turn lane with 120 foot taper that is to be constructed within Fiddymment Road. Left out of the northern driveway shall be prohibited. Along the entire frontage of Fiddymment Road an eight-foot wide pedestrian walk shall be constructed. (Engineering)
 12. The site shall be accessed from 2 driveways on Pleasant Grove Boulevard. The eastern driveway is in place and requires no further improvements. The eastern driveway already has access to the parcel to the east side of the driveway therefore limiting throat depth, but the west side of this driveway shall have a throat depth of at least 125 feet. The western driveway shall be “Type A-7” driveway, a minimum width of 35-feet with curb return radii of 30-feet. The minimum driveway throat depth shall be 50 feet. Access to the western driveway shall be accommodated with the construction of a 10-foot right turn lane extending form the western curb return of the eastern driveway, creating an auxiliary lane across the entire frontage. Along the entire frontage of Pleasant Grove Boulevard an eight-foot wide pedestrian walk shall be constructed. (Engineering)
 13. If at anytime prior to the “Notice of Completion”, the determination is made that existing curb ramp(s) do not meet standard City requirements, it will be the responsibility of the developer to remove/replace or modify the deficient ramp(s) to meet City standards. (Engineering)
 14. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
 15. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)
 16. The applicant shall dedicate all necessary rights-of-way for the widening of any streets required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Records Office. (Engineering)
 17. On-site, stop signs shall be installed on both approaches to the driveways to allow for a free flow of traffic into the site. (Engineering)

18. 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. (Engineering)
19. Over land drainage facilities shall be incorporated into the grading and site plan design to ensure that free and unobstructed flow from Pleasant Grove Boulevard is maintained. (Engineering)
20. 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 engineering 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)
21. Developer shall be responsible for the installation of a bus shelter and related improvements conforming to the city's current standards on the shelter pad located on Fiddymont Road. The Developer may enter into a reimbursement agreement with the City to be reimbursed for the cost of the shelter installation (shelter number 94-084) (Engineering, Transit)
22. 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)
23. **Prior to the approval of the Improvement Plans**, the project proponent shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the project proponent during the pre-construction meeting. (Engineering)

Prior To Issuance of a Grading Permit and/or Improvement Plans

24. 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. (Engineering)
25. 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)
26. 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)

27. Minimum fire flow is 3,750 gallons per minute with 20 lbs. psi residual pressure. A change in any of the conditions may increase the required fire flow. (Fire)
28. 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).
29. 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)
30. 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)
31. 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)
32. 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
33. 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)
34. 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

35. 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) Water and sewer easements;
 - b) Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
36. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
37. 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)
38. All public access easements & public utility easements shall be dedicated to the benefit of all parcels. All easements shall be shown and described on the parcel map. (Engineering)
39. 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.
40. The City shall not approve the Parcel Map for recordation until either:
- a) A subdivision agreement is entered into along with the necessary bonds and insurance as required by the City. Said agreement shall be in a form acceptable to the City Attorney.
- OR
- b) The improvement plans are approved, and the improvements are constructed and accepted as complete. In this case, the subdivider shall enter into a one-year maintenance agreement concurrent with the recordation of the Final Map. (Engineering)
41. Any structures crossing Lot/Parcel lines created by the Final/Parcel map shall be removed. (Engineering)
42. 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)
43. 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)
44. 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)
45. 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)
46. 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)
47. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
48. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)
49. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
50. 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 Parcels. (Environmental Utilities)
51. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
52. Private easements shall be provided for water or sewer services crossing property boundaries. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

53. 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)
54. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
55. 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)
56. 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)
57. 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)
58. 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)
59. The project shall comply with all applicable environmental mitigation measures identified in the mitigated negative declaration. (Planning)
60. The Tentative Subdivision/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. Reduced Color Elevations

EXHIBITS:

- A. Initial Study and Mitigated Negative Declaration
- B. Site Plan
- C. Grading Plan
- D. Utility Plan
- E. Landscape Plan
- F. Building Elevations
- G. Building Elevations
- H. Building Elevations
- I. Building Elevations
- J. Parcel Map
- K. Water Feature Rendering

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.