

Prepared by: Tricia Stewart, Assistant Planner

ITEM V-B: **GENERAL PLAN AMENDMENT, REZONE, DESIGN REVIEW PERMIT & LOT LINE ADJUSTMENT – 360, 400, 402, 404 & 406 SUNRISE AV (FOUR HUNDRED SUNRISE OFFICE BUILDING) -- FILE#S GPA-000019, RZ-000024, DRP-000056, EA-000003 & LLA-000025.**

REQUEST

The applicant requests approval of the following entitlements:

- **Rezone** to change the zoning of the subject property from Neighborhood Commercial (NC) to Community Commercial/Special Area (CC/SA) to allow a broader range of permitted uses and increased building height;
- **General Plan Amendment** to change the general plan land use designation from Business Professional (BP) to Community Commercial (CC);
- **Design Review Permit** to allow construction of a three story, 53,660 square-foot office building with associated parking, landscaping and lighting; and
- **Lot Line Adjustment** to merge the two parcels into one single parcel.

Applicant: Robert Rauschenbach, Rauschenbach Marvelli Becker, Architects
Property Owner: Mel Vail, Vail Development

SUMMARY RECOMMENDATION

The Planning & Redevelopment Department recommends that the Planning Commission:

- A. Adopt the Negative Declaration;
- B. Recommend the City Council adopt the one (1) finding of fact for the General Plan Amendment;
- C. Recommend the City Council approve the General Plan Amendment;
- D. Recommend the City Council adopt the two (2) findings of fact for the Rezone;
- E. Recommend that the City Council approve the Rezone;
- F. Adopt the four (4) findings of fact for the Design Review Permit;
- G. Approve the Design Review Permit with 116 conditions of approval;
- H. Find the Lot Line Adjustment consistent with the required criteria; and
- I. Approve the Lot line Adjustment with 12 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 at 360, 400, 402, 404 and 406 Sunrise Avenue in the Infill area of the City (see Vicinity Map - Attachment 1). The project site is made up of two parcels totaling approximately 2.81-

acres. Recently the property had an older office complex located on site, which consisted of five buildings with associated parking, landscaping and lighting (see Aerial Map – Attachment 2). In late 2005, the buildings were demolished and currently the site is vacant.

The property owner has requested approval of a Design Review Permit to construct a three-story 53,660 square foot office building with associated parking, landscaping and lighting on the subject 2.81-acre site. The property is currently zoned Neighborhood Commercial (NC). As currently zoned, the project could have proceeded under a Design Review Permit (DRP) Easement Abandonment (EA) and Lot line Adjustment (LLA) that would be reviewed by the Design Committee. However, after consultation with City staff, the applicant is requesting approval of a General Plan Amendment and Rezone in addition to a DRP, EA and LLA, to allow for a broader range of uses and to allow for the potential building height to be increased to 50 feet. Specifically, the applicant is requesting to change the NC zoning to Community Commercial zone with a Special Area Overlay (CC/SA). The Special Area designation has been included to the zoning to limit permitted uses to those that are most appropriate to the site and surrounding land uses. Therefore, uses such as bars, gas stations, auto sales and repair and storage facilities have been excluded as allowable uses (see Commercial Use Table – Exhibit I). Additional discussion relating to the Rezone is provided in the evaluation below.

As part of this project the applicant has requested an EA to two utility easements that are in conflict with the proposed building location. The EA will be considered by the City Council along with the GPA and RZ requests.

SITE INFORMATION

- A. Roseville Coalition Of Neighborhood Associations (RCONA):** RCONA #7, Cirbyside – The Cirbyside Neighborhood Association is currently active, however no comments were received regarding this request.
- B. Total Acreage:** ± 2.81 acres
- C. Site Access:** One (1) driveway on Sunrise Av will provide access to the site. The neighboring property to the south has allowed access to the site through three drive aisles along the south property line through a reciprocal easement agreement (see Site Plan – Exhibit B).
- D. Physical or Natural Features:** The natural terrain of the site has been altered by past grading activities and site development. Previously five medical office buildings were located on the subject parcels. In 2005, the antiquated buildings were demolished and as a result the vacant property is relatively flat with no natural resources on site (e.g. native oak trees, wetlands).
- E. Grading:** The property had previously been graded. Minimal grading will be required to balance the site, which will include 2,300 cubic yards of cut and 2,300 cubic yards of fill.

ADJACENT ZONING AND LAND USE

LOCATION	ZONING	GENERAL PLAN LAND USE	CURRENT USE OF PROPERTY
On-Site	Neighborhood Commercial (NC)	Business Professional (BP)	Vacant
North	-	-	Interstate 80
South	NC	BP	Office Building
East	Commercial Mixed Use (CMU); Single Family Residential (R1)	BP; Low Density Residential (LDR5)	Roseville Gateway Office Building; Single Family Homes
West	-	-	Interstate 80

DEVELOPMENT STANDARDS

Development Standard	Required	Proposed
Building Setbacks	None	156' (from Sunrise Av)
Landscape Setbacks	20'	16' to 20' (see discussion below)
Building Height Limit	50' (max)	47'6" to top of parapet (58' to top of mechanical screen)
Max. Building Lot Coverage	None	14.3%
Parking Spaces (Total)	224 (50,000 s.f. @ 1:250) and (3,660 s.f. @ 1:150)	224 (150 Standard; 67 Compact; 7 Handicapped)
% of compact spaces	30% max	30% (68 spaces) (see discussion)
# of handicapped spaces	7	7
% of shaded parking	50%	53%
Bicycle Spaces	6	6 (see discussion)

PROJECT DESIGN FEATURES

See attached Site Plan (Exhibit B); Grading Plan (Exhibit C); Elevations (Exhibit D); Landscape Plan (Exhibit E); Lot Line Plan (Exhibit F); Color Elevations (Attachment 3).

EVALUATION

GENERAL PLAN AMENDMENT & REZONE

General Plan Amendment: The request requires changes to the City of Roseville's General Plan. Specifically, the General Plan will be modified to reflect the change in land use from Business Professional (BP) to Community Commercial (CC). Presently, the BP land use is inconsistent with the existing zoning of NC. The requested zoning of the property of CC is not an implementing zone of the

BP land use designation and therefore it is proposed to be changed. The change to CC land use will bring the zoning and land use into conformance with the proposed zoning.

Rezone: The existing zoning of NC is an antiquated zone for the area. The NC zone is intended for properties in close proximity to residential areas that would provide for retail and personal service facilities. While the property is adjacent to some residential properties, it is mostly surrounded by other BP and CC uses, such as medical offices to the south and the Roseville Gateway Office Building to the east. Staff has determined that based on the surrounding uses, the site's proximity to Interstate-80 and the site's location fronting an arterial street, the CC zone is the most appropriate for the site given the property owner's intended tenant mix of professional office and bank uses.

Furthermore, the CC/SA will provide for a broader range of uses that are appropriate for the site and the overall area. The Special Overlay designation allows for the City to tailor the permitted uses so they are more appropriate for the area. Exhibit I provides a redline version of the recommended permitted uses for the CC/SA zone.

Another benefit to changing the zoning is to allow for the building height to be increased from 35 feet, which is the maximum height permitted in the NC zone, to 50 feet in the CC zone. The applicant has proposed a three-story building, which would exceed the 35-foot height limit in the NC zone. With the rezone, the applicant is able to provide a three-story building which staff believes is appropriate given the proximity to Interstate 80 and the three-story medical office building to the south and the three-story office building to the east.

Based on the review of the commercial use table, the Planning Department has concluded that a change from NC to CC will result in a more appropriate use of the subject property. Furthermore, a broader range of permitted uses will provide a more economically viable and successful project. Staff has not identified any other significant concerns with the rezone request.

DESIGN REVIEW PERMIT

The evaluation of the DRP for the proposed project has been based on the applicable development standards within the City's Zoning Ordinance and the design standards of the City's Community Design Guidelines (CDG).

Section 19.78.060(B) of the Zoning Ordinance requires that four (4) findings be made in order to approve a DRP. The four findings for approval of the DRP are listed below.

- 1. The project, as approved, preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and watercourses, provides adequate drainage for the project, and allows beneficial use to be made of the site for development.*
- 2. The project site design, as approved, provides open spaces, access, vehicle parking, vehicle, pedestrian and bicycle circulation, pedestrian walks and links to alternative modes of transportation, loading areas, landscaping and irrigation and lighting which results in a safe, efficient and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines, and the Northeast Roseville Specific Plan.*
- 3. The building design, including the material, colors, height, bulk, size and relief, and the arrangement of the structures on the site, as approved, is harmonious with other development and buildings in the vicinity and which is consistent with the applicable goals, policies and*

objectives set forth in the General Plan, Community Design Guidelines, and the Northeast Roseville Specific Plan.

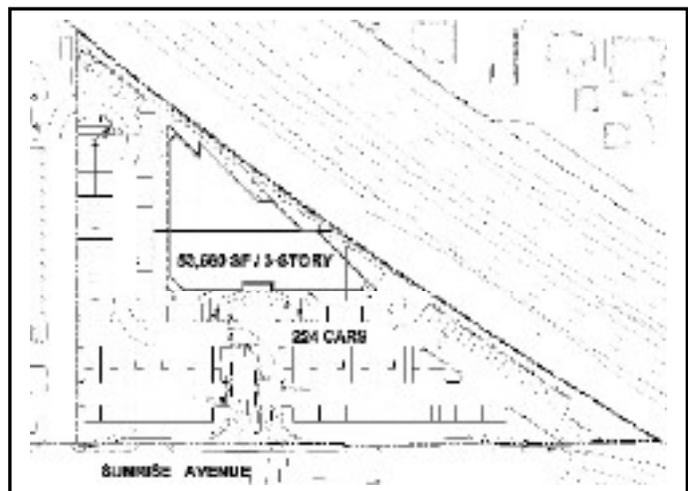
4. *The design of the public services, as approved, including, but not limited to trash enclosures and service equipment are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors and landscaping that are harmonious with the site and the building designs.*

As proposed and conditioned, the project complies with the applicable guidelines identified in the Zoning Ordinance and CDG document. The remainder of the DRP evaluation section will focus on design guidelines that warrant additional review and consideration by the Planning Commission.

SITE DESIGN GUIDELINES

Vehicle Access, Circulation, and Parking

- The CDG and Zoning Ordinance limit the number of compact parking spaces to 30 percent of the minimum number of required spaces. As currently proposed the number of compact parking spaces exceeds 30 percent by one space. Condition 8 has been added to require one compact parking space to be changed into a standard parking space.
- The CDG encourages shared access between adjacent parcels in order to minimize curb cuts along street frontages. The project design has incorporated shared access with the site to the south. Three drive aisles have been proposed to help facilitate parking circulation and minimize curb cuts on Sunrise Av. A reciprocal access agreement was recorded between the property owner of 360, 400, 402, 404 and 406 Sunrise Av and the property owner of 406 ½ Sunrise Av on December 15, 1983. No changes to the shared access are proposed.
- The proposed site plan indicates a driveway at the north end of the site. Condition 29 has been included to eliminate this driveway and replace it with an extension of the planter within the landscape setback. The northern driveway was originally included in the design as Emergency Vehicle Access only. The Fire Department has determined that the site can be adequately accessed via the main driveway and from the neighboring property to the south and therefore the northern driveway is not needed. The applicant is in agreement with this condition.



STREETSCAPE DESIGN AND LANDSCAPING GUIDELINES

- The CDG requires a 20-foot landscape setback measured from the back of curb. As part of this project, a dedicated right turn/deceleration lane was required. The incorporation of this lane has limited the amount of space available for landscaping along Sunrise Av. The applicant has proposed a landscape setback ranging from 16 feet to 20 feet. Six (6) London Plane trees will be planted within the landscape setback along Sunrise Av intermixed with accent trees, shrubs and ground cover consistent with the CDG (see Landscape Plan – Exhibit E). Staff has determined

that given the need for the dedicated right turn lane, that the landscape setback and proposed landscaping is appropriate.

ARCHITECTURAL GUIDELINES

Staff supports the proposed building design. The building meets all of the design guidelines related to general design, massing and form and materials and finish. This reinvestment project brings a high quality building design to the Infill area. The design of the building is complementary to surrounding buildings in height and scale, and provides for a great deal of visual interest due to both design and choice of building materials. Staff believes that the building will have a positive and prominent presence along both Interstate 80 and Sunrise Av.



Screening

- The CDG require that roof mounted equipment be set back from the roof edge or screened so that it is not visible from adjacent streets.
- The mechanical screen is an integral part of the architectural design and at times it becomes the exterior edge of the building (on the northwest and east building elevations). The screen is generally set back +/- 10 ft. from the exterior wall, except at the entry where it is alignment with the exterior wall. The mechanical screen will be visible from Sunrise Av, however it has been designed for both functionality and aesthetics to screen mechanical equipment and provide visual interest to the building.
- Typically, the height limitation for the CC zone district is 50 feet. However, this requirement may be modified upon review and approval of a Design Review Permit.
- Rather than raise the parapet to screen the mechanical equipment, the applicant has designed the mechanical screen out of steel with a metallic silver finish, which is complementary to the colors and materials used on the building. Additionally, the mechanical screen provides interest to the roofline, which is encouraged in the CDG.
- Staff believes the mechanical screen has been tastefully designed and is in proper proportion to the building. Staff is comfortable with the mechanical screen design and resulting building height of 58 feet. No change is recommended.

PEDESTRIAN/BIKEWAY ACCESS AND CIRCULATION

Bicycle Access

- The CDG require bicycle racks to be provided for all office projects in sufficient quantities to facilitate the use of alternate modes of transportation and to accommodate bicycle traffic. Bicycle racks or lockers should be located in a highly visible and convenient area, but may not obstruct pedestrian walkways.
- The Zoning Ordinance requires one bicycle space for every 20 required parking spaces and for each additional 100 parking spaces or portion thereof, one bicycle space shall be provided. Therefore six parking spaces are required as part of this project. Condition 40 has been included to require the incorporation of bicycle racks or lockers.

ART

- Pending the overall project budget, the applicant has indicated an interest in providing a public art feature as part of the project.

IMPROVEMENTS

- As an infill project, there are some unique improvements required of the project that are not typical of development within specific plan areas.
- As part of this project, the developer will be responsible for the widening of Sunrise Av to allow for a dedicated right turn lane into the project site. The site plan, as shown in Exhibit B, identifies these improvements.
- Due to the road widening, two to three 60 kV power poles will need to be relocated to the back of walk. Condition 58 provides for this requirement. Additionally, the developer will be responsible for the undergrounding of power lines (12 kV) at the rear of the property that fronts Interstate 80. This requirement has been included as condition 56. The applicant is in agreement with these conditions and is currently working with the City to develop a cost estimate for the relocation.
- Condition 28 has been included for the project to include a bus shelter and bus turn out along Sunrise Av. These improvements are reflected on the site plan and the applicant is in agreement with the condition. As stated in the condition, the City has agreed to reimburse the developer for the cost of the bus shelter.
- The design and replacement of the signal at Sunrise Av and Frances Dr has been included as a part of this project. The applicant will be responsible for the costs related to direct access to the project site, however the City will share the cost for improvements to the signal that are not related to direct access to the site and for any required upgrades to the signal that the City deems as necessary. Condition 26 provides for this requirement.

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. The four findings for approval of the Design Review Permit are contained in the Recommendation section of this report.

LOT LINE ADJUSTMENT

The current configuration places the project site over two separate parcels. The existing lot configuration places a lot line through the north end of the building. The Uniform Building Code

prohibits the placement of buildings over property boundaries. It is also the applicant's desire to merge the two parcels into a single parcel. An exhibit showing the existing and proposed parcel configuration is provided as Exhibit G.

The Subdivision Ordinance does not list any required findings for a Lot Line Adjustment; however, a Lot Line Adjustment (LLA) must comply with the following criteria in **bold text**, which is followed by a discussion.

1. Compliance with the Zoning Ordinance for the district in which it is located.

The project site has a zoning designation of NC. As discussed earlier in this report, the applicant is proposing to rezone the property to CC in order to allow for an increased building height. The proposed LLA would be consistent with either zoning scenario (NC or CC).

2. Compliance with local building regulations

The Uniform Building Code establishes building regulations based upon the type of construction, the use of a building, and a building's proximity to other buildings and property lines. As noted above, the existing parcel lines would result in the placement of a structure over a property line, which is prohibited by the Uniform and California Building Codes. Approval of the LLA would eliminate this conflict and bring the project into conformance with applicable building code requirements.

3. Provisions for relocation of existing infrastructure or easements.

The proposed LLA will affect multiple easements of record. All existing easements will be maintained except for two, which will be abandoned as a summary easement abandonment. Following the abandonment of the easements, which will be considered by the City Council, the LLA will not affect any existing or proposed infrastructure or easements.

4. Compliance with the City of Roseville General Plan.

The subject properties have a land use designation of BP, which will be changed to CC following approval of the GPA. Various commercial uses are anticipated within the CC land use. The General Plan does not identify minimum lot sizes for commercial. Therefore, the proposed project is consistent with the General Plan.

Lot Line Adjustment Conclusion

The proposed LLA is consistent with the applicable criteria outlined by the City's Subdivision Ordinance. Approval of the LLA will merge two smaller commercial properties into a single and larger commercial property. Staff has not identified any issues relative to the request and recommends its approval.

ENVIRONMENTAL DETERMINATION

The Roseville Planning Department prepared an Initial Study and Negative Declaration for this project, which was posted with the City Clerk's office on February 17, 2006. The document is available for review

at the Planning Department office, located at 311 Vernon Street, Roseville, CA 95678. The public review period lasts until March 8, 2006. To date, no comments on the document have been received.

RECOMMENDATION

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

- A. Adopt the Negative Declaration;
- B. Recommend that the City Council adopt the finding of fact for the GENERAL PLAN AMENDMENT – 360, 400, 402, 404, 406 SUNRISE AV (400 SUNRISE OFFICE BUILDING) – FILE #GPA-000019:
 1. *The proposed General Plan Amendment is consistent with the objectives, policies, programs and land use designations specified in the City of Roseville General Plan;*
- C. Recommend that the City Council approve the GENERAL PLAN AMENDMENT – 360, 400, 402, 404, 406 SUNRISE AV (400 SUNRISE OFFICE BUILDING) – FILE #GPA-000019 as shown in **Exhibit H**.
- D. Recommend the City Council adopt the two findings of fact as stated below for the REZONE – 360, 400, 402, 404, 406 SUNRISE AV (400 SUNRISE OFFICE BUILDING) – FILE #RZ-000024:
 1. *The proposed rezone is consistent with the General Plan; and*
 2. *The proposed rezone is consistent with the public interest, health, safety, and welfare of the City.*
- E. Recommend that the City Council approve the REZONE – 360, 400, 402, 404, 406 SUNRISE AV (400 SUNRISE OFFICE BUILDING) – FILE #RZ-000024 as shown in **Exhibit H**.
- F. Adopt the four findings of fact as stated in the staff report for approval of the DESIGN REVIEW PERMIT – 360, 400, 402, 404, 406 SUNRISE AV (400 SUNRISE OFFICE BUILDING) – FILE #DRP-000056:
- G. Approve the DESIGN REVIEW PERMIT – 360, 400, 402, 404, 406 SUNRISE AV (400 SUNRISE OFFICE BUILDING) – FILE #DRP-000056 with the 116 conditions listed below;
- H. Find the LOT LINE ADJUSTMENT – 360, 400, 402, 404, 406 SUNRISE AV (400 SUNRISE OFFICE BUILDING) – FILE #LLA-000025 consistent with the criteria listed in the staff report;
- I. Approve the LOT LINE ADJUSTMENT – 360, 400, 402, 404, 406 SUNRISE AV (400 SUNRISE OFFICE BUILDING) – FILE #LLA-000025 with 12 conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT - 000056

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 **March 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 **March 9, 2008**.

2. The project is approved as shown in Exhibits A - I and as conditioned or modified below. (Planning)
3. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. A deposit in the amount of two and one half (2-1/2) percent of the value of the public improvements, or \$2,500, whichever is greater, shall be provided at the time plans are submitted to the City for review. Prior to plan approval, the applicant shall provide an additional deposit of two and one half (2-1/2) percent of the value of the public improvements, or \$2,500, whichever is greater. City costs will be billed against the deposited amount on a monthly basis. All funds remaining in the deposit account will be refunded upon completion of the project. (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. Replace one compact space with one standard parking space in order to meet the 30 percent maximum for compact parking spaces (Planning).
 9. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. (Planning)
 10. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
 11. The Landscape plan shall comply with the Community Design Guidelines and the City of Roseville Water Efficient Landscape Requirements Resolution No. 93-55. (Planning)
 12. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
 13. 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)
 14. 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)
 15. Any easements conflicting with the building shall be abandoned prior to the issuance of building permits (Planning, Engineering)
 16. 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)
 17. 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)
 18. **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)
 19. 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)
 20. **Restaurants or other food services.** The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)

21. 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.
22. 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)
23. 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)
24. 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)
25. The site shall have primary access from a Type A-7 driveway located at the signalized intersection across from Frances Drive. The width of the signalized driveway shall accommodate two 12-foot egress lanes, one 18-foot ingress lane, and a minimum 4-foot wide median. The driveway shall be accessed by a standard 10-foot wide right turn lane, 200-feet in length with a 120-foot taper. South of the primary driveway, construct an 80-foot bus turnout 10-foot wide with a 50-foot taper. A secondary access shall be provided through the existing driveway shared with the property to the south. A pedestrian path 5-foot in width shall be constructed along the frontage of Sunrise Ave. (Engineering)
26. The project proponent is responsible for the design and reconstruction to bring the existing traffic signal up to City standards. The project proponent is completely responsible for traffic signal costs related to the access of this site. **Prior to approval of the improvement plans**, the project proponent shall enter into a reimbursement agreement with the City for 50% of the cost of improvements to the traffic signal not directly required for access to this site. The cost of signal improvements that are required above the standard signal installation shall be reimbursed 100% by the City. (Engineering)

27. 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)
28. A standard bus shelter and pad shall be installed as part of this project. The City shall reimburse the developer the actual cost of the shelter (up to \$10,000). The installation and site improvements for the bus shelter shall be at the developer's expense. The bus shelter and pad shall be located on southbound Sunrise Avenue, 80-feet south of the signalized intersection, as conditioned above. (Shelter number 05-211). (Engineering, Transportation)
29. An Emergency Vehicle Access point/driveway is not permitted at the north end of the site. The EVA point shall be removed and replaced with a continuation of the landscaped planter fronting Sunrise Ave. The planter adjacent to parking stall 75 shall be reduced to increase the turning radius for the emergency vehicles. The planter adjacent to parking stalls 57 and 92 shall also be reduced to facilitate an increased turning radius for emergency vehicles. (Engineering, Fire, Planning)
30. 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)
31. 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)
32. 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)
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. The site drainage shall flow from the site into the curb and gutter fronting Sunrise Avenue and flow into the drain inlet located on the northwestern corner of Smith Lane. The existing drain inlet on Smith Lane shall be upgraded to a City standard Type "C" drain inlet. (Engineering)
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, sewer and reclaimed mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions of approval.
 - c. All sewer manholes shall have all weather 10-ton vehicle access unless authorized by these conditions of approval. (Environmental Utilities)
39. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for Four Hundred Sunrise Office Building to be reviewed and approved by the Transportation Commission. (Transportation)
40. Bike lockers or an interior secured bicycle parking area shall be provided as a portion of the required bicycle parking. (Transportation)
41. 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)
42. 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)
43. 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)
44. 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 as noted in the conditions of approval. (Fire)
45. 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)

46. 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)
47. 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)
48. The required fire flow for the protection of the proposed project is 3,000 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)
49. 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 3,000 gpm. (Fire)
50. Applicant shall provide a minimum of six new or existing fire hydrants within the complex in accordance with the Roseville Fire Code. The average spacing between fire hydrants within the complex shall not exceed 250 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)
51. 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)
52. 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)
53. 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)
54. 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)

55. All existing electrical facilities will need to be shown on civil and landscape plans. (Electric)
56. The overhead poleline along the I-80 side of this parcel shall be converted to underground by the developer. (Electric)
57. Only trees that reach a maximum height of 15' or less at maturity are allowed under powerlines. Refer to page 10.6 of Roseville Electric's Specifications for Commercial Construction for recommendations. (Electric)
58. The widening of Sunrise Avenue will put the existing 60kV power poles within the roadway, these poles shall be relocated to the back of walk. Depending on the line angle of the adjacent poles that this relocation will cause, off-site improvements, to counteract the stresses put on those poles, may be required. (Electric)
59. 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
60. 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)
61. 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)
62. 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:

63. 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)
64. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:

- a. A 12.5-foot wide public utilities easement along all road frontages.
 - b. Water, sewer, and reclaimed water easements.
 - c. Water and sewer easements (Electric, Engineering, Environmental Utilities)
65. 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)
66. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
67. 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)
68. 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)
69. The project shall be addressed as 400 Sunrise Avenue. 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)
70. 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)
71. 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)
72. 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)
73. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
74. 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)
75. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for Four Hundred Sunrise Office Building to be reviewed and approved by the City Manager. (Transportation)
76. 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)
77. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
78. 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)
79. 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)
80. 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)

81. 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)
82. 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)
83. 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)
84. 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)
85. 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)
86. 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)
87. The applicant shall properly identify all required fire lanes in accordance with the Fire Department Fire Lane Standard. (Fire)
88. 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)
89. 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)
90. 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)
91. 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)

92. 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)
93. The 6' PUE that is being abandoned currently has a down guy, guy pole and span guy within it. These facilities will need to remain until another means of supporting pole #6335 is implemented. (Electric)
94. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
95. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
96. 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)
97. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
98. 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)
99. 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)
100. 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.

- 101. 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)
- 102. 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:

- 103. 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)
- 104. 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)
- 105. 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)
- 106. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning)
- 107. 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)
- 108. 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)
- 109. 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)
- 110. 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)
- 111. 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)
- 112. 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)

113. 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)
114. 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, Sunday and Holidays. 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)
115. 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)
116. 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 LOT LINE ADJUSTMENT - 000025

1. The Lot Merger shall be approved as shown in Exhibit G, subject to the following conditions. (Planning, Engineering)
2. The following shall be submitted to Engineering prior to recordation of the lot line adjustment:
 - a. Two copies of property boundary description with exhibit map (8.5" x 11" sheet), and one copy of boundary closure calculations for resulting lots. These items shall be stamped and signed by a California Licensed Land Surveyor or Registered Civil Engineer authorized to practice land surveying.
 - b. One copy of the Conditions of Approval.
 - c. A completed Property Owner Consent Form.
 - d. Deed to convey interest in the property.
 - e. Preliminary title report no older than six months for all properties involved. (Engineering)
3. If surveying monuments are placed as a result of this Property Line Adjustment, it will be the responsibility of the Surveyor to record a Record of Survey with the County Records Office. (Engineering)

4. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
5. Easements shall be abandoned under separate instrument prior to recordation of the Lot Merger. Verification of the easement abandonment shall be provided to the City. (Engineering)
6. The applicant shall submit to the Engineering Division of Public Works a paper copy and an electronic copy of the recorded lot line adjustment per the “Digital Submittal of Cadastral Surveys”. (Environmental Utilities)
7. 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)
8. The following facilities shall be relocated and reconstructed to meet the City’s current Improvement Standards and Construction Standards by the applicant prior to recordation of the Lot Line Adjustment:
 - a. List the utility line or facility to be relocated. (Engineering, Environmental Utilities, Electric)
9. Any relocation, rearrangement, or change to existing City facilities due to this Lot Line Adjustment shall be paid for by the applicant. (Engineering, Environmental Utilities, Electric)
10. All existing buildings shall conform to Table 5A of the Uniform Building Code (UBC) with regard to the minimum distance to the property line. (Building)
11. Any structures crossing the adjusted Lot/Parcel lines shall be removed prior to recordation of the Lot Line Adjustment documents. (Engineering)
12. 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)

ATTACHMENTS:

1. Vicinity Map
2. Aerial Photo
3. Color Elevations

EXHIBITS:

- A. Initial Study and Negative Declaration
- B. Site Plan
- C. Grading Plan
- D. Elevations
- E. Landscape Plan
- F. Photometric Plan

- G. Lot Line Voluntary Merger Plan
- H. General Plan and Rezone Amendment Exhibit
- I. RMC 19.12.020 - Commercial Use Table

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.