

ITEM V-A: MAJOR PROJECT PERMIT MODIFICATION (STAGE 1), MAJOR PROJECT PERMIT (STAGE 2) & TENTATIVE SUBDIVISION MAP (MINOR MODIFICATION) – 1151 GALLERIA BOULEVARD – NCRSP PARCEL 35 CHEESECAKE FACTORY - FILE# 2007PL-070 (MPP-000014 & SUB-000102)

REQUEST

The applicant requests approval of a Major Project Permit Modification (Stage 1) to revise the site development plan to include a 10,300 square-foot restaurant pad as part of the Galleria Mall Expansion project. Concurrently, the applicant requests architectural and landscape approvals (Stage 2) to allow construction of the restaurant. Lastly, the applicant requests approval of a Minor Modification to the Galleria Mall Tentative Map to adjust three (3) property lines in the area of the restaurant pad.

Applicant/Property Owner – Keith Kaplan, Roseville Shoppingtown LLC.

SUMMARY RECOMMENDATION

The Planning Department recommends that the Planning Commission:

- A. Adopt the two findings of fact for the Major Project Permit Modification (Stage 1) and the Major Project Permit (Stage 2);
- B. Approve the Major Project Permit Modification (Stage 1) and the Major Project Permit (Stage 2) with twenty-one (21) conditions of approval;
- C. Adopt the three (3) findings of fact for the Tentative Subdivision Map; and
- D. Approve the Tentative Subdivision Map with thirty-seven (37) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues. The applicant is in agreement with the recommended conditions of approval.

BACKGROUND

In June 2006, the Planning Commission approved a modification to the Stage 1 Major Project Permit (MPP) for a 486,806 square foot expansion of the Galleria Mall. At that time, the Stage 2 MPP for architecture and landscaping for the expansion was also approved. In November 2006 revisions to the Tentative Subdivision Map were approved by the Planning Commission to reflect the Mall Expansion Plans.

Construction documents for the expansion have been approved and construction activities are currently underway. The expansion activities include 1) the expansion of the major tenants, 2) expansion of the in-line retail space and reconfiguration of the outdoor promenade, 3) construction of two parking structures and the reconfiguration of the surface parking lots, and 4) modifications to the on and off-site vehicular and pedestrian circulation system.

At the time entitlements were approved for the Galleria Expansion it was not known that the Cheesecake Factory would eventually be a Mall tenant. As such, the restaurant pad was not provided for in the expansion plans. Therefore, a modification to the site development plan is now required. Table 1 below outlines the Gross Building Area (GBA) and Gross Lease Area (GLA) as permitted by

the MPP Stage 1 for the Mall Expansion and also includes the proposed GBA and GLA for the Mall with the addition of the Cheesecake Factory.

	Gross Building Area	Gross Lease Area
	Sq. Ft.	Sq. Ft.
Entitled	1,742,639 (Max.)	1,386,330 (Max.)
Proposed	1,664,550	1,345,909
	(78,089)	(40,421)
Future Sears Expansion (already Entitled)	40,000	34,000
	(38,089)	(6,421)

Table 1: Entitled and Proposed GBA/GLA

As indicated by the table, with the addition of the Cheesecake Factory, the total GBA and GLA for the mall is well within the entitled maximum square footage amounts. Unused square footage exists because not all of the square footage allocated towards the expansion of the retail component was utilized. Additionally, the proposed GBA/GLA does not include the 40,000 square feet of space that was allocated to the expansion of Sears. It is unknown at this time if Sears intends to expand; however, if the expansion does occur in the future, the maximum GBA permitted would be 40,000 s.f. (34,000 s.f. leasable). Even with the potential expansion of Sears, the total Mall square footage would still be within the amount entitled.

EVALUATION

The evaluation section of this report includes an analysis of the proposed modifications to the existing Stage 1 MPP (site layout) for the mall, an analysis of the Stage 2 request for the architecture and landscaping for the restaurant, and an analysis of the proposed minor modification to the Tentative Map for the Galleria Mall.

The mall is being constructed in accordance with the recently approved MPP and Tentative Map; therefore, the following analysis is intended to focus only on the areas of change. The current request has been analyzed for consistency with the goals and policies of the General Plan, the Zoning Ordinance, Community Design Guidelines, the North Central Roseville Specific Plan, and the approved development plans for the expansion. The proposed changes to the Tentative Map have also been analyzed for consistency with these same documents as well as the Subdivision Ordinance and the Subdivision Map Act.

MAJOR PROJECT PERMIT MODIFICATION - STAGE 1

Site Layout: The applicant proposes to modify the existing site plan to include space for the Cheesecake Factory. The restaurant would be 10,300 square feet (gross) and would include a 1,700 square foot patio on the south side of the building. The restaurant will be located on the east side of the Mall between JC Penney and Nordstrom/East Mall Entry. As shown in Figure 1 below, the

Cheesecake Factory will be a freestanding pad building and will not share any walls with the Mall or anchor tenants. The restaurant will be setback from JC Penney by 90 feet and separated by a loading dock which will be reconfigured to accommodate the restaurant. The setback between the mall and the restaurant is 10 feet at its closest point and 100 feet between the restaurant and Nordstrom. Figure 2 illustrates the current configuration of the site.

Staff believes that this is an appropriate location for the restaurant as it has good visibility from Galleria Boulevard and is adjacent to an ample supply of parking. Locating the restaurant on this side of the mall will also help to “activate” the space between JC Penney and Nordstrom.

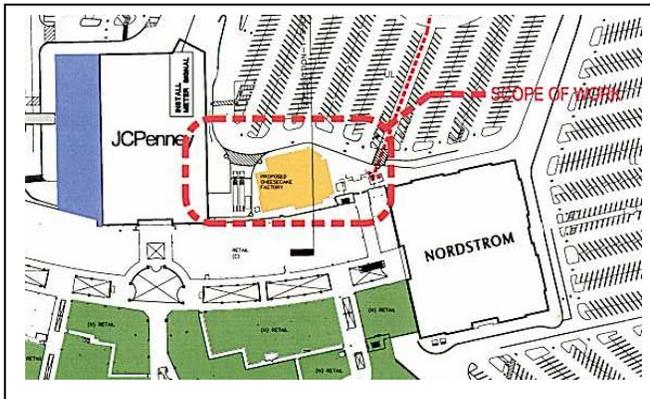


Figure 1: Proposed Site Plan

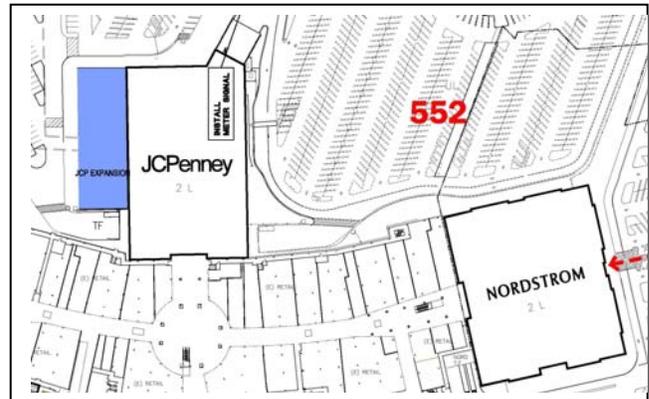


Figure 2: Existing Site Plan

Circulation and Parking: Minor reconfiguration to the drive aisle between JC Penney and Nordstrom will be required as part of this project. The drive aisle will be shifted to the east to accommodate the new building footprint. At the City’s request, Fehr & Peers completed a study that evaluated the circulation for the proposed restaurant (Exhibit G). In addition to the changes proposed to the drive aisle, the change would eliminate approximately 30 spaces in addition to 22 spaces that would be reserved for valet parking. Additionally, the Mall’s loading dock, adjacent to JC Penney, will need to be reconfigured as part of this project.

The study concluded that while vehicular travel and parking demands within the immediate vicinity of the site would increase, the overall circulation would not be impacted beyond that anticipated with the expansion approvals. The study recommended that the landscaping adjacent to the one-way drive aisle near the loading dock be limited to plants that will not impeded site visibility of oncoming traffic. Condition 4 has been included to ensure that this requirement is met. Aside from the localized improvements, no other modifications to the site circulation are required as a result of the Cheesecake Factory addition.

The parking ratio used for the Galleria Mall is 1 space to 265 square feet (gross building area) which was established by the parking analysis prepared for the Mall by Kaku Associates and adopted by the Planning Commission in June 2006 as part of the MPP for the Mall Expansion. The addition of the Cheesecake Factory brings the total square footage of the mall expansion project to 1,664,550 gross square feet which results in a parking requirement of 6,281 spaces. The total parking provided on site, which includes all surface parking and parking decks, exceeds the required parking for the Mall (including the Cheesecake Factory).

Grading: The development of the Cheesecake Factory will not require significant earthwork. Grading activities will be limited to preparation of the site for the building foundation, installation of utilities and reconfiguration of the parking area near the front of the restaurant.

Utility Improvements: With the exception of electric infrastructure, all utility improvements necessary to serve the project were installed with the construction of the existing mall complex and are adequate to serve the proposed restaurant. However, the Electric Department will require an upgrade to the existing high voltage electrical circuits, including two mainline switchgear that will feed the project (Condition 18). The developer will be responsible for these changes and the applicant is aware of these requirements.

Public Utility Easements: Currently several public utility easements are located within expanded footprint for the Cheesecake Factory. The applicant has an application on file for an easement abandonment which will be considered by the City Council on July 11, 2007. Per Condition 13, and as required by local utility agencies, the applicant is required to relocate the utilities within this area and to establish new easements prior to abandonment of the easements that conflict with the building location. The applicant is in agreement with this requirement and is in the process of relocating existing utilities.

New Surface Parking Lot: Another proposed modification to the site plan is the conversion of the previous Mc Donald's restaurant site to a surface parking lot. The site is located off of Galleria Boulevard near the corner of Antelope Creek Drive directly behind Mansour's. McDonald's was purchased by Westfield and demolished in February 2007. In the short term, Westfield is seeking approval to convert the parcel to a 125-space parking lot to serve as additional parking for the Galleria Mall. The additional 125 parking spaces have been included in the overall parking count for the Mall as described earlier in the report. Long term plans for this parcel have not been disclosed by Westfield. If the parking lot is converted in the future, Westfield will be responsible for providing a commensurate amount of parking elsewhere on the site.

MAJOR PROJECT PERMIT - STAGE 2

SITE DESIGN/ARCHITECTURE

The proposed Cheesecake Factory will be one story tall at 26 feet and 32 feet at its tallest point at the building entry. The building is rectangular in shape. Elevation plans, including colored renderings are shown as Attachment 2 and Exhibit B. As indicated on the site plan, the building does not share any common walls with the mall.



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it exactly, which provides additional dimension to the east side of the complex between the two anchors. The walls of the building will have a smooth stucco finish with a hand-rubbed faux finish. The

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mix of architectural styles and forms and varying combination of colors, materials, and accents used is consistent with the requirements of the Community Design Guidelines. The proposed materials and accents include wall sconces and Viking light fixtures, window awnings, granite wainscot, exterior wall stenciling, and cornice treatments.

LANDSCAPING

Changes to the existing landscaping are limited to the areas impacted by the building expansion only. The landscape plan is provided as Exhibit D. The landscape plan proposes trees, shrubs, and ground covers to the south and east of the restaurant pad and in the parking lot planters closest to the restaurant. The proposed landscape plan is consistent with the approved landscape plan for the Mall. To create a more immediate landscape presence, staff has included Condition 5 which requires 24-inch box trees to be planted instead of 15 gallon. The applicant is in agreement with this condition.

TENTATIVE SUBDIVISION MAP – MINOR MODIFICATION

The applicant proposes to modify the existing Tentative Subdivision Map in order to accommodate the new restaurant between JC Penney and Nordstrom. Staff has confirmed that the proposed changes to the map are considered a minor modification given that the changes are substantially consistent with the intent of the original approval, do not change the findings upon which the approval was based, and do not have a substantial effect on property rights of landowners within the area. The Subdivision Ordinance permits Minor Modifications to be processed administratively; however, because other entitlements are being requested at this time, staff has forwarded the Minor Modification with the MPP request for Planning Commission review and action.

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made in order to approve or conditionally approve a Tentative Subdivision Map. The three findings are listed below in ***bold italics*** and are followed by an evaluation of the map in relation to each finding.

- 1. The size, design, character, grading, location, orientation and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan or any applicable specific plan for the area, whichever is more restrictive, and the design standards of this Title.***

Parcel size, design, character, grading, location, orientation, and character: The subject property has a zoning and land use designation of Regional Commercial (RC). The General Plan and the Zoning Ordinance do not establish minimum parcel sizes within shopping centers when they are further divided for sale, lease, and financing. Instead, the City reviews tentative maps on a case-by-case basis to ensure that the proposed parcels are adequate for future development.

As proposed, Parcels D, E, and L will be rearranged to accommodate the expanded footprint of the mall to include the Cheesecake Factory restaurant on Parcel L. Given the expansion of Parcel L, the immediate surrounding Parcels D and E will subsequently shift. No other parcels lines will be shifted and parcels located outside of the ring road will not be impacted. The Tentative Subdivision Map is required because the expanded buildings cannot be located on top of existing easements and/or property lines.

Grading and Drainage: No grading is proposed as part of the Tentative Map. Grading and drainage are considered in the revised site design under the MPP Modification (Stage 1).

Access and Circulation: The Subdivision Ordinance requires that each lot within a subdivision have an approved access to a public street. As shown on the Tentative Subdivision Map, all parcels will have access to the ring road, which has access to Galleria Boulevard and Roseville Parkway. The ring road was dedicated to the City, which was required by the Amended and Restated Lease Agreement between the mall owners and the City.

The reconfigured parcels proposed with the Tentative Subdivision Map are consistent with the General Plan, the NCRSP, the Subdivision Ordinance, and the approved development plans associated with the expansion.

Infrastructure Improvements: Sewer, water, storm drain, electric, gas, cable, and road frontage improvements were completed in association with the construction of the mall. Off-site upgrades to the existing power system serving the Mall were required as a condition of the expansion approval. On-site relocation of existing utilities will be required in order to accommodate the expansion. The easements covering these utilities are in the process of being abandoned and new utilities relocated and easements dedicated.

As conditioned, the proposed Minor Modification to the Tentative Subdivision Map is consistent with the General Plan, the NCRSP, the Subdivision Ordinance, the Subdivision Map Act, and the approved development plans associated with the expansion.

- 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.***

All proposed parcels are consistent with the approved expansion plans for the Mall. There are no natural features present that would preclude development of the created parcels.

- 3. The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, Pursuant to Division 7 of the Water Code.***

The water quality impacts associated with the project and the expected discharge of waste for this project are consistent with what has been anticipated by the General Plan and NCRSP EIRs. The design of the sewer lines within the project area and treatment capacity at the City's sewage treatment plan have adequate conveyance and capacity to accommodate the future development of the parcels shown on the Tentative Subdivision Map.

ENVIRONMENTAL DETERMINATION

A Mitigated Negative Declaration for the Galleria Mall Expansion project was adopted by the Planning Commission on June 22, 2006. The Mitigated Negative Declaration evaluated the environmental impacts of a 487,806 square foot expansion of the mall. The addition of the 10,300 (gross) square foot restaurant pad to the Mall Expansion is within the square footage allocated to the expansion project. The Planning & Redevelopment Director has determined that the project is consistent with the previous environmental findings and no further environmental review is necessary. A copy of the Galleria Mall Expansion Mitigated Negative Declaration is on file with the Planning & Redevelopment Department and is available for review during normal business hours at the Roseville Civic Center, 311 Vernon Street.

RECOMMENDATION

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

- A. Adopt the two findings of fact for the MAJOR PROJECT PERMIT MODIFICATION (STAGE 1) & THE MAJOR PROJECT PERMIT (STAGE 2) - 1151 GALLERIA BOULEVARD - NCRSP PARCEL 35 – CHEESECAKE FACTORY (GALLERIA MALL EXPANSION PROJECT) - FILE# 2007PL-070 (MPP-000014):
 1. *The architecture and landscaping for the Cheesecake Factory (Galleria Expansion) project is consistent with the General Plan, the North Central Roseville Specific Plan, the Community Design Guidelines, and the Stage 1 approval; and*
 2. *The design of the Cheesecake Factory (Galleria Expansion) project will not be detrimental to the public health and safety, or be materially detrimental to the public welfare.*
- B. Approve the MAJOR PROJECT PERMIT MODIFICATION (STAGE 1) & THE MAJOR PROJECT PERMIT (STAGE 2) - 1151 GALLERIA BOULEVARD - NCRSP PARCEL 35 – CHEESECAKE FACTORY (GALLERIA MALL EXPANSION PROJECT) - FILE# 2007PL-070 (MPP-000014) as shown in Exhibits A – G and subject to the twenty-one (21) conditions of approval below.
- C. Adopt the three findings of fact as stated in the staff report for the TENTATIVE SUBDIVISION MAP (MINOR MODIFICATION) - 1151 GALLERIA BOULEVARD - NCRSP PARCEL 35 – CHEESECAKE FACTORY (GALLERIA MALL EXPANSION PROJECT) - FILE# 2007PL-070 (SUB-000102).
- D. Approve the TENTATIVE SUBDIVISION MAP (MINOR MODIFICATION) - 1151 GALLERIA BOULEVARD - NCRSP PARCEL 35 – CHEESECAKE FACTORY (GALLERIA MALL EXPANSION PROJECT) - FILE# 2007PL-070 (SUB-000102) as shown in Exhibit H and subject to the thirty-seven (37) conditions of approval below.

CONDITIONS OF APPROVAL FOR THE MAJOR PROJECT PERMIT MODIFICATION (STAGE 1) AND MAJOR PROJECT PERMIT (STAGE 2) (MPP-000014)

1. All Conditions of Approval from MPPMOD 95-01A and MPP 04-02 shall remain in full force and effect, except as modified below. (All Departments)
2. The project is approved as shown in Exhibits A – G and as conditioned or modified below. (Planning)

PRIOR TO BUILDING PERMITS

3. The Landscape plan shall comply with the North Central Roseville Specific Plan, the approved landscape plan for the Galleria Mall, and the City of Roseville Water Efficient Landscape Requirements Resolution No. 93-55. (Planning)
4. As recommended by the circulation evaluation (dated 2/27/07), the landscaping selected for the area adjacent to the one-way drive aisle (near the loading dock) shall allow for adequate line of sight for oncoming traffic on the drive aisle in front of the Cheesecake Factory. (Planning)
5. Twenty-four inch box trees shall be planted instead of 15-gallon trees in the landscaped areas around the Cheesecake Factory building. (Planning)

6. As recommended by the circulation evaluation (dated 2/27/07), the entry access points into the new surface parking lot should be at least 25' wide to accommodate inbound/outbound vehicles. (Engineering, Planning)
7. A note shall be added to the grading plans that states:
*“Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.”* (Engineering)
8. 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. (Engineering)
9. Water and sewer utilities serving the proposed Cheesecake Factory shall be consistent with the Mall Expansion master utility plan. (Environmental Utilities)
10. One bike rack (3-4 spaces) shall be provided near the Cheesecake building entrance to the satisfaction of the Planning and Transportation Departments. (Transportation, Planning)
11. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
12. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting (Fire)
13. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
 - a. Water, sewer, and electric
 - b. A 10' Public Utilities Easement centered on the relocated high voltage electrical circuits, per Roseville Electric's approved electrical utility site design for this project is required. (Electric, Engineering, Environmental Utilities, Planning)
14. All existing public utility easements shall be abandoned only after new easements have been established and existing facilities have been removed and relocated. (Electric, Engineering, Environmental Utilities, Planning)
15. The Cheesecake Factory project shall be addressed as 1127 Galleria Boulevard. All projects with multi-tenants or buildings must submit a plot plan with building footprint(s) to the Engineering Division for building/suite addressing. (Engineering)
16. This project falls within the commercial land use category of the Pleasant Grove Watershed Flood Control Plan as determined by the Placer County Flood Control District and adopted by the City of Roseville. The project is therefore subject to a fee based on gross developed acres. (Engineering)

17. The existing electrical facilities located under the proposed structure shall be relocated per an approved electrical site design generated by Roseville Electric. All materials and labor to relocate these facilities will be at the developer's expense. (Electric)
18. Existing high voltage and low voltage electrical circuits and equipment to the Galleria Mall will be required to be relocated to accommodate this project. All materials and labor as a result of electrical circuit relocation will be at the developer's expense. (Electric)
19. Existing public utility easements that are in direct conflict with this project shall be abandoned. Prior to abandonment the utilities shall be relocated and new easements established. Please note that easement abandonment will only be allowed once all high voltage electrical circuits that are in conflict have been relocated and new easements established and recorded to cover those relocated electrical facilities. All new public utility easement will be based on an approved electrical site design from Roseville Electric. (Electric)
20. The former McDonald's site located off of Galleria Boulevard shall be shown as a separate phase on the Improvement Plans. This development of this parking lot site may be finalized independent from the Cheesecake Factory improvements.
21. Prior to the issuance of building permits, Westfield shall execute an agreement with the City that provides for the exchange of use of City property for an equivalent or larger portion of Westfield property. The Westfield property to be exchanged with the City shall be the area previously developed with the McDonalds Restaurant. The McDonalds site shall be developed with surface parking available to patrons, employees and guests of the Galleria. The form of the agreement shall be in a form approved by the City Attorney. (CDD, City Attorney)

**CONDITIONS OF APPROVAL FOR THE TENTATIVE SUBDIVISION MAP (MINOR MODIFICATION)
(SUB-000102)**

1. The project is approved as shown in Exhibit H and as conditioned or modified below. (Planning)
2. 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)
3. 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)
4. 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)
5. 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

6. Water and sewer infrastructure shall be designed and constructed pursuant to the adopted City of Roseville Improvement Standards and Construction Standards (Environmental Utilities)

7. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 200 feet on center. (Fire)
8. Minimum fire flow is 4,000 gallons per minute with 20 lbs. psi residual pressure. A change in any of the conditions may increase the required fire flow. (Fire)
9. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)
10. 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)
11. 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)
12. 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 (Electric)
13. 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)
14. 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

15. 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
16. Easement widths shall comply with the City’s Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
17. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
18. The existing easements proposed to be abandoned on the tentative map shall be abandoned after existing occupying services have been relocated. A note shall be placed on the map stating: *“Those easements identified on this map to be abandoned, shall be abandoned by separate instrument after occupying services have been successfully relocated into a new easement being dedicated on this map to the satisfaction of all utility service providers rendering the easements no longer necessary or*

useful to the utility service providers in its duties to the Public.” (Engineering, Electric, Environmental Utilities)

19. 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)
20. Any structures crossing Lot/Parcel lines created by the Final/Parcel map shall be removed. (Engineering)
21. 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)
22. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUEs) located along public roadways. (Engineering)
23. 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)
24. 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)
25. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
26. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the “City of Roseville Specifications for Commercial Construction.” (Electric)
27. 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)
28. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
29. Proposed water and sewer improvements shall be completed and accepted prior to abandonment of existing easements. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

30. 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)
31. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer’s expense. (Electric)
32. 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)

33. 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)
34. 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 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. (Engineering)
35. 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)
36. All new or existing underground fire lines shall not be located under buildings in accordance with Fire Code Standard 24 regarding underground piping. (Fire)
37. The project shall comply with all applicable environmental mitigation measures identified in the NCRSP EIR and Galleria Mall Expansion Mitigated Negative Declaration. (Planning)

ATTACHMENTS:

1. Vicinity Map
2. Aerial View Rendering
3. Renderings (Building & Landscape)

EXHIBITS:

- A. Development Plan
- B. Elevations
- C. Exterior Finish Materials
- D. Landscape Plan
- E. Grading Plan
- F. Gross Building Area/Gross Leasable Area Table
- G. Fehr & Peers Evaluation of Circulation
- H. Tentative Subdivision Map

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