

# PLANNING & REDEVELOPMENT DEPARTMENT STAFF REPORT PLANNING COMMISSION MEETING NOVEMBER 12, 2009

Prepared by: Derek Ogden, Associate Planner

ITEM V-A: MAJOR PROJECT PERMIT (STAGE TWO) - 11901 GO FOR BROKE RD. (SOUTH

PLACER JUSTICE CENTER - ADULT CORRECTIONAL FACILITY) -- FILE# 2009PL-

078 (PROJECT #MPP-000029)

### **REQUEST**

The applicant is requesting Stage 2 (architecture & landscaping) approval of a Major Project Permit for the development of a 299,280 square foot County Correctional Facility. The facility will ultimately house 980 inmates. In December of 2003 the Planning Commission approved a Conditional Use Permit and Stage 1 of the Major Project Permit which permitted a 676,149 square foot Justice Center Complex, including the Correctional Facility.

Applicant/Property Owner - County of Placer, Dennis Salter

#### **SUMMARY RECOMMENDATION**

The Planning Department recommends that the Planning Commission:

- A. Consider the Addendum to the South Placer Justice Center Mitigated Negative Declaration;
- B. Adopt the two findings of fact for the Major Project Permit (Stage Two);
- C. Approve Stage Two of the Major Project Permit with thirty-four (34) conditions of approval.

#### SUMMARY OF 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 11901 Go For Broke Road, within the South Placer Justice Center (SPJC) Project. The SPJC is generally located north of Blue Oaks Boulevard and south of Sunset Boulevard in the North Industrial area of the City of Roseville (See Figure 1). The property is situated at the northern extent of the City limits on Industrial Avenue. The north branch of Pleasant Grove Creek defines the southern edge of the property. Industrial Boulevard and the Union Pacific Railroad border the site to the west, Highway 65 to the east, and an industrial park in Placer County to the north. The site has been previously graded in association with the Stage 1 MPP approvals granted in 2003. Aside from the creek, all wetlands on the property were permitted and filled in association with the previously approved project. There are no native oak trees or other significant natural features in the area proposed for development.

The remaining 19 acres of wetlands (Pleasant Grove Creek) have been preserved and will be deeded to the City for perpetual maintenance upon completion of the required 5-year monitoring period. The City is currently managing the preserve area with endowment funds paid by the JB Company. The Corps of Engineers approved the Operations and Management Plan and deed restrictions for the preserve in 2000.



Figure 1: Location Map

# **ENTITLEMENT HISTORY**

On December 11, 2003 the Planning Commission approved the following entitlements for the project:

- Stage One approval of a Major Project Permit to allow the phased construction of a 676,149 s.f. justice facility including a 110,700 s.f. courthouse, 60,000 s.f. private office building, 163,677 s.f. justice services building (District Attorney, Public Defender, etc.), 40,000 s.f. archive/storage building, 50,889 s.f. sheriff substation, 18,733 s.f. ancillary building (vehicle shop), and a 232,150 s.f. detention facility with a capacity for up to 980 inmates.
- Stage Two approval of a Major Project Permit to allow construction of the courthouse and private
  office building, totaling 170,700 s.f. and associated site improvements including parking, lighting,
  and landscaping.
- Conditional Use Permit to allow a detention facility in the General Industrial zone district.
- Tentative Subdivision Map to subdivide approximately 67 acres into four parcels.

In addition, the Planning Commission recommended approval of the following entitlements to the City Council which were subsequently adopted by City Council Resolution on July 7, 2004:

- General Plan Amendment that changed the adopted land use of ±6 acres of the project site from Industrial Park (Placer County designation) to General Industrial (IND) in preparation for annexation into the City of Roseville corporate limits.
- **Rezone (Prezone)** to assign preliminary zoning of General Industrial (M2) to ±6 acres of the project site in preparation for annexation.
- Annexation to annex ±6 acres of the project site into the City of Roseville corporate limits.

To date the Courthouse and Office Building B have been constructed. Office Building B houses the District Attorney's offices, Probation, and Revenue Services (Exhibit B).

#### PROJECT DESCRIPTION

The proposed project consists of a Major Project Permit – Stage Two to allow the construction of a 299,280 square foot detention facility. The project will include the following elements:

- An 18,481 square foot Minimum Security building with a future expansion of 35,361 square feet;
   and
- A 168,003 square foot Main Jail facility with a future expansion of 77,435 square feet.

The approvals granted in 2003 only included Stage One for the corrections facility, as the ultimate building configuration had not been decided and architectural concepts were not available at the time. As a result, the facility requires the approval of a Stage Two Major Project Permit. Associated with the Stage Two approval, the applicant is also requesting minor changes to the site layout for the correctional facility. The overall square footage for the project will not increase as the County has eliminated several components of the campus including the Sheriff's Substation and the Vehicle Maintenance Building. These changes are discussed in further detail in the evaluation section.

The Main Jail Building will house the general population of the jail. It will be constructed in phases as the County identifies the need to serve an expanding population in South Placer County. The first phase will be approximately 168,003 square feet. The Jail Building will operate 24 hours per day, seven days a week. It will include areas for administrative support, food service, laundry, intake and booking, inmate housing, interior exercise areas, storage and other support services. The detention facility will connect directly to the courthouse via a tunnel in order to safely and securely transport inmates to and from the courthouse for legal proceedings. More information on the operations of the Correctional facility is included in the original Conditional Use Permit and MPP Staff report that is provided as Attachment 1.

The Minimum Security Housing (MSH) building will house lower risk inmates. Typically these inmates are misdemeanor offenders that been have deemed a low flight risk and low public safety risk. The facility will also house inmates 24 hours per day, seven days per week. This building is also proposed to be constructed in phases. The first phase of this building will be approximately 18,481 square feet.

#### **MAJOR PROJECT PERMIT PROCESS**

The intent of the Major Project Permit (MPP) process is to streamline the review of large and diverse projects that could be constructed over a period of several years. The MPP process allows for the resolution of site issues prior to the review of more detailed architectural and landscape issues that may not be finalized at the time the site plan is ready. In accordance with the City's MPP Ordinance, the MPP review process is segregated into three separate stages. Provided below is a summary of each Stage:

• <u>Stage One</u>: Stage One of the MPP application consists of the approval of a preliminary development plan. The preliminary development plan will establish the configuration of the buildings, conceptual building elevations, parking areas and ratios, landscaping and open space locations, rough grading and drainage on and off-site, vehicular and pedestrian circulation, and development phasing. The complete environmental review of the project is also performed at this stage. Stage One review and approval is performed by the Planning Commission. The SPJC project received approval of the MPP – Stage One on December 11, 2003.

- <u>Stage Two</u>: Stage Two of the MPP application process consists of the review of the detailed architecture and landscaping for the project. Stage Two review is also initially performed by the Planning Commission. This is the application currently being considered by the Planning Commission for the Correctional Facility.
- <u>Stage Three</u>: Stage Three is an administrative review of the improvement and building plans for compliance with the conditions of the Stage One and Two approvals. Consistent with the MPP ordinance the planned future phases of the Correctional Facility need only obtain Stage Three approval by the Planning Director, provided the design is consistent with this approval.

# **SITE INFORMATION**

A. Project Location: 11901 Go For Broke Road

B. Applicable Specific Plan: North Industrial Plan Area (NIPA)

C. Roseville Coalition of Neighborhood Associations (RCONA): RCONA #38, Industrial Area East – The project site is located in an industrial area in which no active neighborhood association exists. However, staff mailed notification of the project to the Blue Oaks Neighborhood Association on August 19, 2009. To date, staff has not received any inquiries or comments from interested parties regarding the project.

D. Total Acreage: 44± acres

- **E. Topographical/Natural Features:** The project site has been previously graded in conjunction with the previously approved SPJC project and is now vegetated by annual non-native grasses. Aside from Pleasant Grove Creek, all wetlands on the property were permitted and filled in association with the previously approved project. There are no native oak trees or other significant natural features in the area proposed for development.
- **F. Site Access:** Two main entrances from Industrial BI. have been constructed to the Justice Center complex, including Veteran's Drive and Justice Center Drive. Access to the Adult Correctional Facility will be primarily from Veteran's Drive.

# ADJACENT ZONING AND LAND USE

LOCATION	ZONING	GENERAL PLAN LAND USE	CURRENT USE
Site	General Industrial (M2)	General Industrial (IND)	Partially Developed with Courthouse and Office Building
North	Placer County (Industrial Park)	Placer County (Industrial)	Industrial Complex
South	M2	IND	Open Space
East	HWY 65	HWY 65	HWY 65
West	Placer County (Industrial	Placer County (Industrial	Placer County (Industrial

LOCATION	ZONING	GENERAL PLAN LAND USE	CURRENT USE	
Site	General Industrial (M2)	General Industrial (IND)	Partially Developed with Courthouse and Office Building	
	Park)	Park)	Park)	

# **EVALUATION**

The evaluation section of this report includes an analysis of the proposed Major Project Permit Stage Two for the architecture and landscaping of the proposed Adult Correctional Facility (ACF). Staff also has compared the approved Stage One Major Project Permit against the proposed changes to the site layout. Reduced size (11" x 17") plans have been included as Exhibits B – P.

# **MAJOR PROJECT PERMIT - STAGE TWO**

#### **SITE DESIGN**

The project would develop the Correctional Facility site with a two-story, 245,435 square foot Main Jail Building, and a one-story, 53,842 square foot Minimum Security Building. As proposed, the two buildings would be located at the eastern portion of the SPJC site adjacent to Highway 65. The MSH building would be located on the northern portion of the Correctional Facility site (see Exhibit B). The Main Jail would occupy the remaining area. Staff and visitor parking will be located in front of the main jail building, while inmate loading and unloading will occur in a screened "sallyport" at the rear of the main jail building. Inmate booking and receiving will also occur in this area. Both the staff parking area and the inmate receiving area will be located behind secure gates. The entire rear portions of both buildings will be entirely screen from Highway 65 by a 12-foot tall concrete masonry wall and a double row of redwood screen trees.

The most significant change proposed by the applicant to the site plan is the addition of 67,130 square feet to the Detention Center phase of the project. The change is based on several operational considerations that were made by the County in an effort to streamline its corrections services. These changes are highlighted in the Statement of Design Intent submitted by the applicant (Attachment 1). Several ancillary services such as food preparation, laundry service, and storage areas have been increased to allow consolidation of cooking facilities of the Auburn Jail and the South Placer Detention Facility. In addition, the Medical and Sheltered Housing area has been expanded to allow for the aging and health of future inmate populations. While the building footprint of the Detention Center would increase, other buildings and uses approved with the MPP Stage One site plan are proposed to be eliminated. These areas include the Sheriff's Substation and a vehicle garage. Table 1 highlights the changes requested to the overall SPJC site plan:

Table 1

South Placer Justice Center				
Buildings	MPP Stage 1– December 2003	MPP Stage 2 September 2009	-	Change in sq ft.
Office A	163,677	163,777		
Office B	60,000	60,958*		
Courthouse	110,700	110,700*		
Detention	232,150	299,280		67,130
Sheriff's Substation	50,889	0		(50,889)
Ancillary/Vehicular Maintenance	18,733	0		(18,733)
Archive/Storage	40,000	40,000		
Total	676,149	674,615		(1,534)

<sup>\*</sup>Previously constructed

As indicated in Table 1 above, the proposed changes to the site plan result in an overall decrease in project square footage. While the building footprint of the Main Jail and MSH has been modified, it should be noted that the ultimate inmate capacity of the facility has not changed (980). For the purposes of evaluating traffic, parking, and utilities demand the original approvals of the detention center were based on the number of "beds" or inmate capacity of the facility. Given this fact staff supports the changes to the site plan.

Staff has worked with the applicant to revise the plans to ensure the site design meets the design criteria of the Community Design Guidelines and the North Roseville Area Design Guidelines (NRADG). As currently proposed, the site design meets applicable requirements. No change is recommended.

# **ARCHITECTURE**

A detailed explanation of the design intent for the courthouse has been provided by the project architect and is included as Attachment 3. Please refer to the project elevations (Exhibits I - L and Attachments 3 - 7) for the following discussion:

• Building Materials: The main material used on the Jail and MSH will be painted concrete. Aluminum panels and storefront glazed glass will accentuate the main and staff entrances of the building. Painted aluminum awnings and sunscreen features will also adorn the building. The MSH building will utilize the same general palette of materials and colors as the Jail Building. The materials used in both building designs will complement the established design of the Courthouse and Office Building B, while recognizing the Courthouse is the focal point of the Justice Center complex.

The eastern (rear) elevations of the Jail building will be partially visible from Highway 65. This elevation does not include a significant amount of articulation. However, as shown in Figure 2, only the upper portions of the Jail building will be visible to drivers along Highway 65. The sight line study prepared by the County (Attachment 8) has shown that only the upper six to ten feet of the building will be visible to the public. The visible portion of the building will not be unlike many other industrial buildings lining the Highway 65 corridor. Given this, and the fact that this area is screened from public view by the perimeter wall and existing landscape, Staff supports the current building elevation design.

COOLING TOWER AREA

Drop line 115.24

NORTH BOUND

NORTH BOUND

NORTH BOUND

Figure 2: Sight Line Study

• **Building Colors:** The primary building colors include light taupe, beige, and a dark grey contrast color, consistent with the color palette of the Courthouse and Office Building B. Aluminum panels will also provide additional color and light/shading contrasts. According to the architect, the Correctional Facility was designed to complement the Courthouse design without replication but clearly communicate the architectural "hierarchy" of the Courthouse building.

• **Building Heights:** The M2 zone district permits a building height of 50', which may be increased through the Design Review Permit process. The tallest element of the Main Jail is the main entry feature at 29 feet. The tallest component of the MSH building is 20 feet. The proposed building heights comply with the zoning ordinance requirements.



Staff has reviewed the proposed architecture for consistency with the NRADG and Community Design Guidelines. As proposed and conditioned, the design of the Correctional Facility meets the intent of

# **LANDSCAPING**

both guidelines.

The proposed landscape plans are provided as Exhibits M-O. The plans illustrate the proposed tree selections and shrub selection for the areas around the buildings as well as the planters in the parking areas. In general, the applicant is proposing a water efficient landscape design that will include limited turf areas. The design utilizes drought tolerant shrubs and grasses such as deer grass and sedges to replace traditional turf areas. The landscape plans have been reviewed for compliance with the Community Design Guidelines and the NRADG. A brief discussion regarding the landscape plan is provided below.

• Perimeter: The NRADG do not specify a required landscape setback from Highway 65. Therefore, staff applied a 40-foot standard during the MPP - Stage One in an effort to maintain consistency with the North Central Roseville and Highland Reserve North Specific Plan areas further south on Highway 65. The eastern landscape setback was previously planted with Coast Redwoods to allow the trees time to mature before construction of the detention facility. The project will remove approximately eleven of the redwood trees to allow for the construction of the vehicle "sallyport" and fire access road. Because this portion of the project will install the perimeter wall staff feels that the building and ancillary uses such as the loading docks will be adequately screened from Highway 65. As such staff supports the reduction in landscape setback and transplanting of the redwood trees.

- **Interior:** As shown in Exhibits M O, the interior landscaping includes a variety of trees, shrubs and ground cover. Shade and accent trees have been proposed within the parking lot, pedestrian plaza and common areas. Typical tree selections include Chinese Pistache, Red Oak, Japanese Zelkova, Sweet Bay, and Crepe Myrtle. The proposed planting palette will be consistent with the established tree and plant palette for the Courthouse and Office Building B.
- **Shading:** Consistent with the CDG and the NRADG, the project is required to provide parking lot shading which meets or exceeds a 50% shade value at 15 years. The landscape plan demonstrates the provision of 52% shading, which exceeds the City's 50% shading requirement.
- Water Efficiency: The landscape plans have been conditioned to comply with the recently adopted City of Roseville's Water Efficient Landscape Ordinance (Condition 10c).

#### **LIGHTING**

Site lighting will be accomplished through the use of pole-mounted and building-mounted lights, and potentially bollard lighting. The typical parking lot fixture will have an overall mounting height of 25' above grade and will be 250-watt metal halide fixtures. These fixtures will match the site lighting for the existing Courthouse and Office Building B. The lighting along the rear of the building will be pole mounted and be directed toward the project via cut-off shields to prevent glare onto Highway 65 (**Condition 34**).

#### SUMMARY

In summary, staff believes that the proposed architectural, landscaping, and lighting plans comply with the requirements for Stage Two approval. Therefore, staff recommends that the Planning Commission approve Stage 2 of the Major Project Permit for the SPACF project.

#### **ENVIRONMENTAL DETERMINATION**

The proposed Major Project Permit – Stage 2 is substantially consistent with the Mitigated Negative Declaration adopted by the Planning Commission on December 11, 2003 for South Placer Justice pursuant to City of Roseville CEQA Implementing Procedures. An Addendum to the adopted Mitigated Negative Declaration (Exhibit A) has been prepared for consideration by the Planning Commission before taking action on the project.

# **RECOMMENDATION**

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

- Consider the ADDENDUM to the MITIGATED NEGATIVE DECLARATION for the SOUTH PLACER JUSTICE CENTER;
- B. Adopt the two findings of fact for the MAJOR PROJECT PERMIT STAGE TWO 11901 GO FOR BROKE RD. (NIPA SOUTH PLACER ADULT CORRECTIONAL FACILITY) PROJECT #MPP-000029:

- 1. The architecture and landscaping for the South Placer Adult Correctional Facility project is consistent with the General Plan, the North Roseville Area Design Guidelines, the Community Design Guidelines, and the Stage One approval; and
- 2. The design of the South Placer Adult Correctional Facility project will not be detrimental to the public health and safety, or be materially detrimental to the public welfare.
- C. Approve the MAJOR PROJECT PERMIT STAGE TWO 11901 GO FOR BROKE RD. (NIPA SOUTH PLACER ADULT CORRECTIONAL FACILITY) PROJECT #MPP-000029 as shown in Exhibits B P and subject to the thirty-four (34) conditions of approval below.

# CONDITIONS OF APPROVAL FOR THE MAJOR PROJECT PERMIT – STAGE 2 (MPP-000029):

- 1. The project is approved as shown in Exhibits B P and as conditioned or modified below. (Planning)
- 2. The project shall comply with all previous Conditions of Approval of MPP 03-02 and required environmental mitigation identified in the Initial Study and Mitigated Negative Declaration for the South Placer Justice Center, unless modified below. (Planning)
- 3. This Major Project Permit includes Stage 2 of the Adult Correctional Facility. Office Building A and the Archive/Storage Building shall require approval of a separate Major Project Permit Stage 2 and 3 applications prior to construction. (Planning)
- 4. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, installation and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)
- 5. 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)
- 6. 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)
- 7. 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 ISSUANCE OF BUILDING PERMITS:

- 8. 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)
- 9. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
- 10. The project Landscape Plans shall comply with the following:
  - A. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines, backflow preventors, fire department connections, and public water, sewer, and storm drain facilities. (Planning, Fire, EUD, Electric, Public Works)
  - B. Landscaping adjacent to preserve areas shall consist of Northern California native, drought-tolerant groundcover, shrubs, plants and trees. Irrigation shall be drip irrigation only and be disconnected once the landscaping is established. (Parks/Open Space, Planning)
  - C. The landscape plan shall comply with the City of Roseville Water Efficient Landscape Requirements (Ord. 4786). (Planning)
  - D. 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)
- 11. 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)

- 12. 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)
- 13. Building permit plans shall comply with all applicable code requirements (California Building Code CBC based on the International Building Code, California Mechanical Code CMC based on the Uniform Mechanical Code, California Plumbing Code CPC based on the Uniform Plumbing Code, California Fire Code CFC based on the International Fire Code with City of Roseville Amendments RFC, California Electrical Code CEC based on the National Electrical Code, and California Energy Standards CEC T-24 Part 6), 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)
- 14. 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)
- 15. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Public Works, Fire, Environmental Utilities, Electric)
- 16. 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." (Public Works)
- 17. The applicant shall dedicate all necessary rights-of-way or Public Utility Easement for the widening of any streets or transfer of public utilities across and over any portion of the property as required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorders Office. (Public Works)
- 18. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Public Works)

- 19. Prior to the issuance of any permits, the property owner 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 property owner during the pre-construction meeting. (Public Works)
- 20. 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, Public Works will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Public Works)
- 21. Improvement plans shall show the Preserve boundary and label it as a protected area. The Pre-Construction meeting shall address the presence of the Preserve, the sensitive habitats present and minimization of disturbance to the Preserve. During grading and construction the preserve area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into the preserve from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the preserve, along with all temporary erosion control measures (e.g., straw bales, straw waddles and stakes, silt fencing). (Public Works, Parks/Open Space, Planning)
- 22. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the Preserve. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Public Works, Parks/Open Space, Planning)
- 23. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the Preserve. Post and cable fencing or other improvements shall be utilized to meet this requirement. (Public Works, Parks/Open Space, Planning)
- 24. Prior to the approval of the improvement plans, it will be the project proponent's responsibility 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. (Public Works)
- 25. The Adult Correctional Facility shall be addressed as 11801 Go For Broke Rd. The Minimum Security Housing Building shall be addressed as 11701 Go For Broke Rd. All projects with multi-tenants or buildings must submit a plot plan with building footprint(s) to the Public Works Department (Engineering Land Development Division) for building/suite addressing. (Public Works)
- 26. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Public Works)
- 27. Any unpaid fees associated with transit services under the agreement titled, "Agreement between the City of Roseville and County of Placer Regarding the Development of the South Placer Justice

- Center", Section 3. Obligations, as approved by Resolution No. 04-250 on July 7, 2009, shall be paid prior to the issuance of building permits.
- 28. The total number of bike parking spaces provided on site shall be per the Municipal Code. Of that total, one-third of bike parking spaces included with the project shall be bike lockers or another acceptable form of long term bicycle parking as determined by the Alternative Transportation Division and the Planning Department. (Transportation, Engineering)
- 29. To support bicycle commuting, male and female showers and locker rooms should be provided for use by all employees within the building. (Transportation, Engineering)
- 30. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan view and in profile view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)
- 31. An "auger monster" (or other acceptable sewer solid elimination system as approved by the Environmental Utilities Director) shall be installed to remove solids from sewer prior to entering the public sewer system. (Environmental Utilities)
- 32. 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)
- 33. 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)
- 34. All on-site external lighting shall be installed and directed to have no off-site glare including the standards and fixtures along the rear of the building that face Highway 65. 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)

#### **ATTACHMENTS:**

- 1. Statement of Design Intent
- 2. Original SPJC MPP/CUP Staff Report
- 3. Architectural Rendering of SPACF
- 4. Color elevation SPACF North/South
- 5. Color elevation SPACF East
- 6. Color elevation SPACF West
- 7. Color elevation MSH
- 8. Sight Line Study

#### **EXHIBITS**:

- A. Addendum to the SPJC Mitigated Negative Declaration
- B. SPJC Master Plan
- C. ACF Overall Site plan
- D. ACF Detailed Site plan
- E. ACF Detailed Site plan
- F. Grading Plan
- G. Utility Plan Wet
- H. Utility Plan- Dry
- I. Elevations North/South
- J. Elevations East
- K. Elevations West
- L. Elevations Minimum Security Housing
- M. Landscape notes
- N. Landscape North
- O. Landscape South
- P. Lighting Photometric

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.