

CITY OF ROSEVILLE PLANNING & REDEVELOPMENT DEPARTMENT STAFF REPORT PLANNING COMMISSION MEETING May 12, 2005

Prepared by: Eileen Bruggeman, Project Planner

ITEM IV-C:

DESIGN REVIEW PERMIT AND TENTATIVE MAP - 7601 GALILEE ROAD (GALILEE ROAD BUSINESS PARK) - FILE#S DRP 04-03 & PM 04-02

REQUEST

The applicant requests approval of the following entitlements:

- **Design Review Permit** to allow construction of four (4) light industrial buildings totaling 37,640 square feet with associated improvements; and
- **Tentative Map** to subdivide the 3.74-acres parcel into sixteen (16) industrial condominium units within the four buildings, on one common site to be owned by the owner's association.

Property Owner/Applicant: Headwaters Development Company, LLC, Doug N. Pope

SUMMARY RECOMMENDATION

The Planning and Redevelopment Department recommends that the Planning Commission:

- A. Adopt the Negative Declaration;
- B. Adopt the four (4) findings of fact for the Design Review Permit;
- C. Approve the Design Review Permit with one hundred, nineteen (119) conditions of approval;
- D. Adopt the three (3) findings of fact for the Tentative Map; and
- E. Approve the Tentative Map with forty-two (42) conditions of approval;

SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

The project site is located at 7601 Galilee Road, north of Pleasant Grove Boulevard at the corner of Galilee Road and Industrial Boulevard. The subject property is within the North Roseville Industrial Area (Attachment 1). The site is undeveloped, with no previously issued entitlements.

The applicant is requesting approval of a Design Review Permit and Tentative Map to construct four (4) buildings that would provide a combination of office and warehouse space, clustered around a common yard area. An attachment will be recorded with the final map indicating the creation of a maximum of sixteen (16) business condominiums. A business owners association would be established to manage and maintain the center.

SITE INFORMATION

- A. Roseville Coalition Of Neighborhood Associations (RCONA): RCONA #38, Industrial Area East This is a business RCONA that is currently inactive.
- B. Total Acreage: 3.74 acres

- **C. Site Access:** Access to the site will be provided via (1) drive aisle from Galilee Road. Access is provided around the perimeter of the site. The buildings are oriented outwards, with a one-way striped access route through the interior common yard area.
- **D. Grading:** The site is relatively level. Approximately 4,800 cubic yards will be cut and 4,100 cubic yards filled.

ADJACENT ZONING AND LAND USE

LOCATION	ZONING	GENERAL PLAN LAND USE	CURRENT USE OF PROPERTY
Site	Light Industrial (M1)	Light Industrial (LI)	Vacant
North	M1	LI	Roseville Electric Substation
South	M1 (west Galilee) and General Commercial (west Galilee)	LI (west Galilee) and Community Commercial (CC)	Celebrations (west Galilee) and Vacant (east Galilee)
East	General Industrial (M2)	General Industrial (IND)	Vacant
West	M1	M1	NEC and Union Pacific Railroad

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

ZONING/SPECIFIC PLAN REGULATIONS

DEVELOPMENT STANDARD	REQUIRED	PROPOSED	
Building Setbacks	45' – Front	90' – Front min.	
	20' – Side	60' – Side min.	
	35' – Rear	70' – Rear min.	
Landscape Setbacks	20' along street frontages	Min. 20' along street frontages	
	6' parking lot edge side & rear	7' side and	
		5'-8" to +9' rear adj. to drainage	
	10' around front & sides of	10' at fronts & varies around	
	buildings	sides of buildings	
Building Height Limit	50' unless modified by a DRP	29'	
Max. Building Lot Coverage	None	Approx. 23%	
Parking Spaces (Total)	104 Spaces Total	115 Spaces Total	
	(18 spaces for warehouse &		
	yard areas @ 1:1000 and		
	86 spaces for office 1:250)		
% of compact spaces	up to 30% max.	None indicated	
# of handicapped spaces	5	8	
% of shaded parking	50% min.	56%	
Bicycle Spaces	6	None	

The proposed project is consistent with the land uses contemplated by the City's General Plan, and the Zoning Ordinance, subject to approval of the proposed Conditional Use Permit to allow a range of automotive services within the Roseville Auto Center portion of the project.

PROJECT DESIGN FEATURES

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

EVALUATION OF DESIGN REVIEW PERMIT

The evaluation of the Design Review Permit for the proposed project has been based on the applicable development standards within the City's Zoning Ordinance, North Roseville Area Design Guidelines, and the design standards of the City's Community Design Guidelines.

As proposed and conditioned, the project complies with the applicable guidelines. The remainder of the Design Review Permit evaluation section will focus on design guidelines that warrant additional review and consideration by the Planning Commission.

ARCHITECTURAL GUIDELINES

- The North Roseville Area Design Guidelines require that loading and service areas, and storage of
 items not in an enclosed, covered building are required to be screened with planting, berming and/or
 solid fencing to shield views from public streets, adjacent properties, parking areas or pedestrian
 walkways. Specific site conditions are considered when determining the appropriate screening method.
- If fencing is used, it is to be vinyl clad galvanized chain link fencing. The fencing is to be a height that at a minimum is equal to that of the materials proposed for storage.
- The proposed buildings are clustered around a common yard area, that could potentially be divided into individual yard areas.
- The applicant proposes to screen the loading and storage area through landscaping in planters that range between five to ten feet (5' − 10') in width. The 20-foot wide entrance and exit to the yard area are left open without gates.
- Condition 54 is included by the Fire Department to require that in the event fences are install all vehicular access gates will comply with the Uniform Fire Code requirements and will be equipped with approved Knox and Opticom emergency vehicle access devices.
- Planning and Redevelopment Department recommends inclusion of Condition 9a to require that before installation and as part of the Tenant Improvement Building Permit application process, the location, height and design of the fencing and/or gates is to be reviewed and approved by Planning and Redevelopment, and the Fire Department. If determined at the initial review to be substantial enough change to warrant additional review, the applicant will be required to submit a Design Review Permit Modification application. At a minimum, any installed fencing will be required to be vinyl clad chain-link fence.
- The applicant is in agreement with these conditions.

SITE DESIGN GUIDELINES

Vehicle Access, Circulation and Parking

- Proposed projects are required to provide parking adequate to meet Zoning Ordinance parking requirements.
- The Galilee Road Business Park includes four (4) buildings that will provide buildings suitable for a combination of office, storage yard and warehouse uses.

- The Galilee Road Business Park parking requirements are based on Zoning Ordinance parking requirements of 1 stall per 250 square feet for office, and 1 stall per 1000 square feet for warehouse uses and yard areas. The parking requirements were calculated based on an assumed mix of approximately 41% office, and 59% other industrial uses. Based on this assumption, 104 parking spaces would be required. The applicant proposes to provide 115 stalls.
- As is typically the case, individual tenants would be required to provide a parking study at the tenant
 improvement stage to verify that the parking required by the given tenant mix is less than or equal
 to the parking provided for each center. The parking study would be updated as tenant spaces are
 leased/sold or as tenants change. As such, staff is recommending Condition 106 to require
 updates of the parking study prepared for the Galilee Road Business Park as spaces are occupied.
- The applicant is in agreement with this condition.

Pedestrian/Bikeway Access and Circulation

- Community Design Guidelines (CDG) recommend use of design features to clearly mark pedestrian pathways.
- Enhanced paving was installed at the entrance of the adjacent 7501 Galilee Road (Celebrations).
- Condition 9b is recommended for inclusion to require installation of a paving treatment at the entry driveway.
- The applicant is in agreement with this condition.
- Consistent with CDG 4.13 bike racks for six (6) bikes is recommended, and they are to be placed in highly visible and convenient locations.
- The proposed plan does not include bike rack locations on the site plan, and it does not provide a bike rack detail.
- **Condition 9c** is included to require revision of the site plan to indicate bike rack locations, and to provide a bike rack detail.
- The applicant is in agreement with this condition.

Public Artwork

- The Community Design Guidelines (CDG) encourage the use of public art in visible locations, related in scale and concept to the project. Art may include a variety of forms, such as sculptures, murals, or fountains.
- The proposed project does not include any form of public art.
- There are opportunities for placing art work that would be visible and provide a focal point for the
 project within the landscape setback near the entry, or within the planter immediately in front of the
 driveway entrance.
- Condition 9d is recommended for inclusion to require a revision of the plans to indicate the location
 of an entry art work feature such as a fountain or sculpture, and installation of the feature before
 issuance of Certificate of Occupancy.
- The applicant is in agreement with this condition.

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 the Design Review Permit are contained in the Recommendation section of this report.

EVALUATION AND FINDINGS

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

1. The size, design, character, grading, location, orientation, and configuration of lots, roads and all improvements for the Tentative Map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan or any applicable Specific Plan for the area, and the design standards of Title 18 (Subdivision Ordinance) of the Roseville Municipal Code.

<u>Parcel size, design, configuration, location, orientation and character:</u> As indicated in the project description and as shown in Exhibit F, the applicant is proposing to construct four (4) buildings and subdivide the 3.74-acres into a maximum of sixteen (16) condominium units. Attached to the Final Map will be a legal description of the sixteen condominium units. **Tentative Map Conditions 26 and 27** specify the information to be included with and on the Final Map before recordation.

The General Plan and Zoning Ordinance do not establish minimum lot sizes for parcels within the General Industrial. Instead, the City reviews tentative maps on a case-by-case basis to insure that the parcels are of adequate size for development. The project Site Plan identifies how the proposed development of the center can be accommodated by the proposed parcel sizes. The condominiums will be within the buildings and will not affect or conflict with the proposed development pattern.

<u>Grading:</u> The applicant's engineer indicates that earthwork on the site will include 4,800 cubic yards of cut, and 4,100 cubic yards of fill. The grading will require exportation of a moderate amount of dirt, that has been found to be appropriate for the development of the site. Tentative Map **Condition 8** is included to require that before start of grading operations the receiving site and route will be identified for review and approval by the Engineering Department.

<u>Access & Circulation:</u> Each building and the condominium lots will be provided access and will allow access to the circulation pattern proposed with the DRP. The common area provides reciprocal access and parking for the mutual benefit of all condominium units (**Tentative Map Condition 23f**).

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

Phasing: The entire project site will be rough graded at one time.

- 2. The subdivision will result in lots which can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to: the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or, some other physical condition of the area.
 - As supported by the Design Review Permit, the size, configuration and design of all of the lots within the tentative map are consistent with the City's policies and standards. There are no outstanding issues that would cause the lots to be impractical for improvements, or to be used for the development as permitted within the M1 Zone.
- 3. The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, Pursuant to Division 7 of the Water Code.

The water quality impacts associated with the project and the expected discharge of waste for this project are consistent with what has been anticipated by the General Plan. In addition, the design of the sewer lines in the project area and treatment capacity at the City's sewage treatment plant have adequate conveyance and capacity to accommodate the existing and future development on the parcels proposed by the tentative map.

ENVIRONMENTAL DETERMINATION

The Roseville Planning and Redevelopment Department prepared an Initial Study and Negative Declaration for this project which was posted with the City Clerk's office on April 22, 2005. The document is available for review at the Planning and Redevelopment Department office, located at 311 Vernon Street, Roseville, CA 95678. The public review period lasts until May 12, 2005. To date, no comments on the document have been received.

RECOMMENDATION

The Planning and Redevelopment Department recommends the Planning Commission take the following actions:

- A. Adopt the Negative Declaration;
- B. Adopt the four findings of fact as stated below for the DESIGN REVIEW PERMIT 7601 GALILEE ROAD (GALILEE ROAD BUSINESS PARK) - FILE # DRP 04-03;
 - 1. The project, as approved, preserves and accentuates the natural features of the property, such as open space, topography, trees, provides adequate drainage for the project, and allows beneficial use to be made of the site for development of the shopping center.
 - 2. The project site design, as approved, provides open spaces for pedestrians, vehicle access, vehicle parking, vehicle and pedestrian circulation, pedestrian walks, and links to alternative modes of transportation, loading areas, landscaping and irrigation and lighting which results in a safe, efficient and harmonious development which is consistent with the applicable goals, policies and objectives set forth in the General Plan and the Community Design Guidelines.
 - 3. The building designs, including the material, colors, height, size, and relief, and the arrangement of structures on the site, as approved, is harmonious with the existing open space and topography of the area which is consistent with the applicable goals, policies and objectives set forth in the General Plan and the Community Design Guidelines.
 - 4. The design of the public services, as approved, including but not limited to trash enclosures and service equipment are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors, and landscaping that are harmonious with the site and the building designs.
- C. Approve the DESIGN REVIEW PERMIT 7601 GALILEE ROAD (GALILEE ROAD BUSINESS PARK) FILE # DRP 04-03 with the following one hundred, nineteen (119) conditions of approval;
- D. Adopt the three (3) findings of fact stated in the staff report for the TENTATIVE MAP 7601 GALILEE ROAD (GALILEE ROAD BUSINESS PARK) FILE # PM 04-02;

E. Approve the TENTATIVE MAP - 7601 GALILEE ROAD (GALILEE ROAD BUSINESS PARK) - FILE # PM 04-02 as shown in **Exhibit F** and subject to the following forty-two (42) conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT 04-03:

- 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 May 12, 2007. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from **May 12, 2007**.
- 2. The project is approved as shown in Exhibits A E 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, which ever 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:

- Handicapped parking stalls shall be dispersed and located closest to accessible entrances.
 The total number of accessible parking spaces shall be established by Table 11-B-6 of the CBC.
- ii) Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
- iii) Accessible parking and exterior route of travel shall comply with CBC, Sections 1127B and 1129B. (Building)
- 8. Signs and/or striping shall be provided on-site as required by the Planning and Redevelopment Department to control on-site traffic movements. (Planning)
- 9. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval.
 - a) Before installation of yard fencing and/or gates, a Tenant Improvement Building Permit application shall be submitted for review and approval by Planning and Redevelopment, and the Fire Department. The location, height and design of the proposed yard fencing and/or gates shall be clearly indicated on the drawings submitted for review. If determined at the initial review to be substantial enough change to warrant additional review, the applicant shall be required to submit a Design Review Permit Modification application. At a minimum, any installed fencing will be required to be vinyl clad chain-link fence. (Planning and Fire)
 - b) Entry paving shall be provided within the 20-foot landscape corridor at the entry drive aisle. The style, material and finish shall match the entry paving used at the entrance to Celebrations at 7501 Galilee Road. (Planning)
 - c) The Site Plan shall indicate bike rack locations on the Site Plan, and include a rack detail. Sufficient space shall be provided to accommodate a minimum of six (6) bikes. Bike rack locations shall be highly visible and convenient locations, to the satisfaction of the Planning Department. (Planning)
 - The plans shall be revised to indicate the location of the entry feature or art work. The art work or entry feature shall be installed before issuance of the final Certificate of Occupancy. (Planning)
- 10. The Landscape plan shall comply with the City of Roseville Water Efficient Landscape Requirements Resolution No. 93-55. (Planning)
- 11. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
- 12. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (2") bark (no shredded bark) or (2") mulch covering. (Planning)
- 13. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
- 14. Prior to the issuance of Building Permits 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)

- 15. 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)
- 16. 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)
- 17. Restaurants or other food services. The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
- 18. 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.
- 19. 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)
- 20. 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)
- 21. 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)
- 22. Galilee Road shall be improved to include one access driveway to the project site. The driveway shall be constructed as a standard "Type A-7" driveway with a width of 40 feet and the centerline of the driveway shall be located 150 feet from the curb return. Along the frontage of Galilee Rd., a 5-foot wide sidewalk shall be constructed adjacent to the existing curb. (Engineering)
- 23. Industrial Ave. shall be improved to include curb, gutter and an 8-foot wide sidewalk along the project side frontage. A standard curb ramp shall be installed at the corner of Industrial Ave. and Galilee Rd.

- A standard deceleration lane shall be constructed along Industrial Ave to access Galilee Rd. (Engineering)
- 24. Hydraulic calculations shall be provided with the grading plan to verify that the retaining wall at the northern boundary of the project does not encroach into the 100-year floodplain. (Engineering)
- 25. All storm drainage, including roof drains, shall be collected on site and shall be routed to the nearest storm drain system or natural drainage facility. Prior to discharge from the site, the storm water shall be treated with a sand/oil separator. The storm drain system shall be a private system and shall be maintained by the property owner. (Engineering)
- 26. 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)
- 27. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater then 4 feet in height. All retaining walls shall be of masonry or keystone type construction. (Engineering)
- 28. A standard pedestrian rail shall be installed on top of the retaining walls. (Engineering)
- 29. Detailed calculations shall be provided to the satisfaction of the Engineering department to demonstrate that the proposed retaining wall being located on the western property line will not cause additional stress or pressure on the existing 48 inch storm drain pipe. In the event that no additional stresses are anticipated and PRIOR TO the approval of any plans contemplating the installation of the retaining wall, an agreement running with the land shall be entered into with the City that relieves the City of any responsibility of rebuilding the retaining wall in the future, should the pipe have to be accessed for repair. The agreement would have to be in a form acceptable to the City Attorney and shall be recorded at the County Recorders office. If this approach is not obtainable, alternate grading of the site will be required to remove the retaining wall outside of the drainage easement. (Engineering)
- 30. 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)
- 31. 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)
- 32. Sight distances for all driveways and turn lanes shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
- 33. 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)
- 34. The applicant shall pay for all applicable water, and sewer fees. (Environmental Utilities)
- 35. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - b. Water and sewer mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions of approval.
 - c. All sewer manholes shall have all weather 10-ton vehicle access unless authorized by these conditions of approval. (Environmental Utilities)
- 36. The applicant shall pay his share of the North Industrial Reimbursement for North Central fees. (Environmental Utilities)
- 37. The applicant shall pay the North industrial water and sewer fee of \$3,633.60. (Environmental Utilities)
- 38. Water for the project should manifolded off the existing stub on Galilee. Each building is to have a separate domestic service. Fire and irrigation water service should be through an association. (Environmental Utilities)
- 39. Sewer on-site shall be public. Every effort shall be made to keep sewer centered in the drive aisles. (Environmental Utilities)
- 40. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for Galilee Road Business Park to be reviewed and approved by the Transportation Commission. (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. 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)

- 45. 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)
- 46. Provide a separate site map with the City of Roseville's Fire Department turning radii mapped out throughout the entire site plan. Markings shall be continuous without interruptions. Radii shall also include turns from all driveways from the public streets as well as the center drive aisles. (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 2750 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 1750 gpm and the fire sprinkler system 1000 gpm. (Fire)
- 50. Applicant shall provide a minimum of four (4) 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 350 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. All underground fire service lines shall not extend through another parcel number unless a reciprocal easement is provided subject to the Roseville Fire Department's approval (Fire).
- 52. 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)
- 53. 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)
- 54. 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)
- 55. 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)

- 56. 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
- 57. 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)
- 58. 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)
- 59. 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:

- 60. 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)
- 61. 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. (Electric, Environmental Utilities)
 - b. Water, sewer, and recycled water easements. (Environmental Utilities) and
 - c. A 25' P.U.E. across the N.W. property corner to cover the existing overhead power lines. (Electric)

- 62. 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)
- 63. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
- 64. 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)
- 65. 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)
- 66. The project shall be addressed as follows:

Building 1 7621 Galilee RD

Building 2 7631 Galilee RD

Building 3 7641 Galilee RD

Building 4 7611 Galilee RD

- 67. 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)
- 68. 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)
- 69. 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)
- 70. 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)
- 71. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
- 72. 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)
- 73. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for Galilee Road Business Park to be reviewed and approved by the City Manager. (Transportation)
- 74. Water, sewer and recycled water shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
- 75. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
- 76. 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)
- 77. 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)
- 78. 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)
- 79. 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)

- 80. 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)
- 81. 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)
- 82. 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)
- 83. 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)
- 84. The applicant shall properly identify all required fire lanes in accordance with the Fire Department Fire Lane Standard. (Fire)
- 85. 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)
- 86. 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)
- 87. 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)
- 88. 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)
- 89. 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)
- 90. Additional internal easements or a Common Area P.U.E. will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
- 91. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
- 92. 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)
- 93. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 94. 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)
- 95. 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)
- 96. 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.
- 97. One 3/4" conduit with a 2-pair phone line shall be installed from the buildings telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
- 98. 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)
- 99. No grading or filling for a min. 10' area around the exist. power pole at the N.W. property corner without prior approval from Roseville Electric Power Engineering Division. (Electric)
- 100. If the proposed grading or the installation of the proposed screen wall creates a conflict with the overhead line conductors, the developer will be required to pay all costs associated with raising the conductors.(Electric)

- 101. There are existing underground high voltage electric facilities within the 12.5' P.U.E. along the frontage of Industrial Blvd. The developer will be required to pothole and verify exact location and depth. If the proposed grading or building foundations creates a conflict, the developer will be required to pay all costs associated with concrete encasement or re location. (Electric)
- 102. The developer will be required to relocate the existing street light boxes that are in conflict with proposed road widening and driveways. (Electric)
- 103. The developer will be required to install street lights along the frontage of Industrial Blvd. (Electric)

OTHER CONDITIONS OF APPROVAL:

- 104. 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)
- 105. All existing public utility, electric, water, sewer and recycled water easements shall be maintained unless otherwise authorized by these conditions of approval. (Electric, Engineering, Environmental Utilities)
- 106. A parking study shall be submitted with each request for a tenant improvement. The tenant mix for the entire site, including restaurants, shall not result in a parking requirement that exceeds the number of spaces provided on site. The parking study shall include the following minimum information for each building:
 - a) Total building area.
 - b) A breakdown of spaces with the area (square feet) and use(s) of each area.
 - c) Required parking for each space. If spaces are vacant, the parking study shall calculate estimated parking requirements.
 - d) Total required parking.
 - e) Total parking provided.
 - f) Net available remaining parking. (Planning)
- 107. 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)
- 108. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning)
- 109. 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)
- 110. 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)

- 111. 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)
- 112. 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)
- 113. 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)
- 114. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable of not and if site remediation is required. (Fire)
- 115. 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)
- 116. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Building)
- 117. 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)
- 118. 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)
- 119. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple building occupancies. This request shall be made in writing to the Building Department and shall include 10 copies of the following:
 - a. A description of measures that will be undertaken to minimize conflict between residents/ building occupants and construction traffic (e.g. fencing, etc.);
 - b. A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and
 - c. Estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

TENTATIVE MAP CONDITIONS OF APPROVAL:

- 1. The approval of this Tentative Map is for the creation of sixteen (16) condominium units and one (1) common area lot, as shown on Exhibit F. (Engineering)
- 2. All those conditions as required per the approved Design Review Permit, DRP 04-03, shall be made part of those conditions required with this Tentative Map application. PRIOR TO THE RECORDATION OF THE FINAL MAP all improvements including on-site pavement, water, sewer and storm drainage, and off-site improvements as shown on the approved plans for DRP 04-03 shall either be completed and approved by the City or bonded for. (Engineering)
- 3. 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)
- 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 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)
- 6. 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, which ever 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)

PRIOR TO ISSUANCE OF A GRADING PERMIT AND/OR IMPROVEMENT PLANS

- 7. Prior to the approval of improvement plans, the applicant shall submit to the Engineering Division of Public Works, a paper copy and an electronic copy of the final set of Improvement Plans per the Division's "Digital Submission of Utility Composites" standards. (Engineering)
- 8. 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)
- 9. Water and sewer infrastructure shall be designed and constructed pursuant to the adopted City of Roseville Improvement Standards and Construction Standards and shall reflect the following:
 - a) Sewer and water service laterals shall not be allowed off of water and sewer mains larger than 12 inches in diameter.

- b) Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.)
- c) Water and sewer mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions
- d) All sewer manholes shall have all weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)
- 10. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)
- 11. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 1000 feet on center. (Fire)
- 12. Minimum fire flow is 3,000 gallons per minute with 20 lbs. psi residual pressure. A change in any of the conditions may increase the required fire flow. (Fire)
- 13. 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)
- 14. 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)
- 15. 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)
- 16. 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
- 17. 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)
- 18. 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

19. The following easements shall be provided and shown on the Final/Parcel Map or by separate instrument, unless otherwise provided for in these conditions:

- a) A 12.5 foot wide public utilities easement along all road frontages;
- b) Water, sewer, and recycled water easements; and,
- c) A Common Area P.U.E. will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)

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

- 20. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
- 21. 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)
- 22. A Business Owners Association (BOA) shall be formed. The BOA shall take title to the common area lot and shall be responsible through the CC&R's to maintain all commonly owned facilities. (Engineering)
- 23. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with the Final/Parcel Map. The CC&Rs shall include the following item(s):
 - a) A clause stating that the property owners within this subdivision shall agree to participate in a Transportation Systems Management (TSM) Plan and shall agree to enter into a Transportation Management Agreement with the City of Roseville.
 - b) Creation of a Business Owners Association. (Attorney)
 - c) Business Owners Association shall be responsible for maintenance of all common areas including landscaping, parking areas, and drive aisles. (Attorney)
 - d) Maintenance of fire suppressions system within the project will be the responsibility of the Business Owners Association. (Environmental Utilities, Fire)
 - e) Maintenance of the irrigation system within the project will be the responsibility of the Business Owners Association. City's responsibility will end at the City right-of-way and meter at backflow assembly. (Environmental Utilities)
 - f) The common area provides reciprocal access and parking for the mutual benefit of all condominium units. (Attorney, Planning)
 - g) Provisions for outdoor common areas to be held in common. (Attorney, Planning)
- 24. The City shall not approve the Final Map for recordation until either:

A subdivision agreement is entered into along with the necessary bonds and insurance as required by the City. Said agreement shall be in a form acceptable to the City Attorney.

The improvement plans are approved, and the improvements are constructed and accepted as complete. In this case, the subdivider shall enter into a one-year maintenance agreement concurrent with the recordation of the Final Map. (Engineering)

25. The project shall be addressed as follows:

UNIT 1	7611	Galilee RD	Suite 100
UNIT 2	7611	Galilee RD	Suite 110
UNIT 3	7611	Galilee RD	Suite 120
UNIT 4	7611	Galilee RD	Suite 130
UNIT 5	7621	Galilee RD	Suite 100
UNIT 6	7621	Galilee RD	Suite 110
UNIT 7	7621	Galilee RD	Suite 120
UNIT 8	7621	Galilee RD	Suite 130
UNIT 9	7631	Galilee RD	Suite 100
UNIT 10	7631	Galilee RD	Suite 120
UNIT 11	7641	Galilee RD	Suite 100
UNIT 12	7641	Galilee RD	Suite 110
UNIT 13	7641	Galilee RD	Suite 120
UNIT 14	7641	Galilee RD	Suite 130
UNIT 15	7641	Galilee RD	Suite 140
UNIT 16	7641	Galilee Rd	Suite 150

- 26. 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)
- 27. Attached to the recordation of the Final Map an Informational Sheet shall be attached that clearly shows the location of the proposed building footprints showing the number of units in each building along with a table that supports the division of the land. (Engineering)
- 28. In Accordance to section 66427 of the Subdivision Map Act, the following shall be added to the face of the Final Map:
 - a) The Title of the project shall clearly state "Condominium Project";
 - b) The number of approved Condominium Units is clearly displayed;
 - c) Dedication of the all common land shall be made to the Business Owners (condominium owners) Association. (Engineering)
- 29. City records show that the land being subdivided is within the 1915 Bond Assessment District. The subdivider shall either pay to the City's Finance Department the outstanding assessment in full prior to map recordation, or segregate the bond when the map records. The subdivider shall pay to Engineering the segregation processing fees of \$150.00 per each newly created Lot/Parcel if it chooses to segregate the bond. (Engineering)
- 30. 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)
- 31. 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)

- 32. 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)
- 33. 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)
- 34. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
- 35. 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)
- 36. The Environmental Utilities Department shall make a determination that there is adequate conveyance and treatment capacity in the City sewer system to handle the newly created Lot/Parcels. (Environmental Utilities)
- 37. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

- 38. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 39. 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)
- 40. 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)
- 41. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Engineering)
- 42. 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)

ATTACHMENTS

- 1. Vicinity Map
- 2. Color Elevations

EXHIBITS

- A. Negative Declaration
- B. Site Plan
- C. Grading Plan
- D. Landscape Plan
- E. Building Elevations
- F. Tentative Map

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

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