

**ITEM 4.1: Design Review Permit and Tentative Parcel Map – 5900 Baseline Road – SVSP PCL
KT-42 – Circle K– PL21-0233**

REQUEST

The applicant requests approval of a Design Review Permit to allow the development of a 5,200 square foot convenience store with associated fuel canopy and car wash on a portion of Sierra Vista Specific Plan (SVSP) Parcel KT-42, a 8.47-acre site. The request also includes a Tentative Parcel Map to create a 2.0 acre parcel for the project, leaving the remaining portion of Parcel KT-42 for future development.

Applicant – Justin Pierce, Land Development Consultants, LLC
Owner – KV Sierra Vista LLC

SUMMARY RECOMMENDATION

The Planning Division recommends that the Design Committee take the following actions:

- A. Adopt the Circle K Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
and
- B. Adopt the four (4) findings of fact and approve the Design Review Permit subject to eighty (80) conditions of approval; and
- C. Adopt the three (3) findings of fact and approve the Tentative Parcel Map subject to thirty-seven (37) 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 the recommended conditions of approval.

BACKGROUND

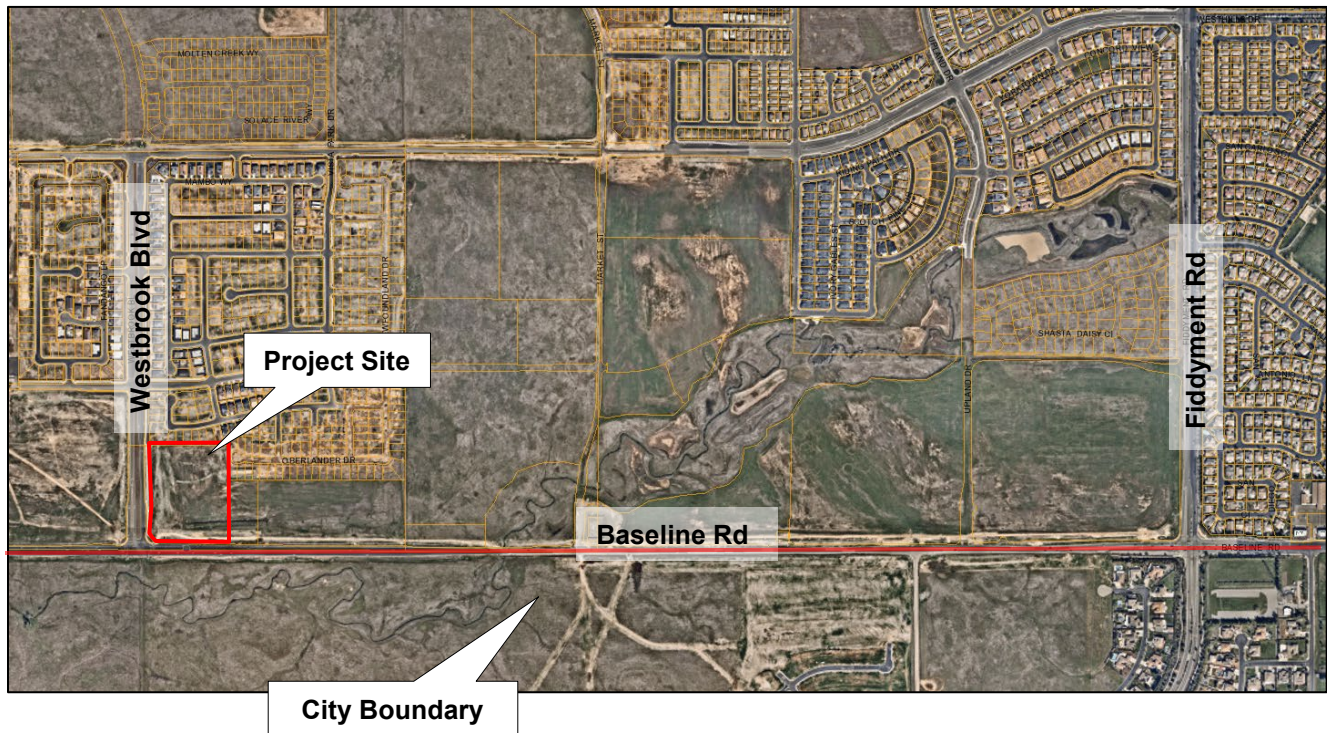
SVSP Parcel KT-42 is located in the Sierra Vista Specific Plan (SVSP) area, at the northeast corner of the intersection of Baseline Road and Westbrook Boulevard (see Figure 1). The SVSP establishes a comprehensive land use and regulatory framework to guide development of an approximately 2,075-acre Plan Area located to the west of Fiddymont Road and north of Baseline Road, along the western edge of the City. The SVSP and an Environmental Impact Report (EIR) and Mitigation Monitoring and Reporting Program was approved in May 2010. Subsequently, in June 2012 the SVSP was amended to entitle land uses on the Westbrook property.

The project site has a General Plan land use designation of Community Commercial (CC) and a zoning land use designation of General Commercial (GC). Parcel KT-42 is adjacent to vacant parcels to the east and west. The parcel to the east of the Project site is slated for commercial development (e.g. storage facility). To the north, a residential community is under construction and to the south is land within unincorporated Placer County.

The proposed project is a request for a Design Review Permit to construct a 5,200 square foot convenience store, a 1,450 square foot car wash facility, and a fuel canopy with 6 pumps. The project site would accommodate a total of 27 surface parking stalls with landscape throughout the site, specifically along Westbrook Boulevard and Baseline Road. The Project also includes a Tentative Parcel

Map to create a 2.0 acre parcel for the Project, which leaves the remaining surrounding parcel for future development.

Figure 1 – Project Location



SITE INFORMATION

Location: 5900 Baseline Road, APN 499-010-081-000

Total Size: 8.47 acres

Topography and Setting: The project is located on a vacant property on the north side of Baseline Road within a developing portion of the City of Roseville. Topography of the site is relatively flat, however, there are some areas of the site where a stockpile of dirt is evident. The site has been heavily disturbed from previous grading and site preparation for adjacent development. Currently, there are no trees or other biological resources present on the site. The current land use and zoning of the site allow for commercial and business professional uses. The site is surrounded by vacant land to the east, south, and west. The parcel to the east of the project site is slated for commercial development (e.g. storage facility). To the north, a residential community is under construction. Public improvements (i.e. sidewalks, streetlights, curb, and gutter) are present along Westbrook Boulevard. Fully operating traffic signals are installed at the intersection of Baseline Road and Westbrook Boulevard.

EVALUATION – DESIGN REVIEW PERMIT

The DRP evaluation of the project is based on the applicable development standards within the City’s Zoning Ordinance, the SVSP, and the design standards of the Community Design Guidelines (CDG). Section 19.78.60(B) of the City of Roseville Zoning Ordinance requires that four findings be made to approve or conditionally approve a DRP. The four findings are listed below in *italicized, bold* text and are followed by an evaluation of the DRP in relation to each finding.

- 1. The project as approved preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and water course; provides adequate drainage for the project, and allows beneficial use to be made of the site for development.***

The Project site has been previously disturbed as a result of site preparation activities for adjacent development. Consequently, the site shows no evidence of trees or other biological resources present on the site. To allow for the construction of the convenience store, gas pumps, and the car wash, the project site would be graded to allow beneficial use of the site for development. The preliminary grading plans have been reviewed and evaluated by the Development Services Department, and the conditions of approval are recommended to ensure compliance with the City of Roseville Improvement Standards.

- 2. The project site design as approved provides open space; access; vehicle parking; vehicle, pedestrian, and bicycle circulation; pedestrian walks and links to alternative modes of transportation; loading areas; landscaping; irrigation; and lighting which results in safe, efficient, and harmonious development and which is consistent with the applicable goals, policies, and objectives set forth in the General Plan, the Community Design Guidelines, and the applicable specific plan and/or applicable design guidelines.***

The City's CDG provide guidelines that include recommendations for site planning, circulation, architecture, and other aspects of site development. The following discussions provide an evaluation with respect to the applicable design guidelines in the CDG.

Site Planning & Building Siting: The Project is located along two (2) major arterial streets that provide linkage between sections of the City and the regional circulation system. Both Baseline Road and Westbrook Boulevard are anticipated to carry relatively high traffic volumes and provide a connection between the County of Placer and the City. As a result, the project is strategically positioned in an area of the City that would be highly visible by both automotive users entering and exiting the city of Roseville through Baseline and pedestrians from the nearby residential subdivisions. The CDG puts an importance on site planning and building siting, where it encourages projects on prominent corner lots to be treated as community gateways and be of the highest design quality. In addition, those buildings on signature corners should be located at the back of the landscape corridor to provide massing and visual interest to from the intersection. Gas station canopies, fast-food restaurants with drive-thrus, and other services should be located away from these prominent corners. The convenience store is proposed to be located closest to Westbrook Boulevard and setback approximately 110-feet from Baseline Road. Conversely, the fuel pumps and car wash are both located at a minimum approximately 140-feet from Westbrook Boulevard and approximately 85-feet from Baseline Road. The large setback provides enough buffer between the buildings and the street, making it ideal for street frontage enhancements. The location of the buildings provides for a large landscape buffer along Baseline Road and Westbrook Boulevard and it achieves the goal of siting the buildings at the back of the landscape corridor (Figure 2).

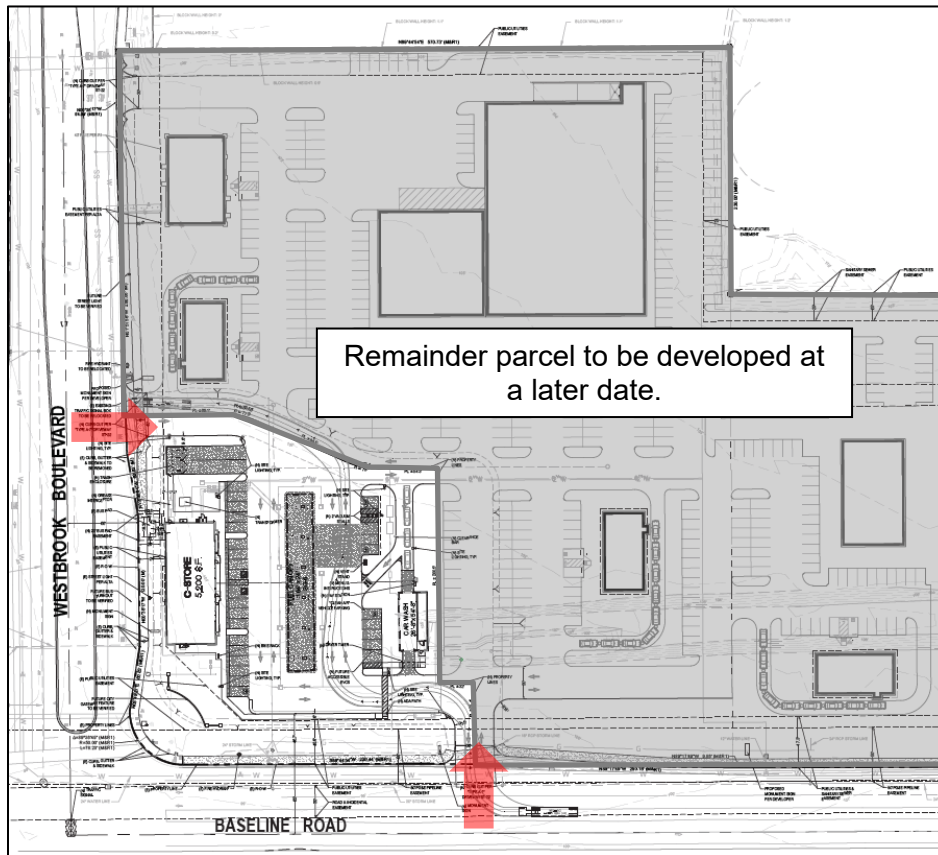
Figure 2 – Project Site Plan



Vehicle Access & Circulation: The project site includes two (2) entries onto the site, one along Baseline Road and the other along Westbrook Boulevard. To provide access to both the Project site and the future development on Parcel KT-42, the driveways are located approximately at the center of Parcel KT-42 (Figure 3). The proposed driveways connect to the internal roadway system and surface parking areas. The driveway on Baseline Road will be restricted to right turn ingress and egress only, a temporarily “pork chop” will be required to prohibit left turns in or out.

The site design of the remainder of Parcel KT-42 is preliminary, but to ensure the future development provides access to all parcels Planning and Engineering staff reviewed driveway locations and access and a condition of approval has been placed on the Project that would require a reciprocal access agreement to be submitted to the City Attorney for review and approval. The driveway access and internal circulation have been reviewed by the City Staff and were found to be consistent with both emergency circulation requirements and refuse service standards.

Figure 3 – Overall Site Plan



The project also includes pedestrian connectivity throughout the site and to Baseline Road and Westbrook Boulevard. Pathways internal to the Project connect the convenience store and the carwash facility. The existing and future sidewalk along Baseline Road would connect pedestrians using these facilities to the convenience store main entrance. An existing bus pad is shown on the site plan along Westbrook Boulevard. Upon future development of the remaining parcel and an extension of the axillary lane along Westbrook Boulevard, the existing bus pad would be removed and a new bus pad and easement would be required. Per the conditions of approval, the developer of the remaining parcel would be responsible for the installation of the bus shelter and related improvements.

Parking: Surface parking throughout the project site is proposed to accommodate patrons of the business, a total of 27 standard off-street parking stalls are proposed. Pursuant to the City's Off-Street Parking and Loading requirement, automatic car wash service requires 1 space per drying and vacuum areas and 100 linear feet in front of the car wash for staking, plus 1 space per 300 square feet of gasoline sales with commercial sales. The project exceeds the minimum off-street parking requirement for the site. In addition, the applicant provided five (5) spaces for clean air vehicles. These parking stalls are included in the total parking count. The proposed number of parking spaces is consistent with the Zoning Ordinance requirement.

Landscaping and Lighting: The CDG recommends using landscaping throughout the site, placing trees to provide shading for sidewalks and public spaces, using native or drought-tolerant plants where possible, and providing a minimum of 50-percent shading (based on 15-year maturity) over the parking spaces. The proposed landscape plan is included as Exhibit J. The SVSP identifies a 50-foot landscape corridor all along Baseline Road and Westbrook Boulevard. The SVSP recognizes that there are properties along arterial and collector streets that must accommodate turn pockets, acceleration/deceleration lanes/tapers, and bus turn outs, and as a result, reductions to the landscape

corridor are permitted. The intent of this SVSP requirement is that a certain level of landscaping at major roadway intersections is maintained to ensure a high-quality streetscape, while also maintaining an efficient automobile travel lane. This has resulted in projects like this one to include the auxiliary lane as part of the landscape corridor. The project proposes a public utility easement (P.U.E.) of approximately 40-feet all along Baseline Road, and along Westbrook Boulevard there is an existing 24-foot P.U.E. The project includes landscape all along the perimeter of the site and throughout the project site. Along Baseline Road and within the 40-foot-wide P.U.E., there exists a Pacific Gas & Electric (PG&E) pipeline that would preclude the applicant from planting any vegetation at least 10-feet from the edge of the pipeline. As a result of PG&E's recommendation during the review period, the architect designed the landscape along Baseline Road in such a way that only plants, groundcover, grasses, flowers, and low-growing plants that grow unsupported to a maximum of 4-feet in height at maturity would grow near the gas pipeline. Outside of PG&E's pipeline area, the landscape architect included California Sycamore, Red Oak, and Interior Live Oak trees to provide shade and visual interest to the site. Internal to the project site, large trees are included within the landscaping areas to provide shade on sidewalks and pathways. Selected species include Keith Davey Chinese Pistache and Eastern Redbud Multi-trunk, as well as other shrubs. The proposed landscaping plans show 51-percent parking lot shade coverage, exceeding the minimum requirement.

The project includes lighting standards for the parking areas, and the conditions of approval ensure that a minimum of one (1) foot-candle of lighting in the parking areas and 0.5 foot-candles of lighting in the pedestrian walkways are provided. Light standards will be shielded to ensure there is no off-site glare.

3. *The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site, as approved is harmonious with other development and buildings in the vicinity and is consistent with the applicable goals, policies, and objectives set forth in the General Plan, the Community Design Guidelines, and the applicable specific plan and/or applicable design guidelines.*

Development Standards: The City of Roseville Zoning Ordinance development standards for General Commercial (GC) zones establish a maximum building height of up to 50 feet. The project includes two (2) single-story commercial buildings and a single gas station canopy, with the convenience store being the tallest building with an overall height of approximately 23-feet tall. Further, as proposed the project complies with the SVSP roadway system and landscape requirements. As discussed in the Landscaping and Lighting section above, the project meets the goal of the SVSP roadway system and landscape requirements by keeping and maintaining a high-quality streetscape. The project also complies with the goals of the CDG. Whereas buildings on signature corners should be located at the back of the landscape corridor to provide massing and visual interest to frame the intersection. The convenience store is setback approximately 110-feet from the south property line, while the fueling canopy is setback approximately 85-feet from the south property line. Yet all buildings provide a large setback as recommended in the CDG.

Building Design: The proposed buildings are designed to have a modern look and feel, with a mix of neutral main building colors. A deep red color is used as an accent to help define the Circle K brand. The proposed convenience store, fuel canopy, and car wash all include the same architectural elements that define the commercial property as one unit. To achieve a cohesive architectural design, the applicant proposes the use of one consistent color palette (e.g. a brown and tan color and red color band) and building material (e.g. stacked stone wainscoting) on all three (3) structures. Due to the location of the convenience store, an emphasis was given to the building elevations. The convenience store incorporates several design elements that assist with the articulation of the building's façade. For example, on the front elevation of the building there are varying depths of façade elements, the rooflines are flat and vary in height, metal lattices are proposed on the west elevation, and spandrel glass windows are incorporated where permissible to break up the blank wall areas. Conversely, the car wash building also includes stacked stone at the base of the building, large window frames, and an accent band on the top of the building.

Figure 4 – Convenience Store Building Elevations



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.

All project refuse containers will be screened within a masonry enclosure. The enclosure will surround the three non-accessible sides of the trash container, and will be surrounded by landscaping. All other service equipment will be screened from public view, consistent with the conditions of approval.

Development within the vicinity of the project site is underway. The project is located at the corner of Westbrook Boulevard and Baseline Road, approximately 300-feet from the closest residential property (Figure 5). As part of the residential improvements, a masonry wall along the residential properties was constructed. The existing masonry wall and the location of the convenience and car wash will provide a large setback between the residence and the commercial user. The large setback and masonry wall will reduce the sound levels generated from the car wash facility to levels which are consistent with the City's Noise Ordinance.

EVALUATION – TENTATIVE PARCEL MAP

Pursuant to the Subdivision Ordinance Section 18.06.180, three (3) findings must be made in order to approve a tentative map. As stated in the Background section of this report, the applicant request a

Tentative Parcel Map to create a 2.0 acre parcel for the Project and leave the remaining surrounding parcel for future development. The required findings to approve a Tentative Parcel Map are in ***italicized, bold*** text and are followed by an evaluation.

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

Parcel size, design, configuration, location, orientation, and character: The proposed subdivision would result in the creation of two (2) parcels, Parcel A (2.01 acres) and Parcel B (6.57 acers). The Map Act and Subdivision Ordinance do not contain any maximum or minimum lot sizes. The project site as discussed in the Design Review Permit section of the staff report, the lots are adequately designed to allow for the proposed development on the parcel. The location and configuration of the driveways to the site would allow for emergency vehicles, as well as City maintenance vehicles to safely enter and maneuver through the project site.

Grading and Drainage: The site has been heavily disturbed from previous grading and site preparation for adjacent development. Pad grading would be necessary to construct the proposed buildings at the southwest corner of the project site. Only Parcel A is proposed for grading at this time, Parcel B would be graded at a later date via separate entitlements. Grading and drainage required for development of the project has been reviewed with the Design Review Permit and has been determined to comply with City standards as shown in the preliminary grading plans, and as conditioned.

Access & Circulation: The project site has approximately 300 lineal feet of frontage on Baseline Road and 275 lineal feet of frontage on Westbrook Boulevard. Access to the project site would be provided by two driveways, one off of Baseline Road and the second off of Westbrook Road (Figure 3). As part of this phase of the development, access to the Project site has been designed to meet City Improvement Standards. Upon development of the remainder parcel (i.e. Parcel B), the developer of Parcel B would be required to submit a reciprocal access agreement to the City Attorney for review and approval. The reciprocal access agreement would allow for shared parking and emergency circulation. Access and circulation is consistent with the City's Subdivision Ordinance and the City's Improvement Standards.

- 2. The subdivision will result in lots which can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or, some other physical condition of the area.***

The proposed parcels are of sufficient size and shape to accommodate the proposed development and are consistent with the applicable zoning and design requirements, as discussed in the Design Review Permit evaluation section of the staff report. There are no watercourse or other natural features on the site that would impede development.

- 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.***

Anticipated water quality impacts and discharge of waste are not affected by the proposed Tentative Parcel Map. The design of the sewer lines in the project area and treatment capacity at the City's Pleasant Grove Wastewater Treatment Plant have adequate conveyance and capacity to accommodate development on the proposed parcels created by the Tentative Parcel Map.

PUBLIC OUTREACH

Notice of the application was distributed to the Roseville Coalition of Neighborhood Associations. Additionally, the proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. A public notice of the Design Committee hearing was published on January 7, 2022, and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

CONCLUSION

As demonstrated by the analyses in the foregoing sections, the proposed project is consistent with the objectives and intent of the General Plan, SVSP, Zoning Ordinance, and CDG. The required findings can be made for the requested entitlements, and staff requests that the Design Committee take the actions listed in the Recommendation section of this report.

ENVIRONMENTAL DETERMINATION

The City of Roseville, acting as Lead Agency, prepared an Initial Study/Mitigated Negative Declaration (IS/MND) to evaluate the environmental effects of the project. Staff recommends the Design Review Committee consider and adopt the proposed Mitigated Negative Declaration and associated Mitigation Monitoring Program (Exhibit A). The public review period for the proposed Mitigated Negative Declaration began on December 20, 2021 and ended on January 10, 2022. The IS/MND was made available for public review online at: <https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=8774505>. To date, no comments have been received.

RECOMMENDATION

The Planning Division recommends the Design Committee take the following actions:

- A. Adopt the Circle K Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.
- B. Adopt the findings of fact as stated in the staff report and approve the **DESIGN REVIEW PERMIT – 5900 Baseline Road – SVSP PCL KT-42 – CIRCLE K –PL21-0233** subject to eighty (80) conditions of approval.
- C. Adopt the findings of fact as stated in the staff report and approve the **TENTATIVE PARCEL MAP – 5900 Baseline Road – SVSP PCL KT-42 – CIRCLE K –PL21-0233** subject to thirty-seven (37) conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT FILE #PL21-0233

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **January 20, 2022** and if not effectuated shall expire on **January 20, 2024**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **January 20, 2025**. (Planning)
2. The project is approved as shown in Exhibits A - J and as conditioned or modified below. (Planning)
3. The project shall comply with all required environmental mitigation identified in the Sierra Vista Specific Plan Environmental Impact Report, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
4. The project and business shall be addressed as 5990 Baseline Road. (Business Services)

5. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Electric, Finance)
6. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
7. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans have been submitted for review and are approved with grading and/or encroachment permits issued by the Department of Development Services – Engineering Division. (Engineering)
8. 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. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

9. Parking lot design shall conform to the City's design standards, including the following minimum standards for parking stalls:
 - 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-inch raised curb. Parking stalls in front of the convenience store shall abut a 6-inch raised curb. (Planning)
 - b) Standard – 9 feet x 18 feet; Compact – 9 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, signage, 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) Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-208.2 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 11B-206 and 11B-208. (Building)
10. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)

11. The plans submitted to the Building Division for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
12. 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 preventers; fire department connections; and public water, sewer, and storm drain facilities. (Planning, Fire, Environmental Utilities, Electric, Engineering)
 - b) The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
 - c) At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
 - d) The landscape plan shall comply with the Landscape Guidelines for Sierra Vista Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Environmental Utilities)
 - e) All landscaping in areas containing electrical service equipment shall conform to the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
 - f) Slopes within landscape planters shall be no more than 3:1. A two-foot flat bench located at back-of-walk shall be included in the landscape area to slow or allow absorption of nuisance run-off from the planters. (Parks, Recreation, and Libraries)
 - g) All landscaping shall conform to the standards of crime prevention through environmental design with the intent to create natural surveillance, controlling access, and territorial reinforcement to property boundaries. (Police)
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. A separate Architectural 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. For Multiple Building Complexes: As part of the required Architectural 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). This is specific to the area developed for Circle K. (Building)
16. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code–CGBSC, 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 Division for applicable Code editions). (Building)

17. For restaurants, other food services, or commercial swimming pools: The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
18. For restaurants, other food services, or commercial swimming pools: The developer shall obtain all required approvals and permits from the Placer County Health Department and the City of Roseville Industrial Waste Division. (Building, Environmental Utilities)
19. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address. (Building)
20. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Development Services - Engineering prior to approval of any plans. (Engineering)
21. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)
22. A note shall be added to the grading plans that states:

*“Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.”* (Engineering)
23. When Parcel B develops, the developer shall install a new standard bus shelter pad along northbound Westbrook Boulevard north of Baseline Road, 100 feet beyond the northern curb return of the driveway on Parcel A, and the developer shall install a continuous auxiliary lane up to the new bus pad and taper back to existing improvements (60’ taper) prior to northern driveway located on Parcel B. (Engineering)
24. When Parcel B develops, the landowner shall dedicate a separate easement to the City of Roseville for the relocated bus stop and bus shelter pad described above. The easement documents shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder’s office. (Alternative Transportation, Engineering).
25. Developer shall be responsible for the installation of a bus shelter and related improvements conforming to the city’s current standards on the shelter pad along northbound Westbrook Boulevard, north of Baseline Road. Upon installation and final inspection by the City of Roseville, the bus shelter and related improvements shall become the property of the City of Roseville. The Developer shall enter into a construction fee agreement with the City and pay a construction cost of \$10,000 per shelter for future construction of the Bus Shelter located along northbound Westbrook Boulevard, north of Baseline Road. If the shelter is installed prior to the development of Parcel B, the developer shall be required to relocate the bus shelter to the new shelter pad location as identified above. (Shelter #324) (Engineering, Alternative Transportation)
26. The applicant shall complete the frontage improvements along Baseline Road to the eastern property line of Parcel B. Provide a 300 foot taper beginning at station 932+38.09 (angle point) 65’ LT (top

back of curb) to 60' LT (top back of curb). Once taper is complete maintain the 60' width to the Parcel B boundary. These improvements will include pavement widening, curb & gutter, 8' wide sidewalk and a driveway. The driveway shall be 36-foot wide A-7 driveway. Site access shall be limited to right turn ingress/egress only. In order to restrict left turn ingress/egress movements a raised median "porkchop" to direct vehicles to a right turn movements only shall be designed to the satisfaction of the City Engineer and constructed within the driveway. (Engineering)

27. Bike parking and clean air vehicle spaces shall be provided per the California Green Building Standards. Bike rack/locker design and location shall be approved by Alternative Transportation. (Alternative Transportation, Building).
28. 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. (Engineering)
29. Prior to the approval of the Improvement Plans, the project proponent shall provide proof of preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB). Proof shall be in the form of the Waste Discharge Identification Number (WDID#), provided to the applicant from RWQCB, placed on the coversheet of the improvement plans. Upon approval of the improvement plans, a copy of the SWPPP shall be required onsite and available for viewing by City inspection staff upon request. (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 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. 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. (Engineering)
34. 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. (Engineering)
35. 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. (Engineering)

36. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan-view and in profile-view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)
37. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
38. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a) Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - b) Water, sewer and recycled mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions of approval.
 - c) All sewer manholes shall have all-weather, 10-ton vehicle access unless otherwise authorized by these conditions of approval. (Environmental Utilities)
39. 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)
40. The proposed car wash shall recycle a minimum of 75% of its water use. The applicant shall provide the manufacturer's specifications with improvement plan submittal which demonstrates compliance with City requirements. (Environmental Utilities)
41. If this project develops prior to the self-storage to the East, this project will be required to install the sewer and looped water main with this project. (Environmental Utilities)
42. 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)
43. The refuse, recycled, and organics enclosures as depicted in Exhibit C shall match the location and size of the enclosures as depicted in the Improvement Plans. (Refuse, Planning, Engineering)
44. 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)
45. 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)

46. 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)
47. 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)
48. 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
49. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas and pedestrian walkways shall provide a maintained minimum of one (1) foot-candle, and 0.5 foot-candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning, Police)
50. 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)
51. 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:

52. Any backflow preventers visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventers 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 preventer 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 preventer shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)
53. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
 - a) Water and sewer easements.
 - b) Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
 - c) A 20-foot x 24 foot bus shelter easement for Shelter #324 (Alternative Transportation)

54. Easement widths shall comply with the City's Improvement Standards and Construction Standards. 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. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Public Works, Environmental Utilities, Electric)
55. 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 preventer.
 - b) The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventer 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)
56. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
57. Water, sewer and reclaimed water shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
58. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
59. **Restaurants or other Food Service Establishment (FSE).** The applicant shall design for installation and/or install an exterior grease interceptor if the proposed business could potentially discharge substances containing fats, oils and grease (FOG) into the sewer system. The grease interceptor shall be adequate to separate and remove FOG contained in the wastewater from FSE's prior to discharge to the public sewer. (Environmental Utilities)
60. In the event an exterior grease interceptor cannot be installed due to space limitation, the developer shall install a grease trap, per City Standards, that will mechanically separate the FOG contained in the wastewater from the FSE prior to discharge to the public sewer. (Environmental Utilities)
61. Pursuant to the Municipal Code, the applicant shall apply for and obtain a FOG waste discharge permit (FOG WDP) from the Environmental Utilities Industrial Waste Division prior to occupancy or prior to discharging waste to the public sewer. The applicant shall submit information required by the Environmental Utilities Department for evaluation, including but not limited to: site plans, floor plans, mechanical and plumbing plans, and details to show all sewers, FOG control device, grease interceptor or other pretreatment equipment and appurtenances by size, location and elevation. Additional information related to the applicant's business operations and potential discharge may be requested to properly evaluate the FOG WDP application. (Environmental Utilities)

62. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
63. 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)
64. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
65. 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)
66. 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. (Electric)
67. One ¾-inch conduit with a 2-pair phone line shall be installed from the building's telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
68. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)
69. The developer will be responsible for extending backbone infrastructure along the north side of Baseline Road. This will include installation of street lights, conduits, conductors, pad vaults and transformers. (Electric)

OTHER CONDITIONS OF APPROVAL:

70. 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)
71. 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)
72. 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)
73. 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)

74. 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)
75. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. (Fire)
76. All commercial air conditioning units 5 tons or less (<65,000 btu/ h) shall meet the current Consortium for Energy Efficiency ("CEE") Tier I specifications. The SEER/EER ratings will be specified on building plans and Title 24 compliance certificates at the time building permits are requested. The SEER and EER ratings will be verified with appropriate documentation. These requirements shall be utilized in the overall energy compliance calculations required for issuance of any building permit for any commercial building in the Plan Area. Any variances, with the exception of Tier 2 compliance, must be approved by the Electric Department's Retail Energy Services Department. (Electric)
77. 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 that all construction equipment shall be fitted with factory installed muffling devices and be maintained in good working order. (Building)
78. 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 Division Field Inspector at the time of or prior to the foundation inspection. (Building)
79. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Certificate of Occupancy (TCO) of the building. If a TCO 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 Certificate of Occupancy. (Building)
80. 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 Division and shall include 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) An estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

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

1. The project shall comply with all required environmental mitigation identified in the Sierra Vista Specific Plan Environmental Impact Report, and shall include all applicable mitigation measures as notes on the plans. (Planning)
2. 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. There shall be no cut and/or fill slopes steeper than a 4:1 ratio. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans and 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 the applicant's responsibility to ensure that necessary measures are taken to minimize silt discharge from the site. Modification of the erosion control plan may be warranted during wet weather conditions.
 - c) A rough grading permit may be approved by the Engineering Department prior to approval of the improvement plans.
 - d) Access to the floodplain shall be provided as required by Engineering and the Streets Department.
 - e) Standard accessible ramps shall be installed at all curb returns per City Standards. (Engineering)
2. The applicant shall coordinate with the Planning Division on the design of the proposed Gateway sign during Improvement Plan review. The Gateway sign shall be reviewed and approved by the Planning Division. (Planning)
3. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way and/or City easements. (Engineering)
4. All drainage facilities shall conform to natural drainage sheds. (Engineering)
5. The following note shall be added to the Grading and/or Improvement Plans:

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

- a) *Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day.*
- b) *Use tarpaulins or other affective covers on all stockpiled earth material and on all haul trucks.*
- c) *Sweep the adjacent streets frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.*
- d) *Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off site.*

e) *The City shall have the authority to stop all grading operations if, in the opinion of city staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. (Engineering)*

6. Prior to the approval of Improvement Plans, the applicant shall submit to the Development services - Engineering Division a paper copy and an electronic copy of the final set of Improvement Plans per the Division's "Digital Submission of Utility Composites" standards. Additionally, the applicant shall submit approved/proposed street names for the approved subdivision map. The approved street names shall be included on the final set of Improvement Plans. (Engineering)
7. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 1,000 feet on center. (Fire)
8. Minimum fire flow is 1,500 gallons per minute with 20 pounds per square inch residual pressure. A change in any of the conditions may increase the required fire flow. (Fire)
9. Testing of all fire systems shall be performed prior to the sales office being opened for business. (Fire)
10. Framing construction cannot commence until access roads and public fire hydrants are approved by the Fire Department. (Fire)
11. If this project will be phased, the fire department requirements for access and circulation throughout shall be reviewed and approved by the Fire Department. Access roads shall comply with the California Fire Code and the City of Roseville's Amendments. (Fire)
12. 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)
13. 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)
14. All landscaping in areas containing electrical service equipment shall conform to the "Electric Department Landscape Design Requirements" as outlined in Section 10.00 of the Electric Department's "Specifications for Commercial Construction." (Electric)
15. 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
16. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)
17. The following easements shall be provided and shown on the Final /Parcel Map or by separate instrument, unless otherwise provided for in these conditions:
 - a) Water, sewer easements

18. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
19. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville." All legal descriptions shall be prepared by a licensed Land Surveyor (Environmental Utilities, Electric, Engineering)
20. 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) A clause prohibiting the amendment, revision or deletion of any sections in the CC&Rs required by these conditions of approval without the prior written consent of the City Attorney.
 - c) A clause excluding any property owned by the City from the terms of the CC&Rs. (Attorney)
21. The City shall not approve the Final Map for recordation until 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)
22. In the event that the Final (Parcel) Map will record prior to the completion of on-site construction, all utility and access easements shall be placed on the face of the Map to the satisfaction of the City Engineer. If all on-site improvements are complete prior to the recordation of the map, then a separate agreement allowing all parcels/lots the rights of reciprocal access, rights to construct, and parking shall be submitted to the City as a part of final/parcel map submittal. Said agreement shall be in a form acceptable to the City Attorney and referenced on the face of the recorded map. (Engineering)
23. 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)
24. 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)
25. The cost of any facilities, which are identified in the Capital Improvement Program and are beyond those needed for this project, may be reimbursed to the developer. In accordance with §66485 and §66486 of the Subdivision Map Act, for any improvements constructed by the subdivider which contain supplemental size, capacity, number, or length for the benefit of property not within the subdivision and which are to be dedicated to the public, the subdivider shall be entitled to reimbursement for that portion of the cost of the improvements which is in excess of the construction required for the subdivision. (Engineering)
26. When Parcel B develops, the developer shall install a new standard bus shelter pad along northbound Westbrook Boulevard north of Baseline Road, 100 feet beyond the northern curb return of the driveway

on Parcel A, and the developer shall install a continuous auxiliary lane up to the new bus pad and taper back to existing improvements (60' taper) prior to northern driveway located on Parcel B. (Engineering)

27. The Final/Parcel Map shall indicate that when Parcel B develops, the landowner shall dedicate a separate easement to the City of Roseville for the relocated bus stop and bus shelter pad described above. The easement documents shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's office. (Alternative Transportation, Engineering).
28. 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)
29. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
30. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
31. 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)
32. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

33. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
34. It is the responsibility of the developer to ensure all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)
35. 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)
36. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance, provided all construction equipment is fitted with factory installed muffling devices and is maintained in good working order, project construction noise 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. (Engineering)
37. If site survey or earthmoving 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)

Exhibits

- A. Initial Study/Mitigated Negative Declaration & Mitigation Monitoring and Reporting Program
- B. Tentative Parcel Map
- C. Site Plan
- D. Floor Plan
- E. Roof Plan and Section
- F. Elevations
- G. Preliminary Grading Plan
- H. Preliminary Utility Plan
- I. Post-Construction Storm Water Quality Plan
- J. Landscape Plan

Note to Applicant and/or Developer: Please contact the Planning Division staff at (916) 774-5276 prior to the Design Committee meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Design Committee 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 Manager at, or prior to, the public hearing.