



**ITEM 5.2: MPP Stage 1 Modification, MPP Stage 2, and Tentative Parcel Map – 1720 Freedom Way – NCRSP PCL 49 – Lot 7 – PL20-0226**

**REQUEST**

The applicant requests approval of a Major Project Permit (MPP) Stage 1 Modification to change the approved site development plan for Lot 7 within the North Central Roseville Specific Plan (NCRSP) Parcel 49 project site. The MPP Stage 1 would allow for a 6,000 square foot restaurant on proposed Parcel 1 (Pad N); a 12,000 square foot, two-story office building on Parcel 2 (Pad O); and two (2) 11,400 square foot, two-story office buildings on Parcel 3 (Pads V and W), resulting in an increase in the overall square footage for the Parcel 49 site of 26,800 square feet (from 436,889 square feet to 463,689 square feet), with a reduction of 16,000 square feet for restaurant uses and an increase of 42,800 square feet for office uses. A MPP Stage 2 is requested to evaluate the architecture and design for the proposed buildings on Pads N, O, V, and W. Additionally, the project proposes a Tentative Parcel Map to subdivide Lot 7 into three parcels.

Applicant – Kris Steward, Plan Steward Inc.  
Owner – Matthew Marks, Tower Roseville Freedom Way LLC

**SUMMARY RECOMMENDATION**

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

- A. Consider the Addendum to the NCRSP PCL 49 Bayside Church/Topgolf Mitigated Negative Declaration;
- B. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 1 Modification subject to five (5) conditions of approval;
- C. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 2 subject to seventy-five (75) conditions of approval; and
- D. Adopt the three (3) findings of fact and approve the Tentative Parcel Map subject to forty-five (45) 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**

**North Central Roseville Specific Plan (NCRSP) Parcel 49 History**

As is typical for major commercial parcels, North Central Roseville Specific Plan (NCRSP) Parcel 49 has had several different projects approved for the site. Beginning in 2000, NCRSP Parcel 49 has been approved for office, commercial retail, community assembly, and other uses. Site development plans and modifications have been approved for the NCRSP Parcel 49 site through the Major Project Permit (MPP) process, which allows phased development of the project area. Prior approvals include the MPP Stage 1, MPP Stage 2, Conditional Use Permit, and Tentative Subdivision Map for the Bayside Church/Topgolf project (File # PL14-0252) in 2015; a MPP Stage 1 Modification and MPP Stage 2 for

Phase 2A (File # PL16-0168), which included the two hotels on site, in 2016; and a MPP Stage 1 Modification and MPP Stage 2 for Phase 2B (File # PL17-0055), which evaluated restaurant and retail uses on Parcels 1, 2, and 5 within the Freedom Point portion of the NCRSP Parcel 49 site in 2017. Each of these applications reallocated the allowable square footage and uses identified in the original MPP Stage 1 development plan. In June 2019, the approval of a Specific Plan Amendment, Ordinance Amendment, MPP Stage 1 Modification, and MPP Stage 2 for the Living Spaces furniture store (File # PL18-0388) resulted in the following use and square footage allocations for the NCRSP Parcel 49 project site:

- 148,790 square feet of hotel (211 rooms, Phase 2A);
- 46,175 square feet of restaurant use;
- 159,075 square feet of retail use;
- 24,000 square feet of office;
- Eliminated the limitation on office and retail uses within Parcel 49;
- Eliminated the community assembly use (reduction of 130,000 square feet); and
- 64,232 square feet of indoor/outdoor recreation (Topgolf)

Most recently, on November 14, 2019 the Planning Commission approved a MPP Stage 1 Modification and MPP Stage 2 for Building B, located on Parcel 1 within the Freedom Point portion of the NCRSP Parcel 49 site (File #PL19-260), which allowed a minor increase in area for Building B (approximately 1,500 square feet) and modified the retail and fast food restaurant allocations in Phase 2B. Currently on the NCRSP Parcel 49 site, Topgolf (Phase 1), the two hotels (Phase 2A), and Phase 2B pad buildings, and the Living Spaces project have been completed.

**Figure 1: Project Location**

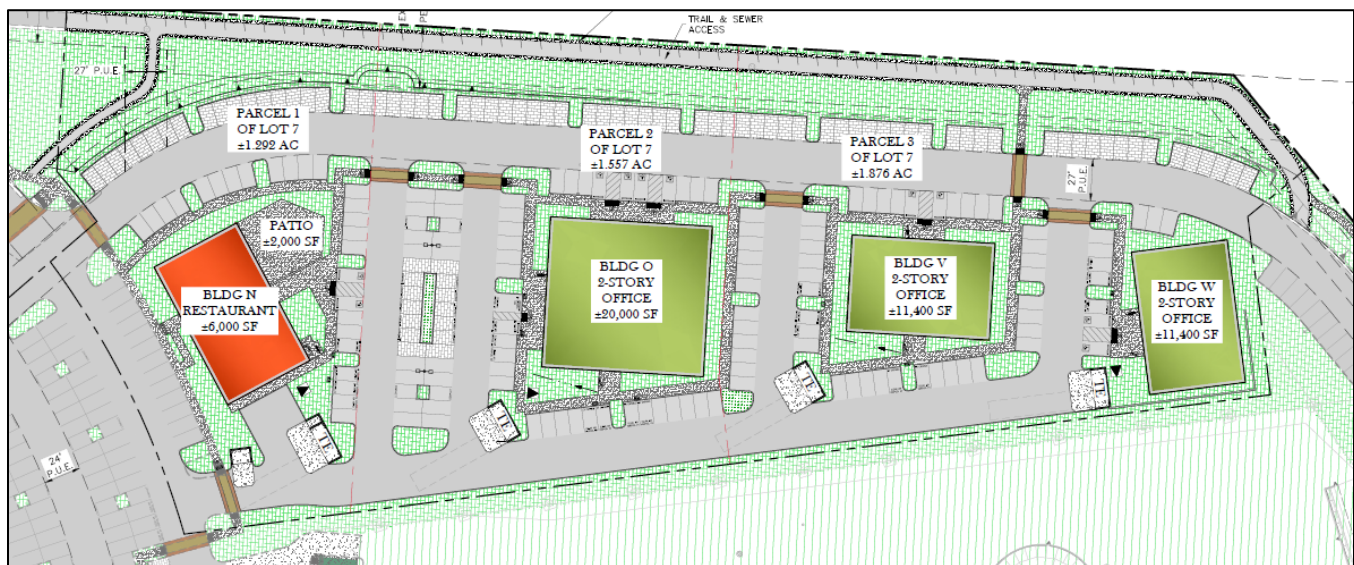


## Proposed Project

The proposed project includes a MPP Stage 1 Modification to change the approved site plan and uses for Lot 7 of the NCRSP Parcel 49 site. The request would reduce the amount of restaurant space permitted on the parcel from 22,000 square feet to 6,000 square feet, and then allow approximately 42,800 square feet of office space. The proposed project includes a MPP Stage 2 and Tentative Parcel Map to evaluate the 6,000 square foot restaurant on proposed Parcel 1, 20,000 square foot, two-story office building on proposed Parcel 2, and two 11,400 square foot office buildings on proposed Parcel 3. The request also includes an evaluation of associated site improvements (Figure 2).

In addition, the modification would allow a minor change to the phasing of the overall NCRSP Parcel 49 development. The development of Restaurant M (approved in a prior MPP Modification, File #PL18-0388), will move from Phase 3B to Phase 3C. Phase 3B will be modified to include the pads requested by the proposed project.

**Figure 2: Site Plan for Lot 7**



## EVALUATION – MAJOR PROJECT PERMIT

The proposed project is being evaluated through the Major Project Permit (MPP) entitlement process. The intent of the MPP process is to streamline the review of large and diverse projects that could be constructed over a period of several years. The MPP process allows for the resolution of site issues prior to the review of more detailed architectural and landscape issues that may not be finalized at the time the site plan is ready. In accordance with the City's MPP Ordinance, the MPP review process is segregated into three separate stages. The evaluation section of this report includes an analysis of the requested MPP Stage 1 Modification and MPP Stage 2. Each entitlement is analyzed for its consistency with the goals and policies of the applicable regulations, including the General Plan, the Zoning Ordinance, the Community Design Guidelines (CDG), and the North Central Roseville Specific Plan (NCRSP). The findings for a MPP Stage 1 (or modification of same) are included below in *italicized, bold* text.

- 1. The Preliminary Development Plan is consistent with the General Plan, applicable Specific Plan, and adopted City Design Guidelines; and***

**2. The design and installation of the Preliminary Development Plan shall not be detrimental to the public health and safety, or be materially detrimental to the public welfare.**

The findings for the MPP Stage 2 are as follows:

- 1. The architecture and landscaping is consistent with the General Plan, applicable Specific Plan, and adopted City Design Guidelines; and Phase 1 approval; and**
- 2. The design and installation of the Preliminary Development Plan shall not be detrimental to the public health and safety, or be materially detrimental to the public welfare.**

These findings are essentially the same, with the MPP Stage 1 Modification findings referring to the preliminary development plan, and the MPP Stage 2 findings referring to the architecture and landscaping, as well as consistency with the Stage 1 project. Therefore, for the purposes of this evaluation, the modifications to both stages are examined together.

Architecture and Proposed Uses: The proposed project does not include any changes to the design guidelines applicable to Parcel 49 as a part of the MPP Stage 1 Modification; therefore, the analysis focuses on the detailed elevations for each pad building (N, O, W, and V) included in the current request.

*Parcel 1, Pad N:* Pad N is proposed as an approximately 6,000 square foot restaurant building with an approximately 2,000 square foot patio to the east (rear) of the building to accommodate outdoor dining. Restaurants are considered a permitted use in the NCRSP Parcel 49 site. The elevation includes tile and corrugated metal siding, as well as the earth tone color scheme that is consistent with the proposed office buildings on Parcels 2 and 3. The elevations show that the restaurant will have varied roof lines, including gabled roof forms and an awning structure, to provide visual interest.

**Figure 3: Pad N Elevations**



*Parcels 2 and 3, Pads O, W, and V:* Pad O is an approximately 20,000 square foot office building for proposed Parcel 2. Pads W and V are both 11,400 square feet in size, and will both be located on Parcel 3. A prior amendment to the NCRSP (as part of the Living Spaces project, File #PL18-0388) removed the restriction on office uses within the NCRSP Parcel 49 development; therefore, the use is consistent with the Specific Plan. The proposed offices are consistent with the required development standards outlined in the NCRSP for Parcel 49. The proposed office elevation is very similar to the smaller buildings proposed on Pads W and V, utilizing the same color and materials palate.

**Figure 4: Pad O Elevations**



**Figure 5: Pads W and V Elevations**



The four proposed buildings are designed to complement each other architecturally, and have a cohesive design style, color palate, and materials. The modern architectural style is also consistent with the remainder of the Parcel 49 development. The proposed buildings include a variety of materials, mixing stucco, metal siding, tile, wood, and faux-glass storefronts to create a visually engaging façade for each building. The color palate consists of earth tones such as light and dark browns, crème, and grey), and natural materials for texture and interest. The wall planes and rooflines are varied to break up the structure, and architectural features are applied to all four elevations for each building. As proposed, the design is consistent with the Parcel 49 Design Guidelines and the City’s Community Design Guidelines.

**Phasing:** The project proposal includes a request to modify the approved phasing plan for Parcel 49. This would update Phase 3B to reflect the proposed project, including Pads N, O, V, and W. The modification also moves the development of the restaurant on Pad M (approved with File # PL18-0388) to Phase 3 C, to be developed with the medical offices on Pads S and T and the retail building on Pad P. No changes

to Phases 1 through 3A are proposed. The changes are shown in the figure below, which compares the currently approved phasing to the proposed phasing.

**Figure 6: Summary of Approved vs. Proposed Project Phasing**

Approved <sup>1</sup> MPP Stage 1 (June 2019) Phasing			Proposed Lot 7 MPP Stage 1 (2020) Phasing		
Phase	Uses	Square Feet	Phase	Uses	Square Feet
Phase 1	Topgolf	64,232 sf	Phase 1	Topgolf	64,232 sf
Phase 2A	Hotels	141,667 sf	Phase 2A	Hotels	141,667 sf
Phase 2B	Retail	16,325 sf	Phase 2B	Retail	16,325 sf
	Restaurants	<u>12,665 sf</u> 28,990 sf		Restaurants	<u>12,665 sf</u> 28,990 sf
Phase 3A	Retail (R)	108,500 sf	Phase 3A	Retail (R)	108,500 sf
	Restaurant (R)	<u>1,500 sf</u> 110,000 sf		Restaurant (R)	<u>1,500 sf</u> 110,000 sf
Phase 3B	Restaurant (M-0)	28,000 sf	Phase 3B	Restaurant (N) Office (O, V, W)	6,000 sf <u>42,800 sf</u> 48,800 sf
Phase 3C	Med Office (S,T)	24,000 sf	Phase 3C	Restaurant (M)	6,000 sf
	Retail (P)	<u>40,000 sf</u> 64,000 sf		Med Off (S,T)	24,000 sf
				Retail (P)	<u>40,000 sf</u> 70,000 sf
Total		436,889 sf	Total		463,689 sf

<sup>1</sup> Table reflects administrative adjustments made to Pads A and B uses and square footages after the June 2019 MPP Stage 1 approval.

**Access and Circulation:** The project maintains the overall approved access and circulation pattern for NCRSP Parcel 49, only modifying internal drive aisles within Lot 7 to accommodate the new and reconfigured buildings. The internal drive aisles connect several parking areas internal to the proposed three parcels, which will be shared between the uses. A clear pedestrian path of travel is located along the north side of the proposed buildings. City Engineering have reviewed the proposal and found it conform to City design standards. The project has adequate vehicle site access, meets design standards, and will not be detrimental to public health and safety.

**Parking:** The approved MPP for the site results in a total parking requirement of 1,829 spaces, and the approved site plan includes 2,292 spaces, which is 462 spaces more than the minimum required. This additional parking is not evenly distributed over Parcel 49. Some lots within the overall site have fewer spaces than needed, while others have excess spaces. As an example, Lot 3 contains 104 spaces, but the hotel on this parcel requires 107 spaces, and Lot 4 contains 110 spaces, but the hotel on this parcel requires 104 spaces. For this reason, parking on the entirety of Parcel 49 is shared, and pursuant to conditions of approval, a reciprocal access and parking agreement is recorded over the site. This allow compliance with the City’s minimum parking standards to be assessed for the site as a whole, rather than on a lot-by-lot basis. However, as a design consideration, this staff report does evaluate whether needed shared parking is adjacent or within easy walking distance.

As a result of the proposed project, the parking requirement for Parcel 49 is reduced to a total of 1,823 spaces, and the project will provide 2,292 spaces. This will exceed the required minimum parking by 469 spaces. The project also reconfigures parking on the site in response to the new and reconfigured

buildings. Pad N (restaurant) requires 60 parking spaces, Pad O (office) requires 72 parking spaces, Pad V (office) requires 41 spaces, and Pad W (office) requires 41 parking spaces. Of the proposed new and reconfigured buildings, only Pad N (restaurant) has fewer parking spaces within its parcel than required (58 parking spaces provided and 60 spaces required). However, the adjacent parcel (for Pad V) has 20 more spaces than required, so there are ample parking spaces within walking distance. The other buildings will be located on parcels which contain more than the minimum parking needed to support the use. Therefore, for the portion of the Parcel 49 site evaluated by this project request, the minimum parking requirement for the proposed modification is met within the project area.

Landscaping: The project includes landscaping around the perimeter of the parcel, within the parking area, and around each of the proposed buildings. The Community Design Guidelines require that 50-percent of the paved parking areas be shaded by trees at 15-year maturity. The landscaping plan indicates that the project site will provide 62-percent parking lot shading, meeting the requirement. Additionally, a combination of Southern Live Oak and London Plane trees are used along the boundary between the project site and Highway 65 to provide screening. Smaller trees such as Flowering Pear and Crape Myrtle are proposed within the building envelopes. The landscape widths are consistent with the requirements established in the NCRSP guidelines for Parcel 49. Overall, the landscape design is landscaping palate used throughout the NCRSP Parcel 49 site and the Community Design Guidelines.

**MPP Evaluation Summary:** Based on the evaluation above, staff finds that the modifications to the NCRSP Parcel 49 MPP project are in substantial compliance with the intent of the original approval, is consistent with the General Plan, NCRSP, and Community Design Guidelines, and will not be detrimental to public health, safety, or welfare.

### **EVALUATION – TENTATIVE PARCEL MAP**

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made prior to the approval of a Tentative Parcel Map. The required findings are listed below 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 this Title.***
- 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.***
- 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 Subdivision Map Act and Subdivision Ordinance do not contain any maximum or minimum lot sizes. Additionally, the General Plan, NCRSP, and Community Design Guidelines do not provide minimum or maximum lot sizes for industrial land use designations or zones, and the Planned Development overlay for NCRSP Parcel 49 does not contain any parcel size requirements. The site has already been mass graded and all of the surrounding roadways have been constructed, pursuant to previous land use approvals in the area. The Tentative Parcel Map will accommodate the proposed development as evaluated in the MPP section of this report. The design, character, location, orientation, and configuration

of the lots conform to City requirements. There are no physical conditions on the project site that would constrain the ability to build upon or use the parcels. All three proposed parcels will retain roadway frontage and access to existing utilities. The MPP Stage 2 Condition #45 includes a provision that requires the applicant to establish reciprocal access and utility easements between proposed Parcels 2 and 3.

No water quality impacts are anticipated from this project. The project is consistent with the City's General Plan, NCRSP, and Community Design Guidelines. The design and density of the subdivision will not violate the Regional Water Quality Control Board discharge requirements.

**Tentative Parcel Map Evaluation Summary:** The design, character, grading, location, orientation and configuration of the proposed parcels are consistent with the applicable General Plan and NCRSP policies for the area, and take into account the density, uses, circulation and open space systems of the plan area. The proposed parcels will be practical for improvement and can be used and built upon, as demonstrated by the MPP evaluation included in this report, and no conflicts with Regional Water Quality Control Board requirements have been identified. Therefore, the required findings can be made.

### **PUBLIC OUTREACH**

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. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. No comments were received. A public notice of the Planning Commission hearing was published on July 9, 2021, and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

### **ENVIRONMENTAL DETERMINATION**

Consistent with CEQA Guidelines Section 15164, regarding previously adopted negative or mitigated negative declarations, an Addendum may be prepared if only minor technical changes or additions are necessary or none of the conditions requiring a subsequent Environmental Impact Report or negative declaration have occurred. Consistent with this section, an Addendum to the NCRSP PCL 39 Bayside Church/Topgolf Mitigated Negative Declaration (adopted February 26, 2015) has been prepared for the project. The Addendum, included as Exhibit A of this report, did not identify any new significant environmental impacts; the project impacts are therefore within the scope of the previously adopted Mitigated Negative Declaration.

### **CONCLUSION**

The proposed project is consistent with the City of Roseville General Plan, NCRSP, Zoning Ordinance, CDG, and the prior Parcel 49 project approvals. Therefore, staff recommends that the Planning Commission approve the proposed MPP Stage 1 Modification, MPP Stage 2, and Tentative Parcel Map for NCRSP Parcel 49 – Lot 7.

### **RECOMMENDATION**

The Planning Division recommends the Planning Commission take the following actions:

- A. Consider the Addendum to the NCRSP PCL 49 Bayside Church/Topgolf Mitigated Negative Declaration;
- B. Adopt the findings of fact as stated in the staff report and approve the **Major Project Permit Stage 1 Modification– 1720 Freedom Way – NCRSP PCL 49 – Lot 7 – PL20-0226** subject to five (5) conditions of approval;

- C. Adopt the findings of fact as stated in the staff report and approve the **Major Project Permit Stage 2 – 1720 Freedom Way – NCRSP PCL 49 – Lot 7 – PL20-0226** subject to seventy-five (75) conditions of approval; and
- D. Adopt the findings of fact as stated in the staff report and approve the **Tentative Parcel Map – 1720 Freedom Way – NCRSP PCL 49 – Lot 7 – PL20-0226** subject to forty-five (45) conditions of approval.

**CONDITIONS OF APPROVAL FOR MPP STAGE 1 MODIFICATION FILE # PL20-0226**

1. This Major Project Permit Stage 1 Modification approval shall be effectuated within a period of two (2) years from **July 22, 2021** and if not effectuated shall expire on **July 22, 2023**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **July 22, 2024**. (Planning)
2. The project is approved as shown in Exhibits B-I and as conditioned or modified below. (Planning)
3. The project is subject to the previously approved conditions of approval for the MPP Stage 1 – NCRSP PCL 49 Bayside Church/Topgolf (PL14-0252), NCRSP PCL 49 Hotels (PL16-0168), NCRSP PCL 49 Freedom Point (PL17-0055), NCRSP PCL 49 Living Spaces (PL18-0388), and NCRSP PCL 49 Freedom Point Building B (PL19-0260) projects, except as conditioned or modified below. (Planning)
4. The project shall comply with all required environmental mitigation identified in the NCRSP PCL 49 Bayside Church/Topgolf Mitigated Negative Declaration and Addendums and shall include all applicable mitigation measures as notes on the grading plans. (Planning)
5. 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)

**CONDITIONS OF APPROVAL FOR MPP STAGE 2 FILE # PL20-0226**

1. This Major Project Permit Stage 2 approval shall be effectuated within a period of two (2) years from **July 22, 2021** and if not effectuated shall expire on **July 22, 2023**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **July 22, 2024**. (Planning)
2. The project is approved as shown in Exhibits and as conditioned or modified below. (Planning)
3. The project shall comply with all required environmental mitigation identified in the NCRSP PCL 49 Bayside Church/Topgolf Mitigated Negative Declaration and Addendums and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
4. The project shall be addressed as 1720 Freedom Way. The address for Parcel 1, and Building N on said parcel shall be 1720 Freedom Way. The address for Parcel 2, and Building O on said parcel, shall be 1726 Freedom Way. The address for Parcel 3, and Building V on said parcel, shall be 1730 Freedom Way. The address for Building W, on Parcel 3, shall be 1736 Freedom Way. All projects with multi-tenants or buildings must submit a site plan with building footprints to the Development Services Department (Business Services – Addressing) for building/suite addressing. (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 onsite 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 or concrete bumper. (Planning)
  - b) Standards – 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 the 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 onsite as required by the Planning Division to control onsite 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 the North Central Roseville Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Environmental Utilities)
  - e) Landscaping adjacent to preserve areas shall consist of California native, drought-tolerant groundcover, shrubs, plants, and trees. (Open Space, Planning)
  - f) 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 Department's "Specification for Commercial Construction". (Electric)
  - g) 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)
  - h) 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. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the proposed addressing for the building and dwelling unit numbers. The Building Official, or the designee, shall approve said plan prior to building permit approval. Refer to the *City of Roseville Addressing Guidelines*. (Building)
  15. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the proposed suite addressing for individual tenant spaces within the building. The Building Official, or the designee, shall approve said plan prior to building permit approval. Refer to the *City of Roseville Addressing Guidelines*. (Building)
  16. A separate Architectural Site Accessibility Plan which details the project site's accessibility information as required by California Title 24, Part 2 shall be submitted a part of the project Building Permit Plans. (Building)
  17. 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). (Building)

18. 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)
19. The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
20. 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)
21. Maintenance of copy of building plans: Health and Safety Code Section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address. (Building)
22. 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)
23. 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)
24. 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)
25. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMPs) 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 BMPs 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 BMPs. (Engineering)
26. 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 cover sheet 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)

27. 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)
28. Improvement plans shall show the Preserve boundary and label it as a protected area. The Pre-Construction meeting shall address the presence of the Preserve, the sensitive habitats present and minimization of disturbance to the Preserve. During grading and construction the preserve area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into the preserve from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the preserve, along with all temporary erosion control measures (e.g., straw bales, straw waddles and stakes, silt fencing). (Engineering, Development Services Department, Planning)
29. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the Preserve. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Engineering, Development Services, Planning)
30. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the Preserve. Post and cable fencing or other improvements shall be utilized to meet this requirement. (Engineering, Development Services Department, Planning)
31. 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)
32. 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)
33. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for NCRSP PCL 49 - Lot 7 to be reviewed and approved by the Transportation Commission. (Alternative Transportation)
34. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water and sewer 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 and sewer utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)
35. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
36. 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 and sewer 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)
37. 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)
38. 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)
39. 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)
40. 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)
41. 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)
42. 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
43. 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)
44. 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)
45. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

**DURING CONSTRUCTION AND PRIOR TO ISSUANCE OF OCCUPANCY PERMITS**

46. 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)
47. 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) Provide reciprocal access and utility easements for Parcels 2 and 3. (Engineering)
48. 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, and sewer easements shall be maintained unless otherwise authorized by these conditions of approval. (Public Works, Environmental Utilities, Electric)
49. 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)
50. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)

51. 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)
52. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for NCRSP PCL 49 - Lot 7 to be reviewed and approved by the City Manager. (Engineering, Alternative Transportation)
53. Water and sewer shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
54. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
55. For the restaurant use, 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)
56. 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)
57. 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)
58. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
59. 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)
60. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
61. 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)
62. 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)

63. 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)

64. 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)

#### **OTHER CONDITIONS OF APPROVAL**

65. Signs shown on the elevations are not approved as part of the Major Project Permit. A Sign Permit is required for all project signs. (Planning)

66. 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)

67. 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)

68. 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)

69. 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)

70. 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)

71. 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)

72. 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)

73. 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)
74. 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)
75. 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)

**CONDITIONS OF APPROVAL FOR TENTATIVE PARCEL MAP FILE #PL20-0226**

1. 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)
2. 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)
3. 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 Development Engineering. (Engineering)
4. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)
5. The project shall comply with all required environmental mitigation identified in the NCRSP PCL 49 Bayside Church/Topgolf Mitigated Negative Declaration and Addendums and shall include all applicable mitigation measures as notes on the plans. (Planning)

6. 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)

7. All drainage facilities shall conform to natural drainage sheds. (Engineering)

8. 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)*
9. 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)*

10. The grading plans for the site shall be accompanied with a shed map that defines that area tributary to this site. All drainage facilities shall be designed to accommodate the tributary flow. All on-site storm drainage shall be collected on-site and shall be routed to the nearest existing storm drain stub of the natural drainage course. (Engineering)
11. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater than four (4) feet in height. All retaining walls shall be of either split-faced masonry units, keystone type construction, or cast in place concrete with fascia treatment. (Engineering)

**PRIOR TO ISSUANCE OF GRADING PERMIT OR IMPROVEMENT PLANS**

12. Prior to the approval of Improvement Plans, the applicant shall submit to the Development Engineering-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. Final street names for the subdivision shall be approved by the Engineering Division prior to the approval of the Improvement Plans. The approved street names shall be included on the final set of Improvement Plans. (Engineering)
13. 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)
14. 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)
15. There shall be two points of access for all phasing plans. (Fire)
16. Testing of all fire systems shall be performed prior to the sales office being opened for business. (Fire)
17. Framing construction cannot commence until access roads and public fire hydrants are approved by the Fire Department. (Fire)
18. 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)
19. 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)
20. 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)
21. 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)
22. 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

23. 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)
24. 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 MAP**

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

- a) Water and sewer easements. (Engineering)

Easement widths shall comply with the City's Improvement Standards and Construction Standards. The easement documents shall be drafted for approval and acceptance by the City of Roseville and recorded at the Placer County Recorder's Office. (Alternative Transportation, Environmental Utilities, Electric, Engineering)

26. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
27. 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)
28. 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)
29. The City shall not approve the Final Map for recordation until either:
- a) 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, or
  - b) 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)
30. Any structures crossing Lot/Parcel lines created by the Final/Parcel map shall be removed. (Engineering)

31. 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)
32. 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)
33. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUEs) located along public roadways. (Engineering)
34. 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)
35. 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)
36. 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)
37. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
38. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
39. 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)
40. 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)
41. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

#### **OTHER CONDITIONS OF APPROVAL**

42. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
43. 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)

44. 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)
45. 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. Addendum to the Bayside Church/Topgolf Initial Study and Mitigated Negative Declaration
- B. Site Plans
- C. Floor Plans
- D. Elevations
- E. Preliminary Landscape Plans
- F. Preliminary Pedestrian Plan
- G. Preliminary Utility Plans
- H. Preliminary Grading and Drainage Plans
- I. Preliminary Phasing Plan
- J. Tentative Parcel Map

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