

ITEM 6.1: **Major Project Permit Stage 1 and Tentative Parcel Map – 290 Conference Center Drive
– NCRSP PCL 40 – Roseville Junction MPP – File # PL21-0153**

REQUEST

The applicant requests a Major Project Permit (MPP) Stage 1 to evaluate the site plan, civil improvements and landscape of a commercial development that includes five buildings: Hotel 1 (132 rooms, 5 stories, 80,100 sf), Hotel 2 (123 rooms, 5 stories, 61,500 sf), Restaurant 1 & 2 (6,000 sf each), Restaurant 3 (8,000 sf and 8 pickle ball courts), and an event space that will feature food trucks and modular container buildings in a configuration to be determined. A Tentative Parcel Map is also proposed to divide the site into six parcels. The development is proposed to be called Roseville Junction.

Applicant – Jeff Thompson, Morton & Pitalo, Inc.
Property Owner – Akki Patel, APRR Management, LLC

SUMMARY RECOMMENDATION

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

- A. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 1 subject to eighty-two (82) conditions of approval;
- B. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to sixty-six (66) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with all recommended conditions of approval.

BACKGROUND

The project site is located at 290 Conference Center Drive on Parcel 40A within the North Central Roseville Specific Plan (NCRSP) at the terminus of Conference Center Drive (see Figure 1). The 11-acre property has a Zoning Designation of Community Commercial/Special Area-North Central Roseville Specific Plan (CC/SA-NC) and land use designation of Business Professional/Community Commercial (BP/CC). The site is bordered by Highway 65 to the north, open space Parcel 82 to the east (Westfield Galleria Mall beyond), vacant parcels to the south (Hyatt Place beyond), and Villasport to the west (Shea Center beyond) (see Figure 1).

On July 5, 1990, the North Central Roseville Specific Plan (NCRSP) was adopted by the City Council. The NCRSP established a land use designation of Business Professional/Community Commercial and a zoning designation of Community Commercial/Special Area-North Central Roseville Specific Plan (CC/SA-NC) for Parcel 40. The NCRSP anticipated Parcel 40 to be developed with a hotel, conference center, or other large users that would complement the adjacent businesses.

On July 6, 2005, the City Council approved a Specific Plan Amendment and Development Agreement Amendment for Parcel 40 (A-D) to increase the permitted development intensity by allowing an increase in Floor Area Ratio (FAR) from 40 to 80 percent. The amendments also allowed buildings up to 10 stories in height. Parcel 40A, the project site, was specifically approved for development of a 50,000 sf

conference center, 500 hotel rooms in towers up to ten stories in height, and 5,000 sf of restaurant services.

On December 8, 2005 the Planning Commission approved Stage One of a Major Project Permit (MPP) that included the preliminary development plan for construction of a 35,000 square foot conference facility, a ten story Embassy Suites hotel with 279 rooms, a second multi-story hotel with 221 rooms, two freestanding restaurant pads (10,000 s.f. each), and a parking structure on NCRSP Parcel 40A. The MPP Stage 2 entitlement was approved by Planning Commission on January 12, 2006. The project was halted due to financial issues and the entitlements expired.

The City acquired Parcel 40A in December 2011 with the intent to develop a hotel and conference center project on the site, consistent with the NCRSP. After extensive public outreach, the City Council approved a MPP Stage 1 and 2 on August 6, 2014 for development of an approximately 250 room, 10 story, 175,000 square foot hotel with an approximately 35,000 square foot conference center facility. The Roseville Hotel and Conference Center Project Environmental Impact Report (SCH #2013112058) was adopted for the project at the same City Council hearing.

In December 2020, the site was sold to a private developer, who proposes the development of the site with two hotels and multiple restaurant uses as anticipated in the North Central Roseville Specific Plan.

Figure 1: Project Location (bordered in red)



PROJECT DESCRIPTION

Major Project Permit Stage 1 – The intent of the Major Project Permit (MPP) process is to streamline the review of large and diverse projects that could be constructed over a period of several years. The MPP process allows for the resolution of site issues prior to the review of more detailed architectural and landscape issues that may not be finalized at the time the site plan is ready. Stage 1 consists of the approval of a preliminary development plan. The preliminary plan will establish the configuration of the buildings, rough grading and drainage on-site, vehicular and pedestrian circulation, and the preliminary landscape plan.

Tentative Parcel Map – The applicant proposes to subdivide the 11-acre parcel into six separate parcels for future development, likely by separate owners and operators.

EVALUATION: MAJOR PROJECT PERMIT STAGE 1

Section 19.82.030.B.2.a of the City of Roseville Zoning Ordinance specifies that recommendations for approval or denial of a Major Project Permit shall include consideration of the following:

- 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.***

Site Design

The proposed site plan, included as Figure 2 and **Exhibit A** to this staff report, shows the proposed layout of the Roseville Junction development. As shown, the project includes five buildings and one modular event space. The buildings include Hotel 1 (132 rooms, 5 stories, 80,100 sf), Hotel 2 (123 rooms, 5 stories, 61,500 sf), Restaurant 1 & 2 (6,000 sf each), and Restaurant 3 (8,000 sf and 8 pickle ball courts). The layout of the modular buildings and event space on Parcel 6 are not currently determined. The configuration of Parcel 6 on the site plan is for reference and the applicant will likely be required to receive approval of a Major Project Permit Stage 1 Modification for this area before or concurrent with a Stage 2 approval for Parcel 6. The buildings are situated throughout the site and do not have frontage on any public streets but contain access via the network of drive aisles and pedestrian and bicycle pathways. Per the NCRSP, a 40-foot landscape easement is provided adjacent to Highway 65 to the north and a 20-foot landscape easement is provided along Open Space Parcel 82 to the east. Per the Community Design Guidelines (CDG), the standard 20-foot landscape setback is provided to allow an attractive front entry from Conference Center Drive. The site is located at the end of Conference Center Drive, with two access points from a roundabout. The site will have high visibility from major thoroughfares including Highway 65 and the Galleria Boulevard Overpass above Highway 65. The project also includes the extension of an existing multi-use trail on the northern edge of the development.

Figure 2. Site Plan



Vehicle and Pedestrian Access and Circulation

The proposed project includes two primary entries from Conference Center Drive. One entry is directed north into the site toward the Event Space and Restaurant 3. The other entry is directed east toward the two hotel buildings. Within the site, there are multiple drive aisles providing access to all six parcels. The on-site circulation was evaluated by the City’s Fire, Police and Engineering Divisions and was found to be adequate.

The project provides pedestrian pathways from the existing sidewalk system on Conference Center Drive into the site. Pedestrian paths are also provided within the parking areas connecting guest parking to the building entrances. Consistent with the NCRSP and the CDG’s, the paths are typically separated from the drive aisles by landscaping and marked with special paving. The project also provides three connections to the multi-use trail along Hwy. 65. The trail will continue through the site running parallel to Hwy. 65. As envisioned in the NCRSP, the site plan allows for a potential future alignment for the bike trail to connect to Parcel 35, occupied by the Westfield Galleria, via a bridge. The exact location of the future crossing is not known at this time.

Parking

The proposed project includes 555 parking spaces that will be shared by uses throughout the development. Based on the proposed uses and the City of Roseville Zoning Ordinance parking standards, the project would be required to provide 471 parking spaces. The project provides more parking than is required based on the City’s parking standards (a matrix is provided in Table 1 below). Parcel 6 is proposed to contain a modular food and event space. There is currently no confirmed tenant for this area and due to the planned modularity of the development, there is not currently enough information available to calculate the amount of parking that will be required. In general, the space is planned for modular eating and drinking establishments, therefore would require 1 parking space per 100 square feet of restaurant area per the Zoning Ordinance standard. Based on the other known uses, there are currently 84 surplus spaces in the center, therefore a future restaurant use on Parcel 6 could occupy up to 8,400 square feet to stay within the Zoning Ordinance requirement for the center.

Table 1. Project Parking

Parcel/Use	Area	Ratio	Required
Parcel 1 Hotel	80,100 sf 132 Rooms	1 per room plus additional as required for other uses in the facility	132
Parcel 2 Hotel	61,500 sf 123 Rooms	1 per room plus additional as required for other uses in the facility	123
Parcel 3 Restaurant	6,000 sf	1/100 sf	60
Parcel 4 Restaurant	6,000 sf	1/100 sf	60
Parcel 5 Restaurant and Pickle Ball	8,000 sf restaurant plus 8 courts	1/100 plus 2 per court	96
Parcel 6 Modular Space	TBD	1/100 of restaurant area	TBD
Total Required			471
Total Provided			555

Grading

The site was previously rough graded. However, additional grading will be necessary for site preparation, including building foundations, installation of utilities, and parking fields. The grading will also ensure there is proper drainage of the site. The project design anticipates the use of vegetated swales along the north and west boundaries and porous pavement in parking areas on the south and east boundaries to provide water quality treatment in accordance with the City of Roseville requirements. These measures have been designed to comply with the requirements of the City's Manual for Stormwater Quality Control Standards for New Development. Once filtered, excess stormwater is directed to the outfall leading to the adjacent open space. As proposed the grading would include 23,330 cubic yards of cut, 15,510 cubic yards of fill, for a net cut of 7,820 cubic yards.

Some retaining walls will be necessary along the southern property line and adjacent to the open space. Consistent with the NCRSP, the applicant has designed the Grading Plan to minimize the length, amount, and height of the proposed walls. As proposed, the keystone walls would not exceed the recommended six-foot maximum height of the NCRSP guidelines. Staff feels that due to the location of the walls and their design, the retaining walls are appropriate for the site and are consistent with the intent of the NCRSP. The Engineering Division has reviewed the grading plan and determined it is in compliance with City standards. The City will provide electric, water, and sewer connections to the site. Utility improvements for the project were reviewed by the applicable City departments.

Lighting and Landscaping

The project provides a mix of trees, shrubs, ground cover and landscape features. The main entry drive to the site is emphasized with palm trees in addition to freestanding pilasters and project monument signage. The parking areas are planted with a range of large trees including Red Sunset Maple, Narrow-Leaved Ash, Chinese Pistache, London Plane and Accolade Elm. The project provides at least 51% shading of parking areas, which exceeds the 50% requirement in the CDG. Per the NCRSP and CDG, the north and east project boundaries will be planted with native plantings to provide a transition to the adjacent open space areas. The extensive use of landscaping throughout the site meets the landscape goals of the CDG by adding texture to the site, screening undesirable views, buffering pedestrian walkways, providing shade in public spaces and parking lots, and softening the buildings. Standard conditions have been added to the project to ensure the longevity of the landscaping and require that the landscaping comply with the City's Water Efficient Landscape Ordinance.

A photometric plan was included for the project, which demonstrates achievement of the minimum required lighting levels (0.5 foot-candles in pedestrian areas and 1.0 foot-candles in vehicle areas). Maximum pole heights in the parking areas will be twenty-five feet.

Design Guidelines

The applicant submitted a set of preliminary design guidelines with the project (Exhibit B). The design guidelines provide a narrative context for the design themes of the project in addition to images that will help guide the architectural design of future building elevations. The overall design theme is modern industrial. The theme is expressed in the architectural elements and material palette including painted metal and reclaimed wood accents in addition to stucco walls and precast block and caps. The theme is continued with the fixtures and furnishings including precast concrete and iron planters and fountains as well as building mounted lighting, accent walls, and benches with metal accents. Decorative concrete and stamped asphalt are also proposed in key areas and pathways to define the pedestrian environment. The proposed landscape plan is also included for reference within the design guidelines. Staff will use the design guidelines when evaluating future Major Project Permit Stage 2 submittals for the elevations to ensure design consistency throughout the development.

Conclusion

As demonstrated by the analyses in the foregoing sections, the proposed project is consistent with the policies and intent of the General Plan, North Central Roseville Specific Plan, and the City's Community Design Guidelines. The project will not be detrimental to public health or safety, nor will it be detrimental to the public welfare.

EVALUATION: TENTATIVE PARCEL MAP

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

- 1. The size, design, character, grading, location, orientation and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan or any applicable specific plan for the area, whichever is more restrictive, and the design standards of this Title.***
- 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 proposed map will subdivide the single existing parcel to create 6 parcels, the locations of which are based on the locations of proposed buildings and their associated parking areas. All parcels have one building per parcel other than Parcel 6, which may have multiple smaller modular buildings. The lots are generally 1-3 acres in size in regular shapes and have been designed to ensure the site can be used and built upon, and that each lot is practical for improvement. The parcel map has been reviewed by all City Departments and Divisions to ensure the design meets the City's standards and provides all necessary easements and rights-of-way. Conditions of approval require recordation of reciprocal access and parking agreements.

PUBLIC OUTREACH

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. A notice of the public hearing was published in the Roseville Press Tribune on August 27, 2021 and a notice of the hearing was also distributed to all property owners within 300 feet of the site, and to the Roseville Coalition of Neighborhood Associations. To date, no comments have been received.

ENVIRONMENTAL DETERMINATION

Consistent with CEQA Guidelines Section 15164, regarding previously certified and adopted Environmental Impact Reports (EIR), an Addendum to the Roseville Hotel and Conference Center Project EIR (SCH #2013112058, certified August 6, 2014) has been prepared to cover the minor technical changes and additions necessary to describe the impacts of the proposed project (Attachment 1). The Addendum did not identify any new environmental impacts from the project. As such, staff recommends the Planning Commission consider the Addendum prior to taking action on this project.

RECOMMENDATION

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

- A. Consider the **Addendum to the Sierra Vista Specific Plan EIR**;
- B. Adopt the three (3) findings of fact and approve the **MAJOR PROJECT PERMIT STAGE 1 – 290 CONFERENCE CENTER DRIVE – NCRSP PCL 40 – ROSEVILLE JUNCTION – FILE #PL21-0153** subject to eighty-two (82) conditions of approval; and
- C. Adopt the three (3) findings of fact and approve the **TENTATIVE SUBDIVISION MAP – 290 CONFERENCE CENTER DRIVE – NCRSP PCL 40 – ROSEVILLE JUNCTION – FILE #PL21-0153** subject to sixty-six (66) conditions of approval;

CONDITIONS OF APPROVAL FOR THE MAJOR PROJECT PERMIT STAGE 1 – FILE #PL21-0153

1. This Major Project Permit approval shall be effectuated within a period of two (2) years from **September 9, 2021** and if not effectuated shall expire on **September 9, 2023**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **September 9, 2024**. (Planning)
2. The project is approved as shown in **Exhibits A - B** and as conditioned or modified below. (Planning)
3. The project shall comply with all required environmental mitigation identified in the Addendum to the Roseville Hotel and Conference Center Project EIR, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
4. The project shall be addressed as 290 Conference Center Drive. All projects with multi-tenants or buildings must submit a site plan with building footprint(s) 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. (Public Works, 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. (Public Works)
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 are approved and grading and/or encroachment permits are issued by the Department of Public Works. (Public Works)
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. (Public Works)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

9. All project buildings will need to receive approval of a Major Project Permit Stage 2 prior to the issuance of building permits. (Planning)
10. 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. 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)
11. 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)
12. 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)
13. 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, Public Works)
 - 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 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 Departments "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)
14. 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)
15. 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)
16. 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)
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. 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)
20. 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)
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. 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 Public Works prior to approval of any plans. (Public Works)
23. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Public Works, Fire, Environmental Utilities, Electric)
24. A note shall be added to the grading plans that states:

*“Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that*

the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.” (Public Works)

25. The applicant shall dedicate all necessary rights-of-way or Public Utility Easement for the widening of any streets or transfer of public utilities across and over any portion of the property as required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder’s Office. (Public Works)
26. 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).
27. The site shall include a designated Dial-a-Ride drop off and pick up area with an accessible path of travel to the main entrance of the hotels on Parcels 1 and 2. Applicant shall install a pole for Dial-A-Ride sign (sign provided by Alternative Transportation). A covered seating area for our Dial-a-Ride passengers shall be located at the main entrances and it will be visible from the drive aisle of the drop-off and pick-up area. (Alternative Transportation, Planning, and Engineering).
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. (Public Works)
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. (Public Works)
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. (Public Works)
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. (Public Works)
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. (Public Works)

34. Improvement plans shall show the Preserve boundary and label it as a protected area. The Pre-Construction meeting shall address the presence of the Preserve, the sensitive habitats present and minimization of disturbance to the Preserve. During grading and construction the preserve area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into the preserve from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the preserve, along with all temporary erosion control measures (e.g., straw bales, straw waddles and stakes, silt fencing). (Public Works, Development Services Department, Planning)
35. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the Preserve. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Public Works, Development Services Department, Planning)
36. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the Preserve. Post and cable fencing or other improvements shall be utilized to meet this requirement. (Public Works, Development Services Department, Planning)
37. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Public Works)
38. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Public Works)
39. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for Roseville Junction to be reviewed and approved by the Transportation Commission. (Alternative Transportation)
40. 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)
41. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
42. 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)

43. 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)
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. This project shall be annexed into CFD North Central A for services related to neighborhood park and streetscape maintenance. (Parks, Recreation, and Libraries)
50. 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)
51. 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)
52. 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:

53. 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)
54. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
- a. A 12.5' foot wide public utilities easement along all road frontages;
 - b. Water and sewer easements;
 - c. A 20-foot Public Access and Maintenance easement for the Class 1 Bikeway.
55. 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)
56. 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)
57. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Public Works)
58. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Public Works)
59. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for Roseville Junction to be reviewed and approved by the City Manager. (Public Works, Alternative Transportation)
60. 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)
61. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)

62. **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)
63. 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)
64. 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)
65. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
66. 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)
67. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
68. 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)
69. 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)
70. 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)
71. 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:

72. 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)

73. 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)
74. 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. (Public Works)
75. 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)
76. 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)
77. 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)
78. 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)
79. 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)
80. 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)
81. 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)
82. 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 10 copies of the following:
 - a. A description of measures that will be undertaken to minimize conflict between residents/building occupants and construction traffic (e.g. fencing, etc.);

- b. A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and an estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

CONDITIONS OF APPROVAL FOR THE TENTATIVE PARCEL MAP – FILE #PL21-0153

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. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and 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 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)
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. 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)
5. The project shall comply with all required environmental mitigation identified in the Addendum to the Roseville Hotel and Conference Center Project EIR, and shall include all applicable mitigation measures as notes on the plans. (Planning)

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

6. Grading around the open space preserve shall be as shown on the tentative map or as approved in these conditions. (Planning)
7. 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)

8. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Engineering prior to approval of any plans. (Engineering)
9. 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)
10. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During site inspection Engineering will designate the exact areas to be reconstructed. (Engineering)
11. All drainage facilities shall conform to natural drainage sheds. (Engineering)
12. 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)
13. 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)*
14. 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)
 15. The Class 1 Bikeway shall be designed and constructed to meet City Standards (Alternative Transportation).
 16. Prior to the approval of Improvement Plans, the applicant shall enter into a Maintenance Agreement for the Class 1 Bikeway. (Alternative Transportation)
 17. The applicant shall dedicate all necessary rights-of-way for the widening of any streets required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder’s Office. (Engineering)
 18. The applicant shall dedicate a separate drainage easement to the City of Roseville for the storm drain facility required to transfer public storm waters through the site. The easement document shall be drafted

for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)

19. 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)
20. All storm drainage, including roof drains, shall be collected on site and shall be routed to the nearest storm drain system or natural drainage facility. Prior to discharge from the site, the storm water shall be treated with appropriate storm water pollution treatment device(s). Any drainage outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. All drainage facilities on site shall be privately owned and maintained. The City has no responsibility in the maintenance of the drainage facilities and will not assume any responsibilities for maintenance in the future. (Engineering)
21. 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)
22. Prior to the submittal of design drawings for frontage improvements, to ensure 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, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
23. 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)
24. 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, along with all temporary erosion control measures (e.g., straw bales, straw waddles and stakes, silt fencing). (Engineering, Development Services, Planning)
25. 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. (Engineering, Development Services, Planning)
26. 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, Planning)
27. Landscaping adjacent to the Preserve shall be California native, drought-tolerant groundcover, shrubs, plants, and trees. (Development Services, Planning)
28. 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)

29. **Prior to the approval of the Improvement Plans**, the project proponent shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the project proponent during the pre-construction meeting. (Engineering)

PRIOR TO ISSUANCE OF GRADING PERMIT OR IMPROVEMENT PLANS

30. Prior to the approval of Improvement Plans, the applicant shall submit to the Engineering Division of Public Works a paper copy and an electronic copy of the final set of Improvement Plans per the Division's "Digital Submission of Utility Composites" standards. 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)
31. Water and sewer infrastructure shall be designed and constructed pursuant to the adopted City of Roseville Improvement Standards and Construction Standards and shall reflect the following:
- a) Sewer and water service laterals shall not be allowed off of water and sewer mains larger than 12 inches in diameter.
 - b) Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 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.
 - c) Water and sewer mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions
 - d) All sewer manholes shall have all-weather, 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)
32. 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)
33. 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)
34. There shall be two points of access for all phasing plans. (Fire)
35. Testing of all fire systems shall be performed prior to the sales office being opened for business. (Fire)
36. Framing construction cannot commence until access roads and public fire hydrants are approved by the Fire Department. (Fire)
37. 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)
38. 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)

39. 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)
40. 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)
41. 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
42. 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)
43. 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

44. The following easements shall be provided and shown on the Final/Parcel Map or by separate instrument, unless otherwise provided for in these conditions:
 - a) A 12.5' foot wide public utilities easement along all road frontages;
 - b) Water and sewer-easements;
 - c) A 20-foot Public Access and Maintenance easement for the Class 1 Bikeway.

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. The easement dimensions for the future Class 1 Bikeway and bridge shall be determined during the final design of the trail and bridge. (Alternative Transportation, Environmental Utilities, Electric, Engineering)

45. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
46. 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)
47. 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)

48. 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)

49. 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)

50. City records show that the land being subdivided is within the North Central Assessment District. The subdivider shall either pay to the City's Finance Department the outstanding assessment in full prior to map recordation, or segregate the bond when the map records. The subdivider shall pay to Engineering the segregation processing fees of \$150.00 per each newly created Lot/Parcel if it chooses to segregate the bond. (Engineering)

51. 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)

52. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUEs) located along public roadways. (Engineering)

53. 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)

54. 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)

55. 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)

56. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)

57. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)

58. 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)
59. 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)
60. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

61. The address for this project shall be 290 Conference Center Dr. The address for Parcel 1, and Hotel 1 on said parcel, shall be 300 Conference Center Dr. The address for Parcel 2, and Hotel 2 on said parcel, shall be 310 Conference Center Dr. The address for Parcel 3, and Restaurant 1 on said parcel, shall be 330 Conference Center Dr. The address for Parcel 4, and Restaurant 2 on said parcel, shall be 320 Conference Center Dr. The address for Parcel 5, and Restaurant 3 on said parcel, shall be 340 Conference Center Dr. The address for Parcel 6 shall be 350 Conference Center Dr.
62. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer’s expense. (Electric)
63. 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)
64. 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)
65. 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)
66. 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)

ATTACHMENTS

1. 1st Addendum to the Roseville Hotel and Conference Center Project EIR

EXHIBITS

- A. Plans
- B. Roseville Junction Design Guidelines

Note to Applicant and/or Developer: Please contact 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.