

ITEM 6.3: Development Agreement Amendment, Major Project Permit Stage 1 and Stage 2, and Lot Line Adjustment – 6000 Baseline Road – SVSP PCL KT-41A & KT-41B – Erickson Senior Living – File # PL22-0207

REQUEST

The applicant requests a Major Project Permit Stage 1 to review the site plan for Erickson Senior Living, a 2.1 million square-foot continuing care retirement community, consisting of approximately 1,200 independent living units, 40 skilled nursing beds, and 200 assisted living/memory care beds, on a 55.6-acre site. A Major Project Permit Stage 2 is also requested to review the building elevations for Phase 1 of the project, which will total approximately 630,000 square feet and include 354 independent living units. A Development Agreement Amendment and Lot Line Adjustment are also requested for the project.

Applicant – Kris Steward, Plan Steward, Inc.
Property Owner – KV Sierra Vista LLC

SUMMARY RECOMMENDATION

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

1. Consider the 11th Addendum to the Sierra Vista Specific Plan Environmental Impact Report;
2. Recommend the City Council approve the Development Agreement Amendment;
3. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 1 subject to ninety-two (92) conditions of approval;
4. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 2 subject to ninety-two (92) conditions of approval;
5. Approve the Lot Line Adjustment subject to (9) nine 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. The public outreach section of this report contains additional detail on the neighborhood meeting held for this project. As of publication of the staff report, no comments have been received in response to the notice for the Planning Commission meeting.

BACKGROUND

The project site is located at 6000 Baseline Road on Parcels KT-41A and KT-41B within the Sierra Vista Specific Plan (SVSP) on the north side of Baseline Rd. between Westbrook Bl. and Santucci Bl. The approximately 56-acre property has a Zoning Designation of General Commercial (GC) and land use designation of Community Commercial (CC). The site is bordered by Baseline Road with unincorporated Placer County beyond to the south, Open Space parcel KT-81 to the southwest, undeveloped High-Density Residential parcel KT-30 to the west, Medium-Density Residential parcel KT-21B to the northwest, future neighborhood park KT-52 to the north, Low-Density Residential parcels KT-2, KT-3B, and KT-5 to the northeast, and Community Commercial parcel KT-42 to the east (see Figure 1).

The Sierra Vista Specific Plan (SVSP) was adopted by the City Council on May 5, 2010. The plan area includes 2,064 acres west of Fiddyment Road, and north of Baseline Road. The SVSP established the

land use and zoning for properties within the plan area. The Specific Plan includes 8,679 single and multi-family units, 259 acres of commercial, 106 acres of park, 304 acres of open space, 56 acres for schools and 40 acres of urban reserve. At build out, the Plan area is expected to accommodate approximately 20,045 residents and provide 9,000 jobs.

The two subject parcels, KT-41A and KT-41B, were approved with the Phased Large Lot Tentative Subdivision Map to subdivide the entire SVSP area into 150 large lots in 2011. The lots were recorded by Final Map in June 2019 as part of a 5-parcel Large Lot Subdivision owned by KV Sierra Vista LLC.

The current request is for a Major Project Permit Stage 1 to review the site plan for Erickson Senior Living, a 2.1 million square-foot continuing care retirement community, consisting of approximately 1,200 independent living units, 40 skilled nursing beds, and 200 assisted living/memory care beds, on a 55.6-acre site. A Major Project Permit Stage 2 is also requested to review the building elevations for Phase 1 of the project, which will total approximately 630,000 square feet and include 354 independent living units. A Development Agreement Amendment and Lot Line Adjustment are also requested for the project.

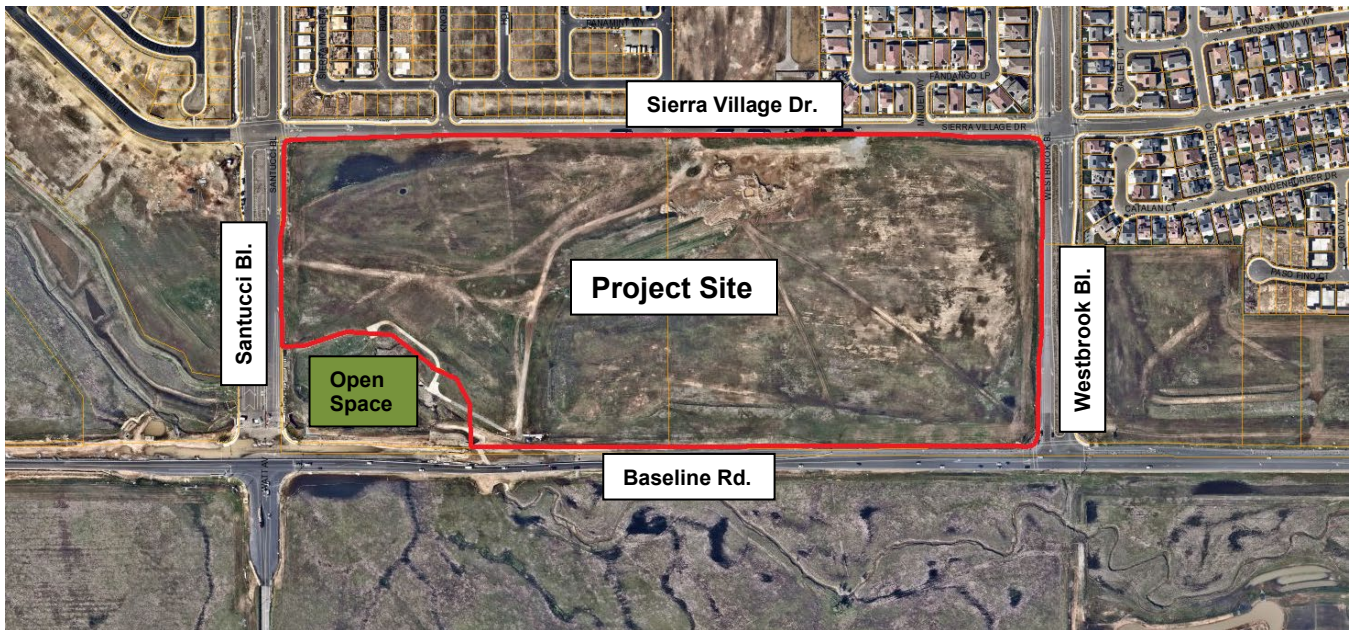
The three functions of the Erickson Senior Living project are consistent with two distinct commercial use types found in the Zoning Ordinance Use Type Classifications section 19.08. The three uses found in the project are listed below followed by the applicable use type and definition in section 19.08.

Independent Living Units and Assisted Living/Memory Care: Community Care Facility “includes any facility serving as a residence where non-medical care is provided on a 24-hour basis with central or private kitchen facilities, dining, recreational and other facilities. Typical uses include assisted living facilities and facilities licensed by the State Department of Social Services. Does not include long-term care facilities.

Skilled Nursing: Long Term Care Facility “includes an institution or a portion of an institution that is licensed or approved to provide health care under medical supervision for 24 or more consecutive hours as defined by the Health and Safety Code Section 1267.16, as may be amended from time to time. Typical uses include extended care facilities, intermediate care facilities, skilled nursing facilities, hospices and other facilities licensed by the State Department of Health Services.”

Both Community Care and Long Term Care Facilities are principally permitted in the GC zone. Therefore, the Erickson Senior Living project is a principally permitted use on the subject property. However, the uses are only principally permitted as long as they operate in the ways described in the use type classifications. Most importantly, all residents of the independent living units must receive some level of medical care. Without medical care, the units would be considered a Multi-family Residential use and not permitted in the GC zone. The requirements are described in more detail in the Development Agreement Amendment proposed with the project. The amendment is discussed in the evaluation section of this report.

Figure 1: Project Location (bordered in red)



PROJECT DESCRIPTION

Development Agreement Amendment – The project site is within the area covered by the Baseline P&R Development Agreement. The applicant proposes to amend the agreement in order to memorialize the operations and use type classifications of the project as well as timing for needed electrical improvements.

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. The entire Erickson Senior Living site is included in the MPP Stage 1 review.

Major Project Permit Stage 2 – Stage 2 of the Major Project Permit includes review of the architectural design, landscape treatments, and design guidelines. Only Phase 1 of the project is included in the MPP Stage 2 review. Phase 1 includes the five buildings shown in Table 1 below and associated landscape and parking areas.

Table 1. Phase 1 Buildings

Phase	Building	Stories	Units	Total SF
1	Marketing Center	1	0	5,175
1	RB 1.1	5	113	211,010
1	CB 1.0	1	.	14,720

1	RB 1.2	5	124	214,325
1	RB 1.3	6	117	184,075
<i>Phase 1 Subtotal</i>			354	629,305

Lot Line Adjustment – The applicant proposes to move the existing lot line that divides the two large lot parcels to better accommodate the proposed site plan.

EVALUATION: DEVELOPMENT AGREEMENT AMENDMENT

Section 19.84.040 of the City of Roseville Zoning Ordinance specifies that recommendations for approval or denial of a Development Agreement (DA), including Amendments, shall include consideration of the following:

1. ***Consistency with the objectives, policies, general land uses and programs specified in the General Plan and the Sierra Vista Specific Plan;***
2. ***Consistency with the provisions of the City of Roseville Zoning Ordinance;***
3. ***Conformity with the public health, safety and general welfare;***
4. ***The effect on the orderly development of the property or the preservation of property values; and***
5. ***Whether the provisions of the Agreement shall provide sufficient benefit to the City to justify entering into the Agreement.***

Development Agreements (DAs) are binding contracts that set the terms, rules, conditions, regulations, entitlements, responsibilities, and other provisions relating to the development of the covered properties. The project includes a third amendment of the Baseline P&R DA (Exhibit B). The DA will be amended to memorialize the applicant and City obligations for the use type classification of the project and for the required electrical improvements.

Use Type Classification

Erickson Senior Living proposes to construct the first continuing care retirement community (CCRC) in the City of Roseville. In many ways the community will function similar to a Multi-Family Residential development, which would not be permitted within the GC zone. Section 2.9 is proposed to be added to the DA to define the CCRC use and what operations are required to be provided to the residents in order to classify the use as a Community Care Facility within the Zoning Ordinance and thus be principally permitted in the GC zone.

California Health and Safety Code requires all providers offering continuing care contracts must also obtain a certificate of authority and a residential care facility for the elderly (RCFE) license. California Health and Safety Code requires that RCFEs provide the following basic services: “personal assistance and care; regular observation of physical, mental, emotional, and social functioning; supervision; planned activities; food service; and arrangements for obtaining incidental medical and dental care.” In addition to these services the facility must provide an array of other services as described in DA Exhibit LL. In general, the facility differentiates itself from a Multi-Family Residential use by providing a high level of care and supervision to all of its residents. Following these operational requirements ensures the use will be consistent with the General Plan and Specific Plan land use designations for the site as well as the Zoning designation.

Additionally, subsection 2.9.1 is proposed to be added within the new DA section 2.9 to memorialize the affordable housing contribution fee the applicant will be required to pay per square foot of the habitable portions of the independent living units. This fee provides sufficient benefit to the City, by contributing to the City's affordable housing trust fund, to justify entering into the agreement to allow the proposed CCRC use. The independent living units are similar to a Multi-Family Residential use. If the project was multi-family, a minimum of 10% of the units would be required to be affordable. The proposed affordable housing contribution fee is meant to create a similar benefit to the city in fees as a comparable multi-family project would contribute in affordable housing units.

Electrical Service

Projected electric demands for buildout of the project exceed the electric demand planned for Parcels KT-41A and KT-41B in the SVSP. Roseville Electric estimates that the Erickson Senior Living project buildout will demand approximately 19.3 megavolt amperes ("MVA"), including 8.2 MVA for Parcel KT-41A and 11.1 MVA for Parcel KT-41B. If the project design exceeds these estimates for electric demand, Landowner shall fund City's re-evaluation of the electric infrastructure necessary to provide electric service to the project, to the satisfaction of the Electric Utility Director.

Phasing of the project and required infrastructure are outlined in the new DA section 3.11.8 and Exhibit MM. Consistency with the requirements in the DA amendment will ensure that the project can operate in a way that allows Roseville Electric to serve the residents of the site and surrounding areas in a safe and orderly way.

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 Stage 1 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.***

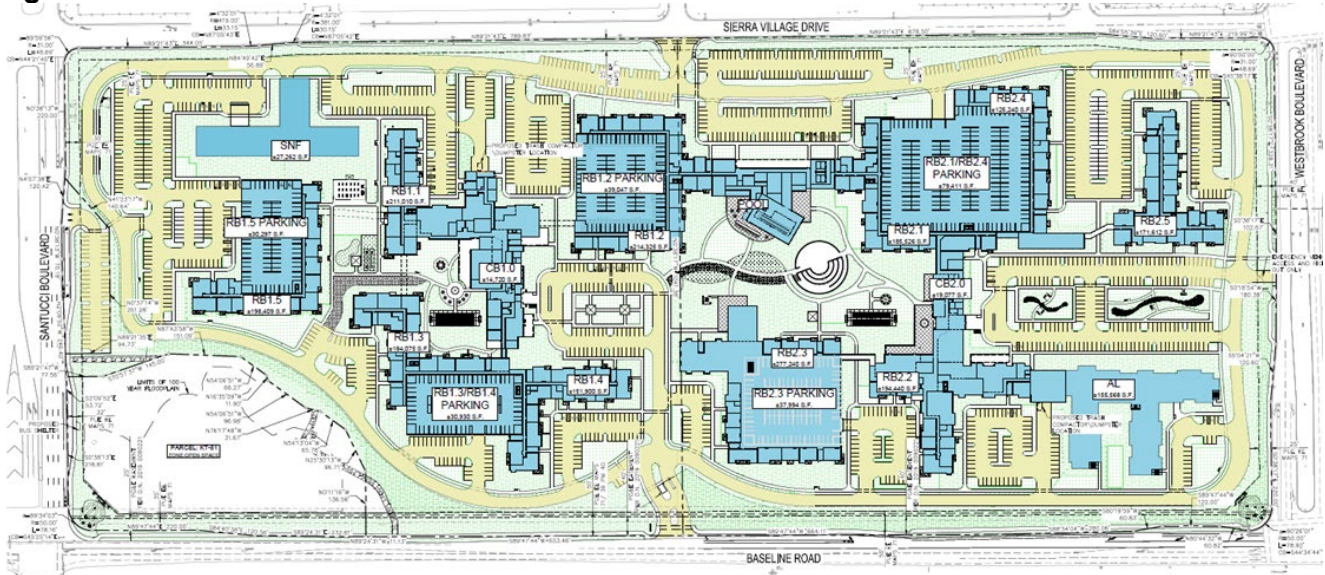
Site Design

The proposed site plan (Figure 2) shows the proposed layout of the Erickson Senior Living development. At full buildout, the project will include fourteen buildings, though many of the buildings are interconnected (Exhibit C). A list of buildings is included as Table 2 below. The buildings are spread over the 55.6-acre property and do not have frontage on any public streets but contain access via the network of drive aisles and pedestrian and bicycle pathways. A continuous drive aisle circles the entire site and there are various parking areas within this ring road for access to the buildings within. In addition to open air parking lots, there are five parking areas that are located below second floor amenity areas. These covered parking areas provide direct access to building entrances without exposure to weather.

Table 2. Building Summary

Phase	Building	Stories	Units	Beds	Total SF
Phase 1					
1	Marketing Center	1	0	0	5,175
1	RB 1.1	5	113	0	211,010
1	CB 1.0	1	.	0	14,720
1	RB 1.2	5	124	0	214,325
1	RB 1.3	6	117	0	184,075
<i>Phase 1 Subtotal</i>			354	0	629,305
Phase 2					
2	RB 1.4	6	117	0	151,900
2	RB 1.5	6	117	0	198,409
<i>Phase 2 Subtotal</i>			234	0	350,309
Phase 3					
3	Assisted Living	4	0	200	155,568
<i>Phase 3 Subtotal</i>			0	200	155,568
Phase 4					
4	RB 2.1	5	113	0	185,526
4	CB 2.0	1	0	0	19,077
4	RB 2.2	6	117	0	194,440
4	RB 2.4	5	124	0	125,240
<i>Phase 4 Subtotal</i>			354	0	524,283
Phase 5					
5	RB 2.3	6	141	0	277,240
5	RB 2.5	6	117	0	171,612
<i>Phase 5 Subtotal</i>			258	0	448,852
Phase 6					
6	Skilled Nursing	1	0	40	27,262
<i>Phase 6 Subtotal</i>			0	40	27,262
Total			1,200	240	2,135,579

Figure 2. Site Plan



Vehicle and Pedestrian Access and Circulation

There are four driveways that provide ingress and/or egress for the site. One driveway is located on each street; Baseline Rd., Santucci Bl., Sierra Village Dr., and Westbrook Bl. Traffic consultants Kimley-Horn evaluated access to the site in a local traffic evaluation memorandum that is included in the addendum (Exhibit A). The main entrance for residents and guests to the site will be from a driveway on Baseline Road. There will be a guard shack at this entrance to monitor access. Two lanes are provided for the entrance and ample stacking is provided to ensure vehicles do not back up onto Baseline Rd. A right-turn deceleration lane will be provided on Baseline Rd. The driveway on Santucci Bl. is strictly for use of a Park and Ride parking lot. The lot is adjacent to a future bus stop on Santucci Bl. A total of 50 spaces are provided in the lot, consistent with the SVSP. The driveway on Sierra Village Drive is a secondary entrance allowing ingress and egress for residents and will be gated. The driveway on Westbrook Bl. will allow ingress and egress for Emergency Vehicle Access as well as egress only for residents. A loop road provides access to various buildings and parking areas throughout the development.

Pedestrian access is available at each of the driveway entrances including pedestrian only gates on Santucci bl. and Westbrook Bl. Walking paths provide access throughout the site, including across amenity areas where vehicles are not permitted. In addition to paved outdoor paths, raised corridors provide protected access between many of the buildings.

Building Height

Building architecture is reviewed in detail in Stage 2 of the MPP process (Exhibit D). However, Zoning Ordinance section 19.82 states MPP Stage 1 review includes “Location, estimated floor area and intended use of all proposed buildings, structures and other improvements, including maximum heights.” The project consists of buildings with a range of heights including 1, 4, 5, and 6 floors. Zoning Ordinance section 19.12.030 lists the maximum height in the General Commercial zone as 50 feet. It also states that building heights may be modified through the design review process. The applicant proposes to exceed the maximum allowed height in the General Commercial zone with the six floor buildings proposed at approximately 77 feet tall.

The Commercial Development chapter of the Community Design Guidelines (CDG) includes a section related to building form and massing. The guidelines encourage the use of high-quality architecture as well as building separation to reduce the impact of form and mass on neighboring properties. Consistent with CDG CC-41, the Erickson Senior Living project employs varied wall plane, roofline, and building

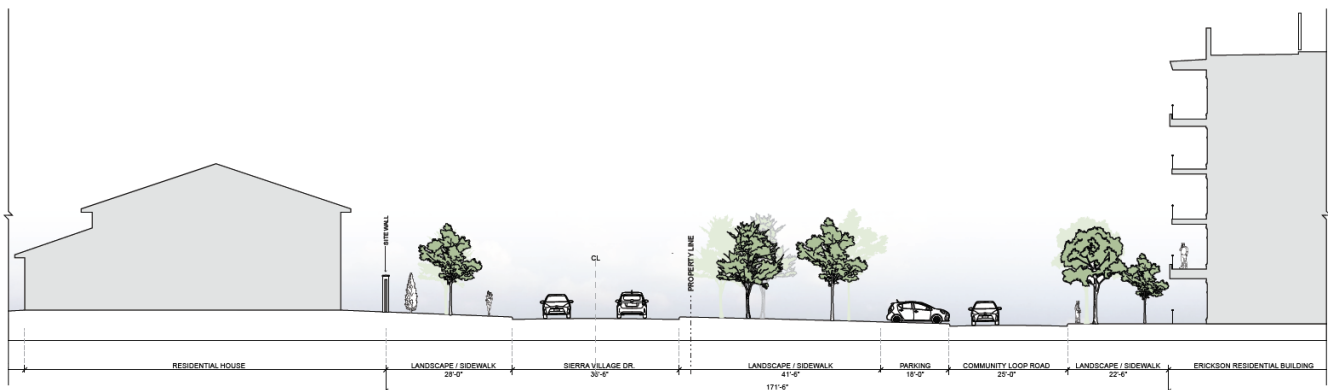
form to create a visually engaging design. Balconies and other building pop outs with a mix of materials including fiber cement plank siding and smooth stucco in varying colors are used across all building elevations for visual interest. CDG CC-42 encourages a gradual transition of building height and mass. The project proposes a gradual transition by providing large setbacks from the property lines adjacent to residential uses. The closest multi-story building to the low-density residential subdivision to the north is building RB2.4, which is 5 stories tall (approximately 66 feet). A section view of RB2.4 in relation to the homes across Sierra Village Drive is provided in Figure 3 below.

On the north side of Sierra Village Drive, a 28-foot landscaped paseo separates the rear fence of the residential properties from the street. The homes have a rear setback of approximately 17 feet, creating an overall distance to the street of 45 feet. By contrast, building RB2.4 is set back 107 feet from Sierra Village Drive. One way to compare the relationship between the different building types and the street is to compare the ratios of height to setback. A comparison is included in Table 2 below. The ratio shows that the proposed Erickson Senior Living building setbacks are proportionally comparable to the setback of the adjacent residences to Sierra Village Drive as their ratio is almost identical. While the Erickson Senior Living buildings are taller in overall height, they are significantly farther from the street, creating a proportionately gradual transition from the street, as encouraged in the CDG.

Table 2. Height to Setback Ratio

Building	Total Floors	Total Height	Building Setback to Street	Height/Setback Ratio
5133 Fandango Lp.	2	28'	45	.62
Erickson RB2.4	5	66'	107'	.62

Figure 3. Building Height Section



The CDG also encourages landscaping and architectural detail at the street level to enhance the pedestrian scale. The Erickson Senior Living building accomplish this goal by providing a base material such as brick or stone on all buildings. Landscape is provided throughout the development including multiple layers of trees at the base of the buildings as well as along the street to enhance the pedestrian scale. Given that the form and massing is consistent with the CDG, staff finds the building heights will not be detrimental to public safety and welfare.

Parking

A total of 1,872 parking spaces are provided on-site including outdoor and covered parking areas. The City’s Zoning Ordinance parking standards has three separate parking requirements for the three uses included in the development. The independent living units function similar to a multi-family senior apartments project. The assisted living use is similar to community care. The skilled nursing facility

operates under the long term care use type. A summary of the parking requirements are included in Table 2 below. Based on the combined uses in the development, there is a surplus of 312 spaces within the project.

Table 2. Required Parking

Use	Parking Standard	Required Parking	Total Provided	Surplus
Independent Living Units (Senior Apartments)	1/unit plus 1/10 units for guests	1,200 plus 120 = 1,320 spaces		
Assisted Living (Community Care)	.75/bed	200 x .75 = 150 spaces		
Skilled Nursing (Long Term Care)	1/3 employees plus 1/3 beds	40/3 plus 80/3 = 40 spaces		
Park and Ride Lot	50 spaces	50 spaces		
Total		1,510 spaces	1,872 spaces	312 spaces

Conclusion

The MPP Stage 1 is consistent with the allowed uses in the General Plan, Specific Plan, and Zoning Ordinance. The site plan also adheres to the guidelines of these documents by providing adequate access and parking for the users for the site in addition to minimizing any impacts on surrounding uses. The site plans therefore will not be detrimental to public health or welfare.

EVALUATION: MAJOR PROJECT PERMIT STAGE 2

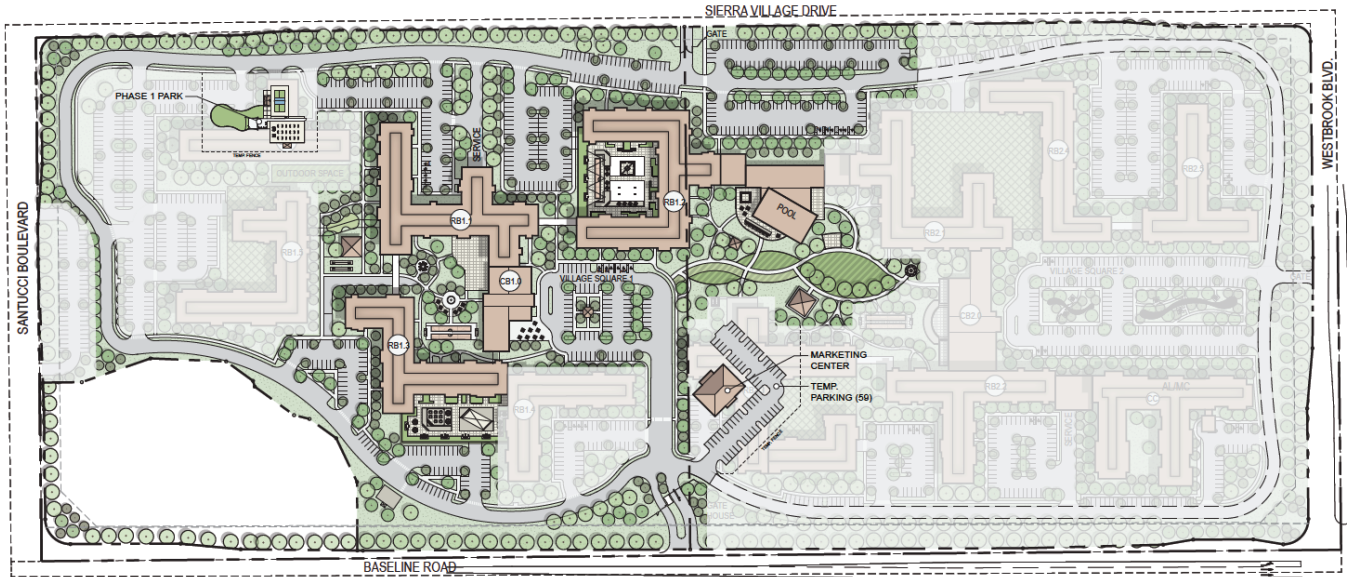
Section 19.82.030.C.2.a of the City of Roseville Zoning Ordinance specifies that recommendations for approval or denial of a Major Project Permit Stage 2 shall include consideration of the following:

- 1. *The architecture and landscaping is consistent with the General Plan, applicable specific plan, and adopted City design guidelines; and Phase I approval; and***
- 2. *The design shall not be detrimental to the public health and safety, or be materially detrimental to the public welfare.***

Architecture

The CDGs suggest that developments with multiple buildings develop an architectural theme throughout the project. The overall architectural theme is a modern design with buildings that employ rectilinear lines but include balconies, wall plane variation, projecting canopies, and varying roof heights to create visual interest (Exhibit D). The applicant established Design Guidelines (Exhibit E) for the development that include colors and materials to be used on each of the buildings. The MPP Stage 2 review is only for Phase 1 of the project, which includes the five buildings highlighted in Figure 4 below, but the Design Guidelines ensure that the architectural theme will also unify all future buildings within the project.

Figure 4. MPP Stage 2 (Project Phase 1) Site Plan



The approved colors and materials include two types of fiber cement plank siding and two stucco colors to be used on the building walls and balconies. Additionally, stone and two types of brick will be used around the base and as accent materials on upper floors. Given the size of the buildings, extra attention is given to providing material and wall plane variation to avoid large blank areas. Figure 5 exemplifies the variation in materials. Six different materials are used on the single elevation for visual interest in addition to the balcony and canopy, which provide wall plane variation.

Figure 5. Building RB1.1 North Elevation Materials Detail



Lighting and Landscaping

Landscaping for the project site includes frontage improvements along the perimeter of the property, at project entry points, and within the parking lot. The plantings used are consistent with the SVSP Design Guidelines. The SVSP calls for City Gateway signs at the corner of Baseline Rd. and Santucci Bl. as well as Baseline Rd. and Westbrook Bl. These corners will include enhanced plantings as well as signage marking the entrance into the City. There is a PG&E gas line within the site frontage on Baseline Rd. and no trees are permitted within 10' of the line. However, the large landscape setback along Baseline Rd. ensures trees

will be able to be included along this frontage in addition to smaller plantings consistent with the *Guide to Safe Landscaping Near Gas Pipelines*. There is also landscaping proposed throughout the interior of the site including around amenity areas such as courtyard seating areas, a small performance amphitheater, pool, and bocce ball courts. In addition to ground level landscaping, there will be landscaping on the deck of covered parking areas with direct connection to the residential buildings. The City's minimum requirement of 50% shading in parking lots shall be accomplished with a mix of trees as listed in the Design Guidelines and shown on the Landscape Plans adjacent to parking spaces throughout the site. As proposed and conditioned, staff finds the landscape plan meets the intent of the CDG and the SVSP design guidelines, and is consistent with the City's Water Efficient Landscape Ordinance.

The project will consist of building-mounted light fixtures and parking lot lighting. The parking lot lighting is conditioned to comply with the CDG, which require a minimum of one foot-candle of lighting in the parking areas and 0.5 foot-candle of lighting in the pedestrian walkways. Light standards will have a maximum height of 25' and be shielded to ensure there is no off-site glare.

Design Guidelines

The applicant submitted a set of preliminary design guidelines with the project. The design guidelines provide a narrative context for the design themes of the project in addition to images and materials that will help guide the architectural design of future building elevations. The overall design theme is contemporary modern. The theme is expressed in the architectural elements and material palette including fiber cement plank siding in addition to stucco walls and base materials of brick and stone. The theme is continued with the examples of fixtures and furnishings including planters and water features with iron and precast elements. Decorative concrete and stamped asphalt are also proposed in key areas and pathways to define the pedestrian environment. Staff will use the design guidelines in addition to the proposed MPP Stage 2 buildings when evaluating future MPP Stage 2 submittals for the elevations to ensure design consistency throughout the development.

Conclusion

The proposed architecture, landscape design, and design guidelines are consistent with the applicable planning documents and will not be detrimental to public health or welfare. The variation in architecture and landscape result in a project with variation and interest despite the large site. The current proposal is consistent with the MPP Stage 1 proposal and the design guidelines ensure future phases will create unified whole.

EVALUATION: LOT LINE ADJUSTMENT

Section 18.010.080 of the City of Roseville Subdivision Ordinance does not list any required findings for a Lot Line Adjustment (LLA); however, a LLA must comply with the following criteria listed below. Each criterion is listed in ***bold italic*** font, followed by an evaluation.

1. Compliance with the City of Roseville General Plan.

The subject properties have a land use designation of Community Commercial (CC). As the discussed, the proposed use is consistent with the CC land use designation; therefore, the proposed LLA is in conformance with the General Plan.

2. Compliance with the Zoning Ordinance for the district in which it is located.

The subject properties have a zoning designation of General Commercial (GC) and are located within the SVSP. The City's Zoning Ordinance establishes minimum development standards for commercial structures located within these zones, but it does not establish any minimum lot sizes or widths. The Lot Line Adjustment does not conflict with any of the City's development standards. The lot line adjustment will move

the lot boundary so as not to conflict with the location of any buildings on-site. The parcel line will be moved to surround the Park and Ride lot, though the applicant will retain ownership of the parcel (Exhibit F).

3. Compliance with the local building regulations.

The California Building Code (CBC) establishes building regulations based upon the type of construction, the use of a building or structure and a building's proximity to other buildings and property lines. The proposed LLA will not prevent existing and future structures from complying with the local building code regulations and the required building setbacks from the property lines.

4. Provisions for relocation of existing infrastructure or easements.

The project has been reviewed by various departments and divisions within the City of Roseville, and conditions have been recommended to ensure that any relocations of easements or infrastructure are accommodated.

PUBLIC OUTREACH

On February 20, 2023, the applicant held a neighborhood meeting at St. John's Episcopal Church, approximately 1.3 miles from the project site. The project is in a developing area that does not yet have similar meeting spaces in the immediate vicinity. The applicant team and City staff were present at the meeting, which was held in an open house format from 6pm-7:30pm. Four residents attended the meeting. Three of the attendees represented two households located along Fandango Lp. north of the project site. These residents had concerns about dust created from construction activities and questions about project phasing. Staff followed up with one of these residents with a phone call after the meeting and sent them additional information. The fourth attendee was also a resident of Fandango Lp. and asked questions about the project.

ENVIRONMENTAL DETERMINATION

Consistent with CEQA Guidelines Section 15164, regarding a previously certified and adopted Environmental Impact Report (EIR), an Addendum to the Sierra Vista Specific Plan EIR (SCH #2008032115, certified May 5, 2010) has been prepared to cover the minor technical changes and additions necessary to describe the impacts of the proposed project. The Addendum did not identify any new environmental impacts from the project.

RECOMMENDATION

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

1. Consider the **Addendum to the Sierra Vista Specific Plan EIR**; and
2. Recommend the City Council approve the **Development Agreement Amendment**; and
3. Adopt the two (2) findings of fact and approve the **MAJOR PROJECT PERMIT STAGE 1 – 6000 BASELINE ROAD – SVSP PCL KT-41A & KT-41B – ERICKSON SENIOR LIVING – FILE #PL22-0207** subject to ninety-two (92) conditions of approval; and
4. Adopt the two (2) findings of fact and approve the **MAJOR PROJECT PERMIT STAGE 2 – 6000 BASELINE ROAD – SVSP PCL KT-41A & KT-41B – ERICKSON SENIOR LIVING – FILE #PL22-0207** subject to ninety-two (92) conditions of approval; and
5. Approve the **LOT LINE ADJUSTMENT – 6000 BASELINE ROAD – SVSP PCL KT-41A & KT-41B – ERICKSON SENIOR LIVING – FILE #PL22-0207** subject to nine (9) conditions of approval.

CONDITIONS OF APPROVAL FOR THE MAJOR PROJECT PERMIT STAGE 1 AND STAGE 2 – FILE #PL22-0207

1. This Major Project Permit approval shall be effectuated within a period of two (2) years from **June 22, 2023** and if not effectuated shall expire on **June 22, 2025**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **June 22, 2026**. (Planning)
2. The project is approved as shown in **Exhibits C-E** and as conditioned or modified below. (Planning)
3. The project shall comply with all required environmental mitigation identified in the Sierra Vista Specific Plan EIR, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
4. The project shall be addressed as 6000 Baseline Rd. Refer to the City of Roseville Addressing Guidelines. (Business Services)
5. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Electric, Finance)
6. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
7. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans have been submitted for review and are approved with grading and/or encroachment permits issued by the Department of Development Services – Engineering Division. (Engineering)
8. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

9. Parking lot design shall conform to the City's design standards, including the following minimum standards for parking stalls:
 - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall have 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)
10. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
11. The plans submitted to the Building Division for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
12. The project Landscape Plans shall comply with the following:
 - a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines; backflow preventers; fire department connections; and public water, sewer, and storm drain facilities. (Planning, Fire, Environmental Utilities, Electric, Engineering)
 - b. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
 - c. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
 - d. The landscape plan shall comply with the Landscape Guidelines for the Sierra Vista 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)
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'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. 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 public restaurants, other food services, or commercial swimming pools: The developer shall obtain all required approvals and permits from the Placer County Environmental Health Department and the City of Roseville Industrial Waste Division. (Building, Environmental Utilities)
20. 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)
21. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Development Services – Engineering Division prior to approval of any plans. (Engineering)
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. A standard bus shelter pad and bus pull-out shall be installed on-site on:

- a. Northbound Santucci Boulevard, between Baseline Road and Sierra Village Drive. (Engineering)
25. Developer shall be responsible for the installation of a bus shelter and related improvements conforming to the city's current standards on the shelter pads as conditioned above. Upon installation and final inspection by the City of Roseville, the bus shelter and related improvements shall become the property of the City of Roseville. The Developer and City may enter into a construction fee agreement or other agreement based upon a construction cost of \$10,000 per shelter for future construction of the Bus Shelters along northbound Santucci Boulevard, between Baseline Road and Sierra Village Drive (Shelter #335). (Engineering, Alternative Transportation)
26. The developer shall include a 50-space park-and-ride lot on Parcel KT-41A per the Specific Plan requirements and in proximity to the intersection of Santucci Boulevard and Sierra Village Drive. The park-and-ride lot shall include: accessible parking as required by the building code; a path of travel from the accessible parking to the transit shelter on Santucci Boulevard; signs identifying the park-and-ride spaces and their availability to the public. The landowner shall be responsible for maintenance of the park-and-ride lot and all its appurtenances. (Engineering, Alternative Transportation)
27. The applicant shall complete the backbone improvements per the Sierra Vista Specific Plan. The backbone improvements shall be completed as part of the Phase 1 onsite improvements per the MPP Stage 1 Phasing Plan included in this entitlement. The backbone improvements include the completion of the traffic signals, right-turn deceleration lanes, bus turnout and driveways. The applicant shall also provide 8' wide detached sidewalk for Baseline Road, Santucci Boulevard and Westbrook Boulevard and 5' wide detached sidewalk with 5' landscape on Sierra Village Drive. Construction of the Marketing Center will precede the Stage 1 improvements. Improvements required for the Marketing Center shall be constructed to the satisfaction of Engineering. (Engineering)
28. All proposed driveways shall be Type A-7 per City standard with a 35' minimum width. The gated driveways off Baseline Road and Sierra Village Drive shall provide a turnaround per City standard detail or as approved by the City Engineer. (Engineering)
29. The landowner shall be responsible for the construction cost to complete the traffic signals located at the intersections of Santucci Blvd/ Sierra Village Drive and Westbrook Boulevard/Sierra Village Drive. This will include the mast arms and signal lights. The developer shall receive fee credits for the completion of the traffic signals as part of the City's TMF Set-Aside Fund. (Engineering)
30. The applicant shall be responsible for a driveway and intersection for a new private traffic signal located off Baseline Road as shown on Exhibit "K" per the Development Agreement. This will include the construction of the conduit, loops, poles, mast arms and controller cabinet. In addition, a westbound right-turn deceleration lane per City standard will also be required. (Engineering)
31. The applicant shall provide a Type S driveway for the access from Westbrook Boulevard. This access is restricted to emergency vehicles and egressing residents only.
32. The applicant shall provide a northbound 150' right-turn deceleration lane per City standard for the proposed driveway on Santucci Boulevard. (Engineering)
33. The applicant shall extend the westbound left turn lane 100-feet east at the intersection of Baseline Road/Santucci Boulevard and remove the bay taper striping to open up the adjacent two-way left turn lane. See the Kimley-Horn traffic evaluation dated March 13th, 2023 for reference. (Engineering)
34. 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. (Engineering)

35. 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).
36. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Engineering)
37. 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)
38. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)
39. 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 permit approval for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
40. 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)
41. 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, Development Services – Engineering Division will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Engineering)
42. Improvement plans shall show the Preserve (Parcel KT-81) 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)
43. Prior to construction within any phases of the project adjacent to the Preserve (Parcel KT-81), 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 Department, Planning)

44. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the Preserve (Parcel KT-81). Post and cable fencing or other improvements shall be utilized to meet this requirement. (Engineering, Development Services Department, Planning)
45. 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)
46. 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)
47. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for Erickson Senior Living. TSM Plans may be submitted online at: www.roseville.ca.us/tsm. The TSM shall be reviewed and approved by the City Manager. (Alternative Transportation)
48. 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)
49. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
50. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - b. Water, sewer and recycled mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions of approval.
 - c. All sewer manholes shall have all-weather, 10-ton vehicle access unless otherwise authorized by these conditions of approval. (Environmental Utilities)
51. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)
52. 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)
53. Access to trash enclosures/ refuse pick up locations 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/pick-up locations. Enclosures /refuse pick-up locations must have a clear approach of 65 feet in front of the enclosure/pick-up location to allow servicing bins. (Refuse)

54. The project shall provide refuse collection and pick-up at dedicated locations for trash, organics, and recycling to the satisfaction of Refuse/Environmental Utilities. It will be the customers responsibility to set the bins out prior to 6am on the service day. (Refuse)
55. 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)
56. 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)
57. 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
58. 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)
59. 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)
60. 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:

61. 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)
62. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:

- a. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
 - b. Bus Shelter easements for Shelter #335. (Alternative Transportation)
63. 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. (Engineering, Environmental Utilities, Electric)
64. Inspection of the potable water supply system on new commercial/industrial/office projects shall be as follows:
- a. The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow 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)
65. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
66. 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)
67. 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)
68. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
69. **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)
70. 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)
71. 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)

72. The joint trench along the north side of Baseline Road between Westbrook Boulevard and Santucci Boulevard shall be installed with the Phase 1 improvements. (Electric)
73. The electric service provided to the site shall be 277/480V 3-Phase. (Electric)
74. No switchgear greater than 4000 Amps shall be allowed to be installed within the project. (Electric)
75. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
76. 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)
77. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
78. 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)
79. 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)
80. 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:

81. Signs shown on the elevations are not approved as part of the Design Review Permit. A Planned Sign Permit Program shall be prepared for the project. A Sign Permit is required for all project signs. (Planning)
82. 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)
83. The City reserves the right to restrict vehicle turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. (Engineering)

84. 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)
85. 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)
86. 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)
87. 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 reviewed improvement plans for the project. (PG&E)
88. 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)
89. 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)
90. 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)
91. 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)
92. The Major Project Permit shall not be deemed approved until the ordinance for the Development Agreement Amendment is adopted and becomes effective. (Planning)

CONDITIONS OF APPROVAL FOR THE LOT LINE ADJUSTMENT – FILE #PL22-0207

1. The Lot Line Adjustment is approved as shown in **Exhibit F**. (Planning, Engineering)
2. The following shall be submitted to Engineering prior to recordation of the Lot Line Adjustment:
 - a) Two copies of property boundary description with exhibit map (8.5" x 11" sheet), and one copy of boundary closure calculations for resulting lots. These items shall be stamped and signed by a California Licensed Land Surveyor or Registered Civil Engineer authorized to practice land surveying.
 - b) One copy of the Conditions of Approval.
 - c) A completed Property Owner Consent Form.
 - d) Deed to convey interest in the property.
 - e) Preliminary title report no older than six months for all properties involved. (Engineering)
3. If surveying monuments are placed as a result of this Property Line Adjustment, it will be the responsibility of the Surveyor to record a Record of Survey with the County Recorder's Office. (Engineering)
4. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
5. The applicant shall submit to the Engineering Division of Public Works a paper copy and an electronic copy of the recorded Lot Line Adjustment per the "Digital Submittal of Cadastral Surveys." (Environmental Utilities)
6. Prior to recordation of the Lot Line Adjustment, the applicant shall pay the City's surveyor's processing and consulting fee of \$150. (Engineering)

OTHER CONDITIONS IF NEEDED TO RELOCATE FACILITIES AND EASEMENTS

7. 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)
8. Any relocation, rearrangement, or change to existing City facilities due to this Voluntary Merger or Lot Line Adjustment shall be paid for by the applicant. (Engineering, Environmental Utilities, Electric)
9. Any structures crossing the adjusted parcel lines shall be removed prior to recordation of the Lot Line Adjustment documents. (Engineering)

EXHIBITS

- A. Addendum to the SVSP EIR
- B. Draft Third Amendment of the Baseline P&R Development Agreement
- C. MPP Stage 1 Plans
- D. MPP Stage 2 Plans
- E. Erickson Senior Living Design Guidelines
- F. Lot Line Adjustment Exhibit

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.