

**ITEM 6.2:** Major Project Permit Stage 1 Modification, Major Project Permit Stage 2, and Tentative Parcel Map – 1470 Stone Point Drive – NERSP PCL 15L4 – Stone Point Hotel and Office – File #PL25-0225

**REQUEST**

The applicant requests approval of a Major Project Permit (MPP) Stage 1 Modification to file #MPP 03-06 to revise the Stone Point Master Plan site development plan, allowing a three-story, 62,628-square-foot office building and a four-story, 56,700-square-foot hotel. A MPP Stage 2 is also requested to review the architecture and design of the proposed buildings, as well as a Tentative Parcel Map to subdivide the approximately 4.61-acre parcel into two parcels.

Applicant – Tiffany Wilson, RSC Engineering, Inc.  
Owner – Eureka Development Company, LLC

**SUMMARY RECOMMENDATION**

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

1. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 1 Modification subject to five (5) conditions of approval.
2. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 2 subject to seventy-two (72) conditions of approval; and
3. Adopt the three (3) findings of fact and approve the Tentative Parcel Map subject to forty-six (46) conditions of approval.

**SUMMARY OF OUTSTANDING ISSUES**

There are no outstanding issues associated with this request. The applicant has reviewed and agrees with the recommended conditions of approval.

**BACKGROUND**

The subject parcel is located at 1470 Stone Point Dr., which is an approximately 4.61-acre parcel in the Stone Point Master Plan (SPMP) area, located within the Northeast Roseville Specific Plan (NERSP) (see Figure 1). The site has a zoning designation of Planned Development for Research and Development (PD 178) and a land use designation of Business Professional (BP). The parcel has been graded and is partially developed with landscaping, existing parking areas and drive aisles. Office and retail development is located to the south, west, and southeast. The Adventist Health office building is located to the north of the site. Multi-family townhomes and City open space are located to the east and northeast.

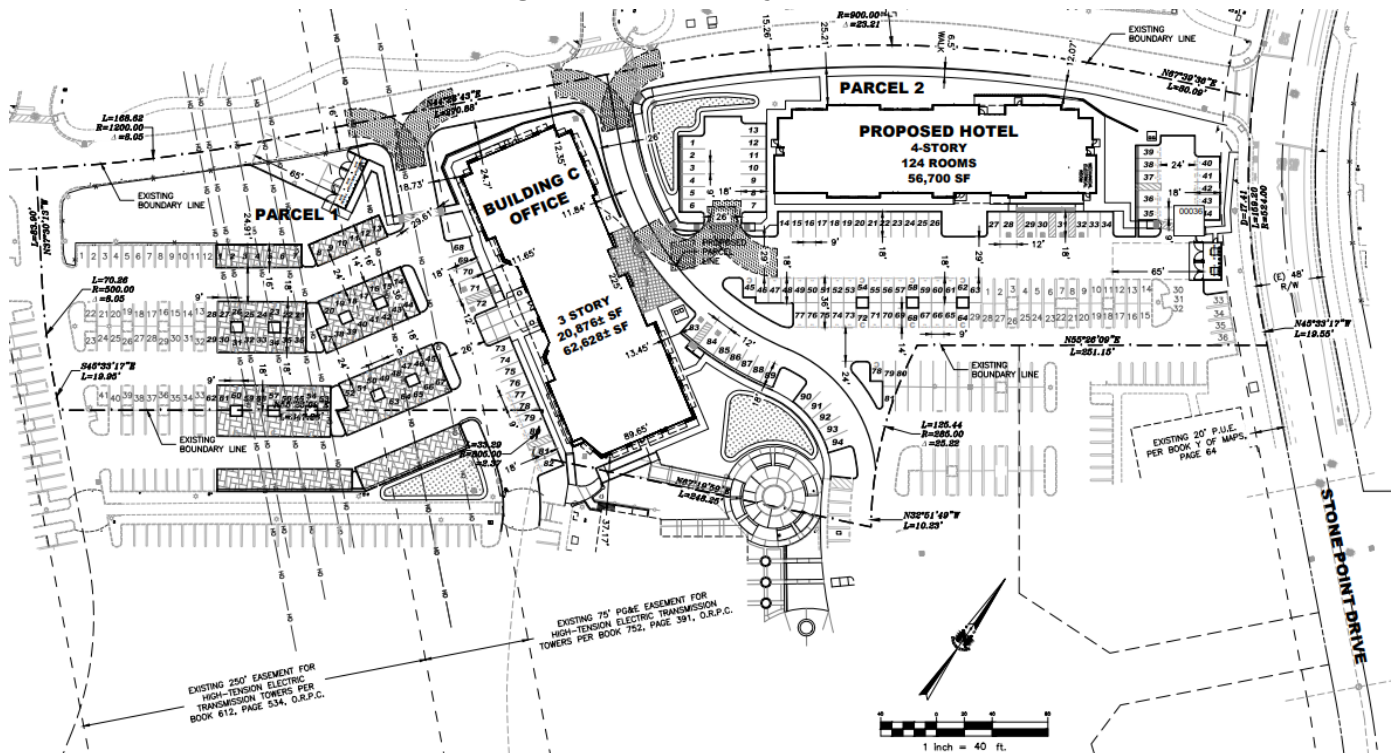


On May 23, 2002, the Planning Commission approved entitlements for the phased construction of the SPMP, a 1.65 million-square-foot research and development/professional office campus. The entitlements included a Major Project Permit (MPP) Stage 1 (file #MPP 01-05) approving the SPMP, which established a preliminary development plan for the site; a Master Tree Permit (file #TP 01-54) allowing the removal of 215 native oak trees, encroachment into the dripline radius for an additional 93 native oak trees, and establishing a review process for future native tree impacts; a Tentative Subdivision Map (file #SUBD 00-07) to divide the site into 19 parcels; as well as a MPP Stage 2 (file #MPP 02-01) for Lots 16 and 17.

On May 27, 2004, the Planning Commission approved a MPP Stage 2 and Tentative Parcel Map for six (6) office buildings on the subject parcel, with a total area of 408,000 square feet, as well as four (4) retail buildings for a total of 40,000 square feet (file #MPP 03-06). This approval encompassed Stone Point Lots 1-5, which was less than the original allocation of 458,000 square feet of professional office for Lots 1-4. Four (4) of the office buildings, Buildings B, D, E, and F, were constructed, as well as the approved restaurant and retail buildings. Office buildings A and C were never constructed. The MPP Stage 2 also included approval of a parking reduction of 224 spaces based upon shared parking in the center.

The proposed project is located on the parcel identified in the SPMP as Lot 3 but later identified as Lot 4 with file #MPP 03-06. The SPMP was not updated to reflect this change but will be updated as part of this project (see Exhibit A – SPMP Redlines). The lot is currently allocated a building area of 124,200 square feet and was anticipated to be developed with Office Building C, which had a net leasable area of 106,084 square feet. The current request includes a MPP Stage 1 Modification to revise the site development plan, allowing a three-story, 62,628-square-foot office building and a four-story, 56,700-square-foot hotel with 124 rooms. Per the NERSP and SPMP, office uses and lodging services (e.g., hotel) are principally permitted in the PD178 zone. A total of 251 parking stalls are proposed with the project, as well as associated landscaping and other site improvements. The project includes a MPP Stage 2 to evaluate the architecture and design of the proposed buildings, as well as a Tentative Parcel Map to divide the existing 4.61-acre parcel into Parcel 1 (2.53 acres) and Parcel 2 (2.08 acres). The project also includes updates to the SPMP to reflect the proposed project. Figure 2 below and Exhibit C include the preliminary site plan.

Figure 2: Preliminary Site Plan



## **EVALUATION – MAJOR PROJECT PERMIT STAGE 1 MODIFICATION AND STAGE 2**

The proposed project is being evaluated through the Major Project Permit (MPP) entitlement process. The intent of the MPP process is to streamline the review of large and diverse projects that could be constructed over a period of several years. The MPP process allows for the resolution of site issues prior to the review of more detailed architectural and landscape issues that may not be finalized at the time the site plan is ready. In accordance with the City's MPP Ordinance, the MPP review process is segregated into three separate stages: Stage 1 (Preliminary Development Plan), Stage 2 (Architecture and Landscape Review), and Stage 3 (Final Plans). The evaluation section of this report includes an analysis of the requested MPP Stage 1 Modification and MPP Stage 2. Each entitlement is analyzed for its consistency with the goals and policies of the applicable regulations, including the General Plan, the Zoning Ordinance, the Community Design Guidelines (CDG), the NERSP, and the SPMP. The findings for a MPP Stage 1 (or modification of same) are included below in *italicized, bold* text.

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

The findings for the MPP Stage 2 are as follows:

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

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

**Site Plan and Building Siting:** The Stage 1 approval established a site layout plan for Stone Point with the recognition that actual development may vary from this layout. As mentioned previously, Lot 4 was anticipated to be developed with a single office building and the original SPMP building area allocation for the lot was 124,200 square feet. The proposed project would modify the original site layout plan by subdividing Lot 4 into two parcels, Parcel 1 (or Lot 4a) and Parcel 2 or (Lot 4b). A 62,628-square-foot office building will be constructed on Parcel 1, and a 56,700-square-foot hotel building will be constructed on Parcel 2. The NERSP has a minimum 100-foot setback requirement for buildings that are three or more stories in height. The office building will be west of the existing office Building B and arranged around a central plaza, consistent with the prior site plan approval. The office building will have a setback of more than 600 feet from Eureka Road and Rocky Ridge Drive and more than 400 feet from Stone Point Drive, exceeding the setback requirement. In addition, the SPMP requires a minimum building setback of 30 feet from the face of curb of an adjacent shared street/drive with residential uses. This setback requirement applies to the hotel building, as it will be immediately adjacent to Stone Point Drive, which is shared with the residential uses to the east. The hotel building will be setback approximately 110 feet from Stone Point Drive and more than 800 feet from Eureka Road and Rocky Ridge Drive, meeting both the SPMP and NERSP requirements. The setbacks combined with the existing landscaping along the street frontage provide a sufficient buffer from the adjacent residential uses across Stone Point Drive.

**Access and Circulation:** The proposed parcels will be incorporated into the existing reciprocal access agreements for the Stone Point center. Direct access to the site will be provided by driveways located on the adjacent drive aisle to the north. One of the driveways exists but the internal circulation will be

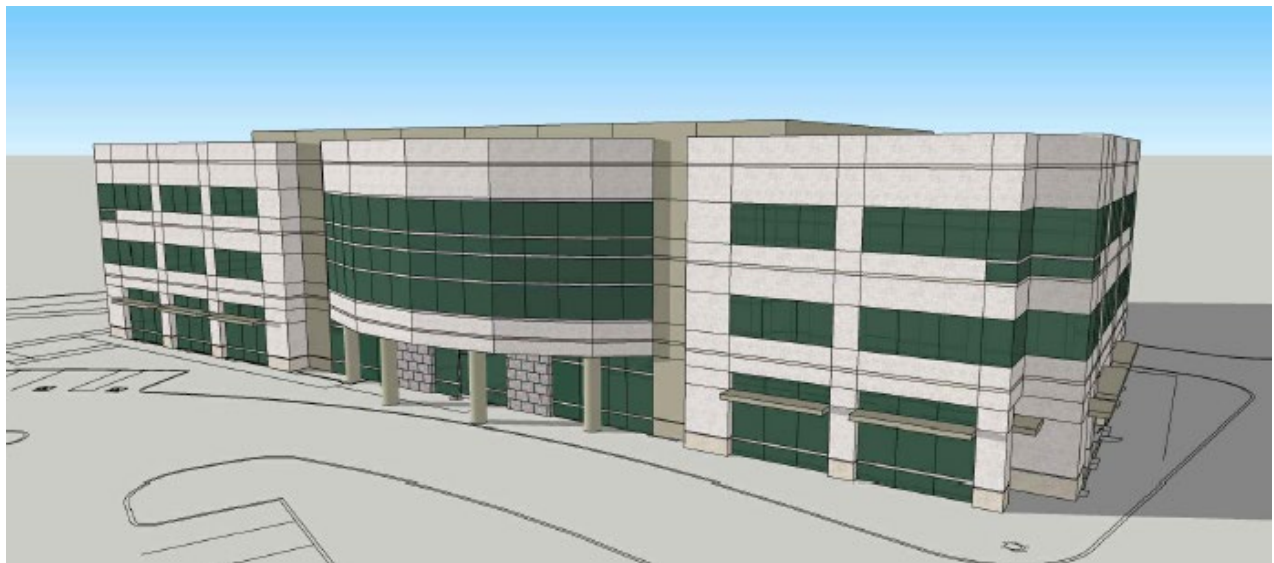
modified due to the location of the proposed office building. A new driveway will also be constructed on the office parcel that will connect to the internal circulation system. The project was reviewed by the City Engineering and City Fire Department staff and was found to comply with refuse service standards and with emergency circulation requirements.

In addition, the project includes pedestrian facilities consistent with the NERSP and the SPMP. New sidewalks will be constructed along the hotel parcel that connect to the existing sidewalk on Stone Point Drive. The project will provide walkways connecting to the existing walkways that link the parcels within the center. These walkways are separated from the parking areas and allow for connectivity between the uses. A pedestrian circulation plan is included as Exhibit O.

**Parking:** The project will provide a total of 252 parking spaces (with 135 spaces provided on Parcel 1 and 117 spaces provided on Parcel 2). The Stone Point center has a reciprocal parking agreement among the users, and the proposed office and hotel will be incorporated into this agreement. Based on the Zoning Ordinance parking requirements, the office building requires 251 spaces (1:250 sf ratio) and the hotel building requires 124 spaces (1/room ratio). This is a reduction in the number of spaces previously required for Lot 4 due to the decrease in office square footage. The total parking requirement for the center will be 1,482 spaces (which includes a 224-space parking reduction that was approved with File #MPP 03-06). A total of 1,486 spaces will be provided in the center, exceeding the total parking required by four (4) spaces (see parking tabulations included as Exhibit P). Therefore, the project meets the Zoning Ordinance parking requirements.

**Architecture – Office Building:** Figure 3 below includes a rendering of the proposed office building. It will be three stories with a maximum height of 55 feet. This complies with the five-story height limit established in the NERSP. As depicted in Figure 4, it is designed with the same colors and materials as the existing office buildings in the center and as what was previously approved. The building consists of bands of green reflective glass that are separated by concrete arranged in horizontal and grid patterns. The building is well articulated with horizontal reveal bands and with metal canopies at the entrance and first-floor level. The main building entries are highlighted with a curved wall plane and granite tile veneer at the pedestrian level. Overall, the architecture is consistent with the existing office building and meets the intent of the original MPP approval.

**Figure 3: Proposed Office Building C**



**Figure 4: Existing and Proposed Office Buildings**



**Architecture – Hotel Building:** The hotel building elevations are included in Figure 5 below. The south elevation includes the main entrance and will be orientated internal to the site. The north elevation will face the east/west spine roadway that divides the Stone Point development. The building will be four-stories with a maximum height of approximately 47 feet, which is in scale with the surrounding buildings and does not exceed the NERSP five-story height limit. The building will consist of EIFS in neutral shades of beige and white with stone veneer at the base to enhance the pedestrian level. The main entrance of the building is emphasized with a black aluminum canopy and fiber cement siding in a natural wood color. Consistent with the CDG, the building has variation in wall planes and roof heights to avoid repetition and to create visual depth and movement. The proposed color scheme is compatible with the office buildings, and the building will cohesively tie in with the rest of the center.

**Figure 5: Proposed Hotel Elevations**



**Landscaping:** As shown in the demolition plan included as Exhibit A, existing landscaping on the proposed hotel parcel will be removed to accommodate the building. However, new landscaping will be added along the building street frontage per the landscape plan included as Exhibit Q. The landscape plan also includes new street trees, shade trees, shrubs and groundcover per the NERSP, SPMP, and CDG. The site landscape coverage for Parcel 1 is 26.5-percent and the coverage for Parcel 2 is 50.7-percent, which exceeds the NERSP's minimum coverage requirement of 20-percent. Landscaping within the power line corridors is designed per the specifications of the various utility providers, and because of that does not meet the 50-percent shading standard as established by the CDG. This limitation results in a lower shade coverage percentage for Parcel 1. However, given the project still meets the NERSP minimum standard, staff supports the shade coverage as proposed.

**Lighting:** The project includes parking lot lighting, pedestrian lighting, and building-mounted light fixtures that complement the style of the buildings. Pedestrian lighting will not exceed the 16-foot height limit established in the SPMP. The photometric plan demonstrates compliance with the CDG's minimum footcandle requirement of one foot-candle in the parking areas and 0.5 foot-candles for pedestrian walkways. The light standards are required to be shielded to ensure there is no off-site glare.

**Stone Point Master Tree Permit:** There are no native oak trees on the site. However, the Stone Point Master Tree Permit established a tree mitigation program for the entire Stone Point project, and all parcels are required to participate in this program. Where parcels abut open space, native oak tree plantings are required. In this case, the site does not directly abut the open space. The required mitigation, which totals 159 inches, will therefore be comprised of non-native tree plantings and the payment of mitigation fees as provided by Condition 9 of the MPP Stage 2.

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

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three (3) findings be made to approve or conditionally approve a tentative subdivision map. The findings are listed below in ***bold, italicized 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 and Specific Plan, and the design standards of Title 18 (Subdivision Ordinance) of the Roseville Municipal Code.***
- 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; and***
- 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 General Plan, NERSP and Zoning Ordinance do not identify a minimum lot size requirement for the PD 178 zoning district. Under these circumstances, the City reviews requests for subdivisions on a case-by-case basis to ensure that the parcels are adequate for development. The proposed tentative map would allow for the creation of two (2) new parcels, approximately 2.533 acres and 2.082 acres in size. This would allow for separate development of the proposed office and hotel buildings. The proposed parcel boundary lines follow logical boundaries based upon the site layout that is proposed. The parcels are of adequate size and shape to accommodate the proposed development, as evidenced by the subdivision and site plan exhibits. The tentative map is also conditioned to require all parcels to participate in the reciprocal parking and access agreements for Stone Point, and to include the new parcels into the existing business owner's

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

## **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. Early notification of the project was posted on the Roseville Coalition of Neighborhood Associations (RCONA)'s website. A notice of the public hearing was published in the Roseville Press Tribune on January 30, 2026, and was also distributed to all property owners within 300 feet of the site, interested persons, and posted on the RCONA website. No comments have been received as of publication of the staff report.

## **CONCLUSION**

The proposed project is consistent with the City of Roseville General Plan, Northeast Roseville Specific Plan, Stone Point Master Plan, Zoning Ordinance, CDG, and prior approvals for the site. Therefore, staff recommends that the Planning Commission approve the requested entitlements.

## **ENVIRONMENTAL DETERMINATION**

The proposed project is categorically exempt pursuant to Section 15332 for Infill Development Projects. According to Class 32, an infill development may be considered exempt if it meets the following conditions:

- a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- c) The project site has no value as habitat for endangered, rare, or threatened species.
- d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- e) The site can be adequately served by all required utilities and public services.

As previously stated in this report, the proposed project will build two separate buildings, an office building and hotel, as well as associated site improvements. The overall size of the parcels is 4.23 acres. The entire property has been graded, partially developed, and is surrounded by existing development, and therefore has no value as habitat to endangered, rare, or threatened species. The office and hotel uses are principally permitted uses on the project site and it the NERSP and SPMP; therefore, the proposed project is consistent with the Specific Plan and General Plan, and the activity and its impacts fall within the scope of the previously adopted NERSP EIR. Additionally, the project has been reviewed by City departments for potential impacts to utilities and public services, and no conflicts were identified.

Finally, none of the exceptions to exempting projects, as outlined in Section 15300.2 of CEQA, apply to the proposed project. The project does not request exemption through Classes 3, 4, 5, 6, or 11. The project falls within the scope of the evaluation of the NERSP EIR and the SPMP, and therefore would not exceed any cumulative impacts not previously considered by the certified document. There are no unusual circumstances that will have a significant effect on the environment proposed as part of the project, as all

uses are principally permitted. The project is not located adjacent to a scenic highway, is not located on a hazardous waste site pursuant to Section 65962.5 of Government Code and will not result in a substantial adverse change in the significance of a historical resource.

### **RECOMMENDATION**

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

1. Adopt the two (2) findings of fact as listed in the staff report and approve the **MAJOR PROJECT PERMIT STAGE 1 MODIFICATION – 1470 STONE POINT DRIVE – NERSP PCL 15L4 – STONE POINT HOTEL AND OFFICE – FILE #PL25-0225** subject to five (5) conditions of approval;
2. Adopt the two (2) findings of fact as listed in the staff report and approve the **MAJOR PROJECT PERMIT STAGE 2– 1470 STONE POINT DRIVE – NERSP PCL 15L4 – STONE POINT HOTEL AND OFFICE – FILE #PL25-0225** subject to seventy-two (72) conditions of approval; and
3. Adopt the three (3) findings of fact as listed in the staff report and approve the **TENTATIVE PARCEL MAP – 1470 STONE POINT DRIVE – NERSP PCL 15L4 – STONE POINT HOTEL AND OFFICE – FILE #PL25-0225** subject to forty-six (46) conditions of approval.

### **CONDITIONS OF APPROVAL FOR THE MAJOR PROJECT PERMIT STAGE 1 MODIFICATION – FILE #PL25-0225**

1. This Major Project Permit Stage 1 modification approval shall be effectuated within a period of two (2) years from **February 12, 2026** and if not effectuated shall expire on **February 12, 2028**. Prior to said expiration date, the applicant may apply for an extension of time. (Planning)
2. The project is approved as shown in Exhibits A—R and as conditioned or modified below. (Planning)
3. The project is subject to the previously approved conditions of approval for the NERSP Parcel 15 Stone Point Major Project Permit Stage 1 (file #MPP 01-05) and the NERSP Parcel 15 Stone Point Lots 1-5 Major Project Permit Stage 2 (file #MPP 03-06), except as conditioned or modified below. (Planning)
4. The project shall comply with all applicable environmental mitigation measures identified in the Stone Point Mitigated Negative Declaration, the General Plan EIR and the NERSP EIR, and shall include all applicable mitigation measures as notes on the grading plans. (Planning)
5. Bike parking and electric vehicle parking spaces shall be provided per the California Green Building Standards. Carpool spaces shall also be provided per the City of Roseville’s Transportation System Management (TSM) Ordinance, R.M.C Chapter 11.33. Bike rack/locker design and designated parking space markings and location shall be approved by Alternative Transportation. (Alternative Transportation, Building).

### **CONDITIONS OF APPROVAL FOR THE MAJOR PROJECT PERMIT STAGE 2 – FILE #PL25-0225**

1. This Major Project Permit Stage 2 approval shall be effectuated within a period of two (2) years from **February 12, 2026** and if not effectuated shall expire on **February 12, 2028**. Prior to said expiration date, the applicant may apply for an extension of time. (Planning)
2. The project is approved as shown in Exhibits A—R and as conditioned or modified below. (Planning)
3. The project shall comply with all applicable environmental mitigation measures identified in the Stone Point Mitigated Negative Declaration, the General Plan EIR and the NERSP EIR, and shall include all applicable mitigation measures as notes on the grading plans. (Planning)

4. The project, along with proposed parcel 2 and the proposed office building, shall be addressed as 1470 Stone Point Dr. The address for proposed parcel 1 and the proposed hotel shall be 1466 Stone Point Dr. 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. 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)
9. Prior to issuance of any permits or any construction on-site, native oak tree mitigation shall be provided by non-native tree plantings and/or the payment of in-lieu mitigation fees in accordance with the Stone Point Master Plan and the Roseville Tree Preservation Ordinance. The mitigation obligation is as follows:
  - a) Lot 4a Obligation – 88 inches.
  - b) Lot 4b Obligation – 71 inches.

**PRIOR TO ISSUANCE OF BUILDING PERMITS:**

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, Engineering)
  - b) The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. Shading within the overhead power line easements may be reduced below 50%. (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 Northeast Roseville Specific Plan, Stone Point Master 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. All mechanical and electrical equipment (including switch gear) 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 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. 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 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 Public Works 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. 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)

25. Bike parking and electric vehicle parking spaces shall be provided per the California Green Building Standards. Carpool spaces shall also be provided per the City of Roseville's Transportation System Management (TSM) Ordinance, R.M.C Chapter 11.33. Bike rack/locker design and designated parking space markings and location shall be approved by Alternative Transportation. (Alternative Transportation, Building).
26. The applicant shall install the proposed storm drain and water line improvements, prior to the demolition of the existing storm drain and water line system. (Engineering)
27. 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, which includes trash capture requirements. 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)
28. 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)
29. 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)
30. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
31. 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)
32. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Public Works will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Engineering)
33. 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)
34. 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)

35. 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)
36. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
37. 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)
38. 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)
39. 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)
40. 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)
41. 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)
42. 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)
43. 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

44. 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)
45. 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)
46. 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:**

47. 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)
48. 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)
49. 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)
50. 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)

- 51. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
- 52. 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)
- 53. 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)
- 54. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
- 55. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
- 56. 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)
- 57. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 58. 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)
- 59. 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)
- 60. 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)
- 61. A Roseville Electric Pad Vault will need to be installed at the northeast corner of the project site adjacent to Stone Point Drive. This work will require intercepting existing conduits running parallel with Stone Point Drive and installing an electrical vault. Location will be determined during the improvement plan review process.

**OTHER CONDITIONS OF APPROVAL:**

62. 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)
63. 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)
64. 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)
65. 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)
66. 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)
67. 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)
68. 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)
69. 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)
70. 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)
71. 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)
72. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple

building occupancies. This request shall be made in writing to the Building Division and shall include the following:

- a) A description of measures that will be undertaken to minimize conflict between residents/building occupants and construction traffic (e.g. fencing, etc.);
- b) A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and
- c) An estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

#### **CONDITIONS OF APPROVAL FOR THE TENTATIVE PARCEL MAP – FILE #PL25-0225**

1. This Tentative Map approval shall be effectuated within a period of two (2) years from **February 12, 2026** and if not effectuated shall expire on **February 12, 2028**. Prior to said expiration date, the applicant may apply for an extension of time. (Planning)
2. The Tentative Map is approved as shown in Exhibit G and as conditioned or modified below. (Planning)
3. 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)
4. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
5. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Development Services – Engineering Division. (Engineering)
6. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. 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)
7. The project shall comply with all applicable environmental mitigation measures identified in the Stone Point Mitigated Negative Declaration, the General Plan EIR and the NERSP EIR, and shall include all applicable mitigation measures as notes on the grading plans. (Planning)

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

8. 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)
9. All drainage facilities shall conform to natural drainage sheds. (Engineering)
10. 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)*
11. \*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)
12. 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)

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

13. 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)

14. 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)
15. 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)
16. There shall be two points of access for all phasing plans. (Fire)
17. Testing of all fire systems shall be performed prior to the sales office being opened for business. (Fire)
18. Framing construction cannot commence until access roads and public fire hydrants are approved by the Fire Department. (Fire)
19. 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)
20. 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)
21. 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)
22. 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)
23. 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
24. 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)
25. 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**

26. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
27. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville." All legal descriptions shall be prepared by a licensed Land Surveyor (Environmental Utilities, Electric, Engineering)

28. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with the Final/Parcel Map. The CC&Rs shall include the following item(s):
- a) A clause stating that the property owners within this subdivision shall agree to participate in a Transportation Systems Management (TSM) Plan and shall agree to enter into a Transportation Management Agreement with the City of Roseville.
  - b) A clause prohibiting the amendment, revision or deletion of any sections in the CC&Rs required by these conditions of approval without the prior written consent of the City Attorney.
  - c) A clause excluding any property owned by the City from the terms of the CC&Rs. (Attorney)
29. The City shall not approve the Final Map for recordation until either:
- a) A subdivision agreement is entered into along with the necessary bonds and insurance as required by the City. Said agreement shall be in a form acceptable to the City Attorney.
- OR
- b) The improvement plans are approved, and the improvements are constructed and accepted as complete. In this case, the subdivider shall enter into a one-year maintenance agreement concurrent with the recordation of the Final Map. (Engineering)
30. 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)
31. City records show that the land being subdivided is within the Stone Point CFD 1 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)
32. The Final/Parcel Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. (Engineering)
33. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUEs) located along public roadways. (Engineering)
34. The Final/Parcel Map shall be submitted per "The Digital Submittal of Cadastral Surveys." A plot or print of the submittal shall accompany the electronic copy. The complete submittal shall occur after the Engineering Department approval but prior to City Council approval of the Final/Parcel Map. (Engineering)
35. \*The cost of any facilities, which are identified in the Capital Improvement Program and are beyond those needed for this project, may be reimbursed to the developer. In accordance with §66485 and §66486 of the Subdivision Map Act, for any improvements constructed by the subdivider which contain supplemental size, capacity, number, or length for the benefit of property not within the subdivision and which are to be dedicated to the public, the subdivider shall be entitled to reimbursement for that portion of the cost of the improvements which is in excess of the construction required for the subdivision. (Engineering)

36. Electric construction costs incurred by the City of Roseville Electric Department for this project shall be paid for by the developer per the applicable policy. (Electric)
37. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
38. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the “City of Roseville Specifications for Commercial Construction.” (Electric)
39. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville “Specification for Commercial Construction.” These charges will be determined upon completion of the final electrical design. (Electric)
40. The Environmental Utilities Department shall make a determination that there is adequate conveyance and treatment capacity in the City sewer system to handle the newly created Lot/Parcels. (Environmental Utilities)
41. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

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

42. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer’s expense. (Electric)
43. It is the responsibility of the developer to ensure all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)
44. 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)
45. 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)
46. If site survey or earthmoving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor shall notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. Non-emergency releases or notifications about the presence of containers found shall be reported to the Fire Department. (Fire)

**Exhibits**

- A. Stone Point Master Plan – Redlines
- B. Preliminary Demolition Plan
- C. Preliminary Site Plan
- D. Preliminary Grading Plan and Sections
- E. Preliminary Utility Plan
- F. Phasing Plan
- G. Tentative Parcel Map
- H. Elevations and Perspectives – Office
- I. Floor Plans – Office
- J. Roof Plan – Office
- K. Elevations – Hotel
- L. Floor Plans – Hotel
- M. Roof Plan – Hotel
- N. Architectural Site Details
- O. Pedestrian Circulation
- P. Parking Tabulations
- Q. Preliminary Landscape Plan
- R. Photometric Plan

**Note to Applicant and/or Developer:** Please contact the Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.