



CITY OF ROSEVILLE
PLANNING & REDEVELOPMENT STAFF REPORT
PLANNING COMMISSION MEETING February 23, 2006

Prepared by: Wendy W. Hartman, Project Planner

ITEM V-B: DESIGN REVIEW PERMIT, TENTATIVE SUBDIVISION MAP, TREE PERMIT, & ADMINISTRATIVE PERMIT – 9243 SIERRA COLLEGE BOULEVARD – SERSP PARCEL 40 (GRANITE BAY PAVILIONS) - FILE#’S DRP-000057, SUB-000030, TP-000050, & AP-000095 (2005PL-067).

REQUEST

The applicant requests approval of a Design Review Permit to allow for the development of 16, single story office buildings ranging in size from 3,600 to 7,500 square feet and 4 retail buildings ranging from 6,400 to 11,800 square feet in size (total project square footage: 117,908 s.f.). The applicant is also requesting approval of a Tentative Subdivision Map to divide the 12.75 acre site into 21 parcels, a Tree Permit to remove 251 native oak trees and to encroach into the protected zone of several others, and an Administrative Permit for a parking reduction to allow the office portion of the project to be parked on net square footage instead of gross square footage.

Applicant/Property Owner: Tim Schaedler, Panattoni Development

SUMMARY RECOMMENDATION

The Planning Department recommends that the Planning Commission:

- A. Adopt the Mitigated Negative Declaration;
- B. Adopt the four findings of fact for the Design Review Permit;
- C. Approve the Design Review Permit subject to 113 conditions of approval;
- D. Adopt the three findings of fact for the Tentative Subdivision Map;
- E. Approve the Tentative Subdivision Map with 58 conditions of approval;
- F. Adopt the two findings of fact for the Tree Permit;
- G. Approve the Tree Permit with 21 conditions of approval;
- H. Adopt the four (4) findings of fact for the Administrative Permit; and,
- I. Approve the Administrative Permit with two (2) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

The applicant has reviewed the conditions of approval and is in agreement with all project conditions.

BACKGROUND

- Location: The site is located at 9201 Sierra College Boulevard (southeast corner of the Sierra College Blvd./Eureka Rd. intersection) on Parcel 40 of the Southeast Roseville Specific Plan (SERSP).
- Permit History:
 - o The Southeast Roseville Specific Plan (SERSP) was adopted February 20, 1985 and was amended April 20, 1988 by the City of Roseville City Council. The plan area encompasses approximately 1,000 acres in the southeast area of the City. An Environmental Impact Report (SERSP EIR, SCH #87040605) was prepared for the 1988 amendment and was certified on April 20, 1988. The 1988 amendment to the SERSP included Parcel 40, the

subject site. The 1988 amendment also included a Development Agreement that included parcel 40 and provided the landowner with an entitlement for 135,000 square feet of commercial development.

- o On April 25, 2002, the Planning Commission approved a Design Review Permit to construct an 87,000 square foot shopping center consisting of: a 58,000 square foot Albertson's grocery store; an 8,000 square foot retail shops building to be attached to the grocery store; a 6,000 square foot retail shops building; a 5,000 square foot pad building; a 10,000 square foot pad building; and related parking and landscaping. A Tree Permit to remove 106 oak trees and a Tentative Subdivision Map to divide the 13± acre property into six parcels was also approved.
- o The Albertson's request generated significant neighborhood opposition including an appeal to the City Council where the project approvals were upheld. Building Permits were never issued for the project and the entitlements have since expired.

SITE INFORMATION

Applicable Specific Plan: The project is Parcel 40 of the Southeast Roseville Specific Plan (SERSP). The project also lies within the Johnson Ranch East Owners Association, as a commercial project it is subject to review by their Architectural Review Committee. In December 2005, the Johnson Ranch East Owners Association Architectural Review Committee granted approval of the Granite Bay Pavilions project.

Roseville Coalition Of Neighborhood Associations (RCONA): The project is located within the Johnson Ranch Neighborhood Association. Prior to submittal of an application to the City, the applicant met with representatives of the surrounding neighborhood. Following submittal to the City, the applicant presented their project to the Neighborhood Association on December 15, 2005. Residents that attended the meeting indicated that they believed the proposed project was a better fit for their neighborhood than the previously approved Albertson's project. The Hillsborough Owners Association (residential subdivision immediately adjacent to the project) has submitted a letter (see Attachment 3) indicating that they are in support of the project as proposed.

Total Acreage: Approximately 13 acres

Lot Dimensions: The project site is rectangular being approximately 972 feet in length along Sierra College Boulevard and approximately 600 feet in width along Eureka Road.

Topographical: The project site ranges in elevation from approximately 230 feet above sea level at the north end of the site to approximately 250 feet above sea level at the south end of the site (refer to Exhibit C). The south end of the site is adjacent to a single family subdivision (Hillsborough) and is up to five feet above the existing grades of the project site. To the east, the adjacent single family subdivision is primarily above the project site. However, it is up to four feet below the existing grades of the project site at the northeast side of the project site. The project is also up to 10 feet above the street grades (measured from setback).

Natural Features: There is a minor swale located on the northeast end of the site that is oriented in a north south direction, which drains to an existing culvert crossing under Eureka Road. The site also includes oak woodland of approximately 315 trees that are predominately located in the northern portion of the site. The area of oak woodland is identifiable on the project aerial map (Attachment 2 of Exhibit A). The oak woodland includes Blue and Interior Live Oak with a few Gray Pines. The relatively level area on the southern portion of the site includes .073 acres of potential wetlands as a result of the prior grading operation.

Natural Features on Adjacent Land: All adjacent parcels to the south, east, and west have been developed. The property across Eureka to the north (within Placer County) remains undeveloped. It contains rolling hills, trees, and a seasonal drainage.

Site Access: The project will have two driveway entrances off of Sierra College Boulevard and one driveway entrance off of Eureka Road. The southern driveway entrance on Sierra College will allow for right and left turning movements into the site, but will be restricted to right-out turning movements. The northern driveway on Sierra College is restricted to right-in and right-out turning movements. The driveway on Eureka will allow for full turning movements.

ADJACENT ZONING AND LAND USE

LOCATION	ZONING	LAND USE	CURRENT USE
Site	Community Commercial (CC)	Community Commercial (CC)	Vacant
North (County)	Commercial Planned Develop. (CPDDC)	Commercial	Vacant
South, East, & West	Single Family Residential (R1)	Low Density Residential (LDR)	Residences

The proposed office and retail project is consistent with the Community Commercial land use and zoning designation contemplated by the City's General Plan, SERSP, and Zoning Ordinance.

ADJACENT ZONING AND LAND USE

Development Standard	Required	Proposed
Building Setbacks (minimum)	None	30 ft – Sierra College 50 ft – Eureka 15 ft – side property lines
Landscape Setbacks (minimum)	35ft	35ft (except where turn lanes are provided) ¹
Building Height Limit	50ft	33 ft
Building Coverage	No requirement	21%
Landscape Coverage	50% at 15 years	50% minimum
Parking Spaces (Total)	564	535 ²
% of compact spaces	30% max.	15%
# of handicapped spaces	30	30
Bicycle Spaces	9	9

1. Consistent with City policy the building and landscape setback has been reduced to accommodate road widening and turn lanes.

2. Parking will be addressed further in the evaluation of the Administrative Permit.

PROJECT DESIGN FEATURES

See attached Site Plan (Exhibit B); Grading Plan (Exhibit C); Utility Plan (Exhibit D); Landscape Plan (Exhibit E); Photometric Plan (Exhibit G); Elevations (Exhibit H), and Colored Elevations/Renderings (Attachment 5).

EVALUATION

The evaluation section of this report includes an analysis of each of the requested entitlements. Each of the entitlements is analyzed for its consistency with the goals and policies of the applicable regulations, such as the General Plan, Southeast Roseville Specific Plan, the Zoning Ordinance, Subdivision Ordinance, and Community Design Guidelines. Analysis is provided for the Design Review Permit first and is followed by review of the Tentative Subdivision Map, Tree Permit, and Administrative Permit.

DESIGN REVIEW PERMIT

The evaluation of the Design Review Permit for the proposed project has been based on the applicable development standards within the City's Zoning Ordinance and the Southeast Roseville Specific Plan Design Guidelines and the design standards of the City's Community Design Guidelines.

Section 19.78.060(B) of the Zoning Ordinance requires that four (4) findings be made in order to approve a Design Review Permit. The four findings for approval of the Design Review Permit are listed below.

- 1. The project as approved preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands, and water courses, provides adequate drainage for the project, and allows beneficial use to be made of the site for development.*
- 2. The project site design as approved provides open space, access, vehicle parking, vehicle, pedestrian and bicycle circulation, pedestrian walks and links to alternative modes of transportation, loading areas, landscaping and irrigation and lighting which results in a safe, efficient, and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, Southeast Roseville Specific Plan, and the Community Design Guidelines.*
- 3. The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site, as approved is harmonious with other development and buildings in the vicinity and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, Southeast Roseville Specific Plan and the Community Design Guidelines.*
- 4. The design of the public services, as approved, including, but not limited to trash enclosures and service equipment are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors and landscaping that are harmonious with the site and the building designs.*

The Design Review Permit evaluation section will focus on those Guidelines that warrant additional review and consideration by the Planning Commission.

SITE DESIGN GUIDELINES

- **Setbacks:** Community Design Guideline (CDG) 1.6 requires projects adjacent to residences to provide side and rear planter setbacks of sufficient size to buffer impacts and screen undesirable views.
- The project abuts residential land use along the south and east property lines. These property lines are defined by an existing masonry wall. The residences along the southern property line are up to six (6) feet above the proposed project grades while the residences to the east vary from approximately below for the most northerly residence to four (4) feet above the proposed project grades at the south eastern portion of the site. Along the south property line the project provides a minimum of a 20 foot wide landscape planter. Along the eastern property line the landscape planter is a minimum of 15 feet wide adjacent to a small parking area and a minimum of 20 feet wide adjacent to any buildings.
- At the neighborhood meeting, a few neighbors had questions and concerns regarding the interface of the existing residences and the proposed project. The applicant has provided several cross sections (Exhibit F) that illustrate the relationship of the parking areas and proposed buildings with the existing homes. The Exhibit demonstrates that lights from vehicles will be adequately blocked by the existing 6 foot tall masonry wall. In addition, persons looking out the office building windows will not be able to see directly into the backyards or windows of the adjacent homes. In addition, the project has been designed and conditioned (Condition 2a) to require evergreen tree species be planted along the southern and eastern property lines.
- In the course of the review of the project several modifications (e.g. intensification of landscaping and reduction in the height of lighting) have been made to the project to reduce the impact on the adjacent residential land uses.
- No change is recommended.
- **Fencing:** CDG 6.3 requires commercial projects abutting residential areas to provide a masonry wall along the common boundary except at pedestrian access points.
- There is an existing six (6) foot masonry wall on the south and east property lines adjacent to the existing residences.
- The project conforms to the required fencing.
- In addition to the masonry wall the project will include wrought iron fencing on the east property line where the project abuts the adjacent park located at the entrance to Hillsborough Unit No. 1. The wrought iron fence will extend to Eureka Road and continue westward to the driveway/pedestrian entrance on Eureka (Condition 2b). This is an item that was requested by the neighbors and has therefore been incorporated into the project.
- No change is recommended.
- **Parking:** CDG 3.1 states each site shall provide parking spaces, stall dimensions, striping and drive aisles in accordance with the Zoning Ordinance. Handicap accessible parking spaces shall comply with ADA and Title 24.
- The applicant is requesting a 29 space parking reduction. The parking reduction will be discussed in the evaluation of the Administrative Permit. With approval of the Administrative Permit the project will be in compliance with the Zoning Ordinance and Community Design Guidelines.

ARCHITECTURAL GUIDELINES

- **Materials and Finishes:** CDG 12 states that innovative use of durable, high quality materials such as brick, stone, tile, stucco, and certain forms of concrete is encouraged. Materials, shapes, elements, and details used on the front or main elevation, including the roof style and materials, should be extended to all elevations.
- The Granite Bay Pavilions project consists of two (2) primary building types: offices and retail. The office buildings range from ~3,600 to ~7,500 square feet in size. The single story buildings feature columns and pop-outs finished in ledgerstone (in three different earth tones), wainscot in Napa Valley cast stone (tan with flecks of gray, brown, & black), and cement roof tiles (variegated earth tones). The main entrances feature metal canopies and the windows will have tinted glass. There are four (4) retail buildings that range in size from ~6,500 to ~11,800 square feet. The retail buildings utilize a similar color and material palette as the office buildings. In the course of reviewing the project, the applicant has modified the backsides of the retail buildings, which had large expanses of blank walls. The back sides of the buildings which face Sierra College and Eureka have now incorporated windows, pop-outs, trellises, and other features from the primary façade. This treatment provides an appropriate interface with the street frontages.
- No change is recommended.

LANDSCAPING GUIDELINES

- **Plaza areas:** CDG 1.11 stipulates that projects with multiple buildings should be clustered together to create pedestrian plazas and gathering spaces.
- The project features three active plaza areas and a large oak tree preserve area. The northeast corner of the site contains a large grove of interior live oak trees that will be preserved. The almost one acre area will have a wrought iron fence along the eastern property line that will continue along the Eureka Road frontage to limit access into this area. The developer intends to clean up the understory and provide any maintenance (pruning, deadwooding, fertilization, etc...) recommended by the arborist to the trees in this area. Overall the area will be left in its natural state. At the northwest corner of the site a plaza area feature outdoor dining, enhanced paving and landscaping is proposed. Several existing oak trees located in this area will also be preserved. Two smaller plaza areas are located between Buildings 2 through 5 and Buildings 12 and 13. The plaza area between Buildings 12 and 13 will preserve 6 native oak trees that will be surrounded by a seat wall and enhanced paving.
- The design of the project is consistent with the Community Design Guidelines which encourage the use of plazas and pedestrian connections.
- No Change recommended.
- At the neighborhood meeting, a few of the residents wanted to know why the median strip on Sierra College Boulevard adjacent to the project site has not been landscaped.
- Presently the City does not have any plans or money in the budget to landscape this median. However, when Sierra College is widened to six (6) lanes, the median landscaping will be completed. The anticipated timeframe for the road widening is 2010.
- Staff would like to note, the landscaping this median is not an obligation of the Granite Bay Pavilions project. Therefore, no change is recommended.

SITE LIGHTING GUIDELINES

- **Off-Site Glare:** CDG 14.1 recommends that lighting sources should be thoughtfully located and shall have cut off lenses to avoid light spillage and glare on adjacent properties.
- The location of the lighting on the project is very critical due to the sensitive nature of the adjacent residences to the south and east. The photometric plan (Exhibit G) identifies six (6) pole lights adjacent to the southern property line and one (1) fixture adjacent to the east property line. These fixtures have a height of 16 feet with foot-candles reaching levels between 5 and 8 directly under the lights. The style of the light fixture (bell shaped) is designed to direct light downward to prevent light spillage onto adjacent properties. Furthermore, a standard condition of approval (Condition 54) has been included which requires external lighting to be installed and directed to have no off-site glare. As identified on the project photometric plan the site lighting effectively results in zero foot-candles at the residential side of the south and east property lines.
- No other changes to the lighting plan are recommended.

Public Artwork

- The Community Design Guidelines (CDG) encourages the use of public art in visible locations, related in scale and concept to the project. Art may include a variety of forms, such as sculptures, murals, or fountains.
- The project includes three plazas areas where artwork may be incorporated. The applicant has indicated that they may consider adding an art feature to at least one of these plaza areas and will look into it further when they finalize the type of site furniture and other elements to be constructed in these areas.
- Staff has not included a condition requiring artwork.

Design Review Permit Conclusion

Based on the analysis contained in this staff report and with the project conditions, the required findings for approval can be made for the proposed Design Review Permit.

TENTATIVE SUBDIVISION MAP

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

1. ***The size, design, character, grading, location, orientation, and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan or any applicable Specific Plan for the area, and the design standards of Title 18 (Subdivision Ordinance) of the Roseville Municipal Code.***

Parcel size, design, configuration, location, orientation, and character: The General Plan, Zoning Ordinance, and Southeast Roseville Specific Plan do not establish minimum lot sizes for parcels with Community Commercial land use and zoning. Instead, the City reviews Tentative Maps to insure that proposed parcels are adequate for development. The proposed parcels range in size from 0.09 acres (4,055 s.f.) to 6.8 acres.

As shown on the site plan (Exhibit B), the subject site is planned to be developed as a mixed use office and retail center. As is typical, the proposal to subdivide the parcel into smaller parcels is associated with a request for the development of the buildings. This is done for purposes of ensuring a

comprehensively planned center and so that the property boundaries can follow the proposed development.

The proposed Tentative Map is designed so that the parcel boundaries encompass the footprint of the buildings and all common areas such as landscaping, lighting, parking, and drive aisles are incorporated into a common lot (Tract A). Based on the maps consistency with the requested Design Review Permit site plan, staff believes that the parcels are of adequate size to accommodate the development and therefore, supports the proposed design. It should be noted that staff has included provisions (Conditions 16 & 39) for a Business Owners Association for the maintenance of the common areas (Tract A) and a reciprocal access and parking agreement between parcels in order to ensure that proper access, circulation and parking requirements are met for each of the parcels.

Access & Circulation: – There are no access and circulation issues with the map that have not already been discussed under the Design Review Permit and Background sections of this report.

Improvements – The project is a mixed use office and retail center with shared parking, access, and driveways. Improvements required with the Design Review Permit approval include frontage improvements such as sidewalks, bus stop and turn-out, auxiliary lanes, turn-flares, and associated street stripping. There are no additional improvements unique to this map that are not required with the Design Review Permit. No off-site improvements either in the City or County are required to support the project.

Grading and Drainage: The grading and drainage plans are identified on Exhibit C. The grading activities will require a grading permit from the Engineering Division of the Public Works Department. The grading permit will be reviewed for compliance with the City's Improvement Standards, including the provision of proper drainage, appropriate dust control and erosion control measures.

TSM: Condition 39 requires that CC&R's for the site are adopted notifying future property owners of the requirement to enter into a Transportation Systems Management agreement.

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.***

With approval of the Tree Permit, there are no natural features or physical conditions that would restrict development of the proposed parcels. The discussion in Section 1 concluded that the proposed lots are adequate to allow for approved development in accordance with City standards.

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 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 EIR and the Southeast Roseville Specific Plan EIR. 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 parcel proposed by the tentative map.

TREE PERMIT

The arborist report prepared for the site (Exhibit I) indicates that a total of 349 trees are located on the project site. Thirty-Four (34) of these trees are Grey Pines with the remaining 315 trees being either Blue Oak or Live Oak trees. With the exception of the oak preserve at the northeast corner, the majority of the site design changes and preservation efforts have focused on the blue oak trees as they are the most aesthetically pleasing and in the best of health. Exhibit K, identifies the trees in relation to the proposed site plan as well as identifying those trees to be preserved (64) and removed (285 pines & native oaks).

The City's Tree Preservation Ordinance regulates activities affecting native oak trees with a diameter at breast height (DBH) of six inches or greater. The native oak trees inventoried range in size from 6 to 60 cumulative inches DBH. Grey Pines are recognized as trees that possess poor structure and are susceptible to limb and main stem failures. Given the Grey Pines potential for failure they are proposed for removal (34 trees). The removal of Grey Pines are not regulated by the City's Tree Preservation Ordinance and therefore, do not require City approval for removal nor is mitigation required.

In addition to independent visits to the site by staff there has been one on site meeting with the applicant and project engineer to evaluate preservation opportunities. The recommendations by staff and the project engineer in coordination with the project arborist have resulted in the preservation of approximately 42 trees more than identified on the initial plan submittal to the City. This is a direct result of the applicant's willingness to reduce the number of buildings from 22 to 20 and to retain a large portion of the oak woodland (almost 1 acre in size) located in the northeastern corner of the site. The recommendations by staff and the project arborist have been incorporated into the project plans and are reflected in Exhibits B, C, D, E, F, G and K.

As shown in Attachment 6, the oak tree preserve as well as other areas within the project where trees will be retained is relatively consistent with the previously approved Albertson's project. More trees are proposed for removal with the Granite Bay Pavilions project than the previously approved Albertson's project. However, this is primarily a result of trees that previously were exempt from the Tree Ordinance growing to regulatory status (minimum of 6 inches in diameter). The 2001 Albertson's arborist report indicated that there were a total of 186 native oak trees 6 inches in diameter or larger. The 2005 arborist report prepared for the Granite Bay Pavilions project indicates that there are 315 native oak trees 6 inches or larger in diameter (cumulative). Trees less than 6 inches (cumulative) in diameter are except from the City's Tree Ordinance and can be removed without require a permit or mitigation.

The Tree Preservation Chapter of the Roseville Zoning Ordinance requires two findings to be made in order to approve a Tree Permit. The two findings are listed below.

1. *Approval of the Tree Permit will not be detrimental to the public health, safety, or welfare, and approval of the Tree Permit is consistent with the provisions of Chapter 19.66 of the Roseville Zoning Ordinance.*
2. *Measures have been incorporated in the project or permits to mitigate impacts to remaining trees and to provide replacement for trees removed.*

Tree Removal: Of the total 315 Blue Oak and Live Oak trees on site 251 are proposed for removal, 8 of these trees are recommended for removal by the arborist due to poor health or hazardous conditions. The total diameter inches of trees removed and mitigation required is 1,791 inches. The remaining 64 oak trees will be incorporated into the overall design of the project including an almost 1 acre oak preserve. Although the number of trees and inches removed appears to be high it should be

considered in the context of the Specific Plan and SRSP EIR that assumed the worst case scenario that all of the trees would be lost under development.

Mitigation Plan: The City's Tree Preservation Ordinance requires that replacement be provided for all 251 of the oak trees to be removed; no replacement is required for the non-protected trees. The applicant is proposing to mitigate the removal of the oak trees with a combination of on-site replacement and the payment of in-lieu fees. The proposed mitigation is consistent with the City's Tree Preservation Ordinance.

Proposed Encroachments: The proposed site improvements will result in encroachment into the PZR of up to 20 native oak trees. The encroachments result from grading activities and the installation of site improvements including the parking lot, walkways and buildings. The on site meeting with the applicant to evaluate tree preservation opportunities also explored options to reduce impacts to the remaining trees. No additional plan revisions have been identified by staff that warrant a condition of approval. The arborist has provided recommended preservation measures for the encroachment into the PZR of the 20 trees receiving encroachment. Pursuant to the City's Tree Preservation Ordinance the arborist preservation measures are incorporated as conditions of the Tree Permit.

Performance Guarantee: Section 19.66.060 of the Zoning Ordinance identifies standard policies and procedures for approved work that are necessary to protect the health of protected trees. Subsection G requires the posting and maintenance of a minimum \$10,000 deposit (or an amount deemed necessary by the approving authority) to insure the preservation of protected trees during construction. Given the number of potentially impacted trees the Planning Department has determined that \$20,000 is the appropriate deposit. This deposit is similar in amount to those of other projects with similar numbers of oak trees. Condition 5 requires the \$20,000 deposit in the form of a cash deposit or bond.

ADMINISTRATIVE PERMIT

The Zoning Ordinance establishes parking requirements based on the type of use. The proposed project has a mixture of office and commercial uses. The following table outlines the number of parking spaces required and proposed by use type.

Use Type	Parking Ratio	Required Number of Parking Spaces	Proposed Number of Parking Spaces
Office (71,687 s.f.)	1:250	287	258
Medical Office (13,050 s.f.)	1:150	87	87
Retail (21,257 s.f.)	1:300	71	71
Restaurant (11,914 s.f.)	1:100	119	119
Total		564	535

Given the on-site constraints (native oak trees) and fact that other office projects in the City have been parked on net square footage, the applicant is requesting a 29 space parking reduction. An applicant can apply for an Administrative Permit to allow a reduction of the required parking when they can provide evidence that their use functions differently than the generic use type and associated parking standards or is not applicable because the hours of operation of different tenants/uses within the building complex will effectively allow for dual use of the parking spaces.

Section 19.26.030.C.2 of the Zoning Ordinance requires four findings to be made for a shared parking reduction. The required findings are listed below in ***italicized bold print*** and are followed by an evaluation.

1. *A sufficient number of spaces are provided to meet the greatest parking demand of the participating uses.*

The adjacent NERSP parks office uses on net square footage rather than gross square footage. This is because office buildings typically have large lobbies, stair cases/elevators, and other common areas that are not part of their leasable square footage. The applicant has requested that the office portion of their project be parked on net square footage similar to other office projects in the City.

The NERSP assumes an efficiency rate of 85 – 90% for office buildings. The applicant has submitted an efficiency comparison (Attachment 4) of a typical multistory office building and a typical office building for the Granite Bay Pavilions project. The analysis indicates that larger buildings are more efficient than the smaller office buildings due to the fact that each of the smaller buildings has to provide separate restrooms, lobby areas, and electrical/fire rooms whereas the larger building is able to share these amenities among several tenants and/or break the amenities up on different floors of the building. The analysis indicated that the proposed office buildings have an efficiency rate of 71%. However the applicant is requesting a parking reduction based on 90% efficiency in order to be consistent with the NERSP parking requirement.

The applicant also surveyed three (3) office projects located in the NERSP to verify that offices parked on net square footage versus gross square footage provide adequate parking. The survey counted parking spaces at 11 a.m. and 4 p.m. over a three (3) day period. The results of the survey indicate that these similar types of office projects had an average of 60% of their parking lot in use at any given time. A parking lot is generally considered full when it reaches 85% occupancy or greater.

The parking survey demonstrates that office projects parked at 90% efficiency provide an adequate number of parking spaces. The applicant believes their project will have even more available parking due to the fact that the proposed buildings have less than a 90% efficiency rate. In addition, due to the size and design of the buildings they will not attract high parking demand users such as call centers.

2. *Satisfactory evidence is provided describing the nature of the uses and the times when the uses operate so as to demonstrate the lack of potential conflict between them.*

Due to the various types of uses proposed (office, medical office, retail, & restaurant) there are different peak parking demands for the office portion of the project and retail/restaurant component. Typically the peak usage of the office project is Monday through Friday from 8 a.m. to 5 p.m. whereas the retail and restaurants will have a higher demand for parking during the evenings and weekends. Therefore the various uses will be able to share parking to some extent.

3. *Overflow parking will not impact any adjacent use.*

The NERSP allows office projects to park on net square footage rather than gross square footage. Staff has visually surveyed several projects along the Douglas Corridor and believes that adequate parking is available in these projects. In addition, given the different peak hours of operation for the proposed uses in the project there is an opportunity for parking to be shared. Therefore, staff does not believe that parking the office portion of the project on net square footage would impact adjacent uses.

4. *Additional documents, covenants, deed restrictions, or other agreements as may be deemed necessary by the Planning Director are executed to assure that the required parking spaces*

provided are maintained and uses with similar hours and parking requirements as those uses sharing the parking facilities remain for the life of the project.

As discussed in the evaluation of the Tentative Subdivision Map, a reciprocal access and parking agreement will be required for the project. No additional documents or agreements are necessary.

Administrative Permit Recommendation

There is an opportunity to provide additional parking spaces on site, however it would require the elimination of a large portion of the oak tree preserve. Staff believes, the benefits of saving these oak trees outweighs the benefit of additional parking. In addition, the applicant has provided evidence that demonstrates the project will provide adequate parking based on other projects in the City. Therefore, staff believes the required findings can be made for the proposed Administrative Permit to allow a parking reduction of 29 parking spaces.

ENVIRONMENTAL

The Roseville Planning Department prepared an Initial Study and Mitigated Negative Declaration for this project, which was posted with the City Clerk's office on February 4, 2007. The document is available for review at the Planning & Redevelopment Department office, located at 311 Vernon Street, Roseville, CA 95678. The public review period ends on February 23, 2006. To date, no comments on the document had been received.

RECOMMENDATION:

The Planning Department recommends that the Planning Commission take the following action:

- A. Adopt the Mitigated Negative Declaration:
- B. Adopt the four findings of fact as stated in the staff report for the DESIGN REVIEW PERMIT - 9201 Sierra College Boulevard – Granite Bay Pavilions – File # DRP-000057;
- C. Approve the DESIGN REVIEW PERMIT - 9201 Sierra College Boulevard – Granite Bay Pavilions – File # DRP-000057, subject to the 113 conditions of approval listed below.
- D. Adopt the three findings of fact as stated in the staff report for the TENTATIVE SUBDIVISION MAP - 9201 Sierra College Boulevard – Granite Bay Pavilions – File # SUB-000030;
- E. Approve the TENTATIVE SUBDIVISION MAP - 9201 Sierra College Boulevard – Granite Bay Pavilions – File # SUBD-000030, subject to the 58 conditions of approval listed below.
- F. Adopt the two findings of fact as stated in the staff report for the TREE PERMIT - 9201 Sierra College Boulevard – Granite Bay Pavilions – File # TP-000050;
- G. Approve the TREE PERMIT - 9201 Sierra College Boulevard – Granite Bay Pavilions – File # TP-000050, subject to the 21 conditions of approval listed below;
- H. Adopt the two findings of fact as stated in the staff report for the ADMINISTRATIVE PERMIT - 9201 Sierra College Boulevard – Granite Bay Pavilions – File # AP-000095; and,

- I. Approve the ADMINISTRATIVE PERMIT - 9201 Sierra College Boulevard – Granite Bay Pavilions – File # AP-000095; subject to the two (2) conditions of approval listed below.

DESIGN REVIEW PERMIT CONDITIONS: DRP 000057

1. This design review permit approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on **February 23, 2008**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from **February 23, 2008**.
2. The project is approved as shown in Exhibits A - K and as conditioned or modified below.
 - a. The Landscape Plan shall be modified so that the trees along the southern and eastern property lines are evergreen species.
 - b. A wrought iron fence shall be constructed from the end of the masonry wall located along the eastern property line adjacent to Hillsborough park and shall continue along Eureka Road adjacent to the oak tree preserve area. Along the eastern property line the fence shall be six (6) feet in height. The portion of the fence adjacent to Eureka Road may be constructed in conjunction with any required retaining walls.
 - c. The parking area between Building 15 and the oak preserve shall include a turnout area at its terminus. (Planning)
3. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)
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 applicant 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 Public Works (Engineering)
6. 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. (Engineering)

PRIOR TO BUILDING PERMITS:

7. Parking stalls shall meet, or exceed, the following minimum standards:
 - 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" raised curb or concrete bumper. (Planning)
 - b. Standard -- 9 feet x 18 feet; Compact--8 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, signages, 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) Handicapped parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11-B-6 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 1127B and 1129B. (Building)
8. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. (Planning)
9. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
10. The Landscape plan shall comply with the SERSP Roseville Specific Plan and the City of Roseville Water Efficient Landscape Requirements Resolution No. 93-55. (Planning)
11. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
12. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (2") bark (no shredded bark) or (2") mulch covering. (Planning)
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 suite addressing plan for individual tenant spaces within the building. The Chief Building Official, or the designate, shall approve said plan prior to building permit approval. (Building)
15. A separate 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)
16. Multiple Building Complexes. As part of the required 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)

17. Building permit plans shall comply with all applicable code requirements (Uniform Building Code - UBC, Uniform Mechanical Code - UMC, Uniform Plumbing Code - UPC, Uniform Fire Codes - UFC and National Electrical Code - NEC), 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 Department for applicable Code editions). (Building)
18. Restaurants or other food services. The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
19. Maintenance of copy of building plans. Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address.
20. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Engineering prior to approval of any plans. (Engineering)
21. 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. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. 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 incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore modification of the erosion control plan may be warranted during wet weather conditions.
 - c. A rough grading permit may be approved by Engineering prior to approval of the improvement plans.
 - d. Access to the floodplain as required by Engineering and the Streets Department.
 - e. Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
22. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)
23. Prior to the approval of the improvement plans, it will be the project proponents responsible 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)
24. Prior to the approval of the Improvement Plans, the project proponent shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon

approval, the SWPPP will be returned to the project proponent during the pre-construction meeting. (Engineering)

25. “Prior to the commencement of grading operations, the contractor shall identify the site where the excess earthen material shall be deposited. If the deposit site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineering 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)
26. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater than 4 feet in height. All retaining walls shall be of either split faced masonry units, keystone type construction, or cast in place concrete with fascia treatment. Prior to plan approval, the project proponent shall acknowledge, in writing, that he understands that all retaining walls are installed at his risk, and alterations may be required upon the review of the final improvement plans. (Engineering)
27. The applicant shall apply for and obtain an encroachment permit from the City of Roseville Engineering Division prior to any work conducted within the City right of way and the Placer County Public Works Department prior to any work conducted in Placer County (Engineering).
28. A standard bus shelter pad shall be installed near the southeast corner of Sierra College Blvd and Eureka Road, just east of the projects driveway on Eureka Road. Developer shall be responsible for the installation of a bus shelter and related improvements conforming to the city's current standards on the shelter pad as conditioned above. (Engineering)
29. The Developer and City may enter into a deferred improvement or other agreement based upon a construction cost of \$10,000 per shelter for future construction of the Bus Shelter. (Shelter No. 05-210) (Engineering, Transit)
30. All driveways shall be standard 35 foot minimum and 40 foot maximum width “Type A-7” with a maximum slope of 2% for the first 20 feet as measured from the traveled way of the adjacent roadway. In addition, the throat depth for each driveway shall be a minimum of 100 ft. (Engineering)
31. The southern Sierra College Blvd driveway shall allow right in and right out with left turns restricted to ingress only. The left turn ingress storage pocket shall have 250 feet of storage/decel length with a standard 120 foot taper. A 220 foot right turn lane (10 foot in width) with 120 foot taper shall be constructed for the right turn ingress. The northern driveway on Sierra College Blvd shall be right in and right out only. A 10 foot wide decel/auxiliary lane shall be provided between the northern driveway and the southern driveway. The Eureka Road Driveway shall allow full access movements. A raised median curb shall be constructed on Eureka Blvd to accommodate left turns into the site. This left turn pocket shall have 120 feet of storage/decel length with a standard 120 foot taper. To accommodate the east bound through lane on Eureka the existing right turn lane for Hillsborough Drive shall be ground and restriped as a through lane. The existing acceleration lane west of the Eureka Road Driveway shall be extended 80 feet east of the driveway to accommodate a bus turnout. The bus turnout taper at the eastern end of the property shall be 120 feet. (Engineering)
32. The frontage along Sierra College Blvd shall include an 8 foot meandering pedestrian path, except in two locations where the sidewalk may be reduced to 5 foot to meander around existing oak trees. The frontage along Eureka Drive shall include an 8 foot pedestrian path attached to the back of the curb and gutter. (Engineering)

33. The applicant shall dedicate all necessary rights-of-way for the widening of any streets or for frontage improvements required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville and recorded at the County Records Office. (Engineering)
34. "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)"
35. The applicant shall pay for all applicable water and sewer fees to include SSBA 4. (Environmental Utilities)
36. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a. Utilities or permanent structures shall not be located within the area, which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' 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 reclaimed mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions of approval.
 - c. All sewer manholes shall have all weather 10-ton vehicle access unless authorized by these conditions of approval. (Environmental Utilities)
37. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for Granite Bay Pavilions to be reviewed and approved by the Transportation Commission. Required bicycle parking shall include a minimum of nine (9) bicycle spaces, four (4) of which shall be bicycle lockers. (Planning/Transportation)
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. Fire apparatus access roads shall be provided to within 150 feet of all structures and combustible storage piles. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (Fire)
42. Vertical clearances or widths shall be increased when, in the opinion of the Fire Chief, vertical clearances or widths are not adequate to provide fire apparatus access. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (32 tons) and shall be provided with a surface so as to provide all-weather driving capabilities. Said access shall be provided prior to any construction or storage of combustible materials on site. (Fire)
43. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved provision for the turning around of fire apparatus. A minimum back of curb radii of not less than 48 feet shall be provided. (Fire)
44. The required fire flow for the protection of the proposed project is 1500 gallons per minute with 20 pounds residual water pressure. This flow is based on the premise that the structure will be of Type VN rated construction with the installation of a full coverage automatic fire sprinkler system, and is reflective of the proposed square footage amounts. A change in any of the conditions may increase the required fire flow. (Fire)
45. The applicant shall provide the Fire Department with a hydraulic analysis (prepared by a State licensed fire protection, civil, or mechanical engineer) that evaluates the private fire service water main serving the complex. The analysis shall demonstrate that an approved water supply is available and that it is capable of supporting the combined demands for the required fire flow 1,500 gpm. (Fire)
46. Applicant shall provide a minimum of one fire hydrant per fire department connection within the complex in accordance with the Roseville Fire Code. . A fire hydrant shall be located within 40-feet of all fire department connections to fire sprinkler systems. The location, number and type of fire hydrants connected to the water supply shall be provided as required and approved by the Fire Department. (Fire)
47. Fire hydrants shall be operable and accessible to Fire Department apparatus by roads meeting the requirements of the Roseville Fire Code prior to bringing combustible materials onto the project site. (Fire)
48. A minimum clearance of 3-feet shall be provided between trees, shrubs and other landscape materials and all fire protection equipment (hydrants, fire sprinkler system connections, valves). Fire protection equipment shall not be located behind parking stalls or other obstructions to access. (Fire)
49. The location of each fire department connections shall be approved by the fire department. Each building shall be served by a single fire department connection location subject to the approval of this department. (Fire)
50. When the proposed project is to be provided with perimeter security fencing, fire apparatus access and occupant exiting shall be considered. All vehicular access gates shall comply with the Uniform Fire Code requirements and shall be equipped with approved Knox and Opticom emergency vehicle access devices. If pedestrian gates are designed as part of the overall exiting system, they shall comply with the exiting provisions of the Uniform Building Code. Plans shall be submitted to the Fire Department for review and approval prior to installation. (Fire)

51. An approved access walkway shall be provided to all exterior doors and openings required by either the Uniform Fire Code or the Uniform Building Code. A concrete sidewalk or other approved hard surface will meet the intent of the access walkway requirement. Adequate space adjacent to the access walkway, vertically and horizontally, shall be provided to allow firefighters to access required building openings in order to effectively perform rescue operations, to allow for equipment maneuverability, and to safely raise ground ladders. Any landscaping adjacent to the access walkway shall be such that it does not obstruct the functional purpose of the walkway upon maturity. (Fire)
52. 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
53. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas shall provide a maintained minimum of one (1) foot candle of light. All exterior light fixtures shall be vandal resistant. (Planning & Police)
54. 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)
55. 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:

56. Any backflow preventors visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventors shall be screened with landscaping and shall comply with the following criteria:
57. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventor to the landscaping.
58. For maintenance purposes, the landscaping shall only be installed on three sides and the plant material shall not have thorns.
59. The control valves and the water meter shall be physically unobstructed.
60. The backflow preventor shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)
61. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
 - a. A 50 foot wide public utilities easement along Eureka Road and a 30 to 50 foot wide easement along Sierra College Boulevard.

- b. Water, sewer, and reclaimed water easements.
 - c. Water and sewer easements
 - d. Tract A shall be dedicated as a public utility easement in its entirety. (Electric, Engineering, Environmental Utilities)
62. 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. (Engineering, Environmental Utilities, Electric)
63. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
64. Inspection of the potable water supply system on new commercial/ industrial/ office projects shall be as follows:
65. The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventor.
66. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventor 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.
67. 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)
68. The following note shall be added to the improvement plans:
- a. To minimize dust/ grading impacts during construction the applicant shall:
 - b. Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day to minimize dust.
 - c. Use tarpaulins or other effective covers on all stockpiled earth material and on all haul trucks to minimize dust.
 - d. Sweep the adjacent street frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.
 - e. Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off-site.
 - f. The City shall have the authority to stop all grading operations, if in opinion of city staff, inadequate dust control or excessive wind conditions contribute to fugitive dust emissions. (Engineering)

69. The project addressing shall be coordinated with the Engineering Division. All projects with multi-tenants or buildings must submit a plot plan with building footprint(s) to the Engineering Division for building/suite addressing. (Engineering)
70. This project falls within the commercial category of the Strap Ravine Watershed Flood Control Plan as determined by the Placer County Flood Control District and adopted by the City of Roseville. The project is therefore subject to a fee based on gross developed acres. (Engineering)
71. 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, Engineering will designate the exact areas to be reconstructed. (Engineering)
72. 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)
73. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
74. 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)
75. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for Granite Bay Pavilions to be reviewed and approved by the City Manager. (Transportation)
76. 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)
77. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
78. Restaurants or other food services. The developer shall install exterior grease interceptor if the proposed business could potentially discharge any grease type product. (Environmental Utilities)
79. An **approved** automatic fire extinguishing system shall be provided for all buildings where the total fire area is **3,600** square feet or greater, as required by Roseville Fire Code Section 1003.2.2. Fire extinguishing systems installed shall conform to the minimum design standards of the Roseville Fire Code Standard 10-3. Plans and specifications shall be submitted to the Fire Department prior to system installation. Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
80. Fire extinguishing systems installed as required by Section 1003.1.1 of the City Fire Code shall have control valves and activation switches electrically supervised and monitored by an approved central alarm monitoring company. Digital alarm communicator system panels shall be installed and maintained in accordance with National Fire Protection Association Standard # 72 (Fire Alarm Code). Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
81. Fire extinguishing systems installed as required by Section 1003.1.1 of the City Fire Code shall be provided with an approved audible and visual alarm notification signal within the interior of the

building to alert building occupants. Said alarm notification signal shall be provided throughout the building and shall be installed and maintained in accordance with National Fire Protection Association Standard #72 (Fire Alarm Code). Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)

82. An approved project sign shall be placed at vehicle access points into the project during construction to assist emergency responders. The sign shall identify the project name and address, as approved by the City of Roseville. Such signs shall be clearly visible and legible from the street fronting the project. (Fire)
83. Dumpsters and trash containers with an individual capacity of 1.5 cubic yards [40.5 cubic feet] or more shall not be stored in buildings or placed within 5-feet of combustible walls, openings or combustible roof eave lines unless said areas are protected by an approved automatic fire sprinkler system in accordance with the Roseville Fire Code. (Fire)
84. All shrubbery, trees and signs located within center medians adjacent to site access points shall be seven feet (7') in height or lower to allow access to the site by fire apparatus. (Fire)
85. The approved address numbers shall be placed on each building by the applicant in such a position as to be plainly visible and legible from the street fronting the property and shall be placed as to be seen from all entrances. Proposed address numbers shall be indicated on the elevation drawings contained within the building plan submittal. The address numbers shall be contrasting in color with their background and shall be illuminated. (Fire)
86. The applicant shall properly identify all required fire lanes in accordance with the Fire Department Fire Lane Standard. (Fire)
87. Barricades shall be provided to protect any natural gas meter, fire hydrant, or other fire department control device, which may be subject to vehicular damage. Approved signs may be required to identify the location of fire protection devices. (Fire)
88. Automatic fire extinguishing system risers, fire alarm system panels and digital alarm communicator system panels shall be located within an approved fire control room and shall be accessible from an adjacent fire apparatus roadway. Said fire control room shall be a minimum size of thirty-five (35) square feet in size and shall be openable from the exterior via an approved door opening. (Fire)
89. A Knox Company Model # 4400 key box shall be located adjacent to the door opening into the fire control room for each structure to provide access to fire protection system equipment. Said box shall be mounted at 6-feet above finished grade adjacent to the door opening. Contact the Fire Prevention Division for an approved Knox Company order form. The applicant shall pay a \$25 fee associated with the inspection of the key box prior to acceptance by the Fire Department at the time of receiving the Knox Company Order Form. (Fire)
90. A digitized copy of the approved of the approved drawings for the project shall be submitted to the Fire Department for pre-fire purposes. Said copy shall be submitted in an approved format. (Fire)
91. Adequate radio coverage shall be provided within buildings for public safety agencies, as required by Roseville Municipal Code Section 16.16.210. A field test shall be provided by a person in possession of a current FCC License, or a current technician certification issued by the Associated Public-Safety Communications Officials International (APCO), or the National Association of Business and Educational Radio (NABER). The building owner shall retain all test records on the

inspected premises and a copy shall be submitted to the Fire Department officials. Adequate radio coverage shall include all of the following:

- a. A minimum signal strength of 95 dBm available in 90% of the area of each floor of the building when transmitted from the closest City of Roseville Radio Communication site.
 - b. A minimum signal strength of 95 dBm received at the closest City of Roseville Communication site when transmitted from 90% of the area of each floor of the building.
 - c. The frequency range that must be supported shall be 821-824 MHz and 866-869 MHz.
 - d. A 100 % reliability factor. (Fire, Police)
92. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
93. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
94. 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)
95. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
96. 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)
97. All landscaping in areas containing electrical service equipment shall conform with the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
 - a. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:
98. Locate the metered service panel on the outside of the building.
99. 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.
 - a. One $\frac{3}{4}$ " conduit with a 2-pair phone line shall be installed from the buildings telephone service panel to the meter section of the customer's electrical switchgear or panel.
 - b. It is the responsibility of the developer to insure 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:

100. The applicant shall pay City's actual cost for providing plan check, installation, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities)
101. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Electric, Engineering, Environmental Utilities)
102. The project shall comply with all required environmental mitigation identified in the SERSP EIR & Granite Bay Pavilions Initial Study & Negative Declaration.
 - a. Mitigation Measure 4.1: A raptor survey shall be prior to construction during the breeding season of spring and early summer. If an active nest is located, construction activities shall be limited in the vicinity of the nest based on the recommendations of a biologist. (Planning)
103. 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)
104. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning)
105. 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)
106. 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)
107. 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)
108. 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)
109. 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)
110. 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)

111. 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, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Building)
112. 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 Department Field Inspector at the time of or prior to the foundation inspection. (Building)
113. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Occupancy (TO) of the building. If a TO 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 Occupancy. (Building)
114. 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 Department and shall include 10 copies of the following:
 - a. A description of measures that will be undertaken to minimize conflict between residents/ building occupants and construction traffic (e.g. fencing, etc.);
 - b. A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and
 - c. Estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

TENTATIVE SUBDIVISION MAP CONDITIONS: SUB-000030

1. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)
2. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
3. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works. (Engineering)
4. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)

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

5. Grading around the native oak trees shall be as shown on the tentative map and tree permit site plan (Exhibit K). (Planning)
6. The applicant shall submit to the Engineering Departments the appropriate Army Corps of Engineers permit or clearance, the California Department of Fish and Game Stream Bed Alteration Agreement, and/or the Regional Water Quality Control Board Water Quality Certificate. (Engineering)
7. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
 - a) Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
 - b) Grading shall comply with the City grading ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. 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 incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore 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) Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)

8. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Engineering prior to approval of any plans. (Engineering)
9. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way and/or City easements. (Engineering)
10. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During site inspection Engineering will designate the exact areas to be reconstructed. (Engineering)
11. All drainage facilities shall conform with natural drainage sheds. (Engineering)
12. 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 opinion of city staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. (Engineering)
13. All cud-de-sacs with lengths in excess of 200 feet, as measured from the center of the bulb to the center line of the intersecting street, shall be constructed with increased bulb radii of 50 feet to the back of the curb. (Engineering, Fire)
14. 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)
15. Prior to the approval of the Improvement Plans, the project proponent shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the project proponent during the pre-construction meeting. (Engineering)
16. All newly created parcels shall have reciprocal drainage, reciprocal access and shared parking agreements recorded between them at the Placer County Recorder's Office prior to approval of the final map (Engineering).

17. Prior to recordation of the final map all onsite and frontage improvements must be complete. (Engineering)
18. “Prior to the commencement of grading operations, the contractor shall identify the site where the excess earthen material shall be deposited. If the deposit site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineering 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)
19. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater than 4 feet in height. All retaining walls shall be of either split faced masonry units, keystone type construction, or cast in place concrete with fascia treatment. Prior to plan approval, the project proponent shall acknowledge, in writing, that he understands that all retaining walls are installed at his risk, and alterations may be required upon the review of the final improvement plans. (Engineering)
20. The applicant shall apply for and obtain an encroachment permit from the City of Roseville Engineering Division prior to any work conducted within the City right of way and the Placer County Public Works Department prior to any work conducted in Placer County (Engineering).
21. A standard bus shelter pad shall be installed near the southeast corner of Sierra College Blvd and Eureka Road, just east of the projects driveway on Eureka Road. Developer shall be responsible for the installation of a bus shelter and related improvements conforming to the city's current standards on the shelter pad as conditioned above. The Developer and City may enter into a deferred improvement or other agreement based upon a construction cost of \$10,000 per shelter for future construction of the Bus Shelter. (Shelter No. 05-210) (Engineering, Transit)
22. All driveways shall be standard 35 foot minimum and 40 foot maximum width “Type A-7” with a maximum slope of 2% for the first 20 feet as measured from the traveled way of the adjacent roadway. In addition, the throat depth for each driveway shall be a minimum of 100 ft. (Engineering)
23. The southern Sierra College Blvd driveway shall allow right in and right out with left turns restricted to ingress only. The left turn ingress storage pocket shall have 250 feet of storage/decel length with a standard 120 foot taper. A 220 foot right turn lane (10 foot in width) with 120 foot taper shall be constructed for the right turn ingress. The northern driveway on Sierra College Blvd shall be right in and right out only. A 10 foot wide decel/auxiliary lane shall be provided between the northern driveway and the southern driveway. The Eureka Road Driveway shall allow full access movements. A raised median curb shall be constructed on Eureka Blvd to accommodate left turns into the site. This left turn pocket shall have 120 feet of storage/decel length with a standard 120 foot taper. To accommodate the east bound through lane on Eureka the existing right turn lane for Hillsborough Drive shall be ground and restriped as a through lane. The existing acceleration lane west of the Eureka Road Driveway shall be extended 80 feet east of the driveway to accommodate a bus turnout. The bus turnout taper at the eastern end of the property shall be 120 feet. (Engineering)
24. The frontage along Sierra College Blvd shall include an 8 foot meandering pedestrian path, except in two locations where the sidewalk may be reduced to 5 foot to meander around existing oak trees.

The frontage along Eureka Drive shall include an 8 foot pedestrian path attached to the back of the curb and gutter. (Engineering)

25. The applicant shall dedicate all necessary rights-of-way for the widening of any streets or for frontage improvements required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville and recorded at the County Records Office. (Engineering)
26. 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)
27. Water and sewer infrastructure shall be designed and constructed pursuant to the adopted City of Roseville Improvement Standards and Construction Standards and shall reflect the following:
 - a) Sewer and water service laterals shall not be allowed off of water and sewer mains larger than 12 inches in diameter.
 - b) Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.)
 - c) Water and sewer mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions
 - d) All sewer manholes shall have all weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)
28. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 1000 feet on center. (Fire)
29. Minimum fire flow is 1,500 gallons per minute with 20 lbs. psi residual pressure. A change in any of the conditions may increase the required fire flow. (Fire)
30. 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)
31. 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)
32. All landscaping in areas containing electrical service equipment shall conform with the "Electric Department Landscape Design Requirements" as outlined in Section 10.00 of the Electric Department's "Specifications for Commercial Construction." (Electric)

33. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
- one (1) set of improvement plans
 - load calculations
 - electrical panel one-line drawings
34. 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)
35. 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/PARCEL MAP

36. The following easements shall be provided and shown on the Final/Parcel Map or by separate instrument, unless otherwise provided for in these conditions:
- a) A 50 foot wide public utilities easement along Eureka Road and a 30 to 50 foot wide easement along Sierra College Boulevard;
 - b) Water, sewer, and reclaimed water easements; and,
 - c) Tract A shall be dedicated as a public utility easement in its entirety. (Electric).

Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)

37. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
38. 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)
39. 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. (Transportation)
 - b) The establishment of a Business Owners Association or other mechanism approved by the City that includes the following provisions:
 - i) Business Owners Association shall be responsible for maintenance of all common areas including landscaping, parking areas, and drive aisles. (Attorney)
 - ii) The common areas provide reciprocal access, parking and utilities (including drainage) for the mutual benefit of all properties. (Attorney, Engineering)

- iii) Provisions for title to common areas to be held by the Business Owners Association for and on behalf of all owners of each parcel. (Attorney, Engineering, Fire, Environmental Utilities, Planning)
 - iv) The Business Owners Associations (collectively) shall own and maintain Tract A as shown on the Tentative Map. (Attorney, Engineering)
 - c) A clause shall be included within the CC&R's that prohibits changes to any of the items required by the City unless approved by the City. (Attorney)
40. 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)
41. Any structures crossing Lot/Parcel lines created by the Final/Parcel map shall be removed. (Engineering)
42. 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)
43. 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)
44. 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)
45. 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)
46. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
47. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
48. 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)
49. 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)

- 50. The applicant shall pay all applicable water and sewer fees to include SSBA 4 fees. (Environmental Utilities)
- 51. Each subdivided lot shall have individual sewer services. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

- 52. The applicant shall pay City's actual costs for providing plan check, installation and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Environmental Utilities, Engineering)
- 53. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 54. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)
- 55. 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)
- 56. 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, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Engineering)
- 57. 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 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)
- 58. The project shall comply with all applicable environmental mitigation measures identified in the SERSP EIR & Granite Bay Pavilions Initial Study & Mitigated Negative Declaration.
 - a. Mitigation Measure 4.1: A raptor survey shall be prior to construction during the breeding season of spring and early summer. If an active nest is located, construction activities shall be limited in the vicinity of the nest based on the recommendations of a biologist. (Planning) (Planning)

TREE PERMIT CONDITIONS: FILE: TP-000050

CONDITION	COMPLIANCE VERIFIED/ INSPECTED	COMMENTS
1. All recommendations contained in the Arborist Report(s) (Exhibit I) shall be incorporated as part of these conditions except as modified herein. (Planning)		
2. Trees as listed in Exhibit I are approved for removal with this tree permit. All other native oak trees shall remain in place. Trees to be removed shall be clearly marked in the field and inspected by Planning Staff prior to removal. Removal of the trees shall be performed by or under the supervision of a certified arborist. (Planning)		
3. The developer shall be responsible for the replacement of the total number of inches proposed for removal prior to any tree removal. The total number of inches for this project is 1,791. Mitigation shall be provided through a combination of on-site planting and the payment of in-lieu fees. Prior to tree removal a mitigation plan shall be submitted and approved by the Planning & Redevelopment Department. In addition, A Performance Bond in the amount of 150% of the inches to be planted shall be posted to ensure that the proposed trees are planted and mitigation on an inch per inch basis is satisfied. (Planning)		
4. No activity shall be permitted within the protected zone of any native oak tree beyond those identified by this report. Encroachment into the protected zone of Tree(s) zz (or as listed in Exhibit B) as shown in Exhibit C and described in the staff report is permitted. (Planning)		
5. A \$20,000 cash deposit or bond (or other means of security provided to the satisfaction of the Planning Department) shall be posted to insure the preservation of all remaining trees during construction. The cash deposit or bond shall be posted in a form approved by the City Attorney. Each occurrence of a violation on any condition regarding tree preservation shall result in forfeiture of all or a portion of the cash deposit or bond. (Planning)		
6. A violation of any of the conditions of this Tree Permit is a violation of the Roseville Municipal Code, the Zoning Ordinance (Chapter 19.74) and the Tree Preservation Ordinance (Chapter 19.66). Penalties for violation of any of the conditions of approval may include forfeiture of the bond, suspension or revocation of the permit, payment of restitution, and criminal penalties. (Planning)		
7. A fencing plan shall be shown on the approved site plan and/or improvement plans demonstrating the Protected Zone for the affected trees. A maximum of three feet beyond the edge of the walls, driveway, or walkways will be allowed for construction activity and shall be shown on the fencing plan. The fencing plan shall be reviewed and approved by the Planning Department prior to the placement of the protective fencing. (Planning)		

8. The applicant shall install a minimum of a five-foot high chain link fence (or acceptable alternative) at the outermost edge of the Protected Zone of the oak tree. The fencing for encroachments shall be installed at the limit of construction activity. The applicant shall install signs at two equidistant locations on the temporary fence that are clearly visible from the front of the lot and where construction activity will occur. The size of each sign shall be a minimum of two feet (2') by two feet (2') and must contain the following language: "WARNING THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE PLANNING DEPARTMENT". (Planning)		
9. Once the fencing is installed, the applicant shall schedule an appointment with the Planning Department to inspect and approve the temporary fencing before beginning any construction. (Planning)		
10. The applicant shall arrange with the arborist to perform, and certify in writing, the completion of deadwooding, fertilization, and all other work recommended for completion prior to the approval of improvement plans. Pruning shall be done by an Arborist or under the direct supervision of a Certified Arborist, in conformance with International Society of Arboriculturalists (I.S.A.) standards. Any watering and deep root fertilization which the arborist deems necessary to protect the health of the trees as noted in the arborist report or as otherwise required by the arborist shall be completed by the applicant. (Planning)		
11. A utility trenching pathway plan shall be submitted depicting all of the following systems: storm drains, sewers, water mains, and underground utilities. The trenching pathway plan shall show the proposed locations of all lateral lines. (Planning)		
12. A Site Planning Meeting shall be held with the applicant, the applicant's primary contractor, the Planning Department and the Engineering Department to review this permit, the approved grading or improvement plans, and the tree fencing prior to any grading on-site. The Developer shall call the Planning Department and Engineering Division two weeks prior to the start of grading work to schedule the meeting and fencing inspection. (Planning)		
13. The following information must be located on-site during construction activities: Arborist Report; Approved site plan/improvement plans including fencing plan; and, Conditions of approval for the Tree Permit. All construction must follow the approved plans for this tree permit without exception. (Planning)		
14. All preservation devices (aeration systems, oak tree wells, drains, special paving, etc.) shall be designed and installed as required by these conditions and the arborist's recommendations, and shall be shown on the improvement plans or grading plans. (Planning)		
15. If any native ground surface fabric within the Protected Zone must be removed for any reason, it shall be replaced within forty-eight (48) hours. (Planning)		
16. Storage or parking of materials, equipment and vehicles is not permitted within the protected zone of any oak tree. Vehicles and other heavy equipment shall not be operated within the Protected Zone of any oak tree. (Planning)		

17. Where recommended by the arborist, portions of the foundation shall be hand dug under the direct supervision of the project arborist. The certified arborist shall immediately treat any severed or damaged roots. Minor roots less than one (1) inch in diameter may be cut, but damaged roots shall be traced back and cleanly cut behind any split, cracked or damaged area. Major roots over one (1) inch in diameter may not be cut without approval of an arborist and any arborist recommendations shall be implemented. (Planning)		
18. The temporary fencing shall remain in place throughout the entire construction period and shall not be removed without obtaining written authorization from the Planning Department. In no event shall the fencing be removed before the written authorization is received from the Planning Department. (Planning)		
19. Within 5 days of the completion of construction, a Certification Letter from a certified arborist shall be submitted to and approved by the Planning Department. The certification letter shall attest to all of the work (regulated activity) that was conducted in the protected zone of the tree, either being in conformance with this permit or of the required mitigation still needing to be performed. (Planning)		
20. A copy of this completed Tree Permit Compliance Verification/Inspection form shall be submitted to the Planning Department. (Planning)		
21. The approval of this Tree Permit shall expire on the same date as the Design Review Permit for Granite Bay Pavilions (DRP-000057).		

CONDITIONS OF APPROVAL ADMINISTRATIVE PERMIT: AP-000095

1. This Administrative Permit approval authorizing a 29 space parking reduction for Granite Bay Pavilions runs with the associated Design Review Permit (file #DRP-000057). The Administrative Permit shall expire upon the expiration of the DPR, or shall be effectuated upon the effectuation of the DPR. (Planning)
2. The parking reduction is based on the following permitted uses:

Use Type	Parking Ratio	Number of Parking Spaces
Office (71,687 gross s.f.)	1:250 (net) ¹	258
Medical Office (13,050 s.f.)	1:150 (gross)	87
Retail (21,257 s.f.)	1:300 (gross)	71
Restaurant (11,914 s.f.)	1:100 (gross)	119
Total		535

1. Office parking shall be based on net square footage with an efficiency rate of 90%. AS noted above the office component has a net square footage of 71,687. With a 90% efficiency rate the project has & 64,518 net s.f.

The mix of tenants may be modified from the square footages listed above as long as the total amount of required parking does not exceed 535 spaces. Administrative office uses shall be parked on net square footage based on a 90% efficiency rate. All other uses shall be parked on gross square footage. The applicant shall provide an updated parking table with every tenant improvement submitted to the City. (Planning)

ATTACHMENTS

1. Vicinity Map
2. Aerial Map of Site
3. Letter from Hillsborough Owners Association
4. Parking Study
5. Color Elevations/Renderings
6. Comparison of oak tree preservation between the Albertson's project and Granite Bay Pavilions

EXHIBITS

- A. Negative Declaration
- B. Site Plan (2 sheets)
- C. Grading Plan (2 sheets)
- D. Utility Plan
- E. Landscape Plan
- F. Site Sections Between Project & Adjacent Residences
- G. Electrical Plans (3 Sheets)
- H. Elevations (6Sheets)
- I. Summary Arborist Report
- J. Tree Permit Site Plan & Impact Table (2 Sheets)
- K. Tentative Subdivision Map

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