



CITY OF ROSEVILLE

PLANNING DEPARTMENT STAFF REPORT

PLANNING COMMISSION MEETING

February 23, 2006

Prepared by: Eileen Bruggeman, Project Planner

ITEM V-A: DESIGN REVIEW PERMIT AND TENTATIVE SUBDIVISION MAP – 10551 FAIRWAY DRIVE (ROSEVILLE CROSSING RETAIL CENTER, HIGHLAND RESERVE NORTH SPECIFIC PLAN, PARCELS 42A & B) – FILE#S DRP-000072 & SUB-000038.

REQUEST

The applicant requests approval of a **Design Review Permit** to construct ten (10) commercial retail buildings in 2 phases, totaling 176,200 square feet with associated site improvements; and a **Tentative Subdivision Map** to subdivide 18.2 acres into ten (10) parcels, one for each building.

Property Owner: Sywest Development, Robert Atkinson

Applicant: RMB Architects, Mark Marvelli

SUMMARY RECOMMENDATION

The Planning Department recommends that the Planning Commission:

- A. Adopt the Negative Declaration;
- B. Adopt the four (4) findings of fact for the Design Review Permit;
- C. Approve the Design Review Permit with one hundred, twenty-eight (128) conditions of approval;
- D. Adopt the three (3) findings of fact for the Tentative Subdivision Map; and
- E. Approve the Tentative Parcel Map with sixty-seven (67) conditions of approval;

SUMMARY OF OUTSTANDING ISSUES

There is one outstanding issue with this application. The applicant is not in agreement with the recommended condition of approval 10f that would require revision of the fuel island canopy to include a mansard roof, similar to the mansard roof on The Market commercial building.

BACKGROUND

Project Site: The project is located on approximately 18 acres bounded by Blue Oaks Boulevard and the jurisdictional boundary shared with the City of Rocklin on the north, Fairway Drive on the east, the Blue Oaks off-ramp from Highway 65 and preserved open space on the west, and the Target Greatland shopping center on the south (Attachment 1). Project improvements will include single-story commercial retail buildings, landscaping, parking, site lighting, walkways, plaza areas, a bus stop, and utilities. The General Plan and Highland Reserve North Specific Plan (HRNSP) land use designation for the site is Community Commercial (CC). The zoning designation is Community Commercial/Special Area-Highland Reserve North Specific Plan (CC/SA-HR).

Entitlement History: The site is part of the HRNSP and was subdivided into large lot parcels with the approval of the specific plan. Parcels 42A & B have no other development entitlement history.

SITE INFORMATION

- A. Roseville Coalition of Neighborhood Associations (RCONA):** RCONA #37 - Stanford. The RCONA received notification of the application. To date staff has not received any comments.
- B. Total Acreage:** Approximately 18.2 acres.
- C. Site Access:** Access to the site will be provided via three driveways. The applicant will construct two (2) driveways on Fairway Drive. One driveway will provide right-turn only ingress and egress, and the second driveway at the intersection of Cortina Circle and Fairway Drive will allow full-turning movements. The third driveway exists at the shared property line with the Target Greatland shopping center to the south, and provides reciprocal access between the two centers.
- D. Grading:** To the west the subject property slopes downward towards the preserved open space located between the site and the Highway 65 right-of-way. Short retaining walls will be used along portions of the open space edge (ranging between 1' – 5'). The grading plan indicates a 3:1 slope along the northern edge, fronting Blue Oaks Boulevard. A liquid fuel pipeline is located north of the project site. As a precaution, potholing for utility locations will be completed prior to approval of Improvement Plans; if necessary to avoid underground utilities a short retaining wall may also be provided along the northern edge of the site. The site does not support any significant vegetation or notable natural features.

ADJACENT ZONING AND LAND USE

LOCATION	ZONING	GENERAL PLAN LAND USE	CURRENT USE
Site	Community Commercial/Special Area (CC/SA-HR)	Community Commercial (CC)	Vacant
North	City of Rocklin jurisdiction	City of Rocklin jurisdiction	Retail Center under construction
South	Open Space (OS) and CC/SA-HR	CC	Target Shopping Center
East	Attached Housing (R3)	High Density Residential 20.2 units per acre (HDR 20.2)	Single Family Residences
West	NA – Highway 65	NA – Highway 65	NA – Highway 65

The proposed project is consistent with the land uses contemplated by the City's General Plan, and the Zoning Ordinance.

ZONING/SPECIFIC PLAN REGULATIONS

DEVELOPMENT STANDARD	REQUIRED	PROPOSED
Building Setbacks min.	50' from SR 65 ROW	Min. 50'
Landscape Setbacks min.	Fairway Dr. 30' South of Roseville/Rocklin city limits 35' 25' from SR 65 ROW 10' from Open Space parcel to Parking 25' from OS Parcel to adjacent Building	30' except where roadway improvements occur (25' min.) 35' 25' 15' – 45' 25'
Open Space Setback landscape requirements	Primary tree London Plane, planted 30' on center, and min. 30% coniferous	Meets standard; & 40% coniferous
Building Height Limit	50'	Single story retail varies, max. 41'
Building Coverage	None	22%
Shading Calculations	50% minimum	63%
Parking Spaces (Total)	4,000 s.f. Shopping Center (1:200)= 20 17,700 s.f. Restaurant (1:100)= 177 116,500 s.f. Retail (1:300)= 388 38,000 s.f. Furniture (1:400)= 95 TOTAL: 680	735
% of compact spaces	up to 30% max. (221)	76 (10%)
# of handicapped spaces	15	21
Bicycle Spaces	11	Locations at Bldgs. 1, 5 & 6

PROJECT DESIGN FEATURES

See attached Site Plan (Exhibit B); Phase 1 Site Plan (Exhibit C), Grading Plan (Exhibit D); Landscape Plan (Exhibits E-H); Chili's Building Elevations (Exhibits I-J); The Market Convenience Store & Fuel Canopy Elevations (Exhibits K-L), Retail Building (Exhibit M); Ethan Allen Elevations (Exhibit N); La-Z-Boy Furniture Building (Exhibit O), Phase 2 Retail Buildings (Exhibits P-Q). In addition, reduced color Site Plan (Attachment 2), reduced color elevations of the retail buildings (Attachment 3 –XX).

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 General Plan and applicable policies and standards. Analysis is provided for the Design Review Permit, and then for the Tentative Map.

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, the Highland Reserve North 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

Architectural

Color building elevations differ dramatically between buildings, and are a result of multiple architects and color printing differences. It is intended by the applicant to provide continuity between the buildings through use of common materials and colors. The buildings in the Roseville Crossing center will use materials and colors from a master material/color schedule (Attachment 13). Common features will include the stacked ledgerstone, flat roof tile, and paint colors from the material board. The copy of the material board is indicative of the materials and color palette, however, the actual colors are richer and deeper than the digital representation. The actual board is available for viewing at the City of Roseville Permit Center and will be on display at the Planning Commission hearing.

Staff is supportive of the proposed elevations, however, there are a few minor revisions that we recommend be addressed through the Conditions of Approval discussed below for the five buildings proposed to be developed in Phase 1 (10585, 10545, 10505, 10513 and 10521 Fairway Drive).

The five (5) remaining buildings to be constructed in Phase 2 (10529, 10537, 10553, 10561 and 10577 Fairway Drive) do not have finalized tenants at this time. The building configurations and elevations may change as tenants are identified. The subsequent buildings and elevations will receive additional review through either the Design Review Permit Modification (if substantially consistent with Phase 1 and the applicable Design Guidelines) administrative review process, or else through the Design Review Permit public hearing process (if a proposed building is substantially different). Conditions of Approval that address three (3) design considerations are provided to ensure they are implemented through the subsequent DRP or DRPMOD reviews of the buildings in Phase 2 of the Roseville Crossing center.

This phased approach to site development has been successfully implemented on other projects such as Creekside Center and Renaissance Creek shopping center. Given that buildings in Phase One are

granted approval with this request, they will be evaluated separate from Phase Two that provides conceptual approval.

Building Architecture: Phase 1

- Common architectural features are typically used to promote a cohesive design within a center.
- Some of the elevations indicate use of a wall sconce (Exhibits M, O and Q), while others do not include this detail.
- Staff recommends inclusion of **Condition 10a** to require use of the sconce throughout the center, where a wall-mounted light fixture is appropriate.
- To augment the visual interest of the Center, staff is recommending inclusion of the following Conditions of Approval:
 - The wall-attached column features are currently indicated as approximately six inches (6") in depth. **Condition 10b** is recommended for inclusion to require throughout the Center that the wall-attached/pop-out column features be a minimum of eighteen inches (18") in depth;
 - The restaurant pad at the corner of Fairway Drive and Blue Oaks Boulevard will be visibly significant. **Condition 10c** is included to request the tenant (Chili's Restaurant, 10585 Fairway Drive, Exhibit I-J, Attachments 3-4) enhance their building presence through incorporation of one or more measures, such as increased parapet height, enlargement of the entry columns, or other means to enhance the building.
 - The La-Z-Boy (10513 Fairway Drive) elevation includes use of the stone veneer to be used in the center (Exhibit N and Attachment 9). Staff is recommending inclusion of **Condition 10d** to require additional use of the stone veneer on the lower portions of the four (4) columns supporting the trellises flanking the primary entrance, and on the portion of the stucco panel that wraps around the two front corners of the building, below the windows.
 - To further articulate the entrance to the Ethan Allen store (10521 Fairway Drive, Exhibit O and Attachment 10) **Condition 10e** requires incorporation of a second accent color, using one of the darker colors from the material board.
- The fuel islands at The Market (10545 Fairway Drive, Exhibits K-L, and Attachments 5-7) are proposed to have a flat roof, which does not match the tiled mansard roof of The Market (the associated commercial building).
- Staff recommends that a tiled roof be added to the gas canopy to improve architecture, add visual interest and provide a common element with The Market.
- A recent trend is for fuel station operators to install on existing stations solar panels mounted over the fuel island canopies. The building design can be structured to address potential future installation of solar panels and provide appropriate screening.
- To provide an enhanced appearance and screening of solar panels, staff is recommending inclusion of **Condition 10f** to require incorporation of a mansard roof on the fuel islands of a sufficient height such that solar panels if installed would be equal to or below the edge of the roof.
- The applicant is not in support of inclusion of **Condition 10f**, and prefers approval of the fuel canopy as shown in the submitted Exhibits and Attachments.

Staff is supportive of Phase 1 as proposed and conditioned.

Building Architecture: Phase 2

- Design Guidelines recommend giving architectural treatment to all elevations, and architectural elements of the primary elevation are to be continued to the other elevations. This is particularly significant for elevations that will be visible to pedestrians and/or vehicles.

- Elevations are provided for three (3) of the five (5) buildings that are in Phase 2 (Exhibits P and Q, and Attachments 11 and 12). The rear of these buildings will be visible from State Route 65.
- Staff is recommending inclusion of **Condition 120a** to require incorporation of additional architectural treatment on the rear elevations of buildings at 10577, 10561 and 10553 Fairway Drive.
- The applicant indicates two buildings will be fronting the plaza area and a shared outdoor patio dining area (10529 and 10537 Fairway Drive). Elevations are not available at this time for these two buildings. It is anticipated they will be restaurant uses.
- Staff is recommending inclusion of **Condition 120b** to require incorporation of additional windows in the design of these two buildings to enhance the visibility of the plaza and outdoor area. It is anticipated creation of a double-entry appearance will promote pedestrian use of the outdoor areas and the adjacent parking to the rear of the buildings.
- CDG and the HRNSP Guidelines require that loading and service areas should be screened from public view and adjacent incompatible land uses by a combination of building design, layout, masonry walls (typically twelve feet in height), grade separations and/or dense landscaping.
- There is a loading dock, loading areas and a trash compactor located in Phase 2 of the center and will be visible from Highway 65.
- Staff recommends inclusion of **Condition 120c** to clarify the rear loading areas, loading dock and compactor will be required screening in compliance with the design guidelines.

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.
- In Phase 2 a plaza area with public art is indicated at the center of the site, at the intersection of signalized entrance and a main drive aisle. The applicant has indicated this may be a fountain, or some similarly prominent feature.
- Staff finds that this feature fulfills the intent of the guideline, and staff has not included a condition requiring additional artwork.

The applicant is in agreement with the above conditions for Phase 2. Staff supports the conceptual approval of Phase 2 as shown and conditioned.

TENTATIVE PARCEL MAP

EVALUATION AND FINDINGS

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made in order to approve or conditionally approve a Tentative Parcel Map. The three findings are listed below in *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 Parcel 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: As indicated in the project description and as shown in Exhibit R, the applicant is proposing to subdivide the 18.2-acre parcel into ten (10) parcels. It is anticipated the Final Map will be recorded in two phases. The second phase for

parcels 5-10 will be recorded following determination of the ultimate improvement layout. The parcels proposed at this time are consistent with and coincide with the buildings and improvements provided by the DRP.

The General Plan and Zoning Ordinance do not establish minimum lot sizes for parcels within the Community Commercial. Instead, the City reviews tentative maps on a case-by-case basis to insure that the parcels are of adequate size for development. The project Site Plan identifies how the proposed development of the center can be accommodated by the proposed parcel sizes.

Grading: The applicant's engineer indicates that earthwork on the site will include 44,000 cubic yards of cut, and 30,000 cubic yards of fill. An export of approximately 14,000 cubic yards will be required. Given the fact that there are no natural features such as wetlands or native oak trees on the site, staff is satisfied with the grading concept for the site.

Access & Circulation: Each parcel will be provided access and will allow access to the circulation pattern proposed with the DRP. All parcels/lots will have rights of reciprocal access, rights to construct, and parking. A separate agreement to this effect will be submitted to the City as a part of final/parcel map submittal (**Tentative Map Condition 42**).

Improvements: The project will also include shared utility infrastructure, including looped water, sewer, electric, fire hydrants and other utility mains. The access improvements and utility infrastructure necessary to serve development on any one of the proposed parcels may include infrastructure improvements on one or all of the other proposed parcels. The Design Review Permit is conditioned to require that these site improvements be provided. The requirements for access and service improvements have been included in the conditions of approval for both the Design Review Permit as well as this subdivision map.

Phasing: As previously noted the map will be recorded in phases. Following finalization of the ultimate improvement layout the second phase will be recorded provided it is found by the City Engineer to be substantially consistent with the Tentative Subdivision Map. If the second phase is not substantially consistent, a Modification or a new Map may be required to be processed at that time.

2. *The subdivision will result in lots that 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.*

As supported by the Design Review Permit, the size, configuration and design of all of the lots within the subdivision are consistent with the City's policies and standards. There are no outstanding issues that would cause the lots to be impractical for improvements or to be used for the development as permitted within the Community Commercial Zone.

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. In addition, the design of the sewer lines in the project area and treatment capacity at the City's sewage treatment plant have adequate conveyance and capacity to accommodate the existing and future development on the parcels proposed by the tentative map.

ENVIRONMENTAL DETERMINATION

An Initial Study and Negative Declaration (Exhibit A) have been prepared for this project. In accordance with the CEQA Guidelines, the Initial Study and Negative Declaration were prepared using previous environmental documents such as the General Plan EIR, plus new project-specific reports. Based on the results of the Initial Study, the appropriate environmental document for the project is a Negative Declaration. The Negative Declaration was posted for a 20-day public review and comment period, which closes on February 23, 2006.

A comment letter was received from the Placer County Air Pollution Control District (Attachment 14). The letter identified that significant air quality emissions would result from the project. The General Plan EIR, HRNSP EIR, and 2002 CIP Update Supplemental EIR concluded that the build out of these plan areas would have significant adverse cumulative air quality impacts. The adverse cumulative impacts cannot be mitigated to a less than significant level, even with the mitigation measures proposed in the EIRs. Therefore, the City Council adopted findings of overriding consideration. The project is consistent with the General Plan land use designation of Community Commercial/Special Area (CC/SA-HR) and the air quality impacts identified in and evaluated in the General Plan EIR, HRNSP EIR and 2002 CIP Update Supplemental EIR. There are no air quality impacts that are peculiar to the parcel and there is no material change in circumstances since the adoption of the HRNSP EIR in 1990 or General Plan EIR in 1992. The level of intensity of development is consistent with that anticipated by the prior EIRs, therefore no further environmental documentation is necessary.

At this meeting the Approving Authority may adopt the proposed Negative Declaration.

RECOMMENDATION

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

- A. Adopt the Negative Declaration (**Exhibit A**);
- B. Adopt the four findings of fact stated in the staff report for the DESIGN REVIEW PERMIT – 10551 FAIRWAY DRIVE (ROSEVILLE CROSSING RETAIL CENTER, HRNSP, PARCELS 42A & B) - FILE # DRP-000072;
- C. Approve the DESIGN REVIEW PERMIT – 10551 FAIRWAY DRIVE (ROSEVILLE CROSSING RETAIL CENTER, HRNSP PARCELS 42A & B) FILE # DRP-000072 as shown in **Exhibits B – Q** with the following one hundred, twenty-eight (128) conditions of approval;
- D. Adopt the three (3) findings of fact stated in the staff report for the TENTATIVE SUBDIVISION MAP – 10551 FAIRWAY DRIVE (ROSEVILLE CROSSING RETAIL CENTER, HRNSP, PARCELS 42A & B) - FILE # SUB-000038;
- E. Approve the TENTATIVE SUBDIVISION MAP – 10551 FAIRWAY DRIVE (ROSEVILLE CROSSING RETAIL CENTER, HRNSP, PARCELS 42A & B) - FILE # SUB-000038 as shown in **Exhibit R** and subject to the following sixty-seven (67) conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT FILE #DRP-000072

- 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 B - Q and as conditioned or modified below. (Planning)
3. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services per City Ordinance. This may be a combination of staff costs and direct billing for contract professional services. City costs will be billed against deposited fees on a monthly basis. Any funds remaining in the deposit account at the completion of the project will be refunded. (Engineering, Environmental Utilities, Finance, Parks)
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)
7. Prior to the issuance of any building permits for this Design Review Permit (DRP), the Parcel Map or a Lot Line Adjustment to reconfigure the existing lot lines that will be encumbered by the foot print of the building shall be recorded at the County Recorder's office. (Engineering)

PRIOR TO BUILDING PERMITS:

8. 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 have 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)

9. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. (Planning)
10. 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.
 - a. Where an exterior wall-mounted sconce is appropriate, the wall sconce as shown on Exhibits M, O and Q shall be the fixture to be used on buildings within the Roseville Crossing shopping center.
 - b. All wall attached pop-out column features shall be a minimum of eighteen inches (18") in depth.
 - c. The elevations of 10585 Fairway (Chilis Restaurant) shall be revised to provide a more visibly prominent building and entry through incorporation of one or more measures. Architectural measures shall include but not be limited to increased parapet height, enlargement of the entry columns, or other means as acceptable to the Planning and Redevelopment Department.
 - d. The elevations of 10513 Fairway Drive (La-Z-Boy Furniture) shall be revised to include use of the stone veneer on the lower portions of the four (4) columns supporting trellises flanking the primary entrance, and on the portion of the stucco panel that wraps around the two front corners of the building, below the windows.
 - e. A second, darker accent color chosen from the approved material board shall be incorporated into the entry of 10521 Fairway Drive (Ethan Allen) to the satisfaction of the Planning & Redevelopment Department.
 - f. The fuel island canopies at 10545 Fairway Drive shall be revised to incorporate a roof that is similar to The Market, with a tiled mansard roof that extends the roof height a minimum of five feet (5 ft.). (Planning)
11. The Landscape plan shall comply with the Highland Reserve Specific Plan and the City of Roseville Water Efficient Landscape Requirements Resolution No. 93-55. (Planning)
12. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
13. 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)
14. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
15. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the 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)

16. 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)
17. 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)
18. 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)
19. Restaurants or other food services. The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
20. Maintenance of copy of building plans. Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address.
21. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Engineering prior to approval of any plans. (Engineering)
22. 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. Access shall include an all weather access up to the property line and a compacted uniform slope from the property line to the bottom of the detention basin.
 - e. Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)

23. 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)
24. Prior to the occupancy of any building within Phase 1, all frontage improvements and onsite improvements associated with Phase 1 shall have been deemed substantially complete. (Engineering)
25. The project site shall be accessed by three driveways along the frontage of Fairway Drive. The Northern driveway shall be a standard "Type A-7" driveway with a width of 35-feet, and shall be restricted to right turn movements only. The radius of the northern curb return at both the Northern and Center driveways shall be increased to 30 feet. The Center driveway shall be a signalized driveway with one 18 foot wide ingress lane, a 6 foot wide median and three egress lanes. The egress lanes shall provide for a 12 foot wide dedicated left, a 12 foot wide shared through left, and a 10 foot wide dedicated right turn lane. The dedicated left turn lane and shared through left turn lane shall each provide a minimum of 225 feet of storage. The alignment of the driveway shall align with the driveway on the east side of Fairway Drive. The southern driveway exists and shall be utilized with internal access to the site. (Engineering)
26. The Northern and Center driveways shall have stop controls on all legs of the first intersection into the site with the exception of the incoming traffic from Fairway Drive. No crosswalks shall be installed across the non-stop controlled leg. (Engineering)
27. Along the frontage of the site, Fairway Drive shall be improved with an auxiliary lane that will extend from the existing acceleration lane south of Blue Oaks Blvd. to the Center driveway. 125-feet south of the centerline of the northern driveway, a standard bus shelter shall be installed. (Shelter No. 05-226) An eight-foot wide pedestrian path shall be constructed within the landscape set back. The pedestrian path shall be adjacent to the curb along the auxiliary lane and offset from the curb south of the Center driveway. Fairway Drive shall be built to accommodate u-turns at the Center Driveway and shall have an overall right of way width from back of curb to back of curb up to 90 feet with a 6 foot wide median. (Engineering)
28. A traffic signal shall be installed at the Center driveway. The cost of the signal shall be the total responsibility of the project proponent. Interconnect cable shall be installed along the entire frontage of the site from Highland Park Drive to the existing controller cabinet at Blue Oaks Blvd. to provide coordination with the signal on Blue Oaks Blvd. (Engineering)
29. Additional improvements to Fairway Drive shall include the construction of the center two thru lanes of Fairway Drive, dual left turn lanes onto Blue Oaks Blvd., a median from Blue Oaks Blvd to the Center Driveway, a left turn lane to Cortina Circle and the necessary striping on the northbound lanes to complete four lanes from the intersection of Blue Oaks Blvd. to the intersection of Highland Park Drive. The existing signal at Blue Oaks Blvd shall be modified accordingly to accommodate dual left turn lanes. PRIOR TO THE APPROVAL OF IMPROVEMENT PLANS, and subject to City Council approval, the project proponent may enter into a reimbursement agreement with the City for the above referenced improvements. All work performed as part of the reimbursement agreement shall be paid for with prevailing wages. (Engineering)
30. The left turn lane on northbound Fairway Drive into the Center driveway shall be constructed with a 230-foot lane and an 80-foot taper. (Engineering)
31. At the terminus of the pedestrian walk on the SW curb return of the Blue Oaks Blvd / Fairway intersection, a molded metal rail pedestrian barricade shall be installed. A permanent sign shall

be placed on the rail directing all pedestrian foot traffic to the north side of Blue Oaks Blvd. (Engineering)

32. The project proponent shall have the existing gas line along the northern boundary of the project pot holed for verification of location and depth. If the proposed slope bank over the gas line creates a situation in which the cover over the gas line is insufficient, then a retaining wall shall be constructed outside of the gas line easement and no grading shall occur within the easement. (PG&E, Engineering)
33. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
34. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
35. The applicant shall dedicate all necessary rights-of-way for the widening of any streets required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Records Office. (Engineering)
36. The applicant shall dedicate a public access easement to the City of Roseville for access to the existing detention basin in the open space. The easement document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Records Office. (Engineering)
37. A note shall be added to the grading plans that states:

“Prior to the commencement of grading operations, the contractor shall identify the site where the excess 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)
38. All storm drainage, including roof drains, shall be collected on site and shall be routed to the nearest storm drain system. All area under the canopy of the gas pumping aisles shall be drained to common drain inlets. Drain inlets under the canopy shall have hydrocarbon collection inserts (Fossil Filters.) The property owner shall be responsible for providing a maintenance schedule and shall properly maintain the filters in perpetuity. The storm drain system shall be a private system and shall be maintained by the property owner. The project proponent is encouraged to use onsite BMP's to achieve enhanced stormwater treatment. (Engineering)
39. 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 masonry or keystone type construction. A standard pedestrian rail shall be installed on top of the retaining walls. (Engineering)
40. With the approval of the Improvements Plans for this project, a landscape and irrigation plan shall be prepared and submitted to the City Parks Department for approval of any and all landscape modifications within the City Right-of-Way. It will be the responsibility of the project proponent to submit all necessary plan sets to the Engineering Department for distribution to the Parks

Department for review. The inspection of landscape modifications shall be conducted by the Parks Department inspector in coordination with the Public Works inspector. (Engineering, Parks)

41. 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)
42. 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)
43. 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)
44. The applicant shall pay for all applicable water and sewer fees. (Environmental Utilities)
45. 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)
46. Applicant/developer shall pay PZ4 fees. (Environmental Utilities)
47. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for Roseville Crossing to be reviewed and approved by the Transportation Commission. (Transportation)
48. 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)

49. 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)
50. 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)
51. Restaurants shall provide a double trash enclosure; one each for refuse and recycle. (Environmental Utilities)
52. 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)
53. 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)
54. 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)
55. The required fire flow for the protection of the proposed project is 4,000 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)
56. 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 4,000 gpm. (Fire)
57. The proposed location of the fire department connection(s) shall be relocated so that each FDC is adjacent to the protected building. (Fire)
58. Applicant shall provide a minimum of eight (8) fire hydrants within the complex in accordance with the Roseville Fire Code. The average spacing between fire hydrants within the complex shall not exceed 200 feet-on-center along proposed roadways. 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)
59. 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)
60. 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)

61. 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)
62. 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)
63. 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
64. 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)
 - a. The light fixtures for the underside/ceiling of the fuel pump canopy shall have a flush-mounted design that does not utilize a drop-down lens or fixture, with the ceiling recessed from the edge of the fuel island fascia. (Planning)
 - b. Under canopy foot candle levels shall not exceed 60 foot candles. (Planning)
65. 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)
66. 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:

67. 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:
 - a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventor to the landscaping.

- b. For maintenance purposes, the landscaping shall only be installed on three sides and the plant material shall not have thorns.
 - c. The control valves and the water meter shall be physically unobstructed.
 - d. The backflow preventor shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)
68. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
- a. A 12.5 foot wide public utilities easement along all road frontages.
 - b. Water and sewer easements. (Electric, Environmental Utilities)
69. 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)
70. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
71. Inspection of the potable water supply system on new commercial/ industrial/ office projects shall be as follows:
- a. The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventor.
 - b. 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.
 - c. The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)
72. The following note shall be added to the 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 to minimize dust.
 - b. Use tarpaulins or other effective covers on all stockpiled earth material and on all haul trucks to minimize dust.
 - c. 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.

- 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 or excessive wind conditions contribute to fugitive dust emissions. (Engineering)

73. The project shall be addressed as follows:

Bldg. 1 - 10585 Fairway Drive
Bldg. 2 - 10545 Fairway Drive
Bldg. 3 - 10505 Fairway Drive
Bldg. 4 - 10513 Fairway Drive
Bldg. 5 - 10521 Fairway Drive
Bldg. 6 - 10529 Fairway Drive
Bldg. 7 - 10537 Fairway Drive
Bldg. 8 - 10553 Fairway Drive
Bldg. 9 - 10561 Fairway Drive
Bldg. 10 - 10577 Fairway Drive

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)

- 74. This project falls within the Commercial category of the Pleasant Grove 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)
- 75. 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)
- 76. 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)
- 77. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
- 78. 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)
- 79. Improvement plans shall show the Preserve boundary and label it as a protected area. The Pre-Construction meeting shall address the presence of the Preserve, the sensitive habitats present and minimization of disturbance to the Preserve. During grading and construction the preserve area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into the preserve from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the preserve, along with all temporary erosion control measures (e.g., straw bales, straw waddles and stakes, silt fencing). (Engineering, CDD, Planning)
- 80. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the Preserve. Fencing shall be maintained daily until

permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Engineering, CDD, Planning)

81. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the Preserve. Post and cable fencing or other improvements shall be utilized to meet this requirement. (Engineering, CDD, Planning)
82. Landscaping adjacent to the Preserve shall be California native, drought-tolerant groundcover, shrubs, plants and trees. (CDD, Planning)
83. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for Roseville Crossing to be reviewed and approved by the City Manager. (Transportation)
84. Water and sewer shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
85. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
86. 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)
87. 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)
88. 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)
89. 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)
90. 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)
91. 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)

92. 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)
93. 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)
94. The applicant shall properly identify all required fire lanes in accordance with the Fire Department Fire Lane Standard. (Fire)
95. 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)
96. 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)
97. 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)
98. 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)
99. 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)
100. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)

101. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
102. 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)
103. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
104. 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)
105. 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)
106. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:
 - a. Locate the metered service panel on the outside of the building.
 - b. Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry.
107. One ¾" 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. (Electric)
108. 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)
109. All of the existing electric and street lighting facilities are to be shown on the landscape plans and the landscaping adjusted to meet Roseville Electric Specifications. (Electric)
110. The proposed driveways and road widening will be built over existing underground electrical facilities. It will be the developers responsibility to pothole these facilities to check for conflicts between the sub-grade and other proposed utilities (water, sewer, storm drain) and the existing facilities. If there is a conflict it will be the developer's responsibility to lower, relocate, or concrete encase the facilities as required by Roseville Electric (Electric)
111. The developer will be required to relocate the existing street light facilities along the frontage of Fairway Dr. that conflict with the proposed road widening. (Electric)
112. The developer will be required to install a main line electrical system along the northerly property line. This system will provide an electric loop that is needed to supply electric service to this area. (Electric)

113. Access to existing electrical facilities at the northwest corner of will be required in both phases of construction.

OTHER CONDITIONS OF APPROVAL:

114. 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)
115. 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)
116. 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)
117. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning)
118. 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)
119. Pursuant to the Zoning Ordinance, subsequent Design Review Permits consistent with this approval may be reviewed and approved with an Administrative Permit. If it is determined by the Planning Director that the subsequent Design Review Permit is not clearly consistent with the original approval or if other issues arise, the Planning Director may refer the item for a public hearing at the Design Committee or Planning Commission.
- a. Subsequent elevations for buildings at 10577, 10561 and 10553 Fairway Drive shall incorporate additional architectural treatment on the rear elevations to the satisfaction of the Planning & Redevelopment Department.
 - b. Elevations for buildings at 10529 and 10537 Fairway Drive shall include additional use of windows or spandrel glass similar to a double-entry treatment to the satisfaction of the Planning and Redevelopment Department.
 - c. Buildings proposed to include rear loading areas, loading docks or compactors shall be screened through acceptable methods that include building design, layout, masonry wall (of minimum twelve feet in height), grade separations and/or dense landscaping. (Planning)
120. 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)
121. 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)
122. 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)

123. 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)
124. 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)
125. 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)
126. 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)
127. 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)
128. 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)

CONDITIONS OF APPROVAL FOR TENTATIVE SUBDIVISION MAP FILE #SUB-000038
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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 per City Ordinance. This may be a combination of staff costs and direct billing for contract professional services. City costs will be billed against deposited fees on a monthly basis. Any funds remaining in the deposit account at the completion of the project will be refunded. (Engineering, Environmental Utilities, Finance, Parks)

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

5. 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) Access to the floodplain as required by Engineering and the Streets Department. Access shall include an all weather access up to the property line and a compacted uniform slope from the property line to the bottom of the detention basin.
 - e) Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
6. 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)
7. 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)
8. Prior to the occupancy of any building within Phase 1, all frontage improvements and onsite improvements associated with Phase 1 shall have been deemed substantially complete. (Engineering)

9. The project site shall be accessed by three driveways along the frontage of Fairway Drive. The Northern driveway shall be a standard "Type A-7" driveway with a width of 35-feet, and shall be restricted to right turn movements only. The radius of the northern curb return at both the Northern and Center driveways shall be increased to 30 feet. The Center driveway shall be a signalized driveway with one 18 foot wide ingress lane, a 6 foot wide median and three egress lanes. The egress lanes shall provide for a 12 foot wide dedicated left, a 12 foot wide shared through left, and a 10 foot wide dedicated right turn lane. The dedicated left turn lane and shared through left turn lane shall each provide a minimum of 225 feet of storage. The alignment of the driveway shall align with the driveway on the east side of Fairway Drive. The southern driveway exists and shall be utilized with internal access to the site. (Engineering)
10. The Northern and Center driveways shall have stop controls on all legs of the first intersection into the site with the exception of the incoming traffic from Fairway Drive. No crosswalks shall be installed across the non-stop controlled leg. (Engineering)
11. Along the frontage of the site, Fairway Drive shall be improved with an auxiliary lane that will extend from the existing acceleration lane south of Blue Oaks Blvd. to the Center driveway. 125-feet south of the centerline of the northern driveway, a standard bus shelter shall be installed. (Shelter No. 05-226) An eight-foot wide pedestrian path shall be constructed within the landscape set back. The pedestrian path shall be adjacent to the curb along the auxiliary lane and offset from the curb south of the Center driveway. Fairway Drive shall be built to accommodate u-turns at the Center Driveway and shall have an overall right of way width from back of curb to back of curb up to 90 feet with a 6 foot wide median. (Engineering)
12. A traffic signal shall be installed at the Center driveway. The cost of the signal shall be the total responsibility of the project proponent. Interconnect cable shall be installed along the entire frontage of the site from Highland Park Drive to the existing controller cabinet at Blue Oaks Blvd. to provide coordination with the signal on Blue Oaks Blvd. (Engineering)
13. Additional improvements to Fairway Drive shall include the construction of the center two thru lanes of Fairway Drive, dual left turn lanes onto Blue Oaks Blvd., a median from Blue Oaks Blvd to the Center Driveway, a left turn lane to Cortina Circle and the necessary striping on the northbound lanes to complete four lanes from the intersection of Blue Oaks Blvd. to the intersection of Highland Park Drive. The existing signal at Blue Oaks Blvd shall be modified accordingly to accommodate dual left turn lanes. **PRIOR TO THE APPROVAL OF IMPROVEMENT PLANS**, and subject to City Council approval, the project proponent may enter into a reimbursement agreement with the City for the above referenced improvements. All work performed as part of the reimbursement agreement shall be paid for with prevailing wages. (Engineering)
14. The left turn lane on northbound Fairway Drive into the Center driveway shall be constructed with a 230-foot lane and an 80-foot taper. (Engineering)
15. At the terminus of the pedestrian walk on the southwest curb return of the Blue Oaks Blvd / Fairway intersection, a molded metal rail pedestrian barricade shall be installed. A permanent sign shall be placed on the rail directing all pedestrian foot traffic to the north side of Blue Oaks Blvd. (Engineering)
16. The project proponent shall have the existing gas line along the northern boundary of the project pot holed for verification of location and depth. If the proposed slope bank over the gas line creates a situation in which the cover over the gas line is insufficient, then a retaining wall shall be

constructed outside of the gas line easement and no grading shall occur within the easement. (PG&E, Engineering)

17. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
18. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
19. The applicant shall dedicate all necessary rights-of-way for the widening of any streets required with this entitlement on the face of the map. (Engineering)
20. The applicant shall dedicate a public access easement to the City of Roseville for access to the existing detention basin in the open space on the face of the map. (Engineering)
21. Access and Utility Easements shall be dedicated to the benefit of all parcels. All easements shall be shown and described on the Final Map. (Engineering)
22. A note shall be added to the grading plans that states:

“Prior to the commencement of grading operations, the contractor shall identify the site where the excess 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 engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.” (Engineering)
23. All storm drainage, including roof drains, shall be collected on site and shall be routed to the nearest storm drain system. All area under the canopy of the gas pumping aisles shall be drained to common drain inlets. Drain inlets under the canopy shall have hydrocarbon collection inserts (Fossil Filters.) The property owner shall be responsible for providing a maintenance schedule and shall properly maintain the filters in perpetuity. The storm drain system shall be a private system and shall be maintained by the property owner. The project proponent is encouraged to use onsite BMP's to achieve enhanced stormwater treatment. (Engineering)
24. 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 masonry or keystone type construction. A standard pedestrian rail shall be installed on top of the retaining walls. (Engineering)
25. With the approval of the Improvements Plans for this project, a landscape and irrigation plan shall be prepared and submitted to the City Parks Department for approval of any and all landscape modifications within the City Right-of-Way. It will be the responsibility of the project proponent to submit all necessary plan sets to the Engineering Department for distribution to the Parks Department for review. The inspection of landscape modifications shall be conducted by the Parks Department inspector in coordination with the Public Works inspector. (Engineering, Parks)
26. 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)

27. All drainage facilities shall conform with natural drainage sheds. (Engineering)
28. The following note shall be added to the Grading and/or Improvement Plans:

To minimize dust/grading impacts during construction the applicant shall:
 - a) Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day.
 - b) Use tarpaulins or other affective covers on all stockpiled earth material and on all haul trucks.
 - c) Sweep the adjacent streets frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.
 - d) Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off site.
 - e) The City shall have the authority to stop all grading operations if, in the opinion of city staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. (Engineering)
29. 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)
30. **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)
31. 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)
32. 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)
33. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 200 feet on center. (Fire)
34. Minimum fire flow is 4,000 gallons per minute with 20 lbs. psi residual pressure. A change in any of the conditions may increase the required fire flow. (Fire)
35. 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)
36. 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)
37. 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)
38. 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
39. 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)
40. 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

41. If the map records prior to the completion of construction of the onsite improvements, then the following easements shall be provided and shown on the Final/Parcel Map, unless otherwise provided for in these conditions:
- a) A varying, but not less than 20 feet, public utilities easement from Fairway Drive to the existing detention basin in the open space; and
 - b) Water, sewer, drainage, access, parking and reclaimed water easements as shown on the Tentative Map.

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

42. Prior to the recordation of the parcels in Phase II, access, parking and utility easements shall be provided on the face of the map. (Engineering)
43. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
44. 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)
45. 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. (Attorney)
46. 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)
47. Any structures crossing Lot/Parcel lines created by the Final/Parcel map shall be removed. (Engineering)
48. The project shall be addressed as follows:
 - Parcel 1 - 10585 Fairway Drive
 - Parcel 2 - 10545 Fairway Drive
 - Parcel 3 - 10505 Fairway Drive
 - Parcel 4 - 10513 Fairway Drive
 - Parcel 5 - 10521 Fairway Drive
 - Parcel 6 - 10529 Fairway Drive
 - Parcel 7 - 10537 Fairway Drive
 - Parcel 8 - 10553 Fairway Drive
 - Parcel 9 - 10561 Fairway Drive
 - Parcel 10 - 10577 Fairway Drive

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)

49. In the event that the Final (Parcel) Map will record prior to the completion of on-site construction, all utility and access easements shall be placed on the face of the Map to the satisfaction of the City Engineer. If all on-site improvements are complete prior to the recordation of the map, then a separate agreement allowing all parcels/lots the rights of reciprocal access, rights to construct, and parking shall be submitted to the City as a part of final/parcel map submittal. Said agreement

shall be in a form acceptable to the City Attorney and referenced on the face of the recorded map. (Engineering, Attorney)

50. 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)
51. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)
52. The 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)
53. The cost of any facilities that are identified in the CIP and are beyond those needed for this project may be reimbursed to the developer. In accordance with §66485 and §66486 of the Subdivision Map Act, any improvements constructed by the subdivider which contain supplemental size, capacity, number, or length for the benefit of property not within the subdivision and which improvements are to be dedicated to the public, the subdivider shall be entitled to reimbursement for that portion of the cost of the improvements which is in excess of the construction required for the subdivision. (Engineering)
54. 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)
55. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
56. Additional 25' P.U.E easements shall be required along Fairway Drive. (Electric)
57. Additional easements will be required along Blue Oaks Blvd. 8' P.U.E is required starting at Fairway Dr. and moving west contiguous along the south side of PG&E's gas easement until it reaches property line, and then it will become a 25' P.U.E easement which will be contiguous along the property line. (Electric)
58. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
59. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)
60. 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)
61. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

62. 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)
63. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
64. 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)
65. 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)
66. 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)
67. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor shall notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. Non emergency releases or notifications about the presence of containers found shall be reported to the Fire Department. (Fire)

ATTACHMENTS

1. Vicinity Map
2. Colored Composite Site Plan
3. Front and Left Elevation of Chili's Restaurant
4. Right and Rear Elevation of Chili's Restaurant
5. The Market – Right and Front Elevations
6. The Market – Left and Rear Elevations
7. The Market – Fuel Canopies
8. Color Elevations of Retail Building, 10505 Fairway Drive
9. Color Elevations – La-Z-Boy at 10513 Fairway Drive
10. Color Elevations – Ethan Allen at 10521 Fairway Drive
11. Color Elevations – Front & Left Side, Phase 2 Retail Bldgs (10553, 10561 & 10577 Fairway Dr.)
12. Color Elevations – Rear and Right Side, Phase 2 Retail Bldgs (10553, 10561 & 10577 Fairway Dr.)
13. Master Material Board Photocopy
14. Placer County Air Pollution Control District comment letter, dated November 9, 2005

EXHIBITS

- A. Negative Declaration
- B. Composite Site Plan
- C. Phase 1 Site Plan
- D. Grading Plan
- E. Landscape Plan
- F. Landscape Plan – Details, Sheet L2
- G. Landscape Plan – Details, Sheet L3

- H. Landscape Plan – Phase 1
- I. Chili's – Front & Left Elevations
- J. Chili's – Right & Rear Elevations
- K. The Market Elevations
- L. The Market Fuel Canopy Elevations
- M. Retail Building, Phase 1 Elevations at 10505 Fairway Drive
- N. La-Z-Boy Elevations
- O. Ethan Allen Elevations
- P. Retail Buildings, Phase 2 Elevations at 10553, 10561 and 10577 Fairway Drive
- Q. Tentative Parcel Map

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