

ITEM 4.1: Design Review Permit– 3200 Pleasant Grove Bl. – WRSP PCL W-16 – W-16 Multifamily Project – PL21-0373

REQUEST

The applicant requests a Design Review Permit for a 223-unit multifamily project on 12.16 acres in the West Roseville Specific Plan area. The development consists of 18 three-story, townhome-style buildings, including units with two-car garages, and one apartment/community clubhouse building. A total of 483 parking spaces, including 372 garage spaces, will be provided. Additional site amenities include an outdoor pool/spa area, and clubhouse building with lounge, fitness studio, offices, storage, and other facilities.

Applicant- Jeff Thompson, Morton & Pitalo
Owner – Scott Canel, W-16 Apartments LP

SUMMARY RECOMMENDATION

The Planning Division recommends that the Design Committee take the following actions:

1. Adopt the four (4) findings of fact and approve the Design Review Permit subject to eighty-six (86) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

Staff received two phone inquiries and one email expressing opposition to the project in response to a neighborhood flyer that was mailed out on May 23, 2022. These letters are included as Attachment 1. No comments were received in response to the public hearing notice that was mailed out on July 9, 2022. The applicant has reviewed and is in agreement with the recommended conditions of approval.

BACKGROUND

Parcel W-16 is located at 3200 Pleasant Grove Bl. on approximately 12.16 acres in the West Roseville Specific Plan (WRSP) area. The parcel is surrounded by an open space parcel with a creek to the north, undeveloped high density residential parcels to the west, and low density residential subdivisions to the east and south. A 40-foot-wide drainage easement and 16-foot-wide bike and pedestrian easement with constructed path are located along the western side of the property (Figure 1).

The parcel has a General Plan Land Use designation of High Density Residential (HDR) and a Zoning designation of Attached Housing (R3), with a Specific Plan unit allocation of 250 units. The HDR land use designation provides for apartments or condominiums with multiple-story structures containing multiple attached dwelling units. The R3 zoning designation provides development standards for permitted uses, which include apartments or condominiums with multiple-story structures containing multiple attached dwelling units. The land use and zoning designations for Parcel W-16 have been in place since the adoption of the Fiddyment Ranch Phase 3 (SPA 3) Amendment to the Specific Plan in 2014.

The project requests a Design Review Permit (DRP) to allow the construction of a multifamily apartment complex with 223 units, including 53 one-bedroom, 72 two-bedroom, 34 three-bedroom, and 64 four-bedroom units. The development consists of 18 three-story, townhome-style buildings, including units with two-car garages, and one apartment/community clubhouse building. A total of 483 parking spaces, including 372 garage spaces, will be provided. Additional site amenities include an outdoor pool/spa area,

and clubhouse building with lounge, fitness studio, offices, storage, and other facilities. All units will be rented at market rates.

Figure 1 – Project Location



EVALUATION – DESIGN REVIEW PERMIT

The DRP evaluation of the project is based on the applicable development standards within the City's Zoning Ordinance, the WRSP, and the design standards of the Community Design Guidelines (CDG). Section 19.78.60(B) of the City of Roseville Zoning Ordinance requires that four findings be made to approve or conditionally approve a DRP. The four findings are listed below in *italicized, bold* text and are followed by an evaluation of the map in relation to each finding.

- 1. The project as approved preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and water course; provides adequate drainage for the project, and allows beneficial use to be made of the site for development.***

The project site is undeveloped and generally characterized by bare dirt and native grasses. An open space parcel containing a tributary of Curry Creek is located to the north of the project site, but no water courses, wetlands, trees, or significant topography are located on the site. A bike trail connection will be provided along the northern boundary of the project site to connect to existing facilities and connect the proposed development to the open space.

In order to make beneficial use of the site for development, the site will be graded to create level pads for the buildings, a drainage pattern which directs stormwater to the existing system, and finish boundary grades which can be appropriately tied to the adjacent roads and other development. The preliminary grading plan has been evaluated by the Development Services Department, and the conditions of approval are recommended to ensure compliance with City of Roseville Improvement Standards.

- 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; irrigation; and lighting which results in safe, efficient, and harmonious development and which is consistent with the applicable goals, policies, and objectives set forth in the General Plan, the Community Design Guidelines, and the applicable specific plan and/or applicable design guidelines.

Multifamily residential development guidelines are included within the City's CDG. The guidelines include recommendations for site planning, circulation, architecture, and other aspects of site development. The following discussions provide an evaluation with respect to the applicable design guidelines in the CDG.

Access and Circulation: The proposed project includes two driveways from Pleasant Grove Bl. to provide access to the site. Due to the median in Pleasant Grove Bl., both driveways will only allow right turns in and out of the development. The driveway access and internal circulation have been reviewed by the Development Services divisions and were found to be consistent with standards.

The project also includes pedestrian connectivity throughout the site, to Pleasant Grove Bl., as well as to the multi-use trail within the open space to the north of the project site. Pathways internal to the project connect the buildings and on-site amenities, and new access points to the multi-use trail will be provided along the northern project boundary. A separated sidewalk that will connect to existing facilities will be constructed along the project frontage. Additionally, the conditions of approval require that seating for a Dial-a-Ride pickup will be available within the clubhouse, with clear visibility to the pickup area.

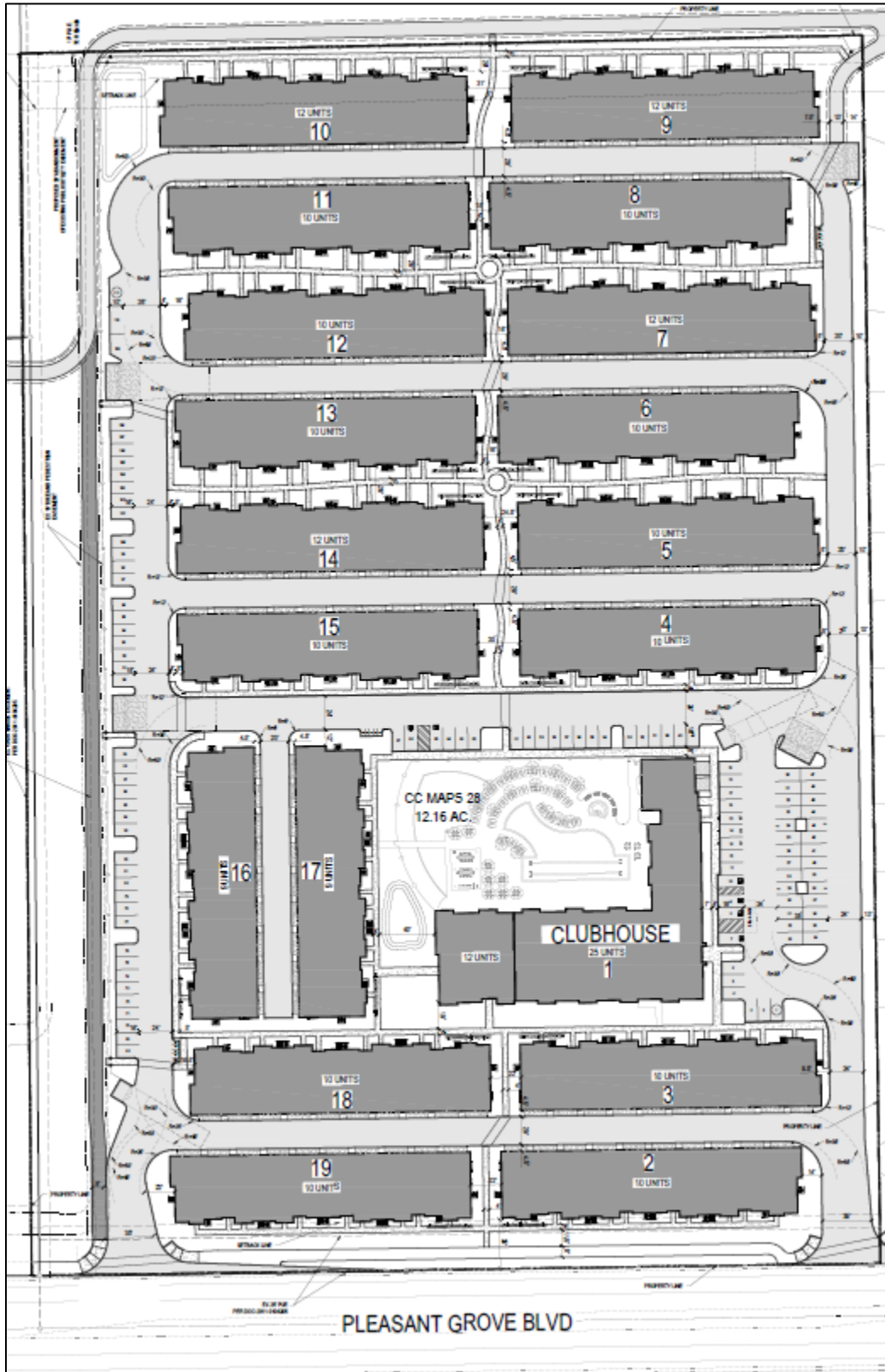
Parking: The project includes 483 parking spaces, which exceeds the City's requirements for 1.5 spaces per one-bedroom units, two spaces for two or more bedroom units, and one space per ten units for guest parking. As 52 one-bedroom units, 72 two-bedroom units, 34 three-bedroom units, and 64 four-bedroom units are proposed, the minimum required number of parking spaces is 451 spaces. These parking spaces are offered as garages (372 spaces) and surface parking (111). An addition 15 parking spaces are provided for motorcycles. The proposed number of parking spaces is consistent with the Zoning Ordinance requirement.

Landscaping and Lighting: The CDG recommends using landscaping throughout the site, placing trees to provide shading for sidewalks and public spaces, using native or drought-tolerant plants where possible, and providing a minimum of 50-percent shading (based on 15-year maturity) over the parking spaces. The proposed landscaping plan is included in Exhibit F. The project includes landscape planters along the perimeter of the site. A 35-foot-wide landscaped setback is provided along Pleasant Grove Bl., which includes a separated sidewalk. Large trees are included within the landscaping areas to provide shade on sidewalks and pathways. A 10-foot-wide landscape planter is proposed along the eastern boundary of the project to provide landscape screening between the project site and the existing single family homes. Selected species include Strawberry trees, Deodar cedar, Eastern Redbud, Crape Myrtle, London Plane, as well as others. The proposed landscaping plans show 56-percent parking lot shade coverage, exceeding the minimum requirement. The understory plants include a variety of shrubs and groundcover to provide a visually engaging streetscape and seasonal interest.

The project includes lighting standards for the parking areas, and the conditions of approval ensure that a minimum of one foot-candle of lighting in the parking areas and 0.5 foot-candles of lighting in the pedestrian walkways are provided. Light standards will be shielded to ensure there is no off-site glare.

Open Space: The proposed project includes open space areas within the site plan, as well as a visual connection to the adjacent open space parcel. Within the project site, open space is provided in the outdoor lounge area around the clubhouse. In addition to the pool, the site plan shows a spa, grilling area, and outdoor seating and lounge areas.

Figure 2 – Project Site Plan



WRSP Parcel W-81 is located to the north of the project site, and is designated as an open space preserve. All units along the northern boundary are oriented towards the open space, and a walkway will provide connection to the portion of the trail that will border the subject parcel to the north. The project includes a four-foot-tall tubular steel fence along the western and northern property boundaries, consistent with the fencing requirements for residential and open space interface in Section 12.2.6.3 of the WRSP. The interface with the open space preserve is consistent with the WRSP, and the provision of open spaces within the project is consistent with the CDG.

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 is consistent with the applicable goals, policies, and objectives set forth in the General Plan, the Community Design Guidelines, and the applicable specific plan and/or applicable design guidelines.*

Development Standards: The City of Roseville Zoning Ordinance development standards for R3 zones establish a maximum building height of up to 45 feet. The project includes 18 three-story, townhome-style residential buildings, each with an overall height of approximately 37 feet, and a four-story clubhouse and apartment building with an overall height of approximately 50 feet. The three-story townhome buildings include two-story end units on either side of the building to reduce the overall massing and to reduce the visual impact of the buildings adjacent to the single-family residential subdivision. The clubhouse building, which includes 39 apartment units and is four stories in height, exceeds the height limit of 45 feet by approximately 5 feet. Per Zoning Ordinance section 19.10.030, standards for the R3 zone can be modified as part of the DRP. This building is centrally located within the site plan, and is separated from the adjacent low density residential by a masonry wall, landscape buffer, two drive aisles, and three rows of parking (a total of 123 feet). Additionally, no private units are located along the eastern side of the clubhouse building. While windows and faux balcony details are provided on the east elevation, they provide light to the building's interior hallway, not individual units. Staff recommends approval of the DRP with the requested deviation.

The project also complies with the required setback distances for the R3 zone, with a setback from Pleasant Grove Bl. of approximately 35 feet and a minimum side setback from the eastern property boundary of approximately 32 feet. The townhome buildings on the north side of the property are located 20 feet from the rear property line, consistent with the R3 setback standard. The project proposes approximately 36-percent lot coverage, which is below the 50-percent maximum allowed by the Zoning Ordinance.

Building Design: The architecture consists of concrete roof tiles, stucco facades, brick and stone accents, with iron and tile details and provides a variety of roof forms, building projections, enhanced window treatments, and enhanced entries. The proposed townhome buildings have three color schemes, with a mix of neutral and earth tone colors. Each scheme is paired with a coordinating roof tile, as well as brick and stone accents which are unique to each color scheme, and each elevation includes two variations per color scheme. The elevations also include shutters and decorative metal railings and accents to further enhance the façade. All units will have private patios and balconies, which provides private outdoor spaces for residents and variation in wall plane. The clubhouse building, which is four-stories and located interior to the project site, incorporates the same colors and materials as the darker townhome color scheme (Scheme 3). The plan elevations and colors and materials palette are in Exhibit E. The elevations are designed to include variation in colors, material, wall planes, and rooflines to create a visually interesting design that is compatible with the CDG and the WRSP Design Guidelines.

Figure 4 – Architectural Rendering of Apartment Building



- 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.**

All trash containers will be screened within trash enclosures. The enclosures will surround the three non-accessible sides of the trash container, and will be surrounded by landscaping. All other service equipment will be screened from public view, consistent with the conditions of approval.

PUBLIC OUTREACH

Notice of the application was distributed to the Roseville Coalition of Neighborhood Associations. The project was presented to the Fiddymont Farms and Westpark Neighborhood Associations on May 10, 2022; however, due to a mailing error, notice was not distributed to the neighborhood in advance of the meeting. Questions from the neighborhood association included questions about rental rates and parking concerns.

Due to the mailing issue, a flyer with project details, elevation imagery, and Frequently Asked Questions discussion was mailed to all neighbors and property owners within 300 feet of the project site on May 23, 2022. Two responses were received by staff, which are included with a copy of the flyer in Attachment 1 of this staff report. One neighbor, Mr. Leavitt, emailed staff on May 26, 2022 to register opposition of the project, and sent a more detailed response to staff on July 14, 2022. The neighbor states that the three-story units will have a negative impact on his sense of privacy, and believes that apartments are a bad

fit for the neighborhood. The other neighbor asked questions about setbacks and the location of her home in relation to the project site and open space.

As discussed in the Background section of this report, the project site has had a HDR land use designation since 2014, and has a unit allocation of 250 units. The townhome buildings have a north-south orientation, with only the side elevations of the buildings facing the adjacent subdivision. Additionally, the end units have been reduced to two-stories in height to reduce the overall visual massing of the structure. A 10-foot wide landscape planter with screen trees and a drive aisle will create a 32 to 36-foot-wide setback between the masonry wall on the eastern property line and the nearest units. Overall, the project design is considerate of the adjacent single-family residential development and is consistent with the General Plan, WRSP, and Community Design Guidelines.

Additionally, the proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. A public notice of the Design Committee hearing was published on July 9, 2022, and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

CONCLUSION

As demonstrated by the analyses in the foregoing sections, the proposed project is consistent with the objectives and intent of the General Plan, WRSP, Zoning Ordinance, and CDG. The required findings can be made for the requested entitlements, and staff requests that the Design Committee take the actions listed in the Recommendation section of this report.

SB-330 HOUSING CRISIS ACT OF 2019

In order to address California's increasing need for additional housing and the associated economic crisis, the state enacted SB-330 Housing Crisis Act of 2019. This act places restrictions on certain types of development standards, amends the Housing Accountability Act, and makes changes to the local approval processes and the Permit Streamlining Act.

One of the provisions of the law is to require negative findings for denial of a housing development project. According to California Government Code Section 65589.5(j), if a local agency proposes to disapprove or impose a condition that reduces density of a housing development project that is consistent with all applicable standards, "the local agency shall base its decision regarding the proposed housing development project upon written findings supported by a preponderance of the evidence on the record that both of the following conditions exist:

(A) The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. As used in this paragraph, a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

(B) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density."

The section further states that if the local agency considers the housing development to be inconsistent with the applicable regulations, the local agency must provide the applicant with written documentation

“identifying the provision or provisions, and an explanation of the reason or reasons it considers the housing development to be inconsistent, not in compliance, or not in conformity as follows:

(i) Within 30 days of the date that the application for the housing development project is determined to be complete, if the housing development project contains 150 or fewer housing units.

(ii) Within 60 days of the date that the application for the housing development project is determined to be complete, if the housing development project contains more than 150 units.”

Failure to comply with this requirement would result in the project being deemed consistent.

As discussed throughout this document, staff supports the proposed project because it is consistent with all applicable planning documents and is consistent with the development that has been anticipated on this site since adoption of the WRSP. Denial of the project would require that the above findings be made in writing and that the findings be supported by a preponderance of the evidence. Staff cannot provide evidence of a “specific adverse impact” to support any of the above required findings.

ENVIRONMENTAL DETERMINATION

The project is statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15182, subdivision (c), which exempts residential projects implementing Specific Plans. The exemption limitations state that if any event outlined in Section 15162, which describes the requirements for preparation of a subsequent or supplemental Environmental Impact Report (EIR), occurs, then the exemption is no longer applicable.

As discussed in the Background section of this report, the proposed apartment complex is consistent with the land use and density previously evaluated in the WRSP. No new or substantially more severe impacts beyond what was evaluated in the WRSP EIR and General Plan EIR have been identified, and there have been no substantial changes to the subject parcel or surrounding environment that would necessitate additional review.

RECOMMENDATION

The Planning Division recommends the Design Committee take the following actions:

1. Adopt the findings of fact as stated in the staff report and approve the **DESIGN REVIEW PERMIT – 3200 PLEASANT GROVE BL. – WRSP PCL W-16 – W-16 MULTIFAMILY PROJECT –PL21-0373** subject to eighty-six (86) conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT FILE #PL21-0373

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **July 21, 2022** and if not effectuated shall expire on **July 21, 2024**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **July 21, 2025**. (Planning)
2. The project is approved as shown in Exhibits A-I and as conditioned or modified below. (Planning)
3. The project shall comply with all required environmental mitigation identified in the West Roseville Specific Plan EIR, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)

4. The project shall be addressed as 3200 Pleasant Grove Bl. All projects with multi-tenants or buildings must submit a site plan with building footprint(s) to the Development Services Department (Business Services – Addressing) for building/suite addressing. (Business Services)
5. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Electric, Finance)
6. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
7. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans have been submitted for review and are approved with grading and/or encroachment permits issued by the Department of Development Services – Engineering Division. (Engineering)
8. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

9. Parking lot design shall conform to the City's design standards, including the following minimum standards for parking stalls:
 - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6-inch raised curb or concrete bumper. (Planning)
 - b. Standard – 9 feet x 18 feet; Compact – 9 feet x 16 feet; Accessible – 14 feet x 18 feet (a 9-foot-wide parking area plus a 5-foot-wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible – 17 feet x 18 feet (9-foot-wide parking area plus an 8-foot-wide loading area). (Planning)
 - c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
 - i. Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-208.2 of the CBC.
 - ii. Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
 - iii. Accessible parking and exterior route of travel shall comply with CBC, Sections 11B-206 and 11B-208. (Building)

10. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
11. The plans submitted to the Building Division for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
12. The project Landscape Plans shall comply with the following:
 - a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines; backflow preventers; fire department connections; and public water, sewer, and storm drain facilities. (Planning, Fire, Environmental Utilities, Electric, Engineering)
 - b. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
 - c. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
 - d. The landscape plan shall comply with the Landscape Guidelines for the West Roseville Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Environmental Utilities)
 - e. Landscaping adjacent to preserve areas shall consist of California native, drought-tolerant groundcover, shrubs, plants, and trees. (Open Space, Planning)
 - f. All landscaping in areas containing electrical service equipment shall conform to the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
 - g. Slopes within landscape planters shall be no more than 3:1. A two-foot flat bench located at back-of-walk shall be included in the landscape area to slow or allow absorption of nuisance run-off from the planters. (Parks, Recreation, and Libraries)
 - h. All landscaping shall conform to the standards of crime prevention through environmental design with the intent to create natural surveillance, controlling access, and territorial reinforcement to property boundaries. (Police)
13. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
14. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the proposed addressing for the building and dwelling unit numbers. The Building Official, or the designee, shall approve said plan prior to building permit approval. Refer to the *City of Roseville Addressing Guidelines*. (Building)
15. A separate Architectural Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. A parking analysis shall be provided addressing accessible parking requirements. (Building)

16. For Multiple Building Complexes: As part of the required Architectural Site Accessibility Plan, the developer shall delineate the extent of the site accessibility improvements being installed as part of the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)
17. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code–CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)
18. For restaurants, other food services, or commercial swimming pools: The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
19. For restaurants, other food services, or commercial swimming pools: The developer shall obtain all required approvals and permits from the Placer County Health Department and the City of Roseville Industrial Waste Division. (Building, Environmental Utilities)
20. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address. (Building)
21. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Development Services- Engineering prior to approval of any plans. (Engineering)
22. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)
23. A note shall be added to the grading plans that states:

*“Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.”* (Engineering)
24. The applicant shall dedicate all necessary rights-of-way or Public Utility Easement for the widening of any streets or transfer of public utilities across and over any portion of the property as required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder’s Office. (Engineering)
25. Bike parking and clean air vehicle spaces shall be provided per the California Green Building Standards. Bike rack/locker design and location shall be approved by Alternative Transportation. (Alternative Transportation, Building).

26. The applicant shall provide two (2), 35' wide Type A-7 driveways per City standard. Each driveway shall have a standard curb flare in the westbound direction. (Engineering)
27. The site shall include a designated Dial-a-Ride drop off and pick up area with an accessible path of travel to the main entrance of the building. Applicant shall install a pole for Dial-A-Ride sign (sign provided by Alternative Transportation). A covered seating area for our Dial-a-Ride passengers shall be located at the main entrance and it will be visible from the drive aisle of the drop-off and pick-up area. (Alternative Transportation, Planning, and Engineering).
28. The new trail along the north property line shall be constructed to meet City of Roseville Class 1 standards. The developer shall submit a cost estimate and enter into a reimbursement agreement with reimbursement upon availability of bike trail fees. (Engineering, Alternative Transportation)
29. The existing trail along the west property line shall be striped to meet City standards. Where the trail meets roads, the developer shall be responsible for installing access control measures (i.e. fencing & bollards) and signage per City Standards. (Engineering, Alternative Transportation)
30. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Engineering)
31. Prior to the approval of the Improvement Plans, the project proponent shall provide proof of preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB). Proof shall be in the form of the Waste Discharge Identification Number (WDID#), provided to the applicant from RWQCB, placed on the coversheet of the improvement plans. Upon approval of the improvement plans, a copy of the SWPPP shall be required onsite and available for viewing by City inspection staff upon request. (Engineering)
32. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)
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 remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Public Works will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Engineering)

36. 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, Development Services Department, Planning)
37. 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, Development Services Department, Planning)
38. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the Preserve. Post and cable fencing or other improvements shall be utilized to meet this requirement. (Engineering, Development Services Department, Planning)
39. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
40. The applicant to provide pavement rehabilitation in Pleasant Grove Boulevard for the installation of a new recycled water service required for irrigation. (Engineering)
41. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)
42. Prior to issuance of a building permit, the property owner shall pay the WRSP Transit Shuttle Service Fee per the Development Agreement Section 3.15.14 (Alternative Transportation).
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 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 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.

- b. Water, sewer and recycled mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions of approval.
 - c. All sewer manholes shall have all-weather, 10-ton vehicle access unless otherwise authorized by these conditions of approval. (Environmental Utilities)
46. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)
47. 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)
48. 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)
49. A trash enclosure and recycling enclosure is required; otherwise, the building owner is responsible for the trash service. An organics enclosures are also required. (Refuse)
50. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
51. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting. (Fire)
52. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
- a. one (1) set of improvement plans
 - b. load calculations
 - c. electrical panel one-line drawings
53. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas and pedestrian walkways shall provide a maintained minimum of one (1) foot-candle, and 0.5 foot-candle of light, respectively. All light standards along the project's eastern driveway adjacent to the single family residential subdivision shall be a maximum of 15' in height. All exterior light fixtures shall be vandal resistant. (Planning, Police)
54. The parking lot shall have properly posted signs that state the use of the parking area is for the exclusive use of employees and customers of this project. (See California Vehicle Code Sections 22507.8, 22511.5, 22511.8, 22658(a), and the City of Roseville Municipal Code Section 11.20.110). The location of the signs shall be shown on the approved site plan. (Planning, Police)
55. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

56. Any backflow preventers visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventers shall be screened with landscaping and shall comply with the following criteria:
- a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventer to the landscaping.
 - b. For maintenance purposes, the landscaping shall only be installed on three sides and the plant material shall not have thorns.
 - c. The control valves and the water meter shall be physically unobstructed.
 - d. The backflow preventer shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)
57. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
- a. Sewer easements.
 - b. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
58. Easement widths shall comply with the City's Improvement Standards and Construction Standards. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Public Works, Environmental Utilities, Electric)
59. Inspection of the potable water supply system on new commercial/industrial/office projects shall be as follows:
- a. The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventer.
 - b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventer to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.
 - c. The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)
60. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)

61. 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)
62. Water, sewer and reclaimed water shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
63. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
64. The applicant shall design for installation and/or install an exterior grease interceptor if the proposed business could potentially discharge substances containing fats, oils and grease (FOG) into the sewer system. The grease interceptor shall be adequate to separate and remove FOG contained in the wastewater from FSE's prior to discharge to the public sewer. (Environmental Utilities)
65. In the event an exterior grease interceptor cannot be installed due to space limitation, the developer shall install a grease trap, per City Standards, that will mechanically separate the FOG contained in the wastewater from the FSE prior to discharge to the public sewer. (Environmental Utilities)
66. Pursuant to the Municipal Code, the applicant shall apply for and obtain a FOG waste discharge permit (FOG WDP) from the Environmental Utilities Industrial Waste Division prior to occupancy or prior to discharging waste to the public sewer. The applicant shall submit information required by the Environmental Utilities Department for evaluation, including but not limited to: site plans, floor plans, mechanical and plumbing plans, and details to show all sewers, FOG control device, grease interceptor or other pretreatment equipment and appurtenances by size, location and elevation. Additional information related to the applicant's business operations and potential discharge may be requested to properly evaluate the FOG WDP application. (Environmental Utilities)
67. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
68. 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)
69. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
70. 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)
71. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:
 - a. Locate the metered service panel on the outside of the building.
 - b. Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry. (Electric)

72. One ¾-inch conduit with a 2-pair phone line shall be installed from the building's telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
73. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)
74. The existing pad vault switch and capacitor bank located on the north eastern side of Pleasant Grove Blvd. will need to be relocated west approximately 50'. (Electric)
75. The street light located on the north eastern side of Pleasant Grove Blvd. will need to be relocated behind the future driveway. (Electric)

OTHER CONDITIONS OF APPROVAL:

76. 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)
77. 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)
78. 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)
79. 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)
80. 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)
81. 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)
82. 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)
83. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance, project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday, provided that all construction equipment shall be fitted with factory installed muffling devices and be maintained in good working order. (Building)
84. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The

developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Division Field Inspector at the time of or prior to the foundation inspection. (Building)

85. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Certificate of Occupancy (TCO) of the building. If a TCO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Certificate of Occupancy. (Building)
86. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple building occupancies. This request shall be made in writing to the Building Division and shall include 10 copies of the following:
 - a. A description of measures that will be undertaken to minimize conflict between residents/building occupants and construction traffic (e.g. fencing, etc.);
 - b. A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and
 - c. An estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

Attachments

1. Neighbor Letters

Exhibits

- A. Site Plan
- B. Unit Plans
- C. Floor Plans
- D. Roof Plans
- E. Elevations and Color Palates
- F. Preliminary Landscape Plan
- G. Preliminary Grading and Utility Plans
- H. Photometric Plan
- I. Trash and Fire Turning Radius Exhibits

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