

ITEM 6.1: MPP Stage 1 Modification and MPP Stage 2 – 4200 Thrive Drive – NCRSP PCL 49A – Freedom Point Building B Modification – PL19-0260

REQUEST

The applicant requests approval of a Major Project Permit (MPP) Stage 1 Modification to change the approved site development plan for Parcel 1 within the Parcel 49 project site, located in the North Central Roseville Specific Plan (NCRSP) area. The MPP Stage 1 would increase the overall square footage of approved Building B by approximately 1,500 square feet (from 3,600 square feet to 5,000 square feet), allow 2,200 square feet of retail within Building B, and decrease the area dedicated to Restaurant/Fast Food by approximately 900 square feet (from 3,600 square feet to 2,500 square feet). A MPP Stage 2 is requested to evaluate the architecture and design of proposed Building B. The Parcel 1 drive-through lane and parking areas have already been constructed under prior Freedom Point – Parcel 49 project approvals.

Applicant – Rocelyn Bajao and Linda Erlic, Borges Architectural Group
Owner – Roseville Covenant Group LLC, Et Al.

SUMMARY RECOMMENDATION

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

- A. Consider the Addendum to the NCRSP PCL 49 Bayside Church/ Topgolf Mitigated Negative Declaration.
- B. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 1 Modification subject to six (6) conditions of approval.
- C. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 2 subject to seventy-two (72) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

As is typical for major commercial parcels, North Central Roseville Specific Plan (NCRSP) Parcel 49 has had several different projects approved for the site. Beginning in 2000 and continuing through 2018, NCRSP Parcel 49 has been approved for office, commercial retail, community assembly, and other uses. Site development plans and modifications have been approved for the NCRSP Parcel 49 site through the Major Project Permit (MPP) process, which allows phased development of the project area. Prior approvals include the MPP Stage 1, MPP Stage 2, Conditional Use Permit, and Tentative Subdivision Map for the Bayside Church/Topgolf project (File # PL14-0252) in 2015; a MPP Stage 1 Modification and MPP Stage 2 for Phase 2A (File # PL16-0168), which included the two hotels on site, in 2016; and a MPP Stage 1 Modification and MPP Stage 2 for Phase 2B (File # PL17-0055), which evaluated restaurant and retail uses on Parcels 1, 2, and 5 within the Freedom Point portion of the NCRSP Parcel 49 site in 2017. Each of these applications reallocated the allowable square footage and uses identified in the original MPP Stage 1 development plan. Most recently, in June 2019, the approval of a Specific Plan Amendment, Ordinance Amendment, MPP Stage 1 Modification, and MPP Stage 2 for the Living Spaces furniture store (File # PL18-0388) resulted in the following use and square footage allocations for the NCRSP Parcel 49 project site:

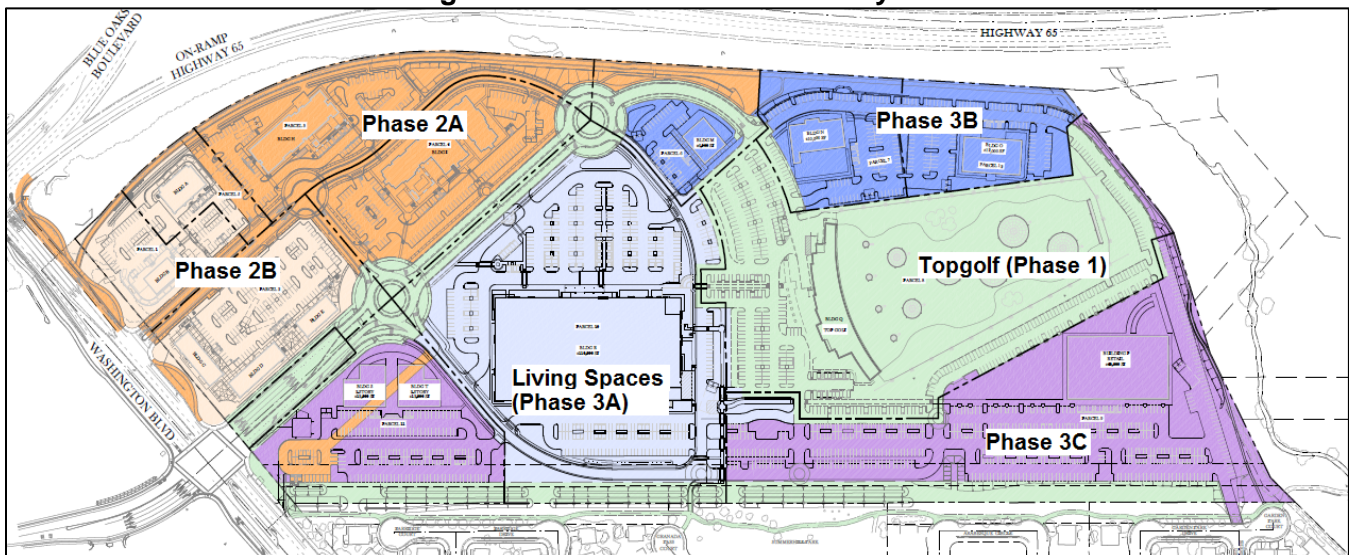
- 148,790 square feet of hotel (211 rooms, Phase 2A);

- 46,175 square feet of restaurant use;
- 159,075 square feet of retail use;
- 24,000 square feet of office;
- Eliminated the community assembly use (reduction of 130,000 square feet); and
- 64,232 square feet of indoor/outdoor recreation (Topgolf)

Currently on the NCRSP Parcel 49 site, Topgolf (Phase 1), the two hotels (Phase 2A), and Phase 2B pad buildings (with the exception of currently proposed Building B) have been completed. The Living Spaces furniture store is under construction.

The proposed project includes a MPP Stage 1 Modification and a MPP Stage 2 for the development of Building B on Parcel 1 within the Freedom Point portion of the NCRSP Parcel 49 site. The MPP Stage 1 Modification would increase the overall area of approved Building B by approximately 1,500 square feet (from 3,600 square feet to 5,000 square feet), allow 2,200 square feet of retail within Building B, and decrease the area dedicated to Restaurant/Fast Food by approximately 900 square feet (from 3,600 square feet to 2,500 square feet). A MPP Stage 2 is requested to evaluate the architecture and design of proposed Building B. The Parcel 1 drive-through lane and parking areas have already been constructed under the prior Freedom Point/NCRSP Parcel 49 project approvals.

Figure 1 – NCRSP PCL 49 Site Layout



SITE INFORMATION

Location: 4200 Thrive Dr.

Total Size: 1.56 acres

Topography and Setting: The project site has been graded and partially developed as a part of the Freedom Point – Parcel 49 project. The drive-through lane and frontage improvements along Washington Bl. have been installed as part of prior approvals (PL17-0055).

EVALUATION

The proposed project is being evaluated through the Major Project Permit (MPP) entitlement process. The intent of the MPP process is to streamline the review of large and diverse projects that could be constructed over a period of several years. The MPP process allows for the resolution of site issues prior to the review of more detailed architectural and landscape issues that may not be finalized at the time the site plan is ready. In accordance with the City's MPP Ordinance, the MPP review process is segregated into three separate stages. The evaluation section of this report includes an analysis of the requested MPP Stage 1 Modification and MPP Stage 2. Each entitlement is analyzed separately for its consistency with the goals and policies of the applicable regulations, including the General Plan, the Zoning Ordinance, the Community Design Guidelines (CDG), and the North Central Roseville Specific Plan (NCRSP).

MPP Stage 1 Modification

The MPP Stage 1 Modification section includes an evaluation of the proposed changes to the NCRSP Parcel 49 site layout and land use types to ensure compliance with the intent of the original approval. The MPP Stage 1 Modification plans are as shown in Exhibit A.

Site Plan: The project proposes to increase the allowable area of Building B above what was previously approved for Parcel 1 in PL17-0055. The previous project approval (PL17-0055) allowed approximately 3,600 square feet of restaurant/fast food for Building B. The currently proposed project would allow an approximately 5,000 square foot building, with approximately 2,500 square feet dedicated to restaurant/fast food space, and 2,200 square feet dedicated to two retail suites. The proposed site plan modification would also eliminate a previously anticipated landscape area around Building B to accommodate the larger structure. It is noted that the drive-through lane and the frontage landscaping adjacent to Parcel 1 Building B have already been installed, and no modifications to these areas are proposed. A screen wall along the west and south sides of the drive-through lane are proposed as part of the construction for Building B, consistent with the previous project approval.

Parking: The Zoning Ordinance outlines the parking requirements based on use type and an associated ratio per the square footage for each use type. Within the NCRSP Parcel 49 site, parking is shared among all tenants per a reciprocal parking agreement. During a previous modification of the NCRSP Parcel 49

Figure 2 – Project Site Aerial Photo, 2019



development plan, File # PL17-0055, it was assumed that 72 parking spaces would be necessary for Building B, based on an assumed 3,600 square feet of restaurant/fast food.

The current project proposes an approximately 5,000 square foot building, with 2,500 square feet dedicated to restaurant/fast food (Chipotle), and approximately 2,200 square feet dedicated to retail. The parking ratio for restaurant/fast food is one parking space for every 50 square feet, and the ratio for retail is one parking space for every 300 square feet. This results in a total minimum requirement of 58 parking spaces for proposed Building B. The parking area on Parcel 1, where Building B is proposed, has already been constructed as part of prior project File #PL17-0055, under the assumption that 72 parking spaces would have been necessary for the building. Therefore, no additional parking is required for the proposed project.

MPP Stage 1 Modification Summary: Section 19.78.060. J of the City of Roseville Zoning Ordinance requires that two findings be made to approve a MPP Stage 1 Modification. The required findings for approval are listed in the Recommendation section below. In summary, based on the evaluation above, staff finds that the modifications to the NCRSP Parcel 49 project are in substantial compliance with the intent of the original approval and are consistent with the Major Project Permit provisions of the Zoning Ordinance and the CDG. As proposed and conditioned, the project complies with the required findings for approval. For these reasons, staff recommends approval of the MPP Stage 1 Modification.

MPP Stage 2

Stage 2 of the MPP process includes the review of the architectural design and landscape treatment for proposed Building B. The project has been evaluated based on the applicable design standards of the NCRSP Design Guidelines, the NCRSP Parcel 49 Design Intent, and the City's CDG. The proposed building is one story in height, and is designed to be architecturally consistent with the previously approved buildings in Phase 2B, Buildings A, C, D, and E (File #PL17-0055). The parking area and drive-through lane that will be utilized by the tenants of Building B were installed with the development of that prior project, and are not proposed for modification by this application. The details of the building architecture and landscaping are further evaluated below. The MPP Stage 2 plans are provided as Exhibits A-G.

Architecture: The architecture of proposed Building B is consistent with the previously approved architecture in Phase 2B, Buildings A, C, D, and E. The building is rectangular in shape, one story in height, with a flat roof that varies in elevation. The architectural style is contemporary modern. The building façade has overlapping rectangular forms with varied color and textures to provide visual interest, including stucco in shades of neutral cream, olive, grey, and rust. A blue accent color on the primary storefronts is consistent with the other Freedom Point pad buildings. A slate grey stone and wood tile accent, similar to the materials used on Topgolf and the hotels, accents the façade. The design also includes glass storefronts with anodized aluminum to enhance all sides of the building, including the rear elevation which faces the drive through lane and Thrive Drive (Figure 3).

Figure 3 – Building B Proposed Elevations



Drive-Through Lane: CDG Policy CC-30 requires a minimum of 180 feet of stacking space from the entrance of a drive-through lane to the pick-up window to prevent conflict with other vehicle circulation on the project site. The proposed project includes a Chipotle restaurant with a drive-through lane on the western half of Building B, with two retail suites occupying the remainder of the building. As proposed, the drive-through lane provides 164 feet of stacking, which does not comply with Policy CC-30. The existing drive-through lane anticipated a smaller (approximately 3,600 square foot) restaurant building that would have been entirely dedicated to fast food. The proposed modification includes a building that is approximately 5,000 square feet in area with only the western portion of the building dedicated to fast food, resulting in a reduced distance between the entrance of the drive-through lane and the location of the pick-up window.

The applicant provided an Operations Study (Attachment 2) to demonstrate that the reduced length drive-through lane would not be detrimental to site circulation, using existing facilities in two Ohio cities as test cases. The study shows that, unlike traditional fast food facilities where the order is placed at the beginning of the drive-through lane and picked up at the window, the users of the “Chipotlane” will be picking up orders that were already placed and paid for online. For the two locations studied, the “Chipotlane” facilities averaged 11 to 18 vehicles per hour, with a high peak of 37 vehicles in an hour for the busier dinnertime location. This resulted in queue lengths of a maximum of six or seven vehicles at the busiest times, with an average total service time of one to two minutes. With 164 feet of stacking distance, a maximum of eight or nine vehicles can be expected to occupy the proposed “Chipotlane” at any one time, exceeding the peak hour number anticipated by the study. Therefore, it is anticipated that vehicular demand, queues, and service times will be lower than those of a traditional fast food restaurant. Staff supports the reduced drive-through lane, given the evidence provided in the study.

Landscaping: As stated in the MPP Stage 1 Modification section, the larger building proposed by the project eliminates some of the landscape area previously anticipated around Building B to accommodate the larger building. A smaller landscape planter on the northwest side of Building B will accommodate a tree adjacent to the entrance of the drive-through lane. The previous iteration of the project showed a small landscape area for shrubs and groundcover between Building B and the drive-through lane. All

other landscaping and frontage improvements along Thrive Dr. and Washington Bl. have already been installed, consistent with the MPP. The proposed project also includes the installation of a low three-foot-tall wall on the west and south sides of the drive-through lane for additional screening, also consistent with the previous approval. The proposed landscaping will provide ample screening and parking lot shade per the NCRSP and the CDG. The plan is substantially consistent with the approved MPP, with the small area between the building and the drive-through lane removed to accommodate the larger building size.

PUBLIC OUTREACH

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. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. No comments were received. A public notice of the Planning Commission hearing was published on November 1, 2019, and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

CONCLUSION

The proposed project is consistent with the City of Roseville General Plan, NCRSP, Zoning Ordinance, CDG, and the prior Parcel 49 project approvals. Therefore, staff recommends that the Planning Commission approve the proposed MPP Stage 1 Modification and the MPP Stage 2 for Freedom Point Building B.

ENVIRONMENTAL DETERMINATION

Consistent with CEQA Guidelines Section 15164, regarding previously certified and adopted negative declarations, an Addendum to the NCRSP PCL 49 Bayside Church/ Topgolf Mitigated Negative Declaration (adopted February 26, 2015) was prepared for File # PL17-0055 to cover minor technical changes and additions necessary to describe the amendments to Parcel 49 parcels 1, 2, and 5 (Attachment 1). The currently proposed project is substantially consistent with the previously approved project, and is within the scope of the previously prepared Addendum. The Addendum did not identify any new environmental impacts from the project.

RECOMMENDATION

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

- A. Consider the Addendum to the NCRSP PCL 49 Bayside Church/Topgolf Mitigated Negative Declaration;
- B. Adopt the two (2) findings of fact as stated below and approve the **MAJOR PROJECT PERMIT STAGE 1 MODIFICATION – NCRSP PCL 49A – FREEDOM POINT BUILDING B MODIFICATION – 4200 THRIVE DRIVE – FILE # PL19-0260** subject to six (6) conditions of approval; and
 1. *The proposed modification is in substantial compliance with the intent of the original approval, prior conditions of approval, and all applicable design, development, and improvement standards in effect as of the date of application for the modification.*
 2. *The proposed modification is in compliance with all standards and requirements of the City's Zoning Ordinance, with the applicable goals, policies, and objectives set forth in the General Plan and the applicable Community Design Guidelines.*
- C. Adopt the two (2) findings of fact as stated below and approve the **MAJOR PROJECT PERMIT STAGE 1 MODIFICATION – NCRSP PCL 49A – FREEDOM POINT BUILDING B**

MODIFICATION – 4200 THRIVE DRIVE – FILE # PL19-0260 subject to seventy-two (72) conditions of approval.

1. *The Architecture and Landscaping is consistent with the General Plan, North Central Roseville Design Guidelines, and Community Design Guidelines; and*
2. *The design shall not be detrimental to the public, health and safety, or be materially detrimental to the public welfare.*

CONDITIONS OF APPROVAL FOR MPP STAGE 1 MODIFICATION (FILE # PL19-0260)

1. This Major Project Permit Stage 1 Modification approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on November 14, 2021. 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 November 14, 2022.
2. The project is approved as shown in Exhibits A-G and as conditioned below. (Planning)
3. The project is subject to the previously approved conditions of approval for the MPP Stage 1 – NCRSP PCL 49 Bayside Church/ Topgolf (PL14-0252) and Freedom Point MPP MOD (PL17-0055) except as conditioned or modified below. (Planning)
4. The project shall comply with all applicable required environmental mitigation identified in the NCRSP PCL 49 Bayside Church/ Topgolf Mitigated Negative Declaration. (Planning)
5. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. Additional P.U.E.'s shall be granted per approved Roseville Electric site design to cover high voltage electric facilities. Building permits shall not be finalized until these easements are recorded with Placer County. (Electric)
6. 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)

CONDITIONS OF APPROVAL FOR MPP STAGE 2 (FILE # PL19-0260)

1. This Major Project Permit approval shall be effectuated within a period of two (2) years from November 14, 2019 and if not effectuated shall expire on November 14, 2021. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond November 14, 2022. (Planning)
2. The project is approved as shown in Exhibits A-G and as conditioned or modified below. (Planning)
3. The project shall comply with all applicable required environmental mitigation identified in the NCRSP PCL 49 Bayside Church/Topgolf Mitigated Negative Declaration. (Planning)
4. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. 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)

5. 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)
6. 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)
7. 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

8. 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)
9. Signs and/or striping shall be provided on-site as required by the Development Services Department – Planning Division to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
10. The plans submitted to the Building Divisions for permits shall indicate all approved revisions/alterations as approved by the Commission, including all conditions of approval. (Planning)

11. 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 preventer; 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 North Central 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 Electrical Department’s Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Department’s “Specification for Commercial Construction”. (Electric)
- g) Slopes within landscape planter 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)

12. 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)

13. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the proposed suite addressing for individual tenant spaces within the building. The Building Official, or the designee, shall approve said plan prior to building permit approval. Refer to the *City of Roseville Addressing Guidelines*. (Building)

14. A separate Architectural Site Accessibility Plan which details the projects’ site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)

15. 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)

16. 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)

17. 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)
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 and the City of Roseville Industrial Waste Division. (Building, Environmental Utilities)
19. Maintenance of copy of building plans; Health and Safety Code Section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance, and archiving is based on each individual building address. (Building)
20. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right of entry. Said notarized right of entry shall be provided to Engineering prior to approval of any plans. (Engineering)
21. The 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)
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/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)
23. Developer shall be responsible for the installation of a bus shelter and related improvements conforming to the city’s current standards on the shelter pad as conditioned above. Upon installation and final inspection by the City of Roseville, the bus shelter and related improvements shall become the property of the City of Roseville. The Developer and City may enter into a construction fee agreement or other agreement based upon a construction cost of \$10,000 per shelter for future construction of the Bus Shelter on the northeast corner of Industrial Avenue and Freedom Way (shelter number 249). (Engineering, Alternative Transportation)
24. 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)
25. 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)

26. 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)
27. 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. 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)
28. 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)
29. Prior to 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)
30. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for NCRSP Parcel 49 to be reviewed and approved by the Transportation Commission. (Alternative Transportation)
31. Prior to 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 elevation 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)
32. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
33. 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)
34. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and City of Roseville Construction Standards. The applicants shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)
35. 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)
36. 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)
37. 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)
38. 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)
39. 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)
40. The Electric Department requires the submitted 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
41. 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 a 0.5 foot-candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning, Police)
42. 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)
43. It is the developer's responsibility to notify PG&E of any work requiring on PG&E facilities. (PG&E)

DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

44. Any backflow preventers visible from the street shall be painted 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)
45. Easement widths shall comply with the City's Improvement Standards and Construction Standards. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. All existing public utility, electric, water, sewer, and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Engineering, Environmental Utilities, Electric)
46. Inspection of the potable water supply system on new commercial/industrial/office project 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 building/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)
47. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
48. 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)
49. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement to be reviewed and approved by the City Manager. (Engineering, Alternative Transportation)

50. 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)
51. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
52. **Restaurants or other Food Service Establishment (FSE).** The applicant shall design for installation and/or install an exterior grease interceptor if the proposed business could potentially discharge substances containing fats, oils, and grease (FOG) into the sewer system. The grease interceptor shall be adequate to separate and remove FOG contained in the wastewater from FSE's prior to discharge to the public sewer. (Environmental Utilities)
53. 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)
54. 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 reevaluation, 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)
55. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
56. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)
57. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
58. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)
59. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:
 - a) Locate the metered service panel on the outside of the building.
 - b) Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry. (Electric)
60. One 3/4 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)

61. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

OTHER CONDITIONS OF APPROVAL:

62. Signs shown on the elevations are not approved as part of the Major Project Permit. A Sign Permit is required for all project signs. (Planning)

63. Following the installation of the landscaping, all-landscaping material shall be maintained in a healthy and weed-free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)

64. The City reserves the right to restrict vehicle turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. (Engineering)

65. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades, and other devices shall be prohibited unless approved by the Fire Chief. (Fire)

66. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000-gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)

67. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. (Fire)

68. The location and design of the gas service shall be determined by PG&E. The design of the gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)

69. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance, project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday, provided that all construction equipment shall be fitted with factory installed muffling devices and be maintained in good working order. (Building)

70. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Division Field Inspector at the time of or prior to the foundation inspection. (Building)

71. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Certificate of Occupancy (TCO) of the building. If a TCO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Certificate of Occupancy. (Building)

72. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple building occupancies. This request shall be made in writing to the Building Division and shall include the following:

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

Attachments

1. Addendum to the NCRSP PCL 49 Bayside Church/ Topgolf Mitigated Negative Declaration
2. Chipotle Operations Study

Exhibits

- A. Site Plans
- B. Floor Plan and Roof Plan
- C. Elevations, Colors and Materials
- D. Grading Plan
- E. Utility Plan
- F. Photometric Plan
- G. Landscape Plan and Entry Treatment

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