

ITEM 6.1: MPP Stage 1 Modification and MPP Stage 2 – 1220 Galleria Boulevard – NCRSP PCL 36 – Raising Cane’s – PL20-0173

REQUEST

The applicant requests approval of a Major Project Permit Stage 1 Modification to demolish an existing full service restaurant and construct a 3,812 square-foot fast food restaurant with double drive-through and two order boards at the Creekside Town Center. A Major Project Permit Stage 2 is also requested to review the proposed elevations for the building.

Applicant – Chet Rusit, PM Design Group, Inc.
Owner – Adam Caracci, Raising Cane's Chicken Fingers

SUMMARY RECOMMENDATION

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

- A. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 1 Modification subject to five (5) conditions of approval.
- B. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 2 subject to seventy (70) 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

The project site is located at 1220 Galleria Boulevard, on Parcel 36 of the North Central Roseville Specific Plan (NCRSP) (Figure 1). The property has a zoning designation of Regional Commercial with a Special Area overlay of the North Central Roseville Specific Plan (RC/SA-NC) and a General Plan land use designation of Regional Commercial (RC). The property is associated with the larger Creekside Town Center commercial center, which is bounded by Galleria Blvd., Antelope Creek Dr., Creekside Ridge Ct. and Highway 65.

In August 1998, the Planning Commission approved a Stage 1 Major Project Permit (MPP) for Creekside Town Center, which included ±801,000 square feet of retail buildings. Subsequently in May 1999, the Planning Commission approved a Stage 2 MPP for Creekside Town Center, which included approval of the building architecture, colors, and materials. An On the Border Mexican restaurant was constructed on the property and completed in 2001. On August 9, 2012, the Planning Commission approved a MPP Modification (file #2012PL-042) to establish a new color palette and allow a repaint of the Creekside Town Center’s in-line buildings and six (6) of the pad buildings. The subject pad building is under separate ownership and was not included in the project.

The current request is for a Major Project Permit Stage 1 Modification to demolish the existing full service On the Border restaurant and construct a 3,812 square-foot fast food Raising Cane’s restaurant with a double drive-through and two order boards at the Creekside Town Center. A Major Project Permit Stage 2 is also requested to review the proposed elevations for the building.

Figure 1. Project Location



SITE INFORMATION

Location: 1220 Galleria Blvd.

Total Size: 1.33 acres

Topography and Setting: The project site and surroundings are developed. The site is located within the Creekside Town Center commercial development and is surrounded on all sides by commercial uses.

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), and the Creekside Town Center design guidelines.

EVALUATION: MAJOR PROJECT PERMIT STAGE 1 MODIFICATION AND STAGE 2

Section 19.82.040 of the City of Roseville Zoning Ordinance describes the procedures for an amendment to a Major Project Permit. According to Section 19.82.040 C, all amendments that are not considered minor shall be reviewed in the same manner as the initial approval. The proposed request includes demolishing an existing building and constructing a new restaurant with a modified footprint and the addition of a drive-through. This modification does not meet the minor modification criteria and; therefore,

requires final action by the Planning Commission subject to the findings for a Major Project Permit Stage 1. The required findings are listed below in ***italicized, bold text*** and are followed by an evaluation.

The findings for a Major Project Permit Stage 1 are as follows:

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

The findings for a Major Project Permit Stage 2 are as follows:

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

The following includes an evaluation of the MPP Stage 1 Modification and the MPP Stage 2.

The MPP Stage 1 Modification includes an evaluation of the proposed changes to the Creekside Town Center site layout 56to 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 demolish the existing 8,100 square foot On the Border restaurant and construct a new 3,600 square foot Raising Cane’s restaurant. The smaller footprint of the building will increase the building setback from Galleria Blvd. to the west by approximately 45 feet and will increase the setback from the drive aisle to the south by approximately 30 feet. The site layout is being modified to include two drive-through lanes to serve the restaurant. Alterations are also proposed for the parking spaces and the trash enclosure location. The circulation on site will be largely unchanged. Inclusion of the drive-through lanes increases the footprint of the project to the north and eliminates one drive aisle. This will not impact the Creekside Town Center as a whole, as the Raising Cane’s site is located over two hundred feet from other buildings in the center in any direction. Multiple drive aisles and entrances to the south and north of the site allow vehicles to travel to other businesses without need to enter the Raising Cane’s area of the center. Furthermore, the entrance to the proposed drive-through lanes at Raising Cane’s will be over 200 lineal feet from entrances to the shopping center, eliminating any risk of stacking into adjacent areas.

Screen Wall: There is an existing 4-foot tall wall on site that screens the existing building from Galleria Blvd. and wraps around a portion of the southern building elevation along the adjacent driveway entrance. The applicant proposes to extend the screen wall along Galleria Blvd. in order to screen the proposed drive-through lanes. The proposed wall will add approximately 100 lineal feet of screening. The wall is broken up into three separate sections and are set off from one another to provide articulation and visual interest. The center portion of the wall will be 6 feet tall and the other new section will be 4 feet tall to match the existing section. Both of the new wall sections will be covered in stucco and stone veneer to match the existing wall. The wall will screen the entire length of the drive-through and will reduce headlight glare onto Galleria Blvd.

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 Creekside Town Center site, parking is shared among all tenants per a reciprocal parking agreement. Therefore, not all of the required parking per use must be located on the site. Twenty parking spaces are proposed to be removed with the project to allow space for the drive-through lanes as well as new trash enclosure locations. Despite losing twenty spaces

on-site, the overall parking shortfall on-site will be reduced in comparison to the On the Border restaurant because of the reduced building footprint. Table 1 compares the parking shortfall for each use. The overall parking table for the Creekside Town Center is included as Attachment 1. When the Creekside Town Center Major Project Permit was approved, the project was planned with a large excess of parking over the amount required by code. There remains a 519 parking space surplus for the shopping center over what is required by the Zoning Ordinance. Therefore, there is adequate parking to serve the proposed restaurant.

Table 1. Required Parking Comparison

Use	Area	Ratio	Required Parking	Provided Parking	Shortfall
On the Border	8,100 sf	1 space/100 sf	81 spaces	56 spaces	25 spaces
Raising Cane’s	4,136 sf	1 space/100 sf	41 spaces	29 spaces	12 spaces

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 new double drive-through with two lanes. Each drive-through lanes provides approximately 263 feet of stacking, which complies with Policy CC-30. The applicant also provided a queuing memo to further alleviate concerns about vehicle queing and circulation on site, which is included as Attachment 2. The memo describes the double drive-through operation. At peak hours during lunch and dinner there will be a staff member standing in the median between the drive aisle to take orders and a staff member will bring the completed order to cars in the outer lane. During off-peak hours the lanes will merge into a single lane at the order and pickup locations. The memo also includes queuing analyses from three other Raising Cane’s locations. Development Services - Engineering staff reviewed the memo and site plan and do not have concerns with queuing and circulation on site.

Menu Boards: The Creekside Town Planned Sign Permit Program (PSPP) allows one menu board sign for single-tenant pad buildings. The applicant proposes two menu boards, one for each drive-through lane. The applicant is currently in discussion with the ownership of the shopping center to allow a modification to the PSPP to allow a second menu board. As these discussions are ongoing, a modification to the PSPP is not proposed with this project. The menu board locations are shown on the site plans for planning purposes. Condition 60 is a standard condition of approval for MPP and Design Review permits that states signs shown on the permits are not approved as part of the Major Project Permit. A Sign Permit is required for all project signs. The applicant is required to receive approval of a minor modification to the PSPP by the Planning Manager before approval of a second menu board.

Trash Enclosures: The current trash enclosure location on site is proposed to be demolished to allow space for the double drive-through. Current state and local codes updated in 2020 require that restaurants utilize three separate refuse bins for trash, recycling, and organic material. The City Environmental Utilities Department reviewed the proposed location of the three bins and found the proposed turning radius leading to the organics bin to be insufficient for City vehicle access. A suitable alternative was identified, but the plan set was not able to be updated by all consultants before staff report publication. Condition 5 was added to the Major Project Permit Stage 1 Modification to require the site plan to be modified for building and improvement plans to accommodate an organics bin subject to approval by Environmental Utilities.

MPP Stage 2

Stage 2 of the MPP process includes the review of the architectural design and landscape treatment for the proposed restaurant. The project has been evaluated based on the applicable design standards of the NCRSP Design Guidelines, the Creekside Town Center Design Guidelines, and the City’s CDG. The proposed building is one story in height, and is designed to be architecturally consistent with the surrounding buildings in the center while retaining elements of the corporate brand where possible.

Architecture: The architecture of is consistent with that of the surrounding buildings in the Creekside Town Center. The building is roughly square in shape with some projections, one story in height, and has a flat roof that varies in elevation. The architectural style is contemporary modern. The building façade has articulated wall projections with varied color and materials to provide visual interest. Dunn Edwards Shortbread is a neutral paint color found throughout the center and is used on each elevation to provide a cohesive design. Dunn Edwards Whole Wheat is also an approved color in the center and is used throughout for contrast. Stacked stone veneer is used on vertical elements throughout the center and is used prominently on the proposed entrance elevation to provide visual interest and added texture. The design also includes glass window openings with anodized aluminum to enhance all sides of the building, including the rear elevation which faces the drive-through lane and Galleria Blvd. (Figure 3). Condition 4 was added to the Major Project Permit Stage 2 to require the elevations shall be modified to eliminate or screen the guardrail above the west elevation subject to approval by the Planning Division. A satisfactory alternative was not reached before publication of the staff report.

Figure 2. Proposed Elevations



Landscaping: The landscape plan includes a variety of trees, shrubs, perennials, succulents, and grasses that require low water usage. This is consistent with the Water Efficient Landscape Ordinance as well as the latest landscape update for the Creekside Town Center approved I 2017. The proposed landscaping will provide ample screening and parking lot shade per the NCRSP and the CDG. Extensive landscaping is proposed at the western property line adjacent to Galleria Blvd. These plantings will help create attractive views from the public way. In addition to the planting proposed by the applicant, the existing double row of London Plane trees along Galleria Blvd. will help soften the view toward the drive-through lane. A mix of London Plane trees, Coast Live Oaks, and Chinese Pistache trees are also proposed throughout the interior of the site.

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 27, 2020, 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 Creekside Town Center Design Guidelines. Therefore, staff recommends that the Planning Commission approve the proposed MPP Stage 1 Modification and the MPP Stage 2 for Raising Cane’s.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, which exempts In-Fill Development Projects that meet the following criteria: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.(c) The project site has no value, as habitat for endangered, rare or threatened species.(d) Approval of the project would not result in any significant effects relating to noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.

The project meets these criteria for the following reasons and is therefore exempt. (a) The general plan designation of Regional Commercial allows for Fast Food with Drive-Through uses. (b) The total project site encompasses 1.33 acres. (c) The project site has been previously developed and does not contain habitat for endangered, rare or threatened species. (d) The proposed use is consistent with the existing use of the site and will not have significant effects on traffic, noise, air quality, or water quality. (e) The site can be adequately served by a required utilities and public services allocated to the site.

RECOMMENDATION

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

- A. Adopt the two (2) findings of fact as stated below and approve the **MAJOR PROJECT PERMIT STAGE 1 MODIFICATION – 1220 GALLERIA BOULEVARD – NCRSP PCL 36 – RAISING CANE’S – FILE# PL20-0173** subject to five (5) conditions of approval; and
- B. Adopt the two (2) findings of fact as stated below and approve the **MPP STAGE 2 – 1220 GALLERIA BOULEVARD – NCRSP PCL 36 – RAISING CANE’S – FILE# PL20-0173** subject to seventy (70) conditions of approval.

CONDITIONS OF APPROVAL FOR MPP STAGE 1 MODIFICATION (FILE # PL20-0173)

- 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 **December 10, 2022**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval does not extend the expiration date beyond **December 10, 2023**.
- 2. The project is approved as shown in **Exhibit A** and as conditioned below. (Planning)
- 3. The project is subject to the previously approved conditions of approval for the Creekside Town Center Major Project Permit Stage 1 except as conditioned or modified below. (Planning)
- 4. The project shall comply with all required environmental mitigation identified in *Creekside Center Project Mitigated Negative Declaration*, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
- 5. The site plan shall be modified to accommodate an organics bin subject to approval by the Environmental Utilities Department. (Environmental Utilities, Planning)

CONDITIONS OF APPROVAL FOR MPP STAGE 2 (FILE # PL20-0173)

1. This Major Project Permit approval shall be effectuated within a period of two (2) years from **December 10, 2020** and if not effectuated shall expire on **December 10, 2022**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **December 10, 2023**. (Planning)
2. The project is approved as shown in **Exhibit A** and as conditioned or modified below. (Planning)
3. The project shall comply with all required environmental mitigation identified in *Creekside Center Project Mitigated Negative Declaration*, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
4. The elevations shall be modified to eliminate or screen the guardrail above the west elevation subject to approval by the Planning Division. (Planning)
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 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)
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, Public Works)
 - 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 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. A separate Architectural Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
15. 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)
16. 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)
17. 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)
18. 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)
19. 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)
20. 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)
21. Bike parking and clean air vehicle spaces shall be provided per the California Green Building Standards. Clean Air spaces shall be marked “CLEAN AIR/CARPOOL/EV”. Bike rack/locker design and location shall be approved by Alternative Transportation. (Alternative Transportation, Building).
22. 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)

23. 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)
24. 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)
25. 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)
26. 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)
27. 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)
28. 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)
29. The applicant/developer shall update the Transportation Systems Management (TSM) Plan for Creekside Town Center to be reviewed and approved by the Transportation Commission. (Alternative Transportation)
30. 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)
31. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
32. 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)
- 33. 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)
- 34. 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)
- 35. 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)
- 36. 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)
- 37. 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)
- 38. 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
- 39. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas and pedestrian walkways shall provide a maintained minimum of one (1) foot-candle, and 0.5 foot-candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning, Police)
- 40. 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)
- 41. 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:

- 42. 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)
43. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
- a. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
44. 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)
45. 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)
46. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
47. 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)
48. The applicant/developer shall update the Transportation Systems Management (TSM) Agreement for Creekside Town Center to be reviewed and approved by the City Manager. (Engineering, Alternative Transportation)
49. 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)
50. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
51. **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)

52. 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)
53. 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)
54. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
55. 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)
56. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
57. 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)
58. 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)
59. 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)
60. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

OTHER CONDITIONS OF APPROVAL:

61. 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)

62. 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)
63. 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)
64. 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)
65. 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)
66. 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)
67. 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)
68. 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)
69. 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)
70. 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)

Attachments

1. Creekside Town Center Parking Table
2. Raising Cane’s Queuing Memo

Exhibits

- A. Plans

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.