



**ITEM 6.2:** Design Review Permit – 10051 Fairway Dr. – HRNSP PCL 45A – Dutch Bros – PL21-0015

**REQUEST**

Request for a Design Review Permit to allow construction of a 930-square foot Dutch Bros coffee house with drive-thru in the northwest corner of an existing parking lot along Fairway Drive.

Applicant – Robert E. Wood, Millennium Planning & Engineering  
Owner – Farrukh Saeed and Shabnum Saeed Trust

**SUMMARY RECOMMENDATION**

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

- A. Adopt the four (4) findings of fact and approve the Design Review Permit 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**

The project site is located at 10051 Fairway Dr. and is identified as Parcel 45A in the Highland Reserve North Specific Plan. The site is approximately 0.7 acres in area and has a zoning designation of Community Commercial/Special Area-Highland Reserve North (CC/SA-HR) and a land use designation of Community Commercial (CC). The project site is within an existing parking lot and is surrounded on three sides by the parking lot which has a Community Commercial land use designation and to the north by Fairway Drive (Figure 1). The parking lot was created with development of the Home Depot, which was approved by the Planning Commission in 1999 (File # DRP 99-01 and CUP 99-02). The subject parcel was created with a Tentative Parcel Map on February 25, 2016 (file# PL16-0069).

The current project proposes the construction of a 930-square foot Dutch Bros coffee house with drive-through in the northwest corner of the existing parking lot along Fairway Drive. The project includes one drive-through coffee kiosk and associated landscaping, lighting, and parking. There are twelve parking spaces total including one accessible space. The entitlement requested includes a Design Review Permit to evaluate the proposed building elevations and site improvements.

**Figure 1 – Project Location**



## **SITE INFORMATION**

**Location:** 10051 Fairway Dr.

**Total Size:** 0.7 acres

**Topography and Setting:** The project site is generally flat and is developed with a portion of an existing parking lot. The site includes frontage on Fairway Dr., which is a four-lane roadway that includes a left and right turn lane in the eastbound direction, and includes an attached sidewalk.

## **EVALUATION: DESIGN REVIEW PERMIT**

Section 19.78.060(B) of the City of Roseville Zoning Ordinance requires four findings of fact be made in order to approve a Design Review Permit. The four findings for approval of the Design Review Permit are listed below and are followed by an evaluation.

- 1. The project as approved preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and water courses, provides adequate drainage for the project, and allows beneficial use to be made of the site for development.***
- 2. The project site design as approved provides open space, access, vehicle parking, vehicle, pedestrian and bicycle circulation, pedestrian walks and links to alternative modes of transportation, loading areas, landscaping and irrigation and lighting which results in a safe, efficient, and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the West Roseville Specific Plan.***
- 3. The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site, as approved is harmonious with other development and buildings in the vicinity and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the West Roseville Specific Plan.***

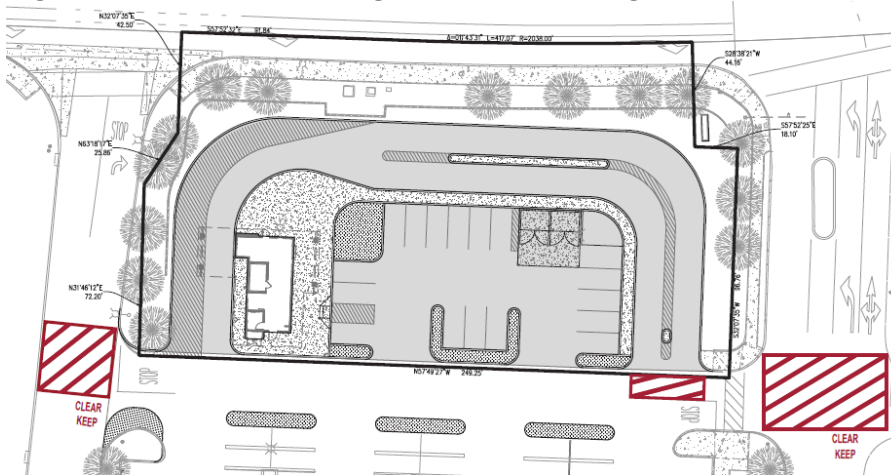
**4. The design of the public services, as approved, including, but not limited to, trash enclosures and service equipment are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors and landscaping that are harmonious with the site and the building designs.**

The evaluation of the Design Review Permit has been based on the applicable development and design standards within the City’s Zoning Ordinance, the City’s Community Design Guidelines (CDG), and the Highland Reserve North Specific Plan. Staff reviewed the proposal for consistency with all applicable standards and found the project to be consistent with the pertinent requirements and guidelines. The following sections of evaluation focus on areas of interest.

**Site Planning & Building Siting:** The project consists of a 930-square-foot coffee kiosk building with two drive-through lanes. The building will be situated approximately 85 feet from Fairway Drive on the south portion of the parcel and the drive-through lanes will travel along the west, north, and the east edge of the parcel leading to the building. A walk-up order window will be located along the southeastern building elevation. The project will be located on a parcel with existing streetscape improvements and landscaping along Fairway Drive and the applicant does not propose to modify the area along the street. The project site sits approximately 6 feet above Fairway Drive in the northwestern corner and one foot above in the northeastern corner of the site. The existing retaining wall along Fairway Drive with 4-foot metal fence above will remain. Key guidelines related to site planning and building siting within the CDG include direction to consider the orientation of drive-through lanes and pick-up windows (CC-35). The CDG requires drive-through lanes that are adjacent to the street be screened through the use of low walls and/or landscaping. Consistent with this requirement, a durable horizontal cladding will be fastened to the length of the existing fence along Fairway Drive for screening. Existing mature trees along Fairway Drive will provide additional screening.

**Vehicle Access & Circulation:** The proposed access and circulation was designed based on the recommendations made in the traffic study (Attachment 1). Access to the site will be provided by existing driveways on Fairway Drive. 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 double drive-through lanes provide approximately 425 feet of stacking, which is well above the minimum stacking requirement and would accommodate approximately 21 vehicles. As recommended in the traffic study (Attachment 1), striping will also be added at three locations leading to the project site to discourage drivers from idling in intersections of drive aisles within the Home Depot parking lot. City Engineering staff reviewed the vehicle stacking design and determined it to be adequate based on similar drive-through establishments in the City. No impacts from overflow parking or vehicle queuing are anticipated on the adjacent roadways. The project was also reviewed by the City Fire Department staff and was found to comply with emergency circulation requirements.

**Figure 2. Site Plan Including Proposed Striping**



**Parking:** Parking for the project is based on the City’s Zoning Ordinance parking standard for a fast food with drive through use, which is one (1) space per 100 square feet of building area. The proposed building is 930 square feet; thus, the project is required to provide a total of 9 parking spaces. The project proposes a total of 12 parking spaces, which exceeds the parking requirement. The parking lot is designed with the spaces located in easily accessible areas at the center of the site that would not be impeded by the path of travel from vehicles circulating around the border of the project. Approximately 85 existing parking spaces are anticipated to be removed with the site improvements. Including the 12 spaces that will be added with the project, there will be an overall elimination of 73 spaces. There are currently 544 spaces that are shared among the buildings in the shopping center. This will leave a total of 471 spaces. The proposed Dutch Bros on parcel 1, Home Depot, and Parcel 2 (9951 Fairway Drive) create an overall parking demand of 415 spaces per the Zoning Ordinance standards. Therefore, a surplus of 56 spaces will remain in the center. The required parking is evaluated in Table 1 below.

**Table 1: Shopping Center Parking Summary**

Tenant	Use	Area	Ratio	Required Spaces
Dutch Bros (Parcel1)	Drive-Thru Restaurant	930 sf	1 per 100 sf	9
Home Depot	Retail	114,943 sf	1 per 300 sf	383
Parcel 2	Retail & Personal Services	7,023 sf	1 per 300 sf	23
<b>Total Required</b>				<b>415 spaces</b>
<b>Total Provided</b>				<b>471 spaces</b>
<b>Surplus Spaces</b>				<b>56 spaces</b>

**Architecture:** The applicant has included conceptual building elevations (see Figure 3 below). The proposed building is generally rectangular in shape with a protrusion on the northwest corner for the drive-through pick-up window. The elevations are designed with modern elements such as flat roof parapets that vary in height from 20’ to 24’. A 14’-tall canopy surrounds a majority of the building to provide shelter for walk-up and drive-through customers. The building materials consist of architectural panels in two textures that mimic vintage wood and industrial concrete. The canopy is metal and will be painted in a complementary tan to the wood panel. Consistent with CDG CC-40, a stone veneer is proposed on the canopy columns to complement the existing stone veneer on the columns of Home Depot and other buildings in the center. The tan colors on the majority of the building are complementary to the rest of the shopping center and the blue accent color allows for brand identity.

**Figure 3: Northwest Elevation Rendering**



**Trash Enclosures:** Current state and local codes updated in 2020 require that restaurants utilize three separate refuse bins for trash, recycling, and organic material. In order to meet the Refuse Division requirements for access to the refuse bins, the enclosures are located with over 65 feet of clear approach for trucks. The organics enclosure is separate from the trash and recycling enclosure to improve vehicle circulation within the parking area and allow for additional landscape areas around the enclosures.

**Landscaping:** The property has existing frontage improvements which includes landscape along Fairway Drive above and below the existing retaining wall. These landscape areas will remain. The project will add new landscaping on the interior of the site consisting of a mix of trees, shrubs and groundcover. Chinese Hackberry and Flowering Pear trees, which are found in the Highland Reserve North Landscape Design Guidelines, are used in the parking lot area to achieve the City's minimum requirement of at least 50% shading in parking lots. Staff finds the landscape plan meets the intent of the CDG and the HRNSP design guidelines, and is also consistent with the City's Water Efficient Landscape Ordinance.

## **CONCLUSION**

As demonstrated by the analyses in the foregoing sections, the proposed project is consistent with the objectives and overall intent of the General Plan, Zoning Ordinance, and Community Design Guidelines. The required findings can be made for each requested entitlement, and staff requests that the Planning Commission take the actions listed in the Recommendation section of this report.

## **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. Early notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. A public notice of the Planning Commission hearing was published on July 30, 2021, and was distributed to all property owners and residents within 300 feet of the project site. No concerns were reported by the time of staff report publication.

## **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 commercial in-fill projects meeting the following conditions:

***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.*** The drive-through restaurant use is consistent with the Community Commercial land use and zoning designations.

***(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*** The project site is 0.7 acres in area.

***(c) The project site has no value as habitat for endangered, rare or threatened species.*** The project site is currently developed with a parking lot and has no value as habitat.

***(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*** The project site is located in a commercial zone on developed property, and staff review has not identified any potential impacts relating to traffic, noise, air quality, or water quality exceeding a typical commercial project.

***(e) The site can be adequately served by all required utilities and public services.*** A review of the project has determined that there are adequate utilities and public services to serve the site.

## **RECOMMENDATION**

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

- A. Adopt the four (4) findings of fact and approve the **DESIGN REVIEW PERMIT – 10051 FAIRWAY DR. – HRNSP PCL 45A – DUTCH BROS – PL21-0015** subject to seventy-two (72) conditions of approval.

## **CONDITIONS OF APPROVAL FOR A DESIGN REVIEW PERMIT, FILE # PL21-0015**

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **August 12, 2021** and if not effectuated shall expire on **August 12, 2023**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **August 12, 2024**. (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 the Highland Reserve North Specific Plan EIR, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
4. The project shall be addressed as 10051 Fairway Dr. All projects with multi-tenants or buildings must submit a site plan with building footprint(s) to the Development Services Department (Business Services – Addressing) for building/suite addressing. (Business Services)
5. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Electric, Finance)
6. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
7. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans have been submitted for review and are approved with grading and/or encroachment permits issued by the Department of Development Services – Engineering Division. (Engineering)
8. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)

## **PRIOR TO ISSUANCE OF BUILDING PERMITS:**

9. Parking lot design shall conform to the City's design standards, including the following minimum standards for parking stalls:
  - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6-inch raised curb or concrete bumper. (Planning)

- b. Standard – 9 feet x 18 feet; Compact – 9 feet x 16 feet; Accessible – 14 feet x 18 feet (a 9-foot-wide parking area plus a 5-foot-wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible – 17 feet x 18 feet (9-foot-wide parking area plus an 8-foot-wide loading area). (Planning)
  - c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
    - i. Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-208.2 of the CBC.
    - ii. Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
    - iii. Accessible parking and exterior route of travel shall comply with CBC, Sections 11B-206 and 11B-208. (Building)
10. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
11. The plans submitted to the Building Division for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
12. The project Landscape Plans shall comply with the following:
- a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines; backflow preventers; fire department connections; and public water, sewer, and storm drain facilities. (Planning, Fire, Environmental Utilities, Electric, 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 Highland Reserve North Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Environmental Utilities)
  - e. 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)
  - f. 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)

- g. 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. 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 Development 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. Per the Traffic Evaluation performed by Kimley-Horn January 20<sup>th</sup>, 2021, the applicant shall provide “KEEP CLEAR” pavement markings in case of spillback to the public right-of-way. In addition, pavement markings shall be added to keep the entrance to the drive-thru clear and running efficiently. See Exhibit 5 of the Traffic Evaluation for the needed pavement marking limits.
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. Clean air parking stall(s) shall be labeled “CLEAN AIR/CARPOOL/EV”. (Alternative Transportation, Building).
25. The project shall incorporate all proposed recommendations from the Traffic Evaluation prepared by Kimley-Horn, dated January 20<sup>th</sup>, 2021, in particular Exhibit 5 – Pavement Markings Concept.
26. 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)
27. 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)
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 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)
30. The applicant/developer shall participate in the Transportation Systems Management (TSM) Plan for the Home Depot site (TSM #99-07). (Alternative Transportation, Engineering)
31. 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)
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. 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)
35. 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)
36. 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)
37. 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)
38. 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)
39. 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
40. This project shall be annexed into the Highland Reserve North CFD 2 for services related to neighborhood park and streetscape maintenance. (Parks, Recreation, and Libraries)
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 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 required 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 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)
45. 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)
46. 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)
47. 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)
48. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
49. 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)

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 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)
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 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)

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 Design Review Permit. A Sign Permit is required for all project signs. (Planning)

63. 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)

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. (Public Works)

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. All commercial air conditioning units 5 tons or less (<65,000 btu/ h) shall meet the current Consortium for Energy Efficiency ("CEE") Tier I specifications. The SEER/EER ratings will be specified on building plans and Title 24 compliance certificates at the time building permits are requested. The SEER and EER ratings will be verified with appropriate documentation. These requirements shall be utilized in the overall energy compliance calculations required for issuance of any building permit for any commercial building in the Plan Area. Any variances, with the exception of Tier 2 compliance, must be approved by the Electric Department's Retail Energy Services Department. (Electric)

70. 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)

71. 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)

72. 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. Traffic Study

**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.