

ITEM 6.2: Conditional Use Permit, Design Review Permit, Tentative Parcel Map, and Planned Sign Permit Program – 1798 Pleasant Grove Boulevard – DWSP PCL 21 – West Roseville Marketplace – File #PL22-0089

REQUEST

The applicant requests a Design Review Permit to construct a 76,000-square-foot shopping center consisting of a ±55,600-square-foot anchor grocery store, ±14,000-square-foot of inline shops, a ±5,500-square-foot freestanding pad building with a drive-through, a gas station with 8 dispensers (total of 16 pumps), and a ±900-square-foot freestanding kiosk building. Furthermore, the project includes a Tentative Parcel Map to subdivide two (2) parcels totaling approximately 8.81 acres into four (4) lots, a Conditional Use Permit to allow the gasoline sales and the drive-through establishment contiguous to residential zoned properties, and a Planned Sign Permit Program for the shopping center.

Applicant – Tiffany Wilson, RSC Engineering, Inc.
Property Owner – Safeway, Inc.

SUMMARY RECOMMENDATION

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

1. Adopt the West Roseville Marketplace Initial Study/Mitigated Negative Declaration;
2. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to four (4) conditions of approval
3. Adopt the four (4) findings of fact and approve the Design Review Permit subject to eighty-six (86) conditions of approval;
4. Adopt the three (3) findings of fact and approve the Tentative Parcel Map subject to forty-four (44) conditions of approval; and
5. Adopt the three (3) findings of fact and approve the Planned Sign Permit Program subject to three (3) 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 all recommended conditions of approval.

BACKGROUND

The project site is located on Parcel 21 in the Del Webb Specific Plan (DWSP) at the northeast corner of Pleasant Grove Boulevard and Fiddyment Road (see Figure 1). The site has a zoning designation of Community Commercial/Special Area – Del Webb Specific Plan (CC/SA-DW) and a land use designation of Community Commercial (CC). The DWSP was adopted by the City Council in 1993. An Environmental Impact Report (State Clearinghouse No. 93042005) was certified and a Development Agreement was approved between the City and the DWSP master developer that vested the development rights and obligations of the landowner and the City for buildout of the Plan Area.

In 2006, the Planning Commission approved a request for a Design Review Permit (DRP) to allow the construction of three (3) retail buildings and a fueling center totaling approximately 76,900 square feet,

with associated site improvements (i.e., landscaping, lighting, and parking). A Parcel Map (PM 05-02) was also approved allowing the subdivision of the site into four (4) commercial parcels.

The project encompasses two (2) parcels located on Assessor's Parcel Number 017-162-049-000 (±8.19 acres) and 017-162-010-000 (±0.62 acres). Surrounding uses include a senior apartment complex and an age restricted single-family subdivision to the north, a community assembly use (Pleasant Grove Community Church) to the east, commercial property within the North Roseville Specific Plan to the south, and single-family residential properties within the West Roseville Specific Plan to the west.



Proposed Project

The project is a 76,000 square-foot retail shopping center with 326 surface parking stalls, landscaping, and lighting improvements. The project includes a request for a DRP to construct the shopping center consisting of a ±55,600-square-foot anchor grocery store, ±14,000-square-feet of inline shops, a ±5,500-square-foot freestanding pad building with a drive-through, a gas station with 8 dispensers (total of 16 pumps), and a ±900-square-foot freestanding kiosk building. In addition to the DRP, the project includes a Tentative Parcel Map to subdivide the two (2) existing parcels into four (4) commercial parcels, a Conditional Use Permit (CUP) to allow the gasoline sales and the drive-through establishment contiguous to residential zoned properties, and a Planned Sign Permit Program for the shopping center.

EVALUATION – CONDITIONAL USE PERMIT

Section 19.78.060 of the City of Roseville Zoning Ordinance requires that three findings be made in order to approve a CUP. The three findings are listed below in ***italicized, bold print*** and are followed by an evaluation of the proposal in relation to each finding.

1. The proposed use or development is consistent with the City of Roseville General Plan and any applicable specific plan.

The project site has a land use designation of CC. The project includes a freestanding pad building with a drive-through and a gas station with 8 dispensers (total of 16 pumps). Primary uses allowed in the CC land use designation include retail stores and businesses selling a full range of goods and services and are further regulated by the Community Commercial zoning designation. The General Plan relies on the Zoning Ordinance to determine the appropriate location and design of “fast-food with drive-through” and “gasoline sales” uses, adjacent to residential property, through the CUP process. As discussed below, the proposed uses are consistent with the zoning designation; therefore, the proposed uses are consistent with the General Plan and the DWSP.

2. The proposed use or development conforms with all applicable standards and requirements of the Zoning Ordinance.

The Zoning Ordinance establishes off-street parking requirements for a fast food establishment with drive-through and gasoline sales with a neighborhood commercial component. Based on the Zoning Ordinance, the parking requirement for a fast food establishment with a drive-through is (1) space per 100 square feet of area. The parking requirement for gasoline sales is one (1) space per 300 square feet of commercial sales area (minimum 5 spaces). Based on the parking requirement, a total of 60 parking stalls for the fast food drive-through and gasoline station are required. The project site is proposed with 326 stalls, a breakdown of each use and their respective parking requirement is shown in Exhibit B. Based on the parking requirement and the proposed parking count, both the fast food drive-through (Pad B) and gasoline use (Pad A) comply with all applicable standards and requirements of the Zoning Ordinance.

3. *The location, size, design and operating characteristics of the proposed use or development is compatible with and shall not adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to public or private property or improvements.*

The site is proposed with Pad A and Pad B located the farthest away from the existing residents. Both Pad A and Pad B are adjacent to Pleasant Grove Boulevard. As previously mentioned, the project site is adjacent to an existing senior apartment complex and an age restricted single-family subdivision. Therefore, special consideration to the layout of the shopping center was given to ensure the existing residents and uses were respected. As proposed, Pad A is approximately 400-feet away from the nearest resident to the north and approximately 250-feet from the residents to the west. Likewise, Pad B is approximately 450-feet away from the nearest resident to the north. Further, the proposed grocery store and inline tenants along with the surface parking will separate Pad A and Pad B from those residents to the north of the site. As part of the review process a Health Risk Assessment (see Attachment 2) and an Environmental Noise Assessment (see Attachment 3) technical memorandum were completed for the project.

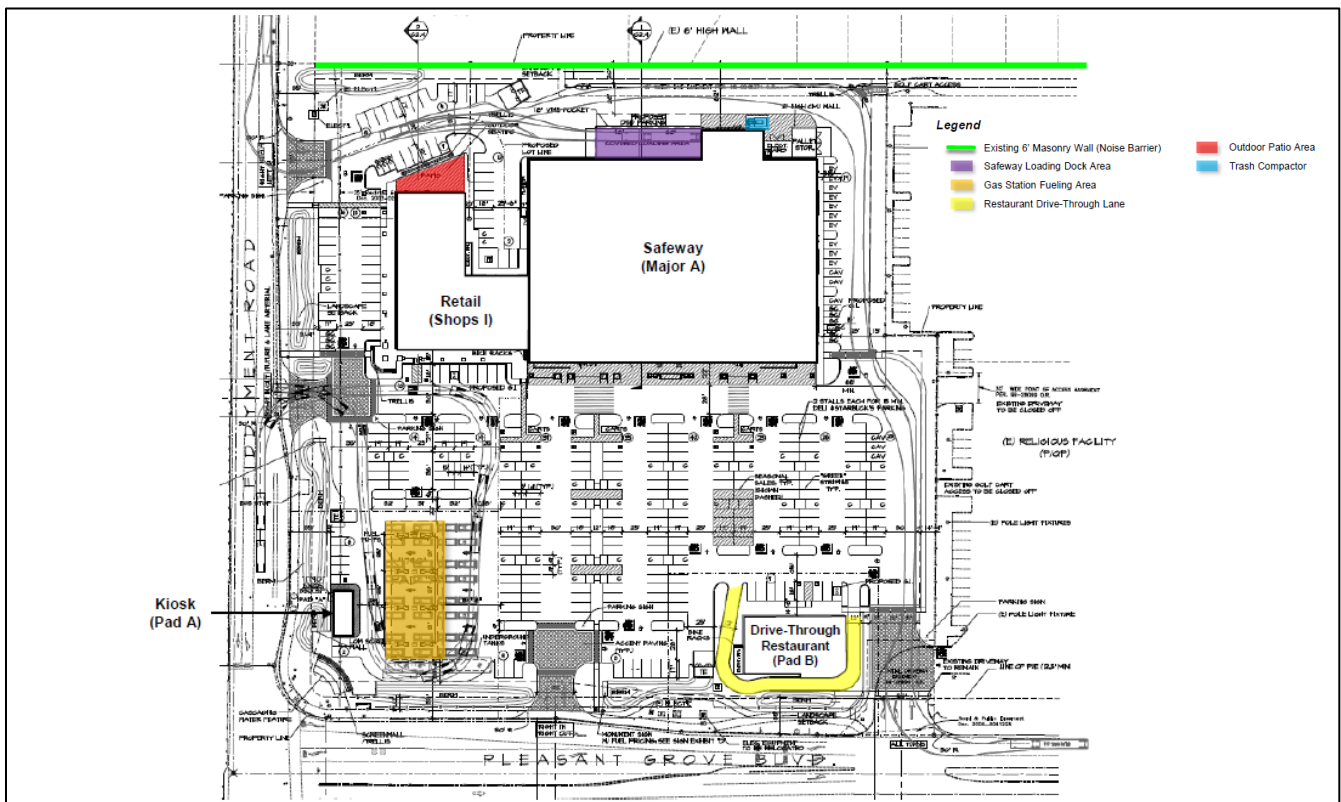
The Health Risk Assessment (HRA), dated May 2022, was completed by Helix Environmental Planning. The report assessed the potential for increased cancer risk, non-cancer chronic health effects, and acute health effects resulting from long-term operations from the proposed gasoline dispensing facility. The firm surveyed the surrounding properties and found the closest existing sensitive receptor to the gasoline station to be approximately 260 feet across Fiddyment Rd. to the west and approximately 640 feet to the north. They also determined that Coyote Ridge Elementary School was approximately 2,400 feet (0.45 miles) to the southeast of the project site. Based on their analysis of the project and the existing sensitive receptors, they determined the increased cancer risk, non-cancer chronic hazard indices, and acute hazard indices for the exposed individual residents, off-site workers, and future non-gas station project workers would be below their respective thresholds. Long-term operation of the proposed gas station would not result in a significant impact related to the exposure of sensitive receptors to substantial toxic air contaminants (TACs) concentrations.

Similar to the HRA, a noise study was completed by Bollard Acoustical Consultants, an acoustical engineering firm. The firm assessed the potential noise impacts associated with the project in relation to the sensitive receptors within close proximity to the project site. Based on their analysis, the primary noise sources associated with the project were identified as delivery truck loading dock activities, on-site truck circulation, restaurant drive-through operations, parking lot movements, rooftop mechanical equipment (HVAC), outdoor patio conversation, and trash compactor operation (see Figure 2). However, it was estimated that the existing 6-foot sound wall along the northern property line will reduce the project noise levels by 5 dB. As proposed, the loading dock and the delivery truck activities are anticipated to generate normal noise levels but would not exceed the City's noise level standards. Like the loading dock, the report analyzed the impacts associated with the future fast food drive-through user on Pad B and the amplified drive-through speaker menu board. It was determined based on location and business operations that the noise levels associated with the fast food drive-through user would comply with the City's noise standards. In summary, the results of the report found the project noise levels associated with the operations of the project will comply with the City's General Plan noise levels. The report made one (1) recommendation, which the applicant has stated is a common practice for the anchor tenant to

implement, based on the recommendations all on-site operations associated with delivery trucks should be limited to daytime hours only (i.e., 7:00 a.m. to 10:00 p.m.). As such, the West Roseville Marketplace Initial Study/Mitigated Negative Declaration notes the noise study recommendations and limits all on-site operations associated with delivery trucks to daytime hours only (i.e., 7:00 a.m. to 10:00 p.m.).

Given the fact that the drive through user is unknown at this time, there could be operational conditions that are needed to further mitigate the impacts of the drive through use on adjacent residential properties. Condition #2 of the CUP requires modifications to the operations be approved with a Conditional Use Permit Modification, which will ensure any future user is compatible with and will not adversely affect the surrounding uses. Based on the analysis above the proposed project will not adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to public or private property or improvements.

Figure 2: Noise Study Site Plan



EVALUATION – DESIGN REVIEW PERMIT

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 WRSP. 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 in ***italicized, bold*** text and are followed by an evaluation of the project in relation to each finding.

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

The project site has been previously rough graded and consists of annual grassland, ruderal vegetation, and Fremont Cottonwood and Pacific Willow trees. The project site has undergone periodic disking and other ground disturbance throughout the years and no wetlands or other significant natural features are on the site. Grading of the property will be necessary to provide the parking areas, drive aisles, and building pads. The project has been reviewed by the City's Engineering Division and has been designed consistent with City standards related to drainage improvements and stormwater quality facilities. The proposed use is consistent with the site's commercial land use designation, and will develop an underutilized parcel.

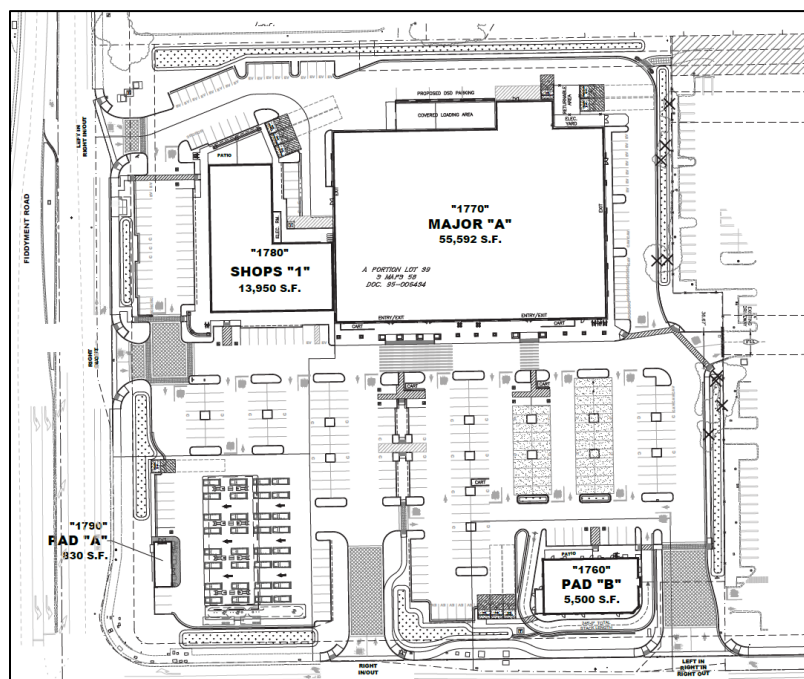
2. The project site design as approved provides open space; access; vehicle parking; vehicle, pedestrian and bicycle circulation; pedestrian walks and links to alternative modes of transportation; loading areas; landscaping; irrigation; and lighting which results in a safe, efficient, and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the applicable specific plan and/or applicable design guidelines.

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 DWSP. 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

The project will be developed in one (1) phase. As proposed, the anchor grocery store and inline shops are proposed closest to the north property line, the building will be setback 60-feet from the existing residential property line. The ±900-square-foot freestanding kiosk building and the fuel pumps will be positioned at the corner of the site, outside of the 35-foot building setback along Pleasant Grove Boulevard. The freestanding pad building with a drive-through is setback approximately 50-feet from Pleasant Grove Boulevard. The site is proposed with surface parking all throughout the site, with the exception of parking in the rear near the loading area. The golf cart spaces are proposed along the east side of the Major A building near the golf cart access point at the northeast corner of the site. The proposed site plan is shown in Figure 3 and included as Exhibit B.

Figure 3: Proposed Site Plan

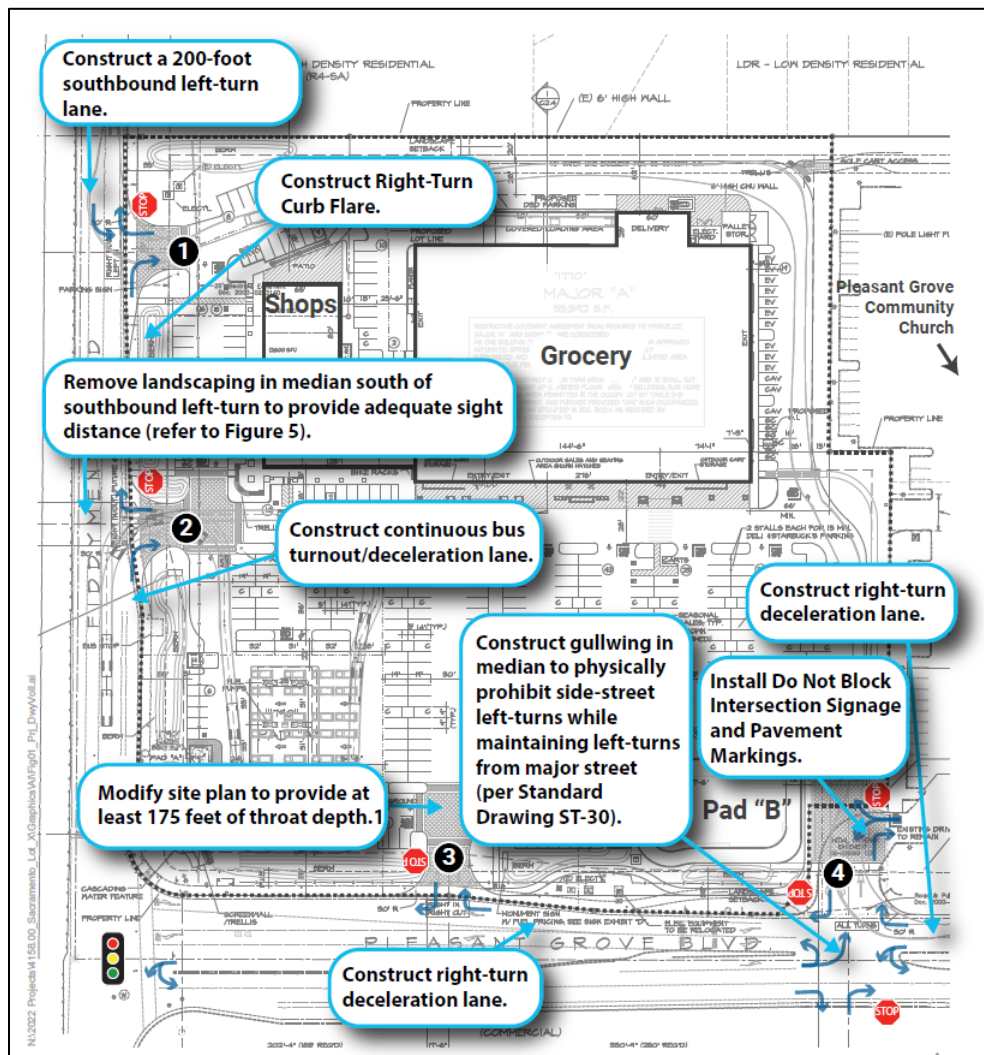


Access and Circulation

Ingress and egress for the project site will be provided via two (2) driveways on Fiddymnt Rd. and two (2) driveways on Pleasant Grove Bl. (1 existing and 1 proposed). Based on the Fehr & Peers technical memorandum (see Attachment #4), each of the four (4) driveways into the site will have limited turning movements. For example, Driveway 1 will allow a southbound left-turn lane into the site and allow for right-ins and right-outs as illustrated in Figure 4. Driveways 2 and 3 will be limited to right-turn movements only. Driveway 4 has been designed to allow left turning movements from Pleasant Grove Bl. into the site. Given the traffic volumes on Pleasant Grove Bl. in this location, left turns exiting the site would not be safe. Future left turns exiting the project site, (as well as left turns from the commercial driveway across Pleasant Grove Bl.) will be restricted based on the traffic study conducted by Fehr and Peers.

The technical memorandum recommends that a continuous right-turn deceleration/acceleration lane on westbound Pleasant Grove Bl. be constructed east of Driveway 4 and connect to the existing right-turn lane at Fiddymnt Road. Currently, the frontage improvements along Pleasant Grove Bl. and Fiddymnt Rd. are completed. However, based on the Fehr & Peers technical memorandum, construction of the right-turn deceleration/acceleration lane improvements on Pleasant Grove Bl. will require the applicant to complete these improvements. The applicant has stated they have begun conversations with Pleasant Grove Community Church to complete the necessary changes. As such, the project is conditioned to construct the deceleration lane along Pleasant Grove Bl. prior to issuance of building permits (Condition #29 of the Design Review Permit).

Figure 4: On-Site & Off-Site Circulation

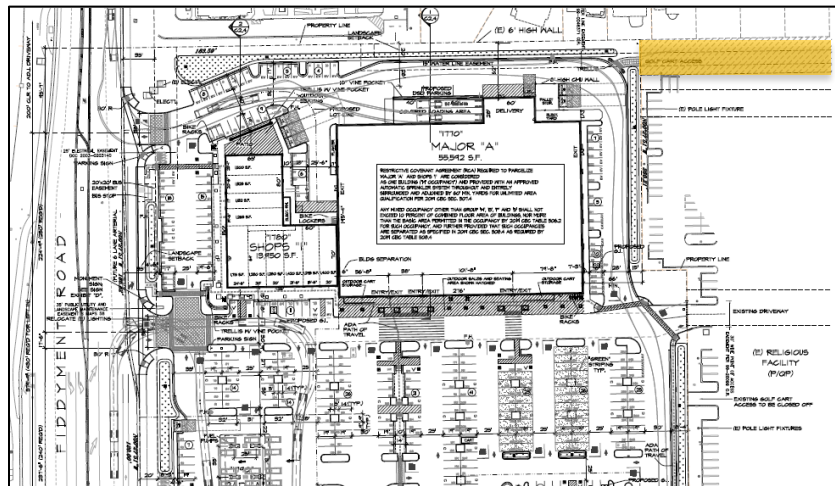


The project driveways are designed to accommodate the grocery store and gasoline delivery trucks. In addition, the trash enclosures were placed throughout the site in convenient locations to allow City garbage trucks easy access to the bins. Overall the project site circulation is intuitive and meets City standards. The proposed circulation design was also evaluated in the technical memorandum prepared by Fehr & Peers, which is included as Attachment 4. The study was used to determine driveway spacing, entryway throat depths, turn pocket lengths, and other elements of access and circulation design for the proposed project. The project was also reviewed by the City Engineering and City Fire Department staff and was found to comply with refuse service standards and with emergency circulation requirements.

Pedestrian Access & Circulation

The project includes several internal pedestrian pathways and includes the completion of sidewalks and landscaping along Pleasant Grove Bl. after the completion of the deceleration lane. The sidewalks will provide access from the surrounding uses. In addition to the sidewalks along the vehicle entries, pedestrian connections will be provided at locations where foot traffic is most likely to occur to provide easy access to the site. One pedestrian connection access point worth noting is the golf cart access point proposed at the northeast corner of the site, this connection will allow residents from the age restricted single-family subdivision to the north enter the site without having to go south towards Pleasant Grove Bl. (see Figure 5). Overall, the project is consistent with the DWSP and CDG related to pedestrian access and circulation.

Figure 5: Golf Cart Entrance



Parking

Based on the City's Zoning Ordinance parking standards for retail sales and services, eating and drinking establishment, gasoline sales, and a fast food drive-through the project is required to provide a total of 320 parking spaces (parking breakdown provided in Exhibit B). As tenant spaces are leased, each tenant will utilize the applicable parking requirement for the use as outlined in the Zoning Ordinance. The project provides a total of 326 parking spaces, which exceeds the total parking requirement. Of the 326 parking spaces, 37 stalls are designed as compact parking stalls and 15 as golf cart spaces. Pursuant to the DWSP Development Guidelines, the total number of required parking for the center can be reduced on a 1:1 ratio up to a maximum of 10% by golf cart spaces. As such, the applicant proposes less than 10% of the parking total parking spaces to be replaced by the golf cart spaces.

Landscaping and Lighting

Landscaping for the project site includes frontage improvements along the perimeter of the property, at project entry points, and within the parking lot. As required by the DWSP Design Guidelines, based on the project number of stories the buildings are setback at least 35 feet from Fiddyment Rd. and Pleasant Grove

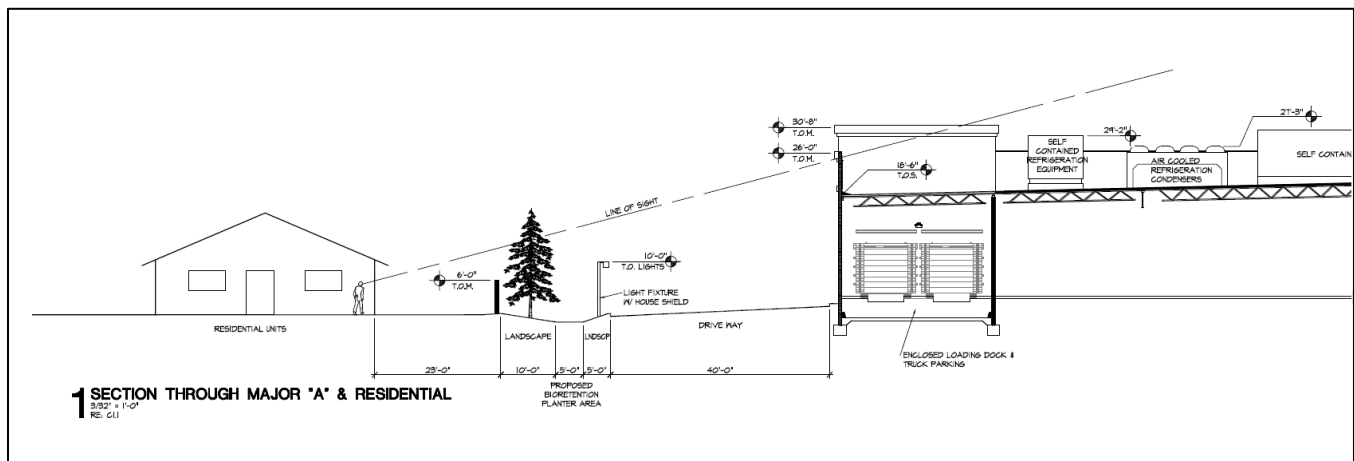
Boulevard. Along Pleasant Grove Bl. a 35-foot landscape setback is proposed. Within that landscape setback a mix of London Plane and Natchez Crape Myrtle trees are proposed. Similarly, along Fiddymont Road London Plane and Red Maples are proposed. Secondary trees and accent trees are chosen from the evergreen and deciduous tree list found in the DWSP and are proposed throughout the project site.

In addition, landscape around the perimeter of the site is proposed to assist with buffering the commercial activities in the center from the residences to the north. A 20 foot landscape buffer along the rear of the property will allow evergreen trees and shrubs to provide significant screening of the back of the buildings along this boundary (see Figure 6).

The drive through lane for Pad B which is located along Pleasant Grove Bl. is proposed to be screened with a three-foot wall and 36" tall shrubs will be planted between the wall and the sidewalk. The City's minimum requirement of 50% shading in parking lots is accomplished with a mix of Chinese Pistache, Zelkova, and Elm trees. As proposed and conditioned, staff finds the landscape plan meets the intent of the CDG and the DWSP design guidelines, and is consistent with the City's Water Efficient Landscape Ordinance.

The project will consist of building-mounted light fixtures that complement the style of the building and parking lot lighting. The parking lot lighting is conditioned to comply with the CDG, which require a minimum of one foot-candle of lighting in the parking areas and 0.5 foot-candles of lighting in the pedestrian walkways. Light standards will be shielded to ensure there is no off-site glare.

Figure 6: Cross Section from Existing Residences to the North



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 applicable specific plan and/or applicable design guidelines.

Similar to the previously approved development in 2006, the project design is consistent with the craftsman-style architecture. The project is designed to fit with the surrounding neighborhood and is consistent with other developments in the City. The building façade has overlapping rectangular forms and flat roofs of varying heights, which provide sufficient screening of mechanical rooftop equipment. The maximum height of the building is 43 feet, which is below the DWSP maximum building height of two-stories. Consistent with the CDG, the building design is well articulated through the use of building projections, stained wood trellises, and sprandel glazing, and decorative metal panels. The building materials primarily consist of stucco painted in earth tones with stone veneer applied strategically to the flared columns. The stone veneer is used around the base of the buildings and to frame the building entrance. The main building entrance is further defined by forward presentation and variation in the roofline. Figure 7 illustrates the front (or south) building elevation of the grocery store building and Figure 8 illustrates the front (or north) building elevation of Pad B.

Figure 7: Grocery Store South Elevation

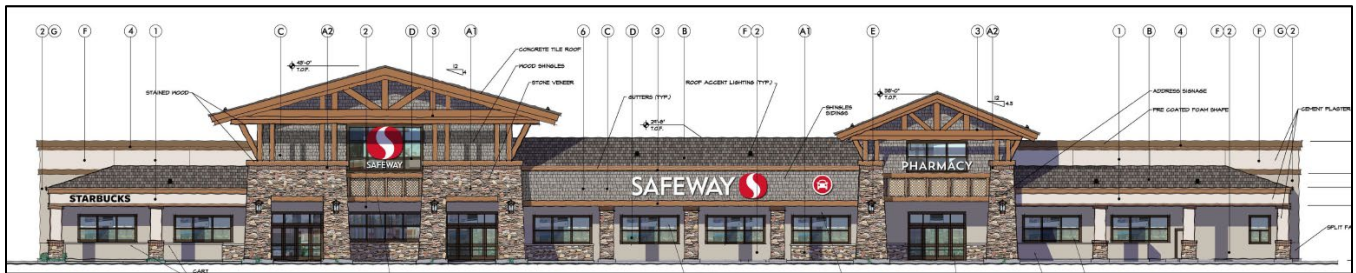
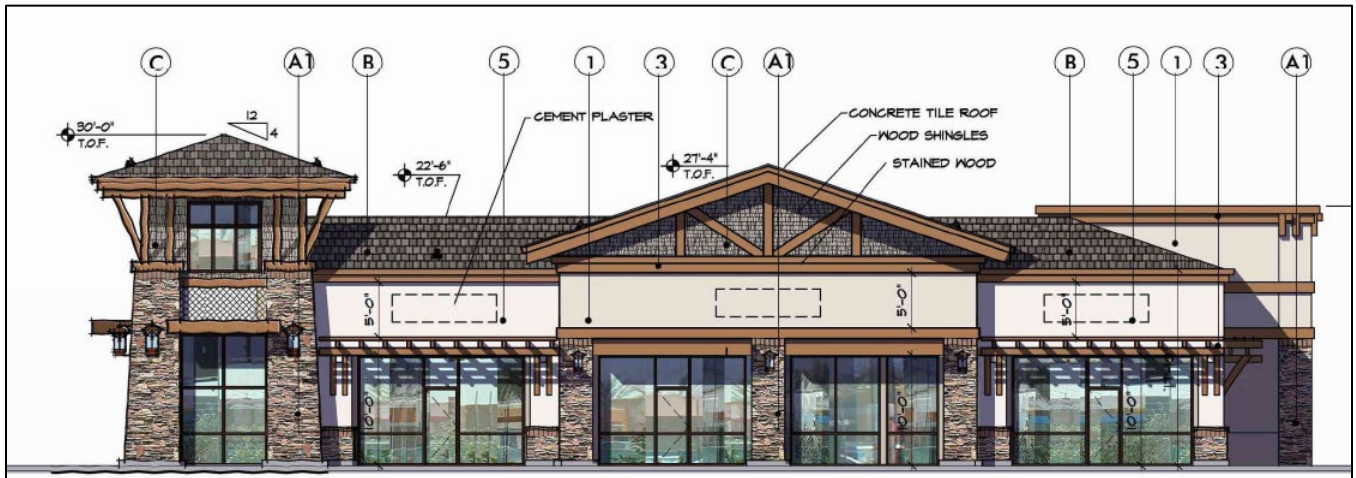
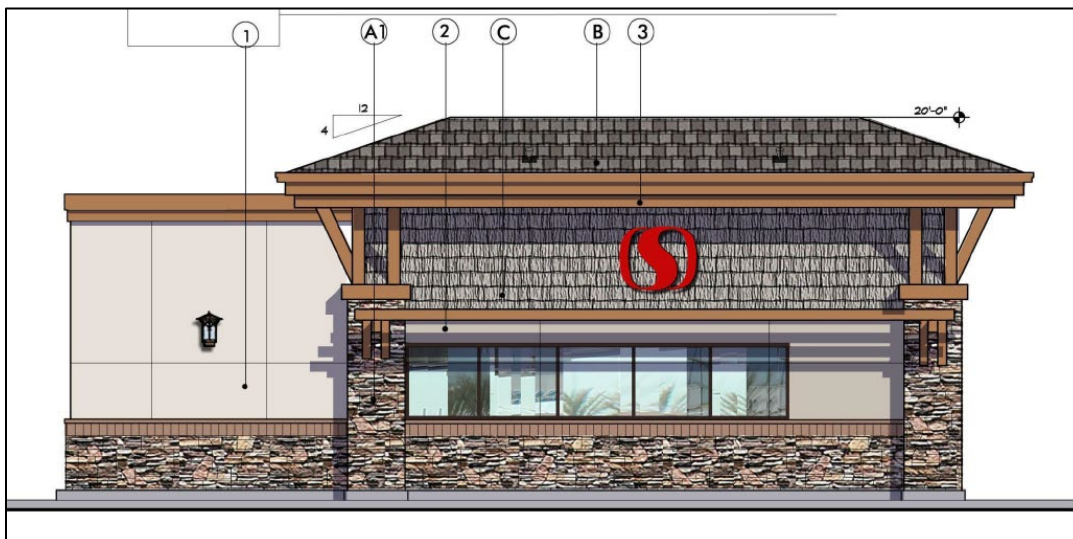


Figure 8: Pad B North Elevation



The fueling center and kiosk building (Pad A) are proposed to match the anchor tenant and Pad B through the use similar building design, colors, and materials. Figure 9 illustrates the rear elevation (or west) elevation that will face Fiddymont Road. The canopy design will incorporate the same materials as the buildings, and will include stone veneer columns consistent with the center. The canopy fascia will consist of the Safeway branding. Overall, the proposed buildings and structures are compatible with the surrounding development and are designed consistent with the DWSP and CDG.

Figure 9: Kiosk Building West Elevation



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

All trash containers will be screened within trash enclosures. The enclosures will surround the three non-accessible sides of the trash container, and will be surrounded by landscaping. All rooftop mechanical equipment will be sufficiently screened from public view by the building parapets.

EVALUATION – TENTATIVE PARCEL MAP

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made to approve or conditionally approve a Tentative Parcel Map. The three findings are listed below in ***italicized, bold*** text and are followed by an evaluation of the map in relation to each finding.

- 1. *The size, design, character, grading, location, orientation and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the general plan or any applicable specific plan for the area, whichever is more restrictive, and the design standards of Title 18 (Subdivision Ordinance) of the Roseville Municipal Code.***

Parcel size, design, character, location, orientation and configuration: The proposed subdivision will result in the creation of four (4) development parcels – Parcels 1, 2, 3, and 4. Parcel 1 will be 5 gross acres, Parcel 2 will be 0.971 gross acres, Parcel 3 will be 1.076 gross acres, and Parcel 4 will be 1.759 gross acres. Parcels 2, 3, and 4 will have frontage on Pleasant Grove Boulevard and Fiddyment Road, respectively. Parcel 1 will be located to the north of Parcel 2 and west of Parcels 3 and 4. The Map Act and Subdivision Ordinance do not contain any maximum or minimum lot sizes. Based on the Design Review Permit evaluation section, the lots are large enough to adequately allow for the proposed development on the parcels.

Grading and Drainage: Grading and drainage required for development of the parcels have been reviewed with the Design Review Permit and have been determined to comply with City standards as shown in the grading and drainage plan, and as conditioned.

Access & Circulation: The project is conditioned to ensure the access roads and driveways are constructed to comply with the City's design standards. On-site circulation has been reviewed with the Design Review Permit and found to be adequate. Access and circulation is consistent with the City's Subdivision Ordinance and the City's Improvement Standards.

- 2. *The subdivision will result in lots which can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or, some other physical condition of the area.***

The proposed parcels are of sufficient size and shape to accommodate the proposed development and are consistent with the applicable zoning and design requirements, as discussed in the Design Review Permit evaluation section of the staff report. There are no watercourses or other natural features on the site that would impede development.

- 3. *The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, pursuant to Division 7 of the Water Code.***

Anticipated water quality impacts and discharge of waste are not affected by the proposed Tentative Parcel Map. The design of the sewer lines in the project area and treatment capacity at the City's sewage treatment

plant have adequate conveyance and capacity to accommodate development on the proposed parcels created by the Tentative Parcel Map.

EVALUATION – PLANNED SIGN PERMIT PROGRAM

Section 17.08.225 of the City’s Sign Ordinance requires that three findings be made prior to the approval of a Planned Sign Permit Program. The required findings are listed below in ***bold italics*** and are followed by an evaluation.

- 1. The proposed planned sign permit program is consistent with the provisions and intent of the Roseville Sign Ordinance.***
- 2. The planned sign permit program is in harmony with, and visually related to the buildings within the planned sign permit program and the surrounding developments.***
- 3. The planned sign permit program is consistent with the adopted specific plan guidelines for the specific plan or other applicable regulations in which it is located, if applicable.***

The proposed guidelines specify the number, height, area, and location of wall signs, monument signs, and directory signs. The signs described in this sign program have been evaluated using the standards for Building Complex Signs (Section 17.06.210) of the City of Roseville Sign Ordinance. Signage shall complement the style of architecture and be integrated into the building’s design.

Monument Signs

Proposed: The proposed PSPP allows up to two (2) monument signs consistent with the design shown in Figure 10. The sign will be 15 feet tall, including the base, and will include space for four (4) tenant panel signs. The sign is designed to match the materials and colors of the shopping center. The location of the sign is shown within the PSPP included as Exhibit J. The monument signs can be located along the Pleasant Grove Bl. near driveway 4 and along Fiddymment Rd. along driveway 1. The PSPP also identifies two (2) additional fuel monument signs at the southwest corner of the site. Pursuant to the City’s Sign Ordinance, the maximum number of fueling signs is one (1), however, based on the project’s location with two (2) street frontages the Weights and Measures requires there be two (2) fueling signs, one along each street. Therefore, two (2) fueling signs are proposed on the site.. Lastly, the applicant proposes a 6-foot tall monument (see Figure 10) between the two (2) fuel monument signs. The 6-foot tall monument sign will act as an entrance feature into the shopping center, consistent with other commercial development in the City.

Figure 10: Monument Signs



Evaluation: Section 17.06.215 of the Sign Ordinance includes guidelines for the number, size, and location of freestanding (also called monument) signs for building complexes. The proposed monument signs comply with the number, size, and location requirements. Consistent with the DWSP Design Guidelines, the proposed signs complement the building architecture with similar colors and materials.

Wall Signs

Proposed: The fuel kiosk building (Pad A) and drive-through pad building (Pad B) are allowed three (3) wall signs, provided each sign is located on a different side of the building and faces a public entrance, a public street or a parking lot. Tenants in pad buildings A and B are permitted two (2) wall signs per tenant, provided each sign is located on a different side of the building and faces a public entrance, a public street or a parking lot, and one (1) additional sign on each side of the building. The height of the signs shall not exceed two-thirds (2/3) the height of the area to which the sign is attached, and cannot exceed three (3) feet in height for single line copy and not to exceed 70% of tenant's horizontal open fascia area. The proposed PSPP includes guidelines for wall sign construction and design. Allowed lighting techniques include halo illuminated reverse pan channel letters/logos.

Evaluation: The proposed PSPP is consistent with the acceptable sign types. The Sign Ordinance limits the number and location of wall signs. The maximum number of wall signs allowed in the proposed PSPP is consistent with the City's Sign Ordinance. The Sign Ordinance limits the letter height for wall signs to two-thirds (or 66%) the height of the fascia to which the sign is attached and limits the length to 70% of the tenant space façade. The proposed PSPP includes this standard and therefore conforms to the Sign Ordinance.

CONCLUSION

The project has been designed in a manner consistent with the General Plan, the Del Webb Specific Plan, Zoning Ordinance, and the Community Design Guidelines, providing both appropriate vehicle access and circulation and pedestrian connectivity; building designs which use a variety of materials, colors, and building forms; landscaping consistent with the design guidelines; lighting that is energy efficient and is shielded to avoid light trespass; and infrastructure adequate to serve the proposed expansion in use. The site is appropriately designed, and will not be detrimental to the public health and safety, or be materially detrimental to the public welfare.

PUBLIC OUTREACH

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. Early notification of the project was posted on the Roseville Coalition of Neighborhood Associations (RCONA)'s website and the project was brought to the Sun City Roseville Community Association meeting of April 19, 2022. Feedback at the neighborhood meeting, which was attended by more than 50 people, was positive. Questions were generally focused on the types of tenants expected in the center and construction timelines. The project was posted on the City's Projects of Interest website and was routinely updated with project updates. A public notice of the Planning Commission hearing was published on October 29, 2022 and a notice of hearing was also distributed to RCONA, to all interested persons, and to all property owners within 300 feet of the site. To date, no comments have been received.

ENVIRONMENTAL DETERMINATION

As required by the California Environmental Quality Act (CEQA), the City of Roseville, acting as Lead Agency, prepared an Initial Study/Mitigated Negative Declaration (IS/MND) to evaluate the environmental effects of the project. The document was released for a 20-day public comment period, which began on September 30, 2022 and ending October 19, 2022. The document analyzed the potential for environmental impacts due to project implementation and determined that potentially significant impacts related to Biological Resources, Noise, and Cultural Resources could be reduced to less than significant

levels with mitigation. The Mitigated Negative Declaration and associated Mitigation Monitoring and Reporting Program are included as Exhibit A.

RECOMMENDATION

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

1. Adopt the **West Roseville Marketplace Initial Study/Mitigated Negative Declaration**;
2. Adopt the three (3) findings of fact and approve the **CONDITIONAL USE PERMIT – 1798 PLEASANT GROVE BOULEVARD – DWSP PCL 21 – WEST ROSEVILLE MARKETPLACE – FILE #PL22-0089** subject to four (4) conditions of approval;
3. Adopt the four (4) findings of fact and approve the **DESIGN REVIEW PERMIT – 1798 PLEASANT GROVE BOULEVARD – DWSP PCL 21 – WEST ROSEVILLE MARKETPLACE – FILE #PL22-0089** subject to eighty-six (86) conditions of approval;
4. Adopt the three (3) findings of fact and approve the **TENTATIVE PARCEL MAP – 1798 PLEASANT GROVE BOULEVARD – DWSP PCL 21 – WEST ROSEVILLE MARKETPLACE – FILE #PL22-0089** subject to forty-four (44) conditions of approval; and
5. Adopt the three (3) findings of fact and approve the **PLANNED SIGN PERMIT PROGRAM – 275 ROSEVILLE PARKWAY – NIPA PCL CO-42 – THE IVY AT BLUE OAKS – FILE #PL22-0178** subject to three (3) conditions of approval.

CONDITIONS OF APPROVAL FOR THE CONDITIONAL USE PERMIT – FILE #PL22-0089

1. This Conditional Use Permit approval shall be effectuated within a period of two (2) years from **November 10, 2022** and if not effectuated shall expire on **November 10, 2024**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **November 10, 2025**. (Planning)
2. The project is approved as identified and shown in Exhibits A-J, and as conditioned or modified below. Once a tenant is identified for Pad Building B and the operations of the drive-through specified, a Conditional Use Permit Modification will be required. (Planning)
3. Operations shall be consistent with the City's Noise Regulation standards (Roseville Municipal Code Chapter 9.24). (Planning)
4. The project shall comply with all required environmental mitigation identified in the West Roseville Marketplace Initial Study/Mitigated Negative Declaration (included as Exhibit A), and shall include all applicable mitigation measures as notes on the grading plans. (Planning)

CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT – FILE #PL22-0089

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **November 10, 2022** and if not effectuated shall expire on **November 10, 2024**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **November 10, 2025**. (Planning)
2. The project is approved as shown in Exhibits A – J and as conditioned or modified below. (Planning)
3. The project shall comply with all required environmental mitigation identified in the West Roseville Marketplace Initial Study/Mitigated Negative Declaration (included as Exhibit A), and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)

4. The project shall be addressed as 1798 Pleasant Grove Boulevard. 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 address for Proposed Parcel 2 and Pad B on said parcel shall be 1760 Pleasant Grove Bl. The address for Proposed Parcel 1 and Major A on said parcel shall be 1770 Pleasant Grove Bl. The address for Proposed Parcel 4 and Shops 1 on said parcel shall be 1780 Pleasant Grove Bl. The address for Proposed Parcel 3 shall be 1790 Pleasant Grove Bl. (Business Services)
6. 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)
7. 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)
8. 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)
9. 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:

10. 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 have 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)

11. 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)
12. 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)
13. The project Landscape Plans shall comply with the following:
 - a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines; backflow preventers; fire department connections; and public water, sewer, and storm drain facilities. (Planning, Fire, Environmental Utilities, Electric, Engineering)
 - b. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
 - c. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
 - d. The landscape plan shall comply with the Landscape Guidelines for Dell Webb 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)
14. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
15. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the 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)

16. 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)
17. 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)
18. 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)
19. For restaurants, other food services, or commercial swimming pools: The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
20. 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)
21. 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)
22. 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)
23. 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)
24. 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)
25. The applicant shall dedicate all necessary rights-of-way or Public Utility Easement for the widening of any streets or transfer of public utilities across and over any portion of the property as required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)
26. All proposed driveways along Fiddymont Road and Pleasant Grove Boulevard shall be Type A-7, with 35' minimum width. (Engineering)

27. The applicant shall provide a 200' left-turn deceleration lane on southbound Fiddymment Road per City of Roseville Standards for ingress into the northernmost proposed driveway. This will also include removing landscaping in the median south of southbound left-turn to provide adequate sight distance. (Engineering)
28. The applicant shall provide a continuous bus turnout auxillary lane for northbound ingress into the site, terminating at the southern curb return of the northernmost driveway along Fiddymment Road and a small bench next to the turnout. (Engineering)
29. The applicant shall construct a continuous auxiliary lane along Pleasant Grove Boulevard from the western driveway to the right-turn deceleration lane east of the easternmost driveway. The right turn deceleration lane shall be approximately 140' long with a 66' taper.(Engineering)
30. The applicant shall construct a gullwing center median adjacent to the easternmost driveway to physically prohibit site street left turns, while maintaining left-turns from the Pleasant Grove Boulevard into the site. (Engineering)
31. The applicant shall construct new curb-gutter and 8' wide sidewalk along Fiddymment Road and Pleasant Grove Boulevard where the sidewalk/curb had to be demolished due to the proposed frontage improvements. (Engineering)
32. 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 spaces shall be marked "CLEAN AIR/CARPOOL/EV". (Alternative Transportation, Building).
33. 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)
34. 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)
35. 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)
36. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
37. 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)

38. 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, Development Services - 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)
39. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
40. 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)
41. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for West Roseville Marketplace to be reviewed and approved by the Transportation Commission. (Alternative Transportation)
42. 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)
43. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
44. 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)
45. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)
46. 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)

47. 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)
48. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. An organics bin will be required for any restaurant, grocery or coffee use. (Refuse)
49. 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)
50. 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)
51. 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
52. 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)
53. 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)
54. 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:

55. 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)

56. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
 - a. A reciprocal access and utility easement across the entire four (4) parcels.
 - b. Water, sewer, and reclaimed water easements.
 - c. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
 - d. Other easements (please specify). (Electric, Engineering, Environmental Utilities)
57. 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)
58. 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)
59. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
60. 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)
61. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for West Roseville Marketplace to be reviewed and approved by the City Manager. (Engineering, Alternative Transportation)
62. Water, sewer and reclaimed water shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
63. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)

64. **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)
65. In the event an exterior grease interceptor cannot be installed due to space limitation, the developer shall install a grease trap, per City Standards, that will mechanically separate the FOG contained in the wastewater from the FSE prior to discharge to the public sewer. (Environmental Utilities)
66. Pursuant to the Municipal Code, the applicant shall apply for and obtain a FOG waste discharge permit (FOG WDP) from the Environmental Utilities Industrial Waste Division prior to occupancy or prior to discharging waste to the public sewer. The applicant shall submit information required by the Environmental Utilities Department for evaluation, including but not limited to: site plans, floor plans, mechanical and plumbing plans, and details to show all sewers, FOG control device, grease interceptor or other pretreatment equipment and appurtenances by size, location and elevation. Additional information related to the applicant's business operations and potential discharge may be requested to properly evaluate the FOG WDP application. (Environmental Utilities)
67. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
68. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)
69. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
70. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)
71. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:
 - a. Locate the metered service panel on the outside of the building.
 - b. Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry. (Electric)
72. One ¾-inch conduit with a 2-pair phone line shall be installed from the building's telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
73. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)
74. Developer will be responsible for the relocation of all electrical facilities located along Pleasant Grove Blvd and Fiddymment Rd.

OTHER CONDITIONS OF APPROVAL:

75. 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)
76. 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)
77. 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. The left turn pocket on westbound Pleasant Grove has the potential to become problematic in the future, therefore the City staff will be monitoring this situation may have to restrict turning movements in the future. (Engineering)
78. The right-of-way along Pleasant Grove Boulevard shall be obtained by the developer prior to approval of improvement plans for the proposed right turn lane east of the existing easternmost driveway. If the developer is unable to obtain the needed right-of-way, the City shall initiate condemnation proceedings pursuant to California Government Code Section 66462.5 at the developer's expense and the developer shall defend and hold the City harmless for any liability which may occur as a result of the condemnation. The City will not delay the project building occupancy during this process.(Engineering)
79. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)
80. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000 gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)
81. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. (Fire)
82. The location and design of the gas service shall be determined by PG&E. The design of the gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
83. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance, project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday, provided that all construction equipment shall be fitted with factory installed muffling devices and be maintained in good working order. (Building)
84. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Division Field Inspector at the time of or prior to the foundation inspection. (Building)

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

CONDITIONS OF APPROVAL FOR THE TENTATIVE PARCEL MAP – FILE #PL22-0089

1. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)
2. The project shall comply with all required environmental mitigation identified in the West Roseville Marketplace Initial Study/Mitigated Negative Declaration (included as Exhibit A), and shall include all applicable mitigation measures as notes on the plans. (Planning)

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

3. The applicant shall submit to the Planning and Engineering Departments the applicable Army Corps of Engineers permit or clearance, the California Department of Fish and Game Stream Bed Alteration Agreement, and/or the Regional Water Quality Control Board Water Quality Certificate. (Planning)
4. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
 - a) Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
 - b) Grading shall comply with the City grading ordinance. There shall be no cut and/or fill slopes steeper than a 4:1 ratio. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans and all erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site; it is the applicant's responsibility to ensure that necessary measures are taken to minimize silt discharge from the site. Modification of the erosion control plan may be warranted during wet weather conditions.
 - c) A rough grading permit may be approved by the Engineering Department prior to approval of the improvement plans.

- d) Standard accessible ramps shall be installed at all curb returns per City Standards. (Engineering)
5. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way and/or City easements. (Engineering)
6. All drainage facilities shall conform to natural drainage sheds. (Engineering)
7. The following note shall be added to the Grading and/or Improvement Plans:
To minimize dust/grading impacts during construction the applicant shall:
 - a) *Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day.*
 - b) *Use tarpaulins or other affective covers on all stockpiled earth material and on all haul trucks.*
 - c) *Sweep the adjacent streets frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.*
 - d) *Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off site.*
 - e) *The City shall have the authority to stop all grading operations if, in the opinion of city staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. (Engineering)*
8. The grading plans for the site shall be accompanied with a shed map that defines that area tributary to this site. All drainage facilities shall be designed to accommodate the tributary flow. All on-site storm drainage shall be collected on-site and shall be routed to the nearest existing storm drain stub of the natural drainage course. (Engineering)
9. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater than four (4) feet in height. All retaining walls shall be of either split-faced masonry units, keystone type construction, or cast in place concrete with fascia treatment. (Engineering)

PRIOR TO ISSUANCE OF GRADING PERMIT OR IMPROVEMENT PLANS

10. Prior to the approval of Improvement Plans, the applicant shall submit to Development Services Engineering Division a paper copy and an electronic copy of the final set of Improvement Plans per the Division's "Digital Submission of Utility Composites" standards. Additionally, the applicant shall submit approved/proposed street names for the approved subdivision map. Final street names for the subdivision shall be approved by the Engineering Division prior to the approval of the Improvement Plans. The approved street names shall be included on the final set of Improvement Plans. (Engineering)
11. Water and sewer infrastructure shall be designed and constructed pursuant to the adopted City of Roseville Improvement Standards and Construction Standards and shall reflect the following:
 - a) Sewer and water service laterals shall not be allowed off of water and sewer mains larger than 12 inches in diameter.
 - b) Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 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.

- c) Water and sewer mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions
 - d) All sewer manholes shall have all-weather, 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)
12. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)
 13. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 1,000 feet on center. (Fire)
 14. Minimum fire flow is 1,500 gallons per minute with 20 pounds per square inch residual pressure. A change in any of the conditions may increase the required fire flow. (Fire)
 15. There shall be two points of access for all phasing plans. (Fire)
 16. Testing of all fire systems shall be performed prior to the sales office being opened for business. (Fire)
 17. Framing construction cannot commence until access roads and public fire hydrants are approved by the Fire Department. (Fire)
 18. If this project will be phased, the fire department requirements for access and circulation throughout shall be reviewed and approved by the Fire Department. Access roads shall comply with the California Fire Code and the City of Roseville's Amendments. (Fire)
 19. 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)
 20. The design for electrical service for this project will begin when the Electric Department has received a full set of improvement plans for the project. (Electric)
 21. All landscaping in areas containing electrical service equipment shall conform to the "Electric Department Landscape Design Requirements" as outlined in Section 10.00 of the Electric Department's "Specifications for Commercial Construction." (Electric)
 22. 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
 23. The location and design of the gas service shall be determined by PG&E. The design of gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
 24. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

PRIOR TO OR UPON RECORDATION OF FINAL MAP

25. The following easements shall be provided and shown on the Final/Parcel Map or by separate instrument, unless otherwise provided for in these conditions:

- a) Water, sewer, and reclaimed water easements;
- b) The applicant shall dedicate a separate easement to the City of Roseville for future bus stops at the following locations:

(1) Northbound Fiddymment Road, north of Pleasant Grove Boulevard

Easement widths shall comply with the City's Improvement Standards and Construction Standards. The easement documents shall be drafted for approval and acceptance by the City of Roseville and recorded at the Placer County Recorder's Office. (Alternative Transportation, Environmental Utilities, Electric, Engineering)

26. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)

27. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville." All legal descriptions shall be prepared by a licensed Land Surveyor (Environmental Utilities, Electric, Engineering)

28. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with the Final/Parcel Map. The CC&Rs shall include the following item(s):

- a) A clause stating that the property owners within this subdivision shall agree to participate in a Transportation Systems Management (TSM) Plan and shall agree to enter into a Transportation Management Agreement with the City of Roseville.
- b) A clause prohibiting the amendment, revision or deletion of any sections in the CC&Rs required by these conditions of approval without the prior written consent of the City Attorney.
- c) A clause excluding any property owned by the City from the terms of the CC&Rs. (Attorney)

29. The City shall not approve the Final Map for recordation until either:

- a) A subdivision agreement is entered into along with the necessary bonds and insurance as required by the City. Said agreement shall be in a form acceptable to the City Attorney.

OR

- b) The improvement plans are approved, and the improvements are constructed and accepted as complete. In this case, the subdivider shall enter into a one-year maintenance agreement concurrent with the recordation of the Final Map. (Engineering)

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

31. The Final/Parcel Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. (Engineering)

32. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUEs) located along public roadways. (Engineering)
33. The Final/Parcel Map shall be submitted per "The Digital Submittal of Cadastral Surveys." A plot or print of the submittal shall accompany the electronic copy. The complete submittal shall occur after the Engineering Department approval but prior to City Council approval of the Final/Parcel Map. (Engineering)
34. The cost of any facilities, which are identified in the Capital Improvement Program and are beyond those needed for this project, may be reimbursed to the developer. In accordance with §66485 and §66486 of the Subdivision Map Act, for any improvements constructed by the subdivider which contain supplemental size, capacity, number, or length for the benefit of property not within the subdivision and which are to be dedicated to the public, the subdivider shall be entitled to reimbursement for that portion of the cost of the improvements which is in excess of the construction required for the subdivision. (Engineering)
35. Electric construction costs incurred by the City of Roseville Electric Department for this project shall be paid for by the developer per the applicable policy. (Electric)
36. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
37. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
38. 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)
39. The Environmental Utilities Department shall make a determination that there is adequate conveyance and treatment capacity in the City sewer system to handle the newly created Lot/Parcels. (Environmental Utilities)
40. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

41. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
42. It is the responsibility of the developer to ensure all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)
43. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance, provided all construction equipment is fitted with factory installed muffling devices and is maintained in good working order, project construction noise 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. (Engineering)
44. If site survey or earthmoving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor shall notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. Non-emergency releases or notifications about the presence of containers found shall be reported to the Fire Department. (Fire)

CONDITIONS OF APPROVAL FOR THE PLANNED SIGN PERMIT PROGRAM – FILE #PL22-0089

1. The Planned Sign Permit Program is approved as shown in Exhibit J, and as conditioned below.
(Planning)
2. The Planned Sign Permit Program approval shall be effectuated within a period of two (2) years from **November 10, 2022** and if not effectuated shall expire on **November 10, 2024**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **November 10, 2025**.
3. A Sign Permit and Building Permit is required prior to construction of monument or wall signs.
(Planning)

ATTACHMENTS

1. CalTLC Preliminary Arborist Report & Tree Inventory
2. HELIX Health Risk Assessment
3. Environmental Noise Assessment
4. Fehr & Peers Technical Memorandum

EXHIBITS

- A. West Roseville Marketplace Initial Study/Mitigated Negative Declaration
- B. Site Plan
- C. Elevations
- D. Colors & Materials
- E. Roof Plan
- F. Preliminary Landscape Plans
- G. Tentative Map
- H. Preliminary Grading & Utility
- I. Preliminary Photometric
- J. West Roseville Marketplace PSPP

Note to Applicant and/or Developer: Please contact 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.