

**ITEM 6.1: MAJOR PROJECT PERMIT (MPP) STAGE 2 – 246 GIBSON DRIVE – NCRSP PCL 40 – BP RESTAURANT – FILE # PL23-0020**

**REQUEST**

The applicant requests a Major Project Permit Stage 2 approval to allow construction of a 10,800 sf building that will consist of approximately 8,100 sf of restaurant space and approximately 2,185 sf of retail/office space. The restaurant will be occupied by Boston Pizza Restaurant and Sports Bar. The project also includes construction of a central plaza.

Applicant – Sukhjit Tony Singh, Continental Development Consultants  
Property Owner – Gurtej Gill, HIGHLAND RIG LLC

**SUMMARY RECOMMENDATION**

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

1. Adopt the two (2) findings of fact and approve the MPP Stage 2 subject to seventy-three (73) conditions of approval.

**SUMMARY OF OUTSTANDING ISSUES**

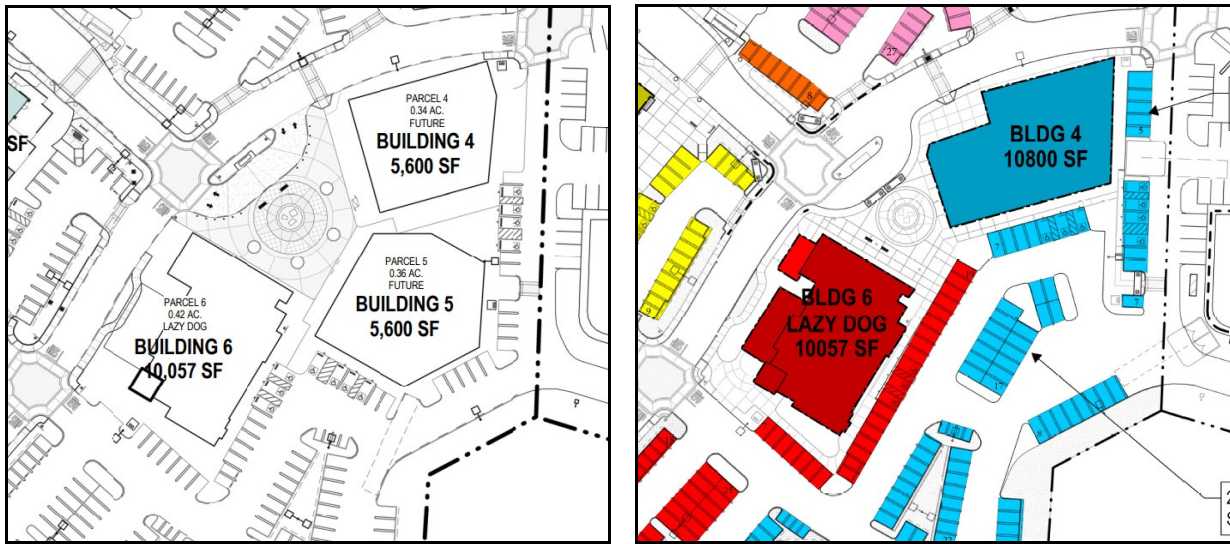
There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with all recommended conditions of approval.

**BACKGROUND**

The project site is within the Highland Village commercial center located on the northeast side of the intersection of Roseville Parkway and Gibson Drive, in the North Central Roseville Specific Plan (NCRSP) (Figure 1). The General Plan and NCRSP land use designation of the site is Business Professional/Community Commercial (BP/CC), and the zoning designation of the site is Community Commercial/Special Area-North Central Roseville Specific Plan (CC/SA-NC).

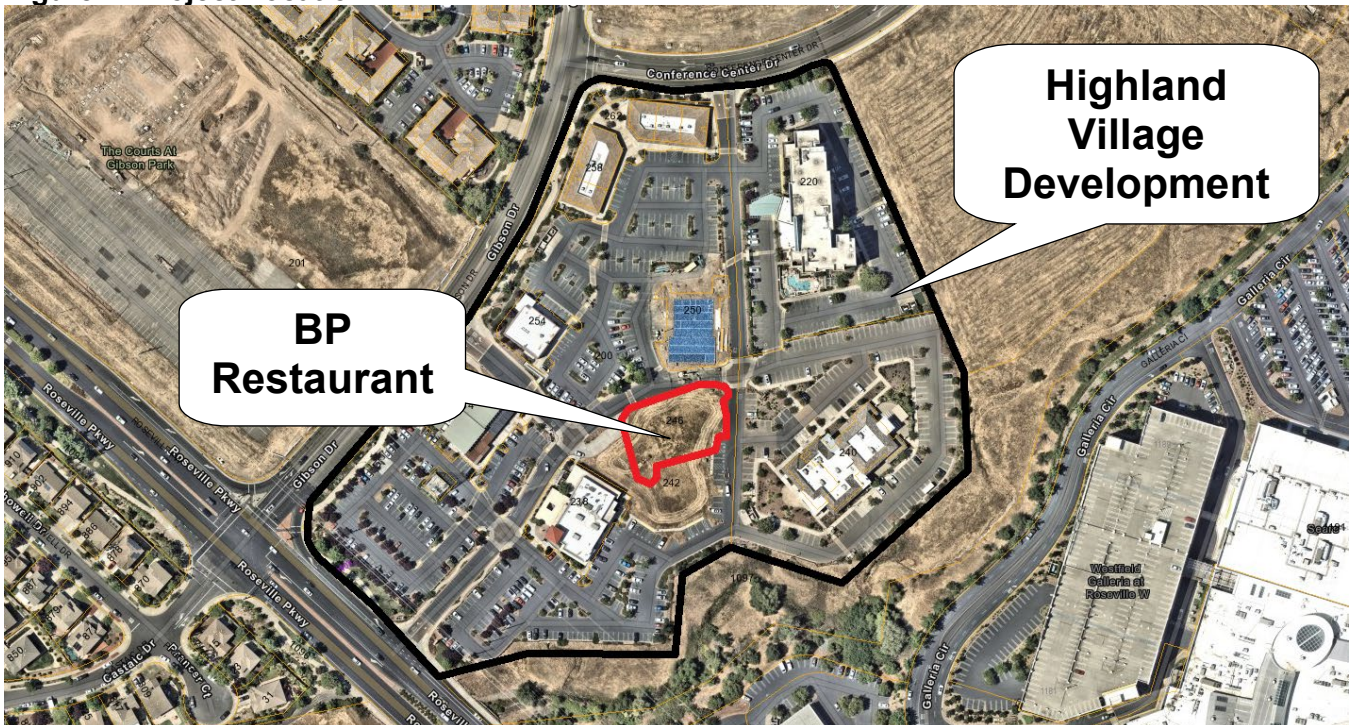
In January 2008 the Planning Commission approved a Major Project Permit (MPP) Stage 1, Tentative Subdivision Map, and Architectural Guidelines for the Highland Village project to allow a mix of office and commercial uses on nine developable lots and one common area lot (File #PL2007-123). In February, 2019, the Planning Commission approved a modification to the overall Highland Village site plan to change the use of Building 2 from general office to medical office, replace Building 5 with parking, and increase the size of Building 3 and Building 4 (File #PL18-0258)(Figure 1). Much of the Highland Village development is built out including parking, internal drive aisles, and frontage landscaping. Building 4 is the last remaining undeveloped pad within Highland Village.

**Figure 1. Detail of Highland Village Site Plan Before (left) and After (right) 2019 Modification**



The current proposal is for a MPP Stage 2 to approve the building design of Building 4 and landscaping around the building, including the central plaza, consistent with the previously approved MPP Stage 1 site plan. The building is anticipated for 8,100 sf of restaurant and 2,185 sf of retail use. The restaurant space will be occupied by Boston Pizza Restaurant and Bar. As a part of this project, the applicant will also reconfigure a small section of the parking lot behind Buildings 4 and 6. These changes were reviewed with the Stage 1 modification that was approved by the Planning Commission in 2019.

**Figure 2: Project Location**



**MAJOR PROJECT PERMIT STAGE 2 EVALUATION**

The intent of the Major Project Permit (MPP) process is to streamline the review of large and diverse projects that could be constructed over a period of several years. The MPP process allows for the resolution of site issues prior to the review of more detailed architectural and landscape issues that may

not be finalized at the time the site plan is ready. In accordance with the City’s MPP Ordinance, the MPP review process is segregated into three separate stages. The evaluation section of this report includes an analysis of the MPP Stage 2, which includes the review of the architectural design and landscape treatments for Building 4. The project has been evaluated based upon the applicable design standards of the NCRSP Design Guidelines, the Highland Village Design Guidelines, and the City’s Community Design Guidelines (CDGs). The proposed building will be one story and approximately 10,800 square feet. New landscaping and pathways will be installed around the base of the building in addition to the central plaza area and a portion of the parking area. The details of the building architecture and landscaping are further evaluated below.

**Parking:** Typically, parking is reviewed with the Stage 1 approval of a building. However, Stage 2 approval often includes potential tenants, which provides opportunities to update the parking calculations for the commercial center. The Zoning Ordinance outlines the parking requirements based on use type and an associated ratio per the square footage of such use type. Within the Highland Village center, parking is shared among all tenants per a reciprocal parking agreement. The amount of parking required for the Center is therefore based on the cumulative parking requirements of each use type. As the Center has developed the amount of required parking and amount of parking provided has been adjusted. Initially, the Highland Village master plan used gross building square footages and general use types to estimate the overall parking demand. As the center has developed, more precise calculations can be made using leasable square footage and the exact uses of the tenants. Building 4 was originally anticipated for 10,800 square feet of restaurant space. However, the current proposal reduced the restaurant area with the remainder to be used for retail, which reduces the overall parking demand for the building. The updated parking is summarized below in Table 1.

**Table 1. Updated Highland Village Parking Table**

Building	Use	Room Count	Parking Ratio	Required	Provided
Hyatt Place Hotel (Lot 1)	Hotel	151 Rooms	1 space/room	151	154
Falls Event Center (Lot 2)	Assembly	15,224	as required per MPP	157	157
<b>Total Lot 1 &amp; 2</b>				<b>308</b>	<b>311</b>
Building	Use	Net Square Footage	Parking Ratio (#/sq.ft)	Required	Provided
Building 1	Medical	7,148	1 to 150	48	shared parking
Building 2	Medical	7,200	1 to 150	48	
Building 3	Restaurant	5,579	1 to 100	56	
	Personal Services	1,307	1 to 300	4	
Building 4	BP Restaurant	8,100 + 948 sf covered patio	1 to 100	90	
	Retail	2,185	1 to 300	7	
Building 5	Pad Deleted with Previously Approved Modification				
Building 6	Restaurant	10,057	1 to 100	101	
Building 7	Restaurant	10,252	1 to 100	103	
Building 8	Medical	4,447	1 to 150	27*	
<b>Total Parking for Buildings 1 to 8</b>				<b>484</b>	<b>503 500</b>
<b>Total Highland Village Parking Spaces</b>				<b>792</b>	<b>811</b>
<b>Surplus Spaces</b>					<b>19</b>

\*3 space parking reduction per PL15-0421

The 2019 Stage 1 Modification included the addition of parking where Building 5 was removed. That parking area has not yet been constructed and is required as part of this project, though it is accounted for in Table 1. The current proposal includes a slight modification to that approved site plan to remove three spaces to accommodate an enlarged trash enclosure. Since the 2019 approval, the required trash enclosure size has increased from two bays to three bays to accommodate organic waste. As demonstrated in the table, the overall center remains in compliance with the Zoning Ordinance parking standards and there is a surplus of 19 parking spaces. Based on the above information, staff finds adequate parking is available to support the project.

**Architecture:** The CDGs suggest that projects with multiple buildings develop an architectural theme throughout the project. Therefore, the original MPP Stage 1 application established a master color and material palette that would be incorporated into future building elevations (see Attachment 1). The master palette includes three brick options and 21 color options. As the project has been built out, the colors and materials of the center have been further refined by each project. The palette maintains the earth tone colors and natural stone and tile materials from the original conception. Subsequently approved elevations are included in the design guidelines to capture any new materials that may have been introduced. Building 4 is proposed to use many colors and materials that are already approved for the Highland Village center. This includes a thin brick veneer, stucco siding painted in Sherwin Williams Mannered Gold, and Nichiha Fiber Cement Vintage Wood panels. The building will also include accent materials consistent with the design guidelines. Accent materials include red aluminum panels around the entrance tower, which are consistent with the red trim of the adjacent Lazy Dog restaurant.

Although the colors and materials are consistent with the Highland Village Design Guidelines the building is able to differentiate itself from other buildings in the center with unique elevation features. The main entrance to the building is within a tower feature, which meets the intent of the design guidelines, “All primary building and project entries shall be well-defined by varied textures, forms, materials, colors.” The building contains further visual interest with the use of metal canopies to provide depth and active outdoor patio areas fronting onto the central plaza. Consistent with the design guidelines, interest is created on all sides of the building through the use of varying materials and wall planes.

**Figure 2. Proposed View from West**



Staff finds the proposed colors and materials to be harmonious with the existing Highland Village color palette and are complimentary with the building architecture and the surrounding buildings. As proposed, staff finds the building compatible with the applicable design guidelines.

**Landscaping:** Pad 4 is located on the interior of the development and does not require the same landscape setback as those buildings facing the public way on Gibson Drive. The applicant proposes landscaping on all corners of the site, including screening for the proposed trash enclosure and trees within parking lot planters for parking lot shading.

**Central Plaza:** The original Highland Village site plan anticipated a central plaza between buildings 4, 5, and 6 as a pedestrian-friendly amenity. The MPP Stage 1 Modification approved in 2019 removed building 5 from the project and therefore required a modification to the design of the plaza. That approval included a conceptual site plan of the modified plaza area. The current proposal includes minor modifications to the plaza area to account for changes in site elevation that were not previously included. The plaza retains the key elements of the original approval including two brick trellises that match those throughout the center, a water fountain feature, tree planters, and a vehicle drop-off area. Figure 3 provides a comparison of the 3 iterations of the central plaza.

**Figure 3. Prior Plaza Approvals (2008, 2019) and Proposed (2023) (Left to Right)**



**MPP Stage 2 Summary:** Section 19.82.03.C.2 of the City of Roseville Zoning Ordinance requires that two findings be made to approve a MPP Stage 2. The two findings for approval are contained in the Recommendation section of this report. In summary, staff finds that the architecture and landscape plans for Building 4 are consistent with the NCRSP Design Guidelines, Highland Village Design Guidelines and the CDG's and will not be detrimental to the public health and safety or welfare, as described in detail above. As proposed and conditioned, the project complies with the required findings for approval. For these reasons, staff recommends approval of the MPP Stage 2 request.

## **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 October 26, 2023, 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**

Pursuant to the requirements of the California Environmental Quality Act (CEQA), an Initial Study/Negative Declaration was prepared for the NCRSP Parcel 40 - Highland Village project (File #2007PL-123) and adopted by the Planning Commission on January 10, 2008. The proposed project is within the scope of the analysis prepared for that project; therefore, consistent with Section 15162 of the CEQA Guidelines, no further analysis is required.

## **RECOMMENDATION**

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

1. Adopt the two (2) findings of fact as stated below and approve the **MAJOR PROJECT PERMIT (MPP) STAGE 2 – 246 GIBSON DRIVE – NCRSP PCL 40 – BP RESTAURANT – FILE # PL23-0020** subject to seventy-three (73) conditions of approval.
  1. *The Architecture and Landscaping is consistent with the General Plan, North Central Roseville Design Guidelines, and Community Design Guidelines; and*
  2. *The design shall not be detrimental to the public, health and safety, or be materially detrimental to the public welfare.*

## **CONDITIONS OF APPROVAL FOR MPP STAGE 2 (FILE # PL23-0020)**

1. This Major Project Permit Stage 2 approval shall be effectuated within a period of two (2) years from **November 9, 2023** and if not effectuated shall expire on **November 9, 2025**. Prior to said expiration date, the applicant may apply for an extension of time. (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 North Central Roseville Specific Plan, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
4. The project shall be addressed as 246 Gibson Dr. All projects with multi-tenants shall submit a site plan upon initial Building Permit submittal for suite address approval or assignment. Please specify “Business Services – Addressing” on the submittal. See *City of Roseville Addressing Guidelines* at [Roseville.ca.us/Addressing](http://Roseville.ca.us/Addressing) for more information. (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 North Central Roseville Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Environmental Utilities)

- e) Landscaping adjacent to preserve areas shall consist of California native, drought-tolerant groundcover, shrubs, plants, and trees. (Open Space, Planning)
  - f) All landscaping in areas containing electrical service equipment shall conform to the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
  - g) Slopes within landscape planters shall be no more than 3:1. A two-foot flat bench located at back-of-walk shall be included in the landscape area to slow or allow absorption of nuisance run-off from the planters. (Parks, Recreation, and Libraries)
  - h) All landscaping shall conform to the standards of crime prevention through environmental design with the intent to create natural surveillance, controlling access, and territorial reinforcement to property boundaries. (Police)
13. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
  14. 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)
  15. A separate Architectural Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
  16. For Multiple Building Complexes: As part of the required Architectural Site Accessibility Plan, the developer shall delineate the extent of the site accessibility improvements being installed as part of the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)
  17. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code– CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)
  18. For restaurants: 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. Prior to City of Roseville building permit approval for the construction of any food facility, the applicant shall apply for a plan check and obtain approval from a consumer protection specialist with Environmental Health. The design of the food facility shall comply with the California Retail Food Code. Prior to commencing operation, the facility would need to obtain a valid permit from Environmental Health. (Placer County Environmental Health)

20. If a grease trap is required by the sewer district, it shall be located outside of the food facility. (Placer County Environmental Health)
21. The project shall connect to City of Roseville for water and sewer service. (Placer County Environmental Health)
22. The project shall retain minimum weekly solid waste collection service from City of Roseville. (Placer County Environmental Health)
23. 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)
24. 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 Division prior to approval of any plans. (Engineering)
25. 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)
26. 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)
27. Bike parking and electric vehicle parking spaces shall be provided per the California Green Building Standards. Carpool spaces shall also be provided per the City of Roseville’s Transportation System Management (TSM) Ordinance, R.M.C Chapter 11.33. Bike rack/locker design and designated parking space markings and location shall be approved by Alternative Transportation. (Alternative Transportation, Building).
28. 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, which includes trash capture requirements. 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)
29. 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)

30. 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)
31. 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)
32. 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)
33. 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)
34. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
35. 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)
36. 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)
37. 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)
38. A trash enclosure, an organics enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)

39. 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)
40. 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)
41. 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
42. 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)
43. 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)
44. 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:**

45. 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)
46. 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)
47. Easement widths shall comply with the City's Improvement Standards and Construction Standards. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. All existing public utility, electric, water, sewer and reclaimed

water easements shall be maintained unless otherwise authorized by these conditions of approval. (Public Works, Environmental Utilities, Electric)

48. 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)
49. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
50. 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)
51. 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)
52. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
53. **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)
54. 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)
55. 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)
56. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)

57. 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)
58. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
59. The transformer located on the northeast portion of the property is to be removed. Roseville Electric will remove the transformer and existing conductors. The developer will be responsible for removing the transformer pad, reworking the conduits and backfilling.
60. 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)
61. 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)
62. 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:**

63. 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)
64. 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)
65. The City reserves the right to restrict vehicle turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. (Engineering)
66. 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)
67. 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)

68. 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)
69. 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)
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)
73. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple building occupancies. This request shall be made in writing to the Building Division and shall include 10 copies of the following:
  - a) A description of measures that will be undertaken to minimize conflict between residents/building occupants and construction traffic (e.g. fencing, etc.);
  - b) A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and
  - c) An estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

## **ATTACHMENTS**

1. Highland Village Design Guidelines

## **EXHIBITS**

- A. Project Plans

<p><b>Note to Applicant and/or Developer:</b> 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.</p>
---