

ITEM 6.1: **Specific Plan Amendment, Conditional Use Permit, and Design Review Permit – 1513 Eureka Road – NERSP PCL 8 – Sprinter Roseville – File #PL23-0124**

REQUEST

The project is an approximately 97,000-square-foot Mercedes Benz Sprinter van sales and service facility that will consist of enclosed service and detail bays and on-site vehicle parts storage. Associated site improvements include landscaping, lighting, and parking. The project entitlements include a text only amendment to the Northeast Roseville Specific Plan (NERSP) Parcel 8 Design Guidelines to allow vehicle sales in the Community Commercial zone with approval of a Conditional Use Permit (CUP), a CUP to allow the use, and a Design Review Permit to review the site design and architecture.

Applicant – Linda Francis, Dennis J. Flynn Architects
Property Owner – Travis Batts, Pappas Gateway LP

SUMMARY RECOMMENDATION

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

1. Adopt the Sprinter Roseville Initial Study/Negative Declaration;
2. Recommend the City Council adopt a resolution approving the Specific Plan Amendment;
3. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to six (6) conditions of approval; and
4. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-one (71) 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 5.67-acre project site is an L-shaped property which has frontage on both Rocky Ridge Drive and Eureka Road, and is addressed as both 1513 Eureka Road and 1411 Rocky Ridge Drive (see Figure 1). The site is within the Northeast Roseville Specific Plan (NERSP), which was adopted in April 1987 (Resolution #87-52). The property is currently vacant and has a land use designation of Community Commercial/Business Professional (CC/BP) and a zoning designation of Community Commercial/Special Area–Northeast Roseville Specific Plan (CC/SA-NE). Several electric



transmission lines cross the northeastern side of the property. These lines are owned and operated by the the Sacramento Municipal Utility District (SMUD), the Western Area Power Authority (WAPA) and Roseville Electric. Surrounding uses include a gas station on the southeastern corner of Rocky Ridge Drive and Eureka Road, a walled and gated parking lot and Rosemeade apartments to the northeast, and a medical office building and commercial development to the south (e.g. California Backyard and Century Theaters).

The subject property is a portion of NERSP large-lot Parcel 8, where a multi-use development plan was approved in 1995. As shown in Figure 2 below, Parcel 8 includes all the land on the eastern side of Eureka Road from Rocky Ridge Road to Lead Hill Boulevard. The project site, shown with hatchmarks in Figure 2, is the only undeveloped portion of Parcel 8. The approval of Parcel 8 included a General Plan Amendment, Specific Plan Amendment, Rezone, and Development Agreement to change the land uses and add the Parcel 8 Design Guidelines to the Specific Plan. The Design Guidelines address site development, appropriate land uses, landscaping, architectural design, siting, and a variety of other design components. Deviations from the Design Guidelines may be approved via the Design Review entitlement process.

Figure 2: NERSP Parcel 8 and the Project Site

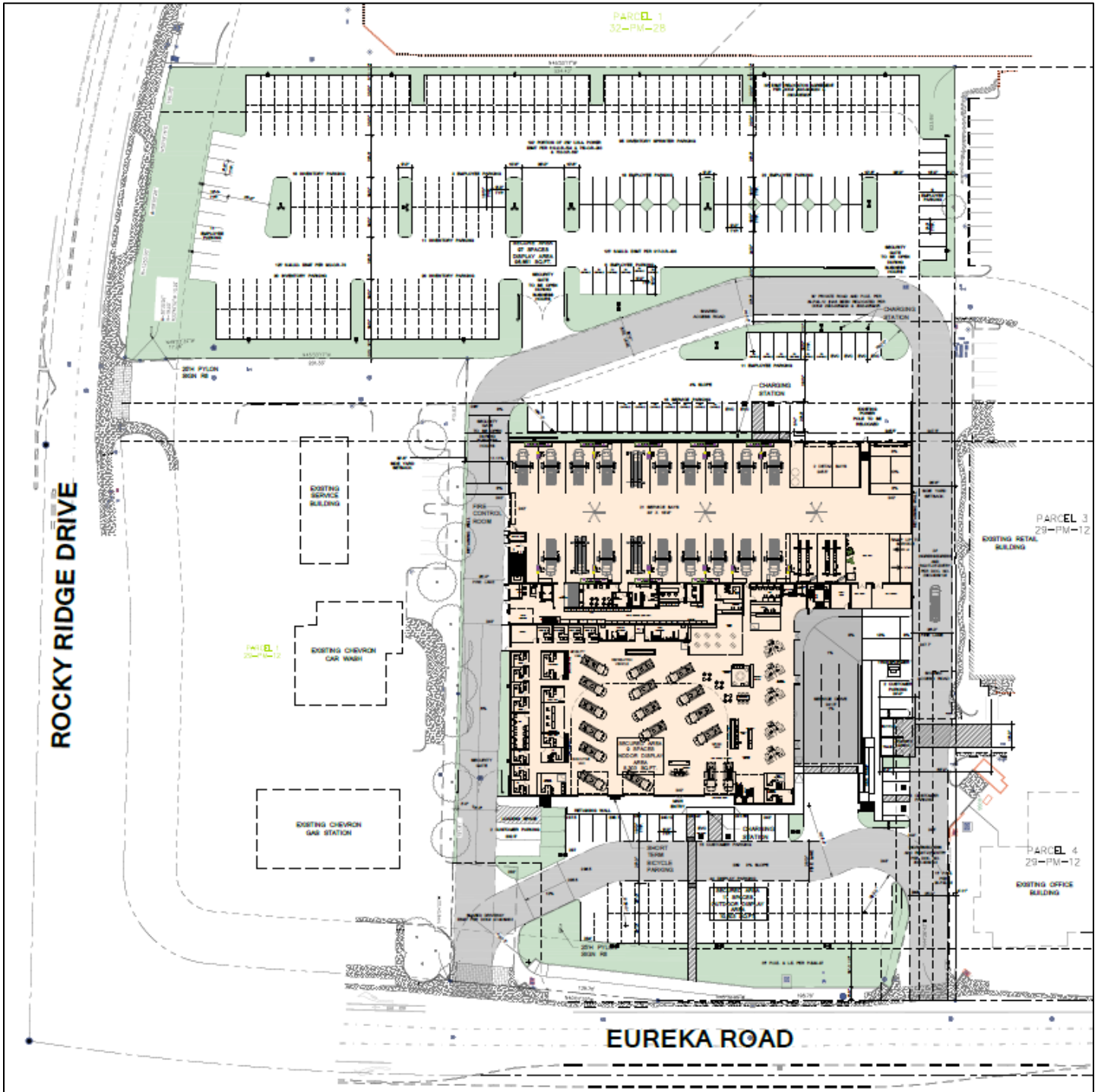


In April 2017, the City’s Design Committee approved a Design Review Permit (file #PL16-0169) to allow the project site to be developed with an approximately 75,000-square-foot, 3-story medical office building. However, the project was never constructed, and the entitlements have since expired.

The applicant proposes a 97,604-square-foot Mercedes Benz Sprinter van sales and service facility that will consist of enclosed service and detail bays and on-site vehicle parts storage. The building will be two stories and the first floor will consist of a showroom, sales offices, parts storage, two (2) detail bays

and 21 service bays, with a ramp providing access to the second floor. The second floor will consist of 26 service bays and offices. Associated site improvements include landscaping, lighting, and parking. The Zoning Ordinance conditionally permits automotive sales in the CC zone district and the General Plan identifies automotive sales as a primary use for the CC land use. However, the NERSP Parcel 8 Design Guidelines do not list automotive sales as a permitted use for this site. Therefore, the project includes a text only amendment to the NERSP Parcel 8 Design Guidelines to allow automotive sales with approval of a Conditional Use Permit (CUP) to be consistent with the Zoning Ordinance requirements for the CC zone district. The CUP allows the City the opportunity to review the project's compatibility with the surrounding uses in the project area. The project entitlements include a CUP to allow the use and a Design Review Permit to review the site design and architecture.

Figure 3: Preliminary Site Plan



EVALUATION – SPECIFIC PLAN AMENDMENT

The NERSP Parcel 8 Design Guidelines were adopted in order to establish a cohesive set of development criteria to govern all future development on Parcel 8. These Design Guidelines supplement the NERSP and include a list of permitted uses on Parcel 8. The existing uses adjacent to the project site include gasoline sales, commercial parking, and retail uses, which are all listed as permitted uses on Parcel 8. The General Plan also identifies these as anticipated uses for parcels designated as Community Commercial (CC). The proposed van sales and service facility is classified as an automotive sales use, which is defined by the Zoning Ordinance as including “the sale, retail or wholesale, of automobiles, light trucks, boats, recreational vehicles, etc. together with associated enclosed repair services and parts sales, but excluding body repair and painting” (Section 19.08.090.C(4) of the Zoning Ordinance). While the Parcel 8 Design Guidelines allow auto-related uses such as gasoline sales and auto parts retail, automotive sales is not listed as a permitted use. The Zoning Ordinance permits automotive sales in the Community Commercial (CC) zone district subject to approval of a Conditional Use Permit (CUP). In addition, the General Plan identifies automotive sales to be a primary use for the CC land use. The proposed Specific Plan Amendment would amend the existing list of permitted uses in the NERSP Parcel 8 Design Guidelines to allow automotive sales with approval of a CUP, consistent with the Zoning Ordinance. The redlines to the NERSP Parcel 8 Design Guidelines are included as Exhibit B. The CUP process allows staff the ability to impose conditions to ensure compatibility with surrounding uses. Given this, staff supports the Specific Plan Amendment as proposed.

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 the applicable Specific Plan.

The project site has a land use designation of Community Commercial/Business Professional (CC/BP) and is located within the NERSP. The proposed van sales and service facility is classified as an automotive sales use in the Zoning Ordinance. As discussed, the NERSP Parcel 8 Design Guidelines will be amended to allow automotive sales with approval of a CUP to be consistent with the Zoning Ordinance. The General Plan relies on the Zoning Ordinance to determine the appropriate location and design of automotive sales facilities on CC/BP land use sites through the Conditional Use Permit process; therefore, the proposed project is consistent with the General Plan. With approval of the proposed SPA, the proposed use will be consistent with the General Plan and the NERSP.

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

The Zoning Ordinance standards relevant to the project are the requirements for approval of a CUP, as discussed herein, commercial zone general development standards, and requirements for off-street parking.

Section 19.12.030 of the Zoning Ordinance identifies general development standards for commercial zones. These standards include compliance with the City’s Community Design Guidelines (CDG) and any applicable Specific Plan. This section also identifies maximum building heights for commercial zones. The maximum building height for the CC zone district is 50 feet, however it may be modified through the Design Review Permit process. The NERSP Parcel 8 Design Guidelines allow a maximum height of 55 feet to the rooftop and 75 feet to architectural features. The proposed building has a maximum height of 55 feet, which is consistent with the Parcel 8 Design Guidelines.

Section 19.26.030(B) of the Zoning Ordinance states that when a tenant space has multiple functions, such as sales and office, the amount of parking to be provided for the tenant shall be calculated as specified by Section 19.26.030(A) for the primary use. In this case, the primary use is auto sales, which has a parking requirement of one (1) space per 1,000 square feet of indoor and outdoor display area. The project will consist of 8,303 square feet of indoor display area and 107,164 square feet of outdoor display area, requiring a total of 115 parking spaces. The site will have a total of 325 spaces, but 206 of these spaces will be used for the outdoor vehicle display. The remaining 119 parking spaces will be provided for employees and patrons, which exceeds the parking requirement. Therefore, the proposed project is consistent 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 proposed building is 97,604 square feet and will consist of two floors with an overall height of 55 feet. The first floor will consist of an indoor showroom, sales offices, parts storage, two (2) detail bays and 21 service bays, with an indoor ramp providing access to the second floor. The second floor will consist of 26 service bays and offices. The applicant provided an operational description for the project, which is included as Exhibit C. The hours of operation for the proposed facility will be Monday through Saturday, 7:00 a.m. to 9:00 p.m. and Sunday, 9:00 a.m. to 9:00 p.m., and each shift will have approximately 60 employees.

The proposed use is compatible with the surrounding commercial uses, which include a gas station, medical office building, and retail uses. The proposed building will be more than 400 feet away from the Rosemeade apartment complex and is separated by a walled parking lot with landscaping around the perimeter. Given the project site is lower in elevation than the Rosemeade apartment complex, the building will be visible from the apartment site. The setback and elevation differences reduce the potential for any visual or noise impacts on residents. In addition, all service activities will occur within the enclosed building and no service activities are permitted to occur outdoors. The conditions of approval for the project require compliance with the City's Noise Regulation standards which will ensure there are no noise impacts to surrounding uses.

The project was reviewed by the City Engineering and City Fire Department staff and was found to comply with refuse service standards and with emergency circulation requirements. The site design provides for appropriate circulation into, out of, and throughout the site, and will maintain the existing reciprocal access agreements between the adjacent properties. Further discussion on vehicle access and circulation is provided in the Design Review Permit evaluation section of this report.

Based on the proposed operations and with the conditions of approval, staff does not anticipate the use or the development will 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.

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 NERSP Parcel 8 Design Guidelines. 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 is a 5.6-acre infill site that is sloped and uneven and is surrounded on all sides by urban development. There are no protected trees, wetlands, or watercourses on the site. The slopes on the site must be leveled in order to make beneficial use of the site for development. There are no natural features to preserve, and the development is consistent with what was anticipated as part of the Parcel 8 approval. Grading of the property will be necessary to provide the parking areas, drive aisles, and building pad. 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 project allows beneficial use to be made of the site.

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.*

Site Planning and Building Siting

The portion of the project site located at 1411 Eureka Road is mostly encumbered with utility easements, and no permanent structures are permitted within these easements. As a result, the project proposes to develop this parcel with surface parking stalls for employees, patrons and vehicle inventory. The building will be located at 1513 Eureka Road and must maintain at least 15 feet of clearance from the nearest power line. This will require an existing power pole that is located to the northeast corner of the proposed building to be relocated by Roseville Electric at the developer's expense. The building will have frontage on Eureka Road and will be located approximately 130 feet from Eureka Road and approximately 275 feet from Rocky Ridge Drive, behind the existing gas station site. The proposed setbacks provide a sufficient buffer from the street and adequate space for landscaping, providing an appropriate streetscape presence consistent with the CDG and NERSP. In addition, the Parcel 8 Design Guidelines indicate a maximum lot coverage of 35 percent for a multiple-story building. The footprint of the proposed building is approximately 59,000 square feet and the site is approximately 247,000 square feet, which is a lot coverage of 24 percent.

The site plan identifies proposed freestanding signs at the driveway entrances, however, these signs are not approved as part of the Design Review Permit (see Condition #61 of the DRP). The signs will require a separate sign permit and will be reviewed for consistency with the signage requirements of the NERSP Parcel 8 Design Guidelines and the City's Sign Ordinance.

Access and Circulation

The project includes three points of access to the adjacent roadways, and will utilize the existing driveway on Rocky Ridge Drive and the two existing driveways on Eureka Road. The driveways on Eureka Road have shared access with the adjacent properties. The western driveway on Eureka Road will be modified to accommodate a 140-foot right-turn curb flare. The Parcel 8 Design Guidelines require the internal vehicular circulation drives be designed to provide shared access and common driveways between buildings on Parcel 8, and the site plan (as shown in Figure 3 and Exhibit D) is consistent with that intent. The project was reviewed by the City Engineering and City Fire Department staff and was found to comply with refuse service standards and with emergency circulation requirements.

There is an existing sidewalk along the Rocky Ridge Drive property frontage, but the sidewalk along Eureka Road is currently incomplete. The project includes the completion of an 8-foot sidewalk connection across the property frontage. The project also includes the construction of a pedestrian pathway from Eureka Road to the proposed building. The surrounding roadways are already designed to

accommodate bicycles sharing the road, with dedicated bicycle lanes at the intersection; the project has no impact on bicycle facilities.

Parking

Parking for the site is based on the Zoning Ordinance parking requirement for automotive sales, which is one (1) space for every 1,000 square feet of indoor and outdoor display area. As mentioned above, the project includes 8,303 square feet of indoor display area and 107,164 square feet of outdoor display area, requiring a total of 115 parking spaces. The project proposes a total of 325 parking spaces, with 206 of those spaces designated for inventory parking. The remaining 119 spaces will be available for employees and patrons of the site, which exceeds the minimum parking requirement. Thus, the project meets the Zoning Ordinance parking requirements.

Landscaping and Lighting

The NERSP Parcel 8 Design Guidelines require that the proposed project be consistent with the NERSP Landscape Design Guidelines. Consistent with the guidelines, the landscape plan includes 35-foot landscape setbacks from both Rocky Ridge Drive and Eureka Road. The majority of the proposed trees, shrubs and ground covers have been selected from the tree and plant lists provided by the landscape guidelines and provide color, texture, and visual interest.

The Parcel 8 Design Guidelines establish that landscaping must cover a minimum of 15% of the site. There is 37,141 square feet of landscaped area shown for the project, which is 15% of the site. The Parcel 8 Design Guidelines also establish a parking lot shading standard that is “as close as possible to 50% shade coverage,” recognizing that a 50% standard will not be possible to achieve in areas affected by the existing transmission lines. The easement around the transmission lines includes height limitations for all structures and plants, which in turn limits applicants to the use of small trees that provide much less shade. A large portion of the project site is affected by the presence of the transmission lines. The building had to be located outside of the easement, which means that much of the parking lot is within the easement. The applicant has proposed planting as many trees as possible within this area of the parking lot, but because the tree palette is limited to small trees, the parking lot shading is approximately 21%. Staff examined the site plan and determined the applicant was providing as many trees as is feasible, and that this is as close to 50% as possible given the site constraints.

The existing project site is sloped and uneven, and will require leveling in order to allow development of the site. The grading and utility plan (included as Exhibit F) indicate that retaining walls will be required on the shared property boundaries to the east and west. These walls will have limited visibility from Eureka Road or Rocky Ridge Drive. The wall heights vary from one to nine feet tall. The tallest wall will be located along the shared property line with the existing Chevron Station and oil change facility. All of the walls will be located within existing landscaped areas, which will provide visual softening.

The project is conditioned to comply with the City’s minimum lighting level requirements (0.5 foot-candles in pedestrian areas and 1.0 foot-candles in vehicle areas). The applicant is proposing typical parking lot lighting, with 15-foot-tall light standards, cut-off lenses, and all lighting directed downward. The lighting design conforms to the CDG and the Parcel 8 Design Guidelines.

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.

The Parcel 8 Design Guidelines include the following recommendations:

- Use of one or more of the following materials: concrete block, cement plaster, stone veneers, granite, architectural metals, concrete or clay roof tile, standing seam metal roof, glass block accent, wood trellis, or fabric awning.
- Colors should use one or more of the approved colors for the theater and adjacent buildings.
- Roof lines should vary.
- Total building height should not exceed 55 feet, with architectural features not to exceed 75 feet.
- Building design should be responsive to views from all sides.
- Long, uninterrupted exterior walls should be avoided.
- Each building should have a different setback from Eureka Road.

The proposed building is designed with modern elements including the use of glass curtain walls and a mix of corrugated and aluminum metal panels in shades of black and gray that provide texture to the façade. The design guidelines state that “glass box” building designs are to be avoided. Staff finds that the use of glass to highlight the building frontage is used appropriately. Renderings of the proposed building are shown in Figure 4 below. The proposed building materials are consistent with and/or complementary to the materials used on other buildings located on Parcel 8, such as the adjacent medical office building, which has a contemporary design with glass block accents and metal cladding brushed aluminum.

Figure 4: Building Renderings



The building has roofline variation not exceeding 55 feet in height. All sides of the proposed building will be visible from public streets, with the Eureka Road frontage being the most prominent. All sides of the building have been designed to incorporate a mix of colors, materials, and window glazing, as well as wall plane variation. The wall plane and roofline variations provide visual relief and a break in the façade. The building will have roll-up doors on each elevation. The front elevation will feature two glass roll-up doors for the indoor display area that will be incorporated into the curtain wall system, which will visually blend in. The remaining roll-up doors for the service areas are located internal to the site, away from the street frontage, which is consistent with the CDG.

The proposed building will be set back farther from Eureka Road than both the adjacent medical office building to the south and the fuel station to the north, satisfying the recommendation to have variation in building setbacks.

- 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.***

Consistent with the Design Guidelines, the roof parapets are designed to screen the rooftop mechanical equipment from view. The required trash enclosure for the site is located on the interior of the site, where it will not be noticeable from public streets.

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 City's Projects of Interest website. A notice of the public hearing was published in the Roseville Press Tribune on September 14, 2023 and a notice of the hearing was also distributed to all property owners within 300 feet of the site and posted on the RCONA website. On September 15, 2023, staff received a phone call from a representative of the Granite Bay Dermatology and Laser Center, located to the south of the site at 1535 Eureka Road. They indicated they did not support automotive sales on the property and the use would be better suited within the Automall. As evaluated in this staff report, the proposed use is compatible with the surrounding development and is consistent with the CC land use designation.

ENVIRONMENTAL DETERMINATION

As required by the California Environmental Quality Act (CEQA), the City of Roseville, acting as Lead Agency, prepared an Initial Study/Negative Declaration (IS/ND) to evaluate the environmental effects of the project. The document was released for a 20-day public comment period, which began on August 31, 2023 and ended on September 20, 2023. No public comments were received. The document analyzed the potential for environmental impacts due to project implementation and determined the project will not have a significant effect on the environment. The Initial Study/Negative Declaration is included as Exhibit A.

RECOMMENDATION

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

1. Adopt the **Sprinter Roseville Initial Study/Negative Declaration**;
2. Recommend the City Council adopt a resolution approving the **SPECIFIC PLAN AMENDMENT – 1513 EUREKA ROAD – NERSP PCL 8 – SPRINTER ROSEVILLE – FILE #PL23-0124**;
3. Adopt the three (3) findings of fact and approve the **CONDITIONAL USE PERMIT – 1513 EUREKA ROAD – NERSP PCL 8 – SPRINTER ROSEVILLE – FILE #PL23-0124** subject to six (6) conditions of approval; and
4. Adopt the four (4) findings of fact and approve the **DESIGN REVIEW PERMIT – 1513 EUREKA ROAD – NERSP PCL 8 – SPRINTER ROSEVILLE – FILE #PL23-0124** subject to seventy-one (71) conditions of approval.

CONDITIONS OF APPROVAL FOR THE CONDITIONAL USE PERMIT – FILE #PL23-0124

1. This conditional use permit approval shall be effectuated within a period of two (2) years from **September 28, 2023** and if not effectuated shall expire on **September 28, 2025**. Prior to said expiration date, the applicant may apply for an extension of time. (Planning)
2. The Conditional Use Permit shall not be deemed approved until the Specific Plan Amendment is approved and becomes effective. (Planning)
3. Project operations shall conform to the operational description included as Exhibit C. Any modifications to the operations shall require approval of a Conditional Use Permit Modification. (Planning)
4. Hours of operation shall be Monday through Saturday, 7:00 a.m. to 9:00 p.m. and Sunday, 9:00 a.m. to 9:00 p.m. (Planning)
5. All vehicle service and repair activities shall occur indoors. Outdoor repair of vehicles is not permitted. (Planning)
6. Project operations shall comply with the City's Noise Ordinance. (Planning)

CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT – FILE #PL23-0124

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **September 28, 2023** and if not effectuated shall expire on **September 28, 2025**. Prior to said expiration date, the applicant may apply for an extension of time. (Planning)
2. The Design Review Permit shall not be deemed approved until the Specific Plan Amendment is approved and becomes effective. (Planning)
3. The project is approved as shown in Exhibits B—J, and as conditioned or modified below. (Planning)
4. The project shall comply with all required environmental mitigation identified in the Sprinter Roseville Initial Study/Negative Declaration, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
5. The project shall be addressed as 1513 Eureka Rd. 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)
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 as close to 50% shade coverage after 15 years as feasible. (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 Northeast Roseville Specific Plan, the Parcel 8 Design Guidelines, 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. 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. 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)
 19. 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)
 20. 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)

21. 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 Public Works)

22. The site shall be accessed by the two existing driveways on Eureka Road. These driveways shall maintain a shared access with the adjacent properties. The western driveway on Eureka Road shall be modified to accommodate a 140-foot right turn curb flare. An 8-foot sidewalk shall be constructed across the frontage of Eureka Road. (Engineering)
23. 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)
24. 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).
25. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP’s) per the City’s Stormwater Quality Design Manual, which includes trash capture requirements (5mm screens at the outlet). The applicant shall provide LID measures prior to using any proprietary devices. Proprietary devices shall only be used after exhausting all other options. 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 enter into a maintenance agreement with the City for the maintenance of the proposed BMP’s. (Engineering)
26. Prior to the approval of the Improvement Plans, the project proponent shall provide proof of preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB). Proof shall be in the form of the Waste Discharge Identification Number (WDID#), provided to the applicant from RWQCB, placed on the coversheet of the improvement plans. Upon approval of the improvement plans, a copy of the SWPPP shall be required onsite and available for viewing by City inspection staff upon request. (Engineering)
27. The 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)
28. 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)
29. 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)

30. 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)
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 and sewer 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 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. Water easements.
 - b. 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 and 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. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
54. 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)
55. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
56. 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)
57. 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)

- 58. 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)
- 59. The existing power pole located on the northeast corner of the building will be relocated by Roseville Electric. This work shall be at the developer's expense. (Electric)
- 60. The building shall maintain 15' of clearance from the nearest power line. In the event the power line needs to be relocated it shall be at the expense of the developer. (Electric)

OTHER CONDITIONS OF APPROVAL:

- 61. 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)
- 62. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed-free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)
- 63. The City reserves the right to restrict vehicle turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. (Engineering)
- 64. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)
- 65. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000 gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)
- 66. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. (Fire)
- 67. The location and design of the gas service shall be determined by PG&E. The design of the gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
- 68. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance, project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday, provided that all construction equipment shall be fitted with factory installed muffling devices and be maintained in good working order. (Building)
- 69. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The

developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Division Field Inspector at the time of or prior to the foundation inspection. (Building)

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

EXHIBITS

- A. Sprinter Roseville Initial Study/Negative Declaration
- B. NERSP Parcel 8 Design Guidelines Redlines
- C. Operational Description
- D. Site Plan
- E. Floor Plans
- F. Preliminary Grading & Utility Plan
- G. Elevations and Renderings
- H. Colors & Materials
- I. Preliminary Landscape Plan
- J. Photometric Plan

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.