



ITEM V-A: DESIGN REVIEW PERMIT MODIFICATION, CONDITIONAL USE PERMIT MODIFICATION & LOT LINE ADJUSTMENT – 6720 & 6750 STANFORD RANCH RD. – COSTCO FUELING FACILITY ADDITION – FILE # PL13-0131

REQUEST

The applicant requests approval of entitlements to allow the construction of a Costco member's only gas station (20 dispensers) and control enclosure and associated site modifications. The requested entitlements include a Design Review Permit Modification for the new gas station facility and site improvements, a Conditional Use Permit Modification to modify the existing CUP for Shell to reflect the new facility and operator, and a Lot Line Adjustment to modify the property line between the Costco and Shell properties to increase the Shell site by 0.371 acres. The Costco gas station will replace the existing 12 dispenser Shell gas station.

Applicant – David Babcock, David Babcock & Associates
Property Owner – Michael Tooley, Micnan, LLC and Kim Katz, Costco Wholesale Corporation

SUMMARY RECOMMENDATION

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

- A. Adopt the Negative Declaration:
- B. Adopt the two (2) findings of fact for the Design Review Permit Modification;
- C. Approve the Design Review Permit Modification subject to seventy-five (75) conditions of approval;
- D. Adopt the two (2) findings of fact for the Conditional Use Permit Modification;
- E. Approve the Conditional Use Permit Modification subject to three (3) conditions of approval;
- F. Find the Lot Line Adjustment consistent with the required criteria; and
- G. Approve the Lot Line Adjustment subject to twelve (12) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

The project site is located within the North Central Roseville Specific Plan (NCRSP) area at 6720 and 6750 Stanford Ranch Rd. (Parcels 34A and 34B respectively) located at the southwestern corner of Five Star Bl. and Stanford Ranch Rd. (Five Star Bl. is considered a private driveway and is not a public roadway). The properties are located within the Stanford Ranch Crossing Shopping Center (Figure 1). The Shell property is 1.14 acres and the Costco site is 13.27 acres. The properties have a zoning designation of General Commercial/Special Area Overlay - North Central Roseville Specific Plan (GC/SA-NC) and a land use designation of Community Commercial (CC).



Figure 1: Zoning and Land Use

In February 1992, the City's Design Review Commission approved a Use Permit with site review (currently referred to as a Design Review Permit (DRP)) for a 136,000 square foot Price Club Membership Warehouse (now Costco) with full site improvements (parking, lighting and landscaping).

In May 1996, the City's Planning Commission approved a Special Use Permit (SUP) (currently referred to as a Conditional Use Permit (CUP)) and a Use Permit with site review to allow gasoline sales and the construction of a Shell gas station at the corner of Five Star Bl. and Stanford Ranch Rd. Typically, gas stations are principally permitted in the GC zone district; however, the NCRSP required approval of a SUP before a gas station use could locate on this site. The approval included the construction of a 1,400 square foot convenience store, 750 square foot car wash and a fuel canopy with six fuel islands (12 dispensers).

FINDINGS & EVALUATION

The evaluation section of this report includes an analysis of each of the requested entitlements. Each of the entitlements are analyzed for consistency with the goals and policies of the applicable regulations (i.e. the General Plan, Zoning Ordinance, NCRSP, and Community Design Guidelines (CDG)).

DESIGN REVIEW PERMIT MODIFICATION

Section 19.78.060.J of the City of Roseville Zoning Ordinance requires that two findings be made to approve a Modification. The required findings are listed below in ***italicized bold print*** and are followed by an evaluation.

1. ***The proposed modification is in substantial compliance with the intent of the original approval, prior conditions of approval, and all applicable design, development and improvement standards in effect as of the date of application for the modification.***

As noted in the background section, the existing uses (Costco Warehouse and Shell Station) were approved by the City in 1992 (Costco) and 1996 (Shell) and have been in operation since that time. The proposed project does not change the existing uses of retail sales on the Costco site and gasoline sales on the Shell site. The gasoline sales will change from a Shell operator to a Costco operator and includes an expansion from six fuel islands to ten fuel islands. The following is a summary of the existing and proposed changes to the site.

Shell Property

Costco proposes to demolish the existing Shell facility which includes six fuel islands (12 dispensers), a fuel canopy (71 feet by 54 feet), a convenience mart, a car wash, two 15,000 gallon underground gasoline storage tanks and a vapor recovery system.

The new Costco gasoline facility will include one 160 foot by 32 foot canopy, five fuel islands (consisting of ten multiproduct dispensers and 20 fueling positions), three 30,000 gallon underground gasoline storage tanks, one 20,000 gallon underground diesel storage tank, one 3,500 gallon underground split diesel and gasoline fuel additive tank, one clean air separator, underground communication lines connecting to the Costco Warehouse, one six foot by 12 foot controller enclosure (for electronic monitoring equipment) and rehabilitated landscaping. Exhibits F and G include elevations of the fuel canopy, control enclosure and proposed landscaping.



Figure 2 – Existing Shell Station



Figure 3 – Proposed Costco Fuel Canopy (East/West Elevation)

Costco Property

The proposed project includes the enlargement of the gas station site by 0.371 acres through a LLA that is discussed in more detail in the LLA section of this report. Costco proposes site modifications that will better accommodate the new gasoline facility. While the traffic study prepared for this project (Attachment 1) determined that the Level of Service on City roadways would not be affected by the proposed project, City staff required measures that would improve on and off-site circulation and flow. The applicant is in agreement with these modifications and has incorporated them into their project design. The proposed improvements include the following and are identified on the proposed site plan (Exhibit D).

- Closure of two existing Five Star Bl. site driveways in the immediate vicinity of the existing Shell gas station,
- Extension by approximately 50 feet of the eastbound Five Star Bl. left turn pocket at Stanford Ranch Rd.,
- Reconfiguration of the Five Star Bl. median to a two-way left turn lane east of the main site access driveway,
- Addition of a narrow median island and minor widening at the main site driveway along Five Star Bl. to improve the throat depth thereby restricting left-turns to and from the first parking aisle,
- Installation of “Keep Clear” pavement markings along eastbound Five Star Bl. at the main site access driveway,
- Addition of a southbound right turn lane at the existing Stanford Ranch Rd. driveway, and
- Addition of a dedicated right turn lane to access the fueling station along the entrance lanes at the existing Stanford Ranch Rd. driveway.

Figures 4, 5 and 6 illustrate some of these modifications.

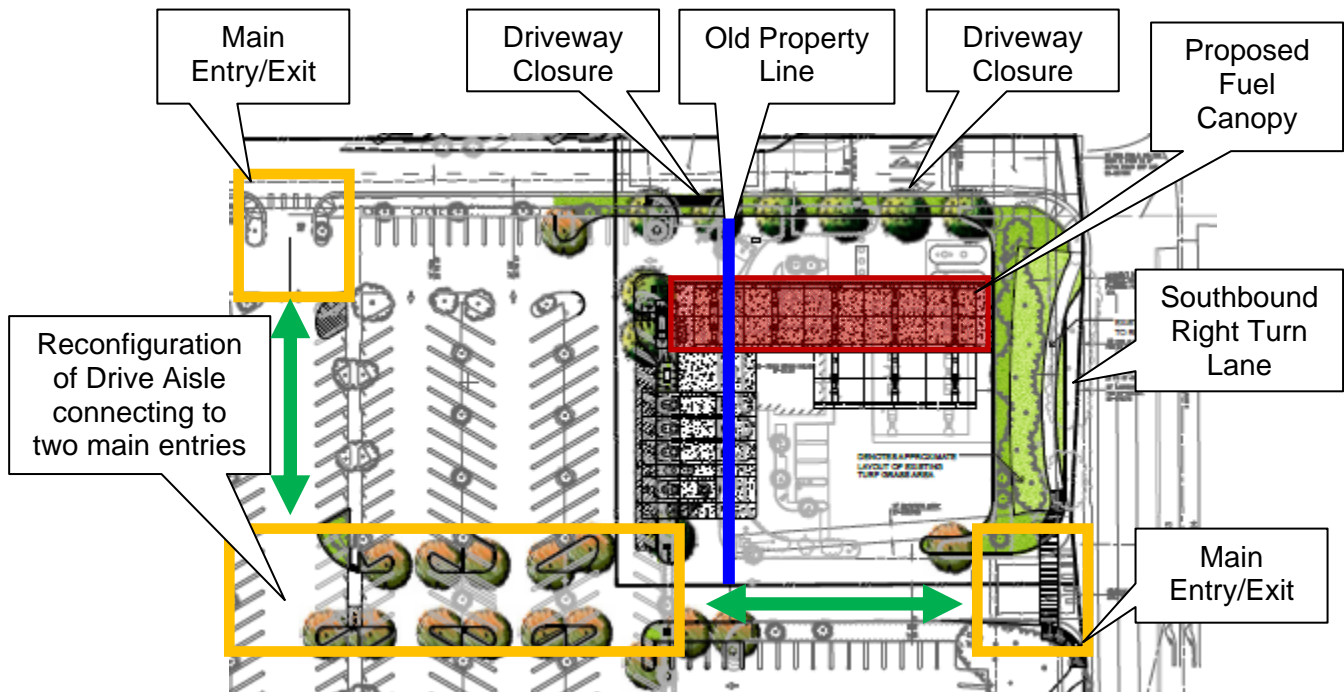


Figure 4 – Proposed Site Plan

As shown in Figures 5 and 6 below (Exhibit D), additional modifications to the site are proposed to the parking area on the east side of the Costco building. The modifications are limited to the reconfiguration of the drive aisles and parking spaces adjacent to the tire center. The purpose of the reconfiguration is to enhance site circulation.



Figure 5 – Existing Parking Configuration at Tire Center

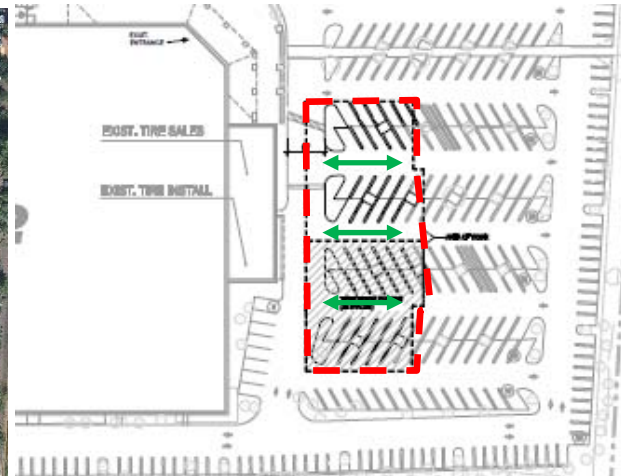


Figure 6 – Proposed Parking Configuration at Tire Center

The site design, design of the fuel canopy, control enclosure and rehabilitated landscaping has been reviewed against the City's Zoning Ordinance, NCRSP Design Guidelines and the City's CDG.

Site Modifications for Gasoline Facility

As described above, site modifications have been proposed to accommodate an enlarged gas station property and gasoline facility. The City's Engineering Division worked closely with the applicant and applicant's traffic engineer to ensure that the proposed site design meets City standards, provides maximum efficiency related to site circulation, and provides adequate queuing space for cars waiting to fuel their vehicle.

The site modifications results in a net loss of 14 parking spaces. The project requires 457 parking spaces. This is based on one parking space per 300 square feet for retail sales. The site, with modifications included, would retain 681 parking spaces. While this is a significant surplus, it meets Costco's demand for parking. The original project was parked at a ratio of one space per 200 square feet, which was the parking requirement for retail when the project was originally approved. Based on this ratio, Costco would have a requirement of 685 parking spaces, resulting in a shortfall of four parking spaces. Given that the proposed parking meets the City's current requirements, staff is supportive of the proposed reconfiguration.

Site Modifications near Tire Center

The existing parking configuration near the tire center causes congestion in this portion of the site. The proposed changes will allow for each east/west drive aisle to have a direct connection to the main drive aisle in this area. These proposed changes will allow for improved site circulation. The modification also allows for better use of space as an additional 21 parking spaces can be provided in this area. As currently proposed, the parking aisle dimensions meet the City's standards.

Fuel Canopy

The proposed fuel canopy is consistent with a typical fuel canopy design and will include CMU block on the pilasters to match the existing Costco Warehouse in design and color. The canopy proposed is 160 feet by 32 feet. The canopy will have a pre-finished textured metal fascia that will match the existing light tan color that is used on the Costco Warehouse retail building. Signage shown on the elevations is not approved as part of the DRP MOD and the applicant will obtain a separate sign permit for any proposed signs.

Control Enclosure

The proposed control enclosure that houses monitoring equipment for the facility will be six feet by twelve feet and will be an unmanned structure (no retail sales and no monetary transactions).

Coordination of design of this structure with the fuel canopy and existing Costco Warehouse is important, and is required by the City's CDG. Based on this, the applicant has worked with staff to enhance the structure to include the same textured finish proposed on the fuel canopy, the incorporation of the CMU block as a wainscot around the base of the structure and the addition of a cornice treatment to the roofline. A sketch of the proposed enclosure is provided in Exhibit F. Staff finds that these architectural enhancements meet the City's requirements for enhanced architectural design for visual aesthetics and interest and that the equipment enclosure will blend in with the facility.

Landscaping

The landscaping on the property that is in poor condition or that is affected by the modifications to the site will be replanted with a mix of drought tolerant shrubs, ground cover and shade trees. The proposed landscape palette is consistent with the existing planting palette on the Costco site which meets the requirements of the NCRSP. All plantings will meet the City's requirements as they relate to the Water Efficient Landscape Ordinance and the parking lot shading exceeds the required 50 percent shading for parking lots at 58 percent. The landscape plan is provided as Exhibit G.

Traffic Study

As noted above, a traffic study was prepared for this project. While the results of the traffic study indicated there would not be a negative impact to City roadways, staff understands that this project is adjacent to a busy intersection (Five Star Bl. and Stanford Ranch Rd.). While the applicant has incorporated site modifications to promote improved circulation and flow, the City also requested that the traffic study provide future options to further ensure that City roadways will not be affected by the proposed project. This includes requiring an additional traffic study after the Costco gasoline facility is in operation. Should staff see a need for additional improvements, three additional fueling islands (6 additional fueling dispensers) could be incorporated into the project which would allow for more cars to fuel at a time and reduce the number of cars waiting in line. Additionally, it was determined that the main driveway on Stanford Ranch Rd. could be relocated to the south which would expand the fueling station queuing area if necessary. While City staff does not anticipate these modifications will be necessary, and therefore did not require that they be incorporated into the project, they have however, been included as potential post construction recommendations in an effort to be conservative.

2. ***The proposed modification is in compliance with all standards and requirements of the City's Zoning Ordinance, with the applicable goals, policies and objectives set forth in the General Plan and the applicable Community Design Guidelines.***

As described in detail above and as currently proposed, staff finds that the proposed project meets the City's standards and requirements of the Zoning Ordinance, General Plan, NCRSP and CDG.

Design Review Permit Modification Conclusion

Staff finds that the proposed changes to the site design are in substantial compliance with the original DRP approval and that the changes made are in compliance with the City's requirements and standards. Therefore, as proposed and conditioned, staff is supportive of the proposed DRP MOD.

CONDITIONAL USE PERMIT MODIFICATION

Like the Design Review Permit Modification, Section 19.78.060.J of the City of Roseville Zoning Ordinance requires the same two findings be made to approve a Modification for the Conditional Use Permit. The required findings are listed below in ***italicized bold print*** and are followed by an evaluation.

1. ***The proposed modification is in substantial compliance with the intent of the original approval, prior conditions of approval, and all applicable design, development and improvement standards in effect as of the date of application for the modification.***

The existing Shell Station was approved in 1996 through a SUP (now known as a CUP) permitting gasoline sales, a car wash and a convenience mart. The applicant proposes to modify the CUP to retain the existing gasoline use, which will be expanded from six dispensers (12 fueling positions) to ten dispensers (20 fueling positions) with the potential to add three additional dispensers for an additional six fueling positions. The Costco gasoline facility will be a member only fueling facility, so only Costco membership holders can purchase gasoline at this location. Payment would be made at the pump with credit or debit cards and no cash transaction would occur on the property.

The hours of operation for the gasoline facility are from 6 a.m. to 10 p.m. seven days a week. A trained attendant will be on site during operating hours to aid with queuing if needed and to maintain the facility throughout the gasoline facility's hours of operation. The applicant's full project description is provided as Exhibit B. Per Condition 1 of the CUP, the project is required to comply with this project description.

The original use permit determined that gasoline sales were compatible with the surrounding commercial uses and was consistent with the City's General Plan. No special conditions of approval were required of the project. The proposed Costco Gasoline Facility will retain the gasoline sales use which staff finds to be in substantial compliance with the intent of the original approval.

2. *The proposed modification is in compliance with all standards and requirements of the City's Zoning Ordinance, with the applicable goals, policies and objectives set forth in the General Plan and the applicable Community Design Guidelines.*

The design of the new Costco gasoline facility was reviewed under the DRP MOD entitlement and all City departments have reviewed the project. As proposed and conditioned, the project meets the City's design requirements and standards as provided in the City's Zoning Ordinance, General Plan, NCRSP and CDG.

As discussed in the DRP MOD section of this report, the Engineering Division has conditioned this project (CUP Condition 2) to require a follow up traffic study 90 days after the gasoline facility has commenced operations to ensure that requirements of the traffic study are being upheld and to determine if any modifications to the operations plan and site plan are warranted.

Conditional Use Permit Modification Conclusion

Staff finds the project to be in substantial compliance with the original CUP and, as proposed and conditioned staff is supportive of the CUP MOD.

LOT LINE ADJUSTMENT

The Subdivision Ordinance does not list any required findings for a LLA; however, a LLA must comply with the following criteria in ***bold italics***. Each criterion is followed by a discussion/evaluation.

1. *Compliance with the City of Roseville General Plan.*

The properties have a land use designation of Community Commercial (CC). The proposed LLA will modify two existing parcels to allow new boundary configurations. While both properties are currently fully developed, as described in the sections above, the Shell Station will be demolished and a Costco Gasoline Facility will be constructed in its place with site modifications related to site circulation, parking and landscaping. Both retail sales (existing Costco) and gasoline sales are uses anticipated by the General Plan within the CC land use. The applicant proposes to maintain these uses on these properties. Therefore, the LLA will not affect the parcels compliance with the General Plan.

2. Compliance with the Zoning Ordinance for the district in which it is located.

The properties have zoning designations of GC/SA-NC. The existing uses of retail sales and gasoline sales are permitted uses on this property under the GC/SA-NC zoning designation. Consistency with the Zoning Ordinance and applicable development standards were evaluated as part of the design review process for the existing uses. Through the DRP MOD for the proposed project, staff has evaluated the project against the requirements of the Zoning Ordinance, NCRSP and the City's CDG and determined compliance with these documents. Therefore, the proposed LLA is in compliance with the Zoning Ordinance.

3. Compliance with the local building regulations.

The proposed LLA will result in parcels adequately configured for the existing and proposed structures. The proposed Costco gasoline facility will have a larger footprint than the existing Shell station which requires the lot lines to be modified as the building code does not permit structures to cross property lines. Additionally, the project has been reviewed by the City's Building Division and will receive a building permit prior to commencement of construction. Therefore, with approval of the LLA and the requirement for the applicant to obtain a building permit, staff has determined the project to be in compliance with the Building Code. Accordingly, the proposed lot lines would not present any conflicts with the local building regulations.

4. Provisions for relocation of existing infrastructure or easements.

The Planning Division has forwarded this proposal to various City departments and utility providers for review and comment. The City's Electric Department has determined that the proposed project requires additional internal easements to cover primary electrical facilities for the project. DRP Condition 51 requires existing easements to remain and requires the additional electric easement to be provided. No other comments have been received related to infrastructure or easements. Therefore, with the addition of Condition 51, the LLA complies with this criterion.

Lot Line Adjustment Conclusion

Staff finds that the proposed LLA meets all the required criteria as described above. For these reasons, and as conditioned, staff is supportive of the LLA.

ENVIRONMENTAL DETERMINATION

The Planning Manager has determined that the above project will not have a significant effect on the environment and proposes that a Negative Declaration be adopted. This determination has been based upon an Initial Study, which has concluded that the project, as proposed, will not have significant environmental impacts. At this meeting, the Approving Authority may adopt the proposed Negative Declaration. The Negative Declaration will circulate for a 20-day public review from **July 4, 2014 through July 24, 2014**. The Initial Study/ Negative Declaration is provided as Exhibit A to this report and is available for public review at the Roseville Permit Center and the City Clerk's Office, 311 Vernon Street, Roseville, CA 95678 (8:00 A.M. to 5:00 P.M., Monday through Friday). It can also be viewed on the City's website at <http://www.roseville.ca.us/planning/edpn.asp>.

RECOMMENDATION

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

- A. Adopt the Negative Declaration as shown in Exhibit A:

- B. Adopt the two (2) findings of fact as stated in the staff report for the DESIGN REVIEW PERMIT MODIFICATION – 6720 & 6750 STANFORD RANCH RD – COSTCO FUELING FACILITY ADDITION – FILE PL13-0131;
- C. Approve the DESIGN REVIEW PERMIT MODIFICATION – 6720 & 6750 STANFORD RANCH RD – COSTCO FUELING FACILITY ADDITION – FILE PL13-0131 subject to the seventy-five (75) conditions listed below;
- D. Adopt the two (2) findings of fact as stated in the staff report for the CONDITIONAL USE PERMIT MODIFICATION – 6720 & 6750 STANFORD RANCH RD – COSTCO FUELING FACILITY ADDITION – FILE PL13-0131;
- E. Approve the CONDITIONAL USE PERMIT MODIFICATION – 6720 & 6750 STANFORD RANCH RD – COSTCO FUELING FACILITY ADDITION – FILE PL13-0131 subject to the three (3) conditions listed below;
- F. Find the LOT LINE ADJUSTMENT consistent with the criteria as stated in the staff report for the LOT LINE ADJUSTMENT – 6720 & 6750 STANFORD RANCH RD – COSTCO FUELING FACILITY ADDITION – FILE PL13-0131; and
- G. Approve the LOT LINE ADJUSTMENT – 6720 & 6750 STANFORD RANCH RD – COSTCO FUELING FACILITY ADDITION – FILE PL13-0131 subject to the twelve (12) conditions listed below.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT MODIFICATION (PL13-0131)

- 1. This design review permit approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on **July 24, 2016**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from **July 24, 2016**. (Planning)
- 2. The project is approved as shown in Exhibits A - M and as conditioned or modified below. (Planning)
- 3. 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. (Engineering, Environmental Utilities, Electric, Finance)
- 4. 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)
- 5. 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 are approved and grading and/or encroachment permits are issued by the Development Services Department (Engineering)
- 6. 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. (Engineering)

PRIOR TO ISSUANCE OF BUILDING PERMITS

7. Parking stalls shall meet, or exceed, the following minimum standards:
 - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall about a 6" 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 11-B-6 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 1127B and 1129B. (Building)
8. Signs and/or striping shall be provided on-site as required by the Planning Division to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
9. 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)
10. 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 preventors, fire department connections, and public water, sewer, and storm drain facilities. (Planning, Fire, EUD, 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, (2") bark (no shredded bark) or (2") mulch covering. (Planning)
 - d. The landscape plan shall comply with the existing landscape palette for the center, the Landscape Guidelines for North Central Roseville Specific Plan and the City of Roseville Water Efficient Landscape Ordinance (Ordinance 4786, adopted 11/04/2009). (Planning)

- f. All landscaping in areas containing electrical service equipment shall conform with the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
- 11. 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)
- 12. Processes that discharge 2 pounds per day or more of air contaminants, as defined by Health and Safety Code Section 39013, into the atmosphere may require a permit. Permits are required prior to construction and/or operation of equipment. Developers/contractors should contact the District prior to construction and obtain any necessary permits. (Placer County Air Pollution Control District)
- 13. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the suite addressing plan for individual tenant spaces within the building. The Chief Building Official, or the designate, shall approve said plan prior to building permit approval. (Building)
- 14. A separate Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
- 15. For Multiple Building Complexes: As part of the required Site Accessibility Plan, the developer shall delineate the extent of the site accessibility improvements being installed as part of the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)
- 16. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California 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 Department for applicable Code editions). (Building)
- 17. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address. (Building)
- 18. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Engineering prior to approval of any plans. This includes, but is not limited to, the roadway improvements within Five Star Blvd. (Engineering)
- 19. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)
- 20. A note shall be added to the grading plans that states:

*“Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.”* (Engineering)

21. The existing driveway on Stanford Ranch Rd. shall be modified to allow for two ingress lanes and one egress lane. The northern ingress lane shall be a trap lane into the gas station site. A 10 ft. wide right turn deceleration lane shall be constructed for this driveway. The deceleration lane shall begin at the Five Star Blvd. curb return with a 30 ft. taper. A minimum 80 ft. of throat depth shall be provided for this driveway. (Engineering)
22. The two most easterly driveways on Five Star Blvd. shall be removed and replaced with City standard curb, gutter and sidewalk. All of the raised medians on Five Star Blvd, between the western property line and Stanford Ranch Rd., shall be removed and replaced with a two way left turn lane. (Engineering)
23. The westerly driveway on Five Star Blvd. shall be modified with a 40 ft. long raised curb to increase the driveways throat depth. In addition, “KEEP CLEAR” shall be stenciled on Five Star Blvd. at this driveway location to assist with the ingress/egress movement for this driveway. (Engineering)
24. On site circulation, striping and signage shall be modified per the approved site plan and as specified in “Figure 1” of the Traffic Study prepared for “Costco Wholesale Fueling Station Addition”. (Engineering)
25. The applicant shall dedicate all necessary rights-of-way or Public Utility Easement for the widening of any streets or transfer of public utilities across and over any portion of the property as required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder’s Office. This shall include, but is not limited to, right of way dedicated for the proposed right turn deceleration lane on Stanford Ranch Rd. (Engineering)
26. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP’s) per the City’s Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. The storm drain system and proposed BMP’s shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP’s. (Engineering)
27. Prior to the issuance of any permits, the property owner shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the property owner during the pre-construction meeting. (Engineering)
28. 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)
29. 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 approval 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)
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. 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, 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 Engineer. (Engineering)
 32. 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)
 33. The project shall be addressed as 6720 Stanford Ranch Rd. All projects with multi-tenants or buildings must submit a plot plan with building footprint(s) to the Development Services Department (Planning Division) for building/suite addressing. (Planning, Engineering)
 34. 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)
 35. 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)
 36. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
 37. 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' 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' below finished grade, unless authorized in these conditions of approval.
 - c. All sewer manholes shall have all weather 10-ton vehicle access unless authorized by these conditions of approval. (Environmental Utilities)
 38. Existing water services are to be reinstalled in landscaping planters. (Environmental Utilities)

39. No trees are to be planted over any existing water manifolds. (Environmental Utilities)
40. 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)
41. 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)
42. 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)
43. 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)
44. 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)
45. Use or storage of hazardous materials, liquids, gases and/or chemicals shall meet the requirements of the Chapter 6.95 of the Health and Safety Code, the Roseville Fire Department and the National Fire Codes. Submit a complete plan set and the Hazardous Materials Business Plan, including names and amount of any hazardous materials that will be stored or used, to the Bureau of Fire Prevention for review and approval. A permit application shall also be provided at the time of submittal. Contact Steve Anderson of our Hazardous Materials Division within the Fire Department at (916) 774-5821 to initiate the process. Satisfaction of storage and use shall be determined prior to requesting occupancy. (Fire)
46. 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 (Electric)
47. 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)
48. 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)
49. 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

50. Any backflow preventors visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventors 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 preventor 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 preventor shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)

51. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
 - a. Water and sewer (Environmental Utilities)
 - b. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)

52. Easement widths shall comply with the City's Design and Construction Standards. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Engineering, Environmental Utilities, Electric)

53. 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 preventor.
 - b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventor 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)

54. 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)

55. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (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. 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)
60. 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.
61. One 3/4" conduit with a 2-pair phone line shall be installed from the buildings telephone service panel to the meter section of the customer's electrical switchgear or panel.
62. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete.
63. The proposed improvements will require relocation of the existing utility transformer and conductors. The relocation of these facilities will be at the developer's expense. (Electric)

OTHER CONDITIONS OF APPROVAL:

64. Signs shown on the gas station canopy are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
65. 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)
66. Applicant shall obtain approval of a modification to the Authority to Construct permit, prior to any expansion of the facility (i.e. additional dispensers after the fact) (Planning, PCAPCD)
67. 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)

68. 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)
69. 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)
70. 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)
71. 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)
72. 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, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Building)
73. 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 Department Field Inspector at the time of or prior to the foundation inspection. (Building)
74. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Occupancy (TO) of the building. If a TO 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 Occupancy. (Building)
75. 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 Department 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. Estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT MODIFICATION (PL13-0131)

1. The project is approved as shown and described in Exhibit B and as conditioned or modified below. (Planning)
2. As outlined in the project traffic study prepared by Kimley-Horn and Associates, Inc. for “Costco Wholesale Fueling Station Addition”, a 2nd fueling station attendant shall be used for the first 90 days of operation of the gas facility. This attendant will be responsible for guiding and directing entering vehicles to improve the efficiency of fueling operations. At the completion of the first 90 days of operation owner shall hire a 3rd party traffic engineering professional to perform an “After Study”. The “After Study” shall include the following data:
 - a. Weekday PM peak-hour average and maximum observed vehicle queues
 - b. Saturday peak-hour average and maximum observed vehicle queues
 - c. Summary of site observations and attendant activity
 - d. Summary of conflicts observed in the vicinity of the site’s Stanford Ranch Road Driveway
3. Based on the results of the “After Study” the City shall have sole discretion in requiring appropriate mitigation measures as needed. Two mitigation measures that shall be considered are:
 - a. Adding up to 6 additional pumps onsite to improve facility efficiency.
 - b. Relocating the Stanford Ranch Rd. driveway as far south as possible. This relocation would allow for additional vehicle queuing at the gas facility and minimize queuing conflicts onto Stanford Ranch Road. (Engineering, Planning)

CONDITIONS OF APPROVAL FOR LOT LINE ADJUSTMENT (PL13-0131)

1. The Lot Line Adjustment is approved as shown in Exhibit M. (Planning, Engineering)
2. The following shall be submitted to Engineering prior to recordation of the lot line adjustment:
 - a) Two copies of property boundary description with exhibit map (8.5" x 11" sheet), and one copy of boundary closure calculations for resulting lots. These items shall be stamped and signed by a California Licensed Land Surveyor or Registered Civil Engineer authorized to practice land surveying.
 - b) One copy of the Conditions of Approval.
 - c) A completed Property Owner Consent Form.
 - d) Deed to convey interest in the property.
 - e) Preliminary title report no older than six months for all properties involved. (Engineering)
3. If surveying monuments are placed as a result of this Property Line Adjustment, it will be the responsibility of the Surveyor to record a Record of Survey with the County Recorder’s Office. (Engineering)
4. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)

5. The applicant shall submit to the Engineering Division of Public Works a paper copy and an electronic copy of the recorded Voluntary Merger per the “Digital Submittal of Cadastral Surveys”. (Environmental Utilities)
6. Easement widths shall comply with the City’s Improvement Standards and Construction Standards. (Engineering, Environmental Utilities, Electric)
7. Separate document easements required by the City shall be prepared in accordance with the City’s “Policy for Dedication of Easements to the City of Roseville.” All legal descriptions shall be prepared by a licensed land Surveyor (Environmental Utilities, Electric, Engineering)
8. Any relocation, rearrangement, or change to existing City facilities due to this Lot Line Adjustment shall be paid for by the applicant. (Engineering, Environmental Utilities, Electric)
9. All existing buildings shall conform to Table 5A of the Uniform Building Code (UBC) with regard to the minimum distance to the property line. (Building)
10. Any structures crossing the adjusted Lot/Parcel lines shall be removed prior to recordation of the Lot Line Adjustment documents. (Engineering)
11. Prior to recordation of the Lot Line Adjustment, the applicant shall pay the City’s surveyor’s processing and consulting fee of \$175. (Engineering)
12. A new electric easement will need to be established due to the relocation of electric facilities as indicated on the improvement plans. (Electric)

ATTACHMENTS

1. Traffic Study for Costco Wholesale Fueling Station Addition

EXHIBITS

- A. Initial Study/Negative Declaration
- B. Project Description
- C. Title Sheet (Sheet T1)
- D. Site Plan (Sheet DD11-18)
- E. Roof Plan and Section (Sheet DD21-19)
- F. Elevations Black & White and Color (Sheets DD31-01)
- G. Landscape Plan (Sheet L1)
- H. Topographical Survey (Sheet C.1)
- I. Site & Horizontal Control Plan (Sheet C.2)
- J. Preliminary Grading & Drainage (Sheet C.3)
- K. Preliminary Grading & Drainage (Sheet C.4)
- L. Electrical Site Plan (Sheet SE-1)
- M. Lot Line Adjustment (Sheet 1)

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.