

PLANNING AND REDEVELOPMENT STAFF REPORT DESIGN COMMITTEE MEETING JULY 20, 2006

Prepared by: Wayne Wiley, Assistant Planner

ITEM III-B: DESIGN REVIEW PERMIT – 991 ROSEVILLE PARKWAY – NCRSP PARCEL 41 (RITE AID SHOPPING CENTER) – FILE # DRP 04-67

REQUEST

The applicant requests approval of a Design Review Permit to construct a 17,272 square foot Rite Aid store and a 13,000 square foot retail building with associated site improvements.

Applicant: Marla Hamilton – RHL Design Group Property Owner: Philip J. Harvey – Petrovich Development Company

SUMMARY RECOMMENDATION

The Planning & Redevelopment Department recommends that the Design Committee:

- A. Adopt the four findings of fact for denial of the Design Review Permit; and
- B. Deny the Design Review Permit.

SUMMARY OF OUTSTANDING ISSUES

Staff has been working with the applicant to resolve a number of outstanding issues including the site plan, building architecture, and site improvements. All issues have been resolved with the exception of the building placement and associated site design issues. The applicant has not revised the site plan in response to the Committee's direction, and as proposed, the project does not meet the intent of the North Central Roseville Specific Plan (NCRSP) Design Guidelines or Community Design Guidelines. As a result, it is recommended that the Design Committee deny the Design Review Permit.

BACKGROUND

The project site is located on the northwest corner of Pleasant Grove Boulevard and Roseville Parkway on NCRSP Parcel 41 (Attachment 1). NCRSP Parcel 41 is 3.47 acres in size and is currently vacant. The subject property abuts open space and is located to the east of the Highland Crossing Shopping Center (Safeway Plaza), across Roseville Parkway.

On June 15, 2006, the Design Committee discussed the outstanding issues related to the Design Review Permit and provided the applicant with direction in resolving these items. The items requiring resolution were as follows:

<u>Site Plan</u>

- Fronting one of the buildings onto or adjacent to the Pleasant Grove Boulevard or the East Roseville Parkway street frontage.
- The drive thru to be removed or reconfigured.
- The trash enclosures relocated away from the open space.
- Incorporate a pedestrian plaza that integrates with the open space.

Building Architecture

- The building elevations should incorporate a variation of architectural elements and materials.
- Enhance the prominent elevations linking the architecture of the Rite Aid and the Retail Shop.

Site Improvements

- Installation of a bus turnout and lane taper are required to be shown on the plan.
- The grading plan needs additional information to evaluate impacts to the adjacent open space and sensitive habitat.

Staff has successfully worked with the applicant to resolve the issues pertaining to the building architecture and site improvements. However, the site plan has not been significantly revised in response to the Design Committee's direction to establish a presence at this intersection by fronting a building on the street.

DESIGN REVIEW PERMIT

The evaluation of the Design Review Permit focuses on the outstanding site design issues that warrant the consideration of the Design Committee. Staff has informed the applicant of the Committee's concerns with the proposed site plan. As indicated in the following evaluation, the project does not currently meet the intent of the NCRSP Design Guidelines or the Community Design Guidelines; nevertheless, the applicant has elected not to make the recommended modifications to the site plan.

Given the applicant's position regarding the outstanding site design issues, the pending items cannot be addressed through conditions of approval. Therefore, staff recommends the Design Committee deny the Design Review Permit for the reasons discussed in this report.

Site Design, Circulation, & Parking

The intent of the Community Design Guidelines is to encourage site designs that establish a streetscape presence and appearance through landscaping, setbacks, building placement, and architecture that defines the pedestrian and vehicle corridor and presents an appealing and continuous theme along the sidewalk and street. As proposed, the site design (Exhibit A) does not meet the intent of the applicable guidelines.

The NCRSP encourages building placements that strengthen the streetscape and pedestrian presence. The applicant has been asked to explore alternative site designs, including moving at least one building towards the street in order to provide for acceptable street articulation. The NCRSP Design Guidelines and the Community Design Guidelines encourage building locations be thoughtfully incorporated into the site design. The NCRSP states "parking should be located to the rear or side of buildings where practical." In addition, the Community Design Guidelines emphasize streetscape designs as "a key element of Roseville's overall community image." These design policies clearly discourage the placement of the buildings to the rear of the site, as currently proposed. Instead, it is recommended that the buildings be located towards the front of the site in order to provide a stronger streetscape presence. Noted below are two examples of nearby shopping centers that orient buildings toward the street, similar to what is being recommended for the project (Attachments 2 & 3).

Pleasant Grove Marketplace



Highland Crossing Shopping Plaza



The applicant has elected to not locate the buildings adjacent to the roadway, and instead has revised the site plan to incorporate an architectural statement at the corner of Roseville Parkway and Pleasant Grove Boulevard. The element includes various columns with mounted artwork and metal roses atop of the structures (Attachment

6). Based on the Design Committee's discussion on June 15th, the proposed feature meets does not provide the same architectural interest and streetscape presence as that of a well-articulated building.

In addition, the internal site circulation is awkward and does not provide for efficient vehicular circulation due to the odd angles and numerous awkward turning movements. The proposed drive-thru location further hinders the internal circulation and provides a less than desirable interface with the adjacent open space. The intent of NCRSP Landscape Guidelines is to ensure the environmental integrity of the natural habitat. To conform to the intent of the Landscape Guidelines, the drive-thru lane should be removed or reconfigured away from the open space and the proposed trash enclosures should be relocated internally to the site (the current site design may lead to trash and debris blowing into this area). However, should the Design Committee decide to approve the request, Staff has included Condition #3 requiring a three foot knee wall to be constructed along the perimeter of the drive-thru in order to screen vehicles and collect trash and debris.

Lastly, it is recommended that the subject site be redesigned to incorporate an outdoor plaza adjacent to the open space, preferable in the location proposed for the drive-thru. The Community Design Guidelines encourage plazas and other outdoor activity spaces that would be utilized for public gathering places. These areas are an attractive element that should be incorporated into the project and have been successfully incorporated in other nearby projects. The plaza design should emphasize the active nature of these spaces and incorporate some combination of accent materials, site furniture, shade structures, accent lighting, and art. Should the Design Committee decide to approve the project, staff has included Condition #4 to ensure these elements are incorporated into the site design.

Building Architecture:

The intent of the CDG is to promote high quality building designs that consist of durable and maintainable materials, which provide an aesthetically pleasing appearance to the public. Staff has worked with the applicant to revise the proposed building elevations (Exhibit D) to incorporate building materials that integrate architectural elements of both the Rite Aid building and Retail building.

The proposed Rite Aid building design incorporates brick, split face concrete block, flat metal roofs, and raised parapets. The Retail building, in addition to the above noted materials, incorporates a stucco finish to the "popped-out" portions of building façade.

The proposed design integrates architectural features that enhance the building, while also incorporating durable architectural elements that are consistent throughout the site. The proposed architectural design of the buildings meets the intent of the Design Guidelines.

Site Improvements:

The outstanding site improvement issues have been resolved. The applicant has worked with the Engineering Division to address the issues pertaining to the bus turnout, lane taper, and open space. The resolution of the items regarding site/street improvements brings the project into compliance with the Engineering Improvement Standards.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15270 pertaining to projects which are rejected or disapproved. However, should the Design Committee decide to approve the project, a separate exemption for Infill projects will apply (this exemption is noted under the alternative action portion of the report).

SUMMARY / CONCLUSION

The Community Design Guidelines (CDG) and North Central Roseville Specific Plan (NCRSP) Design Guidelines encourages site designs that are tailored to the site and discourages generic or trademark site designs. In

addition, these standards encourage the establishment of a streetscape presence through setbacks, landscaping, and building placement. As proposed, the project does not meet the intent of the applicable standards. Staff recommends the Design Committee adopt the four findings of fact for denial and deny the Design Review Permit for the Rite Aid Shopping Center. However, should the Design Committee disagree with Staff's recommendation, an alternative action is available.

RECOMMENDATION

The Planning & Redevelopment Department recommends that the Design Committee take the following actions:

- A. Adopt the four (4) findings of fact for denial, as listed below, for the Design Review Permit 991 Roseville Parkway NCRSP Parcel 41 Rite Aid Shopping Center File # DRP 04-67
 - 1. The project does not, preserve and accentuate the natural features of the property, such as open space, topography, trees, wetlands and watercourses, provides adequate drainage for the project, and does not allow beneficial use to be made of the site for development.
 - 2. The project site design does not provide open space, access, vehicle parking, vehicle, pedestrian and bicycle circulation, pedestrian walks and links to alternative modes of transportation, loading areas, landscaping and irrigation and lighting which results in a safe, efficient and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, Specific Plan and the Community Design Guidelines.
 - 3. The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site is not harmonious with other development and buildings in the vicinity and is not consistent with the applicable goals, policies and objectives set forth in the General Plan, Specific Plan and the Community Design Guidelines.
 - 4. The design of the public services, as approved, including, but not limited to trash enclosures and service equipment are not located so as not to detract from the appearance of the site, and are not screened appropriately and effectively using construction materials, colors and landscaping that are harmonious with the site and the building designs.
- B. Deny the Design Review Permit 991 Roseville Parkway NCRSP Parcel 41 Rite Aid Shopping Center File # DRP 04-67

ALTERNATIVE ACTION

- A. Adopt the four (4) findings of fact as listed below for approval of the Design Review Permit 991 Roseville Parkway NCRSP Parcel 41 Rite Aid Shopping Center File # DRP 04-67:
 - 1. The project, as approved preserves and accentuate the natural features of the property, such as open space, topography, trees, wetlands and watercourses, provides adequate drainage for the project, and allows beneficial use to be made of the site for development.
 - 2. The project site design as approved provides open space, access, vehicle parking, vehicle, pedestrian and bicycle circulation, pedestrian walks and links to alternative modes of transportation, loading areas, landscaping and irrigation and lighting which results in a safe, efficient and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, Specific Plan, and the Community Design Guidelines.
 - 3. The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site is harmonious with other development and buildings in the vicinity and is consistent with the applicable goals, policies and objectives set forth in the General Plan, Specific Plan, and the Community Design Guidelines.
 - 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.

B. Approve the Design Review Permit - 991 Roseville Parkway – NCRSP PARCEL 41 Rite Aid Shopping Center – File# DRP 04-67 with ninety-six (96) conditions of approval.

ENVIRONMENTAL DETERMINATION

The project is exempt from environmental review pursuant to CEQA Guidelines 15183 pertaining to projects consistent with a Community Plan, General Plan, or Zoning.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT (DRP 04-67):

- 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 20**, **2008**. 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 20**, **2008**. (Planning & Redevelopment)
- 2. The project is approved as shown in Exhibits A D and as conditioned or modified below. (Planning & Redevelopment)
- 3. A three-foot tall knee wall shall be constructed along the perimeter of the drive-thru lane to the satisfaction of the Planning & Redevelopment Department. (Planning & Redevelopment)
- 4. The project shall incorporate a plaza into the site design that shall include a combination of accent materials, site furniture, shade structure, accent light and art to the satisfaction of the Planning & Redevelopment Department. (Planning & Redevelopment)
- 5. The phasing of this project shall not limit the Fire Department requirements for access and circulation throughout the project as a result of continuous construction in accordance with Article 87 of the Uniform Fire Code, 2001 Edition with the City of Roseville's Amendments as noted in the conditions of approval. (Fire)
- 6. Automatic fire extinguishing system risers, fire alarm system panels and digital alarm communicator system panels shall be located within an approved fire control room and shall be accessible from an adjacent fire apparatus roadway. Said fire control room shall be a minimum size of thirty-five (35) square feet in size and shall be openable from the exterior via an approved door opening as noted in the conditions of approval. (Fire)
- 7. Applicant shall distinguish between trash and recycle bin enclosures on the site plan. (Environmental Utilities)
- 8. 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. A deposit in the amount of two and one half (2-1/2) percent of the value of the public improvements, or \$2,500, which ever is greater, shall be provided at the time plans are submitted to the City for review. Prior to plan approval, the applicant shall provide an additional deposit of two and one half (2-1/2) percent of the value of the public improvements, or \$2,500, whichever is greater. City costs will be billed against the deposited amount on a monthly basis. All funds remaining in the deposit account will be refunded upon completion of the project. (Engineering, Environmental Utilities, Finance)
- 9. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)

- 10. The applicant shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works (Engineering)
- 11. 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)
- 12. 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 abut a 6" raised curb or concrete bumper. (Planning)
 - b. Standard -- 9 feet x 18 feet; Compact--8 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, signs, 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) Handicapped 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)
- 13. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. (Planning)
- 14. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
- 15. The Landscape plan shall comply with the North Central Roseville Specific Plan, Design Guidelines and the City of Roseville Water Efficient Landscape Requirements Resolution No. 93-55. (Planning)
- 16. 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)
- 17. 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)
- 18. 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)
- 19. 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)
- 20. Building permit plans shall comply with all applicable code requirements (Uniform Building Code UBC, Uniform Mechanical Code UMC, Uniform Plumbing Code UPC, Uniform Fire Codes UFC and National Electrical Code NEC), 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)

- Restaurants or other food services. The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
- 22. 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)
- 23. 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. (Engineering)
- 24. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
 - a. Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
 - b. Grading shall comply with the City grading ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore modification of the erosion control plan may be warranted during wet weather conditions.
 - c. A rough grading permit may be approved by Engineering prior to approval of the improvement plans.
 - d. Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
- 25. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)
- 26. Pleasant Grove Boulevard shall be improved to include a standard "Type A-7" Driveway with a width of 35 feet and shall be accessed with a Standard Right Turn Lane. The driveway shall be located 265 feet from the curb return of Roseville Parkway and shall be restricted to right turn movements only. Along the frontage of Pleasant Grove Boulevard an eight-foot wide meandering sidewalk shall be constructed within the landscape setback. (Engineering)
- 27. Roseville Parkway shall be improved to include a standard "Type A-7" Driveway with a width of 35 feet. The driveway shall be located a minimum of 240 feet from the curb return of Pleasant Grove and shall be restricted to right-turn movements only. The turn lane shall be extended 125 feet to provide bus turnout west of the proposed driveway before transitioning back into Roseville Parkway. Along the frontage of Roseville Parkway, an eight-foot wide meandering sidewalk shall be constructed adjacent to the back of curb. (Engineering)
- 28. All driveway throat depth shall be a minimum of 50-feet. (Engineering)
- 29. The developer shall be responsible for the installation of a bus shelter on Pleasant Grove Boulevard and related improvements conforming to the City's current standards. The shelter shall be located 115 feet west of the proposed driveway centerline. (Shelter number 05-194) (Engineering, Transit)
- 30. If at anytime prior to the "Notice of Completion", the determination is made that existing curb ramp at the northwest corner of Roseville Parkway and Pleasant Grove Blvd. does not meet standard City requirements, it will be the responsibility of the developer to remove/replace or modify the deficient ramp to meet City standards. (Engineering)

- 31. Additional improvements shall include an 8 foot wide sidewalk on Pleasant Grove Blvd along the frontage of the open space extending from the northern property line of the project to the existing sidewalk at NCRSP Parcel 18C and an eight-foot wide sidewalk on Roseville Parkway along the frontage of the open space extending from the western property line of the project to the existing sidewalk at Parcel 18B. Prior to the approval of improvement plans, and subject to City Council approval, the project proponent shall enter into a reimbursement agreement with the City for the above referenced improvements. All work performed as part of the reimbursement agreement shall be paid for with prevailing wages. (Engineering)
- 32. All storm drainage, including roof drains, shall be collected on site and shall be routed to the nearest natural drainage facility. Care shall be taken to avoid discharge of the storm drain system in any area upstream of existing vernal pools. The open space shall be detailed with topography and the location of the existing vernal pools. Prior to discharge from the site, the storm water shall be treated with a sand/oil separator. Proper velocity attenuation and dissipation of storm flows prior to introduction into natural drainage course shall be designed and constructed to the specifications of the City and the Army Corp of Engineers (ACOE). The storm drain system shall be a private system and shall be maintained by the property owner. (Engineering)
- 33. All utilities shall be connected to existing stubs. No open cuts of public streets shall be allowed. (Engineering)
- 34. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater then 4 feet in height. All retaining walls shall be of either split faced masonry units, keystone type construction, or cast in place concrete with fascia treatment. (Engineering)
- 35. A note shall be added to the grading plan that states: "Prior to the commencement of grading operations, the contractor shall identify the site where the excess earthen material shall be deposited. If the deposit site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineering 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)
- 36. To ensure that the design for any necessary widening, construction, or modifications of public streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot-holed for verification of location and depth. (Engineering)
- 37. 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)
- 38. The applicant shall dedicate all necessary rights-of-way for the widening of any streets required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorders Office. (Engineering)
- 39. 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)
- 40. Improvement plans shall show the Preserve boundary and label it as a protected area. The Pre-Construction meeting shall address the presence of the Preserve, the sensitive habitats present and minimization of disturbance to the Preserve. During grading and construction the preserve area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into the preserve from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the preserve, along with all temporary erosion control measures (e.g., straw bales, straw waddles and stakes, silt fencing). (Engineering, CDD, Planning)
- 41. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the Preserve. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Engineering, CDD, Planning)

- 42. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the Preserve. Post and cable fencing or other improvements shall be utilized to meet this requirement. (Engineering, CDD, Planning)
- 43. Landscaping adjacent to the Preserve shall be California native, drought-tolerant groundcover, shrubs, plants and trees. (CDD, Planning)
- 44. "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)"
- 45. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
- 46. 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 reclaimed 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)
- 47. A public sewer easement shall be provided over the proposed sewer main up to the most upstream sewer manhole. Sewer services tying directly to the buildings shall remain private. (Environmental Utilities)
- 48. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for NCRSP Parcel 41 to be reviewed and approved by the Transportation Commission. (Transportation)
- 49. A minimum clearance of 3-feet shall be provided between trees, shrubs and other landscape materials and all fire protection equipment (hydrants, fire sprinkler system connections, valves). Fire protection equipment shall not be located behind parking stalls or other obstructions to access. (Fire)
- 50. An approved access walkway shall be provided to all exterior doors and openings required by either the Uniform Fire Code or the Uniform Building Code. A concrete sidewalk or other approved hard surface will meet the intent of the access walkway requirement. Adequate space adjacent to the access walkway, vertically and horizontally, shall be provided to allow firefighters access to required building openings in order to effectively perform rescue operations, to allow for equipment maneuverability, and to safely raise ground ladders. Any landscaping adjacent to the access walkway shall be designed to not obstruct the functional purpose of the walkway upon maturity. (Fire)
- 51. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
 - a. one (1) set of improvement plans
 - b. load calculations
 - c. Electrical panel one-line drawings

- 52. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas shall provide a maintained minimum of one (1) foot candle of light. All exterior light fixtures shall be vandal resistant. (Planning & Police)
- 53. The parking lot shall have properly posted signs that state the use of the parking area is for the exclusive use of employees and customers of this project. (See California Vehicle Code Sections 22507.8, 22511.5, 22511.8, 22658(a), and the City of Roseville Municipal Code Section 11.20.110). The location of the signs shall be shown on the approved site plan. (Planning & Police)
- 54. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)
- 55. 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)
- 56. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
 - a. A 12.5-foot wide public utilities easement along all road frontages. (Engineering, Environment Utilities, Electric)
- 57. 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. (Engineering, Environmental Utilities, Electric)
- 58. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
- 59. 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)
- 60. The following note shall be added to the improvement plans:

To minimize dust/ grading impacts during construction the applicant shall:

- a. Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day to minimize dust.
- b. Use tarpaulins or other effective covers on all stockpiled earth material and on all haul trucks to minimize dust.
- c. Sweep the adjacent street frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.
- d. Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off-site.
- e. The City shall have the authority to stop all grading operations, if in opinion of city staff, inadequate dust control or excessive wind conditions contribute to fugitive dust emissions. (Engineering)
- 61. The project shall be addressed as follows: Rite Aid: 990 Roseville Parkway; Retail Building 996 Roseville Parkway. (Engineering)
- 62. All projects with multi-tenants or buildings must submit a plot plan with building footprint(s) to the Engineering Division for building/suite addressing. (Engineering)
- 63. This project falls within the Commercial land use category of the Pleasant Grove Creek Watershed Flood Control Plan as determined by the Placer County Flood Control District and adopted by the City of Roseville. The project is therefore subject to a fee based on gross developed acres. (Engineering)
- 64. 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. (Engineering)
- 65. Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (Engineering)
- 66. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
- 67. 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)
- 68. 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)
- 69. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
- 70. An approved automatic fire extinguishing system shall be provided for all buildings where the total fire area is 3,600 square feet or greater, as required by Roseville Fire Code Section 1003.2.2. Fire extinguishing systems installed shall conform to the minimum design standards of the Roseville Fire Code Standard 10-3. Plans and specifications shall be submitted to the Fire Department prior to system installation. Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
- 71. An approved project sign shall be placed at vehicle access points into the project during construction to assist emergency responders. The sign shall identify the project name and address, as approved by the City of Roseville. Such signs shall be clearly visible and legible from the street fronting the project. (Fire)

- 72. Dumpsters and trash containers with an individual capacity of 1.5 cubic yards [40.5 cubic feet] or more shall not be stored in buildings or placed within 5-feet of combustible walls, openings or combustible roof eave lines unless said areas are protected by an approved automatic fire sprinkler system in accordance with the Roseville Fire Code. (Fire)
- 73. The approved address numbers shall be placed on each building by the applicant in such a position as to be plainly visible and legible from the street fronting the property and shall be placed as to be seen from all entrances. Proposed address numbers shall be indicated on the elevation drawings contained within the building plan submittal. The address numbers shall be contrasting in color with their background and shall be illuminated. (Fire)
- 74. The applicant shall properly identify all required fire lanes in accordance with the Fire Department Fire Lane Standard. (Fire)
- 75. Barricades shall be provided to protect any natural gas meter, fire hydrant, or other fire department control device, which may be subject to vehicular damage. Approved signs may be required to identify the location of fire protection devices. (Fire)
- 76. Automatic fire extinguishing system risers, fire alarm system panels and digital alarm communicator system panels shall be located within an approved fire control room and shall be accessible from an adjacent fire apparatus roadway. Said fire control room shall be a minimum size of thirty-five (35) square feet in size and shall be openable from the exterior via an approved door opening. (Fire)
- 77. A digitized copy of the approved of the approved drawings for the project shall be submitted to the Fire Department for pre-fire purposes. Said copy shall be submitted in an approved format. (Fire)
- 78. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
- 79. 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)
- 80. 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)
- 81. 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)
- 82. 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)
- 83. 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. (Electric)
- 84. 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. (Electric)

- 85. The applicant shall pay City's actual cost for providing plan check, installation, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities)
- 86. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Electric, Engineering, Environmental Utilities)
- 87. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning)
- 88. 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)
- 89. 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)
- 90. 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)
- 91. 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)
- 92. 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 of not and if site remediation is required. (Fire)
- 93. 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)
- 94. 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)
- 95. 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)
- 96. 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)
- 97. 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)

ATTACHMENTS

- 1. Vicinity Map
- 2. Photograph of Pleasant Grove Retail Center
- 3. Photograph of Highland Crossing Shopping Center
- 4. Original Color Elevations
- 5. Public Art Elevations

EXHIBITS

- A. Site Plan
- B. Grading Plan
- C. Landscaping Plan
- D. Revised Color Elevations

Note to Applicant and/or Developer: Please contact the Planning Department 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 Director at, or prior to, the public hearing.