

PLANNING & REDEVELOPMENT STAFF REPORT DESIGN COMMITTEE MEETING May 20, 2010

Prepared by: Gina LaTorra, Associate Planner

ITEM III-A:

DESIGN REVIEW PERMIT – 1791 PLEASANT GROVE BL (NRSP PCL WW-40 CVS PHARMACY) – FILE #2010PL-004 (PROJECT # DRP-000327)

REQUEST

The applicant requests approval of a Design Review Permit to construct a 14,576 square foot CVS Pharmacy building and attached 3,120 square foot retail building with associated parking, landscaping, lighting and frontage improvements on a portion of a 5.88 acre parcel. The project will also include construction of a temporary access road connecting the adjacent Paseo del Norte subdivision to Pleasant Grove Boulevard.

Project Applicant: Armstrong Development Properties, Josh Eisenhut Property Owner: Peter P. Bollinger Investment, Peter Bollinger

SUMMARY RECOMMENDATION

The Planning & Redevelopment Department recommends that the Design Committee:

- A. Adopt the four (4) findings of fact for the Design Review Permit; and
- B. Approve the Design Review Permit with eighty-two (82) conditions of approval.

OUTSTANDING ISSUES

The applicant is not in agreement with staff's recommendation to move the building closer to the corner consistent with the intent of the Community Design Guidelines (CDGs) regarding building placement at signature corners. Staff has recommended that the site plan be revised to move the CVS building closer to the Pleasant Grove Boulevard and Fiddyment Road intersection, eliminating a single row of parking from the Fiddyment Road frontage and relocating it internal to the site. The staff recommended layout (Exhibit G) would improve site circulation, allow for shared parking between CVS and the development planned in a future phase on the parcel, and enhance the street frontage with building massing. CVS Pharmacy prefers to provide a surplus of parking at the front of the store, visible from the public roadways.

Instead of revising the site layout, the applicant has attempted to address staff's concerns by adding tree plantings, landscape mounding and decorative wall/fence sections within the landscape setback. The applicant has also provided an enhanced pavement walkway and a series of trellises connecting the building entrance to the roadway intersection to create a visual and physical connection to the corner. While the revisions represent an improvement, staff maintains that the site layout does not meet the intent of the Guidelines nor does it represent efficient site planning. Staff has met with the applicant to discuss this issue on several occasions. The applicant has been very responsive and cooperative, but remains in disagreement with staff. CVS Pharmacy has expressed its desire to move forward with the project. Staff recommends approval with a condition requiring the site plan be modified accordingly. Additional detail is provided in the evaluation section.

BACKGROUND

The CVS Pharmacy project is located within the North Roseville Specific Plan (NRSP) area at the intersection of Pleasant Grove Boulevard and Fiddyment Drive. The project is adjacent to the Paseo del Norte subdivision to the east and must incorporate access to and from the subdivision and Pleasant Grove Boulevard. The parcel is bound by an open space wetland buffer area (PCL WW-85) along the southern perimeter, which is adjacent to the City's open space wetland compensation area (PCL WW-82). The NRSP requires a solid wall to be constructed along the south property line to prevent water from draining into the adjacent wetland area.

The subject property is zoned Community Commercial (CC) and has a land use designation of Community Commercial (CC). The NRSP intended the site to include smaller retail shops and services targeted to the surrounding neighborhoods. The proposed development of a retail building on the property is consistent with the NRSP, Zoning Ordinance, and General Plan land use designations.

The site was previously rough graded upon approval of a grading permit in 2005; no other entitlements have been approved. There are no protected natural features (i.e. wetlands or native oak trees) present on the site.

SITE INFORMATION

Location: 1791 Pleasant Grove BI, Roseville, Placer County, APN 017-162-068-000

Roseville Coalition of Neighborhood Associations (RCONA): The subject property is located within the Junction West Neighborhood Association. This neighborhood association is not active. Notice of the Design Committee meeting was mailed to properties within 300 feet of the subject site. No comments have been received at the time this report was prepared.

Total Acreage: 5.58 acres



Site Access: Access to the project site will be provided via two 35-foot wide, type A-7 driveways off Pleasant Grove Boulevard and one 35-foot wide, type A-7 driveway off Fiddyment Road. Secondary access will be provided through the Paseo del Norte subdivision.

ZONING/SPECIFIC PLAN REGULATIONS

Development Standard	Required	Proposed
Building Setbacks	35'	135' (Fiddyment Dr); 93'-3" (Pleasant Grove Bl) approximately
Landscape Setbacks	35'	35'
Building Height Limit	50'	37'-8"
Parking Spaces	65	107
% of compact spaces	(up to 30% max = 19 spaces)	0 compact stalls
# of handicapped spaces	5	5
% of shaded parking	50%	51.3%
Bicycle spaces	5	5

PROJECT DESCRIPTION

The proposed project is to develop a portion (approximately half) of the site with a 14,576 square foot CVS Pharmacy building and attached 3,120 square foot shell building for a future unidentified retail use, and associated parking, landscaping, lighting and frontage improvements to the extent of the project site. The project will also include construction of a temporary access road connecting the adjacent Paseo del Norte subdivision to Pleasant Grove Boulevard, consistent with an access easement recorded between the two properties in 2005. Development of the remaining portion of the site would require future approval of a Design Review Permit.

PROJECT DESIGN FEATURES

See attached Site Plan (Exhibit A), Preliminary Grading Plan (Exhibit B), Preliminary Planting Plan (Exhibit C), Photometric Plan (Exhibit D), Walkway Trellis & Site Fence Detail (Exhibit E), Elevations (Exhibit F), Staff Alternative Site Plan (Exhibit G), Statement of Design Intent (Attachment 1), and Perspectives (Attachment 2).

DESIGN REVIEW PERMIT EVALUATION

The evaluation of the Design Review Permit has been based on the applicable development standards within the City's Zoning Ordinance, the North Roseville Specific Plan (NRSP), and the City's Community Design Guidelines (CDGs) including the "priority shall" requirements (see discussion). Section 19.78.060(J) of the Zoning Ordinance requires that four findings be made in order to approve a Design Review Permit. The four findings for approval of the Design Review Permit are listed below in the Recommendation section of this report. The following sections of evaluation focus on pertinent design issues.

SITE DESIGN

Site Planning & Building Siting: The CVS building will be located approximately 135' from Fiddyment Road and 93' from Pleasant Grove Boulevard. The building entrance will face at an angle towards the roadway intersection. The smaller attached retail building is oriented towards Fiddyment Road. A two lane drive-thru aisle is located at the rear of the CVS pharmacy building. A total of 105 parking spaces will wrap around the building frontages, accessed via a two-way drive aisle along Pleasant Grove Boulevard and two

(2) two-way drives along Fiddyment Road (see Figure 1). A pedestrian plaza with a trellis and raised planter area is proposed for the corner, consistent with the intent of the NRSP requirements for a strong corner feature. The plaza will be connected to the CVS entrance via a delineated pedestrian path.

Figure 1 – Site Plan

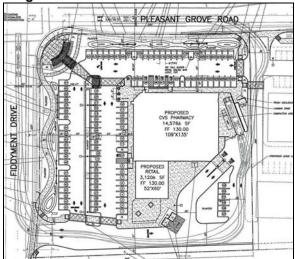
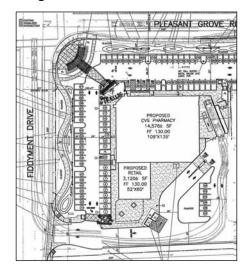


Figure 2 – Alternative Site Plan



The project is largely consistent with the NRSP and the CDGs, with the exception of the building siting. CDG Guideline CC-5 states that "buildings on Signature Corners should be located at the back of the landscape corridor to provide massing and visual interest to frame the intersection". The proposed plan shows the building set back from the landscape corridor an additional 153' along Fiddyment Road and an additional 68' from Pleasant Grove Boulevard. As mentioned, parking and drive aisles are located within the additional setback area. Staff has recommended relocating the single row of parking from the Fiddyment Road frontage, which would eliminate a drive aisle and allow for the building to be shifted 42' closer to Fiddyment Road (see Figure 2). Staff believes that removing the drive aisle will not only bring the building mass closer to the signature corner, consistent with the CDGs, but will also improve visibility of the tenants within the building. CVS opposes this recommendation and believes that it is more important to have an abundance (even if vacant) of parking visible from the roadways and at the front of the store. Instead of revising the site layout the applicant has attempted to address Guideline CC-5 by providing landscape massing elements including various sections of low stone walls topped with an iron fence. landscape mounds, and a trellis with raised stone planter at the corner (see Figure 3).





Parking will be shared among all users on the parcel. As indicated on page 3, the project provides almost twice as much parking as required by the Zoning Ordinance. The majority of the parking provided by CVS is located on the opposite side of the future development phase, making accessibility difficult to other future users within the center. In addition to addressing building massing at the corner, staff believes relocation of the single-loaded parking aisle would provide better distribution of parking available to the future retail phase on the remainder of the property, resulting in more efficient use of space (and potentially less blacktop). Condition #3 requires the central parking aisle and planter strip to be removed, creating only one 2-way drive aisle around the front of the building, as shown in Figure 2 and Exhibit G.

Vehicle Access & Circulation: As mentioned, access to the property will be provided via two 35-foot wide, type A-7 driveways off Pleasant Grove Boulevard and one 35-foot wide, type A-7 driveway off Fiddyment Road. Secondary access will be temporarily provided through the adjacent Paseo del Norte subdivision and will be made permanent upon development of the future phase on the subject site. With the exception of the second drive aisle on the west side of the CVS building, Planning and Engineering staff support the proposed access and circulation pattern.

LANDSCAPE DESIGN

One of the "priority shalls" contained in the Community Design Guidelines (CDGs) requires the extensive use of landscaping to achieve multiple objectives, including (but not limited to) screening undesirable views, strengthening the pedestrian scale, and providing shade. Another "priority shall" requires incorporating layered landscaping with a mix of deciduous and evergreen trees, and suggests that the plant palette emphasize massing and form rather than individual or small groupings of shrubs and trees. The proposed landscape plan (Exhibit C) demonstrates compliance with the intent of the "priority shalls".

ARCHITECTURAL GUIDELINES

Building Articulation: The applicant has submitted a Statement of Design Intent (Attachment 1) that outlines the applicants design philosophy. The "priority shalls" contained in the CDGs requires that architectural treatment be applied to all elevations of the buildings. The building generally provides four-sided architecture, consistent with the CDGs. The wall planes, rooflines, and building form are varied to provide visual interest (see Figure 4). The wall projections are at least 18" deep. Staff feels that the proposed architecture meets the intent of the "priority shalls" of the Community Design Guidelines.

FIGURE 4 – Perspective showing the front of CVS Pharmacy



Colors and Materials: The building's exterior will be finished with EIFS and painted with five colors. Stone will run along the base of the buildings, on the wall columns, and will cover the trash/storage walls. Awnings, score lines, and painted medallions will also provide additional visual interest. Staff recommends Condition #5 requiring additional stone and a stone cap to be applied to the wall around the trash compactor to add additional visual interest and texture. The applicant is in agreement with this condition. Staff finds that the proposed colors and material are consistent with the intent of the Community Design Guidelines.

DESIGN PERMIT CONCLUSION

Zoning Ordinance Section 19.78.060(B) requires four findings of fact be made in order to approve a Design Review Permit. Based on the analysis contained in this staff report and with the project conditions, the required findings for approval can be made for the proposed Design Review Permit. The four findings for approval of the Design Review Permit are contained in the Recommendation section of this report.

ENVIRONMENTAL DETERMINATION

This project is consistent with the North Roseville Specific Plan (NRSP) for which and EIR was certified and therefore shall not require additional environmental review, per the provisions of the California Environmental Quality Act (CEQA) Guidelines Section 15183 and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures. The NRSP Phase II EIR (SCH#98112063) was certified by the Council on May 19, 1999, and is available for review in the Roseville Planning Department.

RECOMMENDATION

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

- A. Adopt the four (4) findings of fact as listed below for the DESIGN REVIEW PERMIT 1791 PLEASANT GROVE BOULEVARD (NRSP PCL WW-40 CVS PHARMACY) FILE #2010PL-004 (PROJECT # DRP-000327); and
 - 1. The project, as approved, preserves and accentuates 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, North Roseville Specific Plan, and 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 which is consistent with the applicable goals, policies and objectives set forth in the General Plan, Community Design Guidelines, and the North Roseville Specific Plan.
 - 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 – DESIGN REVIEW PERMIT – 1791 PLEASANT GROVE BOULEVARD (NRSP PCL WW-40 CVS PHARMACY) – FILE #2010PL-004 (PROJECT # DRP-000327); subject to eighty-two (82) conditions of approval.

CONDITIONS OF APPROVAL FOR DRP-000327:

- 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 **May 20**, **2012**. 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 **May 20**, **2012**.
- 2. The project is approved as shown in Exhibits A G and as conditioned or modified below. (Planning)
- 3. The site plan shall be revised to move the building closer to Fiddyment Road by removing one two-way drive aisle, the central row of parking and 7' landscape median as generally depicted in Exhibit G (staff preferred alternative). (Planning)
- 4. Additional tree wells shall be added adjacent to the western building façade and parking row to the satisfaction of the Planning Department. (Planning)
- 5. The trash compactor/loading area wall shall be covered entirely with stone and a stone cap, to the satisfaction of the Planning Department. (Planning)
- 6. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Public Works, Environmental Utilities, Electric, Finance)
- 7. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Public Works)
- 8. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works. (Public Works)
- 9. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Public Works)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

- 10. 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--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) 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)
- 11. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
- 12. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
- 13. The project Landscape Plans shall comply with the following:
 - a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines, backflow 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 North Roseville Specific Plan and the City of Roseville Water Efficient Landscape Requirements (Resolution 93-55).
 - e. 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)
- 14. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
- 15. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the 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)

- 16. 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)
- 17. 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)
- 18. 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)
- 19. For restaurants or other food services: The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
- 20. 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)
- 21. 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 Public Works prior to approval of any plans. (Public Works)
- 22. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Public Works, Fire, Environmental Utilities, Electric)
- 23. 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." (Public Works)
- 24. This site shall be accessed from Pleasant Grove Boulevard through two 35-foot wide A-7 driveways. The existing bus turnout shall be extended into a right turn lane for the western driveway. The western driveway shall be modified with curb return radii of 30 feet for the ingress of supply trucks and restricted to right turn movements only. A standard 150-foot long right turn curb flare shall be constructed to access the eastern driveway. The eastern driveway shall be located such that the centerline of the driveway matches the centerline of the commercial driveway on the north side of Pleasant Grove Boulevard. A standard left turn lane shall be constructed to provide left turn access to the eastern driveway. (Public Works)

- 25. A minimum 20 ft. wide paved access road shall be provided from the two driveways on Pleasant Grove Blvd. to the Paseo Del Norte project to the east (Engineering).
- 26. The site shall be accessed from Fiddyment Road through a 35-foot wide A-7 driveway located approximately 280-foot south of Pleasant Grove Boulevard as measured from curb return to driveway centerline. The driveway shall be modified with curb return radii of 30 feet for the egress of supply trucks. The driveway shall be restricted to right turn movements only. The 2-foot wide median on Fiddyment Road shall be extended to the south 100-feet past the centerline of the driveway. (Public Works)
- 27. An 8-foot wide detached sidewalk shall be constructed along the frontage of Pleasant Grove Boulevard and Fiddyment Road. (Public Works)
- 28. Developer shall be responsible for the installation of a bus shelter and related improvements conforming to the city's current standards on the shelter pad as conditioned above. The Developer and City may enter into a deferred improvement or other agreement based upon a construction cost of \$10,000 per shelter for future construction of the Bus Shelter on the Southeast corner of Fiddyment Road and Pleasant Grove Boulevard (shelter number 10-248). (Public Works, Alternative Transportation)
- 29. 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. The applicant shall dedicate an easement across the bus shelter pad for the installation and maintenance of a bus shelter. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorders Office. (Public Works)
- 30. 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 grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's, enter into a maintenance agreement with the City, and secure an Annual Stormwater Permit from the City to operate the stormwater treatment devices, as described in the City's Urban Stormwater Quality Management and Discharge Control Ordinance. (Engineering) (Public Works)
- 31. 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. (Public Works)
- 32. 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. (Public Works)
- 33. 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. (Public Works)

- 34. 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. (Public Works)
- 35. 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, Public Works 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. (Public Works)
- 36. Improvement plans shall show the Open Space 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 Open Space. 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). (Public Works, CDD, Planning)
- 37. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the Open Space. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Public Works, CDD, Planning)
- 38. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the Open Space. A wall with a solid base, up to two feet tall, toped with an open iron fence shall be utilized to meet this requirement. (Public Works, CDD, Planning)
- 39. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Public Works)
- 40. The project site address shall be 1791 Pleasant Grove Boulevard and the building shall be addressed as follows:

1771 Pleasant Grove Boulevard - CVS Pharmacy

1779 Pleasant Grove Boulevard - Proposed Retail

All projects with multi-tenants or buildings must submit a plot plan with building footprint(s) to the Public Works Department (Engineering - Land Development Division) for building/suite addressing. (Public Works)

- 41. 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. (Public Works)
- 42. The total number of bike parking spaces provided on site shall be per the Municipal Code. Of that total, the project shall include a minimum of two (2) long term bicycle parking spaces for employees as determined by the Planning Department and Alternative Transportation Division. (Planning, Transportation)

- 43. 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)"
- 44. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
- 45. 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. This includes sewer in the future phase.
 - d. Trees shall not be planted over water or sewer infrastructure, unless approved by the Environmental Utilities Director.
 - e. The sewer stub in Pleasant Grove Boulevard shall be upsized to be an 8" sewer main. (Environmental Utilities)
- 46. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)
- 47. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)
- 48. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)
- 49. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
- 50. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting (Fire)

- 51. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
 - a. one (1) set of improvement plans
 - b. load calculations
 - c. electrical panel one-line drawings. (Electric)
- 52. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas and pedestrian walkways shall provide a maintained minimum of one (1) foot candle, and 0.5 foot candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning & Police)
- 53. The parking lot shall have properly posted signs that state the use of the parking area is for the exclusive use of employees and customers of this project. (See California Vehicle Code Sections 22507.8, 22511.5, 22511.8, 22658(a), and the City of Roseville Municipal Code Section 11.20.110). The location of the signs shall be shown on the approved site plan. (Planning & Police)
- 54. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

GENERAL (includes similar conditions from different departments)

- 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 20 foot wide public utilities easement along all road frontages. (Electric, Public Works, Environmental Utilities)
 - Water, sewer, and recycled water easements. (Environmental Utilities)
 - c. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
- 57. Easement widths shall comply with the City's Improvement Standards and Construction Standards. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Public Works, Environmental Utilities, Electric)

- 58. Inspection of the potable water supply system on new commercial/ industrial/ office projects shall be as follows:
 - a. The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow 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)
- 59. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Public Works)
- 60. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Public Works)
- 61. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for NRSP Parcel WW-40, CVS Pharmacy Center once the center employees 50 or more persons, and shall be reviewed and approved by the City Manager. (Public Works, Alternative Transportation)
- 62. Water, sewer and recycled water shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
- 63. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
- 64. Restaurants or other food services. The developer shall install exterior grease interceptor if the proposed business could potentially discharge any grease type product. (Environmental Utilities)
- 65. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
- 66. 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)
- 67. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 68. 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)

- 69. 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.
- 70. 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)
- 71. 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)

OTHER CONDITIONS OF APPROVAL:

- 72. Signs shown on the elevations are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
- 73. 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)
- 74. 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. (Public Works)
- 75. 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)
- 76. 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)
- 77. 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)
- 78. 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)

- 79. 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)
- 80. 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)
- 81. 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)
- 82. 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. Statement of Design Intent
- 2. Perspectives

EXHIBITS

- A. Site Plan
- B. Preliminary Grading Plan
- C. Preliminary Planting Plan
- D. Photometric Plan
- E. Walkway Trellis & Site Fence Detail
- F. Building Elevations
- G. Alternative Site Plan

Note to Applicant and/or Developer: Please contact the Planning & Redevelopment Department staff at (916) 774-5276 prior to the Committee meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Committee 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 & Redevelopment Director at, or prior to, the public hearing.