

**ITEM 4.1:**      **Design Review Permit – 3338 Blue Oaks Boulevard – CSP PCL C-41 & C-42 – Winding Creek Apartments – File #PL22-0077**

**REQUEST**

The applicant requests a Design Review Permit for a 216-unit multi-family project on an 8.6-acre High Density Residential parcel in the Creekview Specific Plan area. The development consists of nine (9) three-story garden-style walkup buildings, with units ranging from one to three bedrooms, and an approximate 5,300-square-foot clubhouse building. A total of 414 parking spaces will be provided and 160 of the spaces will be covered with carports. The clubhouse building will consist of site amenities including a game room, gathering room, fitness studio with an outdoor yoga area, and outdoor pool area.

Applicant – Kevin Sheley, Anthem United Homes Construction LP  
Owner – Brian Moore, Anthem United Creekview Developments LP

**SUMMARY RECOMMENDATION**

The Planning Division recommends the Design Committee take the following actions:

1. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-five (75) conditions of approval.

**SUMMARY OF OUTSTANDING ISSUES**

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

**BACKGROUND**

The project site is located on Parcels C-41 and C-42 in the Creekview Specific Plan (CSP) area, at the northwest corner of Cloud Dance Drive and Blue Oaks Boulevard (see Figure 1). The CSP was adopted on September 19, 2012 (Resolution #12-320) and includes 501.3 acres located north and west of the West Roseville Specific Plan, north of Blue Oaks Boulevard, and is in the northwest corner of the City.

The project site has a zoning designation of Multi-Family Housing (R3) and a land use designation of High Density Residential (HDR). The site is undeveloped and consists of annual grassland. In April 2022, the Planning Division approved a Voluntary Merger (File #PL22-0074) to merge CSP Parcels C-41 and C-42 into a single 8.6-acre parcel, resulting in CSP Parcel C-41, and an Administrative Permit for a Unit Transfer to transfer the 136 units allocated to Parcel C-42 to Parcel C-41. The resulting unit allocation for Parcel C-41 is 263 units. The Voluntary Merger is in the process of being recorded with Placer County. Surrounding uses include single-family dwelling units to the north and east, open space to the south across Blue Oaks Boulevard, and an undeveloped infill parcel to the west designated as Public/Quasi-Public (P/QP). The property to the west has submitted an entitlement application to the City for the Roseville Industrial Park (File #PL21-0193), which would change the land use designation from P/QP to Light Industrial/Special Area (M1/SA) and General Industrial/Special Area (M2/SA) to accommodate for approximately 2 million square feet of industrial uses.

**Figure 1: Project Location**



The current request is for a Design Review Permit (DRP) to allow the construction of a multi-family apartment complex with 216 units, including 81 one-bedroom, 99 two-bedroom, and 36 three-bedroom units. The remaining 47 units allocated to the site will remain unbuilt. The development consists of nine (9) three-story, garden-style walkup buildings totaling approximately 110,000 square feet, and an approximate 5,300-square-foot one-story clubhouse building. A total of 414 parking spaces will be provided and 160 of these spaces will be covered with carports. The clubhouse building will consist of site amenities including a game room, gathering room, fitness studio with an outdoor yoga area, and outdoor pool area. All units will be rented at market rates.

### **EVALUATION – DESIGN REVIEW PERMIT**

The evaluation of the Design Review Permit has been based on the applicable development and design standards within the City's Zoning Ordinance, the City's Community Design Guidelines (CDG), and the CSP. Section 19.78.060(B) of the City of Roseville Zoning Ordinance requires four findings of fact be made in order to approve a Design Review Permit. The four findings for approval of the Design Review Permit are listed below in ***italicized, bold*** text and are followed by an evaluation of the project in relation to each finding.

- 1. The project as approved preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and water courses; provides adequate drainage for the project; and allows beneficial use to be made of the site for development.***

The project site is currently undeveloped and is comprised mostly of annual grasslands. No protected trees are on or immediately surrounding the subject property. In addition, there are no wetlands or other regulated waters on the site. In order to make beneficial use of the site for development, the site will be graded to create level pads for the buildings, a drainage pattern which directs stormwater to the existing system, and finish boundary grades which can be appropriately tied to the adjacent roads and other development. The project has been reviewed by the City's Engineering Division and has been designed consistent with City standards related to drainage improvements and stormwater quality facilities.



- 2. The project site design as approved provides open space; access; vehicle parking; vehicle, pedestrian and bicycle circulation; pedestrian walks and links to alternative modes of transportation; loading areas; landscaping; irrigation; and lighting which results in a safe, efficient, and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the applicable specific plan and/or applicable design guidelines.**

Multi-family residential development guidelines are included within the City's Community Design Guidelines (CDG). The guidelines include recommendations for site planning, circulation, architecture, and other aspects of site development. In addition to the CDG, the CSP includes design guidelines with general standards for landscaping, sidewalks, walls and fences. The following discussions provide an evaluation with respect to the applicable design guidelines in the CDG and the CSP. The proposed site plan is shown in Figure 2 below.

**Figure 2: Proposed Site Plan**



### Site Planning and Building Siting

The project consists of nine (9) three-story, garden-style walk-up buildings. As encouraged by the CDG, the buildings are situated along the roadway frontages, behind the landscape corridors along Blue Oaks Boulevard and Cloud Dance Drive, to activate the streetscape. The applicant prepared a line-of-sight drawing to assist with the evaluation of the proposed project in relation to the existing single-family homes to the north (included with Exhibit F). An existing 6-foot-tall masonry wall is located along this northern boundary which will provide sound attenuation and minimize impacts to the homes. To provide an additional buffer, the project will construct a 10-foot-wide landscape planter along this boundary and locate covered parking in the rear of the site. The nearest apartment building will be setback 83 feet away from the existing homes, which will minimize visual impacts.

### Access and Circulation

The proposed project includes two driveways to provide access to the site, including a new 30-foot-wide driveway on Blue Oaks Oaks Blvd. to the south and a new 46-foot-wide driveway on Cloud Dance Dr. to the east. Both driveways will allow for full turning movements. The portion of Blue Oaks Blvd. adjacent to the project site will be widened in the future to six (6) lanes. The driveways connect to the internal roadway, with parking areas spread throughout the site. The project was reviewed by the City Engineering and City Fire Department staff and was found to comply with refuse service standards and with emergency circulation requirements.

The project also includes pedestrian connectivity throughout the site and to Blue Oaks Blvd. and Cloud Dance Dr. While 5-foot-wide sidewalks are already constructed along Cloud Dance Dr., the project will construct new 8-foot-wide sidewalks along the frontage on Blue Oaks Bl. consistent with the CSP Circulation Plan. Pathways internal to the project connect the buildings and on-site amenities. Additionally, a Dial-a-Ride loading area will be available adjacent to the clubhouse.

### Parking

The project includes 414 parking spaces, which meets the Zoning Ordinance requirements for 1.5 spaces per one-bedroom units, two spaces for two or more bedroom units, and one space per ten units for guest parking. As 81 one-bedroom units, 99 two-bedroom units, and 36 three-bedroom units are proposed, the minimum required number of parking spaces is 414 spaces. The parking spaces are provided as surface parking and 160 of these spaces will be covered with carports. An additional 8 parking spaces are provided for motorcycles. The proposed number of parking spaces is consistent with the Zoning Ordinance requirement.

### Landscaping and Lighting

The CDG recommends using landscaping throughout the site, placing trees to provide shading for sidewalks and public spaces, using native or drought-tolerant plants where possible, and providing a minimum of 50-percent shading (based on 15-year maturity) over the parking spaces. The proposed landscaping plan is included in Exhibit H. The project includes landscape planters along the perimeter of the site. As required by the CSP, a 50-foot-wide landscape setback is provided along Blue Oaks Bl. and a 20-foot-wide landscape setback is provided along Cloud Dance Dr. Large trees are included within the landscaping areas to provide shade on sidewalks and pathways and to provide a visually engaging streetscape. Selected tree species include Chinese Pistache, London Plane, Southern Magnolia, Crape Myrtle, London Plane, as well as a mix of shrubs and groundcover. An 11.5-foot-wide landscape planter is proposed along the eastern boundary of the project, which is adjacent to the future Roseville Industrial Park. The project proposes a metal view fence along this boundary, however the Roseville Industrial Park project proposes a 7-foot-tall concrete wall to minimize impacts. Special attention is paid to the northern boundary, which is adjacent to existing single-family homes. A 10-foot-wide landscape planter is proposed along this northern boundary to provide sufficient landscape screening between the project site and the single-family homes, which are separated by an existing 6-foot-tall masonry wall. The planter will consist of Southern Magnolia trees which will also help to screen the carports located along this boundary. The project will provide 51-percent parking lot shade coverage through the use of carports and trees, exceeding the minimum requirements.

The project includes site lighting for the parking areas, and the conditions of approval ensure that a minimum of one foot-candle of lighting in the parking areas and 0.5 foot-candles of lighting in the pedestrian walkways are provided. Light standards will be shielded to ensure there is no off-site glare. In addition, carport lighting is provided on the underside of the structures in the center of each carport.

### Open Space

As encouraged by the CDG, the project includes open space and recreational areas within the site plan. The community building provides a centralized public activity area that consists of an outdoor community

pool, covered outdoor kitchen, and site furnishings including outdoor seating, a fire pit, and a play area. Additional open space and recreational areas are provided between the apartment buildings.

**3. The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site, as approved is harmonious with other development and buildings in the vicinity and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the applicable specific plan and/or applicable design guidelines.**

The project consists of 216 units with 81 one-bedroom units of 700 square feet, 99 two-bedroom units of 995 or 1,078 square feet, and 36 three-bedroom units of 1,394 square feet. The apartment buildings are three-stories with 24 units in each building, and total approximately 110,000 square feet. The proposed top-of-ridge building height is 44'-8", which is below the 45-foot height limit of the R3 zone. The 5,300-square-foot community clubhouse building is single-story with a maximum height of 26 feet.

The project is designed with a modern farmhouse style, with materials consisting of cement plaster, stacked stone veneer, board and batten siding, and gable style tile roofing. The stacked stone and board and batten siding are applied strategically to provide articulation in the façade and break up the vertical profile. The project will consist of two building types and two color schemes consisting of shades of gray and white, and will be differentiated by an accent color in either a light blue or gray color that will be applied to the board and batten siding. All of the units will have private patios and balconies, which provide private outdoor spaces for residents and variation in wall plane. Figure 3 includes an architectural rendering of one of the apartment buildings from the perspective of Blue Oaks Blvd. The community clubhouse building, which is located interior to the project site, incorporates the same colors and materials as the apartment buildings. Overall, the variation in colors, materials, and articulation in the roofline, as well as the massing and arrangement of structures on the site, are consistent with the intent of the CDG, and are consistent with the General Plan and CSP.

**Figure 3: Architectural Rendering along Blue Oaks Blvd.**



As mentioned, 160 of the parking spaces will be covered with carports. The carports are approximately 10.5 feet tall and will be designed as either a standard carport with a flat roof or an enhanced carport with a gable roof using the same concrete roof tiles as the apartment buildings (see Figure 4). The enhanced carports will be placed over the parking spaces that are visible from the public right-of-way, as identified on the site plan (see Exhibit A). Each carport will be painted the same color scheme as the adjacent building.



**Figure 4: Enhanced Carports**



- 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.***

All trash containers will be screened within trash enclosures. The enclosures will surround the three non-accessible sides of the trash container, and will be surrounded by landscaping. All rooftop mechanical equipment will be sufficiently screened from public view by the building parapets.

#### **PUBLIC OUTREACH**

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. Early notification of the project was posted on the Roseville Coalition of Neighborhood Associations (RCONA)'s website and on the City's Projects of Interest website.

A notice of the public hearing was published in the Roseville Press Tribune on August 5, 2022 and a notice of the hearing was also distributed to all property owners within 300 feet of the site and posted on the RCONA website. Given the project site is located in a developing part of the City, there is not an established neighborhood association at this time. In order to ensure new residents located immediately adjacent to the site were made aware of the proposed project, the applicant team handed out flyers with information on the project prior to publication of the public hearing notice. No comments have been received as of publication of the staff report.

#### **ENVIRONMENTAL DETERMINATION**

The project is statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15182, subdivision (c), which exempts residential projects implementing Specific Plans. The Creekview Specific Plan EIR (SCH# 02008032017) was certified by the City Council on September 19, 2012. The exemption limitations state that if any event outlined in Section 15162, which describes the requirements for preparation of a subsequent or supplemental Environmental Impact Report (EIR), occurs, then the exemption is no longer applicable.

The proposed apartment complex is consistent with the land use and density previously evaluated in the CSP. No new or substantially more severe impacts beyond what was evaluated in the CSP EIR and General Plan EIR have been identified, and there have been no substantial changes to the subject parcel or surrounding environment that would necessitate additional review.

## **RECOMMENDATION**

The Planning Division recommends the Design Committee take the following actions:

1. Adopt the four (4) findings of fact and approve the **DESIGN REVIEW PERMIT – 3338 BLUE OAKS BOULEVARD – CSP PCL C-41 & C-42 – WINDING CREEK APARTMENTS – FILE #PL22-0077** subject to seventy-five (75) conditions of approval.

### **CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT – FILE #PL22-0077**

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **August 18, 2022** and if not effectuated shall expire on **August 18, 2024**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **August 18, 2025**. (Planning)
2. The project is approved as shown in Exhibits A—K and as conditioned or modified below. (Planning)
3. The project shall comply with all required environmental mitigation identified in the Creekview Specific Plan EIR, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
4. The Voluntary Merger for Creekview Specific Plan Parcels C-41 and C-42 approved under File #PL22-0074 shall be recorded prior to issuance of building permits. (Planning, Building)
5. The project shall be addressed as 3338 Blue Oaks Blvd. All projects with multi-tenants shall submit a site plan and floor plans (for all floors and all uses) upon initial Building Permit submittal for address approval or assignment. Please specify “Business Services – Addressing” on the submittal. See *City of Roseville Addressing Guidelines* at [Roseville.ca.us/Addressing](http://Roseville.ca.us/Addressing) for more information. (Business Services)
6. The applicant shall pay City’s actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Electric, Finance)
7. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
8. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans have been submitted for review and are approved with grading and/or encroachment permits issued by the Department of Development Services – Engineering Division. (Engineering)
9. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)

### **PRIOR TO ISSUANCE OF BUILDING PERMITS:**

10. Parking lot design shall conform to the City’s design standards, including the following minimum standards for parking stalls:

- a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall have a 6-inch raised curb or concrete bumper. (Planning)
  - b. Standard – 9 feet x 18 feet; Compact – 9 feet x 16 feet; Accessible – 14 feet x 18 feet (a 9-foot-wide parking area plus a 5-foot-wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible – 17 feet x 18 feet (9-foot-wide parking area plus an 8-foot-wide loading area). (Planning)
  - c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
    - i. Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-208.2 of the CBC.
    - ii. Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
    - iii. Accessible parking and exterior route of travel shall comply with CBC, Sections 11B-206 and 11B-208. (Building)
11. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
12. The plans submitted to the Building Division for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
13. The project Landscape Plans shall comply with the following:
- a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines; backflow preventers; fire department connections; and public water, sewer, and storm drain facilities. (Planning, Fire, Environmental Utilities, Electric, Engineering)
  - b. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
  - c. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
  - d. The landscape plan shall comply with the Landscape Guidelines for Creekview Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Environmental Utilities)
  - e. All landscaping in areas containing electrical service equipment shall conform to the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Department's "Specification for Commercial Construction." (Electric)
  - f. Slopes within landscape planters shall be no more than 3:1. A two-foot flat bench located at back-of-walk shall be included in the landscape area to slow or allow absorption of nuisance run-off from the planters. (Parks, Recreation, and Libraries)



- g. All landscaping shall conform to the standards of crime prevention through environmental design with the intent to create natural surveillance, controlling access, and territorial reinforcement to property boundaries. (Police)
- 14. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
- 15. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the proposed addressing for the building and dwelling unit numbers. The Building Official, or the designee, shall approve said plan prior to building permit approval. Refer to the *City of Roseville Addressing Guidelines*. (Building)
- 16. A separate Architectural Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
- 17. For Multiple Building Complexes: As part of the required Architectural Site Accessibility Plan, the developer shall delineate the extent of the site accessibility improvements being installed as part of the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)
- 18. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code–CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)
- 19. For commercial swimming pools: The developer shall obtain all required approvals and permits from the Placer County Health Department and the City of Roseville Industrial Waste Division. (Building, Environmental Utilities)
- 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 Development Services - Engineering prior to approval of any plans. (Engineering)
- 22. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)
- 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.” (Engineering)*

24. The site shall include a designated Dial-a-Ride drop off and pick up area with an accessible path of travel to the main entrance of the building. Applicant shall install a pole for Dial-A-Ride sign (sign provided by Alternative Transportation). A covered seating area for our Dial-a-Ride passengers shall be located at the main entrance and it will be visible from the drive aisle of the drop-off and pick-up area. (Alternative Transportation, Planning, and Engineering)
25. The applicant shall provide a 30' wide Type A-7 driveway along Blue Oaks Boulevard. (Engineering)
26. The applicant shall dedicate all necessary rights-of-way or Public Utility Easement for the widening of any streets or transfer of public utilities across and over any portion of the property as required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)
27. Bike parking and clean air vehicle spaces shall be provided per the California Green Building Standards. Bike rack/locker design and location shall be approved by Alternative Transportation. (Alternative Transportation, Building).
28. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Engineering)
29. Prior to the approval of the Improvement Plans, the project proponent shall provide proof of preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB). Proof shall be in the form of the Waste Discharge Identification Number (WDID#), provided to the applicant from RWQCB, placed on the coversheet of the improvement plans. Upon approval of the improvement plans, a copy of the SWPPP shall be required onsite and available for viewing by City inspection staff upon request. (Engineering)
30. 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)
31. 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)
32. 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)
33. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Development Services - Engineering will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Engineering)

34. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
35. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)
36. 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)
37. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
38. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
  - a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
  - b. Water, sewer and recycled mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions of approval.
  - c. All sewer manholes shall have all-weather, 10-ton vehicle access unless otherwise authorized by these conditions of approval. (Environmental Utilities)
39. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)
40. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)
41. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)
42. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)
43. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)

44. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting. (Fire)
45. 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
46. 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)
47. 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)
48. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

**DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:**

49. Any backflow preventers visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventers shall be screened with landscaping and shall comply with the following criteria:
  - a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventer to the landscaping.
  - b. For maintenance purposes, the landscaping shall only be installed on three sides and the plant material shall not have thorns.
  - c. The control valves and the water meter shall be physically unobstructed.
  - d. The backflow preventer shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)
50. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
  - a. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
51. 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)
52. Inspection of the potable water supply system on new commercial/industrial/office projects shall be as follows:



- a. The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventer.
  - b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventer to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.
  - c. The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)
53. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
54. 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)
55. 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)
56. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
57. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
58. 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)
59. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
60. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)
61. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:
- a. Locate the metered service panel on the outside of the building.
  - b. Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry. (Electric)
62. One ¾-inch conduit with a 2-pair phone line shall be installed from the building's telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)

63. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

**OTHER CONDITIONS OF APPROVAL:**

64. 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)
65. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed-free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)
66. 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)
67. 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)
68. 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)
69. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. (Fire)
70. 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)
71. All residential units must install a Seasonal Energy Efficiency Rating ("SEER") of 2 points above the minimum, as defined by the State of California in the current Title 24 of the Code of California regulations, up to a total maximum of 16 points including the 2 point premium, an Energy Efficiency Ratio ("EER") of 12 or greater, and a thermal expansion valve "TXV". The SEER rating of 2 points above the minimum, as defined by the current Title 24, up to a maximum of 16 points, and an EER rating of 12 or greater along with a TXV will be specified on building plans and Title 24 compliance certificates at the time building permits are requested. If Title 24 of the Code of California Regulations in effect at the time of request for building permits requires higher SEER or EER ratings, residential units in the Plan Area shall comply with such State requirements. The SEER and EER ratings will be verified with appropriate documentation. These requirements shall be utilized in the overall energy compliance calculations required for issuance of a building permit for any residential unit. Any variances must be approved by the Electric Department's Retail Energy Services Department. (Building, Electric)
72. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance, project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday, provided that all construction equipment shall be fitted with factory installed muffling devices and be maintained in good working order. (Building)

73. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Division Field Inspector at the time of or prior to the foundation inspection. (Building)
74. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Certificate of Occupancy (TCO) of the building. If a TCO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Certificate of Occupancy. (Building)
75. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple building occupancies. This request shall be made in writing to the Building Division and shall include 10 copies of the following:
- a. A description of measures that will be undertaken to minimize conflict between residents/building occupants and construction traffic (e.g. fencing, etc.);
  - b. A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and
  - c. An estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

#### **EXHIBITS**

- A. Site Plan
- B. Floor & Unit Plans
- C. Elevations
- D. Building Sections
- E. Material & Color Board
- F. Preliminary Grading Plan and Sections
- G. Preliminary Utility Plan
- H. Preliminary Landscape Plan
- I. Site Lighting Plan
- J. Preliminary Fire Access Plan
- K. Site Details

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