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Planning Division Staff Report Planning Commission Meeting

May 11, 2023

Prepared by: Sean Morales, Associate Planner

ITEM 6.3: Design Review Permit, Tentative Parcel Map – 1751 Pleasant Grove Bl. – NRSP PCL WW-40 - Grocery Outlet – PL22-0205

REQUEST

The applicant requests a Design Review Permit to construct a 16,000 square-foot grocery building and a 4,600 square-foot freestanding pad building. The request also includes a Tentative Parcel Map to subdivide the existing parcel into three (3) lots.

Applicant – Mike Novak, NORR Associates, Inc.
Owner – Paul Bollinger, Inter-Cal Real Estate Corporation

SUMMARY RECOMMENDATION

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

1. Adopt the four (4) findings of fact and approve the Design Review Permit subject to eighty-one (81) conditions of approval;
2. Adopt the three (3) findings of fact and approve the Tentative Parcel Map subject to forty-eight (48) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

Two neighborhood meetings were held on February 13, 2023 and March 2, 2023. Neighbors presented concerns with site circulation, interface of the commercial use with the homes to the east, noise and lighting. A discussion of these concerns is included in the Public Outreach section of this report.

BACKGROUND

The project site is located at 1751 Pleasant Grove Bl. and is identified as Parcel WW-40 in the North Roseville Specific Plan (NRSP) area. The site is approximately 3.1 acres in size. The site has a zoning and General Plan land use designation of Community Commercial (CC), and is surrounded by the Paseo Del Norte single-family residential subdivision to the east, open space parcels containing the WAPA power line corridor to the south, an existing CVS Pharmacy to the west, and an undeveloped Community Commercial parcel across Pleasant Grove Bl. to the north. (Figure 1).

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Figure 1. Project Location



Vicinity Entitlement History

On August 6, 1997, the City Council adopted the North Roseville Specific Plan (NRSP), which included five distinct neighborhoods (A, B, C, D, E). The project site is located on the northern boundary of neighborhood D. The project site, which is on a portion of parcel WW-40, was designated for Community Commercial land use and zoning, which it has retained to present day (Figure 2). The neighboring parcel WW-41 to the east, which is now developed with the Paseo del Norte community, was designated for Community Commercial with a Special Area overlay (CC/SA) that restricted some uses, such as gasoline sales.

Figure 2. Detail from the NRSP Land Use Map (1997)

WW-40 CC 6.0 AC Project Site	WW-41 CC/SA 9.6 AC	WW-17 HDR/SA 7.9 AC F 110 DU
WW-82		

On February 1, 2006, the City Council adopted a Rezone for NRSP parcel WW-41 to modify the zoning designation from CC/SA to Multi-Family Residential (R3/DS-NR) for the 125-unit Paseo del Norte development. The land use was also modified from CC to Medium-Density Residential at 12.9 units/acre (MDR-12.9). Rezone requests from commercial to residential designations are subject to the City's Guidelines for the Conversion of Non-Residential Land Uses. The guidelines were used to perform an analysis that focused on eight different issues, including land use compatibility. Medium-Density Residential uses are considered conditionally compatible with Community Commercial uses. The General Plan states that MDR land uses are "often located as a transition between higher-intensity land uses and low-density residential uses." The Paseo del Norte development was designed with garages of the westernmost units facing the commercial parcel WW-40 to act as a buffer to more active portions of the homes. Staff supported the subdivision design including pedestrian connections to the commercial parcel because the residents of the project were expected to use the goods and services provided by the future commercial development.

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On May 20, 2010, the Design Committee approved a Design Review Permit to construct a 14,576 square foot CVS Pharmacy building and attached 3,120 square foot retail building. The Grocery Outlet site was not included in the CVS proposal. However, a 20 ft. wide paved access road was required to be provided across the site to connect Paseo del Norte to Pleasant Grove Bl.

The economic downturn of 2008 halted the construction of the Paseo del Norte residential community. As of 2012, 25 of the attached townhouse units had been constructed. On August 8, 2013, the Planning Commission approved a Design Review Permit Modification and Tentative Subdivision Map to merge the remaining 100 attached townhome lots and resubdivide them into 74 lots for larger detached single-family homes. The general layout of the community remained the same as shown in Figures 3 and 4.

Figure 3. Paseo del Norte 2006 Original Site Plan

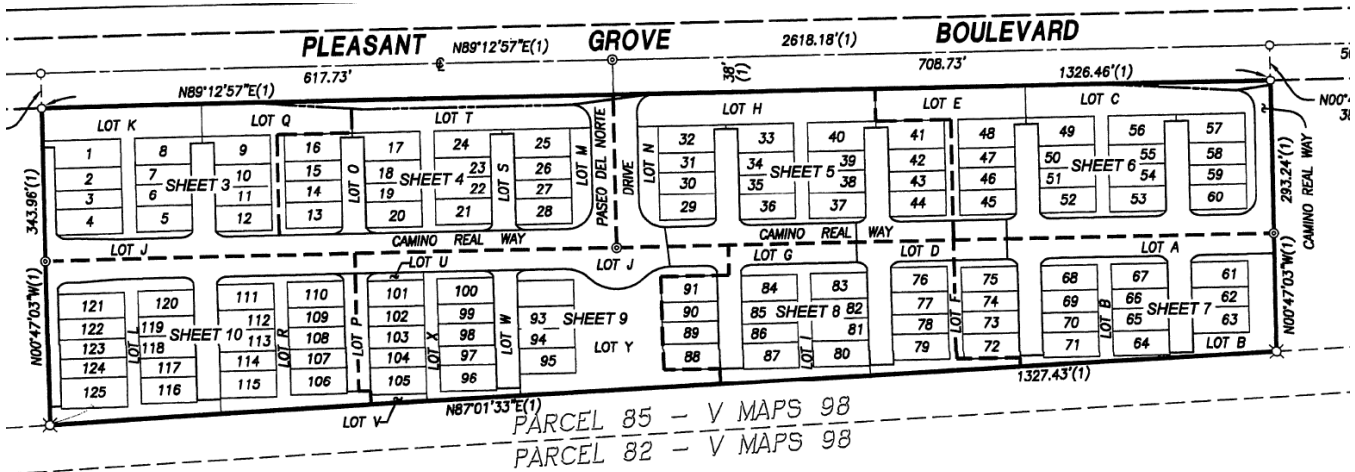
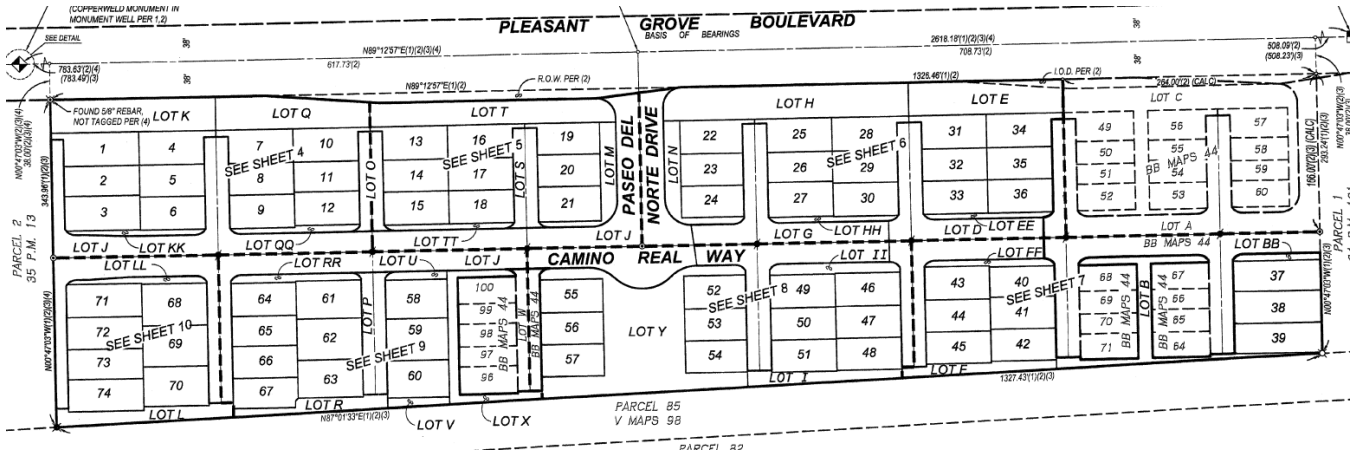


Figure 4. Paseo del Norte 2013 Modified Site Plan



The current project proposes the construction of a 16,000 square-foot grocery building and a 4,600 square-foot freestanding pad building on parcel WW-40. The request also includes a Tentative Parcel Map to subdivide the existing parcel into three (3) lots.

SITE INFORMATION

Location: 1751 Pleasant Grove Bl.

Total Size: 3.20 acres

Topography and Setting: The project site is an infill property located in an urbanized setting. The site includes frontage on Pleasant Grove Bl., which is a four-lane roadway, and includes an attached sidewalk. The project site is situated at-grade and is relatively flat with a slight rise toward the south of the site. There are currently no structures on the property.

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 NRSP. 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 has been previously rough graded and consists of annual grassland and ruderal vegetation. The project site has undergone periodic disking and other ground disturbance throughout the years and no wetlands or other significant natural features are on the site. Grading of the property will be necessary to provide the parking areas, drive aisles, and building pads. The project has been reviewed by the City's Engineering Division and has been designed consistent with City standards related to drainage improvements and stormwater quality facilities. The proposed use is consistent with the site's commercial land use designation, and will develop an underutilized parcel.

- 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.***

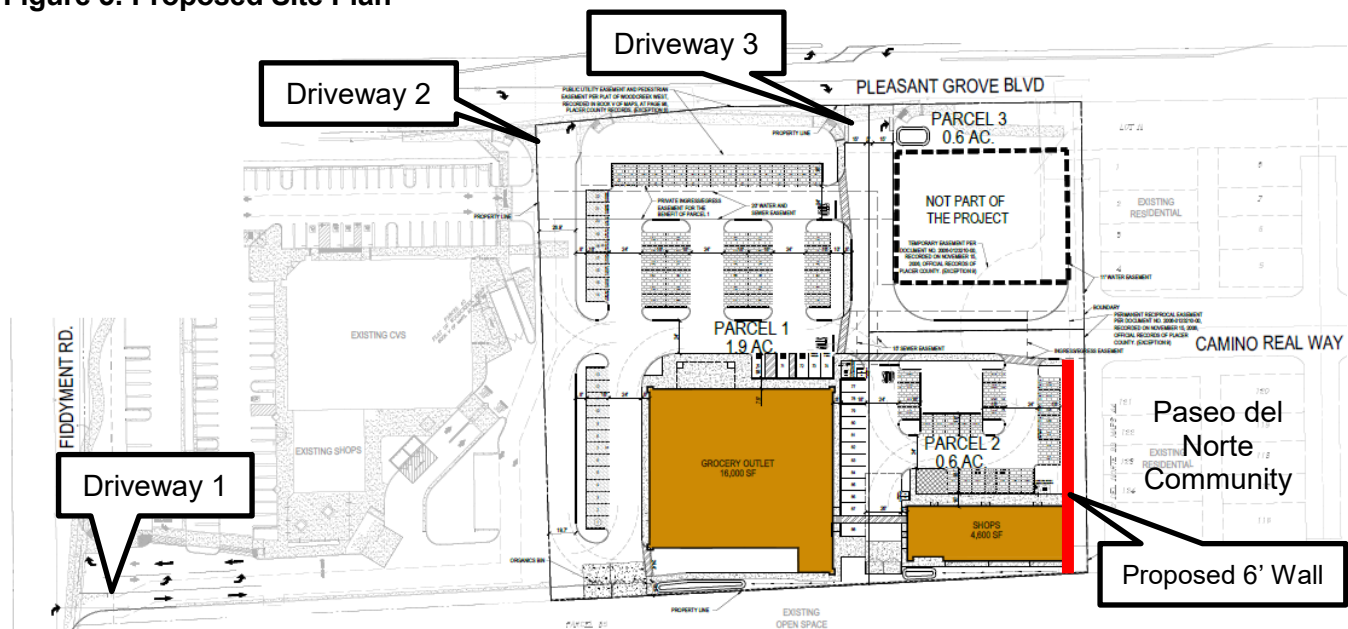
The evaluation of the Design Review Permit has been based on the applicable development and design standards within the City's Zoning Ordinance, the City's Community Design Guidelines (CDG), and the NRSP. Staff reviewed the proposal for consistency with all applicable standards and found the project to be consistent with the pertinent requirements and guidelines. The following sections of evaluation focus on areas of interest.

Site Planning

The proposed project including Grocery Outlet and the shops building on parcels 1 and 2, respectively, will be developed in one phase (Figure 5). Parcel 3 will be developed at a later time. The Grocery Outlet and Shops buildings are proposed to be sited closest to the southern property line, which is adjacent to Open Space parcel WW-85 and the WAPA power line corridor. The rear setback for the Grocery Outlet ranges from approximately 10'-35' and the rear setback for the Shops building ranges from approximately 10'-15'. The buildings will be set back approximately 200 feet from the front property line along Pleasant Grove Blvd. The Paseo del Norte community borders the site to the east. The Shops building is proposed approximately 16' from the east property line and approximately 45' from the wall of the nearest homes within Paseo del Norte. The Shops building is oriented to side-on to the residences to the east in order to limit building area exposed to the adjacent residences. There are no doors or windows proposed on the east elevation of the Shops building. Instead, three green screen panels are proposed facing the residences to limit activity on this portion of the site. Furthermore, consistent with the CDG, a 6' masonry wall with a length of

approximately 150' is proposed along the eastside of the project from the southern property line to Camino Real Way. The wall is proposed directly behind the existing curb for the drive aisle in front of the residences.

Figure 5: Proposed Site Plan



Access and Circulation

Ingress and egress for the project site will be provided via two driveways on Pleasant Grove Bl. and one driveway from Fiddymment Rd. (including access across the CVS property). All three of these driveways are existing. However, based on analysis by Fehr & Peers in a technical memorandum (Attachment 1) some modifications were recommended for the project and included in the project plans. A gullwing is required to be constructed within Pleasant Grove Bl. adjacent to Driveway 3. This will limit egress to right turns only. Given the traffic volumes on Pleasant Grove Bl. in this location, left turns exiting the site would not be safe. In order to travel west on Pleasant Grove Bl. from the project site, customers will egress from Driveway 2 to the center turn lane and complete a u-turn. The left turn lane used for the u-turn is required to be lengthened from 150' to 175' to provide additional storage of cars. Driveway 1 from Fiddymment Rd. currently serves the CVS project as well as some residents from Paseo del Norte that cross the proposed project site. Development of the Grocery Outlet project will increase the use of this driveway for ingress and egress. Therefore, additional striping is required in order to facilitate safe travel.

Review by City Engineering staff led to additional circulation modifications being made conditions of approval for the project. DRP Condition 30 requires the applicant to modify the pork chop at the intersection of Pleasant Grove Bl. and Sun City Bl. to facilitate eastbound to westbound u-turns on Pleasant Grove Bl. Currently, u-turns are not allowed at this intersection. This will provide an additional option for vehicles leaving Grocery Outlet or Paseo del Norte to travel west on Pleasant Grove Bl. DRP Condition 31 requires the applicant to install a "speed bump" on Camino Real Way at the western entry to Paseo Del Norte subdivision. This will address concerns by residents in the adjacent development of commercial customers using the private road Camino Real Wy. for ingress and egress. Additionally, DRP Condition 10 was modified with subsection a. to require additional signage stating Camino Real Wy. is for the exclusive use of residents.

Pedestrian Access & Circulation

The project includes several internal pedestrian pathways and includes the completion of sidewalk and landscaping connections to the existing sidewalk on Pleasant Grove Bl. The sidewalks will provide access from the surrounding uses. In addition to the sidewalks along the vehicle entries, pedestrian connections will be provided at locations where foot traffic is most likely to occur to provide easy access to the site. In addition

to connection to the Pleasant Grove Bl. sidewalk, a clear pedestrian path connects to the Paseo del Norte community from Camino Real Way. Overall, the project is consistent with the NRSP and CDG related to pedestrian access and circulation.

Parking

A total of 116 parking spaces are provided on-site. Based on the City's Zoning Ordinance parking standards, the Grocery Outlet building has a parking requirement of 54 spaces. The zoning ordinance states that buildings in shopping centers with unknown tenants have a general requirement of 1 space per 200 sf of building. The Shops building therefore has a requirement of 23 spaces. As tenant spaces are leased, each tenant will utilize the applicable parking requirement for the specific use as outlined in the Zoning Ordinance. The project provides a total of 116 parking spaces, which is a surplus of 39 spaces over the 77 space requirement by code.

Landscaping and Lighting

Landscaping for the project site includes frontage improvements along the perimeter of the property, at project entry points, and within the parking lot. As required by the NRSP Design Guidelines, the buildings are setback at least 35 feet from Pleasant Grove Boulevard. Along Pleasant Grove Bl. an approximately 40-foot landscape setback is proposed. Within that landscape setback a mix of London Plane trees, as specified in the NRSP, and shrubs are proposed. Condition 72 was added to the project to require a second row of trees closer to the sidewalk in order to provide shade for pedestrians. This is consistent with the NRSP objective to establish and reinforce a sense of pedestrian scale along arterial roadways.

In addition, landscape around the perimeter of the site is proposed to assist with buffering the commercial activities in the center from the residences to the east. Chinese Pistache and Marina Strawberry Trees are proposed behind the masonry wall on the eastern boundary in order to provide additional screening from the residences in addition to parking lot shading. The City's minimum requirement of 50% shading in parking lots is accomplished with a mix of these two trees adjacent to parking spaces throughout the site. As proposed and conditioned, staff finds the landscape plan meets the intent of the CDG and the NRSP design guidelines, and is consistent with the City's Water Efficient Landscape Ordinance.

The project will consist of building-mounted light fixtures and parking lot lighting. The parking lot lighting is conditioned to comply with the CDG, which require a minimum of one foot-candle of lighting in the parking areas and 0.5 foot-candle of lighting in the pedestrian walkways. Light standards will be shielded to ensure there is no off-site glare. Additionally, due to the proximity to adjacent residences, Condition 73 was added to require that light mounting heights be reduced to 15' maximum in the parking area in front of the Shops building and 20' maximum in the parking area in front of the Grocery Outlet.

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.*

Consistent with the CDG, the Grocery Outlet and Shops buildings consider and complement the architecture of the adjacent CVS building. The building façade is made of rectangular forms and flat roofs of varying heights, which provide sufficient screening of mechanical rooftop equipment. The maximum height of the Grocery Outlet building is 35', which is below the 50' maximum in the Community Commercial zone. The Shops building is smaller in scale at 26' tall. Consistent with the CDG, the building design is well articulated through the use of building projections, prefabricated canopies, and decorative green screens. The building materials primarily consist of stucco painted in earth tones with field stone veneer applied to the columns around the base of the buildings. The main building entrance is further defined by forward presentation and

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variation in the roofline. Figure 6 illustrates the front (or north) building elevation of the Grocery Outlet building and Figure 7 illustrates the front (or north) building elevation of the Shops Building.

Figure 6: Grocery Outlet North Elevation



Figure 7: Shops North Elevation



Overall, the proposed buildings and structures are compatible with the surrounding development and are designed consistent with the NRSP and CDG.

- 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 along the southern boundary. 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. A loading dock is proposed on the southern elevation of the Grocery Outlet building. A building protrusion as well as the Shops building visually shield the loading dock from residences to the east. A noise study completed by Saxelby Acoustics (Attachment 2) shows that the building layout also shields noise impacts from the residents to the east. The proposed 6' masonry wall on the eastern boundary was not included in the noise study and will further reduce the impact of project noise on Paseo del Norte residents. Furthermore, Condition 71 was added to require a 6' masonry wall on the south side of the loading

dock. This wall will further reduce noise impacts to residents as well as visual impacts to the public way along Fiddymment Rd.

EVALUATION – TENTATIVE PARCEL MAP

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made to approve or conditionally approve a Tentative Parcel Map. The three findings are listed below in *italicized, bold* text and are followed by an evaluation of the map in relation to each finding.

- 1. The size, design, character, grading, location, orientation and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the general plan or any applicable specific plan for the area, whichever is more restrictive, and the design standards of Title 18 (Subdivision Ordinance) of the Roseville Municipal Code.***

Parcel size, design, character, location, orientation and configuration: The proposed subdivision will result in the creation of three development parcels – Parcels 1, 2, and 3. Parcel 1 will be 1.9 gross acres, Parcel 2 will be 0.6 gross acres, and Parcel 3 will be .6 gross acres. Parcels 1 and 3 will have frontage on Pleasant Grove Boulevard. Parcel 2 will contain the Shops building and be located to the south of Parcel 3 and east of Parcel 1. The Map Act and Subdivision Ordinance do not contain any maximum or minimum lot sizes. Based on the Design Review Permit evaluation section, the lots are large enough to adequately allow for the proposed development on the parcels. Although development is not proposed on Parcel 3, the size and shape of the parcel allow for a similar development to Parcel 2. The surplus parking spaces in the development also lessen the parking that will need to be provided on Parcel 2.

Grading and Drainage: Grading and drainage required for development of the parcels have been reviewed with the Design Review Permit and have been determined to comply with City standards as shown in the grading and drainage plan, and as conditioned.

Access & Circulation: The project is conditioned to ensure the access roads and driveways are constructed to comply with the City's design standards. On-site circulation has been reviewed with the Design Review Permit and found to be adequate. As discussed in the Design Review Permit evaluation, a short term traffic study was completed for the project by Fehr and Peers. All recommendations from the report have been incorporated into the project and additional conditions were added by City Engineering staff. Access and circulation, as conditioned, is consistent with the City's Subdivision Ordinance and the City's Improvement Standards.

- 2. The subdivision will result in lots which can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or, some other physical condition of the area.***

The proposed parcels are of sufficient size and shape to accommodate the proposed and future development and are consistent with the applicable zoning and design requirements, as discussed in the Design Review Permit evaluation section of the staff report. There are no watercourses or other natural features on the site that would impede development.

- 3. The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, pursuant to Division 7 of the Water Code.***

Anticipated water quality impacts and discharge of waste are not affected by the proposed Tentative Parcel Map. The design of the sewer lines in the project area and treatment capacity at the City's sewage

treatment plant have adequate conveyance and capacity to accommodate development on the proposed parcels created by the Tentative Parcel Map.

PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate.

On February 13, 2023 the applicant held an initial neighborhood meeting at the nearby Saint John's Episcopal Church. Notices of the meetings were mailed to residents within 300 feet of the project as well as distributed to the HOA for the entire 100-unit Paseo del Norte development. Approximately 40 people were in attendance. The majority of the discussion at the meeting was about project ingress and egress. Some concerns were related to customers of the Grocery Outlet project traveling down Camino Real Way, which is a private street that bisects the Paseo del Norte community and related safety and parking issues. Related concerns were about the proximity of the project to the residents and the desire for a wall between the commercial and residential parcels. Other concerns were related to the elimination of the left turn movement when leaving the project site onto Pleasant Grove Bl. The applicant and staff answered questions but it was decided that a follow-up meeting was required to gather additional research and staff to provide complete answers.

On March 2, 2023, a second neighborhood meeting was held at Pleasant Grove Community Church, which is directly across Pleasant Grove Bl. from the project site and Paseo del Norte community. Engineering staff answered questions related to traffic and access between the two parcels. Approximately 25 people were in attendance. In the time between the two neighborhood meetings, it was discovered that there is an access easement that allows residents of Paseo del Norte to use the commercial parcel for ingress and egress. The easement does not allow ingress and egress of customers from the commercial site onto the private road through Paseo del Norte. Much of the discussion at the meeting concerned how to enforce this easement. Ultimately, the easement must be enforced by the HOA. Options were discussed such as installing a gate or bollards between the two properties. These would need to be paid for by HOA residents. A solid wall is not an option because emergency vehicle access is needed. Consensus was not found among the residents on the best option. Condition 10 was added to the project to require signage stating Camino Real Way is for residents only. Condition 28 was added to require a speed bump be installed with the project to further deter commercial customers from using the road. Any mechanism to deter or prevent patrons of the commercial property from accessing Camino Real Way will have to be implemented by the HOA.

To date, one additional comment has been received by email. The email from Mr. Adamic is included as Attachment 3. Mr. Adamic states the adjacent residents have a prescriptive easement over the property for use of parking. According to Mr. Adamic, this easement right is justified by the residents parking on a temporary turnaround area that was paved for emergency vehicle use (Figure 8). This turnaround area has a recorded easement over it for temporary access and not for parking. The temporary easement expires upon the date that the commercial parcel is developed with an egress route. Any residents parking in this area have been doing so without the property owner's authorization. The question of prescriptive easement is a civil matter between the two property owners. The easement would need to be recorded in order for the City to recognize it.

The letter also claims the Paseo del Norte development was approved with insufficient parking. This is incorrect, as the development includes two garage parking spaces for each unit, which is the zoning ordinance requirement. The 69 on-street parking spaces are surplus.

Figure 8. Resident Parking Area



Notice of the application and Planning Commission meeting were also distributed to the Roseville Coalition of Neighborhood Associations. A public notice of the Planning Commission hearing was published on April 27, 2023, and was distributed to all property owners and residents within 300 feet of the project site as well as those interested individuals that requested notice of the project.

CONCLUSION

As demonstrated by the analyses in the foregoing sections, the proposed project is consistent with the objectives and overall intent of the General Plan, Zoning Ordinance, and Community Design Guidelines. The required findings can be made for each requested entitlement, and staff requests that the Planning Commission take the actions listed in the Recommendation section of this report.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, which exempts In-Fill Development Projects that meet the following criteria: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.(c) The project site has no value, as habitat for endangered, rare or threatened species.(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.(e) The site can be adequately served by all required utilities and public services.

The project meets these criteria for the following reasons and is therefore exempt. (a) The General Pplan land use designation of Community Commercial and the Zoning designation of Community Commercial allows for this commercial development. (b) The total project site is 3.1 acres and is substantially surrounded with urban development, including a commercial use to west and a residential community to the east. (c) The project site has been previously disturbed including, disking and paving, and does not contain habitat for endangered, rare or threatened species. (d) The proposed use will not have significant effects on traffic (as provided in Attachment 1), noise (as provided in Attachment 2), air quality (due to minimum screening thresholds per the PCAPCD), or water quality. (e) Based on a review by the City's utility departments, the site can be adequately served by all required utilities and public services allocated to the site.

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RECOMMENDATION

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

1. Adopt the four (4) findings of fact as listed in the staff report and approve the **Design Review Permit – 1751 Pleasant Grove Bl. – NRSP PCL WW-40 - Grocery Outlet – PL22-0205** subject to eighty-one (81) conditions of approval;
2. Adopt the three (3) findings of fact and approve the **Tentative Parcel Map – 1751 Pleasant Grove Bl. – NRSP PCL WW-40 - Grocery Outlet – PL22-0205** subject to forty-eight (48) conditions of approval.

CONDITIONS OF APPROVAL FOR A DESIGN REVIEW PERMIT, FILE # PL22-0205

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **May 11, 2023** and if not effectuated shall expire on **May 11, 2025**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **May 11, 2026**. (Planning)
2. The project is approved as shown in **Exhibit A** and **Exhibit B** and as conditioned or modified below. (Planning)
3. The project shall comply with all required environmental mitigation identified in the North Roseville Specific Plan EIR, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)

Business Services

4. The project shall be addressed as 1751 Pleasant Grove Bl.. The address for proposed Parcel 3, and building 'QSR' on said parcel, shall be addressed 1741 Pleasant Grove Dr. Parcel 2, and the building 'SHOPS' on said parcel, shall be addressed as 1749 Pleasant Grove Bl. The address for Parcel 1, and the GROCERY OUTLET building on said parcel, shall be 1755 Pleasant Grove Bl. All projects with multi-tenants or buildings must submit a site plan with building footprint(s) to the Development Services Department (Business Services – Addressing) for building/suite addressing. (Business Services)
5. 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)
6. 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)
7. 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)
8. 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:

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9. 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 abut 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)
10. 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.
 - a. The site shall be clearly signed to specify that Camino Real Way is a private road and access from the commercial site is not permitted for non-residents. (Planning)
11. 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)
12. 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 the North Roseville Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Environmental Utilities)

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- e. Landscaping adjacent to preserve areas shall consist of California native, drought-tolerant groundcover, shrubs, plants, and trees. (Open Space, Planning)
 - f. All landscaping in areas containing electrical service equipment shall conform to the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
 - g. Slopes within landscape planters shall be no more than 3:1. A two-foot flat bench located at back-of-walk shall be included in the landscape area to slow or allow absorption of nuisance run-off from the planters. (Parks, Recreation, and Libraries)
 - h. All landscaping shall conform to the standards of crime prevention through environmental design with the intent to create natural surveillance, controlling access, and territorial reinforcement to property boundaries. (Police)
13. 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)
 14. 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)
 15. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the proposed suite addressing for individual tenant spaces within the building. The Building Official, or the designee, shall approve said plan prior to building permit approval. Refer to the *City of Roseville Addressing Guidelines*. (Building)
 16. A separate Architectural Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
 17. 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 restaurants, other food services, or commercial swimming pools: The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
 20. For restaurants, other food services, or 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)

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21. 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)
22. 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 Division prior to approval of any plans. (Engineering)
23. 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)
24. 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)
25. 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).
26. The applicant shall complete all the recommendations provided by the final Fehr & Peers Technical Memorandum dated July 21st, 2022 for the “Evaluation of Access and On-Site Circulation for the Grocery Outlet Retail Center”. This will include:
 - Provide a gullwing in Pleasant Grove Boulevard to prevent left egress from the eastern most driveway as shown on the entitlement site plan.
 - Lengthen the eastbound left turn in Pleasant Grove from 150 feet to 175 feet.
 - Provide three striping lanes at the existing drive aisle off Fiddymont Road to direct traffic.(Engineering)
27. The applicant shall modify the pork chop at the intersection of Pleasant Grove Blvd/Sun City Boulevard to facilitate eastbound to westbound u-turns on Pleasant Grove. (Engineering).
28. The applicant shall install a “speed bump” on Camino Real Way at the western entry to the Paseo Del Norte subdivision. (Engineering)
29. 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.

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Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Engineering)

30. 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, and 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)
31. 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)
32. 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)
33. 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)
34. 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. (Engineering)
35. Improvement plans shall show the Preserve boundary and label it as a protected area. The Pre-Construction meeting shall address the presence of the Preserve, the sensitive habitats present and minimization of disturbance to the Preserve. During grading and construction the preserve area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into the preserve from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the preserve, along with all temporary erosion control measures (e.g., straw bales, straw waddles and stakes, silt fencing). (Engineering, Development Services Department, Planning)
36. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the Preserve. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Engineering, Development Services Department, Planning)
37. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the Preserve. Post and cable fencing or other improvements shall be utilized to meet this requirement. (Engineering, Development Services Department, Planning)
38. 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)

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39. 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)
40. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for (name of project) to be reviewed and approved by the Transportation Commission. (Alternative Transportation)
41. 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)
42. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
43. 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)
44. 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)
45. 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)
46. 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)
47. 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)
48. 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)
49. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:

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- a. one (1) set of improvement plans
- b. load calculations
- c. electrical panel one-line drawings

50. 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)
51. 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)
52. 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:

53. 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)
54. 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)
55. 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. (Engineering, Environmental Utilities, Electric)
56. 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.

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- 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)
57. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
58. 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 Public Works)
59. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for (Center Name) to be reviewed and approved by the City Manager. (Engineering, Alternative Transportation)
60. 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)
61. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
62. Pursuant to the Municipal Code, the applicant shall apply for and obtain a FOG waste discharge permit (FOG WDP) from the Environmental Utilities Industrial Waste Division prior to occupancy or prior to discharging waste to the public sewer. The applicant shall submit information required by the Environmental Utilities Department for evaluation, including but not limited to: site plans, floor plans, mechanical and plumbing plans, and details to show all sewers, FOG control device, grease interceptor or other pretreatment equipment and appurtenances by size, location and elevation. Additional information related to the applicant's business operations and potential discharge may be requested to properly evaluate the FOG WDP application. (Environmental Utilities)
63. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
64. 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)
65. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
66. 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)

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67. 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)
68. 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:

69. 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)
70. 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)
71. The retaining wall on the south side of the Grocery Outlet loading dock shall be modified to include an additional 6' of height for a total of 10' of wall. (Planning)
72. A second line of trees shall be included along Pleasant Grove Blvd. consistent with the NRSP street tree guidelines. (Planning)
73. The lighting plans shall be modified to include maximum pole heights of 15' in the parking area adjacent to the shops building and 20' maximum adjacent to the Grocery Outlet.
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. (Engineering)
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 or 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)

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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 that all construction equipment shall be fitted with factory installed muffling devices and 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 Division 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 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)

CONDITIONS OF APPROVAL FOR A TENTATIVE PARCEL MAP, FILE # PL22-0205

1. This Tentative Parcel Map approval shall be effectuated within a period of two (2) years from **May 11, 2023** and if not effectuated shall expire on **May 11, 2025**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **May 11, 2026**. (Planning)
2. The project is approved as shown in **Exhibit A** and as conditioned or modified below. (Planning)
3. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)
4. The project shall comply with all required environmental mitigation identified in the North Roseville Specific Plan EIR, and shall include all applicable mitigation measures as notes on the plans. (Planning)

PRIOR TO ISSUANCE OF A GRADING PERMIT AND/OR IMPROVEMENT PLANS

5. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
 - a) Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
 - b) Grading shall comply with the City grading ordinance. There shall be no cut and/or fill slopes steeper than a 4:1 ratio. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans and all erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site; it is the applicant's responsibility to ensure that necessary measures are taken to minimize silt discharge from the site. Modification of the erosion control plan may be warranted during wet weather conditions.
 - c) A rough grading permit may be approved by the Engineering Department prior to approval of the improvement plans.

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- d) Access to the floodplain shall be provided as required by Engineering and the Streets Department.
 - e) Standard accessible ramps shall be installed at all curb returns per City Standards. (Engineering)
6. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way and/or City easements. (Engineering)
7. All drainage facilities shall conform to natural drainage sheds. (Engineering)
8. The following note shall be added to the Grading and/or Improvement Plans:

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

- a) *Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day.*
 - b) *Use tarpaulins or other affective covers on all stockpiled earth material and on all haul trucks.*
 - c) *Sweep the adjacent streets frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.*
 - d) *Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off site.*
 - e) *The City shall have the authority to stop all grading operations if, in the opinion of city staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. (Engineering)*
9. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the Preserve. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site, along with all temporary erosion control measures (e.g., straw bales, straw waddles and stakes, silt fencing). (Engineering, Development Services, Planning)
10. Improvement plans shall show the Preserve boundary and label it as a protected area. The Pre-Construction meeting shall address the presence of the Preserve, the sensitive habitats present and minimization of disturbance to the Preserve. During grading and construction the preserve area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into the preserve from adjacent construction on a daily basis. (Engineering, Development Services, Planning)
11. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the Preserve. Post and cable fencing or other improvements shall be utilized to meet this requirement. (Engineering, Development Services, Planning)
12. Landscaping adjacent to the Preserve shall be California native, drought-tolerant groundcover, shrubs, plants, and trees. (Development Services, Planning)

PRIOR TO ISSUANCE OF GRADING PERMIT OR IMPROVEMENT PLANS

13. Prior to the approval of Improvement Plans, the applicant shall submit to the Development Services - Engineering Division of ~~Public Works~~ a paper copy and an electronic copy of the final set of Improvement Plans per the Division's "Digital Submission of Utility Composites" standards. Additionally, the applicant shall submit approved/proposed street names for the approved subdivision

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map. Final street names for the subdivision shall be approved by the Engineering Division prior to the approval of the Improvement Plans. The approved street names shall be included on the final set of Improvement Plans. (Engineering)

14. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 1,000 feet on center. (Fire)
15. Minimum fire flow is 1,500 gallons per minute with 20 pounds per square inch residual pressure. A change in any of the conditions may increase the required fire flow. (Fire)
16. There shall be two points of access for all phasing plans. (Fire)
17. Testing of all fire systems shall be performed prior to the sales office being opened for business. (Fire)
18. Framing construction cannot commence until access roads and public fire hydrants are approved by the Fire Department. (Fire)
19. If this project will be phased, the fire department requirements for access and circulation throughout shall be reviewed and approved by the Fire Department. Access roads shall comply with the California Fire Code and the City of Roseville's Amendments. (Fire)
20. 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)
21. The design for electrical service for this project will begin when the Electric Department has received a full set of improvement plans for the project. (Electric)
22. All landscaping in areas containing electrical service equipment shall conform to the "Electric Department Landscape Design Requirements" as outlined in Section 10.00 of the Electric Department's "Specifications for Commercial Construction." (Electric)
23. 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
24. The location and design of the gas service shall be determined by PG&E. The design of 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)
25. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

PRIOR TO OR UPON RECORDATION OF FINAL MAP

26. The following easements shall be provided and shown on the Final/Parcel Map or by separate instrument, unless otherwise provided for in these conditions:
 - a) The applicant shall provide reciprocal easements for access, parking, drainage and utilities across the three proposed parcels.

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Easement widths shall comply with the City's Improvement Standards and Construction Standards. The easement documents shall be drafted for approval and acceptance by the City of Roseville and recorded at the Placer County Recorder's Office. (Alternative Transportation, Environmental Utilities, Electric, Engineering)

27. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
 28. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville." All legal descriptions shall be prepared by a licensed Land Surveyor (Environmental Utilities, Electric, Engineering)
 29. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with the Final/Parcel Map. The CC&Rs shall include the following item(s):
 - a) A clause stating that the property owners within this subdivision shall agree to participate in a Transportation Systems Management (TSM) Plan and shall agree to enter into a Transportation Management Agreement with the City of Roseville.
 - b) A clause prohibiting the amendment, revision or deletion of any sections in the CC&Rs required by these conditions of approval without the prior written consent of the City Attorney.
 - c) A clause excluding any property owned by the City from the terms of the CC&Rs. (Attorney)
 30. The City shall not approve the Final Map for recordation until either:
 - a) A subdivision agreement is entered into along with the necessary bonds and insurance as required by the City. Said agreement shall be in a form acceptable to the City Attorney.
- OR
- b) The improvement plans are approved, and the improvements are constructed and accepted as complete. In this case, the subdivider shall enter into a one-year maintenance agreement concurrent with the recordation of the Final Map. (Engineering)
 31. *Any structures crossing Lot/Parcel lines created by the Final/Parcel map shall be removed. (Engineering)
 32. Street names shall be approved by the City of Roseville. (Engineering)
 33. In the event that the Final (Parcel) Map will record prior to the completion of on-site construction, all utility and access easements shall be placed on the face of the Map to the satisfaction of the City Engineer. If all on-site improvements are complete prior to the recordation of the map, then a separate agreement allowing all parcels/lots the rights of reciprocal access, rights to construct, and parking shall be submitted to the City as a part of final/parcel map submittal. Said agreement shall be in a form acceptable to the City Attorney and referenced on the face of the recorded map. (Engineering)
 34. The Final/Parcel Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. (Engineering)
 35. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUEs) located along public roadways. (Engineering)
 36. The Final/Parcel Map shall be submitted per "The Digital Submittal of Cadastral Surveys." A plot or print of the submittal shall accompany the electronic copy. The complete submittal shall occur after the

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Engineering Department approval but prior to City Council approval of the Final/Parcel Map. (Engineering)

37. *The cost of any facilities, which are identified in the Capital Improvement Program and are beyond those needed for this project, may be reimbursed to the developer. In accordance with §66485 and §66486 of the Subdivision Map Act, for any improvements constructed by the subdivider which contain supplemental size, capacity, number, or length for the benefit of property not within the subdivision and which are to be dedicated to the public, the subdivider shall be entitled to reimbursement for that portion of the cost of the improvements which is in excess of the construction required for the subdivision. (Engineering)
38. Electric construction costs incurred by the City of Roseville Electric Department for this project shall be paid for by the developer per the applicable policy. (Electric)
39. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
40. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
41. 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)
42. The Environmental Utilities Department shall make a determination that there is adequate conveyance and treatment capacity in the City sewer system to handle the newly created Lot/Parcels. (Environmental Utilities)
43. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

44. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
45. It is the responsibility of the developer to ensure all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)
46. Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (Engineering)
47. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance, provided all construction equipment is fitted with factory installed muffling devices and is maintained in good working order, project construction noise 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. (Engineering)
48. If site survey or earthmoving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor shall 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. Non-emergency releases or notifications about the presence of containers found shall be reported to the Fire Department. (Fire)

CC Attachment 1

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Attachments

1. Traffic Study
2. Noise Study
3. Adamic Letter

Exhibits

- A. Site Plans
- B. Building Plans

Note: Attachments and Exhibits are included separately with the Council Communication

Note to Applicant and/or Developer: Please contact the Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.